City of Richmond

# Agenda

## City Council
## Electronic Meeting

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

**Tuesday, May 23, 2023**
**7:00 p.m.**

| Pg. # | ITEM |
|---|---|

## MINUTES

1. ***Motion to:***

**CNCL-9** ***(1) adopt the minutes of the Regular Council meeting held on May 8, 2023; and***

**CNCL-21** ***(2) adopt the minutes of the Regular Council meeting for Public Hearings held on May 15, 2023.***

## AGENDA ADDITIONS & DELETIONS

## COMMITTEE OF THE WHOLE

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

Pg. # ITEM

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 – ITEM NO. 13.**

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
- Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10444-4411 No. 3 Road Unit 111
- Updated Flags Policy 1306
- Land use applications for first reading (to be further considered at the Public Hearing on June 19, 2023):
  - 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road – Rezone from Single Detached (RS1/F)" Zone to the "Residential/Limited Commercial (ZMU53)– Neighbourhood Village Centre (Hamilton)"Zone (Maskeen (Hamilton) Properties Corp. – applicant)
- ICBC-City Of Richmond Road Improvement Program And Intersection Safety Camera Program – 2023 Update
- 2023 Submission To The Disaster Mitigation And Adaptation Fund – Richmond Flood Protection Program

Pg. # ITEM

5. ***Motion to adopt Items No. 6 through No. 11 by general consent.***

Consent Agenda Item

6. **COMMITTEE MINUTES**

***That the minutes of:***

**CNCL-47** ***(1) the Community Safety Committee meeting held on May 9, 2023;***

**CNCL-52** ***(2) the General Purposes Committee meeting held on May 15, 2023;***

**CNCL-55** ***(3) the Planning Committee meeting held on May 16, 2023; and***

**CNCL-63** ***(4) the Public Works and Transportation Committee meeting held on May 17, 2023;***

***be received for information.***

Consent Agenda Item

7. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 10444- 4411 NO. 3 ROAD UNIT 111**
(File Ref. No. 12-8275-01) (REDMS No. 7220217)

**CNCL-68** See Page **CNCL-68** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

***That the staff report titled "Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10444", which amends Schedule A of Bylaw No. 7538, to: 1) add the address of 4411 No. 3 Road, Unit 111 among the sites that permit an Amusement Centre to operate, and 2) remove "**6631 Sidaway Road - exempted from Zoning Bylaw", be given first, second and third readings.***

Pg. # ITEM

Consent Agenda Item

8. **UPDATED FLAGS POLICY 1306**
(File Ref. No. 01-0005-00) (REDMS No. 7181587)

**CNCL-73** See Page **CNCL-73** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

***That Flags Policy 1306, as amended in the staff report titled "Updated Flags Policy 1306", dated April 18, 2023, from the Director, Intergovernmental Relations and Corporate and Strategic Planning, be adopted.***

Consent Agenda Item

9. **APPLICATION BY MASKEEN (HAMILTON) PROPERTIES CORP. FOR REZONING AT 4651, 4671, 4691 SMITH CRESCENT, 23301, 23321, 23361, AND 23381 GILLEY ROAD FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "RESIDENTIAL/LIMITED COMMERCIAL (ZMU53)– NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)"ZONE**
**(FILE REF. NO. RZ 21-942276) (REDMS NO. 7158036)**

**CNCL-87** See Page **CNCL-87** for full report

PLANNING COMMITTEE RECOMMENDATION

***(1) That Official Community Plan Bylaw 9000, Amendment Bylaw 10452, to:***

***(a) Redesignate 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from "Neighbourhood Residential" to "Mixed Use" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 Land Use Map);***

***(b) Redesignate a portion of 4651 Smith Crescent from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" in Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan), be introduced and given first reading; and***

***(c) Amend Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) as needed to clarify provisions for additional density and building height for development that includes City-owned community amenities in the village centre, and to allow new development on sites with a larger lot area to be considered on a case by case basis, such as the proposed development on the subject site.***

*(2) That Bylaw 10452, having been considered in conjunction with:*

*(a) The City's Financial Plan and Capital Program;*

*(b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

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

*(3) That Bylaw 10452, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*

*(4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10453 to create the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, and to rezone 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from the "Single Detached (RS1/F)" zone to the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, be introduced and given first reading.*

Consent Agenda Item

10. **ICBC-CITY OF RICHMOND ROAD IMPROVEMENT PROGRAM AND INTERSECTION SAFETY CAMERA PROGRAM – 2023 UPDATE**
(File Ref. No. 10-6460-01) (REDMS No. 7159425)

**CNCL-146**

See Page **CNCL-146** for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

*(1) That the proposed road safety improvement projects, as described in Attachment 2 of the staff report titled "ICBC-City of Richmond Road Improvement Program and Intersection Safety Camera Program – 2023 Update," dated April 18, 2023 from the Director, Transportation be endorsed for submission to the ICBC 2023 Road Improvement Program for consideration of cost-share funding; and*

*(2) That should the above applications be successful, the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the cost-share agreements on behalf of the City, and that the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly.*

Pg. # ITEM

Consent Agenda Item

11. **2023 SUBMISSION TO THE DISASTER MITIGATION AND ADAPTATION FUND – RICHMOND FLOOD PROTECTION PROGRAM**
(File Ref. No. 10-6060-04-01) (REDMS No. 7215498)

**CNCL-154**

See Page **CNCL-154** for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

***(1) That the submission to the Disaster Mitigation and Adaptation Fund–Richmond Flood Protection Program requesting funding for up to 40% of the project cost, for a total of $35,600,000 to upgrade approximately 4.6 kilometers of dike and the No. 6 Road North Drainage Pump Station be endorsed;***

***(2) That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to enter into funding agreements with the Government of Canada for the above mentioned project should it be approved for funding by the Government of Canada; and***

***(3) That, should the above mentioned project be approved for funding by the Government of Canada, the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly.***

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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NON-CONSENT AGENDA ITEMS

Pg. # ITEM

## PLANNING COMMITTEE
Councillor Bill McNulty, Chair

12. **APPLICATION BY TOPSTREAM MANAGEMENT LTD. FOR REZONING AT 8635, 8655, 8675 AND 8695 COOK CRESCENT, AND THE SURPLUS PORTION OF THE SPIRES ROAD AND COOK CRESCENT ROAD ALLOWANCE FROM "SINGLE DETACHED (RS1/E)" ZONE TO "TOWN HOUSING (ZT103) – PARKING STRUCTURE TOWNHOUSES (SPIRES ROAD – COOK CRESCENT)" ZONE**
(File Ref. No. RZ 22-012904) (REDMS NO. 7197758)

**CNCL-158** See Page **CNCL-158** for full report

PLANNING COMMITTEE RECOMMENDATION

Opposed: Cllr. Day

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10465, to create the "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone, and rezone 8635, 8655, 8675 and 8695 Cook Crescent, and the surplus portion of the Spires Road and Cook Crescent road allowance from "Single Detached (RS1/E)" zone to "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone, be introduced and given first reading.***

## PUBLIC ANNOUNCEMENTS AND EVENTS

## NEW BUSINESS

## BYLAW FOR ADOPTION

Pg. # ITEM

**CNCL-220** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9894**
(7391 Moffatt Road, RZ 17-777664)
Opposed at 1st Reading – Cllrs: Au, Greene and Wolfe.
Opposed at 2nd/3rd Readings – Cllr. Au

## DEVELOPMENT PERMIT PANEL

13. RECOMMENDATION

See DPP Plan Package (distributed separately) for full hardcopy plans

**CNCL-222**

**CNCL-280**

***(1) That the minutes of the Development Permit Panel meeting held on May 10, 2023 and the Chair's report for the Development Permit Panel meetings held on June 24, 2020, be received for information; and***

***(2) That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 18-797127) for the property at 8131 Westminster Highway, be endorsed and the Permit so issued.***

## PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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

**CNCL-283** Jennifer Cowden to present on United Way British Columbia's (UWBC) impact in the community.

15. ***Motion to rise and report.***

## ADJOURNMENT

City of Richmond

Minutes

# Regular Council

## Monday, May 8, 2023

| | |
|---|---|
| Place: | Council Chambers<br>Richmond City Hall |
| Present: | Mayor Malcolm D. Brodie<br>Councillor Chak Au<br>Councillor Carol Day<br>Councillor Laura Gillanders<br>Councillor Kash Heed<br>Councillor Andy Hobbs<br>Councillor Bill McNulty<br>Councillor Michael Wolfe<br><br>Corporate Officer – Claudia Jesson |
| Absent: | Councillor Alexa Loo |
| Call to Order: | Mayor Brodie called the meeting to order at 7:00 p.m. |

RES NO. ITEM

## MINUTES

R23/9-1 1. It was moved and seconded
***That:***

***(1) the minutes of the Regular Council meeting held on Monday, April 24, 2023, be adopted as circulated; and***

***(2) the Metro Vancouver 'Board in Brief' dated April 28, 2023, be received for information.***

**CARRIED**

**Regular Council**
**Monday, May 8, 2023**

## PRESENTATION

Katie Fenn, CEO, BCRPA, presented the Facility Excellence Award for the Minoru Centre for Active Living.

## COMMITTEE OF THE WHOLE

R23/9-2 2. It was moved and seconded
***That Council resolve into Committee of the Whole to hear delegations on agenda items (7:05 p.m.).***

**CARRIED**

Staff advised Council and members of the public that any delegations on Item #9 on the agenda must focus on the Lansdowne Major Park and Open Space Guiding Principles. Delegations are not permitted on the material terms of the Official Community Plan amendment, which includes the amount and distribution of Park land, the on-site transportation network and the overall land use and density.

3. Delegations from the floor on Agenda items

Item No. 9 – Lansdowne Major Park and Open Space Guiding Principles and Next Steps

Evan Dunfee, 6655 Lynas Lane, spoke in favour of the guiding principles and emphasized the need for planning for future needs. Mr. Dunfee was of the opinion that an additional guiding principle that prioritizes pedestrians was needed.

R23/9-3 4. It was moved and seconded
***That Committee rise and report (7:12 p.m.).***

**CARRIED**

**Regular Council**
**Monday, May 8, 2023**

## CONSENT AGENDA

R23/9-4 5. It was moved and seconded
***That Items No. 6 through No. 11 and No. 15 be adopted by general consent.***

**CARRIED**

6. **COMMITTEE MINUTES**

***That the minutes of:***

***(1) the Parks, Recreation and Cultural Services Committee meeting held on April 25, 2023;***

***(2) the Finance Committee meeting held on May 1, 2023;***

***(3) the General Purposes Committee meeting held on May 1, 2023;***

***(4) the Special Community Safety Committee meeting held on May 1, 2023; and***

***(5) the Planning Committee meeting held on May 2, 2023;***

***be received for information.***

**ADOPTED ON CONSENT**

7. **MUSEUM AND HERITAGE SERVICES YEAR IN REVIEW 2022**
(File Ref. No. 11-7141-01) (REDMS No. 7181796)

***(1) That the Museum and Heritage Services Year in Review 2022, as presented in the staff report titled "Museum and Heritage Services Year in Review 2022," dated March 20, 2023, from the Director, Arts, Culture and Heritage Services, be received for information; and***

***(2) That the Museum and Heritage Services Year in Review 2022 be circulated to Community Partners and Funders for their information.***

**ADOPTED ON CONSENT**

8. **2023 NEIGHBOURHOOD CELEBRATION GRANTS ALLOCATION**
(File Ref. No. 03-1085-05) (REDMS No. 7186538)

*(1) That the Neighbourhood Celebration Grants be awarded for the recommended amount of $78,983.70 as identified in Attachment 2 of the staff report titled, "2023 Neighbourhood Celebration Grants Allocation," dated March 24, 2023, from the Director, Arts, Culture and Heritage Services; and*

*(2) That the grant funds be disbursed accordingly.*

**ADOPTED ON CONSENT**

9. **LANSDOWNE MAJOR PARK AND OPEN SPACE GUIDING PRINCIPLES AND NEXT STEPS**
(File Ref. No. 06-2345-20-LSCP1) (REDMS No. 7119072, 7174455, 7174456, 7174459, 7174462, 7226524, 7226533)

*(1) That the Lansdowne Major Park and Open Space Guiding Principles as outlined in the staff report titled "Lansdowne Major Park and Open Space Guiding Principles and Next Steps," dated March 31, 2023, from the Director, Parks Services, be endorsed; and*

*(2) That the Lansdowne Major Park and Open Space Master Plan Process proceed to Phase 2 – development of master plan concept options as outlined in the staff report titled "Lansdowne Major Park and Open Space Guiding Principles and Next Steps," dated March 31, 2023, from the Director, Parks Services; and*

*(3) That prior to implementing Phase 2, staff conduct a workshop with Council members.*

**ADOPTED ON CONSENT**

10. **CHANGES IN PROVINCIAL LEGISLATION NEEDED TO ADDRESS GAS UTILITIES IN BRITISH COLUMBIA**
(File Ref. No. 10-6125-07-02) (REDMS No. 7185313)

*(1) That, as described in the report titled 'Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia' from the Director, Sustainability & District Energy, dated March 17, 2023:*

*(a) Letters be sent to the Premier, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy, the Minister of Energy, Mines and Low Carbon Innovation and to local Members of the Legislative Assembly, asking the Government of British Columbia to*

*(i) reform the British Columbia Utilities Commission in the context of a changing climate as noted in the report; and*

*(ii) urgently enact legislation that regulates greenhouse gas emissions from gas utilities; and*

*(b) Letters be sent to Metro Vancouver, Metro Vancouver member local governments, the City of Victoria and the District of Saanich requesting their support by sending letters to the Office of the Premier, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy and the Minister of Energy, Mines and Low Carbon Innovation accordingly.*

**ADOPTED ON CONSENT**

11. **2022 CONSOLIDATED FINANCIAL STATEMENTS**
(File Ref. No. 03-1200-02) (REDMS No. 7202851, 7202983, 7206714, 7202954)

*That the 2022 City of Richmond Consolidated Financial Statements as presented in Attachment 2 be approved.*

**ADOPTED ON CONSENT**

12. **APPLICATION BY BRADLEY DORE FOR REZONING AT 9671 NO. 1 ROAD FROM "SINGLE DETACHED (RS1/E)" ZONE TO "COMPACT SINGLE DETACHED (RC2)" ZONE**
(File Ref. No. 12-8060-20-010447, RZ 22-027435) (REDMS No. 7140712, 7188282)

See Page 7 for action on this item.

13. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 7371 NO. 4 ROAD FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "MEDIUM DENSITY TOWNHOUSES (RTM2)" ZONE**
(File Ref. No. 12-8060-20-010457, RZ 20-919143) (REDMS No. 7183342, 7183370)

See Page 8 for action on this item.

14. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 10611 AND 10751 RIVER DRIVE FROM THE "INDUSTRIAL STORAGE (IS)" ZONE TO THE "LOW TO MID RISE APARTMENT (ZLR46) – BRIDGEPORT" ZONE**
(File Ref. No. 12-8060-20-010454, RZ 21-941625) (REDMS No. 7157412, 7157464)

See Page 9 for action on this item.

15. **REFERRAL RESPONSE CONSTRUCTION SIGNAGE**
(File Ref. No. 08-4000-01) (REDMS No. 7185073, 4950570)

***That staff be directed to bring forward amendments to Noise Regulation Bylaw No. 8856, in order to affect the proposed changes to the construction signage, as outlined in the report titled "Referral Response Construction Signage", dated April 3, 2023 from the Director, Building Approvals.***

**ADOPTED ON CONSENT**

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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## PLANNING COMMITTEE

Councillor Bill McNulty, Chair

12. **APPLICATION BY BRADLEY DORE FOR REZONING AT 9671 NO. 1 ROAD FROM "SINGLE DETACHED (RS1/E)" ZONE TO "COMPACT SINGLE DETACHED (RC2)" ZONE**
(File Ref. No. 12-8060-20-010447, RZ 22-027435) (REDMS No. 7140712, 7188282)

R23/9-5 It was moved and seconded
***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10447, for the rezoning of 9671 No. 1 Road from "Single Detached (RS1/E)" zone to "Compact Single Detached (RC2)" zone, be introduced and given first reading.***

The question on the motion was not called as in response to a query from Council, staff noted that tree #52 is considered one tree. Discussion took place on possible retention of tree #53 and #54 and as a result of the discussion, the following **amendment motion** was introduced:

R23/9-6 It was moved and seconded
***That staff obtain a further opinion regarding the possible retention of Tree #53 and #54.***

The question on the amendment motion was not called as further discussion took place on (i) the necessity for additional arborist reports, (ii) the City's robust Tree Protection bylaw, and (iii) benefits of retaining trees for privacy.

In reply to further queries from Council, staff noted that tree #53 and #54 were assess by an arborist and deemed to be of poor health and did not warrant protection.

The question on the amendment motion was then called and it was **DEFEATED ON A TIE VOTE** with Mayor Brodie, Cllrs. Heed, Hobbs, and McNulty opposed.

Further discussion took place and in response to queries from Council, staff advised that (i) the water connection must be on No. 1 Road, (ii) the first criteria for retaining trees is the health and structure, and (iii) there is a detached garage between the subject property and neighbours across to provide some privacy.

The question on the main motion was then called and it was **CARRIED** with Cllrs. Gillanders and Wolfe opposed.

13. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 7371 NO. 4 ROAD FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "MEDIUM DENSITY TOWNHOUSES (RTM2)" ZONE**
(File Ref. No. 12-8060-20-010457, RZ 20-919143) (REDMS No. 7183342, 7183370)

R23/9-7 It was moved and seconded
***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10457, for the rezoning of 7371 No. 4 Road from the "Single Detached (RS1/F)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.***

The question on the motion was not called as discussion took place on retaining as many of the flowering trees as possible to reduce the ecological impact. Staff were directed to examine the possibility of retaining some of the trees and provide an update at Public Hearing.

In reply to queries from Council, staff advised that (i) when the strata is formed the Statutory Right of Way is registered on title for each lot created, (ii) when replanting trees there are a number of things to consider such as the right space for the tree to ensure sufficient space for growth, (iii) the tree protection bylaw states a 2:1 ratio and should the developer not be able to meet that a, cash-in- lieu is provided to the City to plant trees on city property, and (iv) compensation will be received for the removal of the tree on City property and the replacement tree is yet to be determined.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.

14. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 10611 AND 10751 RIVER DRIVE FROM THE "INDUSTRIAL STORAGE (IS)" ZONE TO THE "LOW TO MID RISE APARTMENT (ZLR46) – BRIDGEPORT" ZONE**
(File Ref. No. 12-8060-20-010454, RZ 21-941625) (REDMS No. 7157412, 7157464)

R23/9-8 It was moved and seconded
***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10454 to create the "Low to Mid Rise Apartment (ZLR46) - Bridgeport" zone, and to rezone 10611 and 10751 River Drive from the "Industrial Storage (IS)" zone to the "Low to Mid Rise Apartment (ZLR46) - Bridgeport" zone, be introduced and given first reading.***

The question on the motion was not called as discussion took place on the retention of trees and the proposed amenity space.

In response to a query from Council, staff advised that Parc Riviera entered into a Servicing Agreement for dike improvements, however should the improvements not be completed by Parc Riviera the developer of the development at 10611 and 10751 River Drive would be required to enter into a Servicing Agreement and complete the works.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.

## NON-CONSENT AGENDA ITEMS

## GENERAL PURPOSES COMMITTEE
Mayor Malcolm D. Brodie, Chair

16. **TRUTH AND RECONCILIATION UPDATE**
(File Ref. No. 01-0152-01) (REDMS No. 7120015, 7149510, 7145544, 7132905, 7145128, 7226450)

R23/9-9 It was moved and seconded
***That the report titled "Truth and Reconciliation Update", dated April 11, 2023, from the Director, Intergovernmental Relations and Corporate and Strategic Planning, be endorsed.***

The question on the motion was not called as in reply to queries from Council, staff noted that (i) the initial responsibilities of the manager position will be to establish strong relationships with local organizations and indigenous groups and educate staff, and (ii) during the recruitment process staff will continue to plan for September 30th.

Discussion took place on reviewing the process after 12 months and as a result the following **amendment motion** was introduced:

R23/9-10 It was moved and seconded
***That a progress report be provided 12 months after the position of Manager, Indigenous Relations is filled.***

**CARRIED**

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

R23/9-11 It was moved and seconded
***That the position of Manager, Indigenous Relations be approved and funded from the Rate Stabilization Account for 2023 and that the Consolidated 5-Year Financial Plan (2023-2027) be amended accordingly.***

**CARRIED**

## BYLAW FOR ADOPTION

R23/9-12 It was moved and seconded
***That Annual Property Tax Rates (2023) Bylaw No. 10458 be adopted.***

**CARRIED**

## PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

R23/9-13 17. It was moved and seconded
***That Council resolve into Committee of the Whole to hear delegations on non-agenda items (9:00 p.m.).***

**CARRIED**

Karina Reid, Richmond resident, spoke about the federally approved cannabis stores and noted that Richmond residents should not have to go to neighbouring municipalities to obtain medicinal marijuana for health purposes and urged Council to reconsider allowing cannabis stores in Richmond.

Discussion took place on delivery services for cannabis products and as a result the following **referral motion** was introduced:

R23/9-14 It was moved and seconded
***That staff examine the options for Cannabis stores in Richmond and report back.***

**DEFEATED ON A TIE VOTE**
Opposed: Mayor Brodie
Cllrs. Au
Heed
McNulty

R23/9-15 18. It was moved and seconded
***That Committee rise and report (9:11 p.m.).***

**CARRIED**

## ADJOURNMENT

R23/9-16 It was moved and seconded
***That the meeting adjourn (9:12 p.m.).***

**CARRIED**

City of Richmond

Minutes

**Regular Council**
**Monday, May 8, 2023**

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, May 8, 2023.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

City of Richmond

Minutes

# Regular Council meeting for Public Hearings
# Monday, May 15, 2023

| | |
|---|---|
| Place: | Council Chambers<br>Richmond City Hall |
| Present: | Acting Mayor Andy Hobbs, Chair<br>Councillor Chak Au<br>Councillor Carol Day<br>Councillor Laura Gillanders<br>Councillor Kash Heed<br>Councillor Alexa Loo<br>Councillor Bill McNulty<br>Councillor Michael Wolfe<br><br>Evangel Biason, Acting Corporate Officer |
| Absent: | Mayor Malcolm D. Brodie |
| Call to Order: | Acting Mayor Hobbs opened the proceedings at 7:00 p.m. |

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10433 (RZ 17-791280)**
(Location: 8180 Heather Street; Applicant: 1265028 B.C. Ltd. (Xinyu Zhao))

A staff memorandum, dated May 11, 2023, was referenced (Schedule 1), noting that the applicant has requested additional time to further complete a survey and geotechnical assessment of the retaining wall.

PH23/5-1 It was moved and seconded

***(1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10433 be deferred to the June 19, 2023 Public Hearing; and***

***(2) That staff be directed to advise the applicant to ensure that communication with the adjacent property owner continue in order to resolve concerns raised.***

**CARRIED**

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10449 (RZ 22-009404)**
(Location: 12260 Woodhead Road and 12288 Woodhead Road; Applicant: Avtar Bhullar)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

In response to queries from Council, it was noted the developer has another property with similar size units and rent, which will be offered to the current tenant, and that a moving truck will also be accommodated if required.

PH23/5-2 It was moved and seconded
***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10449 be given second and third readings.***

**CARRIED**

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 10455 AND 10456 (RZ 17-777739)**
(Location: 8491 No. 4 Road; Applicant: Ajit Aujla and New Villa Holdings Ltd.)

*Applicant's Comments:*

The applicant was not available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH23/5-3 It was moved and seconded
***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10455 be given second and third readings.***

**CARRIED**

PH23/5-4 It was moved and seconded
***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10456 be given second and third readings.***

**CARRIED**

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10423 (RZ 17-782750)**
(Location: 6851 and 6871 Elmbridge Way; Applicant: Landa Oval Development Ltd.)

*Applicant's Comments:*

Arno Matis, Architect from Arno Matis Architecture, presented a redesign of their proposal (Schedule 2), provided to address concerns expressed at the December 17, 2022 Public Hearing by neighbouring residents.

In particular, new transportation improvements were noted that include (i) lane widened by 1.5m to improve truck loading/maneuvering, (ii) hotel drop-off moved inside parkade to reduce traffic on the lane, (iii) bus drop-off accommodated on a dedicated loading bay, and (iv) the addition of a new west road as an additional hotel and primary residential entrance to ease traffic on the lane.

A brief discussion ensued with respect to average road widths, commercial access and strata responsibilities.

*Written Submissions:*

Richmond resident, (Schedule 3)

Peter Chao, Richmond resident, (Schedule 4)

Kenneth Ritchie, Richmond resident, (Schedule 5)

Dana Graff, Richmond resident, (Schedule 6)

Jacob Rondolo and Jennifer Siu, Richmond residents, (Schedule 7)

Jessica Pau, Richmond resident, (Schedule 8)

Deanna Chan, Richmond resident, (Schedule 9)

*Submissions from the floor:*

Richard Zhu, Richmond resident, spoke to peak hour traffic concerns.

Letian Li, Richmond resident, provided a brief presentation on concerns with respect to the proposed lane widening and the increased traffic impact, in the morning and evening, particularly with delivery trucks.

Margaret Hersheid, Richmond resident, spoke to the current traffic congestion in the laneway often due to commercial/moving trucks parking and blocking the flow of traffic resulting in limited visibility and driving safety concerns.

Lam, Richmond resident, spoke to vehicle access and concerns with respect to commercial vehicles parking in the laneway, impeding residential vehicle access and exit to the parking lot, as well emergency vehicle access.

PH23/5-5 It was moved and seconded
***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10423 be given second and third readings.***

The question on the motion was not called as discussion ensued on the proposed lane design and traffic concerns. In response to queries from Council, staff advised the following:

- the proposed lane driving aisles will be 7.5m plus the roll over curb space of 3m (1.5m each side) will be added, giving the proposed lane a total width of 10.5m;
- staff observed issues of blocked traffic involving garbage trucks and delivery trucks stopping and parking in the lane instead of using the facilities created for those purposes, which resulted in the City changing the regulation to prohibit any stopping in the lane;
- new signage prohibiting parking was installed on-site and improved traffic flow in the area has been noted;
- a traffic officer was assigned to conduct patrols where bylaw violations and tickets could be issued for stopping in the lane; and
- 86 tickets have been issued to date, with patrols to continue to be conducted in the area.

The question on the motion was not called as discussion ensued on the proposed lane design and traffic concerns. In response to queries from Council, staff advised the following:

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

5. **OFFICIAL COMMUNITY PLAN BYLAW 7100 AND 9000, AMENDMENT BYLAW 10039**
(Location: City-wide; Applicant: City of Richmond)

PH23/5-6 It was moved and seconded
***That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039 be given second and third readings.***

**CARRIED**

PH23/5-7 It was moved and seconded
***That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039 be adopted.***

**CARRIED**

PH23/5-8 It was moved and seconded
***That Heritage Procedures Bylaw 8400, Amendment Bylaw 10040 be adopted.***

**CARRIED**

PH23/5-9 It was moved and seconded
***That Consolidated Fees Bylaw 8636, Amendment Bylaw 10041 be adopted.***

**CARRIED**

PH23/5-10 It was moved and seconded
***That Development Application Fees Bylaw 8951, Amendment Bylaw 10450 be adopted.***

**CARRIED**

PH23/5-11 It was moved and seconded
***That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273, Amendment Bylaw 10451 be adopted.***

**CARRIED**

## ADJOURNMENT

PH23/5-12 It was moved and seconded
***That the meeting adjourn (8:10 p.m.).***

**CARRIED**

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, May 15, 2023.

Acting Mayor Andy Hobbs

Acting Corporate Officer (Evangel Biason)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2023.

City of Richmond

CITY OF RICHMOND DATE MAY 11 2023 RECEIVED CITY CLERK'S OFFICE

# Memorandum

Planning and Development Division
Development Applications

**To:** Mayor and Councillors

**Date:** May 11, 2023

**From:** Joshua Reis
Acting Director, Development

**File:** RZ 17-791280

**Re:** **Application by 1265028 B.C. Ltd. for Rezoning at 8180 Heather Street from "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/A)" Zone**

The purpose of this memorandum is to provide an update regarding the above referenced rezoning application, which was considered at the Public Hearing held on April 17, 2023.

At the Public Hearing, comments and questions were raised by the neighbouring property owner at 9271 Dixon Avenue and members of Council, regarding the potential construction impacts to the neighbouring property to the east, in particular impacts to the existing cast in place concrete retaining wall located along the east property line.

The applicant was not present at the Public Hearing to respond to questions from members of the public and City Council. Accordingly, at the Public Hearing, Council moved to defer the application to the May 15, 2023, Public Hearing.

Since the April 17, 2023, Public Hearing, the applicant has engaged the services of a Professional Geotechnical Engineer and a Surveyor to further assess and inspect the retaining wall and any potential impacts to the neighbouring property as a result of future construction on the subject property.

This assessment is underway; however, the applicant has requested additional time in order to complete the assessment.

It is Staff's recommendation that consideration of this rezoning application be deferred until the Public Hearing to be held on June 19, 2023, to allow the applicant to complete the assessment. Should Council move to defer this matter, a further memorandum will be provided to the Mayor and Councillors ahead of the June 19, 2023, Public Hearing to provide an update on the findings of the assessment.

Josh Reis
Acting Director, Development
(604-204-8653)

JR:ac

pc: SMT
Suzanne Smith, Program Manager, Development

PHOTOCOPIED
MAY 11 2023
DISTRIBUTED

7228580



Richmond

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2023.

# 6851-6871 ELMBRIDGE WAY
## LANE DESIGN AMENDMENT

## LANE TRAFFIC MANAGEMENT

**WE ARE COMMITTED TO WORKING WITH ORA RESIDENTS & CITY OF RICHMOND ENGINEERING TO OBTAIN A LANE SOLUTION THAT WORKS FOR BOTH PARTIES.**

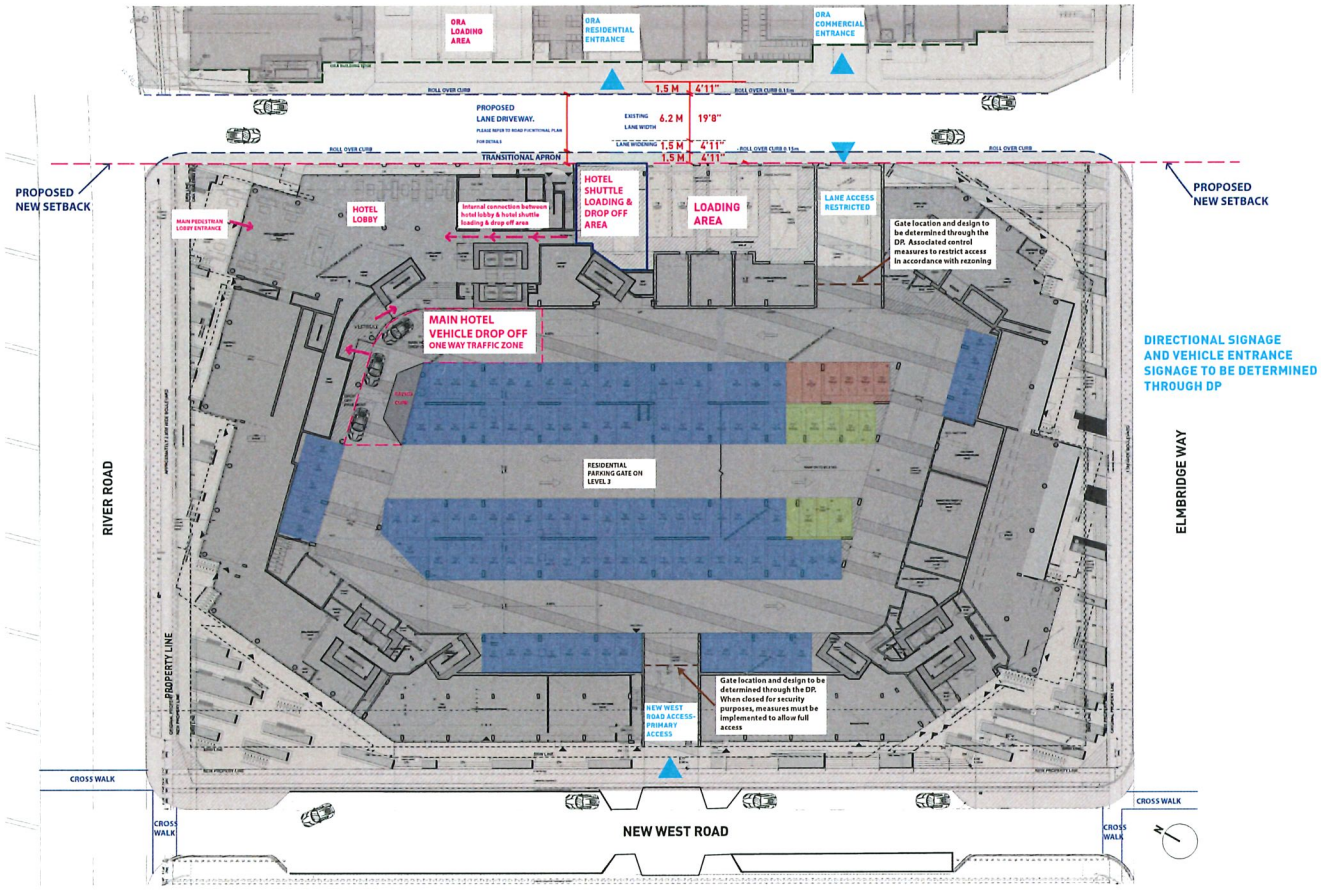
**NEW TRANSPORTATION IMPROVEMENTS:**

1. Lane widened by 1.5m for a total of **7.5M LANE WIDTH** to improve truck loading/ maneuvering. Additional 1.5m roll over-transitional apron can help ease traffic flow
2. **HOTEL DROP-OFF MOVED** inside parkade to reduce traffic on lane
3. **BUS DROP-OFF** is accomodated on dedicated loading bay
4. New West Road as **ADDITIONAL HOTEL AND PRIMARY RESIDENTIAL ENTRANCE** to Ease Traffic on lane.

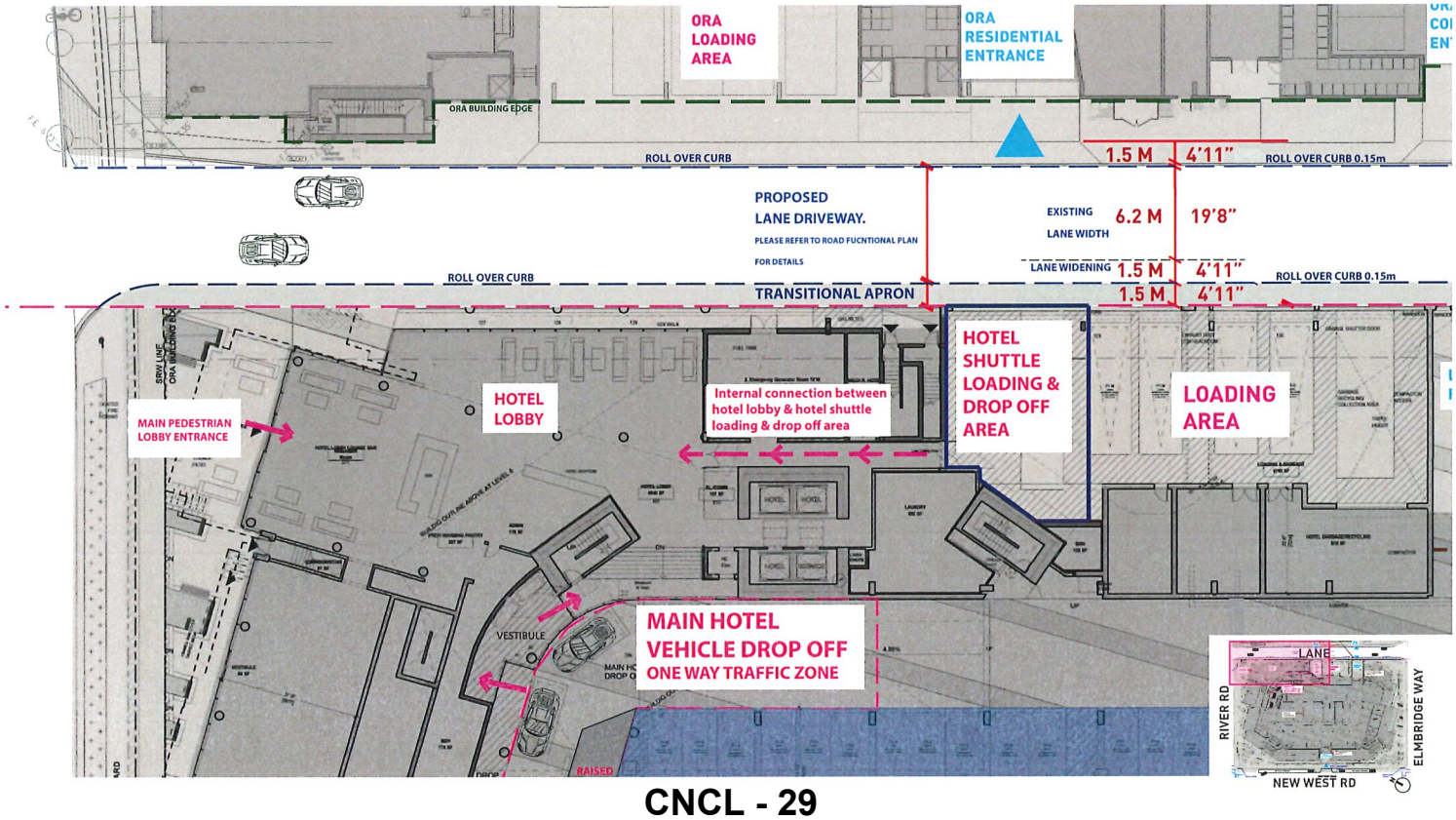
**PROJECT ALSO INCLUDES:**

- ALL Garbage Collection/Loading on site (NOT IN LANE)
- Parking reduced by 147 stalls (via TDM)
- Transit Pass subsidy for all residents & employees on site
- Car Pool/Car Share Provided

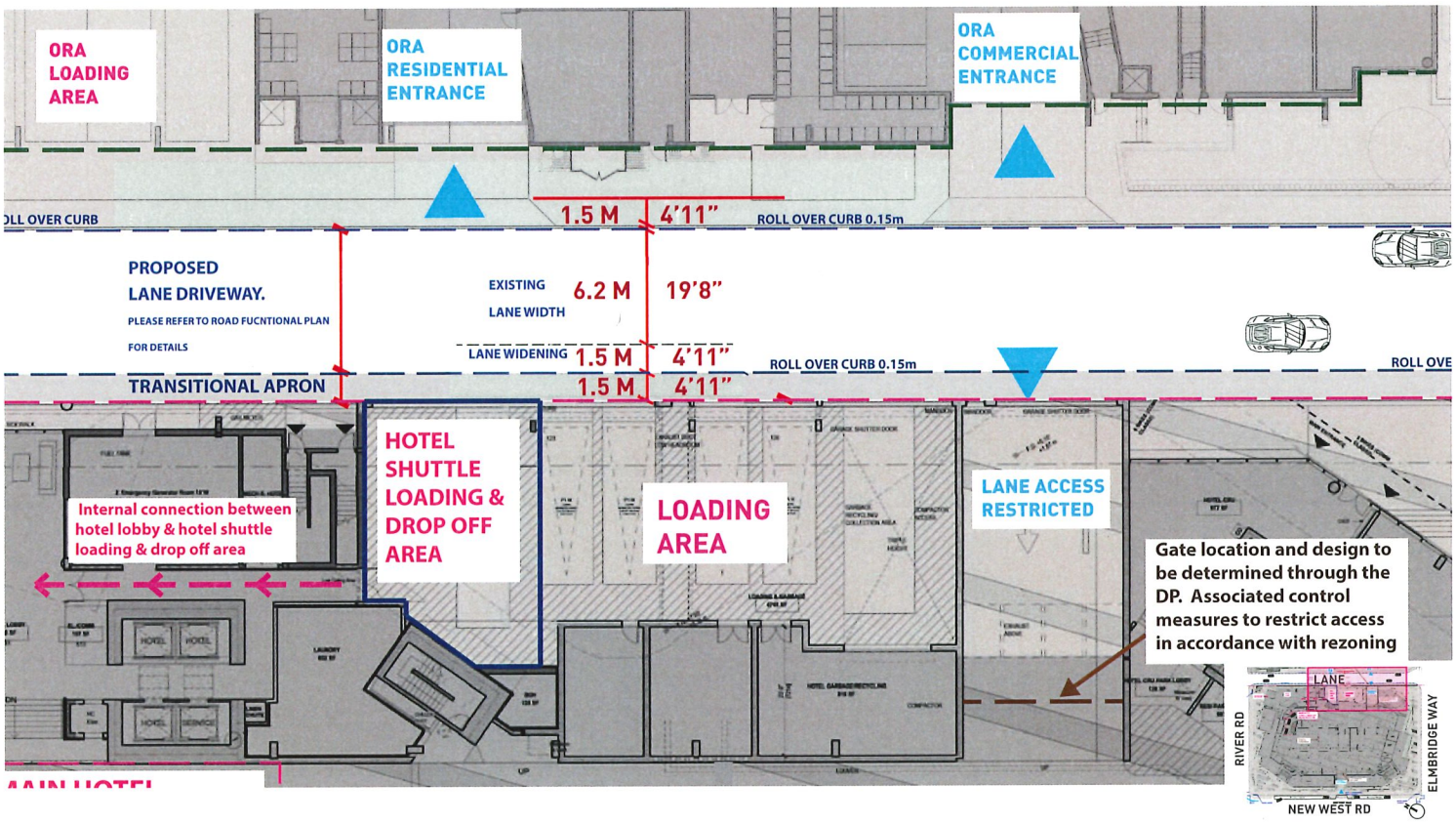
## PROPOSED REVISED LANE CONFIGURATION, LOADING BAYS AND PARKING SEGREGATION OVERVIEW




## MAIN VEHICLE HOTEL DROP OFF IS MOVED INSIDE PARKADE, HOTEL SHUTTLE DROP OFF HAS BEEN ACCOMMODATED ON SITE, ALL DROP-OFFS ELIMINATED FROM LANE

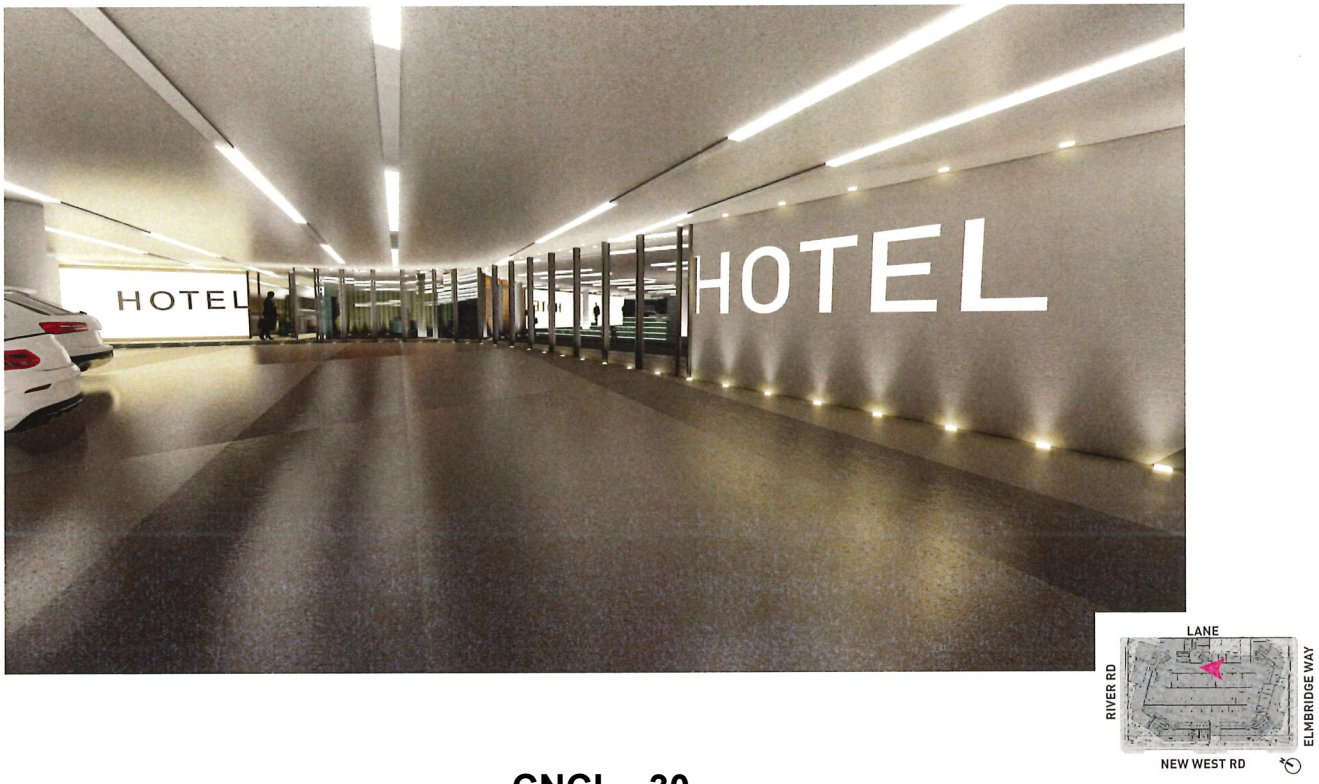


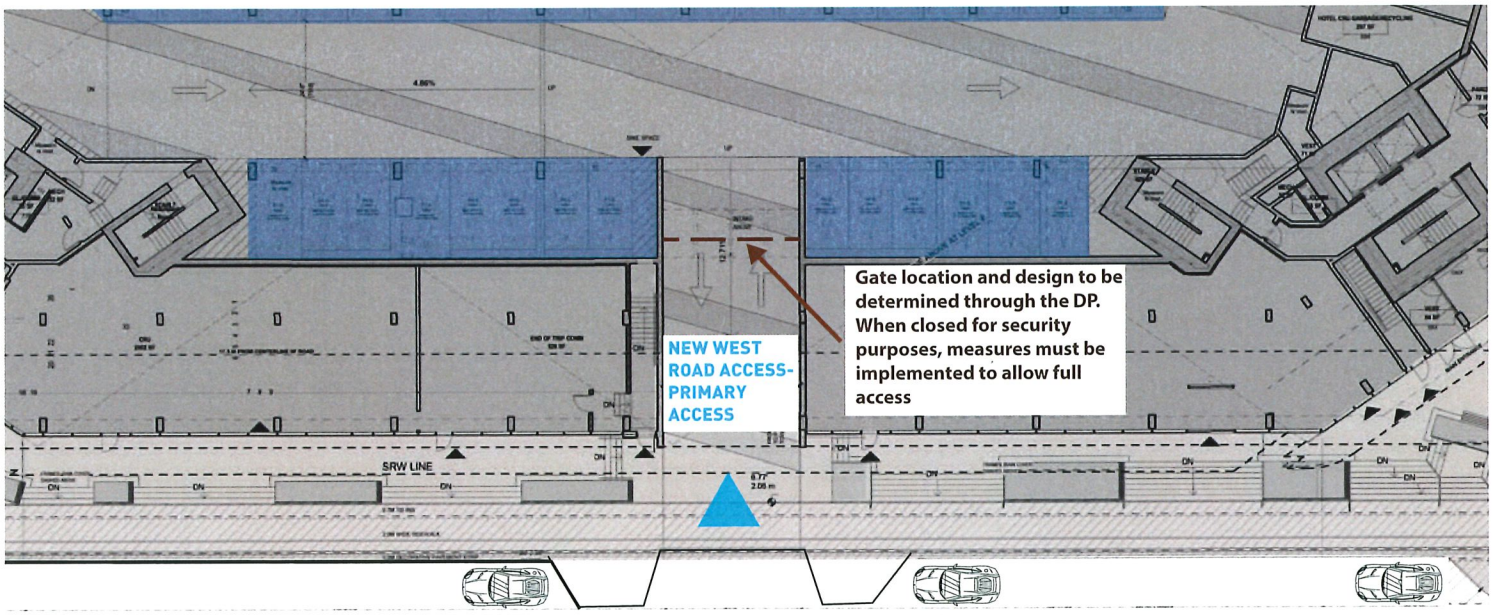
## LOADING-UNLOADING & GARBAGE PICKUP ENTIRELY ACCOMODATED ON SITE, RESTRICTED ACCESS FROM LANE FOR RESIDENTS



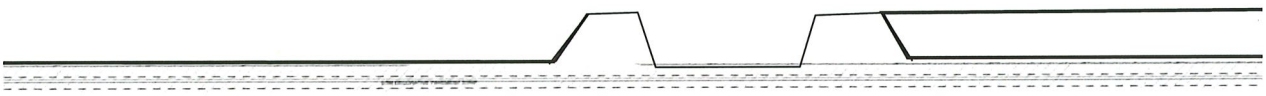

## HOTEL DROP OFF

### HOTEL DROP-OFF MOVED INTO PARKADE TO REDUCE LANE TRAFFIC



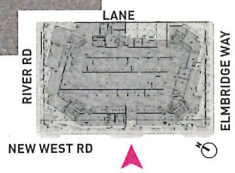



## NEW WEST ROAD



## NEW WEST ENTRY

**NEW WEST PARKADE ENTRANCE TO ACT AS PRIMARY RESIDENTIAL ENTRANCE, DIRECTIONAL SIGNANE AND VEHICLE ENTRANCE SIGNAGE TO BE DETERMINED THROUGH DP**



# NEW WEST ENTRY

**DIRECTIONAL SIGNANE AND VEHICLE ENTRANCE SIGNAGE TO BE DETERMINED THROUGH DP**

Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2023.

**From:** Eng,Kevin
**Sent:** May 12, 2023 2:41 PM
**To:**
**Cc:** CityClerk; David Feldstein; Letian Li; mayorea
**Subject:** RE: Rezoning for 6851 and 6871 Elmbridge Way - Upcoming Planning Committee Information

Hi Lam,

In reference to your April 17, 2023 email, as noted in my prior response – it has been provided to Mayor and Councillors as correspondence received for the rezoning application at 6851 and 6871 Elmbridge Way.

Please see below link where you can access the staff report that provides information related to your questions and comments. I am also providing a brief summary of applicable information from the staff report for information and reference purposes.

Staff report link (Item 4) - https://citycouncil.richmond.ca/agendafiles/Public_Hearing_5-15-2023.pdf

Loading/service functions off the lane – The development provides for on-site loading and service functions (garbage/recycling pickup) in accordance with City bylaw requirements to ensure these activities are accommodated for on-site and not within the lane. Hotel shuttle parking is also being provided for on site and ability to accommodate passenger movements to the hotel through an internal building connection to the lobby (does not require walking in the lane). Vehicle movements into these on-site loading/service areas have been arranged to ensure quick, efficient and safe vehicle movements which have been reviewed and supported by the transportation consultants and the City's Transportation Dept. For the subject development, truck sizes will be restricted to a maximum medium sized truck with larger trucks not being permitted or required to service this development. A legal agreement will be secured through this rezoning to restrict the maximum size of vehicles to medium sized trucks only.

Regulatory signage change from no parking to no stopping in the lane has already been undertaken as a proactive measure in response to the concerns noted about various vehicles parking or stopping in the lane. This change in regulatory signage will restrict vehicles from parking/stopping in the lane and enable community bylaws parking staff to undertake applicable enforcement actions as necessary.

Disposal Bins – Community Bylaws staff took immediate action to have the bins removed once notified by the residents in Ora and once again when one bin was observed in the lane the following day.

Cascade City – This development is different from the current Landa proposal at 6851/6871 Elmbridge Way with a surrounding context and location that is also different from the subject proposal site. The access arrangements for the Cascade City project were developed based on the components of that project and location and surrounding context, which would not be applicable to other development projects in the City Centre in different locations. The proposed access arrangement for the proposed development at 6851/6871 Elmbridge Way provides for a primary access to the development's parkade through a new road being developed along the entire west frontage of the site connecting between Elmbridge Way and River Road. An access is proposed from the lane but will be restricted to only allow specific vehicles to access the parkade from the lane.

Project components and traffic – The number of residential units and hotel rooms and commercial components of the project are generally consistent with the project presented at Public Hearing in December 2022. The proposed revisions recommended in the report and development proposal identifies the new west road access to be the primary vehicle

entrance and exit from the subject development and implements significant restrictions on the vehicles that can access the developments parkade from the lane with the objective of introducing the least amount of additional traffic into the lane and having a majority of traffic from the subject development utilize the new west road access to the parkade. Revisions have also been made to relocate all hotel vehicle pick up and drop off functions solely on-site within the project's parkade.

Change of restrictions by future residential/commercial strata or hotel operator – The purpose of the legal agreements specific to access restrictions and other transportation items being secured as part of this development is to inform all of the various restrictions and will require the developer and all future owners/tenants (residential/commercial strata) to abide and comply with these agreements. These legal agreements will be registered on title and cannot be modified or removed without having prior authorization from the City.

Sunlight/shadow and views – The subject proposal's placement of the towers, orientation and design has been developed to minimize view and shadow impacts to neighbouring sites and is compliant with City Centre Area Plan policies related to tower spacing and separation for existing towers and development on neighbouring sites.

Regards,
Kevin Eng
Senior Planner, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

**From:**
**Sent:** May 10, 2023 10:14 PM
**To:** Eng,Kevin <KEng@richmond.ca>
**Cc:** CityClerk <CityClerk@richmond.ca>; David Feldstein <dfeld48@gmail.com>; Letian Li <council@orabc.info>; mayorea <mayorea@richmond.ca>
**Subject:** Re: Rezoning for 6851 and 6871 Elmbridge Way - Upcoming Planning Committee Information

**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.

Hello Kevin,

I refer to my email dated 2023-Apr-17.

I sent you my concerns about a month ago. Will anyone from your side or Landa team respond to my concerns before Public Hearings? Or the concerns will just be included for Council's consideration?

Beside the traffic concern, I want to know if the shadowing problem has been addressed too.

Thank you very much!

Regards,
Lam

On Tue, Apr 18, 2023 at 10:28 PM Eng,Kevin <KEng@richmond.ca> wrote:

Hi Letian,

Thank you for your email and correspondence, which will be provided to Mayor and Council as correspondence received for the rezoning application at 6851 and 6871 Elmbridge Way.

The City Clerk is copied in this email and will arrange for circulation of the correspondence.

Regards,

Kevin Eng

Senior Planner, Policy Planning Department, City of Richmond

604-247-4626; keng@richmond.ca; www.richmond.ca

**From:** Letian Li <council@orabc.info>
**Sent:** April 17, 2023 9:47 PM
**To:** Eng,Kevin <KEng@richmond.ca>
**Cc:** , David Feldstein <dfeld48@gmail.com>; CityClerk <CityClerk@richmond.ca>; mayorea <mayorea@richmond.ca>
**Subject:** Re: Rezoning for 6851 and 6871 Elmbridge Way - Upcoming Planning Committee Information

**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 Kevin,

I attached our strata's opinion to tomorrow's meeting for the council's consideration. Please help circulate.

Thanks,

Letian Li

On Mon, Apr 17, 2023 at 4:06 PM Eng,Kevin <KEng@richmond.ca> wrote:

Hi Lam.

Thanks for your email, which will be provided to Mayor and Council as correspondence received in relation to the rezoning application at 6851 and 6871 Elmbridge Way.

The City Clerk is copied in this email and will arrange circulation (@CityClerk – please note the request about Lam's email address).

Regards,

Kevin Eng

Senior Planner, Policy Planning Department, City of Richmond

604-247-4626; keng@richmond.ca; www.richmond.ca

**From:**
**Sent:** April 16, 2023 7:53 PM
**To:** Eng,Kevin <KEng@richmond.ca>
**Cc:** Letian Li <council@orabc.info>; David Feldstein <dfeld48@gmail.com>; Gillanders,Laura <LGillanders@richmond.ca>
**Subject:** Re: Rezoning for 6851 and 6871 Elmbridge Way - Upcoming Planning Committee Information

**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.

Hello Kevin,

Thank you for your emails. Below are my responses –

1.

2.

3. Hotel passenger pick-up and drop-off functions from the lane will

4. be removed and these activities will be located within the development's parkade. However, Landa team is proposing a commercial loading area and bus drop off area in front of Ora's residential parking entrance. It is very disappointing and frustrating that

5. they are moving this "hazard" activity from River Road end to our parking entrance. The safety concern is still unresolved.

6.

Moreover, vehicles access to the bus drop off area and the commercial loading area via the Lane require perpendicular parking or perpendicular back parking. Based on my everyday observation, no matter what size the vehicles are, vehicles trying to park at these areas with a 90 degree orientation to the Lane always create traffic congestion. I really don't understand why they said only "minimal traffic impact" will be caused. The loading activities will affect Ora residents everyday!

2.

3.

4. No stopping and no parking signs have already been placed on East

5. Lane. I am not sure how much it can help by putting more signs on East Lane. Bylaw enforcement is not a solution unless you assign someone to stand here 24 hours a day to catch the violators. Otherwise, the bylaw enforcement is meaningless. People will

6. continuously stop / park their cars on East Lane illegally because no one is here to ticket them.

7.

Frankly speaking, we informed you regarding the disposal tanks placed at East Lane about 1-2 weeks ago. But what was the result? The violator did not remove the tanks immediately. On the next day, they just moved the tanks from Elmbridge Way end to River Road end. They did not care if they created traffic congestion nor caused inconvenience to the residents. No one fined them so they wouldn't remove the tanks until they completed their work.

3.

4.

5. How come Cascade City can have direct access from Elmbridge Way

6. (City Centre collector road) but Landa development cannot? Cascade City is located at 7100 Elmbridge Way which is one block away from Ora.

7.

If you believe that only 22.5% of traffic will utilize the secondary parking entrance and only minimal traffic impact is expected, the secondary parking entrance can be located at Elmbridge Way. It won't add a significant traffic impact on Elmbridge Way.

4.

5.

6. Is the revised proposal still providing the same

7. numbers of residential units, hotel rooms and retail spaces? If yes, how come the traffic volume generated from Landa development can be "suddenly" reduced?

8.

5.

6.

7. *Restrictions for the lane access and operational measures*

8. *to ensure full access for the new west road access will be secured through legal agreements required as part of the rezoning considerations for this development.*

9.

My concern is – can the future Landa strata council liaise with hotel operator internally to amend the restrictions without consulting / informing the City or Ora?

6.

7.

8. I remember one of Ora's residents who showed up at the Public Hearing

9. worried that less sunlight would be received and his view would be blocked. Honestly, I have the same concern too. May I know if this issue has been addressed or not, please? Thank you!

10.

My first email sent to the City was in early summer 2021. I am very worried about the traffic safety and very concerned about the traffic impact caused by Landa development. As mentioned in my email dated 2023-MAR-09, I almost hit a car when I left the parking lot. I am very upset about the proposed loading areas which are located right opposite to our parking entrance. I will feel stressed when I access the parking lot. Hope you understand!

Again, I noticed that my email address appears in the agenda. Can you remove it, please?

I look forward to hearing from you! Thank you very much!

Regards,
Lam

On Fri, Apr 14, 2023 at 1:21 PM Eng,Kevin <KEng@richmond.ca> wrote:

Good Afternoon,

I just wanted to let you know that the rezoning application at 6851/6871 Elmbridge Way will be considered by Planning Committee on April 18, 2023 (4 pm; Richmond City Hall – Council Chambers). The April 18, 2023 Planning Committee agenda and accompanying staff report are available through the links provided below.

https://citycouncil.richmond.ca/schedule/WebAgendaMinutesList.aspx?Category=24&Year=2023

https://citycouncil.richmond.ca/agendafiles/Open_Planning_4-18-2023.pdf (Item 1 on the agenda)

Additional information is provided in the links below about public participation in the upcoming process. Please contact the City Clerk (604-276-4007; CityClerk@richmond.ca) if you have any questions.

- https://citycouncil.richmond.ca/agendas.htm
- https://citycouncil.richmond.ca/meetings/phone-participation.htm (remote participation)

Regards,

Kevin Eng

Senior Planner, Policy Planning Department, City of Richmond

604-247-4626; keng@richmond.ca; www.richmond.ca

**From:** Peter Chao <pyhchao@gmail.com>
**Sent:** May 12, 2023 12:45 PM
**To:** CityClerk
**Subject:** Registration for Online participation of Council Meeting

**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.

Hello,

I am looking to share my thoughts regarding an upcoming council meeting:

Monday, May 15th, 2023 7PM
Bylaw 8500, amendment bylaw 10423 (RZ 17-782750)

Regarding the development of 6851 and 6871 Elmbridge Way.

The traffic proposal submitted to the city apparently was not consistent with the one communicated to my strata. The proposed total width of the back alley (Lane driveway) seems too narrow to accommodate for the already significant amount of traffic.

Currently, there exists a commercial loading bay, a residential entrance/exit, and a commercial entrance/exit. Because these are the sole traffic entry and exit from this lot (which includes some popular restaurants, businesses, as well as a T&T grocery, this alleyway is already quite busy. Large trucks often park in this lane, blocking vision and half the lane.

Due to an increase in restaurant takeout and delivery services, many of these drivers also (illegally) park along this alleyway, further blocking the accessibility for local residents and customers.

This activity lends itself to create a rather hazardous driving experience and frustration.

This means lots of congestion already exists in this narrow laneway - if the rezoning and building completes in the neighbouring lot, we'd expect significantly more traffic since the proposal includes loading/drop off area, gate access for new residents, and hotel access.

I am happy to see new developments in Richmond since it is a testament to the livability of Richmond as well as helping to reduce the current housing crisis. However, I must agree with my Strata's opinion that we should make sure the infrastructure that is being proposed is suitable for the area and adjusted for traffic use.

Our opinion is to add at least 3 m of new lane or to cancel the entrance of the new building in this laneway. (by choosing a different side to build their vehicle entry) The 189 room hotel and 356 unit condo being proposed will bring significant traffic otherwise.

Thank you very much,

My name is Peter Chao

Phone - 604-726-8272
Email: pyhchao@gmail.com

Thank you,

--
Peter Chao
604 726 8272

**From:** Kenneth Ritchie <kwritchie@gmail.com>
**Sent:** May 6, 2023 11:28 AM
**To:** CityClerk
**Subject:** Bylaw amendment proposal at 6851 and 6871 Elmbridge Way

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.

Dear sir/madam,

As an owner at Ora, I would like to make some comments about the plans submitted for the proposed development at 6871/6851 Elmbridge Way.

Regarding the alleyway to the west of Ora, the intention to widen it by 1.3-1.5m is not sufficient. The current traffic issues in the alleyway are significant:

- truck traffic servicing the loading dock for T and T regularly has to park along the alley whilst waiting for access. Some trucks actually unload in the alley instead of using the loading dock. This disrupts the residential traffic as they regularly hinder access for residents in and out of the gate to the Ora parking garage.

- numerous cars parking in the alleyway whilst picking up orders/people from the restaurants nearby, or the oval across the road, again causing access issues for residents.

- high levels of traffic going in and out of the parking garage that serves T and T, along with using the alleyway as a short cut to avoid nearby traffic lights.

Additionally there is nowhere for moving or delivery trucks to park whilst accessing Ora, and these vehicles regularly need to park for extended periods to unload or load.

To widen it by 1.3-1.5m is nowhere near enough to accommodate the increase in large vehicle traffic along the alleyway that would be accessing the planned new loading area and drop off area for hotel shuttles. Inevitably this will also lead to an increase in smaller vehicles, meaning even higher volumes of traffic in the alleyway.

The plan as submitted for approval should be rejected, as the alleyway in its present-day state is struggling to cope with the current levels of traffic, and really needs widened to be able to do even that. Adding more traffic and making such an insignificant widening will cause more problems than it solves.

Thanks for your time and consideration,

Kenneth Ritchie
6001-5511 Hollybridge Way

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2023.

**From:** Dana Graf <dgraf@shaw.ca>
**Sent:** May 6, 2023 8:22 AM
**To:** CityClerk
**Subject:** Public hearing comment - resolving of 6851 and 6871 Elmbridge Way

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 a resident of 6971 Elmbridge Way and would like to comment on the proposed development next door for the Council meeting. While I recognize and appreciate the changes that the developer has allowed for, including widening of the lane between our properties it is still not wide enough. It needs to be wide enough for two large commercial vehicles, include garbage vehicles, to pass easily, given that there will now be commercial traffic for multiple buildings accessing the properties through those lanes. Our building had proposed widening the lane by 3m, which I am in support of. There needs to be generous space so those large vehicles can manoeuvre easily, not just enough space that they will fit. As a resident with a small vehicle who must use the lane to access our parkade, that will now have increased commercial traffic, the additional road widening will make it safer for residents and also the public accessing the commercial parkade. Additionally we have pedestrian traffic down the lane as people move between the oval and the parking and the commercial units, the combination of pedestrian, car and commercial vehicle traffic needs to considered to make it safe for everyone.

Thank you,

Dana Graf
Owner, 901-6971 Elmbridge Way

Sent from my iPhone

Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2023.

**From:** Jacob Rondolo <jacob.rondolo@gmail.com>
**Sent:** May 12, 2023 11:42 AM
**To:** CityClerk
**Cc:** Jennifer Siu; Duncan.Deng@fsresidential.com
**Subject:** RE: RZ 17-782750 Richmond Zoning Bylaw 8500 (Amendment Bylaw 10423)

**Follow Up Flag:** Follow up
**Flag Status:** Completed

**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 City of Richmond Council Planning Committee:

I hope this email finds you well.

I am writing regarding the Rezoning Application at 6851 and 6871 Elmbridge Way (File Ref No. RZ 17-782750 | REDMS No. 7177484) as an Owner and Resident of 6851 Elmbridge Way. Unfortunately, my partner and I will not be able to attend the Public Hearing, but we wanted to voice our concerns.

The proposal submitted to the city by the developers applying for rezoning as the final plans were not consistent with the ones communicated to our strata, in which the width of the increased back alley was reduced from 1.5 meters to 1.3 meters.

While this difference may seem miniscule, this alleyway is the main entrance to our building, and is tight enough as it is.

As we share the back alleyway with the various businesses around our area (such as T&T Supermarket), the alleyway is congested every morning and is already a high risk area for both pedestrians and vehicles. Trucks in this area are way too large (and / or poorly parked) to properly fit in the loading areas and already obstruct a portion of the alleyway, creating significant blindspots as well as single lane traffic.

Adding a hotel lobby, a hotel shuttle and loading / drop off area, as well as a commercial drop off area will do nothing but exacerbate the congestion and accident prone nature of this area.

We respectfully ask the Council to consider adding at least 3 meters of new lane space or completely cancel the entrance of the new building in the back alley.

Thank you,
Jacob Rondolo and Jennifer Siu

Schedule 8 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2023.

**From:** Jessica Pau <jfwpau@gmail.com>
**Sent:** May 15, 2023 3:22 PM
**To:** CityClerk
**Subject:** Rezoning Public Hearing - 6851 and 6871 Elmbridge Way, Richmond

**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.

Hello,

I am a resident at 6951 Elmbridge Way and would like to submit a comment regarding the rezoning application for 6851 and 6871 Elmbridge Way, Richmond.

Regarding the revised design of the proposed development, especially the lane way bordering between 6951 and 6851/6871 Elmbridge, I do not agree that the revisions are significant enough to address the strata members' previous concerns of traffic issues. The redesign still does not allow for traffic to safely pass and will create considerable disruption due to the increased amount of vehicles, especially large vehicles like buses and trucks who will also be using loading zones, that the new development will have to accommodate.

The development's redesign does not show that they have considered the increased traffic level that the new use will bring to the existing road network. I would like to ask the council to reconsider the application and ask for further improvements.

Thank you,
Jessica Pau

**From:** Deanna C <inthekeyofdc@gmail.com>
**Sent:** May 15, 2023 2:19 PM
**To:** CityClerk
**Subject:** Re: Public Hearing on Richmond Zoning Bylaw 8500, Amendment Bylaw 10423 (RZ 17-782750)

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

**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.

Hello,

I would like to submit the below written comment to today's Public Hearing regarding the proposed rezoning along River Road and Elmbridge Way.

I have been a resident in the Ora complex that is next to the proposed rezoning area since 2021. Over the past two years, I have seen the high amount of vehicle traffic that goes through the back alleyway. The back alleyway is used by people accessing/leaving the commercial parking lot, residents accessing/leaving the resident parking, commercial trucks, as well as others who are simply using it to go from Elmbridge to River Road, or vice versa. Further, the proximity of the Olympic Oval brings added traffic whenever there is a sporting or community event. It is a very busy alleyway that already has frequent jams due to the high traffic and mix of commercial and residential visitors.

The proposed 1.3 or 1.5m expansion of the alleyway by the developer's planning team is woefully inadequate and does not address the sure increase in traffic that the new rezoning and development would bring to the area. The increased traffic would lead to more jams and increased chance of vehicle and pedestrian accidents, which would have a significant, negative impact on all of the area's residents, guests and visitors. An expansion of anything less than 3 metres (for a vehicle to comfortably pass through) is not a reasonable solution.

As someone who frequently uses the alleyway as both a driver and pedestrian, I believe the best solution for the long-term would be to have the entrance to the new building/complex on a different side, instead of trying to pack everyone into the already-crowded back alleyway. I ask that you listen to and heed the concerns of residents, as we understand the daily uses and patterns of this area. This question of the alleyway affects not only current residents and commercial tenants/visitors of Ora, but also future residents and hotel guests of the proposed rezoning/development and anyone else who will be using these roads. You have the opportunity here to shape a neighbourhood in a positive way -- I hope you will give this ample consideration.

Thank you,
Deanna Chan

City of Richmond

Minutes

# Community Safety Committee

| | |
|---|---|
| Date: | Tuesday, May 9, 2023 |
| Place: | Council Chambers<br>Richmond City Hall |
| Present: | Councillor Andy Hobbs, Vice Chair<br>Councillor Laura Gillanders<br>Councillor Kash Heed<br>Councillor Bill McNulty |
| Absent: | Councillor Alexa Loo |
| Also Present: | Councillor Carol Day<br>Councillor Michael Wolfe (by teleconference) |
| 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 April 12, 2023, be adopted.***

**CARRIED**

## AGENDA ADDITION

The Vice Chair advised that Consumption Of Liquor In Public Places will be considered as Item No. 7A.

## COMMUNITY SAFETY DIVISION

1. **ANIMAL PROTECTION SERVICES MONTHLY ACTIVITY REPORT – MARCH 2023**
(File Ref. No. 09-5375-09) (REDMS No. 7181489)

It was moved and seconded

***That the staff report titled "Animal Protection Services Monthly Activity Report – March 2023", dated April 11, 2023, from the General Manager, Community Safety, be received for information.***

**CARRIED**

2. **PROPERTY USE AND PARKING ENFORCEMENT MONTHLY ACTIVITY REPORT – MARCH 2023**
(File Ref. No. 12-8375-02) (REDMS No. 7201345)

In reply to queries from Committee, staff advised that (i) the reported increase in short-term rental violations is linked to new operators, and staff are exploring new methods of enforcement such as new software tools, (ii) there has been a significant increase in short term rental licence applications and acceptance rates, (iii) enforcement and proactive education campaigns have helped prevent short term rental violations, (iv) staff will provide Committee with more information on the stop work removal order at 14551 Westminster Highway, (v) recreation vehicle (RV) encampment on Vulcan Way has been successfully vacated through a joint effort made by City staff, RCMP, Richmond Fire Rescue, and Provincial partners and staff are regularly patrolling these areas, and (vi) licenced bed and breakfasts are identified on a map which can be found on the City website, other types of short term rentals can be identified by contacting the Business Licensing department.

It was moved and seconded
***That the staff report titled "Property Use and Parking Enforcement Monthly Activity Report – March 2023", dated April 14, 2023, from the Director, Community Bylaws & Licencing, be received for information.***

**CARRIED**

3. **BUSINESS LICENCE ACTIVITY REPORT – FIRST QUARTER 2023**
(File Ref. No. 12-8375-01) (REDMS No. 7201348)

It was moved and seconded
***That the staff report titled "Business Licence Activity Report – First Quarter 2023", dated April 14, 2023, from the Director, Community Bylaws & Licencing, be received for information.***

**CARRIED**

4. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – MARCH 2023**
(File Ref. No. 99-Fire Rescue) (REDMS No. 7201122)

In reply to queries from Committee, Fire Chief Jim Wishlove advised that (i) stats show that 99 percent of property values at risk in a fire were protected, (ii) an increase in medical instances such as breathing problems and unknown illnesses could be due to environmental factors, and (iii) information on locations of narcotic deaths can be provided to Committee.

It was moved and seconded
***That the staff report titled "Richmond Fire-Rescue Monthly Activity Report – March 2023", dated April 11, 2023, from the Fire Chief, be received for information.***

**CARRIED**

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

Items for discussion:

***None***

6. **RCMP MONTHLY ACTIVITY REPORT - MARCH 2023**
(File Ref. No. 09-5000-01) (REDMS No. 7176908)

In reply to queries from Committee, Chief Supt. Dave Chauhan advised that (i) 28 percent of shoplifters are residents of Richmond, (ii) the property crime unit will be working in conjunction with BC transit police and loss prevention officers to target shoplifters, and through targeted enforcement will be targeting prolific and priority offenders and the high crime areas where most shop lifting occurs first, (iii) the Richmond RCMP have been tracking thefts of catalytic converters and are targeting prolific offenders, (iv) the Richmond RCMP will continue to provide fraud prevention education to the public, (v) the Lock Out Auto Crime Program is run by volunteers who target hot spots for vehicle-related crime, with the goal of increasing public awareness to prevent vehicle break and enter incidents, (vi) the Hate Has No Place Campaign runs throughout the year, (vii) there is zero tolerance for hate related crimes, and (viii) Richmond's violent crime rate has remained lowest in comparison to other municipalities.

It was moved and seconded
***That the report titled "RCMP Monthly Activity Report - March 2023", dated April 14, 2023, from the Officer in Charge, Richmond RCMP Detachment, be received for information.***

**CARRIED**

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

***Designated Speaker: Chief Supt. Dave Chauhan***

***(i) Richmond Night Market***

The RCMP will have a high visibility presence at the Richmond Night Market which will run from April to October, Friday to Sunday and Statutory holidays.

***(ii) Chief Constable Alexander Main Memorial at the Detachment***

Constable Alexander Main was the first Chief of police in Richmond in 1899, who was murdered in 1900. The Richmond RCMP is honoring Chief Main with a plaque at the detachment commemorating him. A news release will be issued with a link to Cllr. McNulty's research on Constable Alexander Main.

# COUNCILLOR KASH HEED

## 7A. CONSUMPTION OF LIQUOR IN PUBLIC PLACES

Discussion ensued with regard to a pilot project exploring the possibility of alcohol consumption in City Parks this summer, similar to what other municipalities are doing, and as a result the following **referral** motion was introduced:

It was moved and seconded
***That staff explore how the City can move forward this summer on a pilot project for the consumption of alcohol beverages in City parks similar to what other municipalities in the region have in place, and report back to General Purposes Committee.***

The question on the referral motion was not called as discussion ensued with respect to (i) concerns regarding over consumption of alcohol in public parks, (ii) engaging the public if this pilot project is allowed, (iii) success of similar initiatives in other municipalities, (iv) the proposed pilot providing opportunities to gather with family and friends and enjoy an alcoholic beverage responsibly, (v) reviewing options to include public consultation as part of proposed pilot project, (vi) public concerns expressed on the use of illegal drugs in public places, and (vii) ensuring that safety and enforcement measures are in place.

The question on the referral motion was then called and **CARRIED** with Cllr. McNulty opposed.

8. **MANAGER'S REPORT**

*(i)* ***Public Works Open House***

Staff from Community Safety, Richmond Fire Rescue, RCMP and SPCA staff will be in attendance at the Public Works Open House being held on Saturday, May 13, 2023.

## ADJOURNMENT

It was moved and seconded
***That the meeting adjourn (5:09 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, May 9, 2023.

Councillor Andy Hobbs
Vice-Chair

Raman Grewal
Legislative Services Associate

City of Richmond

Minutes

# General Purposes Committee

| | |
|---|---|
| Date: | Monday, May 15, 2023 |
| Place: | Council Chambers<br>Richmond City Hall |
| Present: | Mayor Malcolm D. Brodie (by teleconference)<br>Councillor Chak Au<br>Councillor Carol Day<br>Councillor Laura Gillanders<br>Councillor Kash Heed<br>Councillor Andy Hobbs, Acting Chair<br>Councillor Alexa Loo<br>Councillor Bill McNulty<br>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 General Purposes Committee held on May 1, 2023, be adopted as circulated.***

**CARRIED**

## COMMUNITY SAFETY DIVISION

1. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 10444- 4411 NO. 3 ROAD UNIT 111**
(File Ref. No. 12-8275-01) (REDMS No. 7220217)

It was moved and seconded
***That the staff report titled "Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10444", which amends Schedule A of Bylaw No. 7538, to: 1) add the address of 4411 No. 3 Road, Unit 111 among the sites that permit an Amusement Centre to operate, and 2) remove "6631 Sidaway Road - exempted from Zoning Bylaw", be given first, second and third readings.***

**CARRIED**

## CAO's OFFICE

2. **UPDATED FLAGS POLICY 1306**
(File Ref. No. 01-0005-00) (REDMS No. 7181587)

Discussion ensued with respect to (i) a temporary flagpole being installed by July 31st for Pride Week in Richmond, (ii) looking at provisions to keep the flagpole permanently, (iii) the City of Richmond owning and storing the flags that will be displayed each year to commemorate City of Richmond Pride Week and the National Day for Truth and Reconciliation, (iv) illumination of flagpole, (v) requests for Organizational banners are brought forth to Council for approval, and (vi) half-masting of flags.

It was moved and seconded
***That Flags Policy 1306, as amended in the staff report titled "Updated Flags Policy 1306", dated April 18, 2023, from the Director, Intergovernmental Relations and Corporate and Strategic Planning, be adopted.***

**CARRIED**

## ADJOURNMENT

It was moved and seconded
***That the meeting adjourn (4:12 p.m.).***

**CARRIED**

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, May 15, 2023.

Councillor Andy Hobbs
Acting Chair

Raman Grewal
Legislative Services Associate

City of Richmond

Minutes

# Planning Committee

| | |
|---|---|
| Date: | Tuesday, May 16, 2023 |
| Place: | Council Chambers<br>Richmond City Hall |
| Present: | Councillor Bill McNulty, Chair<br>Councillor Alexa Loo<br>Councillor Chak Au<br>Councillor Carol Day<br>Councillor Andy Hobbs |
| Also Present: | Councillor Kash Heed<br>Councillor Michael Wolfe (by teleconference)<br>Councillor Laura Gillanders (by teleconference) |
| 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 May 2, 2023, be adopted as circulated.***

**CARRIED**

## NEXT COMMITTEE MEETING DATE

June 6, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

## AGENDA ADDITION

It was moved and seconded
***That Early Review of Projects be added to the agenda as Item No. 2A and Spires Road Concerns as Item No. 2B.***

**CARRIED**

## PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY MASKEEN (HAMILTON) PROPERTIES CORP. FOR REZONING AT 4651, 4671, 4691 SMITH CRESCENT, 23301, 23321, 23361, AND 23381 GILLEY ROAD FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "RESIDENTIAL/LIMITED COMMERCIAL (ZMU53) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)"ZONE**
(File Ref. No. RZ 21-942276) (REDMS No. 7158036)

Staff reviewed the application and highlighted that (i) proposed amendments will clarify provisions for additional density and height on sites that provide City-owned community amenity facilities identified in the plan, (ii) the proposed amendments allow new developments on sites with a larger lot area to be considered on a case-by-case basis, such as this proposal, (iii) the proposal will facilitate mixed-use developments with residential and non-residential uses, (iv) the developer has agreed to provide a new turnkey City-owned Community Policing Office on-site, (v) the proposed development will consist of 186 residential units, including 167 strata units and 19 Low-End Market Rental (LEMR) units, (vi) the LEMR units will be secured in perpetuity through a Housing Agreement, (vii) there will be widening and frontage improvements along Smith Crescent to accommodate road, sidewalk planted boulevard and related upgrades, and (viii) through the required Transportation Demand Measures a Transit Pass Program will be provided along with secure bike storage, a shared bicycle maintenance and repair facility, and electrical charging for all residents.

In response to queries from Committee, staff noted that (i) the existing sidewalk and frontage improvements on Gilley were subject to a Servicing Agreement and that staff will inspect the current condition of those works, (ii) there will be a stop sign on Garripie Avenue, (iii) this development will not be connected to the City's District Energy system due to its location, (iv) due to the density of the proposed development trees are not able to be retained, (v) since the LEMR units are dispersed throughout the development it does not require any non-profit management, and (vi) a statutory declaration is required to ensure that requirements for LEMR tenants are being met.

It was moved and seconded

*(1) That Official Community Plan Bylaw 9000, Amendment Bylaw 10452, to:*

*(a) Redesignate 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from "Neighbourhood Residential" to "Mixed Use" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 Land Use Map);*

*(b) Redesignate a portion of 4651 Smith Crescent from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" in Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan), be introduced and given first reading; and*

*(c) Amend Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) as needed to clarify provisions for additional density and building height for development that includes City-owned community amenities in the village centre, and to allow new development on sites with a larger lot area to be considered on a case by case basis, such as the proposed development on the subject site.*

*(2) That Bylaw 10452, having been considered in conjunction with:*

*(a) The City's Financial Plan and Capital Program;*

*(b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

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

*(3) That Bylaw 10452, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*

*(4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10453 to create the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, and to rezone 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from the "Single Detached (RS1/F)" zone to the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, be introduced and given first reading.*

**CARRIED**

2. **APPLICATION BY TOPSTREAM MANAGEMENT LTD. FOR REZONING AT 8635, 8655, 8675 AND 8695 COOK CRESCENT, AND THE SURPLUS PORTION OF THE SPIRES ROAD AND COOK CRESCENT ROAD ALLOWANCE FROM "SINGLE DETACHED (RS1/E)" ZONE TO "TOWN HOUSING (ZT103) – PARKING STRUCTURE TOWNHOUSES (SPIRES ROAD – COOK CRESCENT)" ZONE**

(File Ref. No. RZ 22-012904) (REDMS No. 7197758)

Staff reviewed the application and highlighted that (i) this application has been processed under the former land use designation for high density townhouse units in keeping with Council Policy, (ii) the applicant is proposing to purchase the surplus lands, and (iii) the proposed development will contain 27 townhouse units, 2 ground level suites, and 25 multi-level townhouse units with 7 secondary units.

In reply to queries from Committee, staff advised that (i) discussions were had with the developer to urge them to redesign to comply with the current Council policy for the area, however the developer did not agree, (ii) the form of this development makes it difficult to retain the majority of the trees, (iii) trees along the northwest corner and the west edge of the property where there will be a public walkway will be retained, (iv) during construction the trees being retained in the triangular portion will have tree protection fencing, (v) this is the final rezoning application attempting to rezone under the grandfather provisions endorsed by Council, and (vi) townhouse sizes range from 700 square feet to 2000 square feet.

It was moved and seconded
***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10465, to create the "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone, and rezone 8635, 8655, 8675 and 8695 Cook Crescent, and the surplus portion of the Spires Road and Cook Crescent road allowance from "Single Detached (RS1/E)" zone to "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone, be introduced and given first reading.***

The question on the motion was not called as discussion took place on (i) the need for increased density in the area, (ii) affordable housing, and (iii) the necessity for various forms of housing.

The question on the motion was then called and it was **CARRIED** with Cllr. Day opposed.

## 2A. EARLY REVIEW OF PROJECTS

(File Ref. No.)

It was moved and seconded

***That staff review how Council can review projects early in the process to allow for Council input on initial concepts prior to final development of a project, and report back.***

The question on the motion was not called as materials were distributed (attached to and forming part of these Minutes as Schedule 1) and discussion took place on (i) the need for Council input at the start of the application to ensure the needs of the community are being met, and (ii) streamlining the process for quicker completion of developments.

In response to a query, staff advised that at least two months would be required to respond to the proposed referral and a report back could be provided to a General Purposes Committee.

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

## 2B. SPIRES ROAD CONCERNS

(File Ref. No.)

Materials were distributed (attached to and forming part of these Minutes as Schedule 2). Discussion took place on meeting the needs of the Spires Road community and how to ensure better developments that are suited to the area.

As a result of the discussion the following **referral motion** was introduced:

It was moved and seconded

***That the material titled "Spires Road Concerns" be referred to staff to review and report back with comments via staff memorandum.***

**CARRIED**

## 3. MANAGER'S REPORT

***Local Small Building Community***

Staff advised that a meeting has been scheduled with the local small building community on Thursday, May 17, 2023, and the agenda topics include providing a preliminary demonstration of the City's digital building permit application portal.

## ADJOURNMENT

It was moved and seconded
***That the meeting adjourn (5:09 p.m.).***

**CARRIED**

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, May 16, 2023.

Councillor Bill McNulty
Chair

Sarah Goddard
Legislative Services Associate

# MOTION : For Staff to review how City Council can review projects early in the process to allow for Council input on initial concepts prior to final development of a project.

RATIONAL: City council ultimately decides on whether projects will be approved or not. Allowing an opportunity to review initial concept design will stream line the process and allow for quicker completion of new developments. Council often refers projects back to staff due to the concepts meeting the needs of the community, this slows down the process and costs the developer financially.

Staff works with developers and direct them in what they feel will be acceptable, but council often has to change direction on new projects as the needs of the people of Richmond change due to the fast moving marketplace, immigration, Federal and Provincial laws and new programs. A prime example of this is the recently announced " Homes for People" a Provincial housing announcement.

An early look at initial concepts by Richmond city Council will benefit the developer, the process and in the end the people of Richmond.

# Spires Crescent Project concerns

Provincial Government report " Homes for People" States

Focus on supply of Attainable small scale Multi unit developments

Helping those who need it the most

Fighting Speculation and Profiteering

Put Housing ahead of Profits

Deliver more homes near Transit

Supply homes for middle income people

Close the gap between Housing Supply and Housing Demand

New Purpose Built rentals are required

Comments:

This three and FOUR Storey Townhouse development is not the best use of this property. The same space could easily allow for many more units that are affordable and smaller in scale. If these units are bought by first time buyers or rented by the new owners they could accommodate more people.

This location is very close to a Canada Line station and is ideal for higher density. Not far from this location are high rise apartments on all four sides Garden City Road, Granville Ave, Cooney road and Westminster highway.

The Goal of City Council should be to

***Build what we need ..... more affordable homes for more people.***

City of Richmond

Minutes

# Public Works and Transportation Committee

| | |
|---|---|
| Date: | Wednesday, May 17, 2023 |
| Place: | Council Chambers<br>Richmond City Hall |
| Present: | Councillor Carol Day, Chair<br>Councillor Michael Wolfe<br>Councillor Chak Au<br>Councillor Kash Heed<br>Councillor Alexa Loo (by teleconference) |
| Also Present: | Councillor Andy Hobbs<br>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 April 19, 2023, be adopted as circulated.***

**CARRIED**

## AGENDA ADDITION

The Chair advised that Reduction of Speed in Hamilton Area will be considered as Item No. 3A.

## PLANNING AND DEVELOPMENT DIVISION

1. **ICBC-CITY OF RICHMOND ROAD IMPROVEMENT PROGRAM AND INTERSECTION SAFETY CAMERA PROGRAM – 2023 UPDATE**
(File Ref. No. 10-6460-01) (REDMS No. 7159425)

In response to queries from Committee, staff noted that (i) a report regarding improvements to Hamilton area sidewalks and walkways is forthcoming, (ii) the installation of traffic video cameras at No. 5 Road and Cambie Road is a separate project from the intersection improvement project, and (iii) speed violations have significantly decreased since the implementation of the Province's Intersection Safety Camera Program in 2019.

It was moved and seconded

*(1)* ***That the proposed road safety improvement projects, as described in Attachment 2 of the staff report titled "ICBC-City of Richmond Road Improvement Program and Intersection Safety Camera Program – 2023 Update," dated April 18, 2023 from the Director, Transportation be endorsed for submission to the ICBC 2023 Road Improvement Program for consideration of cost-share funding; and***

*(2)* ***That should the above applications be successful, the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the cost-share agreements on behalf of the City, and that the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly.***

**CARRIED**

## ENGINEERING AND PUBLIC WORKS DIVISION

2. **SNOW REMOVAL FROM PRIORITY MULTI-USE PATHWAY CORRIDORS - SUMMARY OF PILOT INITIATIVES**
(File Ref. No. 10-6360-13) (REDMS No. 7178265)

In response to queries from Committee, staff noted that (i) a single snow removal pass over multi-use pathways (MUPs) is not recommended as it could create a more hazardous condition for users, (ii) the City of Vancouver has six Holder municipal sidewalk tractors to maintain a steady pattern of treatment on MUPs, (iii) non-delineated bike lanes are cleared by the regular plow and brine treatment, (iv) the City did not receive any complaints from bike lane users during the 2022-2023 winter season, (v) the procurement process for a mini sweeper with attachments is underway and once acquired, will be licensed and able to go on roadways, and (vi) property owners are not required to clear MUPs under *Traffic Control and Regulation Bylaw No. 5870*, and a review of the Bylaw is underway.

Discussion then ensued with regard to the costs related to snow removal on MUPs and potential budget implications and staff were requested to provide additional information on the cost and timeline to implement the proposed initiatives.

It was moved and seconded

***That the staff report titled "Snow Removal from Priority Multi-Use Pathway Corridors – Summary of Pilot Initiatives" dated April 17, 2023, from the Director, Public Works Operations be received for information.***

**CARRIED**

3. **2023 SUBMISSION TO THE DISASTER MITIGATION AND ADAPTATION FUND – RICHMOND FLOOD PROTECTION PROGRAM**
(File Ref. No. 10-6060-04-01) (REDMS No. 7215498)

In response to a query from Committee, staff noted that the 4.6 kilometers of dike to be upgraded includes multiple sections and a map showing locations will be provided to Council.

It was moved and seconded

*(1)* ***That the submission to the Disaster Mitigation and Adaptation Fund–Richmond Flood Protection Program requesting funding for up to 40% of the project cost, for a total of $35,600,000 to upgrade approximately 4.6 kilometers of dike and the No. 6 Road North Drainage Pump Station be endorsed;***

*(2)* ***That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to enter into funding agreements with the Government of Canada for the above mentioned project should it be approved for funding by the Government of Canada; and***

*(3)* ***That, should the above mentioned project be approved for funding by the Government of Canada, the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly.***

**CARRIED**

3A **REDUCTION OF SPEED IN HAMILTON AREA**
(File Ref. No.)

Discussion ensued regarding potential traffic calming measures and the need for speed reduction in the Hamilton area. As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded
***That staff investigate reducing the speed limit in the entire Hamilton area, and report back.***

**CARRIED**
Opposed: Cllr. Heed

Discussion ensued regarding traffic calming measures and improvements in the Hamilton area. As a result of the discussion, staff were directed to provide a memorandum, cataloguing traffic calming measures in the Hamilton area.

Discussion then ensued with regard to road safety concerns near the Cranberry Children's Centre in Hamilton. As a result, the following **referral motion** was introduced:

It was moved and seconded
***That staff study the speed limit in the area near Cranberry Children's Centre on Westminster Highway, and report back.***

The question on the referral motion was not called as staff provided further advice, and as a result there was agreement from the mover, the seconder and all members present to withdraw the referral motion, and the referral motion was **WITHDRAWN**.

Further discussion took place on traffic calming along the area near Cranberry Children's Centre, and as a result, staff were directed to staff were directed to conduct a speed limit study in the area near Cranberry Children's Centre on Westminster Highway.

## 4. MANAGER'S REPORT

### *(i) Upcoming Cycling Events*

Staff highlighted upcoming cycling events, including HUB Cycling's Go by Bike Week (May 29-June 4, 2023), a Celebration Station sponsored by the City of Richmond on June 2 at the Canada Line Bikeway at River Drive, Bike to School week (May 29 to June 2, 2023), and the 21st annual Island City Bike Tour on June 11, 2023.

### *(ii) Public Works Open House*

Staff highlighted that in honour of National Public Works Week, the City held the Public Works Open House on May 13, 2023, in-person for the first time since 2019. The event was very successful with approximately 4000 attendees and over 350 volunteers.

In response to a query from Committee, staff noted that the virtual program will launch on Sunday, May 21 and will direct residents to the Capital Projects Highlights website and include information regarding various construction projects that are underway.

### *(iii) Roadworks Construction 11000 Block of Steveston Highway*

Staff noted that the curb replacement work currently underway will be completed by the end of the week, and repaving is scheduled for the summer and will take place during evening to limit traffic disruption to the public.

## ADJOURNMENT

It was moved and seconded
***That the meeting adjourn (5:08 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, May 17, 2023.

Councillor Carol Day
Chair

Shannon Unrau
Legislative Services Associate

City of Richmond

# Report to Committee

| | | | |
|---|---|---|---|
| **To:** | General Purposes Committee | **Date:** | April 18, 2023 |
| **From:** | Mark Corrado<br>Director, Community Bylaws and Licencing | **File:** | 12-8275-01/2023-Vol 01 |
| **Re:** | **Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10444 - 4411 No. 3 Road Unit 111** | | |

## Staff Recommendation

That the staff report titled "Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10444", which amends Schedule A of Bylaw No. 7538, to: 1) add the address of 4411 No. 3 Road, Unit 111 among the sites that permit an Amusement Centre to operate, and 2) remove "**6631 Sidaway Road – exempted from Zoning Bylaw", be given first, second and third readings.

Mark Corrado
Director, Community Bylaws and Licencing
(604-204-8673)

Att. 1

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF GENERAL MANAGER** |
| Law | ☑ | |
| **SENIOR STAFF REPORT REVIEW** | **INITIALS:** CJ | **APPROVED BY CAO** |

## Staff Report

### Origin

One of the categories of regulated businesses in Richmond is Amusement Centre, which contains Amusement Machines, defined in Business Regulation Bylaw No. 7538 (Business Regulation Bylaw) as:

> *A machine on which mechanical, electrical, automatic or computerized games are played for amusement or entertainment, and for which a coin or token must be inserted or a fee charged for use, and includes machines used for the purposes of gambling.*

The Business Regulation Bylaw restricts a business from operating with more than four amusement machines unless the location is listed in Schedule A of the bylaw. This report deals with an application received from Nu-Zone Entertainment Ltd., to operate up to 30 amusement machines in conjunction with a laser tag businesses at 4411 No. 3 Road, Unit 111. This premises is not listed as an approved address on Schedule A, where more than four amusement machines can operate.

Nu-Zone Entertainment Ltd. has been licenced and is operating as an Indoor Recreation business for laser tag with an Ancillary Licence for four amusement machines since 2017 without incident at premises situated at 11480 River Road, Unit 100. The applicant is applying for a change of address to move to the proposed premises to 4411 No. 3 Road, Unit 111.

This amendment also deals with removing 6631 Sidaway Road from Schedule A as this Amusement Centre closed more than six months ago and the zone for this location no longer permits an Amusement Centre. The permitted timeframe for grandfathering this use is no longer applicable for this site.

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

> *Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.*

### Analysis

Amusement Centre regulations and definitions cover different types of amusement machines such as 3D virtual reality computerized games, console gaming, computer games in the Internet Café and traditional arcades. Amusement Centres do not include gambling machines which are only permitted within casinos. Amusement Centres are a regulated business because of their potential to impact the community, including their historic role of attracting problematic activities. The City has imposed regulations to minimize this risk including restricted operating hours, prohibition on children under 15 to be present during school hours and rules prohibiting gambling, fighting and the consumption of alcohol. These businesses may be inspected from time to time to ensure regulatory compliance of the regulations.

The location the applicant is intending to operate is zoned Auto-Oriented Commercial (CA), which permits, among other uses, an Amusement Centre. The unit is situated on a parcel with a single-level commercial building with six units. This zone provides for a mix of commercial and related uses oriented to vehicular access. There are currently four commercial businesses operating on this property under permitted uses. This property is situated on No. 3 Road, North of Leslie Road (Attachment1).

In addition to the bylaw amendment, the applicant will be required to ensure that the premises meets all building and health regulations before a Business Licence would be issued. Richmond RCMP have conducted due diligence checks and have no issues with this business and its operator.

**Financial Impact**

None.

**Conclusion**

Amusement Centres are regulated under the City's Business Regulation Bylaw No. 7538 and staff are recommending that the applicant's request for 4411 No. 3 Road, Unit 111, be added to Schedule A of the bylaw to allow more than four amusement machines to be operated. Further, staff are requesting a removal of 6631 Sidaway Road from the Schedule A as the operating business at that location closed in 2020. The grandfathering provision has elapsed for this site and Zoning would no longer permit this use in this location.

Victor M. Duarte
Supervisor, Business Licences
(604-276-4389)

VMD:vmd

Att. 1: Aerial View Map

Attachment 1

# 4411 No 3 Rd Unit 111

4/13/2023, 9:13:52 AM

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

**Areas**

- Override 1
- Select properties based on spatial relation to a layer _Query result
- 4411 No 3 Rd Unit 111
- City Hall
- Street Names
- Property (black line)



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City of Richmond

**Bylaw 10444**

## Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10444

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 address in Schedule A item 17:

| | Civic Address | Civic Number | Original Bylaw Reference |
|---|---|---|---|
| 16. | No 3 Road | 4411 Unit 111 | 10444 |

   And renumbering the rest of the remaining items in Schedule A in numerical order, and;

2. Remove "**6631 Sidaway Road – exempted from Zoning Bylaw" from Schedule A.

3. This Bylaw is cited as **"Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10444".**

FIRST READING _____

SECOND READING _____

THIRD READING _____

LEGAL REQUIREMENTS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED for content by originating dept.
MC
APPROVED for legality by Solicitor
LB

_____
MAYOR

_____
CORPORATE OFFICER

7141066

City of Richmond

# Report to Committee

| | | | |
|---|---|---|---|
| **To:** | General Purposes Committee | **Date:** | April 18, 2023 |
| **From:** | Jason Kita<br>Director, Intergovernmental Relations and Corporate and Strategic Planning | **File:** | 01-0005-00/Vol 01 |
| **Re:** | **Updated Flags Policy 1306** | | |

## Staff Recommendation

That *Flags Policy 1306* as amended in the staff report titled "Updated Flags Policy 1306" dated April 18, 2023 from the Director, Intergovernmental Relations and Corporate and Strategic Planning, be adopted.

Jason Kita
Director, Intergovernmental Relations and Corporate and Strategic Planning
(604-276-4091)

Att. 2

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **APPROVED BY CAO** |
| City Clerk | ☑ | |
| **SENIOR STAFF REPORT REVIEW** | **INITIALS:** CJ | |

7181587

## Staff Report

### Origin

At the Regular Council Meeting dated September 26, 2022 staff received the following referral:

> *"That staff review the Flag policy and report back."*

At the Regular Council Meeting dated March 13, 2023, Council adopted the following which responded to the above referral:

> *"That option 2 as outlined in the report titled "City of Richmond Flag Policy" dated January 26, 2023 from the Director, Intergovernmental Relations and Corporate and Strategic Planning be endorsed; and*
>
> *That an additional flagpole be erected at the east side of City Hall (fronting No. 3 Road) so long as the Ukrainian flag is flying."*

This report provides an updated *Flags Policy 1306* for Council's review and adoption.

This report supports Council's Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient, and Active Community:

> *Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.*
>
> *6.3 Foster intercultural harmony, community belonging, and social connections.*

### Analysis

Council approved the *Flags Policy 1306* be updated to include the display of a flag to recognize Pride to be displayed during the City of Richmond Pride Week and a flag to commemorate the National Day for Truth and Reconciliation to be displayed on September 30 of each year. These flags will be displayed on a flagpole located on the east side of City Hall (fronting No. 3 Road).

In addition, minor housekeeping updates were made including adding a responsibility section, removing some references to the Canadian Olympic flag (which can be considered an organizational banner), reviewing the definitions of key terms, and re-ordering some of the sections for clarity. Changes to the policy are marked in red in **Attachment 1** and a clean version of the revised policy is provided in **Attachment 2** for adoption.

### Financial Impact

None.

### Conclusion

The updated *Flags Policy 1306* will continue to guide the City's practices and conventions around the displaying of flags in order to ensure respect and consistency in protocol.

Alisa Carey
Manager, Intergovernmental Relations
(604-247-4695)

Att. 1: Flag Policy 1306 – Redlined Version
Att. 2: Flag Policy 1306 – Clean Version for Adoption

**POLICY 1306: REDLINED VERSION**

## I. Purpose

To identify the policy to be used for ~~flying~~ displaying flags under Richmond City Council's jurisdiction, namely all flags displayed on municipal property.

## II. Scope

This policy applies to all flags flown by the City of Richmond at ~~Richmond City Hall and~~ all municipal facilities, including the Richmond Olympic Oval. This policy does not apply to the City's Street Banner Program. ~~The Administrative Procedure will define the implementation of this policy and~~ ~~d~~Definitions of key terms are included in ~~(~~Attachment 1~~)~~.

## III. Responsibility

Decisions under this policy to display flags, half-mast flags, display organizational banners or guest flags on occasions not provided for in this policy, will be made by Richmond City Council.

## IV. Policy

It is Council policy that:

### 1. General Flag Etiquette

**1.1.** The Canadian flag shall always be displayed in the position of priority.

**1.2.** Precedence Order for flags displayed will be as follows:

1. The ~~n~~National ~~f~~Flag of Canada;
2. The flags of other sovereign nations in alphabetical order (if applicable);
3. The flags of the provinces of Canada;
4. The flags of the territories of Canada;
5. The flags of municipalities/cities (Richmond first and then alphabetical); and
6. The flags and banners of ~~Federal or Provincial Government agencies or~~ organizations.

**1.3.** Flags are not to fall, to lie on, or touch the ground when being carried or displayed. Flags can be displayed at night when flagpoles are in a lit area.

**1.4.** Flags displayed at City facilities shall be displayed according to the official protocol recommended by the Government of Canada and the Province of British Columbia unless otherwise stated in this policy.

~~**1.5.** The Canadian Olympic flag may be displayed on Olympic Day (June 23), with the official visit of representatives of the Canadian Olympic Committee and/or representatives of the International Olympic Committee. Permission must be granted, by the Canadian Olympic Committee, in advance for all other displays of the flag.~~

~~1. The Canadian Olympic flag will be flown according to the following order of precedence:~~

~~a. The national flag of Canada~~

~~b. The flags of the provinces of Canada~~

~~c. The flags of the territories of Canada (in alphabetical order)~~

~~d. The flag of the City of Richmond (Richmond only)~~

~~e. The Canadian Olympic flag~~

~~2. In the event of three flagpoles, the following flags will be displayed: the national flag of Canada, the flag of the City of Richmond and the Canadian Olympic flag. The national flag of Canada will be displayed in the centre, the City of Richmond to the left and the Olympic flag to the right, as is seen by the observer.~~

~~3. The flag location must be clean and free of other brands and logos other than the Federal, Provincial or City of Richmond government brands. No other brands will be associated with the Canadian Olympic flag.~~

~~4. When not displayed on a flagpole, the Canadian Olympic flag will be on display / in storage in the Richmond Olympic Experience museum. A picture of the display location will be forwarded to the Canadian Olympic Committee.~~

## 2. Half-masting of Flags

**2.1.** Flags will be flown at half-mast position as a sign of respect and mourning.

**2.2.** During half-masting, flags will be raised to full-mast on the following days:

- Victoria Day;
- Canada Day;
- British Columbia Day; and~~,~~
- Upon the visit of a head of state to the City of Richmond.

These procedures do not apply while flags are half-masted for the death of the Sovereign. Flags half-masted, are raised to full-mast, on the day the new Monarch is proclaimed (king or queen crowned).

**2.3.** All flags displayed on Richmond municipal flagpoles, with halyards and pulleys, will be flown at half-mast from sunrise to sunset on the following days:

- April 28 Day of Mourning for Persons Killed or Injured in the Workplace
- November 11 Remembrance Day (11am to sunset)

**2.4.** In the death of an honoured individual, flags shall be flown at half-mast as a sign of respect and mourning. The City of Richmond will bestow honours by half-masting flags from the notification of the death to the day of the memorial service (or from

the time of notification of death until sunset the following day and from sunrise to ~~the~~ sunset on the day of the memorial service) for the following occasions:

- On the death of a Sovereign or a member of the Royal Family related in the first degree to the Sovereign, the current Governor General, or the current Prime Minister;
- On the death of the current Lieutenant Governor or Premier of British Columbia;
- On the death of a current Senator from Richmond, Member of the House of Commons, or a Member of the Legislative Assembly when that member represented a Richmond riding;
- On the death of the current Richmond Mayor or a current Richmond City Councillor; and
- On the death of a Richmond City employee when their death has occurred as a direct result of performing their duties.~~;~~

The City of Richmond will bestow honours by half-masting flags on the day of the memorial service for the following occasions:

- On the death of a former Richmond Mayor or a former Richmond City Councillor.

**2.5.** Richmond Fire-Rescue and the RCMP may bestow honour for identified groups or individuals at the discretion of the senior commanding officer. This includes the Police and Peace Officers National Memorial Day, honoured annually on the last Sunday of September.

**2.6.** Should a half-masting need to be commenced on a weekend or statutory holiday, flags are permitted to be lowered on Friday evening, prior to the half-masting date, and raised again on the Monday morning.

**2.7.** Decisions to fly flags at half-mast on municipal property, on occasions not provided for in this policy, will be made by the Mayor after consultation with members of City Council, the Chief Administrative Officer, and the City Clerk or otherwise as the Mayor shall deem appropriate.

## 3. Guest Flags ~~of Sovereign Nations~~ and Organizational Banners

**3.1.** The City of Richmond will not display guest flags or ~~guest~~ organizational banners, other than those described in this section ~~above~~, without the consent of City Council.

**3.2.** Guest flags or organizational banners that will be displayed at City Hall (and could include other municipal facilities) include:

- A flag to recognize the City of Richmond's Pride Week; and
- A flag to commemorate the National Day for Truth and Reconciliation.

**3.3.** Flags of other sovereign nations will be displayed for official visits only and flown from sunrise to sunset the day of the visit to Richmond.

**3.4.** Flags of other sovereign nations will be displayed at the plaza entrance of City Hall. For this occasion, the flags normally flown will be removed so that only the Canadian flag and guest country flag will be flown in that location on the outer two flagpoles.

**3.5.** Flags of other sovereign nations will be a similar size and proportion to the Canadian flag and in good condition for display.

**3.6.** The City reserves the right to decide whether or not to display ~~fly~~ the flag of the nation when there is political unrest or conflict in that nation. The decision to display ~~fly~~ the flag of any nation neither implies nor expresses support for the politics of those nations.

**3.7.** The City of Richmond may choose to display the Canadian Olympic flag at the Richmond Olympic Oval or Richmond City Hall on occasion.

**3.8.** Flags may be temporarily changed to accommodate a facility rental for filming at Richmond City Hall or another municipal building at the discretion of the City of Richmond. The Canadian flag at the top of Richmond City Hall shall not be interchanged with the flag of another sovereign nation to accommodate filming.

**3.9.** Events involving flag raising ceremonies may be held at City Hall upon request and at the City's discretion.

## Attachment 1: Definitions of Key Terms

- **Canadian Flag:** the National Flag of Canada as approved by Parliament and proclaimed by Her Majesty Queen Elizabeth II, Queen of Canada, on February 15, 1965.

- **Canadian and Provincial Official Protocol:**

    - Defined federally by the Government of Canada, Department of Canadian Heritage. ~~as outlined by the and by the Department of Public Works and Government Services Canada through Ceremonial Procedures~~.

    - Defined provincially by the Province of British Columbia, Office of Protocol.

- **Guest Flag:** All flags, particularly those of a nation, country, province, territory, or city.

- **Organizational Banners:** Cloth representation in "flag" format, of a cause, initiative, not-for-profit organization, or special interest group ~~organizations~~ which can be displayed on flagpoles.

- **Sovereign Nation:** A country that is free and independent. In its internal affairs it has undivided jurisdiction over all persons and property within its territory. It claims the right to regulate its economic life without regard for its neighbours and to increase armaments without limit. No other nation may rightfully interfere in its domestic affairs. In its external relations, it claims the right to enforce its own conception of rights and to declare war.

- **Official Visit:** A visit of official business approved by the City of Richmond of one of the following:

    - A member of a Royal family of a country;~~,~~

    - The head of state of a country;~~,~~

    - The elected Provincial government leader;

    - The elected mayor of a city; and

    - The designated appointed equivalent of the above where applicable.

- **Half-masting a flag:** A flag is half-masted on a flagpole, with halyards and pulleys, (lowered to the middle of the flagpole) to show respect or mourning for a death. A flag will be brought to the half-mast position by raising it to the top of the mast briskly and immediately lowering it slowly and ceremoniously to half-mast.

- **Memorial Service:** A public gathering to demonstrate respect in order to honour the death of an individual or group.

- **Flagpole Finials:** A finial is a device attached to the top of a flagpole. When displayed indoors, it should be topped by a finial, in the form of a sphere/ball, maple leaf, acorn, or spear point. When displaying foreign flags, they should be in the form of an acorn or spear point finial. Outdoor flagpoles typically have a ball-shaped finial. ~~These are defined as the attached tops of indoor or carried flagpoles. Neutral finials~~

~~are defined as acorns or spears that shall be displayed on all flags when including the flag of other sovereign nations.~~

- **Canadian Olympic Flag:** Official flag of the Canadian Olympic Committee. The rights, permissions, and obligations are managed by the Canadian Olympic Committee.

City of Richmond

# Policy Manual

| Page 1 of 4 | Flags | Policy 1306 |
|---|---|---|
| | Adopted by Council: TBD | |

**POLICY 1306:**

## I. Purpose

To identify the policy to be used for displaying flags under Richmond City Council's jurisdiction, namely all flags displayed on municipal property.

## II. Scope

This policy applies to all flags flown by the City of Richmond at all municipal facilities, including the Richmond Olympic Oval. This policy does not apply to the City's Street Banner Program. Definitions of key terms are included in Attachment 1.

## III. Responsibility

Decisions under this policy to display flags, half-mast flags, display organizational banners or guest flags on occasions not provided for in this policy, will be made by Richmond City Council.

## IV. Policy

It is Council policy that:

### 1. General Flag Etiquette

**1.1.** The Canadian flag shall always be displayed in the position of priority.

**1.2.** Precedence Order for flags displayed will be as follows:

1. The National Flag of Canada;
2. The flags of other sovereign nations in alphabetical order (if applicable);
3. The flags of the provinces of Canada;
4. The flags of the territories of Canada;
5. The flags of municipalities/cities (Richmond first and then alphabetical); and
6. The flags and banners of organizations.

**1.3.** Flags are not to fall, to lie on, or touch the ground when being carried or displayed. Flags can be displayed at night when flagpoles are in a lit area.

**1.4.** Flags displayed at City facilities shall be displayed according to the official protocol recommended by the Government of Canada and the Province of British Columbia unless otherwise stated in this policy.

## 2. Half-masting of Flags

**2.1.** Flags will be flown at half-mast position as a sign of respect and mourning.

**2.2.** During half-masting, flags will be raised to full-mast on the following days:

- Victoria Day;
- Canada Day;
- British Columbia Day; and
- Upon the visit of a head of state to the City of Richmond.

These procedures do not apply while flags are half-masted for the death of the Sovereign. Flags half-masted, are raised to full-mast, on the day the new Monarch is proclaimed (king or queen crowned).

**2.3.** All flags displayed on Richmond municipal flagpoles, with halyards and pulleys, will be flown at half-mast from sunrise to sunset on the following days:

- April 28 Day of Mourning for Persons Killed or Injured in the Workplace
- November 11 Remembrance Day (11am to sunset)

**2.4.** In the death of an honoured individual, flags shall be flown at half-mast as a sign of respect and mourning. The City of Richmond will bestow honours by half-masting flags from the notification of the death to the day of the memorial service (or from the time of notification of death until sunset the following day and from sunrise to sunset on the day of the memorial service) for the following occasions:

- On the death of a Sovereign or a member of the Royal Family related in the first degree to the Sovereign, the current Governor General, or the current Prime Minister;
- On the death of the current Lieutenant Governor or Premier of British Columbia;
- On the death of a current Senator from Richmond, Member of the House of Commons, or a Member of the Legislative Assembly when that member represented a Richmond riding;
- On the death of the current Richmond Mayor or a current Richmond City Councillor; and
- On the death of a Richmond City employee when their death has occurred as a direct result of performing their duties.

The City of Richmond will bestow honours by half-masting flags on the day of the memorial service for the following occasions:

- On the death of a former Richmond Mayor or a former Richmond City Councillor.

**2.5.** Richmond Fire-Rescue and the RCMP may bestow honour for identified groups or individuals at the discretion of the senior commanding officer. This includes the Police and Peace Officers National Memorial Day, honoured annually on the last Sunday of September.

**2.6.** Should a half-masting need to be commenced on a weekend or statutory holiday, flags are permitted to be lowered on Friday evening, prior to the half-masting date, and raised again on the Monday morning.

**2.7.** Decisions to fly flags at half-mast on municipal property, on occasions not provided for in this policy, will be made by the Mayor after consultation with members of City Council, the Chief Administrative Officer, and the City Clerk or otherwise as the Mayor shall deem appropriate.

## 3. Guest Flags and Organizational Banners

**3.1.** The City of Richmond will not display guest flags or organizational banners, other than those described in this section, without the consent of City Council.

**3.2.** Guest flags or organizational banners that will be displayed at City Hall (and could include other municipal facilities) include:

- A flag to recognize the City of Richmond's Pride Week; and
- A flag to commemorate the National Day for Truth and Reconciliation.

**3.3.** Flags of other sovereign nations will be displayed for official visits only and flown from sunrise to sunset the day of the visit to Richmond.

**3.4.** Flags of other sovereign nations will be displayed at the plaza entrance of City Hall. For this occasion, the flags normally flown will be removed so that only the Canadian flag and guest country flag will be flown in that location on the outer two flagpoles.

**3.5.** Flags of other sovereign nations will be a similar size and proportion to the Canadian flag and in good condition for display.

**3.6.** The City reserves the right to decide whether or not to display the flag of the nation when there is political unrest or conflict in that nation. The decision to display the flag of any nation neither implies nor expresses support for the politics of those nations.

**3.7.** The City of Richmond may choose to display the Canadian Olympic flag at the Richmond Olympic Oval or Richmond City Hall on occasion.

**3.8.** Flags may be temporarily changed to accommodate a facility rental for filming at Richmond City Hall or another municipal building at the discretion of the City of Richmond. The Canadian flag at the top of Richmond City Hall shall not be interchanged with the flag of another sovereign nation to accommodate filming.

**3.9.** Events involving flag raising ceremonies may be held at City Hall upon request and at the City's discretion.

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- **Canadian and Provincial Official Protocol:**

    - Defined federally by the Government of Canada, Department of Canadian Heritage.

    - Defined provincially by the Province of British Columbia, Office of Protocol.

- **Guest Flag:** All flags, particularly those of a nation, country, province, territory, or city.

- **Organizational Banners:** Cloth representation in "flag" format, of a cause, initiative, not-for-profit organization, or special interest group which can be displayed on flagpoles.

- **Sovereign Nation:** A country that is free and independent. In its internal affairs it has undivided jurisdiction over all persons and property within its territory. It claims the right to regulate its economic life without regard for its neighbours and to increase armaments without limit. No other nation may rightfully interfere in its domestic affairs. In its external relations, it claims the right to enforce its own conception of rights and to declare war.

- **Official Visit:** A visit of official business approved by the City of Richmond of one of the following:

    - A member of a Royal family of a country;

    - The head of state of a country;

    - The elected Provincial government leader;

    - The elected mayor of a city; and

    - The designated appointed equivalent of the above where applicable.

- **Half-masting a flag:** A flag is half-masted on a flagpole, with halyards and pulleys, (lowered to the middle of the flagpole) to show respect or mourning for a death. A flag will be brought to the half-mast position by raising it to the top of the mast briskly and immediately lowering it slowly and ceremoniously to half-mast.

- **Memorial Service:** A public gathering to demonstrate respect in order to honour the death of an individual or group.

- **Flagpole Finials:** A finial is a device attached to the top of a flagpole. When displayed indoors, it should be topped by a finial, in the form of a sphere/ball, maple leaf, acorn, or spear point. When displaying foreign flags, they should be in the form of an acorn or spear point finial. Outdoor flagpoles typically have a ball-shaped finial.

- **Canadian Olympic Flag:** Official flag of the Canadian Olympic Committee. The rights, permissions, and obligations are managed by the Canadian Olympic Committee.

City of Richmond

# Report to Committee

| | | | |
|---|---|---|---|
| **To:** | Planning Committee | **Date:** | May 1, 2023 |
| **From:** | Wayne Craig<br>Director, Development | **File:** | RZ 21-942276 |
| **Re:** | **Application by Maskeen (Hamilton) Properties Corp. for Rezoning at 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from the "Single Detached (RS1/F)" Zone to the "Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)" Zone** | | |

## Staff Recommendation

1. That Official Community Plan Bylaw 9000, Amendment Bylaw 10452, to:

   a) Redesignate 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from "Neighbourhood Residential" to "Mixed Use" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 Land Use Map);

   b) Redesignate a portion of 4651 Smith Crescent from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" in Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan), be introduced and given first reading; and

   c) Amend Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) as needed to clarify provisions for additional density and building height for development that includes City-owned community amenities in the village centre, and to allow new development on sites with a larger lot area to be considered on a case by case basis, such as the proposed development on the subject site.

2. That Bylaw 10452, having been considered in conjunction with:

   a) The City's Financial Plan and Capital Program;

   b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

3. That Bylaw 10452, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10453 to create the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, and to rezone 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from the "Single Detached (RS1/F)" zone to the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, be introduced and given first reading.

Josh Reis
Acting Director, Development
(604-204-8653)

JR:sb
Att. 7

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF ACTING GENERAL MANAGER** |
| Affordable Housing | ☑ | |
| Facilities & Project Development | ☑ | |
| Community Safety Administration | ☑ | |
| Policy Planning | ☑ | |

## Staff Report

### Origin

Maskeen (Hamilton) Properties Corp. (Directors: Jatinderpal Gill and Jagdip Sivia) has applied to the City of Richmond for permission to rezone the site at 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road (Attachment 1) from the "Single Detached (RS1/F)" zone to a new "Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)" site-specific zone to permit the development of a mixed-use mid-rise development including apartment housing, commercial space and City-owned community amenity space. The application includes design and construction of a Community Policing Office which will be transferred to the City.

Amendments to the Hamilton Area Plan and City's Official Community Plan (OCP) City of Richmond 2041 OCP Land Use Map are associated with the rezoning application. Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) would be amended to:

- clarify provisions for additional density and height on sites that provide City-owned community amenity facilities identified in the plan;
- allow new development on sites with a larger lot area to be considered on a case-by-case basis, such as the proposed development on the subject; and
- change the designation of the northern portion of the property located at 4651 Smith Crescent from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" (Attachment 2).

An associated housekeeping amendment to Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map) would be amended to change the designation of the subject site from "Neighbourhood Residential" to "Mixed Use" to align with the designation in the Hamilton Area Plan.

Key components of the proposal (Attachments 3, 4 & 5) include:

- 186 dwelling units, including 167 strata units and 19 Low-End Market Rental (LEMR) units.
- One five-storey mixed-use building, one four-storey apartment building and one two-storey amenity building atop a common parkade.
- A total floor area of approximately 15,661 $m^2$ (168,569 $ft^2$) comprised of:
    - Approximately 130 $m^2$ (1,400 $ft^2$) of City-owned community amenity space (Community Policing Office) fronting onto Gilley Road.
    - Approximately 603.9 $m^2$ (6,500 $ft^2$) of commercial space fronting onto Gilley Road.

- Approximately 13,246.77 $m^2$ (142,587 $ft^2$) of strata housing units provided over two buildings, and common circulation space in both buildings.
- Approximately 1,471.86.31 $m^2$ (15,843 $ft^2$) of LEMR housing units in a dispersed arrangement.
- Approximately 208 $m^2$ (2,238.89 $ft^2$) of indoor amenity area.

Road and engineering improvements works will be secured through the City's standard Servicing Agreement process prior to final adoption of the rezoning bylaw (Attachment 7). The works include extending Garripie Avenue in a public-rights-of-passage Statutory-Right-Of-Way, Smith Crescent widening, frontage improvements to Gilley Road and Smith Crescent, utility connections and public walkway widening along the western edge of 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

There are existing older single-detached houses on two of the lots within the subject site. Neither house has a secondary suite. Five previous single-family houses located on the subject site were previously demolished.

**Surrounding Development**

The site is comprised of seven lots in the Hamilton Area neighbourhood, with frontage onto Gilley Road and Smith Crescent (Attachments 1 & 2).

To the North: Across the future Garripie Avenue extension, are single-detached homes on lots zoned "Single Detached (RS1/F)", which the Hamilton Area Plan designates for stacked townhouse development.

To the South: Across Gilley Road, a mixed-use village centre development is under construction (DP 18-829286) on a lot zoned "Residential/Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)".

To the East: Across Smith Crescent, are single-detached homes and a duplex on lots zoned "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)", which the Hamilton Area Plan designates for stacked townhouse development.

To the West: Across a public walkway connection from Gilley Road to Garripie Avenue, are a mixed-use low-rise development and a low-rise senior housing and care facility on lots zoned "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" and "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)".

## Related Policies & Studies

### Official Community Plan/Hamilton Area Plan

The City's Official Community Plan (OCP) and the Hamilton Area Plan are proposed to be amended.

The Hamilton Area Plan is proposed to be amended to clarify provision for additional density and height on sites that provide City-owned community amenity facilities, to allow new development on sites with a larger lot area to be considered on a case-by-case basis such as the proposed development, and to change the designation along the northern edge of the subject site from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" (Attachment 2).

The City of Richmond 2041 OCP Land Use Map is proposed to be amended to change the designation of the subject site from "Neighbourhood Residential" to "Mixed Use". This housekeeping amendment is to ensure alignment between Hamilton Area Plan Land Use Map designation and the land use designation in the General OCP Land Use Map. The proposed amendment to the City of Richmond 2041 OCP Land Use Map is not required as the Hamilton Area plan supersedes the general OCP Land Use Map but it will provide consistency between the two policy documents.

### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204, which is minimum 3.5 m GSC on the subject site. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

## Public Consultation

Rezoning signs have been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Official Community Plan Bylaw 9000, Amendment Bylaw 10452, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require consultation with external stakeholders. An OCP consultation summary clarifying this recommendation is attached (Attachment 6).

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

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

## External Agencies

Ministry of Transportation and Infrastructure (MOTI)

Due to the proximity of the subject site to Highway 91 and Highway 91A interchange, Provincial Ministry of Transportation and Infrastructure approval is required prior to rezoning bylaw adoption.

## Analysis

The developer has applied to rezone the subject site to permit the development of a two-building, four to five-storey mixed-use development comprising 186 apartment dwellings (19 LEMR units and 167 strata units), ground floor commercial space and a community amenity facility fronting Gilley Road, and a two-storey indoor amenity building.

Land Use, Site Planning and Massing

The developer proposes to construct a low-rise mixed-use development arranged around a central common amenity open space adjacent to a neighbourhood High Street public plaza and public strollway, fronting Smith Crescent and Garripie Avenue with residential use, and fronting Gilley Road with ground-level commercial uses and a community amenity facility (Attachment 4 & 5). The proposed development is consistent with City objectives and proposed revised policy. The proposed development provides a new City facility community amenity facility, provides public-rights-of-passage Statutory-Rights-Of-Way to facilitate required pedestrian and road network improvements. The proposed form of development is four-storey and five-storey mixed-use apartment buildings over a shared single-level parking structure.

The mixed-use development will include both residential and non-residential uses. To ensure that non-residential uses and mechanical equipment comply with the City's Noise Bylaw, a legal agreement is required to be registered on Title prior to final adoption of the rezoning bylaw.

Proposed OCP Amendment

*Hamilton Area Plan Amendment – Community Amenity Facility*

The Hamilton Area Plan includes density bonusing to encourage the development of new community amenities (e.g., small community policing office, small library, and additional indoor recreation space) through developer contributions to the Hamilton Area community amenity fund (calculated per square meter of residential floor area at $70.50 for townhouse development and $49.50 for apartment or mixed-use development). Instead of providing funds towards the future provision of community amenities, the developer has instead agreed to provide a new turnkey City-owned Community Policing Office on-site as part of the development.

The City-owned Community Policing Office (130 $m^2$) that is being secured as part of the proposed development has an estimated value that is greater than the cash contribution the developer would otherwise be required to contribute towards community amenity facilities under the Hamilton Area Plan ($742,820.77).

Proposed amendments to the Hamilton Area Plan are intended to provide additional residential floor area in recognition of the developer voluntarily agreeing to construct the City-owned community amenity facility on-site. More specifically the amendments to the Hamilton Area Plan to secure the community amenity facility include:

- Redesignating a portion of 4651 Smith Crescent from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" to match the designation of the majority of the subject site (Attachment 2).

- Clarifying provisions for additional density and building height on sites that provide City-owned facilities community amenities (as identified in the plan) in the village centre.

- Providing flexibility to allow the creation of a development lot that exceeds 10,000 $m^2$.

These proposed amendments to the Hamilton Area Plan together result in allowing an additional approximately 1,069 $m^2$ (11,506 $ft^2$) of residential floor area on the subject site, helping to offset the additional cost of providing the turnkey City-owned community amenity facility (e.g. Community Policing Office) beyond the value of the required community amenity cash contribution. The development has been designed to fit within the existing site context with the taller portion of the development located at the south edge of the site fronting High Street Gilley Road and turning the corner onto Smith Crescent, and with Garripie Avenue providing a separation between the proposed development and the existing single-family lots to the north. For these reasons, staff support the proposed amendments.

*2041 OCP – Land Use Map Designation*

The City of Richmond 2041 OCP Land Use Map is proposed to be amended to change the designation of the subject site from "Neighbourhood Residential" to "Mixed Use" to better align with the Neighbourhood Village Centre designation in the Hamilton Area Plan. The proposed housekeeping amendment to the City of Richmond 2041 OCP Land Use Map will provide consistency between the two policy documents.

City-owned Community Amenity Facility (Community Policing Office)

The developer has agreed to provide a City-owned community amenity facility in the form of a turn-key 130 $m^2$ (1,400 $ft^2$) Community Policing Office built to RCMP security requirements, and complete with two designated parking spaces on-site, shared use of common facilities (i.e. visitor/non-residential parking, loading, and solid waste management), off-site fibre optic conduit and two on-street parking spaces.

Voluntary cash contributions are required for:

- Fibre optic service installation in the amount of $15,000.00.

- Project management fee of $71,000.00, which represents five per cent of the preliminary construction cost estimate for the tenant improvement component of the facility (e.g. 0.05 x 130 $m^2$ x 2023 rate of $10,867/$m^2$).

Letter of Credit securities are required, in amounts to be verified by a third-party quantity surveyor, for:

- 100 per cent of the preliminary construction cost estimate for the base building component of the facility (e.g. $712,660.00 at 130 $m^2$ x 2023 rate of $5,482/$m^2$).

- 100 per cent of the preliminary construction cost estimate for the tenant improvement component of the facility (e.g. $1,412,710.00 at 130 $m^2$ x 2023 rate of $10,867/$m^2$)

A legal agreement securing the developer's commitments is required to be registered on Title prior to final adoption of the rezoning bylaw, including the following:

- The above voluntary cash contributions and securities.

- Agreement to provide construct the facility and associated off-site works, at the developer's sole cost.

- Cost escalation provisions.

- Prior to Building Permit issuance, requirement to enter into a construction agreement, including detailed terms of reference for the facility.

- Prior to occupancy of any building on the subject site, requirement to transfer ownership of the constructed turnkey facility in the form of an Air Space Parcel to the City.

Housing Type and Tenure

a) Dwelling Unit Mix: The OCP encourages development to provide at least 40 per cent of units with two or more bedrooms that are suitable for families with children. Staff support the developer's proposed unit mix, which includes 51 per cent family-friendly units.

b) LEMR Housing: The developer proposes to design and construct 19 LEMR units, to a turnkey level of finish, at the developer's sole cost, comprising at least 1,471.86 $m^2$ (15,843 $ft^2$) of habitable space, and representing 10 per cent of the subject development's total residential floor area, consistent with the City's Affordable Housing Strategy respecting developments located outside of the City Centre Area Plan. Approximately 90 per cent of the LEMR units are proposed to be family-friendly (two bedrooms or more) and 100 per cent of the units will be designed with Basic Universal Housing features.

| Unit Type | Affordable Housing Strategy Requirements (1) | | | Project Targets (2) | |
|---|---|---|---|---|---|
| | Min. Unit Area | Max. Rent Charge | Max. Household Income | Unit Mix | BUH |
| Studio | 37 $m^2$ (400 $ft^2$) | $811 | $34,650 or less | - | - |
| 1-bedroom | 50 $m^2$ (535 $ft^2$) | $975 | $38,250 or less | 10% (2 units) | 10% (2 units) |
| 2-bedroom | 69 $m^2$ (741 $ft^2$) | $1,218 | $46,800 or less | 53% (10 units) | 53% (10 units) |
| 3-bedroom | 91 $m^2$ (980 $ft^2$) | $1,480 | $58,050 or less | 37% (7 units) | 37% (7 units) |
| **Total** | **N/A** | **N/A** | **N/A** | **19 units 1,471.86 $m^2$ (15,843 $ft^2$)** | **100% (19 units)** |

(1) May be adjusted periodically as provided for under adopted City policy.
(2) Unit mix in the above table may be adjusted through the Development Permit Process provided that the total area comprises at least 10 per cent of the subject development's total residential building area.

The LEMR units are proposed to be dispersed in the development and more information regarding the location of the LEMR units will be provided at Development Permit stage.

Prior to final adoption of the rezoning bylaw, registration of a Housing Agreement and Housing Covenant on Title is required to secure the following conditions in perpetuity for the LEMR units:

- LEMR units are required to achieve occupancy prior to any other buildings or uses in the proposed development.
- The residential use of the 19 LEMR units is restricted to residential rental tenure.
- Age-related occupancy restrictions are prohibited.
- Single ownership of the LEMR units is maintained (within a single airspace parcel, or strata lots secured with legal agreement requiring single ownership and prohibiting the separate sale of any of the strata lots) in each building.
- Occupants will enjoy full use of all indoor residential amenity spaces, all outdoor residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the occupants.

c) Strata Housing: The developer proposes to design and construct 167 strata housing units, and common circulation space comprising 13,219.9 $m^2$ (142,298 $ft^2$) provided over the two proposed buildings.

| Unit Type | Unit Mix |
|---|---|
| Studio | 8% (14 units) |
| 1-bedroom | 45% (75 units) |
| 2-bedroom | 46% (77 units) |
| 3-bedroom | 1% (1 units) |
| **Total** | **167 units 13,219.9 $m^2$ (142,298 $ft^2$)** |

(1) Number of units and unit mix in the above table may be adjusted through the Development Permit Process

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.

d) Accessibility: Richmond's OCP encourages development to meet the needs of the city's aging population and people facing mobility challenges. Staff support the developer's proposal, which is consistent with City Policy and will include:

- Barrier-free lobbies, common areas, and amenity spaces.
- Aging-in-place features in all units (e.g., lever-type handles, and blocking in all washroom walls for future grab bar installation at toilets, tubs and showers, etc.).
- 11 per cent Basic Universal Housing (BUH) units (i.e., 19 of 167 units), representing 100 per cent of LEMR units (i.e., 19 units).

Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary developer contributions in compliance with OCP Policy (i.e., community amenity facility as per Hamilton Area Plan), the developer has requested that the subject site be rezoned to a new site-specific zone, "Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)", which includes:

- Maximum density: 1.5 FAR calculated against net site area. This includes a density bonus related to the provision of LEMR units. In addition to the maximum 1.5 FAR density, the zone also includes the typical 0.1 FAR density bonus for common indoor amenity space for residents as well as 0.1 FAR for community amenity space (e.g. Community Policing Office).
- Permitted land uses: a range of commercial uses, apartment housing and related land uses.
- Residential rental tenure restriction relating to the provision of 19 rental units (e.g., 19 LEMR units).
- Maximum building height is generally 17 m (56 ft.) and 4-storey but may increase to 20 m (66 ft.) and 5-storey for buildings located along the Gilley Road High Street that contain a community amenity facility.
- Maximum lot coverage and minimum setbacks in keeping with the zoning for the other properties located on the Gilley Road High Street.

Sustainability

The sustainability requirements set out in the applicable sections of Richmond's BC Energy Step Code for the proposed wood-frame residential buildings is Step 4, or Step 3 with the provision of a low-carbon building energy system.

The architect has provided a letter advising the project is being designed to achieve Step 3 with the provision of an on-site privately owned low-carbon building energy system. More information regarding the developments sustainability initiatives will be provided at Development Permit stage.

Transportation and Site Access

The proposed development provides for transportation improvements and related features to be secured through a combination of road dedication, owner-maintained public-rights-of-passage Statutory Right-Of-Way, and legal agreements registered on Title, to the satisfaction of the Director, Transportation, and the City's standard Servicing Agreement process (secured with Letter of Credit), as applicable, as per the attached Rezoning Considerations (Attachment 7). Final extents are to be determined through the required Road Functional Plan review and Servicing Agreement application review processes.

Staff support the developer's proposal, which is consistent with City objectives and includes:

- Widening and frontage improvements along Smith Crescent to accommodate road, sidewalk, planted boulevard, and related upgrades. This includes road dedication as needed along the site's Smith Crescent frontage to accommodate a solid waste collection truck layby and corner cut.

- The extension of the shared street Garripie Avenue along the north edge of the subject site. This includes granting an owner-maintained public-rights-of-passage Statutory Right-Of-Way along the entire north property line to accommodate an interim width functional roadway. The shared street will be widened to ultimate width through future development to the north.

- The widening of the existing High Street public plaza fronting Gilley Road and public strollway to ultimate width along the west edge of the subject site.

- This includes granting an owner-maintained public-rights-of-passage Statutory Right-Of-Way along the west property line from Gilley Road to the Garripie Avenue sidewalk adjacent to the existing High Street public plaza and strollway on the properties to the west.

The number of site access driveways is limited to one to minimize potential pedestrian and cycling conflicts with vehicles, and it is proposed to connect to the shared street Garripie Avenue.

The proposed parking complies with the City's *Zoning Bylaw 8500* and was validated through a Transportation Impact Assessment, which was reviewed and accepted by the City.

Residential parking for strata units is reduced by approximately 6.6 per cent, and supported by the following required Transportation Demand Management (TDM) measures, which will be further reviewed through the required Development Permit process and secured with registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw:

- Transit Pass Program: monthly bus pass (two-zone) will be offered 16 per cent of the strata units (27 units) for a period of one year and secured with a letter of credit and registration of a legal agreement on Title prior to final adoption of the rezoning bylaw.

- Providing secure class 1 bicycle spaces at the rate of 1.5 spaces for each strata residential unit and e-bike and e-scooter storage.

- Providing a shared bicycle maintenance and repair facility.

- Accommodating electrical charging for 100 per cent of resident parking spaces, 10 per cent of commercial parking spaces and 10 per cent of resident class 1 secure bicycle storage spaces.

The proposal includes two parking spaces for the exclusive use of the community amenity facility and also a shared pool of parking for visitors and non-residential uses. Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw, to prohibit parking assignment of the shared parking spaces.

The proposal includes tandem parking spaces for some residents of strata units. Registration of a tandem parking covenant is required prior to final adoption of the rezoning bylaw, to ensure each pair of tandem parking spaces is assigned to the same dwelling unit.

Tree Retention and Replacement

The developer has submitted a Certified Arborist's Report; which identifies 59 existing trees on the subject site, three existing trees and a hedge on a neighbouring property to the north and one City tree in a hedgerow in the site's Smith Crescent boulevard (Attachment 5). The City's Tree Preservation Officer having reviewed the site agrees with the recommended tree removal and replacement at a 2:1 ratio.

- The protection of trees on the neighbouring property to the north is required.

- Removal of an existing Douglas fir tree in a mixed species hedgerow (northern tree in hedgerow Tag #831) and the portion of a Western Hemlock hedgerow located in the City boulevard along the site's Smith Crescent frontage is recommended by Parks staff. The developer has agreed to provide a voluntary contribution in the amount of $4,500.00 towards tree planting elsewhere in the City.

- Removal of the 59 existing trees on the subject site is recommended. The trees proposed for removal are in marginal to fair and fair condition. These trees are located in conflict with the proposed development such that they cannot be retained. The planting of 118 replacement trees (2:1 ratio) will be secured through the Development Permit application. The preliminary landscape plan indicates the planting of 60 replacement trees.

The landscape design and tree planting opportunities will be further reviewed and refined at DP stage with the intention to maximize on-site replacement tree planting. Replacement trees should be accommodated on the site, but if some trees are not able to be accommodated on-site, a voluntary contribution of $750.00 would be required for each replacement tree that is not able to be accommodated on-site.

To ensure that the trees identified for retention are protected at development stage, the developer is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, City acceptance of the developer's voluntary contribution in the amount of $4,500.00 to the City's City Compensation Fund for tree planting elsewhere in the City.

- 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 buildings on the subject site, installation of tree protection fencing on-site for 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

Staff support the developer's proposal, which is consistent with City Policy and includes a cash contribution towards the City's Public Art Fund, based on City-approved rates and the proposed floor area (excluding affordable housing and community amenity facility floor area). Prior to final adoption of the rezoning bylaw, City acceptance of the developer's voluntary contribution in the amount of $147,322.44 is required.

Site Servicing and Frontage Improvements

The developer will enter into a standard City Servicing Agreement, secured with a Letter of Credit, for the design and construction of all required off-site works including, but not limited to shared street extension, public strollway widening, frontage improvements along Gilley Road and Smith Crescent and City utilities work~~s~~ as set out in the attached Rezoning Considerations (Attachment 7).

Future Development Permit Application Consideration

Development Permit approval, to the satisfaction of the Director, Development, is required prior to final adoption of the rezoning bylaw. At DP stage, additional design development is encouraged with respect to the following items:

- Residential Streetscape: Opportunities to refine building design and to provide an enhanced interface with fronting public strollway and sidewalks.

- Common Amenity Spaces: The proposal includes approximately 208 m² of shared indoor amenity space and 1,226 m² of shared outdoor amenity spaces, exceeding the OCP DP Guidelines rates (Attachment 3). More information is required with respect to the programming, design, and landscaping of these spaces to ensure they satisfy City objectives. The conceptual design includes shared use of all indoor amenity areas by all residents and a common central outdoor amenity area.

- Accessibility: Design and distribution of Basic Universal Housing units, adaptable units, aging-in-place features, and common spaces.

- Sustainability: Opportunities to enhance building performance in coordination with architectural expression.

- Crime Prevention through Environmental Design (CPTED): Opportunities to incorporate CPTED measures including surveillance and territoriality to promote a sense of security.

- Fire Fighting Plan: Each of the two residential buildings will require its own address and its own fire department response point (e.g. fire department connection, fire alarm panel and principle building entrance in close proximity to a fire access route and fire hydrant).

- Parking, Loading & Waste Management: The developer is committed to providing a proposal consistent with the Zoning Bylaw and related City requirements. Further design of vehicle parking and circulation, truck manoeuvring, waste management activities and related features and spaces.

## Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer-contributed assets such as roadworks, waterworks, drainage works, and street trees. The anticipated operating budget impact for the ongoing maintenance of these assets is $5,585.74. The City will also take ownership of a developer-contributed community amenity space facility. At this time, there is no anticipated increase to existing operating budget impact for facility programming. The anticipated operating budget impact for the ongoing maintenance of the facility is $86,678.72 annually.

**Conclusion**

Maskeen (Hamilton) Properties Corp. has applied to the City of Richmond to create a new zone, "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" and to rezone the subject site at 4651, 4671, 4691 Smith Crescent, and 23301, 23321, 23361, and 23381 Gilley Road to the new zone to permit the development of a mixed-use residential mixed tenure, commercial and community amenity facility low-rise and mid-rise development containing 186 dwellings (including 167 strata residential units and 19 LEMR units).

The proposal includes OCP amendments to change the designation of the subject site from "Neighbourhood Residential" to "Mixed Use" in the City of Richmond 2041 OCP Land Use Map, and to change the designation of a northern portion of the site from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" in the Hamilton Area Plan. The proposal also includes OCP amendments to the Hamilton Area Plan to clarify provisions for additional density and height on sites that accommodate City-owned facilities community amenities identified in the Area Plan, and to allow new development on sites with a larger lot area to be considered on a case by case basis such as the proposed development.

Off-site works, including road widening and frontage improvements and on-site works, including shared street extension and public strollway widening will be subject to the City's standard Servicing Agreement process (secured with Letter of Credit). An analysis of the developer's proposal shows it to be considered and consistent with the City's OCP policy objectives regarding community amenities.

It is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 10452 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10453, be introduced and given first reading.

Sara Badyal

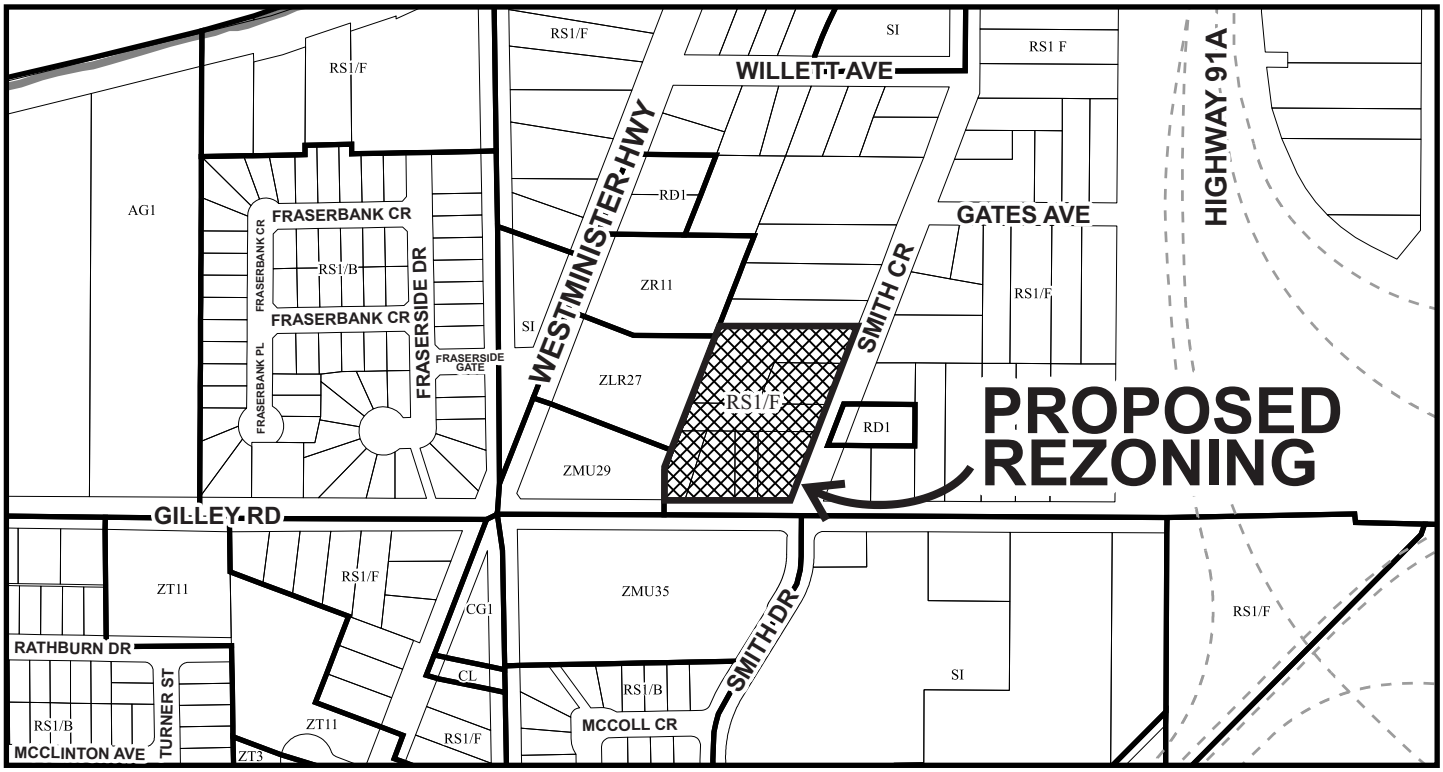
Sara Badyal
Planner 3
(604-276-4282)

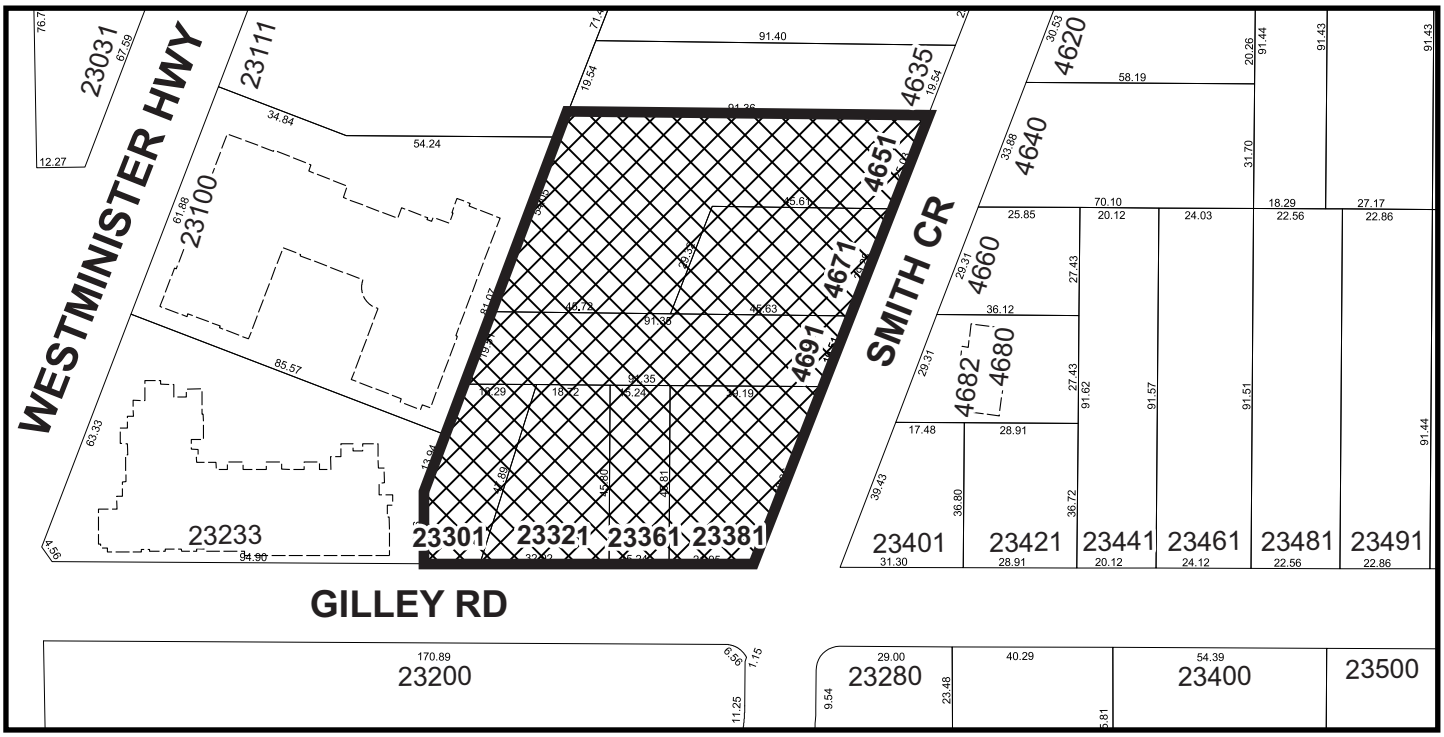
SB:js

Att. 1: Location Map and Aerial Photo
2: Hamilton Area Plan Land Use Map
3: Development Application Data Sheet
4: Conceptual Development Plans
5: Tree Management Plan
6: OCP Consultation Policy & Summary of Consultation with Key Stakeholders
7: Rezoning Considerations

Attachment 1

City of Richmond



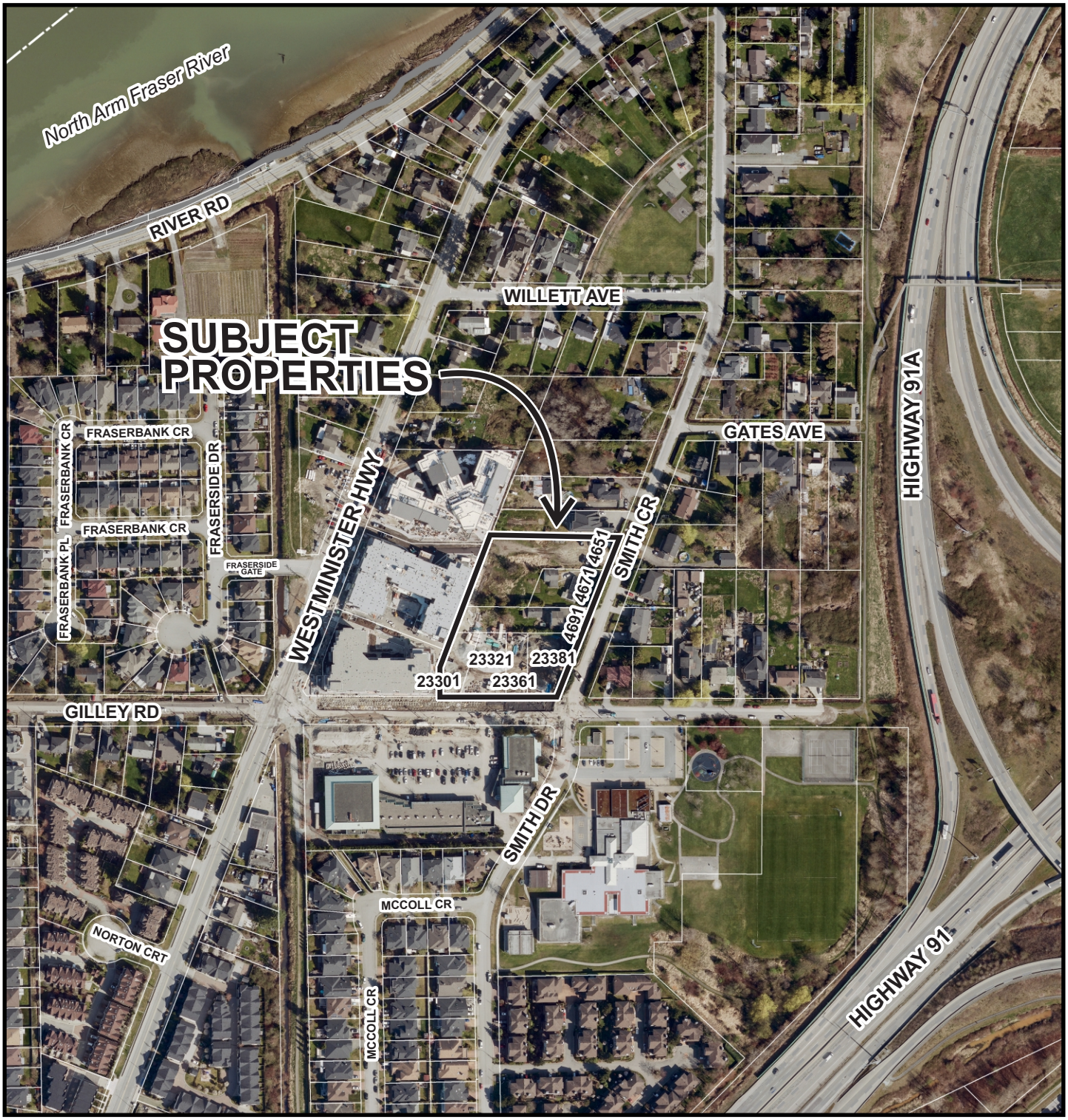

RZ 21-942276

Original Date: 11/15/21

Revision Date: 11/16/21

Note: Dimensions are in METRES

City of
Richmond



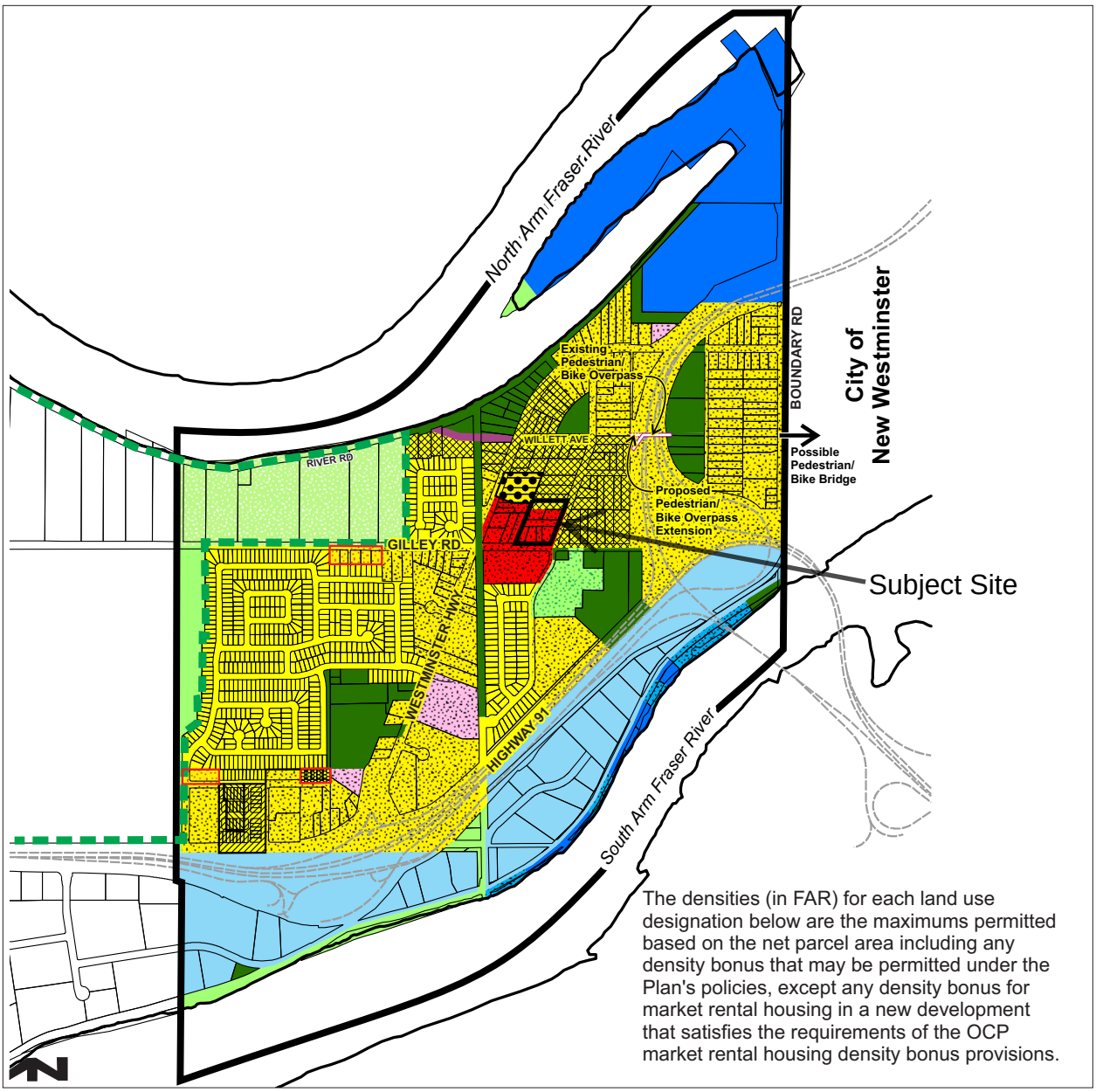

# RZ 21-942276

Original Date: 11/15/21

Revision Date: 11/16/21

Note: Dimensions are in METRES

## Land Use Map




- Area Plan Boundary
- ALR Boundary
- Agriculture
- Community Institutional
- Conservation Area
- Industrial
- Marine Residential/Industrial
- Mixed Employment
- Neighbourhood Residential (Single Family 0.55 FAR)
- Neighbourhood Residential (Single Family 0.60 FAR)
- Neighbourhood Residential (Single Family with Coach Houses 0.60 FAR)
- Neighbourhood Residential (Single Family or Duplex 0.75 FAR)
- Neighbourhood Residential (Townhouse 0.55 FAR)
- Neighbourhood Residential (Townhouse 0.75 FAR)
- Neighbourhood Residential (Stacked Townhouse 1.00 FAR)
- Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)
- Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)
- Park and Major Trail/Greenway Corridors
- Proposed Streets
- School

City of Richmond

# Development Application Data Sheet

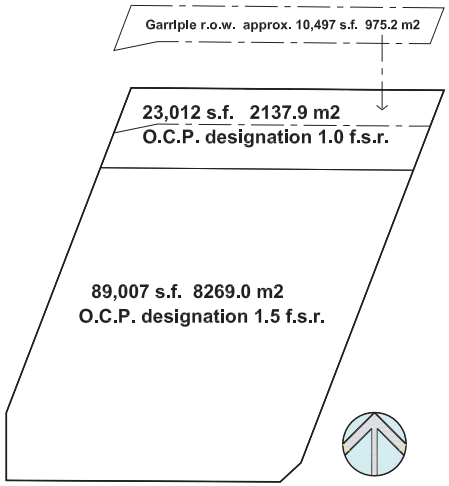
Development Applications Department

| RZ 21-942276 | Attachment 3 |
|---|---|
| Address: | 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road |
| Applicant: | Maskeen (Hamilton) Properties Corp. |
| Owner | Maskeen (Hamilton) Properties Corp., 1164822 BC Ltd., and Davinder Mander |
| Planning Area(s) | Hamilton Area |

| | Existing | Proposed |
|---|---|---|
| Site Area | Approximately 10,406.9 $m^2$ | Approximately 10,406.9 $m^2$ |
| Land Uses | Vacant and Single-family residential | Mixed use |
| OCP Designation | Neighbourhood Residential | Mixed Use |
| Area Plan Designation | Neighbourhood Residential (Stacked Townhouse 1.00 FAR), and Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR) | Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR) |
| Zoning | Single Detached (RS1/E) | Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton) |
| Number of Units | 2 single-detached houses | 19 LEMR units<br>167 strata units<br>603.9 $m^2$ (6,500 $ft^2$) CRU<br>130 $m^2$ (1,400 $ft^2$) Community facility |

| | Bylaw Requirement | Proposed | Variance |
|---|---|---|---|
| Floor Area Ratio | Max. 1.5 FAR (including affordable housing), and Max 0.1 FAR community amenity space, and Max 0.1 FAR amenity space | Max. 1.5 FAR (including affordable housing), and community amenity space, and amenity space | None permitted |
| Buildable Floor Area | Approx. Max. 15,610.35 $m^2$ residential and commercial, and Min. 130 $m^2$ community facility, and Min. 100 $m^2$ amenity space | 13,219.92 $m^2$ strata residential<br>1,498.71 $m^2$ LEMR<br>603.87 $m^2$ commercial<br>130 $m^2$ community facility<br>208 $m^2$ amenity space | None permitted |
| Lot Coverage | Max. 55 % | Max. 55 % | None |
| Setbacks | Gilley Rd: Min 1.5 m<br>Smith Cr: Min. 3 m<br>North property line: Min. 3 m<br>West Side Yard: Min. 6 m | Gilley Rd: Min 1.5 m<br>Smith Cr: Min. 3 m<br>North property line: Min. 3 m<br>West Side Yard: Min. 6 m | None |
| Building Height | Max. 17 m & 4-storey,<br>20 m & 5-storey fronting Gilley | Max. 17 m & 4-storey,<br>20 m & 5-storey fronting Gilley | None |
| Lot Dimensions | Width: Min. 40 m<br>Depth: Min. 40 m<br>Area: Min. 4,000 $m^2$ | Width: 91 m<br>Depth: 122 m<br>Area: Min. 10,406 $m^2$ | None |
| Parking Space Rates | Per dwelling:<br>LEMR: 1<br>Market Strata: 1.4 with TDMs<br>Visitor: 0.2, shared with non-residential uses<br>Community facility: 2 | Per dwelling:<br>LEMR: 1<br>Market Strata: 1.4 with TDMs<br>Visitor: 0.2, shared with non-residential uses<br>Community facility: 2 | None |
| Accessible Parking Spaces | Min. 2% | Min. 2% | None |

| | Bylaw Requirement | Proposed | Variance |
|---|---|---|---|
| Small Car Parking Spaces | Max. 50% | Max. 50% | None |
| Tandem Parking Spaces | Permitted | 13% | None |
| Loading Spaces | 2 medium spaces | 2 medium spaces | None |
| Bicycle Storage | Class 1: 1.25 per LEMR unit, 1.5 per strata unit (TDM), and 2 non-residential<br>Class 2: 0.2 per dwelling and 3 non-residential | Class 1: 1.25 per LEMR unit, 1.5 per strata unit (TDM), and 2 non-residential<br>Class 2: 0.2 per dwelling and 3 non-residential | None |
| Amenity Space – Indoor | Min. 100 $m^2$ | 208 $m^2$ | None |
| Amenity Space – Outdoor | Min. 1,116 $m^2$ | 1,226 $m^2$ | None |




total site : 112,019 s.f. 10406.9 m2

gross floor area calculation :

possible floor space per current O.C.P. :

23,012 x 1.0 = 23,012 s.f. 2137.9 m2
89,007 x 1.5 = 133,511 s.f. 12403.5 m2

total - 156,523 s.f. 14541.4 m2

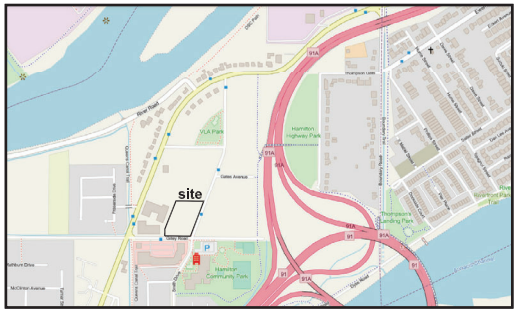
$\frac{156,523}{112,019}$ = 1.397 f.s.r. (total site, blended)

proposed floor space 166,330 s.f.

$\frac{166,330}{112,019}$ = *1.485 f.s.r. (less than 1.5)

(*.015 x 112,016 = 1,680 s.f. 'adjustment room')

location plan detail




location plan

affordable housing data :

minimum unit areas per AH Strategy :

| | | |
|---|---|---|
| studio unit | 400 s.f. | 37 m2 |
| 1-bedroom unit | 535 s.f. | 50 m2 |
| 2-bedroom unit | 741 s.f. | 69 m2 |
| 3-bedroom unit | 980 s.f. | 91 m2 |

affordable units provided :

| | |
|---|---|
| studio units | none |
| 1-bedroom units | 2 x 539 = 1078 s.f. |
| 2-bedroom units | 9 x 748 = 6732 s.f. |
| 2-bedroom units | 1 x 974 = 974 s.f. |
| 3-bedroom units | 3 x 1020 = 3060 s.f. |
| 3-bedroom units | 4 x 1072 = 4288 s.f. |
| | 19 units total - 16,132 s.f. |

(min. required area : 10% = 15,833 s.f.)

affordable unit percentages :

2/19 = 10.5% 1-bedroom units
10/19 = 52.6% 2-bedroom units
7/19 = 36.9% 3-bedroom units
100%

## project data :

proposed zoning : CD — O.C.P. amenment required

site area :

112,056 s.f. (10410 m2)

( Garriple Ave r.o.w. - 10,497 s.f. (975 m2) approx.)

building areas :

bldg. A -

| | |
|---|---|
| ground floor - | 25,170 s.f. |
| 2nd floor - | 22,080 s.f. |
| 3rd floor - | 22,080 s.f. |
| 4th floor - | 22,080 s.f. |
| 5th floor - | 22,080 s.f. |
| total - | 113,490 s.f. (10,544 m2) |

bldg. B -

| | |
|---|---|
| ground floor - | 13,210 s.f. |
| 2nd floor - | 13,210 s.f. |
| 3rd floor - | 13,210 s.f. |
| 4th floor - | 13,210 s.f. |
| total - | 52,840 s.f. (4909 m2) |

total buildings A & B - 166,330 s.f. (15,453 m2)
(above areas exclude elevators, stairs,mech/elec. rooms etc.)

F.A.R. : 113,490 + 52,840 = 166,330 / 112,019 = 1.485

site coverage : 35% approx.

unit types :

| | | |
|---|---|---|
| studio - | 14 | 7.5% |
| 1-bedroom - | 77 | 41.4% |
| 2-bedroom - | 87 | 46.8% |
| 3-bedroom - | 8 | 4.3% |
| total - | 186 units | 100% |

parking provision :

required per bylaw :
regular apt. - 167 x 1.5 = 251
affordable apt. - 19 x 1 = 19
+ visitor - 186 x .2 = 38
commercial - 734 m2 26 — note : CPO requires only 2 on-site spaces, per RCMP program, but normal bylaw commercial requirement for the space is provided for on site.
total req'd - 334 spaces
provided - 28 surface spaces
265 parkade spaces approx.
*293 total spaces
(includes 19 tandem spaces)

bicycle parking required : 186 x 1.25 = 233 spaces
(residential) 186 x .2 = 37 spaces
total - 270 spaces
provided : parkade - 230 spaces
surface- 40 spaces
total - 270 spaces
commercial spaces required - 5 spaces total
provided : 2 class 1. spaces in parkade
3 class 2. surface spaces

Indoor amenity :

required & provided : 1,076 s.f. (100 m2)

outdoor amenity :

required : 186 x 6 = 1116 m2 (12,013 s.f.)
provided : approx. 13,200 s.f. = 1226 m2

building height :

max. allowed & per bylaw : 17.0m. (55.78 ft.)
proposed height : 18.15 m. (59.55 ft.)

Issued for rezoning

# parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands — Richmond B.C.

REGISTERED ARCHITECT SAMUEL M. CHAN BRITISH COLUMBIA
2023-04-12

project

revised to J

Attachment 4
Conceptual Development Plans

| Rev. | Date | Description |
|---|---|---|
| 02 | 4-12-23 | re-issued for rezoning |
| 01 | 10-08-21 | issued for rezoning |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alice@ionic-architecture.com


Drawing Title: site areas & project data
Project Title: proposed development
parcels 6 & 7 - Hamilton Lands
Richmond B.C.

Scale: as noted
Date: February 2022
Revision: 02
Project No.: 21-2138
Sheet: A-1 of

1.

Note: non-residential parking includes 2 for CPO and shared visitor/non-residential parking

existing building over
Hamilton Village Care Centre
23111 Garripie Ave.

existing s.f. dwelling - future multi-residential development
2-storey house (approx.)

existing building over
Hamilton High Street Residence
23100 Garripie Ave.

existing parkade

existing building over
23233 Gilley Rd.

WESTMINSTER HIGHWAY

Garripie Ave.

Smith Crescent

Gilley Road ( High Street )

mixed-use commercial/residential development under construction

CNCL - 108

recycling/garbage
240 l. 3 yd.
360 l. 4 yd.

note re. commercial parking :
- spaces in secure parkade are intended for owners/ business managers and employees, surface spaces in courtyard are for short-term customer parking. ( by-law doesn't differentiate)
- this would equal approx. one space per CRU

commercial parking
typical space : 2.5m. x 5.5m.

residential visitor parking
typical space : 2.5m. x 5.5m.

residential owner parking
typical space : 2.5m. x 5.5m.

residential rental parking
rental units, typical space : 2.5m. x 5.5m.

bicycle storage room
40 bikes
typical space : .6m. x 1.8m.
vertical space : .6m. x 1.2m.

motorcycle space
(not a bylaw requirement)
typical space : 1.2m. x 2.4m.

parkade level parking summary :

266 parking spaces (approx.)
Includes 4 accessible spaces and 19 tandem spaces
(tandem spaces for 2/3 bedroom units)

240 class 1. bicycle spaces
residential 1.25 x 186 = 233 req'd
Includes 4 vertical spaces
(bike room 7. includes 2 spaces for CRUs)
plus 16 class 2. visitor spaces in racks

12 motorcycle spaces (approx.)
(not a bylaw requirement)

parkade area - 90,312 s.f. (8390 m2)

site plan / parking level
scale: 1/16" = 1'-0" approx.

revised to April 4 /23

2023-04-12

# parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands — Richmond B.C.

Issued for rezoning

| Rev. | Date | Description |
|---|---|---|
| 04 | 4-06-23 | issued for rezoning |
| 03 | 11-02-22 | parkade entrance moved |
| 02 | 8-03-22 | CPO office location |
| 01 | 10-08-21 | original rezoning submission |

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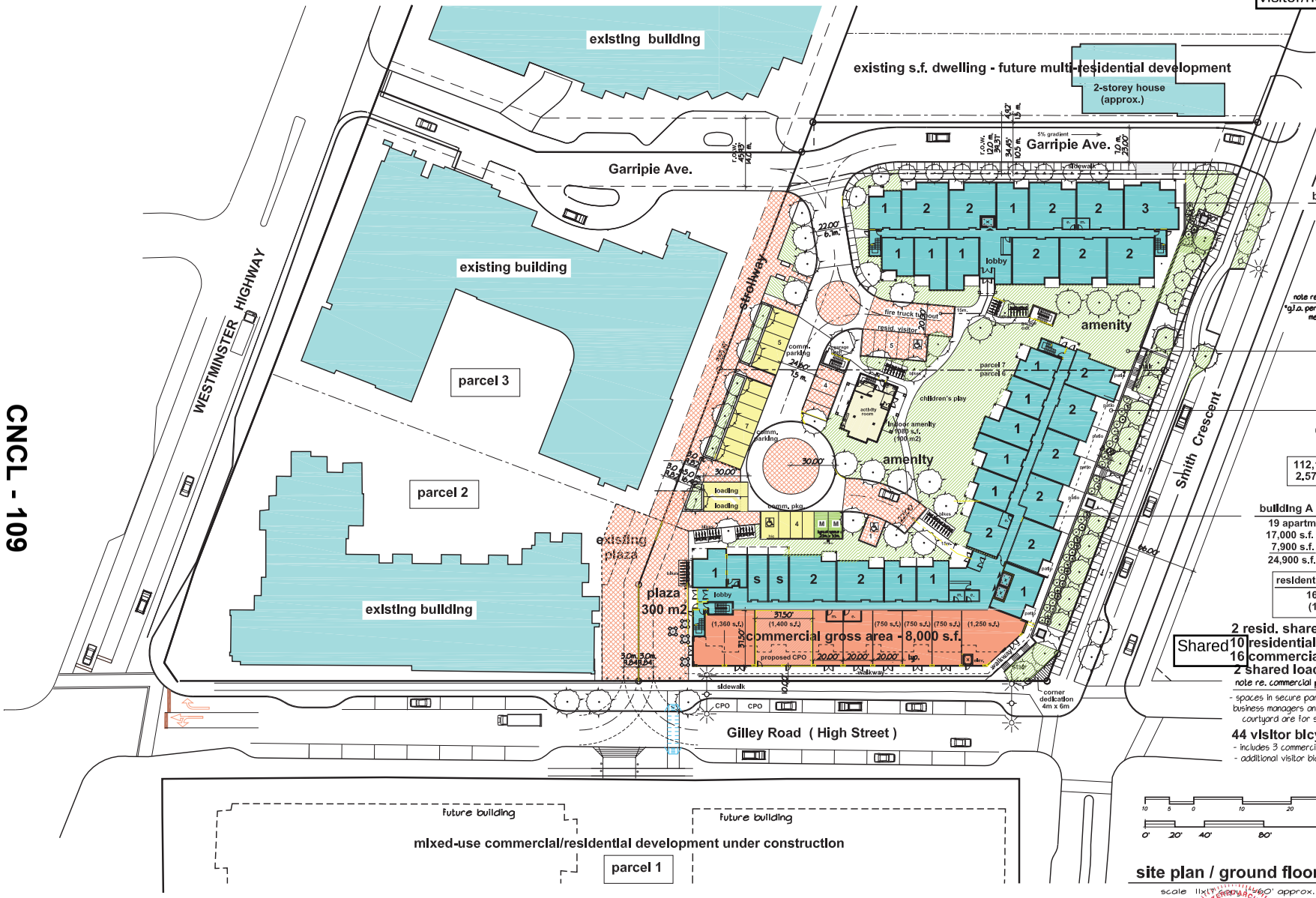
Drawing Title: site plan - parking level
Project Title: proposed development parcels 6 & 7 – Hamilton Lands Richmond B.C.

Scale: as noted
Date: February 2022
Revision: 04
Project No. 21-2138
Sheet A-2 of

2.

Note: non-residential parking includes 2 for CPO and shared visitor/non-residential parking




key to unit types :

| | |
|---|---|
| S | studio unit |
| 1 | one-bedroom unit |
| 2 | two-bedroom unit |
| 3 | three-bedroom unit |
| aff. | affordable unit |

**building B ground floor :**
13 apartment units
12,988 s.f.
(1,207 m2)

*g.f.a. per bylaw :
12,482 s.f.
(1,160 m2)

note re. gross floor area :
*g.f.a. per bylaw excludes stairs, elevators and mechanical and electrical rooms

parcel 7
50,030 s.f. site
4,648 m2

parcel 6
62,106 s.f. site
5,769 m2

112,136 s.f. total site
2.574 ac. (1.042 ha)

**building A ground floor :**
19 apartment units
17,000 s.f. residential
7,900 s.f. commercial (net)
24,900 s.f. (2323 m2)

residential g.f.a. per bylaw :
16,200 s.f.
(1,505 m2)

2 resid. shared vehicle spaces
Shared 10 residential visitor spaces
16 commercial spaces
2 shared loading spaces

note re. commercial parking :
- spaces in secure parkade are intended for owners/ business managers and employees, surface spaces in courtyard are for short-term customer parking.

44 visitor bicycle spaces
- includes 3 commercial class 2. spaces
- additional visitor bicycle spaces in parkade

10 5 0 10 20 30 metres
0' 20' 40' 80' 120' 160'

## site plan / ground floor

scale 1/16" = 1'-0" 160' approx.

issued for rezoning

# parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands — Richmond B.C.

REGISTERED ARCHITECT SAMUEL M. CHAN BRITISH COLUMBIA
2023-04-12

revised to April 4 /23

| Rev. | Date | Description |
|---|---|---|
| 04 | 4-06-22 | issued for rezoning |
| 03 | 11-02-22 | parkade entrance moved |
| 02 | 8-03-22 | CPO office location |
| 01 | 10-08-21 | original rezoning submission |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Drawing Title: site plan - ground floor
Project Title: proposed development
parcels 6 & 7 – Hamilton Lands
Richmond B.C.

Scale: as noted
Date: February 2022
Revision: 04
Project No. 21-2138
Sheet A-3 of

3.

CNCL - 109

streetscape to 'strollway'

Gilley Road 'High Street' streetscape

note : colours are for model purposes only
(colours still to be selected)

**streetscapes**

approx. scale 11x17 - 1"=32'

# parcels 6 & 7 - proposed residential - commercial development

**Hamilton Lands** **Richmond B.C.**

revised to April 10 /23

Issued for rezoning

REGISTERED ARCHITECT SAMUEL M. CHAN BRITISH COLUMBIA
2023-04-12

| Rev. | Date | Description |
|---|---|---|
| 03 | 4-10-23 | issued for rezoning |
| 02 | 3-19-22 | revised for review |
| 01 | 2-28-22 | Issued for review |


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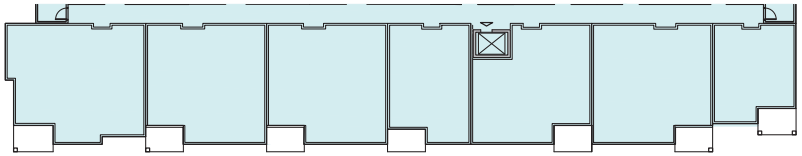
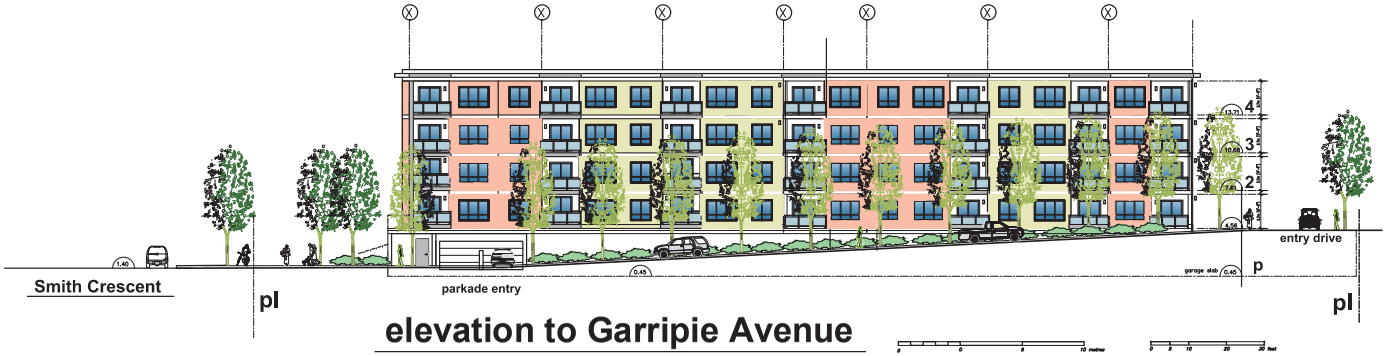
Drawing Title: streetscapes : Gilley Road & strollway
Project Title: proposed development
parcels 6 & 7 - Hamilton Lands
Richmond B.C.

Scale: As Noted
Date: March 2022
Revision: 03
Project No. 21-2138
Sheet A-5 of

5.

CNCL - 110






## elevation to Garripie Avenue

## Smith Crescent streetscape

note : colours are for model purposes only
(colours still to be selected)

**streetscapes**
approx. scale 11x17 – 1"=32'

REGISTERED ARCHITECT SAMUEL M. CHAN BRITISH COLUMBIA
2023-04-12

revised to April 12 /23

CNCL - 111

issued for rezoning

# parcels 6 & 7 - proposed residential - commercial development

**Hamilton Lands** **Richmond B.C.**

| Rev. | Date | Description |
|---|---|---|
| 03 | 4-10-23 | issued for rezoning |
| 02 | 3-18-22 | revised for review |
| 01 | 2-28-22 | issued for review |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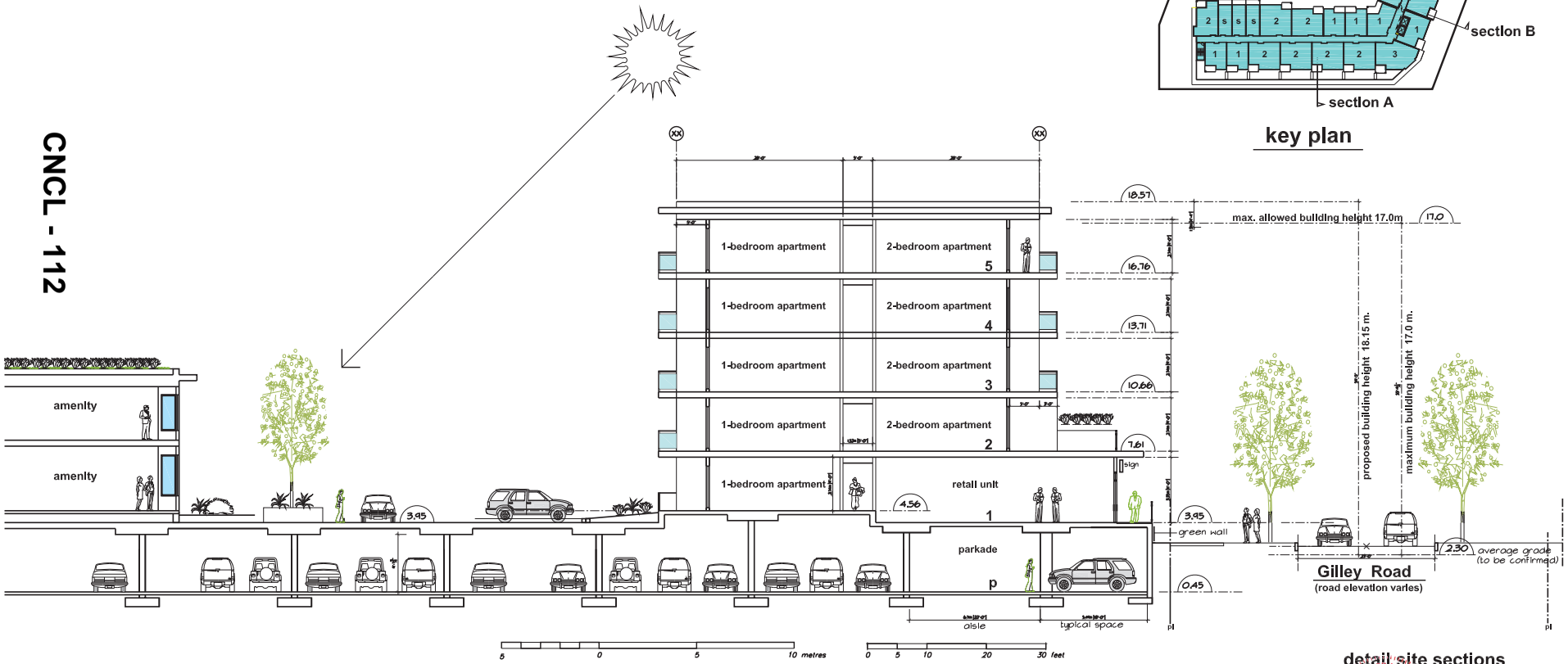
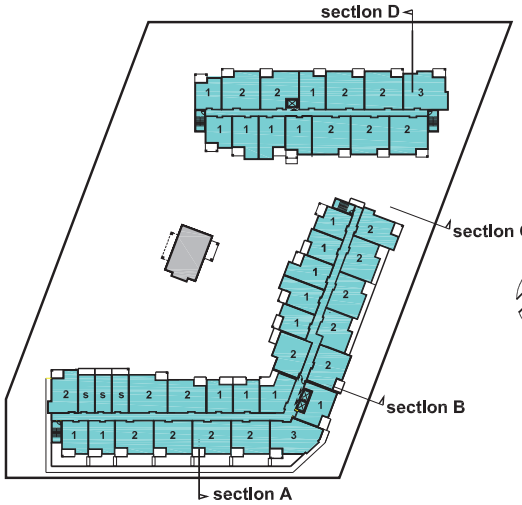
Drawing Title: streetscapes - Smith Cres. & Garripie Ave.
Project Title: proposed development parcels 6 & 7 – Hamilton Lands Richmond B.C.

Scale: As Noted
Date: March 2022
Revision: 01
Project No.
Sheet A–6 of

6.

CNCL - 112




key plan

detail site sections

1" = 60' approx.

# parcels 6 & 7 - proposed residential - commercial development

**Hamilton Lands** **Richmond B.C.**

revised to March 29 /23

2023-04-12

| Rev. | Date | Description |
|---|---|---|
| 04 | 4-06-23 | issued for rezoning |
| 03 | 3-29-23 | general revisions |
| 02 | 3-28-22 | revised for review |
| 01 | 3-16-22 | issued for review |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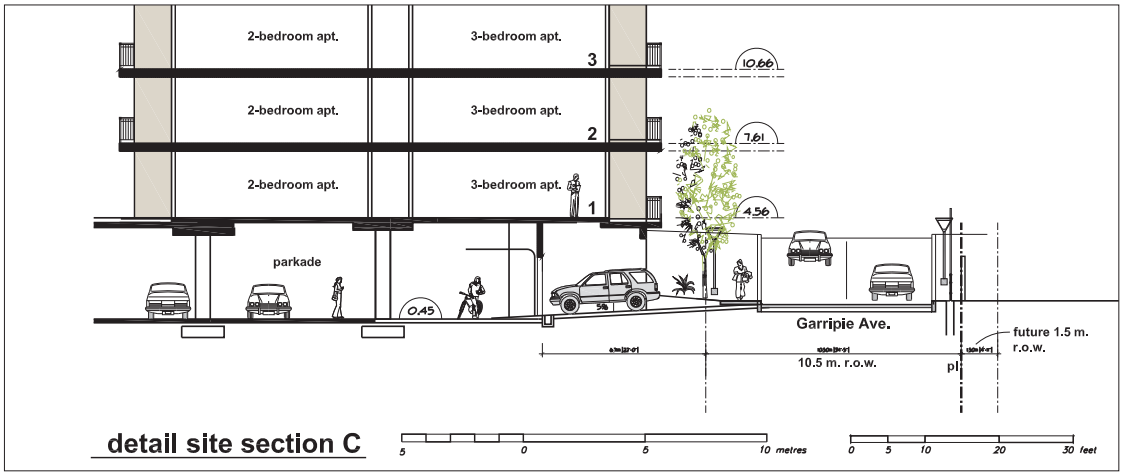
Drawing Title: site section details

Project Title: proposed development
parcels 6 & 7 - Hamilton Lands
Richmond B.C.

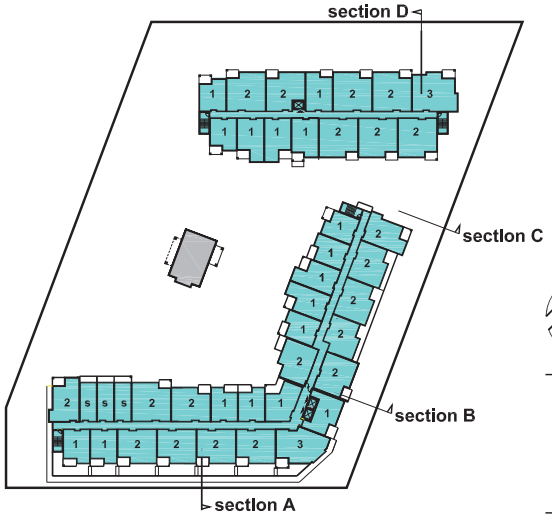
Scale: As Noted
Date: March 2022
Revision 02
Project No. 21-2138
Sheet A-8a of

8a

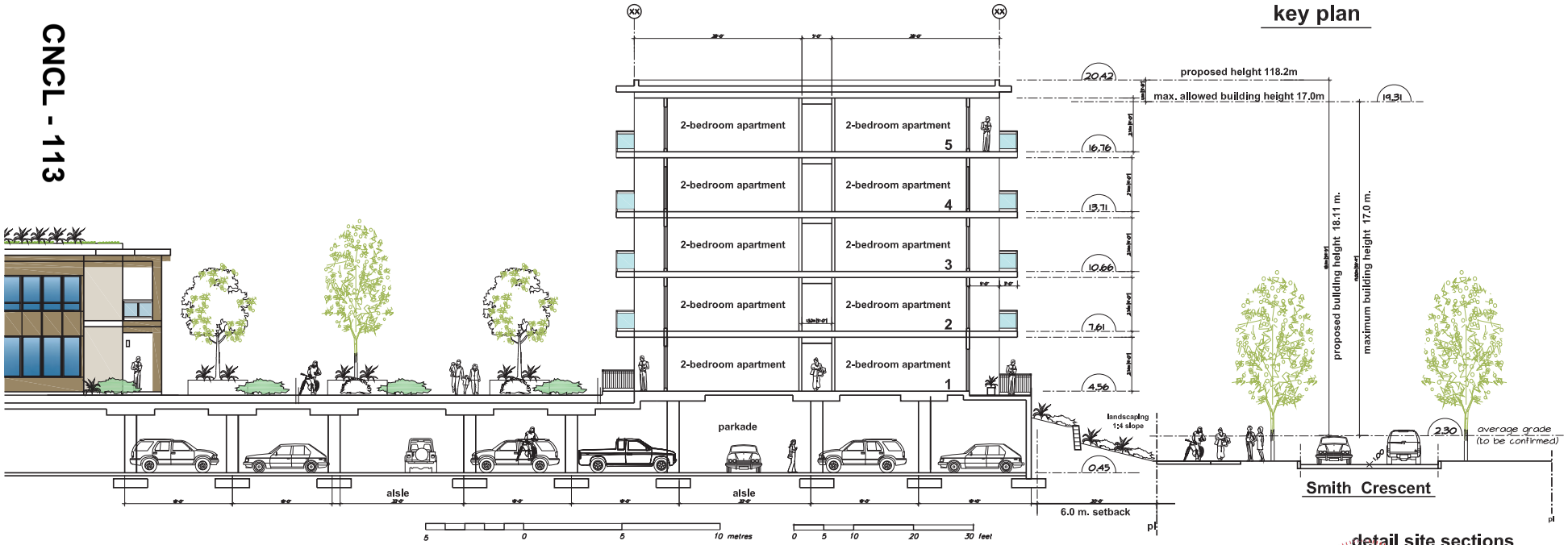
preliminary for client review




## detail site section C




## key plan




## detail site sections

scale: 1/8x11 copy 1"=60' approx.

# parcels 6 & 7 - proposed residential - commercial development

**Hamilton Lands** **Richmond B.C.**

revised to March 29 /23

preliminary for client review

CNCL - 113

| Rev. | Date | Description |
|---|---|---|
| 04 | 4-06-23 | issued for rezoning |
| 03 | 3-29-23 | general revisions |
| 02 | 3-28-22 | issued for review |
| 01 | 3-18-22 | issued for review |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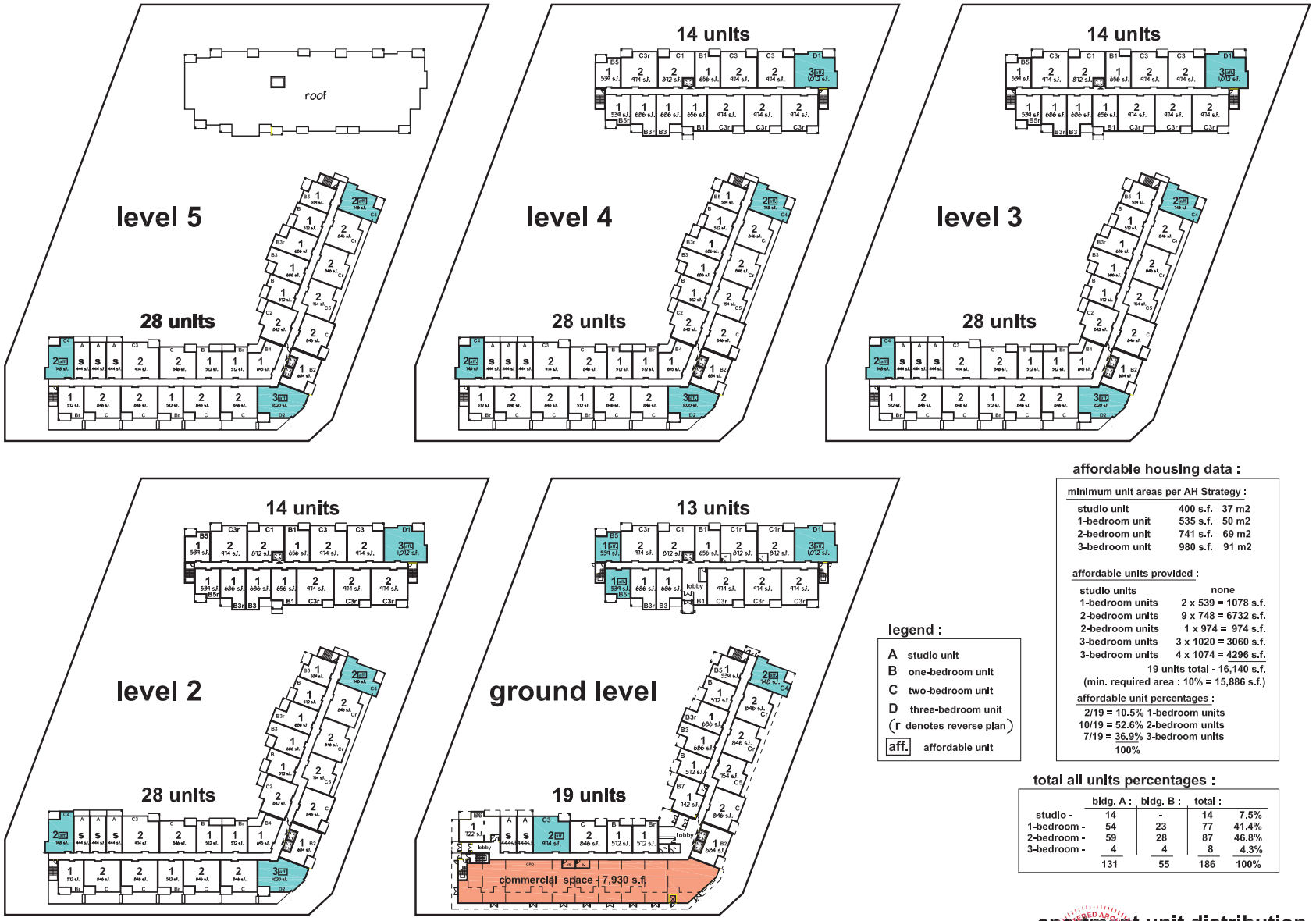
Drawing Title: detail site sections
Project Title: proposed development parcels 6 & 7 – Hamilton Lands Richmond B.C.

Scale: As Noted
Date: February 2022
Revision 03
Project No. 21-2138
Sheet A-8a of
8b

REGISTERED PROFESSIONAL ENGINEER SAMUEL M. CHAN BRITISH COLUMBIA
2023-04-12




**legend :**

- A studio unit
- B one-bedroom unit
- C two-bedroom unit
- D three-bedroom unit
- (r denotes reverse plan)
- aff. affordable unit

**affordable housing data :**

minimum unit areas per AH Strategy :

| | | |
|---|---|---|
| studio unit | 400 s.f. | 37 m2 |
| 1-bedroom unit | 535 s.f. | 50 m2 |
| 2-bedroom unit | 741 s.f. | 69 m2 |
| 3-bedroom unit | 980 s.f. | 91 m2 |

affordable units provided :

| | |
|---|---|
| studio units | none |
| 1-bedroom units | 2 x 539 = 1078 s.f. |
| 2-bedroom units | 9 x 748 = 6732 s.f. |
| 2-bedroom units | 1 x 974 = 974 s.f. |
| 3-bedroom units | 3 x 1020 = 3060 s.f. |
| 3-bedroom units | 4 x 1074 = 4296 s.f. |
| | 19 units total - 16,140 s.f. |
| | (min. required area : 10% = 15,886 s.f.) |

affordable unit percentages :

2/19 = 10.5% 1-bedroom units
10/19 = 52.6% 2-bedroom units
7/19 = 36.9% 3-bedroom units
100%

**total all units percentages :**

| | bldg. A : | bldg. B : | total : | |
|---|---|---|---|---|
| studio - | 14 | - | 14 | 7.5% |
| 1-bedroom - | 54 | 23 | 77 | 41.4% |
| 2-bedroom - | 59 | 28 | 87 | 46.8% |
| 3-bedroom - | 4 | 4 | 8 | 4.3% |
| | 131 | 55 | 186 | 100% |

# parcels 6 & 7 - proposed residential - commercial development

**Hamilton Lands** **Richmond B.C.**

## apartment unit distribution

not to scale

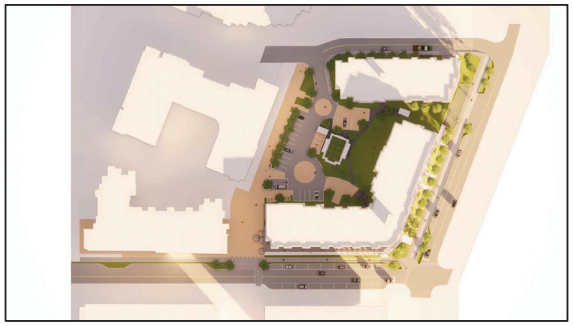
revised to Feb. 17 /23

2023-04-12

| Rev. | Date | Description |
|---|---|---|
| 04 | 2-16-23 | general revisions |
| 03 | 8-10-22 | affordable unit distribution |
| 02 | 3-25-22 | revised for review |
| 01 | 3-14-22 | issued for review |

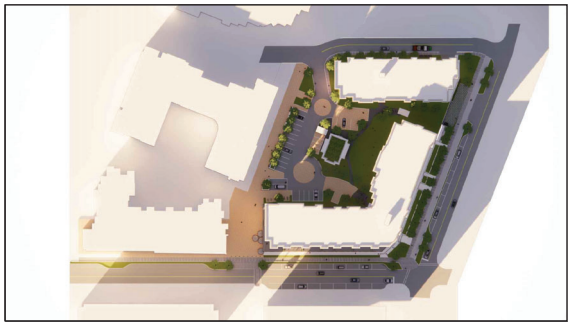
Ionic Architecture Inc.
architects a.i.b.c.
201-8600 163rd Street
Surrey B.C. V4N 0J8
tel: (778) 571-0616
fax: (778) 571-0619
office@ionic-architecture.com

Drawing Title: apartment unit distribution
Project Title: proposed development parcels 6 & 7 – Hamilton Lands Richmond B.C.
Scale: as noted
Date: February 2022
Revision: 04
Project No. 21-2138
Sheet: A11b of
11b

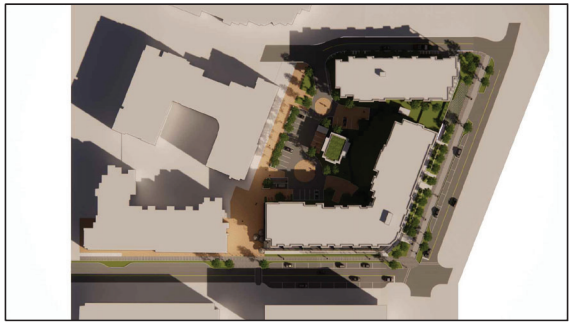


21 DEC 0900

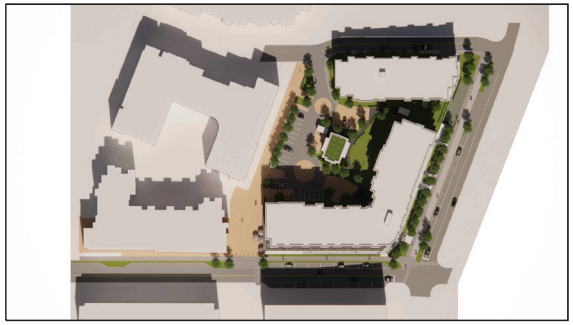
21 DEC 1200



21 DEC 1500



21 MAR 0900



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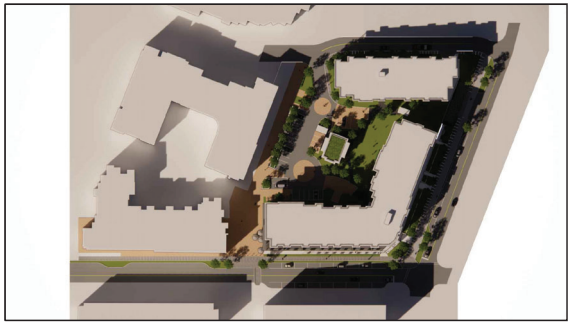
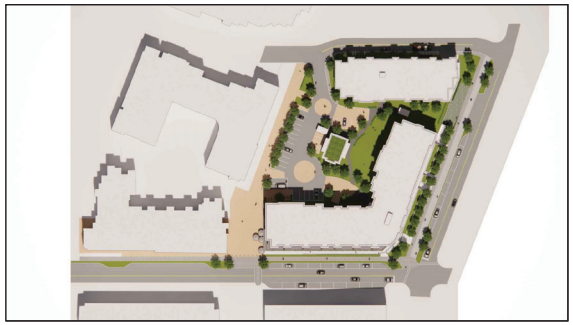
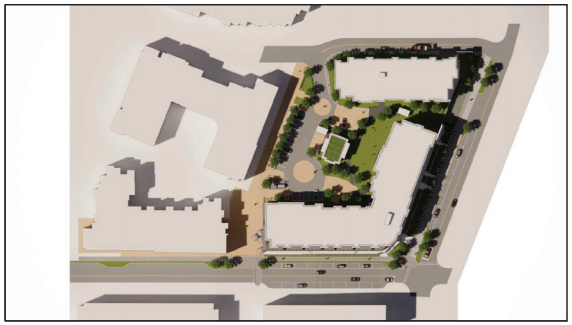


21 MAR 1500

21 JUN 0900



21 JUN 1200



21 JUN 1500

CNCL - 115

## shadow casts

# parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.

REGISTERED ARCHITECT SAMUEL M. CHAN BRITISH COLUMBIA

2023-04-12

revised to April 6 /23

issued for rezoning

| Rev. | Date | Description |
|---|---|---|
| 04 | 4-06-23 | issued for rezoning |
| 01 | 4-06-23 | issued for review |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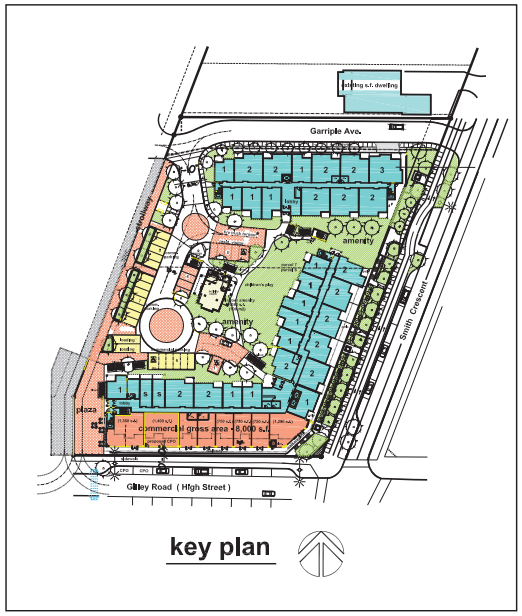
Scale: As Noted
Date: March 2023
Revision: 02
Project No.
Sheet A13 of
Drawing Title: shadow casts
Project Title: parcels 6 & 7 - proposed development

13.


Z:\JOB\21-2138 Maskeen - Hamilton Village - Richmond\1-PRELIMINARY_CURRENT\revised submission set_August 8 2022_CURRENT\21-2138_A13_shadow casts site plans_4-06-23.dwg, AutoCAD PDF (General Documentation).pc3




**key plan**

note : colours are for model purposes only
(colours still to be selected)

aerial view from northwest showing site entry

aerial view from intersection of Gilley & Smith

view from Garripie Ave. toward site entry and strollway

view from northeast toward amenity area

aerial view from west showing courtyard

view from Gilley Road to plaza and commercial

view from strollway toward courtyard

## model views

note : colours are for model purposes only
(colours still to be selected)

Issued for rezoning

# parcels 6 & 7 - proposed residential - commercial development

**Hamilton Lands** **Richmond B.C.**

revised to April 6 /23

| Rev. | Date | Description |
|---|---|---|
| 02 | 4-12-23 | issued for rezoning |
| 01 | 4-04-23 | issued for review |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office@ionic-architecture.com


Drawing Title: model views

Project Title: parcels 6 & 7 - proposed development
parcels 6 & 7 – Hamilton Lands
Richmond B.C.

Scale: n.t.s.
Date: March 2023
Revision: 02
Project No. 21-2138
Sheet A-14
of

14

CNCL - 117

ACER GRISEUM

GINKGO BILOBA

CARPINUS BETULUS

FAGUS SYLVATICA

GLEDITSIA T.

PYRUS CALLERYANA

PICEA OMORIKA

QUERCUS PALUSTRIS

## TREE SCHEDULE

PMG PROJECT NUMBER: 23-053

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| | 8 | ACER GRISEUM | PAPERBARK MAPLE | 6CM CAL; 1.8M STD; B&B |
| | 8 | GLEDITSIA T. INERMIS 'IMPERIAL' | IMPERIAL HONEY LOCUST | 8CM CAL; 1.8M STD; B&B |
| | 14 | CARPINUS BETULUS 'FRANS FONTAINE' | COLUMNAR HORNBEAM | 8CM CAL; B&B |
| | 7 | FAGUS SYLVATICA 'DAWYCK GOLD' | DAWYCK GOLD BEECH | 8CM CAL; B&B |
| | 5 | GINKGO BILOBA 'AUTUMN GOLD' | AUTUMN GOLD MAIDENHAIR | 8CM CAL; 2M STD; B&B |
| | 9 | PICEA OMORIKA 'BRUNS' | BRUNS SERBIAN SPRUCE | 4M HT; B&B |
| | 4 | PYRUS CALLERYANA 'CHANTICLEER' | CHANTICLEER PEAR | 8CM CAL; 1.5M STD; B&B |
| | 5 | QUERCUS PALUSTRIS 'GREEN PILLAR' | GREEN PILLAR PIN OAK | 8CM CAL; 1.8M STD; B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

23053-2.ZIP

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 1 | 23.APR.13 | NEW SITE PLAN / COMMENTS | JR |

CLIENT:

Maskeen

PROJECT:

**RESIDENTIAL / COMMERCIAL DEVELOPMENT**

**23301/21/61/81 GILLEY ROAD & 4651/71/91 SMITH CRESCENT**

**RICHMOND, BC**

DRAWING TITLE:

**LANDSCAPE PLAN**

DATE: 23.MAR.28
SCALE: 1"=20'-0"
DRAWN: JR
DESIGN: JR
CHK'D: BA

DRAWING NUMBER: **L1**

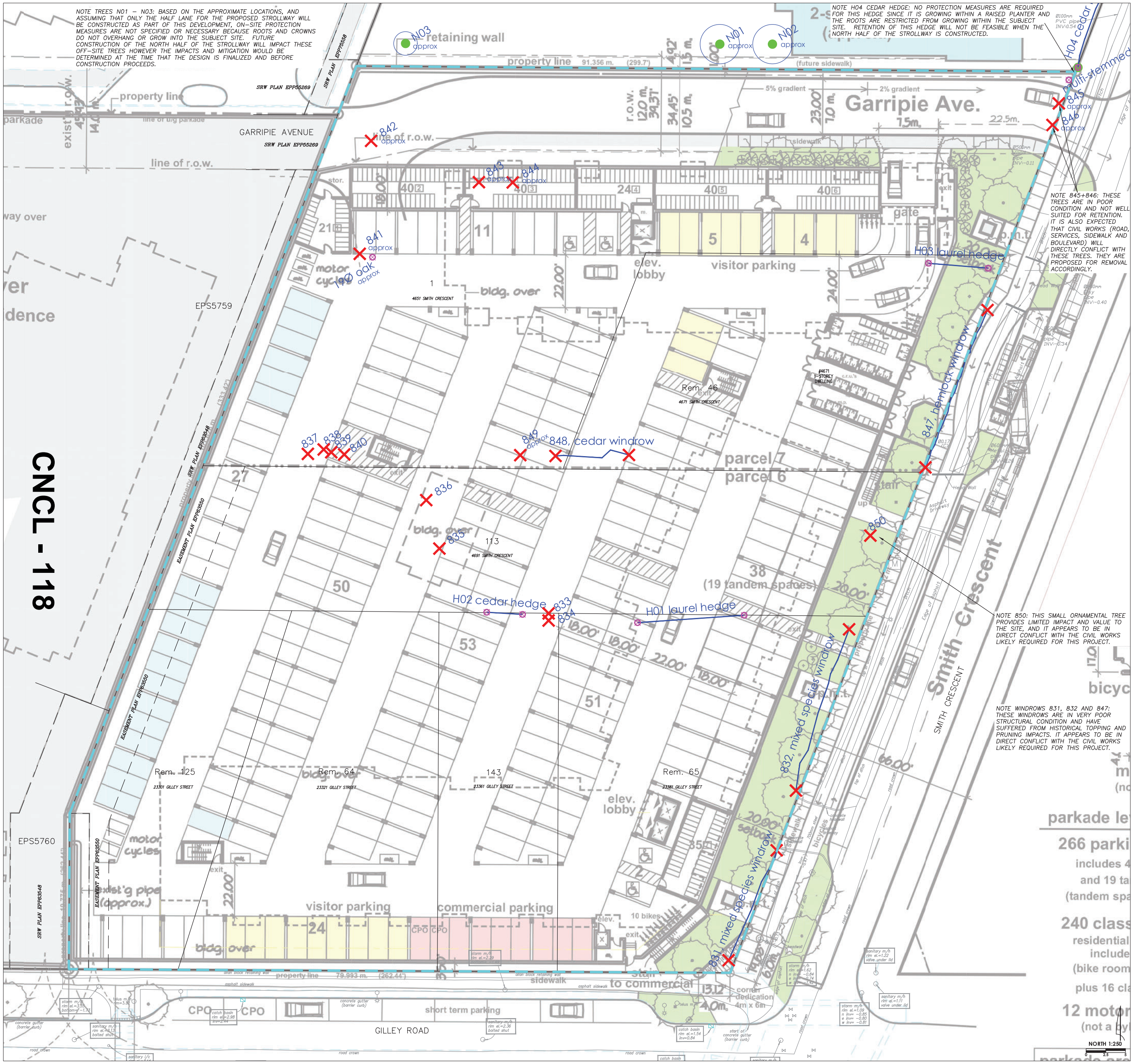
**OF 3**

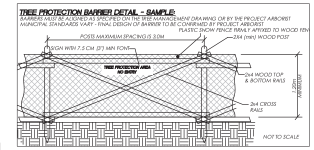
PMG PROJECT NUMBER: **23-053**

Attachment 5

# TREE RETENTION AND PROTECTION DETAIL - PROJECT DESIGN BASE

## PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT




**LEGEND-TREE RETENTION:**

TAGGED TREES: (see arborist report and details herein for further details)

- XXX denotes ARBORIST TAG NUMBER or ID REFERENCE (see tree inventory and assessment list)
- XXX denotes SURVEY TAG NUMBER or ID REFERENCE (if applicable)
- approx denotes APPROXIMATE LOCATION for an unsurveyed tree (if contemplated to be retained we recommend that the tree be accurately located before design is finalized)
- denotes RETENTION tree (protection measures as specified)
- denotes REMOVAL tree (municipal permit or approvals required as applicable)
- denotes HIGH RISK tree to be REMOVED or MODIFIED (municipal permit or approvals required as applicable)
- denotes UNDERSIZE TREE that is proposed to be REMOVED (if to be retained consult this office for protection measures) (if to be removed a permit may be required from municipality)

**LEGEND-TREE PROTECTION:**

- Tree Protection Zones (TPZ) are comprised of a CPZ, RPZ and WSS as detailed below and with limitations and restrictions as described herein and in the arborist report.
- Tree locations noted as APPROXIMATE should be surveyed accurately before finalizing design and installing tree protection measures.
- All tree protection setbacks are dimensioned from the centre of tree trunk and/or from the reference property line or site features as applicable.
- The project arborist should be consulted prior to barrier installation to provide on-site direction as well as to inspect and provide sign off once they are constructed.
- Barriers aligned with or dimensioned from property lines or ESA setbacks require surveying to mark those reference lines prior to the barrier installation and inspection.
- Temporary interim barriers for demolition or site preparation phase may require adjustment to the final barrier alignment after the pre-construction work is complete.

- denotes CROWN PROTECTION ZONE - CPZ (exclusion zone – no aerial encroachment of buildings, vehicles, cranes, etc)
- denotes ROOT PROTECTION ZONE - RPZ (minimum alignment for TREE PROTECTION BARRIERS - no soil disturbance within)
- denotes WORKING SPACE SETBACK – WSS (zone outside RPZ where construction work requires advance approval and/or on-site supervision by the Project Arborist)
- denotes SPECIAL MEASURES required (the Project Arborist is required to direct or implement measures as noted herein an as detailed in letter of Undertaking + appendix E of arborist report)
- denotes INTERIM TREE BARRIER (i.e. for pre-construction and demolition phase work)

**TREE PROTECTION STANDARD MEASURES:**

The Client is required to consult the project arborist to review and approve, as well as to attend and direct and/or supervise certain works from time to time during the project, such as but not limited to the following:

A. Tree Protection Barrier Installation and Contractor Mobilization:
Prior to site works commencing, it is recommended that we attend to direct and inspect the installation of tree protection barriers. We will provide a sign off report (as required by city where applicable) once they meet our specifications confirming compliance to the tree management drawing and/or with any field adjustments that needed to be made.

B. Pre-Construction and/or Construction Phase:
Project arborist coordination and/or on-site supervision/direction is required:
- during service and utility decommissioning, civil enabling works, site demolition, invasive plant treatments, site hoarding installation, excavation, service and utility installation, or other construction activities which may impact retained or protected trees.
- proactively scheduled to meet municipal requirements for recurring inspections and/or at a frequency determined by the project arborist.
- in response to contractor requests when project arborist specified treatments or measures are required, or
- at an "on call" basis for troubleshooting access or construction conflicts within a tree protection zone.

C. Tree Health Management and Compensatory Treatments:
Prior to or during construction, the project arborist may prescribe and undertake/direct soil and root zone remediation or enhancement treatments in response to construction impacts as deemed necessary, such as but not limited to:
- vertical aeration to improve soil gas exchange and percolation, and to loosen compacted soil.
- placement of soil amender may be applied within TPZ (i.e. 10mm-minus well composted bark mulch (i.e. Nutra-Mulch by The Answer Products or equivalent) to a depth of 75 to 100 mm (or as directed by the Project Arborist), and/or
- implementing an interim watering program and system (i.e. manual sprinkler on a timer, temporary irrigation, or truck delivery) by developer/owner or by the project arborist. Note that log books of the watering may be required. The watering shall achieve even coverage within the RPZ to deliver the equivalent of up to 50mm (2 inches) depth on a twice monthly schedule in April through June and September, and to a weekly schedule for July and August. Watering events will be exempted when natural rainfall for a period meets or exceeds those amounts.

D. Access within TPZ:
Whenever worker or equipment access into a tree protection zone (TPZ) is contemplated or desired for any reason. We have cost effective methods that may be feasible in order to enable access while minimizing tree, root and soil impacts and remaining compliant with city bylaws or conditions of project approval.

E. Any Ground Work or Aerial Work within TPZ:
Whenever any stripping (overburden removal or scraping), re-grading (cuts or fills), trenching, excavation or other ground disturbance work occurs within or adjacent to a TPZ, including the root protection zone (RPZ) and the working space setback (WSS) as well as when crane or equipment usage is directly adjacent to a CPZ.

F. Pruning:
Certain retained trees may require pruning however all pruning is conditional to limitations on scope and method as prescribed by the project arborist. Pruning might be required to mitigate one or more of the following: restoration of form, aesthetics, mitigation of defect(s), building clearance, sight lines, crown raising clearance for vehicles or pedestrians and/or construction access. All tree pruning work is to be carried under the direction of the project arborist from this office and by an ISA Certified Arborist employed by a qualified tree service firm working in conformance with applicable ANSI standards (A300 and Z133), and meeting the city, contractor and/or developer/owner insurance and licensing requirements.

G. Low Impact Tree or Stump Removal:
For any tree removal or stump removal from within a RPZ or WSS options such as stump grinding and/or digging and cutting roots will be required, as directed y the Project Arborist to suit the specific site conditions.

H. Landscape Finishing:
All landscaping activities must be reviewed by this office in advance of commencing and on-site direction and guidance from the project arborist planned accordingly, such as but not limited to:
- Preparation works and construction of landscape finishing works including but not limited to: sidewalks, paths, patios, decks, retaining walls, fencing, irrigation, conduit, benches, patio pavers, soil placement, grass or turf installation, planting or other landscape items.
- Turf within TPZ's is discouraged, however if desired we may support it as long as a suitable mulch zone setback is implemented around the base of the tree.
- Certain landscape features may be excluded or will require specific materials and methods to be utilized that meet tree root protection compliance requirements.
- Note that the planting of any plants, shrubs or hedges within the TPZ is restricted to small pot sizes (i.e. #1 or #2 depending on species) and using "pocket planting" standards. Planting holes are minimized in size, dug into existing grade to avoid damage to woody roots, and backfilled with minimal addition of growing medium.

**DRAWING USE AND COORDINATION:**

- This drawing relies on information and drawings supplied by the client or their consultants. Refer to original drawings from the consultants (i.e. surveyor, engineer, architect or other design professionals) for accurate locations and dimension of site features.
- All tree protection measures specified herein should be included and coordinated with the designs for the project, including but not limited to: architectural, landscape, civil and geo-technical. It is the responsibility of each design professional to understand and review the tree protection measures and determine any conflicts. If conflicts are identified, the design professional and/or the client should bring those to the attention of the project arborist from this office to review and resolve.
- Tendering and contracts for site preparation, land clearing, civil works and/or construction should include specifications for tree protection measures to be implemented as per this drawing and any reference documents.
- It is the responsibility of the owner or their agent to obtain all necessary approvals for the tree retention and removal scheme presented herein. Any changes that the municipality requests should be brought to the attention of the project arborist from this office to review and resolve.
- Some existing trees may not be shown on this drawing (i.e. undersize or bylaw exempt trees, or grouped trees). It is the responsibility of the contractor(s) to confirm that all necessary municipal approvals are in place, and to determine the full scope of tree removal work. Only the trees shown to be retained and protected are to remain on site, unless otherwise directed by the owner.
- Trees and stumps to be removed from within the tree protection zone (including CPZ, RPZ and WSS) are to be removed as directed and with on-site supervision from an arborist from this office.
- Stump grinding may be required for the removal of trees within the tree protection zone, at the discretion of an arborist from this office.
- Certain tree removals in proximity of retained trees or power lines may require assistance from a suitably qualified professional, such as but not limited to:
  - ISA Certified Arborist (tree removal, rigging, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices.
  - Certified Utility Arborist (tree removals, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices and following BC Hydro policies and procedures.

## APPENDIX C: TREE MANAGEMENT DRAWING SHEET 2 OF 2

aclgroup.ca
ARBORTECH CONSULTING
Arbortech is a division of ACL Group
ACL GROUP
A125 - 6286 203 ST LANGLEY BC V2Y 3S1 604 275 3484 trees@aclgroup.ca

| | |
|---|---|
| PROJECT: | PROPOSED MULTI-FAMILY DEVELOPMENT |
| ADDRESS: | 23301-23381 GILLEY RD AND 4691-4651 SMITH CRES, RICHMOND BC |
| CLIENT: | 1164822 BC LTD |
| CITY REF: | ACL FILE: 21205 |
| PLOT SIZE: 22"X34" REV #: 1 | DATE: APR 13, 2023 |

**OCP Consultation Summary**

Staff have reviewed the proposed OCP and zoning amendments, with respect to the Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and determined that OCP Amendment Bylaw 10452 does not require referral to external stakeholders.

| Stakeholder | Referral Comment (No Referral necessary) |
|---|---|
| The Board of Metro Vancouver | No referral necessary because the Regional District is not affected. |
| The Councils of adjacent Municipalities | No referral necessary because adjacent Municipalities are not affected. |
| First Nations (e.g., Sto:lo, Tsawwassen, Musqueam) | No referral necessary because First Nations are not affected. |
| TransLink | No referral necessary because the proposed amendment will not result in road network changes not affected. |
| Port Authorities (Vancouver Port Authority and Steveston Harbour Authority) | No referral necessary because the Port is not affected. |
| Vancouver International Airport Authority (VIAA) (Federal Government Agency) | No referral necessary because the proposed amendment does not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development (ANSD) Policy. |
| Agricultural Land Commission (ALC) | No referral necessary because the Agricultural Land Reserve is not affected. |
| Richmond Board of Education of School District No. 38 (Richmond) | No referral necessary because the proposed amendment will not result in more than 150 additional multiple-family housing units. |
| Vancouver Coastal Health Authority | No referral necessary because Vancouver Coastal Health Authority (VCH) facilities are not affected. |
| Community Groups and Neighbours | No referral necessary, but the public will have an opportunity to comment on the proposed development at the Public Hearing. |
| All relevant Federal and Provincial Government Agencies | No referral necessary because Federal and Provincial Government Agencies are not affected. |

City of Richmond

# Rezoning Considerations

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

**Address:** 4651/4671/4691 Smith Crescent, 23301/23321/23361/23381 Gilley Road **File No.:** RZ 21-942276

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10453, the developer is required to complete the following:**

1. (OCP Amendment Bylaw) Final Adoption of OCP Amendment Bylaw 10452.
2. (MOTI Approval) Provincial Ministry of Transportation & Infrastructure Approval.
3. (Public Hearing Notification Fee) 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.
4. (Arborist Contract) Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site or off-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.
5. (Tree Protection Fencing) Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. (City Tree Removal Compensation) The City's acceptance of the developer's voluntary contribution in the amount of $4,500.00 towards the City's tree compensation fund for tree planting elsewhere in the City in compensation for the removal of an existing City tree (northern tree in hedgerow tag #831).
7. (Consolidation, Subdivision, and Dedication) Consolidation of all the lots into one development parcel and registration of a Subdivision Plan for the subject site, to the satisfaction of the City (which will require the demolition of existing structures). Prior to the registration of a Subdivision Plan, the following conditions shall be satisfied:
   a) (Road) Dedication of land for road and related purposes. Final extents to be determined through the required Road Functional Plan review process and Servicing Agreement* application process, to the satisfaction of the Director of Transportation. Road dedication areas include:
      i) Smith Crescent: land dedication along the east property line to accommodate a solid waste collection truck loading layby and road elements to the back of the proposed sidewalk along the development frontage; and
      ii) Corner Cut: minimum 4 m x 4 m land dedication at the Gilley Road/Smith Crescent intersection (measured from the new property lines).
8. (Garripie Avenue shared street PROP SRW) Granting of statutory right-of-way for the purposes of public-rights-of-passage along the entire north property line, including a 4 m x 4 m corner cut at the intersection of Garripie Avenue and Smith Crescent. Final extents and amounts to be determined through the required Road Functional Plan review process and Servicing Agreement* application process, to the satisfaction of the Director of Transportation. Any works essential for public vehicle and pedestrian access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the Owner maintenance & Owner liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. Works to be secured via SA.
9. (Public High Street Plaza and Strollway PROP SRW) Granting of statutory right-of-way for the purposes of public-rights-of-passage along the west property line, between Gilley Road and Garripie Avenue, consisting of a high street plaza fronting Gilley Road of at least 10 m width and 150 $m^2$ in area (widening the existing plaza SRW to at least 20 m in width and 300 $m^2$ in area), and a 3 m wide connection from the plaza to Garripie Avenue (widening the existing strollway SRW to 6 m width). Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the Owner maintenance &

Owner liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. Works to be secured via SA.

10. (Flood Plain Covenant) Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
11. (Mixed-Use Noise Covenant) Registration of a legal agreement on title for commercial use within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
12. (Shared Parking) Registration of a legal agreement on title ensuring the shared use of and prohibiting the assignment of shared visitor and commercial parking spaces.
13. (Tandem Parking Assignment) Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
14. (Parking Reduction Strategy) Registration of legal agreements on title securing the developer's offer to voluntarily contribute, at the owner's cost, towards various transportation related improvements and secure parking for various uses in compliance with Zoning Bylaw requirements and transportation demand management (TDM) parking reductions, to the satisfaction of the Director of Transportation, including, but not limited to, the following:
    a) Enhanced Bicycle Facilities: The developer/owner shall, at its sole cost, design, install, and maintain on the lot, to the satisfaction of the City as determined via the Development Permit*:
        i) "Class 1" bicycle storage: provided at an increased rate of 1.5 spaces per strata residential unit.
        ii) Bicycle maintenance and repair facility: one facility for the shared use of all the residents of all the buildings, including bicycle repair stand (with tools); foot pump, and faucet, hose and drain for bicycle washing. A note is required on the Development Permit* and Building Permit*. Appropriate signage is required.
        iii) E-bike and e-scooter storage: provision of a shared e-bike and e-scooter parking corral on the site.
        iv) "No development" shall be permitted, restricting Development Permit* issuance for any building on the lot, until the developer provides for the required enhanced bicycle facilities.
        v) No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required enhanced bicycle facilities and a letter of confirmation is submitted by the architect assuring that the facilities satisfy all applicable City's requirements.
        vi) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required enhanced bicycle facilities are completed and have received final Building Permit inspection granting occupancy.
    b) Transit Pass Program: Execution and completion of a transit pass program, including the following method of administration and terms:
        i) Provide one year of two-zone monthly transit passes for 16% of the strata residential units (27 units).
        ii) Enter into a security agreement and submission of a Letter of Credit in the amount of 100% of the program value. The Letter of Credit will be released at the time of 100% subscription of the transit pass program,
        iii) The owner or property manager is to provide documentation on an annual basis for the subscription of the transit passes until such time that they have been exhausted. The owner is not responsible for the monitoring of use of transit passes but only noting number of "subscribed" users to the program, until full unit count is exhausted over a period of one year;
        iv) If the transit pass program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation demand management measures at the City's discretion.

v) The availability and method of accessing the two-zone transit passes is to be clearly explained in the sales agreements, tenancy agreements and any rental materials.

c) Electric Vehicles (EV) Charging Infrastructure: Registration of legal agreement(s) on the subject site requiring that the developer/owner provides, installs, and maintains electrical vehicle (EV) charging infrastructure for the use of the building's residents, commercial tenants, and others as determined to the satisfaction of the City through an approved Development Permit*. More specifically, the minimum permitted rates for EV charging infrastructure shall be as indicated in the following table or as per the Official Community Plan or Zoning Bylaw rates in effect at the time of Development Permit* approval , whichever is greatest.

| User/Use | Energized Outlet – Minimum Permitted Rates | |
|---|---|---|
| | Vehicle Parking (1) | Class 1 Bike Storage (2) |
| Strata Residential (i.e. resident parking & bike storage) | (as per zoning bylaw) | 1 per each 10 bikes or portion thereof in a bike storage room or locker (which Energized Outlet shall be located to facilitate shared use with bikes in the room/locker) |
| Affordable Housing (i.e. resident parking & bike storage) | | |
| Non-Residential (e.g. commercial) | 1 per 10 parking spaces (as per OCP) | |

(1) "Vehicle Parking" "Energized Outlet" shall mean all the wiring, electrical equipment, and related infrastructure necessary to provide Level 2 charging (as per SAE International's J1772 standard) or higher to an electric vehicle.

(2) "Class 1 (Secured) Bike Storage" "Energized Outlet" shall mean an operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related infrastructure necessary to provide the required electricity for the operation of such an outlet.

15. (Community Policing Office Community Amenity Facility) The City's acceptance of the owner's offer to voluntarily contribute a community amenity space which may be used by the City as a community facility (Schedules 1, 2 and 3) or any other permitted use the City, in its sole discretion, deems appropriate. The broad terms of the contribution shall include, subject to the determination, and the timing of the determination, of a facility tenant(s) by the City:

a) design and construction of a complete facility (facility proper, ancillary facilities and outdoor space), including the base building and tenant improvements, all to a turnkey level of finish, on the subject site, by the developer, at the developers cost; and

b) transfer of the complete facility (facility proper, ancillary facilities and outdoor space), including the base building and tenant improvements, all at a turnkey level of finish, as an air space parcel, to the City, at no cost to the City,

and, the specific terms shall include:

c) voluntary contribution of no less than 130 $m^2$ (1,400 $ft^2$) of floor area (e.g. area that is considered to be floor area for the purposes of calculating density under the Richmond Zoning Bylaw) for the facility proper, to be used for development of the facility proper including program spaces, private access, internal circulation, internal bicycle storage, where these elements are typically included in floor area calculations for the purposes of calculating density under the Richmond Zoning Bylaw and are used exclusively for the community facility;

d) voluntary contribution of additional indoor area from the development, as required for purposes ancillary to the facility use, including, but not limited to, parking and loading, waste management, access, external circulation and exiting, structure, walls (internal and external), building systems and building services, where such area is typically excluded from floor area calculations for the purposes of calculating density under the Richmond Zoning Bylaw or is not used exclusively by the facility;

e) voluntary contribution of outdoor area along the frontages of the facility, for the exclusive use of the facility, the final size and exact dimensions of which are to be determined through the development permit process, including both open and covered areas, neither of which will be considered to be floor area for the purposes of calculating density under the Richmond Zoning Bylaw;

f) location of the facility proper and the outdoor space on Level 1 of the development, generally as shown in the location plan (Schedule 1), along with provision for private access from one or both frontages as well as to and from ancillary facilities such as parking and loading, waste management rooms, service rooms, storage rooms and similar areas (multiple levels);

g) design, construction, and furnishing of the complete facility, substantially in accordance with the summary requirements listed below and including:

i) the facility proper to provide for:

i. approximately 130 $m^2$ (1,400 $ft^2$) of programmed facility space to provide a Community Policing Office as per Schedule 1, Schedule 2 and Schedule 3, or other use at the City's discretion, the details of which will be determined once a tenant or tenants have been determined by the City. However should, as of the commencement of construction of Level 1 of the development,

a. the tenant(s) of the facility not be determined by the City, the owner shall provide the facility as base building space compatible with future improvements of a commercial and/or office nature; or

b. the tenant(s) of the facility, as determined by the City, not require the whole of the floor area of the facility, the owner shall provide the required floor area, as determined by the City, as programmed facility space, generally of a commercial and/or office nature, and the remainder floor area as base building space compatible with future improvements;

ii) the ancillary facilities to provide for:

i. bicycle storage and vehicle parking applicable to the needs of the facility tenant(s) for the sole use of the facility's clients, visitors, guests and staff, available 365/7/24, located within the parkade and street except where noted otherwise, generally in an area having direct or close access to the facility's private access system, including clearly signed access from the street, where applicable.

ii. access to and use of the shared loading facilities;

iii. access to and use of the shared waste management facilities; and

iv. access to and use of services rooms and similar facilities, exclusive or shared, as required to meet functional, technical and operational requirements of the facility,

Should, as of date of development permit issuance for the development, the tenant(s) of the facility not be determined by the City, the tenant use of the facility will be assumed to be commercial and/or office for the purpose the above requirements;

iii) the outdoor program space to provide for:

i. outdoor uses typically ancillary to the facility uses;

or, as determined through the Development Permit process;

iv) design, construction, and furnishing of the facility (including tenant improvements) to the satisfaction of the City and in accordance with the Terms of Reference, City's Enhanced Accessibility Guidelines and Technical Specifications, Facilities Design Guidelines and Technical Specifications, and capable of achieving LEED v4 ID + C Commercial Interiors Gold Certification, with a focus on providing for robust monitoring and remote control capabilities of the systems and scheduling that are its responsibility and integration of these controls into the building automation system through open language BACnet interfaces and, further, reference to the principles outlined in the "City of Richmond Building Equipment, Monitoring, and Integration Requirements" administrative procedure;

v) design and construction of the facility to provide for separate addressing for the tenant or tenants;

vi) design and construction of the utility systems to provide for, amongst other things:

i. City independent HVAC and Mechanical system (e.g. heating, cooling, ventilation, exhaust system, domestic hot water tank, building automation system, etc.), to the satisfaction of the City;

ii. Connection to other building utility systems (e.g. electricity), along with separate metering, to the satisfaction of the City. Meters must be supplied by the service provider i.e. BC Hydro (electricity) and City of Richmond (water); and

iii. conduit rough in for installation and connection of the City's fibre optic communications system, by the City or its contractor, noting the required conduit size is 2 inches and the outside end point is to be a City Traffic Junction Box located on south side of Gilley Road between Westminster Highway and Smith Crescent., as shown in the attached plans (Schedule 2). The conduit should come direct from street into the amenity server room.

h) project development and procurement of approvals subject to the following benchmarks/timelines:
   i) prior to issuance of a Development Permit for the development, in whole or in part:
      i. the facility design (facility proper, ancillary facilities and outdoor space) including mechanical and electrical systems must be resolved to a level typical of the design development stage of a development project, to the satisfaction of the City;
      ii. the resulting design must be incorporated into the Development Permit application submission; and
      iii. a preliminary construction cost estimate for facility proper, ancillary facilities and outdoor space, verified by an independent quantity surveyor that is acceptable to the City, must be provided;
   ii) prior to issuance of a Building Permit for the development, in whole or in part:
      i. the facility design (facility proper, ancillary facilities and outdoor space) must be resolved to a level typical of Issued For Construction (IFC) stages of a development project, to the satisfaction of the City (including tenant improvement if one or more facility tenant(s) have been determined by the City);
      ii. the resulting design must be incorporated into the building permit application submission;
      iii. a final construction cost estimate for facility proper, ancillary facilities and outdoor space, verified by a quantity surveyor, must be provided; and
      iv. a "construction agreement" developed and signed by the City and developer and registered on title;
   iii) prior to commencement of construction of Level 1 of the development:
      i. the tenant improvement design and specifications to the satisfaction of the City if one or more facility tenant(s) had not been determined by the City at Building Permit issuance stage; and
      ii. updated construction and tenant improvement cost estimate for facility proper, ancillary facilities and outdoor space, verified by a quantity surveyor, must be provided
   iv) prior to occupancy of the development, in whole or in part:
      i. the constructed facility (facility proper, ancillary facilities and outdoor space) must be granted building inspection permitting occupancy;
      ii. commissioning of the facility (facility proper and outdoor space) must be completed to the satisfaction of the City;
      iii. occupancy and post-occupancy information for the facility (facility proper and outdoor space) must be provided, to the satisfaction of the City;
      iv. as-built drawings and Operation & Maintenance (O&M) manuals in soft and hard copy form of the facility (facility proper and outdoor space) must be provided to the satisfaction of the City; and
      v. a final construction cost for facility proper, ancillary facilities and outdoor space, verified by an independent quantity surveyor that is acceptable to the City, must be provided,

   unless the constructed facility is otherwise deemed acceptable by the Director, Development; the Director, Facilities and Project Development; the Director, Community Social Development; and, the Director, Real Estate Services, at their sole discretion.

   *Note: If one or more facility tenant(s) have been determined by the City prior to the commencement of construction of Level 1 of the Development, the constructed facility shall include the tenant improvements for that portion of the facility required by such tenant(s), to the satisfaction of the City.*

i) registration of a legal agreement(s), which may include, but are not limited to, the following:
   i) a "no build" covenant registered on title restricting Building Permit issuance for the whole development, to be in effect until such time as a "construction agreement" for the facility (including base building and tenant improvements, as required by the City) is registered on title with respect to the amenity;

      *Note: This requirement may be waived if a "Construction Agreement" is signed before rezoning adoption.*
   ii) a "construction agreement" setting out requirements with respect to the design, construction, supply, installation, approval, and warranty of the facility (including base building and tenant improvements, as required by the City) and related works to the satisfaction of the City, which agreement may include provisions for a statutory right(s)-of-way and/or rent charge, the terms set out in these rezoning

considerations, the Terms of Reference for the facility (if and as available), and standard City facilities policies. This agreement may, in the City's sole discretion, require the registration of replacement agreements at specified stages of development up to and including building permit issuance to update facility completion deadlines, to address the escalation of financial contributions and valuations set out below due to effluxion of time, as verified by a third party quantity surveyor, and to reflect the design of the facility;

*Note: If one or more facility tenant(s) have been determined by the City prior to the commencement of construction of Level 1 of the Development, the constructed facility shall include the tenant improvements for that portion of the facility required by such tenant(s), to the satisfaction of the City. If a tenant has not been determined by the City prior to the commencement of construction of Level 1 of the Development, the Owner shall provide a cash contribution to the City in the amount $10,867/m2 (2023 value) for the area of the uncommitted space, as determined by a third party quantity surveyor.*

iii) a "no occupancy" covenant for the development, in whole or in part, registered on title, to be in effect until such time as the facility (including base building and the City's required tenant improvements) has been completed or otherwise deemed acceptable, at the sole discretion of the City, by the Director, Development; the Director, Facilities and Project Development; Director, Community Social Development; and, Director, Real Estate Services, in their sole discretion, and has been transferred to the City free and clear of any encumbrances;

iv) an Air Space Parcel (ASP) subdivision agreement to facilitate the future creation of an ASP containing the facility (including base building and constructed tenant improvements), including the facility proper, ancillary facilities and outdoor spaces, to the extent deemed desirable or practical by the City, together with the obligation to register on title, at the time of ASP creation, any easement(s) and/or statutory right(s)-of-way required to secure use of and access to any remaining facilities located elsewhere in the development and intended for the use of the facility tenants, along with terms for cost sharing between the ASP owner (the City) and the owner(s) of the remaining facilities, all in a form and content satisfactory to the City;

v) a blanket Statutory Right-of-Way, easement, or alternative legal agreement(s), to the satisfaction of the City, securing public access to and egress from the facility (facility proper, ancillary facilities and outdoor space) and any part of the parking facility allocated for the facility use, across and through the drive aisles and pedestrian pathways forming part of the development and securing City access to the development for the maintenance of the utilities and mechanical systems servicing the facility (including maintenance of the City's fibre optic system), which agreement may be replaced prior to occupancy, to the satisfaction of the City, with a replacement agreement and a surveyed Statutory Right-of-Way(s) or Easement plan;

vi) a purchase and sale agreement to facilitate the transfer of the facility ASP (including base building and constructed tenant improvements) to the City, which transfer shall not occur until the City has, at its sole discretion, accepted the facility works, which acceptance shall not relieve the developer of any outstanding obligations, including the rectification of any deficiencies and the provision of related security; and

vii) an option to purchase to facilitate the subdivision of the ASP and transfer of the facility ASP to the City should the Developer default in its obligations.

j) submission of cash or other forms of financial security as follows:

i) a cash-in-lieu contribution of $15,000 to fund the complete installation of the fibre optic service by city contractors within the conduit supplied by the developer (e.g. all costs for Civil work upgrades, connection of developer conduit to city systems, fibre cable/splice enclosure and all installation work) (Account number to be provided);

ii) a project management fee of $71,000, which is 5% of the construction cost estimate for the tenant improvement component of the facility [e.g. 0.05 x 130 $m^2$ x $10,867/$m^2$ (2023 value)], as verified by a third party quantity surveyor, to provide for the participation of the City or its representatives in the schematic design, design development, building permit, issued for construction, contract administration and related stages of project development (Account number to be provided);

iii) a Letter of Credit (LOC), in the amount of:

a. 100% of the construction cost estimate for the base building component of the facility [e.g. $712,660 (130 $m^2$ x $5,482/$m^2$) (2023 value)] (facility proper, ancillary facilities and outdoor space); and

b. 100% of construction cost estimate for the tenant improvement component of the facility [e.g. $1,412,710 (130 $m^2$ x $10,867/$m^2$) (2023 value)] (facility proper, ancillary facilities and outdoor space) (assuming 100% of the facility will be required to be completed with tenant improvement, whether or not the future tenant(s) are determined by the City),

as verified by a third party quantity surveyor, to secure the developer's commitment to design, construct, and transfer the facility to the City, with provision for the return of the subject monies as follows:

i. reduction by 50% after the facility has received final building inspection permitting occupancy and has been transferred to the City;

ii. reduction by a further 30% a minimum of one year after the facility has received final building inspection permitting occupancy and has been transferred to the City; and

iii. release of remaining funds after a minimum of two years after the facility has received final building inspection permitting occupancy and has been transferred to the City,

all subject to the following:

a. no reduction or release until all facility requirements has been achieved;

b. retention of the LOC, or portions thereof, at the sole discretion of the City, to rectify deficiencies;

c. retention of the LOC, or portions thereof, at the sole discretion of the City, to ensure the air space parcel (ASP) is free and clear of builder's liens or other encumbrances; and

d. retention of the LOC, or portions thereof, at the sole discretion of the City, to complete the facility, should the developer fail in its contractual obligations.

16. (LEMR Housing Agreement) The City's acceptance of the developer's offer to voluntarily contribute affordable housing, in the form of low-end market rental (LEMR) units, constructed to a turnkey level of finish, at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of the City's standard Housing Agreement and Covenant on title to secure the affordable housing units. The form of the Housing Agreement and Covenant shall be agreed to by the developer and the City prior to final adoption of the subject rezoning; after which time, only the Housing Covenants may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit* and other non-materials changes resulting thereof and made necessary by the Development Permit* approval requirements, as determined to the satisfaction of the Director of Development and Director, Community Social Development. The terms of the Housing Agreements and Covenants shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements.

a) The required minimum floor area of the affordable (Low-End Market Rental) housing shall be equal to a combined habitable floor area of at least 1,471.86 $m^2$ (15,843 $ft^2$), excluding standard Floor Area Ratio (FAR) exemptions, as determined based on 10% of the total maximum residential floor area; and

b) All affordable housing units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director of Development) in each building.

c) The imposition of any place age-based restrictions on occupants of any affordable housing unit is prohibited.

d) The developer shall, as generally indicated in the table below:

i) Ensure that the types, sizes, rental rates, and occupant income restrictions for the affordable housing units are in accordance with the City's Affordable Housing Strategy and guidelines for Low-End Market Rental (LEMR) housing, unless otherwise agreed to by the Director of Development and Director, Community Social Development; and

ii) Achieve the Project Targets for unit mix and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director, Community Social Development through an approved Development Permit*.

| Unit Type | Affordable Housing Strategy Requirements (1) | | | Project Targets (2) | |
|---|---|---|---|---|---|
| | Min. Unit Area | Max. Rent Charge | Max. Household Income | Unit Mix | BUH |
| Studio | 37 $m^2$ (400 $ft^2$) | $811 | $34,650 or less | - | - |
| 1-bedroom | 50 $m^2$ (535 $ft^2$) | $975 | $38,250 or less | 10% (2 units) | 10% (2 units) |
| 2-bedroom | 69 $m^2$ (741 $ft^2$) | $1,218 | $46,800 or less | 53% (10 units) | 53% (10 units) |
| 3-bedroom | 91 $m^2$ (980 $ft^2$) | $1,480 | $58,050 or less | 37% (7 units) | 37% (7 units) |
| **Total** | **N/A** | **N/A** | **N/A** | **19 units 1,471.86 $m^2$ (15,843 $ft^2$)** | **100% (19 units)** |

(1) May be adjusted periodically as provided for under adopted City policy.

(2) Unit mix in the above table may be adjusted through the Development Permit Process provided that the total area comprises at least 10% of the subject development's total residential building area (excluding market rental unit floor area).

e) The affordable housing unit locations are to be as determined to the satisfaction of the Director of Development and Director, Community Social Development through an approved Development Permit*. Dispersed or clustered unit configurations may be considered; however, dispersed units are required unless a qualified non-profit operator (that requires a clustered unit arrangement) has agreed to partner with the developer to manage the units.

f) Occupants of the affordable housing units shall, to the satisfaction of the City (as determined prior to Development Permit* approval), enjoy full and unlimited access to and use of all on-site indoor amenity spaces and outdoor amenity spaces provided on the lot as per OCP, Area Plan, and Development Permit* requirements, at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).

g) On-site parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit* at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit* issuance.

h) The affordable housing units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Community Social Development.

i) "No development" shall be permitted, restricting Development Permit* issuance for any building in whole or in part, until the developer, to the City's satisfaction:

   i) Designs the lot to provide for the affordable housing units and ancillary spaces and uses;

   ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the affordable housing units and ancillary spaces and uses as per the approved Development Permit*; and

   iii) As required, registers additional legal agreements on title to the lots to facilitate the detailed design, construction, operation, and/or management of the affordable housing units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit* review and approval processes.

j) No Building Permit* shall be issued for any building, in whole or in part, until the developer provides for the required affordable housing units and ancillary spaces and uses to the satisfaction of the City.

k) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required affordable housing units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.

17. (No Rental or 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.

18. (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 owner'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 community amenity facility space, as indicated in the table below.

| Land Use | Contribution Rate | Maximum Permitted Floor Area (after exemptions) | Minimum Voluntary Cash Contribution |
|---|---|---|---|
| Residential | $0.99 | 13,507.77 $m^2$ (145,396.41 $ft^2$) | $143,942.44 |
| Commercial | $0.52 | 603.87 $m^2$ (6,500.00 $ft^2$) | $3,380.00 |
| **Total** | | | **$147,322.44** |

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 Prince Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.

19. (Development Permit*) The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

20. (Servicing Agreement*) Enter into a Servicing Agreement* for the design and construction of engineering and transportation works. 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, the following:

1) Transportation Works:

a) A finalized road functional plan will be required as part of the Servicing Agreement to finalize the design elements of the following works. The requirements outlined below are subject to minor refinement as part of the SA process. That is, the detailed design elements, such as detailed intersection design including curb returns and channelized island, pavement markings, vehicle turning requirements, etc., would be carried out as part of the SA process when more information is provided.

b) Gilley Road Frontage: Works as needed to complete frontage upgrades, which includes at a minimum a 3.5 m wide concrete sidewalk / landscaped boulevard, 0.6 m buffer strip and 2.7 m wide area for landscaped / tree boulevard and on-street parking.

c) Smith Crescent Frontage: 2 m wide sidewalk at property line, minimum1.5 m wide grass boulevard with street trees, truck layby. Upgrade Smith Crescent as per the cross section in the Hamilton Area Plan, which includes a minimum of the following from west to east:

- 2.0 m wide concrete sidewalk;
- 3.2 m wide asphalt off-road cycle path;
- 0.6 m wide buffer strip;
- 2.4 m wide area for landscaped / tree boulevard and on-street parking (to be widened locally to accommodate a truck layby area, details to be determined through the road functional design and Servicing Agreement;
- 0.15 m wide concrete curb / gutter;
- 6.8 m wide driving surface;
- 0.15 m wide concrete curb / gutter;
- 2.4 m wide area for landscaped / treed boulevard and on-street parking;
- 0.6 m wide buffer strip; and
- 2.0 m wide concrete sidewalk

Provide street lighting along the Smith Crescent frontage.

d) Garripie Avenue (PROP SRW): Extension of Garripie Avenue from the existing terminus at the west property line to Smith Crescent, including safety fencing / barriers / retaining walls, lighting, and sidewalk as needed.

e) Street tree irrigation: The boulevard is to be irrigated and the irrigation is to be serviced by the on-site water supply.

f) High Street Public Plaza and Strollway: Complete the plaza to ultimate 20 m width and 200 $m^2$ area and strollway to the ultimate 6 m width located in the required public-rights-of-passage statutory right-of-way (PROP SRW) along the entire west edge of the site and connecting to the Gilley Road sidewalk and the required Garripie Avenue sidewalk. Ensure an accessible pedestrian path is provided. Works to widen and tie into existing works in existing PROP SRW on adjacent 23233 Gilley Road and 23100 Garripie Avenue. Provide safety fencing/barriers/retaining walls and lighting as needed. Compaction test results for the walkway sub-base to be submitted to the City for review prior to placement of concrete.

2) Water Works:

a) Using the OCP Model, there is 415.0 L/s of water available at a 20 psi residual at the Gilley Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.

b) At Developer's cost, the Developer is required to:

i) 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.

ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.

iii) Obtain approval from Richmond Fire Rescue for all fire hydrant locations, relocations, and removals, as required.

iv) Provide a right-of-way for water meter. Exact right-of-way dimensions to be finalized during the servicing agreement process.

v) Install 125m of new 300mm diameter water pipe from north property line of 4651 Smith Crescent to south property line of 23381 Gilley Road, South tie in to existing water line WND191927 at intersection of Smith Crescent and Gilley Road. North tie in to existing main at north property line of 4651 Smith Crescent.

c) At Developer's cost, the City will:

i) Complete all tie-ins for the proposed works to existing City infrastructure.

ii) Install a new water service connection, complete with meter and meter box, to be located on private property, to serve the proposed development.

iii) Cut, cap, and remove the existing water service connections and water meters servicing the subject site.

3) Storm Sewer Works:

a) At Developer's cost, the Developer is required to:

i) 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.

ii) Ensure trees are not placed on top of the storm sewer main.

iii) Install 125m of new 600mm diameter storm pipe from north property line of 4651 Smith Crescent to south property line of 23381 Gilley Road, complete with a new manhole at north property line of 4651 Smith Crescent, and tie in to manhole STMH148082 at the intersection of Smith Crescent and Gilley Road.

b) At Developer's cost, the City will:

i) Complete all tie-ins for the proposed works to existing City infrastructure, to be determined by the pipe sizing calculations at the servicing agreement stage.

ii) Install a new storm service connection and type III inspection chamber. If required, the Developer shall provide a statutory right-of-way for the inspection chamber at their cost.

iii) Cut, cap, and remove the existing storm service connections and inspection chambers servicing the subject site.

4) Sanitary Sewer Works:
   a) At Developer's cost, the Developer is required to:
      i) 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.
      ii) Ensure trees are not placed on top of the sanitary sewer main.
   b) At Developer's cost, the City will:
      i) Complete all tie-ins for the proposed works to existing City infrastructure.
      ii) Cut, cap, and remove the existing sanitary service connection and inspection chamber servicing the subject site.
      iii) Install a new service connection complete with inspection chamber. If required, the Owner shall provide a statutory right-of-way for the inspection chamber at their cost.
5) Street Lighting:
   a) At Developer's cost, the Developer is required to:
      i) Review street lighting levels along all road and lane frontages, and upgrade as required.
6) General Items:
   a) At Developer's cost, the Developer is required to:
      i) Complete other frontage improvements as per Transportation requirements.
      ii) Coordinate with BC Hydro, Telus and other private communication service providers:
         (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
         (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
         (3) To underground overhead service lines.
      iii) 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 developments 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

      iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
      v) Provide a video inspection report of the existing UTILITIES along the ROAD frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter,

is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.

vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.

vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.

viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.

ix) 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.

x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:

(1) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.

(2) Pipe sizes, material and slopes.

(3) Location of manholes and fire hydrants.

(4) Road grades, high points and low points.

(5) Alignment of ultimate and interim curbs.

(6) Proposed street lights design.

xi) Enter into, if required, 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, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

* This requires a separate application.

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

_____ _____

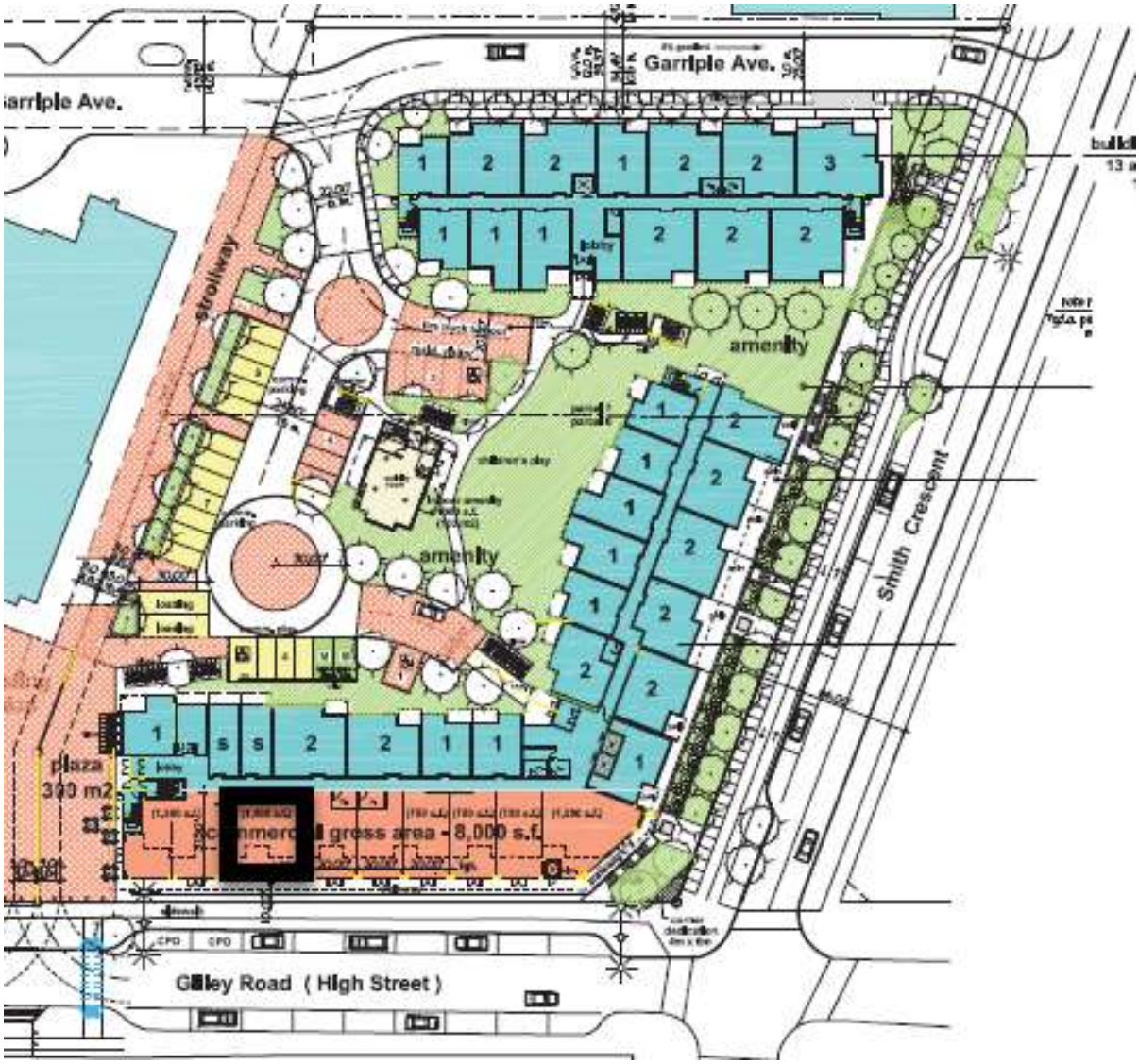
Signed Date

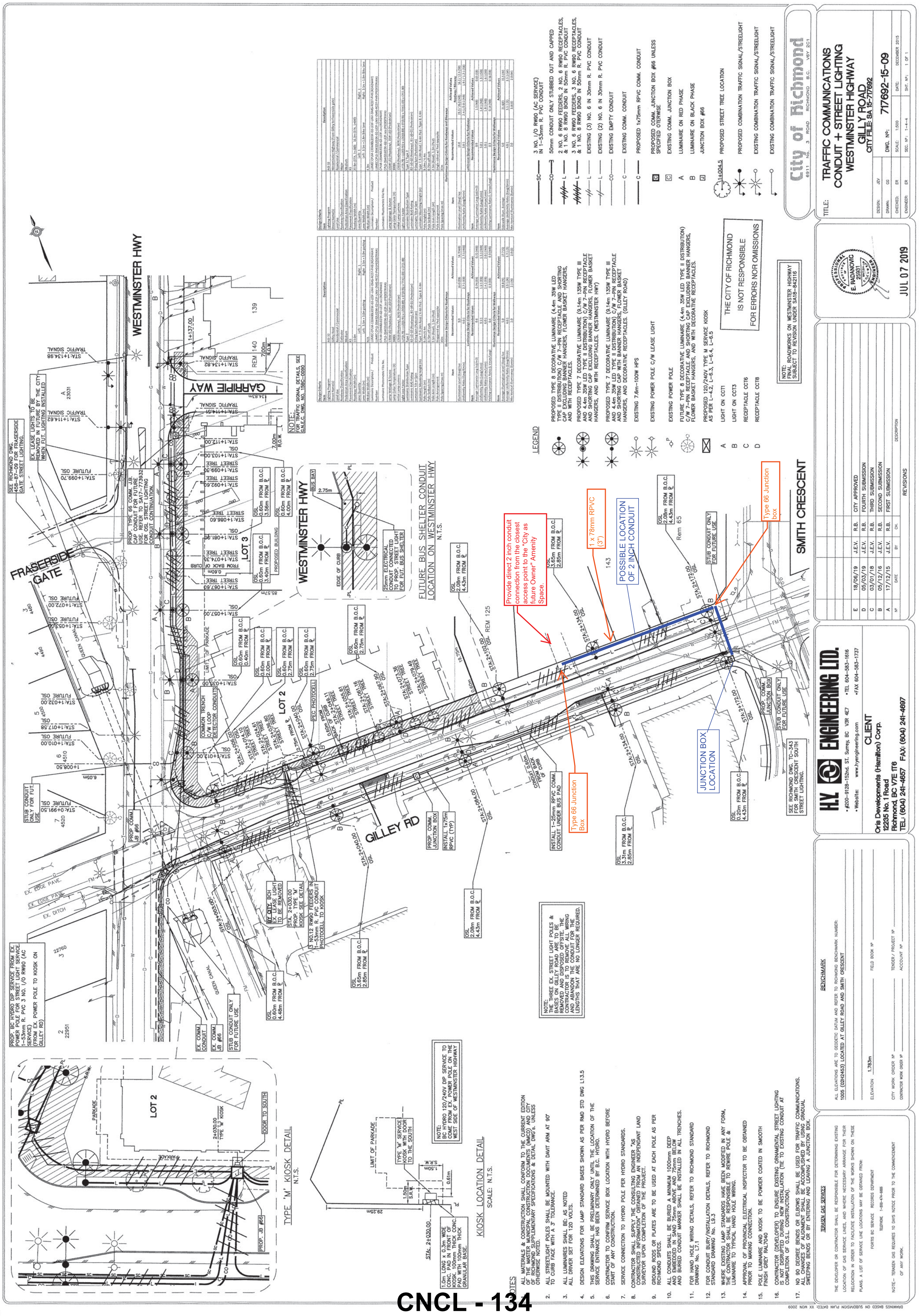
Schedule 1: Community Amenity Facility Location Diagram

Schedule 2: Community Amenity Facility Fibre Optic Diagram

Schedule 3: Hamilton Community Police Office Fact Sheet, Program Size Table, and Conceptual Floor Plan

Community Amenity Facility Location Diagram




City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1
TITLE:
TRAFFIC COMMUNICATIONS CONDUIT + STREET LIGHTING WESTMINSTER HIGHWAY GILLY ROAD
CITY FILE: SA 15-717692
DWG. Nº: 717692-15-09
DESIGN: JEV
DRAWN: CG
CHECKED: ER
ENGINEER: ER
SCALE: 1:500
DATE: DECEMBER 2015
SEC. Nº: 1-4-4
SHT. Nº: 1 OF 1
E. RADANOVIC 25931
JUL 07 2019
THE CITY OF RICHMOND IS NOT RESPONSIBLE FOR ERRORS NOR OMISSIONS
NOTE: FINAL ROADWORKS ON WESTMINSTER HIGHWAY SUBJECT TO REVISION UNDER SA18-842116
E 18/06/19 J.E.V. R.B. CITY APPROVED
D 05/03/19 J.E.V. R.B. FOURTH SUBMISSION
C 03/01/18 J.E.V. R.B. THIRD SUBMISSION
B 05/12/16 J.E.V. R.B. SECOND SUBMISSION
A 17/12/15 J.E.V. R.B. FIRST SUBMISSION
Nº DATE BY CH. DESCRIPTION
REVISIONS
H.Y. ENGINEERING LTD.
#200-9128-152nd. ST. Surrey, BC V3R 4E7 •TEL 604-583-1616
•Website: www.hyengineering.com •FAX 604-583-1737
CLIENT
Oris Developments (Hamilton) Corp.
12235 No. 1 Road
Richmond, BC V7E 1T6
TEL: (604) 241-4657 FAX: (604) 241-4697
LEGEND
PROPOSED TYPE 8 DECORATIVE LUMINAIRE (4.4m 35W LED TYPE II DISTRIBUTION) C/W 7-PIN RECEPTACLE AND SHORTING CAP EXCLUDING BANNER HANGERS, FLOWER BASKET HANGERS, AND WITH RECEPTACLES.
PROPOSED TYPE 7 DECORATIVE LUMINAIRE (9.14m 135W TYPE III AND 4.4m 35W LED TYPE II DISTRIBUTION) C/W 7-PIN RECEPTACLE AND SHORTING CAP EXCLUDING BANNER HANGERS, FLOWER BASKET HANGERS, AND WITH RECEPTACLES. (WESTMINSTER HWY)
PROPOSED TYPE 7 DECORATIVE LUMINAIRE (9.14m 135W TYPE III AND 4.4m 35W LED TYPE II DISTRIBUTION) C/W 7-PIN RECEPTACLE AND SHORTING CAP WITH BANNER HANGERS, FLOWER BASKET HANGERS, AND DECORATIVE RECEPTACLES. (GILLEY ROAD)
EXISTING 7.6m-100W HPS
EXISTING POWER POLE C/W LEASE LIGHT
EXISTING POWER POLE
FUTURE TYPE 8 DECORATIVE LUMINAIRE (4.4m 35W LED TYPE II DISTRIBUTION) C/W 7-PIN RECEPTACLE AND SHORTING CAP EXCLUDING BANNER HANGERS, FLOWER BASKET HANGERS, AND WITH DECORATIVE RECEPTACLES.
PROPOSED 120/240V TYPE M SERVICE KIOSK AS PER L-4.2, L-6.3, L-6.4, L-6.5
A LIGHT ON CCT1
B LIGHT ON CCT3
C RECEPTACLE CCT6
D RECEPTACLE CCT8
3 NO. I/O RW90 (AC SERVICE) IN 1-53mm R. PVC CONDUIT
50mm CONDUIT ONLY STUBBED OUT AND CAPPED
2 NO. 6 RW90 FEEDERS, 2 NO. 6 RW90 RECEPTACLES, & 1 NO. 8 RW90 BOND IN 50mm R. PVC CONDUIT
3 NO. 6 RW90 FEEDERS, 3 NO. 6 RW90 RECEPTACLES, & 1 NO. 8 RW90 BOND IN 50mm R. PVC CONDUIT
EXISTING (3) NO. 6 IN 30mm R. PVC CONDUIT
EXISTING (2) NO. 6 IN 30mm R. PVC CONDUIT
EXISTING EMPTY CONDUIT
EXISTING COMM. CONDUIT
PROPOSED 1x75mm RPVC COMM. CONDUIT
PROPOSED COMM. JUNCTION BOX #66 UNLESS SPECIFIED OTERWISE
EXISTING COMM. JUNCTION BOX
LUMINAIRE ON RED PHASE
LUMINAIRE ON BLACK PHASE
JUNCTION BOX #66
PROPOSED STREET TREE LOCATION
PROPOSED COMBINATION TRAFFIC SIGNAL/STREELIGHT
EXISTING COMBINATION TRAFFIC SIGNAL/STREELIGHT
EXISTING COMBINATION TRAFFIC SIGNAL/STREELIGHT
WESTMINSTER HWY
GARRIPIE WAY
FRASERSIDE GATE
GILLEY RD
SMITH CRESCENT
LOT 2
LOT 3
NOTE: FOR TRAFFIC SIGNAL DETAILS, SEE G.N.E.C. DWG. NO. 15BC-0090
SEE RICHMOND DWG. 458-87-09 FOR FRASERSIDE GATE STREET LIGHTING.
EX. LEASE LIGHTS TO BE REMOVED IN FUTURE BY THE CITY WHEN FUT. LIGHTING INSTALLED
PROP. TYPE 66 COMM. J.B. CAP CONDUIT FOR FUTURE USE. REFER TO SA17-773932 FOR OSL STREET LIGHTING CONDUIT CONTINUATION.
FUTURE BUS SHELTER CONDUIT LOCATION ON WESTMINSTER HWY
N.T.S.
25mm ELECTRICAL CONDUIT CONNECTED TO PROP. STREET LIGHT FOR FUT. BUS SHELTER
COMMON TRENCH C/W LOOP DETECTOR CONDUITS
PEC PHOTOCELL
PROP. COMM. JUNCTION BOX
INSTALL 1x75m RPVC (TYP)
INSTALL 1-25mm RPVC COMM. CONDUIT UNDER BUS PAD
Provide direct 2 inch conduit connection from the closest access point to the "City as future Owner" Amenity Space.
1 x 78mm RPVC (3")
POSSIBLE LOCATION OF 2 INCH CONDUIT
Type 66 Junction box
Type 66 Junction Box
JUNCTION BOX LOCATION
STUB CONDUIT ONLY FOR FUTURE USE
SEE RICHMOND DWG. TC-343 FOR SMITH CRESCENT SOUTH STREET LIGHTING.
PROP. BC HYDRO DIP SERVICE FROM EX. POWER POLE FOR STREET LIGHT SERVICE. 1-53mm R. PVC 3 NO. I/O RW90 (AC SERVICE) (FROM EX. POWER POLE TO KIOSK ON GILLEY RD)
BY CITY. BCH EX. LEASE LIGHT TO BE REMOVED
STA. 2+030.00 PROP. TYPE 'M' KIOSK SEE DETAIL
3 NO.12 RW90 FEEDERS IN 1-53mm R. PVC CONDUIT PHOTOCELL TO KIOSK
NOTE: THE THREE EX. STREET LIGHT POLES & BASES ON GILLEY ROAD ARE TO BE REMOVED AND DISPOSED OFFSITE. THE CONTRACTOR IS TO REMOVE ALL WIRING AND ABANDON THE CONDUIT FOR THE LENGTHS THAT ARE NO LONGER REQUIRED.
TYPE 'M' KIOSK DETAIL
N.T.S.
KIOSK LOCATION DETAIL
SCALE: N.T.S.
NOTE: BC HYDRO 120/240V DIP SERVICE TO COME FROM EX. POWER POLE ON THE WEST SIDE OF WESTMINSTER HIGHWAY
TYPE 'M' SERVICE KIOSK WITH DOOR TO THE SOUTH
1.0m LONG x 0.3m WIDE CONC. PAD IN FRONT OF KIOSK. 100mm THICK CONC. PAD WITH 100mm THICK GRANULAR BASE.
NOTES
1. ALL MATERIALS & CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND CITY OF RICHMOND SUPPLEMENTARY SPECIFICATIONS & DETAIL DWG's. UNLESS OTHERWISE NOTED.
2. ALL STREETLIGHT POLES SHALL BE MOUNTED WITH DAVIT ARM AT 90° TO CURB FACE WITH A 3° TOLERANCE.
3. ALL LUMINAIRES SHALL BE: AS NOTED ALL DRIVER SET FOR 120 VOLTS.
4. DESIGN ELEVATIONS FOR LAMP STANDARD BASES SHOWN AS PER RMD STD DWG L13.5
5. THIS DRAWING SHALL BE PRELIMINARY ONLY UNTIL THE LOCATION OF THE SERVICE ENTRANCE HAS BEEN DETERMINED BY B.C. HYDRO.
6. CONTRACTOR TO CONFIRM SERVICE BOX LOCATION WITH HYDRO BEFORE START OF ANY CONSTRUCTION.
7. SERVICE CONNECTION TO HYDRO POLE PER HYDRO STANDARDS.
8. CONTRACTOR SHALL SUPPLY THE CONSULTING ENGINEER "AS CONSTRUCTED INFORMATION" OBTAINED FROM AN INDEPENDANT LAND SURVEYOR UPON COMPLETION OF THE PROJECT.
9. GROUND RODS OR PLATES ARE TO BE USED AT EACH POLE AS PER RICHMOND SPECS.
10. ALL CONDUITS SHALL BE BURIED A MINIMUM 1000mm DEEP AND EMBEDDED IN SAND 75mm ABOVE AND 75mm BELOW AND BURIED CONDUIT MARKER SHALL BE INSTALLED IN ALL TRENCHES.
11. FOR HAND HOLE WIRING DETAILS, REFER TO RICHMOND STANDARD DRAWING No. L7.1
12. FOR CONDUIT BURY/INSTALLATION DETAILS, REFER TO RICHMOND STANDARD DRAWING No. L9.3
13. WHERE EXISTING LAMP STANDARDS HAVE BEEN MODIFIED IN ANY FORM, THE CONTRACTOR SHALL BE RESPONSIBLE TO REWIRE POLE & LUMINAIRE TO TYPICAL HAND HOLE WIRING.
14. APPROVAL OF PROVINCIAL ELECTRICAL INSPECTOR TO BE OBTAINED PRIOR TO MAKING CONNECTION.
15. POLE LUMINAIRE AND KIOSK TO BE POWDER COATED IN SMOOTH FINISH GREY RAL7040
16. CONTRACTOR (DEVELOPER) TO ENSURE EXISTING ORNAMENTAL STREET LIGHTING IS NOT DISRUPTED DURING NEW INSTALLATION (TIE TO EXISTING CONDUIT AT COMPLETION OF O.S.L. CONSTRUCTION).
17. NO 90 DEGREE BENDS OR ELBOWS SHALL BE USED FOR TRAFFIC COMMUNICATIONS. ALL CHANGES OF ALIGNMENT SHALL BE ACCOMPLISHED BY USING GRADUAL SWEEPING BENDS OR BY ENTERING AND LEAVING A JUNCTION BOX.
TERASEN GAS SERVICES
BENCHMARK
ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER: 1005 (02H2453) LOCATED AT GILLEY ROAD AND SMITH CRESCENT
ELEVATION 1.783m
DRAWINGS BASED ON SUBDIVISION PLAN DATED: XX MON 2009

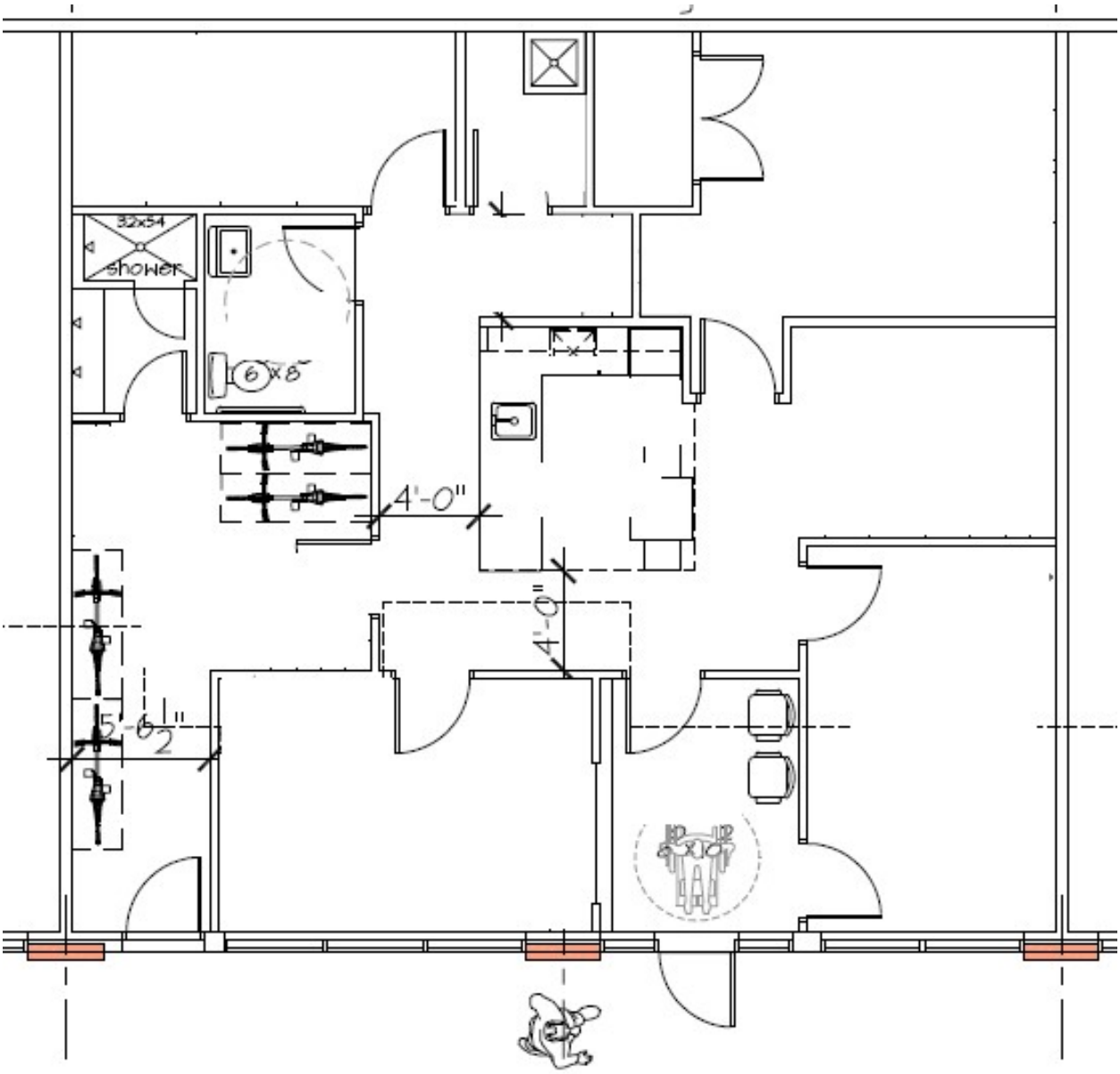
# Hamilton Community Police Office (CPO) Fact Sheet

| **Hamilton CPO Features** | |
|---|---|
| **Placement** | Ground-level storefront and visible from the public in a proposed development/City facility. |
| **Total Size** | Approximately 1,400 square feet. |
| **Facility Features** | **RCMP Workstations:** members can conduct administrative and investigative reporting on site.<br><br>**Volunteer Workstation and Flex Space:** to administer crime prevention programs.<br><br>**Front-counter:** to respond to public inquiries and to administer crime prevention programs. Construction will be ballistically rated to ensure safety and security of personnel and volunteers.<br><br>**Meeting room:** can be used as general meeting space or to be used as satellite operations centre.<br><br>**Equipment storage:** storage for crime prevention programs, emergency supplies, bike storage for patrols, and police equipment.<br><br>**Other features:** small lunch room, washrooms, shower and lockers, mechanical and electrical rooms. |
| **Parking** | Two reserved parking on-site to be provided in the development.<br>Two reserved on-street parking (curbside) to be provided. |
| **Security** | Construction specification according to RCMP security and safety specification and 24/7 video monitoring. |

# Hamilton Community Police Office Program
## (Approximate Space Requirements)

| Room Type | Area ($m^2$) | Area ($ft^2$) | Space Needs/Considerations |
|---|---|---|---|
| **Workstations** | 15.6 $m^2$ | 168 $ft^2$ | Occupancy - 2 Min. to 4 Max.<br>4 Workstations 2'x5' |
| **General Storage (including Volunteer Bikes)** | 14.1 $m^2$ | 152 $ft^2$ | Storage<br>Volunteer Bicycles<br>Lockers |
| **Equipment Storage** | 9.9 $m^2$ | 107 $ft^2$ | |
| **Server Closet** | 2.2 $m^2$ | 24 $ft^2$ | Closet size of 6' wide x 4' deep |
| **Front Counter Reception and Entry** | 5.9 $m^2$ | 63 $ft^2$ | 1 to 2 workstations<br>Waiting Area is within Entry/Vestibule and fully separated from Reception<br>2 people waiting area |
| **Meeting Room** | 15.1 $m^2$ | 163 $ft^2$ | 8 max people conference |
| **Business Centre (MFD, Stationery, etc.)** | 11.1 $m^2$ | 120 $ft^2$ | a. Space considerations for Office Equipment:<br>i. Fax Machine<br>ii. Printer x2<br>iii. Computer x2<br>iv. Laminator<br>v. Photo Printer<br>vi. Filing Cabinets<br>vii. Storage Cabinets<br>vii. Charging Station 2 workstations |
| **CPO Coordinator Workstation** | 8.8 $m^2$ | 95 $ft^2$ | Separate area with L desk and 2 storage units |
| **Volunteer Flex Space** | | | included with Kitchenette |
| **Kitchenette and Lunch Space** | 7.9 $m^2$ | 85 $ft^2$ | 2 min. 4 max people kitchenette<br>Equipment<br>i. Dishwasher<br>ii. Toaster oven<br>iii. MicrowaveTable for 2 people, seating at counter for 2 |
| **Staff/Volunteer Unisex Washroom** | 4.8 $m^2$ | 52 $ft^2$ | 1 Barrier Free<br>floor mounted toilet |
| **Shower facilities** | | | sized for one |
| **Janitor Closet** | 2.7 $m^2$ | 29 $ft^2$ | Tiled up to 9'<br>Mop sink |
| **Circulation** | | | |
| **Total Gross Floor Area (Min.)** | 130.0 $m^2$ | 1400 $ft^2$ | GFA is measured to the inside face of the Developer's exterior and interior demising walls. |

Hamilton Community Police Office
Conceptual Floor Plan



City of Richmond

**Bylaw 10452**

# Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10452 (RZ 21-942276) 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Attachment 1 to Schedule 1 (City of Richmond 2041 Land Use Map) by repealing the existing land use designation of the following area and by designating it "Mixed Use".

   P.I.D. 028-917-910
   Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220
   P.I.D. 011-323-299
   Lot 46 Section 36 Block 5 North Range 4 West New Westminster District Plan 8421, Except Plans 41472 and EPP22220
   P.I.D. 003-927-601
   Lot 113 Section 36 Block 5 North Range 4 West New Westminster District Plan 41472
   P.I.D. 003-976-327
   Lot 125 Section 36 Block 5 North Range 4 West New Westminster District Plan 45199 Except Plan EPP55255
   P.I.D. 005-143-357
   Lot 64 Except: Part Subdivided by Plan 45199: Section 36 Block 5 North Range 4 West New Westminster District Plan 25116
   P.I.D. 004-126-033
   Lot 143 Section 36 Block 5 North Range 6 West New Westminster District Plan 49336
   P.I.D. 008-709-734
   Lot 65 Except: Part Subdivided by Plan 49336, Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 2.14 (Hamilton Area Plan) by:

   a. repealing the existing land use designation of the following area and by designating it "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)".

      P.I.D. 028-917-910
      Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220

b. at Section 3.3, objective 2, adding the following as a new bullet under policy subsection a):

"• notwithstanding reference to maximum density and height in Section 3.2, Section 3.3 and the Land Use Map, bonus density and/or building height may be increased on a site-specific basis for new development that includes construction and transfer to the City of priority community amenities (as identified in this plan)."

c. deleting the Section 3.3, Objective 13, policy subsection a), third bullet point and replacing it with the following:

"• avoid exceeding a maximum frontage width of 60.0 m (197.0 ft.) between any public roads, Shared Streets and Strollways, and limit the creation of lots having lot area in excess of 10,000 $m^2$ (2.5 ac.)"

d. deleting the notation that is included in the Land Use Map "The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan's policies, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions.", and replacing it with the following text:

"The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan's policies*, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions. *The maximum densities below are also exclusive of any density bonus permitted under the Plan's policies for community amenities."

3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10452".**

FIRST READING _____

PUBLIC HEARING _____

SECOND READING _____

THIRD READING _____

OTHER CONDITIONS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by
SB
APPROVED by Manager or Solicitor

_____ _____
MAYOR CORPORATE OFFICER

City of Richmond

**Bylaw 10453**

# Richmond Zoning Bylaw 8500
# Amendment Bylaw 10453 (RZ 21-942276)
# 4651, 4671, 4691 Smith Crescent,
# 23301, 23321, 23361, and 23381 Gilley Road

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

**"20.53 Residential / Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)**

**20.53.1 Purpose**

This **zone** provides for mixed-use **development** consisting of **apartment housing** and **commercial uses** and **community amenity space**. Additional **density** is provided to achieve, among other things, City objectives in respect to **affordable housing units** and **community amenity space**.

**20.53.2 Permitted Uses**

- **amenity space, community**
- **animal grooming**
- **child care**
- **education, commercial**
- **government service**
- **health service, minor**
- **housing, apartment**
- **library and exhibit**
- **office**
- **recreation, indoor**
- **recycling drop-off**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**

- **studio**
- **veterinary service**

**20.53.3 Secondary Uses**

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

**20.53.4 Permitted Density**

1. The maximum **floor area ratio** is 0.4, together with up to an additional:

   a) 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.

2. Notwithstanding Section 20.53.4.1, the reference to "0.4" is increased to a higher density of "1.5", provided that:

   a) the **owner** provides not less than 19 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises at least 10% of the total residential **floor area**;

   b) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot**, and files a notice in the Land Title Office; and

   c) the **owner** uses a minimum of "0.07" **floor area ratio** for non-residential **uses** only.

3. An additional 0.1 **floor area ratio** shall be permitted if, prior to first occupancy of the **building**, the **owner**:

   a) uses the additional 0.1 **floor area ratio** only for **community amenity space**; and

   ii) the **owner** grants to the **City** no less than 130.1 $m^2$ **community amenity space** facility, which shall be designed and constructed to the satisfaction of the **City** and provided to the **City** in the form of an **air space parcel** prior to occupancy of the **development**.

**20.53.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 55% for **buildings**.

### 20.53.6 Permitted Yards & Setbacks

1. The minimum **setbacks** are:

   a) 1.5 m from Gilley Road;

   b) 3.0 m from Smith Crescent;

   c) 6.0 m from the west **property line**; and

   d) 3.0 m from the north **property line**.

2. Common entry features, staircases and unenclosed **balconies** may project into any **setback**, except that for Gilley Road, for a maximum distance of 1.5 m.

3. Notwithstanding the above **setbacks**, enclosed parking **structures** may project into the **setbacks** provided that the **structure** includes transparent glazing, or is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

### 20.53.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) **storeys**), except that the maximum height of **principal buildings** containing **community amenity space** and fronting onto Gilley Road is 20.0 m (not to exceed five (5) storeys).

2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

### 20.53.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m and minimum **lot depth** is 80.0 m.

2. The minimum **lot area** is 4,000 $m^2$.

### 20.53.9 Landscaping & Screening

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

### 20.53.10 On-Site Parking and Loading

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

### 20.53.11 Residential Rental Tenure

1. Subject to the provision of **affordable housing units** pursuant to Section 20.53.4.2 above, a minimum of 19 **dwelling units** shall be used only for **residential rental tenure**.

### 20.53.12 Other Regulations

1. With the exception of **housing, apartment**, the **uses** specified in Section 20.53.2 are only permitted where fronting onto Gilley Road and shall be located on the **first storey** of any **building**.

2. For the purpose of this **zone**, **community amenity space** shall include the following **uses** (a) **library and exhibit** and (b) community policing office.

3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"RESIDENTIAL / LIMITED COMMERCIAL (ZMU53) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)".**

   P.I.D. 028-917-910
   Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220
   P.I.D. 011-323-299
   Lot 46 Section 36 Block 5 North Range 4 West New Westminster District Plan 8421, Except Plans 41472 and EPP22220
   P.I.D. 003-927-601
   Lot 113 Section 36 Block 5 North Range 4 West New Westminster District Plan 41472
   P.I.D. 003-976-327
   Lot 125 Section 36 Block 5 North Range 4 West New Westminster District Plan 45199 Except Plan EPP55255
   P.I.D. 005-143-357
   Lot 64 Except: Part Subdivided by Plan 45199: Section 36 Block 5 North Range 4 West New Westminster District Plan 25116
   P.I.D. 004-126-033
   Lot 143 Section 36 Block 5 North Range 6 West New Westminster District Plan 49336
   P.I.D. 008-709-734
   Lot 65 Except: Part Subdivided by Plan 49336, Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10453".**

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

OTHER CONDITIONS SATISFIED _____

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by SB
APPROVED by Director or Solicitor

_____ MAYOR

_____ CORPORATE OFFICER

City of Richmond

# Report to Committee

| | | | |
|---|---|---|---|
| **To:** | Public Works and Transportation Committee | **Date:** | April 18, 2023 |
| **From:** | Lloyd Bie, P. Eng.<br>Director, Transportation | **File:** | 10-6460-01/2023-Vol 01 |
| **Re:** | **ICBC-City of Richmond Road Improvement Program and Intersection Safety Camera Program – 2023 Update** | | |

## Staff Recommendations

1. That the proposed road safety improvement projects, as described in Attachment 2 of the staff report titled "ICBC-City of Richmond Road Improvement Program and Intersection Safety Camera Program – 2023 Update," dated April 18, 2023 from the Director, Transportation be endorsed for submission to the ICBC 2023 Road Improvement Program for consideration of cost-share funding; and

2. That should the above applications be successful, the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the cost-share agreements on behalf of the City, and that the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly.

Lloyd Bie, P. Eng.
Director, Transportation
(604-276-4131)

Att. 2

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF ACTING GENERAL MANAGER** |
| Finance | ☑ | |
| Engineering | ☑ | |
| **SENIOR STAFF REPORT REVIEW** | **INITIALS:** | **APPROVED BY CAO** |

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## Staff Report

### Origin

At the March 28, 2022 Council meeting, Council endorsed a number of proposed joint ICBC-City of Richmond road safety improvement projects for 2022. This report summarizes the projects implemented in 2022 with funding from ICBC and presents a list of projects proposed to be implemented with funding contributions from ICBC as part of the 2023 ICBC-City of Richmond Road Improvement Program partnership. This report also provides an update to the Intersection Safety Camera Program.

This report supports Council's Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

> *Enhance and protect the safety and well-being of Richmond.*
>
> *1.2 Future-proof and maintain city infrastructure to keep the community safe.*

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

> *Leadership in effective and sustainable growth that supports Richmond's physical and social needs.*
>
> *6.3 Build on transportation and active mobility networks.*

### Analysis

Intersection Safety Camera Program

The Province's Intersection Safety Camera Program operates 140 automated enforcement red light cameras throughout BC, with 35 of these cameras also enforcing speeding violations. Nine red light cameras and one speed enforcement camera are located in Richmond. Figure 1 shows the number of red light violations issued through these cameras since 2019.

The camera located at the intersection of Cambie Road and Garden City Road was upgraded to include automated speed enforcement capabilities on September 30th, 2019. This camera registered 530 speed violations in 2019 (2120 if pro-rated to a full year), 2048 speed violations in 2020, 527 speed violations in 2021 and 671 speed violations in 2022. This data supports the effectiveness of automated enforcement cameras in reducing speed violations. Staff will continue to work with ICBC and the Province to encourage the implementation of more Intersection Safety Cameras within Richmond.

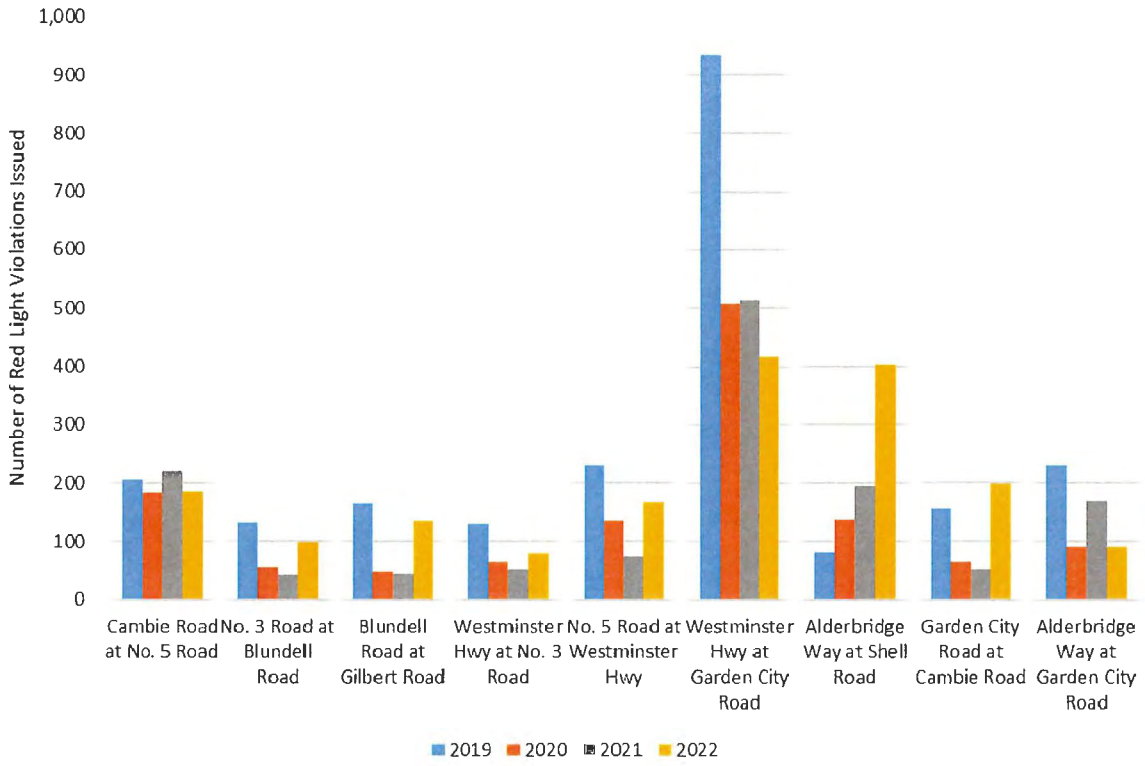


Figure 1: Red Light Violations Issued through the Intersection Safety Camera Program

ICBC Road Improvement Program

ICBC initiated the Road Improvement Program in 1990 to help fund the implementation of road safety engineering measures to reduce the frequency and/or severity of crashes at high-risk locations, reduce claims costs and reduce the potential for crashes.

The City has been in partnership with ICBC in the Road Improvement Program since 1994. This partnership is an important component of the City's traffic safety program as it enables the City not only to undertake more traffic safety enhancements than it could alone, but also to expedite some of these road safety improvement projects. Each year, a list of potential eligible capital projects is developed for inclusion in the Program based on community requests and input from the Traffic Safety Advisory Committee and other stakeholders.

Completed ICBC-City of Richmond Road Improvement Projects

In 2022, the City implemented thirteen groups of road improvement projects (Attachment 1) and will receive a total of $277,000 through ICBC's 2022 Road Improvement Program (example completed project in Figure 2).

Figure 2: Installation of Traffic Circle at Barnard Dr. /Lam Dr. /Robson Dr. Intersection

Over the past 5 years, ICBC has contributed over $1.2M towards road improvement projects within Richmond, which helped facilitate improvements to the top 20 collision-prone intersections within the City, the installation of 35 video detection cameras, 6 new traffic signals, 43 LED overhead street name signs, 13 special crosswalks, 35 speed humps and uninterrupted power supply at 38 intersections.

Proposed 2023 ICBC-City of Richmond Road Improvement Projects

Attachment 2 lists ten bundles of projects proposed for submission to the 2023 Road Improvement Program for funding contributions from ICBC, all of which are included in previously approved Capital Budgets. The projects align with the objectives of the City and ICBC to improve the safety of all road users by implementing new infrastructure improvements to reduce crashes and injuries. ICBC's potential funding contribution to these projects will be determined by historical traffic crash rates at these locations and the estimated reduction in ICBC claim costs resulting from the proposed traffic safety improvements, project eligibility in relation to the funding guidelines and the total funding available, which varies from year to year. The outcome of ICBC's review of the projects will be reported back as part of the 2024 update of the ICBC-City of Richmond Road Improvement Program.

Should a project be approved for funding by ICBC, the City will be required to enter into a funding agreement with ICBC. The agreement is provided by ICBC and generally includes an indemnity in favour of ICBC. Staff recommend that the Chief Administrative Officer and General Manager, Planning and Development be authorized on behalf of the City to execute the funding agreements for the approved projects.

## Financial Impact

The total estimated cost of all the projects identified in Attachment 2 is $2,663,000. All projects are fully funded through previously approved Capital Budgets. Should any submitted projects receive funding from ICBC, these external grants will be used to reduce the previously approved City funding sources and the Consolidated 5 Year Financial Plan (2023-2027) will be amended accordingly.

## Conclusion

ICBC is a significant long-time partner working with the City to promote traffic safety in Richmond. The traffic safety initiatives jointly implemented by ICBC and the City, including various road and traffic management enhancements, educational efforts and enforcement measures, have resulted in safer streets for all road users in Richmond. Therefore, staff recommend that Council endorse the various local road safety improvement projects for submission to the 2023 joint ICBC-City of Richmond Road Improvement Program.

Beata Ng, P.Eng.
Manager, Transportation
Development and Design
(604-247-4627)

Kevin Whitmarsh
Transportion Project Leader
(604-276-4035)

Att. 1: 2022 Road Improvement Projects receiving ICBC Funding
Att. 2: Proposed 2023 City-ICBC Road Improvement Projects

Attachment 1

## 2022 Road Improvement Projects receiving ICBC Funding

| Project Description | Location | ICBC Contribution | Est. Total Cost |
|---|---|---|---|
| Installation of Special Crosswalk | • Third Ave-Chatham Street | $3,500 | $92,000 |
| Installation of Pedestrian Signal | • Westminster Hwy-Westminster Hwy North (upgrade from existing fire signal) | $16,500 | $100,000 |
| Installation of UPS (Uninterruptible Power Supply) at Intersections | • Jacombs Road-Cambie Road<br>• No. 6 Road-Mayfield Drive<br>• No. 8 Road-Blundell Road<br>• No. 6 Road-Commerce Parkway<br>• No. 3 Road-Leslie Road<br>• No. 3 Road-Ackroyd Road<br>• No. 6 Road-Cambie Road<br>• No. 4 Road-Alderbridge Way<br>• Viking Way-Cambie Road | $22,500 | $225,000 |
| Construction of New Multi-Use Pathway | • Westminster Highway (Smith Crescent to Fraserside Gate) | $5,000 | $1,100,000 |
| Installation of Traffic Video Cameras | • No. 1 Road-Osmond Avenue<br>• Bridgeport Road-St. Edwards Dr<br>• Bridgeport Road-Shell Road<br>• Bridgeport Road-Simpson Road | $37,000 | $115,000 |
| Installation of Overhead LED Street Name Signs | • No. 1 Road-Chatham Street<br>• No. 1 Road-Williams Road<br>• No. 1 Road-Osmond Ave<br>• No. 1 Road-Francis Road<br>• No. 1 Road-Blundell Road<br>• No. 1 Road-Granville Ave<br>• No. 1 Road-Westminster Hwy<br>• Gilbert Road-Williams Road<br>• Gilbert Road-Francis Road<br>• Gilbert Road-Blundell Road<br>• No. 3 Road-Park Road<br>• No. 3 Road-Cook Road<br>• Shell Road-Williams Road<br>• No. 5 Road at 11000-block<br>• Railway Ave-Moncton Street<br>• Elmbridge Way-Westminster Hwy<br>• Minoru Blvd-Minoru Gate<br>• Minoru Blvd-Alderbridge Way<br>• Alderbridge Way-Westminster Hwy<br>• Alderbridge Way-Elmbridge Way | $66,000 | $300,000 |
| Installation of a New Traffic Signal and Rail Crossing System | • Shell Road-Williams Road | $93,500 | $1,330,000 |
| Construction of Pedestrian Pathways | • River Road (No 6 Road to Burdette Avenue) | $5,000 | $700,000 |
| Granville Avenue - Bike Lane Protection Project | • Granville Avenue – Gilbert Road to Railway Avenue | $10,000 | $75,000 |
| Traffic Calming: Traffic Circle | • Barnard Drive-Robson Drive/Lam Drive | $3,000 | $22,000 |
| Traffic Calming: Speed Humps | • 4 Avenue / Manoah Steves Elementary School | $1,000 | $6,000 |
| Speed Reader Boards | • 22760 Westminster Highway Northbound<br>• Westminster Highway at Hamilton Transit Centre | $6,000 | $14,000 |
| Installation of Pedestrian Zone Markers at Schools | • Anderson Elementary School<br>• Cook Elementary School<br>• Diefenbaker Elementary School<br>• General Currie School<br>• Thomas Kidd Elementary School<br>• Bridge Elementary School<br>• Debeck Elementary School<br>• Errington Elementary School<br>• Gilmore Elementary School<br>• Brighouse Elementary School | $8,000 | $10,000 |
| **Total** | | **$277,000** | **$4,089,000** |

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**Proposed 2023 City-ICBC Road Improvement Projects**

| Proposed 2023 ICBC-City of Richmond Road Improvement Program Project | Estimated Total Cost |
|---|---|
| Installation of special crosswalk:<br>• Granville Ave-Mayflower Drive<br>• Williams Road-Leonard Road<br>• 4500 BLK and Moncton St.<br>• Shell Road Trail and Granville Ave.<br>• Shell Road Trail and Blundell Rd.<br>• Other locations to be determined(2) | $410,000 |
| Installation of full traffic signal:<br>• St Albans Road-Bennett Road<br>• Other locations to be determined(2) | $350,000 |
| Installation of pedestrian signal:<br>• No. 3 Road-Saunders Road (upgrade from existing special crosswalk)<br>• Other locations to be determined(2) | $180,000 |
| Installation of traffic video cameras:<br>• No. 5 Road and Bridgeport Road<br>• Sweden Way and Bridgeport Road<br>• No. 5 Road and Cambie Road<br>• Other locations to be determined(2) | $90,000 |
| Installation of overhead LED street name signs:<br>• St. Albans Rd.-Blundell Rd.<br>• No. 3 Rd.-Williams Rd.<br>• No. 3 Rd.-Francis Rd.<br>• No. 3 Rd.-Blundell Rd.<br>• Cooney Rd.-Cook Rd.<br>• Cooney Rd.-Saba Rd.<br>• Cooney Rd.-Ackroyd Rd.<br>• Hazelbridge Way-Alexandra Rd.<br>• Hazelbridge Way-Leslie Rd.<br>• Hazelbridge Way-Browngate Rd.<br>• Garden City Rd.-Williams Rd.<br>• Garden City Rd.-Francis Rd.<br>• Garden City Rd.-Blundell Rd.<br>• Garden City Rd.-Cook Rd.<br>• Garden City Rd.-Lansdowne Rd.<br>• Garden City Rd.-Cook Rd.<br>• Other locations to be determined(2) | $240,000 |
| Installation of pedestrian zone markers in various locations as identified through of traffic studies(1) | $16,000 |
| Traffic calming measures:<br>• Raised Crosswalks – Tomsett School and Walter Lee School<br>• Other locations pending results of traffic studies(1) | $14,000 |

**Proposed 2023 City-ICBC Road Improvement Projects**

| Proposed 2023 ICBC-City of Richmond Road Improvement Program Project | Estimated Total Cost |
|---|---|
| Installation of UPS (uninterruptible power supply):<br>• No. 1 Rd.-Westminster Hwy.<br>• No. 1 Rd.-Granville Ave.<br>• Railway Ave.-Granville Ave.<br>• Railway Ave.-Blundell Rd.<br>• Railway Ave.-Francis Rd.<br>• Railway Ave.-Williams Rd.<br>• No. 1 Rd.-Chatham St.<br>• Oval Way-River Rd.<br>• Elmbridge Way-Westminster Hwy.<br>• Minoru Blvd.-Westminster Hwy.<br>• Kwantlen St.-Alderbridge Way<br>• Other locations to be determined(2) | $240,000 |
| Construction of pedestrian pathway:<br>• St. Edwards Drive (350m east of Cambie Road-Bird Road)<br>• Westminster Hwy (Muir Road- 150 m east)<br>• Other locations to be determined(2) | $823,000 |
| Bike Lane Protection Project: Garden City Rd – Granville Ave to Sea Island Way | $300,000 |
| **Total** | **$2,663,000** |

(1) Implementation is subject to consultation with and support from affected residents.
(2) Additional locations may be identified for submission to ICBC prior to its annual program deadline.

City of Richmond

# Report to Committee

| | | | |
|---|---|---|---|
| **To:** | Public Works and Transportation Committee | **Date:** | April 25, 2023 |
| **From:** | John Irving, P.Eng. MPA<br>General Manager, Engineering and Public Works | **File:** | 10-6060-04-01/2023-Vol 01 |
| **Re:** | **2023 Submission to the Disaster Mitigation and Adaptation Fund – Richmond Flood Protection Program** | | |

## Staff Recommendations

1. That the submission to the Disaster Mitigation and Adaptation Fund – Richmond Flood Protection Program requesting funding for up to 40% of the project cost, for a total of $35,600,000 to upgrade approximately 4.6 kilometers of dike and the No. 6 Road North Drainage Pump Station be endorsed.

2. That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to enter into funding agreements with the Government of Canada for the above mentioned project should it be approved for funding by the Government of Canada; and

3. That, should the above mentioned project be approved for funding by the Government of Canada, the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly.

John Irving, P.Eng. MPA
General Manager, Engineering and Public Works
(604-276-4140)

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF GENERAL MANAGER** |
| Finance | ☑ | |
| Intergovernmental Relations & Protocol Unit | ☑ | |
| **SENIOR STAFF REPORT REVIEW** | **INITIALS:** | **APPROVED BY CAO** |

## Staff Report

### Origin

The Disaster Mitigation and Adaption Fund was established by Infrastructure Canada in 2018 to invest in structural and natural infrastructure projects. This program is intended for projects that help local governments and communities address current and future infrastructure needs while strengthening overall resilience to future environmental hazards caused by the adverse effects of climate change through investments in infrastructure projects.

The City of Richmond submitted an Expression of Interest in July 2018 for the Richmond Flood Protection Program and was invited to submit a grant application in October 2018. The City has been awarded $13,780,000 of grant funding from this application.

In January 2023, Infrastructure Canada announced that applications for new projects were being accepted. The application deadline is July 19, 2023. The purpose of this report is to seek Council's endorsement on the submission to the Infrastructure Canada Disaster Mitigation and Adaptation Fund 2023 intake for grant funding for up to 40% of the $89 million project cost, for a total of $35.6 million of grant funding. The project involves upgrading approximately 4.6 kilometers of dike and the No. 6 Road North Drainage Pump Station as part of the City's critical flood protection system.

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

> *Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.*
>
> *2.1 Ensure that Richmond's targeted OCP update shapes the direction and character of the city.*

This report supports Council's Strategic Plan 2022-2026 Focus Area #3 A Safe and Prepared Community:

> *Community safety and preparedness through effective planning, strategic partnerships and proactive programs.*
>
> *3.1 Advance proactive, sustainable, and accelerated flood protection in collaboration with other governments and agencies.*

This report supports Council's Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

> *4.4 Work with all levels of governments for grant and funding opportunities.*

## Analysis

Richmond is an island city situated in a floodplain that is approximately one metre above mean sea level and protected by 49 kilometers of dikes and 39 drainage pump stations. Richmond is at risk of flooding as a result of climate change-induced sea level rise. Current climate change guidelines adopted by the Province estimate that the sea level will rise approximately 1 metre by the year 2100, and 0.2 metres of land subsidence is forecasted over the same period.

Flood risks continue to become a greater concern for future years due to climate impacts on rainfall, freshet, and sea level rise. Guided by the City's Flood Protection Management Strategy and the various phases of the Dike Master Plan, Richmond continues to safeguard the people, and its estimated $100 billion worth of assets by upgrading and maintaining the City's robust flood protection system through the Council approved Capital Program for diking and drainage and development partnerships.

The Richmond Flood Protection Program, submitted by staff to Infrastructure Canada for the Disaster Mitigation and Adaptation Fund, includes four infrastructure projects for the perimeter dike to upgrade approximately 4.6 kilometers of dike and the No. 6 Road North Drainage Pump Station with a total amount of $89 million. All projects are expected to be completed by 2033.

## Funding Details

The Disaster Mitigation and Adaption Fund was established in 2018, with a commitment to invest $2 billion over 10 years in structural and natural infrastructure projects, and an additional $1.375 billion in federal funding was provided to renew the Disaster Mitigation and Adaption Fund in 2021. The fund is a part of the Investing in Canada Plan to support the Government of Canada's objectives to create long-term economic growth, support the resilience of communities, and transition to a clean growth economy. The fund operates through a maximum Federal contribution of 40% of project cost towards municipal infrastructure projects.

If the City of Richmond is successful through this grant application, the City would be required to enter into a funding agreement with the Government of Canada. Infrastructure Canada will provide funding through disbursements for the projects identified as part of the program. The agreements are standard form agreements provided by senior levels of government and include an indemnity and release in favour of the Federal Government. As with any submission for funding to external sources, funding is not guaranteed to be granted to assist with this project.

## Financial Impact

The City of Richmond will be requesting up to $35.6 million to fund the Richmond Flood Protection Program from the Infrastructure Canada Disaster Mitigation and Adaptation Fund.

The grant application includes future years capital projects to be completed within the next 10 years. Should the City be successful with the DMAF grant application, the grant will reduce the contributions from the Drainage Improvement Reserve of the existing approved capital projects, and the Consolidated 5-Year Financial Plan (2023-2027) will be amended accordingly. Any

future years capital projects will be presented for Council's consideration as part of the annual budget process.

**Conclusion**

Staff are seeking Council's endorsement on the submission to the Infrastructure Canada Disaster Mitigation and Adaptation Fund for the Richmond Flood Protection Program. Richmond is requesting up to the maximum grant amount of 40% funding for this project for a total of $35.6 million.

Eric Sparolin, P.Eng.
Manager, Engineering Planning
(604-247-4915)

ES:

City of Richmond

# Report to Committee

| | | | |
|---|---|---|---|
| **To:** | Planning Committee | **Date:** | May 1, 2023 |
| **From:** | Wayne Craig<br>Director, Development | **File:** | RZ 22-012904 |
| **Re:** | **Application by TopStream Management Ltd. for Rezoning at 8635, 8655, 8675 and 8695 Cook Crescent, and the Surplus Portion of the Spires Road and Cook Crescent road allowance from "Single Detached (RS1/E)" Zone to "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" Zone** | | |

## Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10465, to create the "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone, and rezone 8635, 8655, 8675 and 8695 Cook Crescent, and the surplus portion of the Spires Road and Cook Crescent road allowance from "Single Detached (RS1/E)" zone to "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone, be introduced and given first reading.

Josh Reis
Acting Director, Development
(604-247-4625)

Type text here

JR:el
Att. 8

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF ACTING GENERAL MANAGER** |
| Real Estate Services | ☑ | |
| Affordable Housing | ☑ | |
| Engineering | ☑ | |
| Policy Planning | ☑ | |
| Transportation | ☑ | |

7197758

## Staff Report

### Origin

TopStream Management Ltd., on behalf of 1377591 BC Ltd. (Incorporation number: BC1377591; Director: Ke Xiao), has applied to the City of Richmond for permission to rezone a 3,302.8 $m^2$ (35,551 $ft^2$) site at 8635, 8655, 8675 and 8695 Cook Crescent (Attachment 1) from the "Single Detached (RS1/E)" zone to the "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone.

A Site Area Plan is presented in Attachment 2 to illustrate the proposed land dedication and land disposition associated with this development proposal:

- The development site includes a portion of surplus road.
- A 10 m wide greenway will be secured via SRW along the north edge of the site.
- The portion of the site assembly north of the greenway will be transferred to the City as part of the rezoning considerations. This land is intended to be consolidated with a future land assembly on the north side of the greenway.

The proposed rezoning would permit the development of a stacked townhouse development with 27 townhouse units, including:

- Two single-level Basic Universal Housing (BUH) units;
- Four three-level townhouse units;
- Fourteen four-level townhouse units; and
- Seven four-level townhouse units each with a secondary suite.

A preliminary site plan, building elevations, and landscape plan are contained in Attachment 3.

A Servicing Agreement will be required for this development to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer and sanitary sewer, as well as service connections.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

<u>Subject Site Existing Housing Profile</u>

The site currently contains four single-family homes (with no secondary suites). The applicant has advised that all of the houses on-site are vacant as some of them are not livable. These houses will be demolished.

### Surrounding Development

The Spires Road Neighbourhood is in transition from a predominately single-family neighbourhood towards a higher-density neighbourhood through the development of townhouse complexes and apartment buildings.

To the North: An existing duplex on a lot zoned "Two-Unit Dwellings (RD1)" and single-family homes on lots zoned "Single Detached (RS1/E)". These properties are designated for multiple-family residential developments under the City Centre Area Plan.

To the South: Across Spires Road, a recently completed 64-unit high-density townhouse development (RZ 17-766525 & DP 18-829140) on a lot zoned "Parking Structure Townhouses (RTP4)".

To the East: Across Cook Crescent, single-family homes on lots zoned "Single Detached (RS1/E)", which are designated for multiple-family residential developments under the City Centre Area Plan.

To the West: An existing duplex and three single-family homes, fronting on Spires Road, on lots zoned "Single Detached (RS1/E)", which are designated for multiple-family residential developments under the City Centre Area Plan.

**Related Policies & Studies**

Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject development site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

City Centre Area Plan

Council approved amendments to the City Centre Area Plan (CCAP) and introduced a new Spires Road Rental Tenure Policy on July 18, 2022 (Bylaw 10190). This Policy specifies a minimum density of 2.0 FAR for developments within the Spires Road Area, comprising a mix of market strata units, market rental units and affordable housing units.

Council's adoption of Bylaw 10190 included provisions for how instream rezoning applications received prior to the adoption of Bylaw 10190 are to be considered. The provisions adopted by Council indicate:

- Instream rezoning applications received prior to adoption of Bylaw 10190 are exempt from the Spires Road Area Market Rental Policy provided the application achieves first reading by July 17, 2023.
- To ensure any rezoning applications proceeding under these provisions proceed to final adoption in a timely manner the rezoning bylaw is to receive final adoption within one year of being granted third reading. In the event, an application is not able to achieve final adoption within this timeframe, staff will provide a report to Council indicating why this deadline has not been achieved and recommending that Council:
    - Allow additional time for the project to be completed based on circumstances that have affected the timeline for a project that has been actively working to advance and achieve final adoption of the rezoning bylaw and issuance of the Development Permit; or
    - Rescind third reading of the rezoning bylaw and require the project to be redesigned to include the required market rental housing.

Since the subject Rezoning application was submitted on April 29, 2022 (prior to adoption of the new Policy, this application is being processed under the former land use designation and sub-area guidelines (i.e., "Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial"), which is intended for grade-oriented housing in the form of higher-density townhouses (built over common parking structures) in areas north of Granville Avenue within the city centre).

The preliminary design of the proposal featuring high-density townhouses over a common parking structure generally complies with the applicable CCAP Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines and form and character will take place at the Development Permit stage of the process.

The subject development site is surrounded by properties with development potential subject to the CCAP. Registration of a legal agreement on Title is required before final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other development that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to make a cash contribution at the current rate of $0.34 per buildable square foot (2023-2025 rate), for a total contribution of $14,504.83 prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of $18.00 per buildable square foot (for sites within the City Centre Area Plan) for a total contribution of $767,902.50 prior to final adoption of the rezoning bylaw. The applicant is also voluntarily providing seven secondary suites within the development.

Market Rental Housing Policy

This rezoning application was received prior to the current Market Rental Housing Policy adopted by Council on June 20, 2022. In keeping with Council policy, instream rezoning applications are exempted from the Market Rental Housing Policy if the project reaches first reading no later than June 20, 2023.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. While all aircraft noise-sensitive land uses (including residential uses) may be considered, registration of an Aircraft Noise Sensitive Use Covenant on Title to address aircraft noise mitigation and public awareness is required prior to final adoption of the rezoning bylaw.

At the Development Permit stage, submission of an acoustic report, prepared by a qualified professional, is required to address indoor sound level mitigation criteria as set out in the OCP and identify how noise mitigation measures will be incorporated into the building design.

Public Art Program Policy

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of $0.99 per buildable square foot (2023 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of $42,234.64.

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

Two rezoning signs have been installed on the subject property (one on each road frontage). Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

## Analysis

Road Closure

A new narrower 16.0 m wide road cross-section for the Spires Road Neighbourhood has been established for the area to better support the development envisioned for this area in the City Centre Area Plan. This new road cross-section has already been applied to four high-density townhouse development projects along Spires Road and Cook Crescent since 2019.

Based on the new road cross-section and the preliminary functional road design reviewed and accepted by the Engineering and Transportation Departments, a 2.05 m wide portion of the existing Spires Road road allowance adjacent to the frontages of the subject development site along the existing southern and eastern property lines has been identified for road closure (Attachment 2). The area, which is approx. 213.2 $m^2$ (2,294.9 $ft^2$), is surplus to Engineering and Transportation needs.

Prior to rezoning bylaw adoption, the applicant is required to enter into a purchase and sale agreement with the City for the owner's purchase of the surplus lands, which is to be based on business terms approved by Council. The primary business terms of the purchase and sale agreement will be brought forward to Council with the road closure bylaw, in a separate report from the Director, Real Estate Services.

Pedestrian Linkage

A Pedestrian Linkage connecting future linear parks on the existing road Right-of-Ways of Spires Gate and the east-west portion of Cook Crescent is identified on the Specific Land Use Map: Brighouse Village (2031) (Attachment 5). The pedestrian linkage falls onto the northernmost portion of the subject development site. The alignment of this pedestrian linkage has been determined to respond and coordinate with the future linear parks:

- The pedestrian linkage between Spires Road and Cook Crescent would have an ultimate 10 m (32.8 ft.) wide Statutory Right-of-Way (SRW); the area of the SRW is approximately 316.3 $m^2$ (3,404.6 $ft^2$).
- Applicant is required to enter into a Servicing Agreement for the construction of the pedestrian linkage on the subject site. A 4.0 m wide paved pathway and planting strips with trees on either side of the pathway will be required. Detailed design of the pedestrian linkage is to be determined and reviewed via the Servicing Agreement process. Maintenance of the pedestrian linkage to be the responsibility of the owner/strata, except for trees, paved pathway, and street furniture, which will be maintained by the City.
- All landscape elements along the pedestrian linkage that service the private property such as privacy fences and hedges are to be located outside of the SRW. Pathways that connect the private property to the walkway within the pedestrian linkage SRW are permissible, but maintenance and liability associated with the connecting pathways are the responsibility of the owner/strata.
- The proposed alignment of the pedestrian linkage on the subject site will create a small remaining lot on the north side of the pedestrian linkage SRW. As a condition of this rezoning application, the owner will subdivide and transfer to the City this 218.0 $m^2$ (2,346.5 $ft^2$) portion of land as a fee simple lot. It is anticipated that this remaining lot will be consolidated with the future land assembly to the north. This parcel is to be sodded by the owner prior to completion of the subject development. The owner must also fence off the City Lot prior to completion of the subject development in order to prevent general public access. A license agreement will be entered into between the City and the strata to allow the use of the City Lot by the strata residents only, and providing for the strata's obligation to maintain the space and assume all liability associated with the City Lot, until the City Lot redevelops or consolidates with an adjacent property.

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the existing west property line of the subject development site for an existing sanitary sewer line. The applicant is aware that no building or structure is permitted to be constructed within this area.

Transportation and Site Access

Vehicle access to the development will be from a new entry driveway off Spires Road, providing access to the parking structure proposed on-site. One loading area is proposed on-site at the entry driveway.

To enhance pedestrian circulation within the Spires Road Neighbourhood, the developer is required to construct a pedestrian walkway along the west property line of the site.

A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the required walkway (typically 3.0 m wide) and a 1.0 m x 1.0 m corner cut at both ends of the walkway will be secured as a condition of rezoning. The cross-section of the walkway is to include a 1.5 m wide hard surface pathway within the SRW. It is noted that four trees identified for retention are located within 3.0 m of the west property line, detailed walkway design and alignment of the SRW will be developed at the Development Permit and Servicing Agreement stages of the process to minimize impacts to the protected trees.

A Servicing Agreement will be required for this development to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, and public walkways on-site.

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 38 bylaw-sized trees on the subject property and four trees on neighbouring properties.

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

*On-site Trees:*

- A Cherry tree (tag# 5675), located on a shared property line with 8960 Spires Road (joint ownership), is noted to be retained and protected in the Arborist report.
- A Magnolia tree (tag# 5676), located along the north property line of the site, within the future greenway/land dedication area, is noted to be retained and protected in the Arborist report.
- Three trees, a Spruce tree (tag# 5648), a Magnolia tree (tag# 5649), and a Japanese maple tree (tag# 5650), located on-site within the required greenway along the west property line, are all identified in good condition. In order to retain these trees, a minimum of 3.0 m tree protection zone must be established. The alignment of the required 1.5 m wide paved pathway within the greenway must be designed to minimize impact on these protected trees.
- A Tree Survival Security of $10,000.00 will be required for each tree identified for retention.
- Four trees, Holly tree (tag# 5653), a Deodar Cedar tree (tag# 5655), a Japanese Maple tree (tag# 5664), and a Paper Birch tree (tag# 5667), are all identified to be in moderate condition but located in conflict with the proposed building footprint and/or required frontage upgrades; remove and replace.
- 29 trees (tag# 5641-5647, 5651, 5652, 5654, 5656-5663, 5665, 5666, 5668-5674, 5677 and 5678) are all in poor condition; either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

*Off-site Trees:*

- Four Western Red Cedar trees (tag# OS1, OS2, OS3 and OS4) located on adjacent neighbouring properties at 8000/8020 Spires Road are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

*Tree Replacement*

The applicant wishes to remove 33 on-site trees; a Tree Management Plan is included in this report (Attachment 6). The 2:1 replacement ratio would require a total of 66 replacement trees. The Preliminary Landscape Plan provided by the applicant (Attachment 3), proposes to plant 37 new trees on-site and provide cash-in-lieu for the remaining trees. Staff will work with the applicant to explore the opportunity to include additional replacement trees on site at the Development Permit stage. The size and species of replacement trees will also be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of $21,750.00 ($750/tree) to the City's Tree Compensation Fund in lieu of planting the remaining 29 replacement trees should they not be accommodated on the site.

*Tree Protection*

Five on-site trees (tag# 5648, 5649, 5650, 5675 and 5676) and four trees (tag# OS1, OS2, OS3 and OS4) on neighbouring properties are to be retained and protected (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 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 requirement for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of $50,000.00 to ensure that the five on-site trees (specifically tag# 5648, 5649, 5650, 5675 and 5676), identified for retention, will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- Prior to demolition of the existing dwellings on the subject site, the installation of tree protection fencing around all trees is 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.

Sustainability and Renewable Energy

*District Energy*

The subject site is located within the City Centre District Energy Utility (CCDEU) service area. The development would be designed to contain either a Low Carbon Energy Plant (LCEP) or a mechanical system designed to interconnect to the future CCDEU, unless otherwise directed by the City or City's Service Provider, LIEC. In accordance with the DEU rezoning consideration, registration of a legal agreement on Title to secure the owner's commitment to connect to DEU, and granting the Statutory Right-of-Way(s) necessary for supplying the DEU services to the building(s), is required prior to final adoption of the rezoning bylaw.

*Energy Step Code*

The developer has committed to design the subject development to meet the City's Step Code requirements. Under current requirements, the development would be expected to achieve Step 4 of the Energy Step Code (or Step 3 with low carbon energy plant) for Part 3 construction. A commitment letter is presented in Attachment 7. Details on how all units are to be built and maintained to achieve this commitment will be reviewed at Building Permit stage.

Built Form and Architectural Character

The proposal is to build a high-density, ground-oriented, four-storey townhouse project on the consolidated lot. The development will contain 27 townhouse units ranging from 60.85 $m^2$ (655 $ft^2$) to 304.86 $m^2$ (3,281.47 $ft^2$). Types of units proposed include:

- Two single-level Basic Universal Housing units at grade with direct access to Spires Road or the public pedestrian walkway along the north property line of the site. These units will also have a direct accessible entry from the parking structure. The BUH units are two-bedroom units and are approximately 60.85 $m^2$ (655 $ft^2$) to 63.63 $m^2$ (685 $ft^2$) in size.
- Four three-storey townhouse units with main unit entry located on the podium level.
- 14 four-storey units with direct, street-level entry from Cook Crescent or the public pedestrian walkway along the west property line of the site, as well as direct access from the podium and the parking structure.
- Seven four-level townhouse units each with a secondary suite (studio) on the ground level. The sizes of the secondary suites range from 31.31 $m^2$ (337 $ft^2$) to 49.27 $m^2$ (530 $ft^2$). The secondary suites will have a direct, street-level entry from Spires Road or the public pedestrian walkway along the north property line of the site, as well as direct access from the parking structure. The principle units will have unit entry located on the podium level.
    - Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, and that the secondary suite will not be stratified or otherwise held under a separate Title.
- All of the units will have private outdoor areas at grade, on the elevated podium overtop the parking structure, and/or on the top floor oriented towards the internal courtyard.

Housing Type and Tenure

The proposed development is a market townhouse development. 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.

Vehicle and Bicycle Parking On-site

The proposal will feature 27 units with a total of 33 resident parking spaces and six visitor parking spaces, which complies with the minimum bylaw requirements for this neighbourhood. Prior to final adoption, a restrictive covenant is required to be registered on Title to ensure that the number of visitor parking stalls will be maintained in perpetuity.

The proposal will feature six resident parking spaces in a tandem arrangement (18 per cent of the total required residential parking spaces provided), which is consistent with the maximum 50 per cent of tandem parking provision of Richmond Zoning Bylaw 8500. Prior to final adoption, a restrictive covenant is required to be registered on Title to ensure that parking spaces provided in a tandem arrangement are to be assigned to the same dwelling unit, and conversion of tandem parking areas into habitable space is prohibited.

In addition, the proposal will feature two Basic Universal Housing units and one convertible unit; a wider parking stall (with dimensions in accordance with the accessible space requirements) will be provided for each of these three units. A restrictive covenant to reflect this arrangement is required prior to final adoption.

The proposal includes 34 Class-1 and six Class-2 (visitor) bicycle parking spaces on-site, which meets the bylaw requirements. All residential bicycle parking spaces will be provided within the parking structure, and all visitor bicycle parking spaces will be provided next to the main lobby. Prior to final adoption, a restrictive covenant is required to be registered on Title to ensure that the bicycle parking area will be maintained for shared common use and for the sole purpose of bicycle storage.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, as per the OCP. Based on the rate identified in the OCP (i.e., $2,066.00 per unit for the first 19 units, plus $4,132.00 per unit for the 20 to 27 units), the total cash contribution required for the 27-unit townhouse development is $72,310.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces at 179 $m^2$ (1930 $ft^2$) exceeds the minimum requirements under the Official Community Plan (OCP) of 6 $m^2$ (64.5 $ft^2$) of outdoor space per unit. Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's Standard Servicing Agreement to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer, sanitary sewer and watermains along the frontages of the site, as well as service connections (see Attachment 8 for details). All works are at the client's sole cost (i.e., no credits apply).

The developer is also required to pay Development Cost Charges (DCC's) (City & Metro Vancouver), TransLink DCC's, School Site Acquisition Charge and Address Assignment Fee.

Design Review and Future Development Permit Considerations

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple family projects in the 2041 Official Community Plan and the City Centre Area Plan.
- Refinement of the site plan to ensure all the aboveground private utility infrastructure improvements required as part of this development will be located on-site, outside of the front yard setbacks, and screened from street view.
- Refinement of the site layout and site grading, as well as public pathway design and alignment, to ensure the protection and long-term health of retained trees, which may include the provision of working space setback between the root protection zone and the proposed building/pathway foundation, registration of additional legal documents or right-of-ways on Title, and submission of additional security deposits.
- Refinement of the proposed building form to achieve sufficient variety in design to create a desirable and interesting streetscape along Spires Road, Cook Crescent and the public walkways along the north and west property line. Design development is required to reduce the visual massing of the buildings, provide architectural features at the building corners, highlight the main entrance to the building and establish landmarks at strategic locations.
- Review of aging-in-place features in all units and the provision of Basic Universal Housing and convertible units.
- Refinement of landscape design, including the size and configuration of the outdoor amenity spaces, as well as the choice and location of various play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of the sustainability strategy for the development proposal.

Additional issues may be identified as part of the Development Permit application review process.

Proposed Zoning Amendment

The site-specific zone is drafted based on the standard "Parking Structure Townhouses (RTP)" zone.

The following provisions are included in the proposed ZT103 zone to accommodate the site-specific conditions:

- Permitted land uses: town housing and related land uses including secondary suite use.
- Maximum density: 1.2 FAR calculated against the gross development site area. This density is in line with the maximum density allowed based on the applicable policies in the CCAP to the proposed development. The gross development site area includes the net development site area and the area of the lot to be transferred to the City.
- Maximum lot coverage: 45 per cent.
- Minimum building setbacks: 6.0 m to west property line and 12.5 m to north property line. The minimum building setback is typically 3.0 m to all property line under the RTP zone; specific building setbacks are being proposed based on the site configuration and the required pedestrian walkway SRWs along the north and west property lines.

### Financial Impact or Economic Impact

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

### Conclusion

The proposed 27-unit townhouse development is consistent with the applicable provisions of the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). Further review of the project design is required to ensure a high-quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommend support of the application.

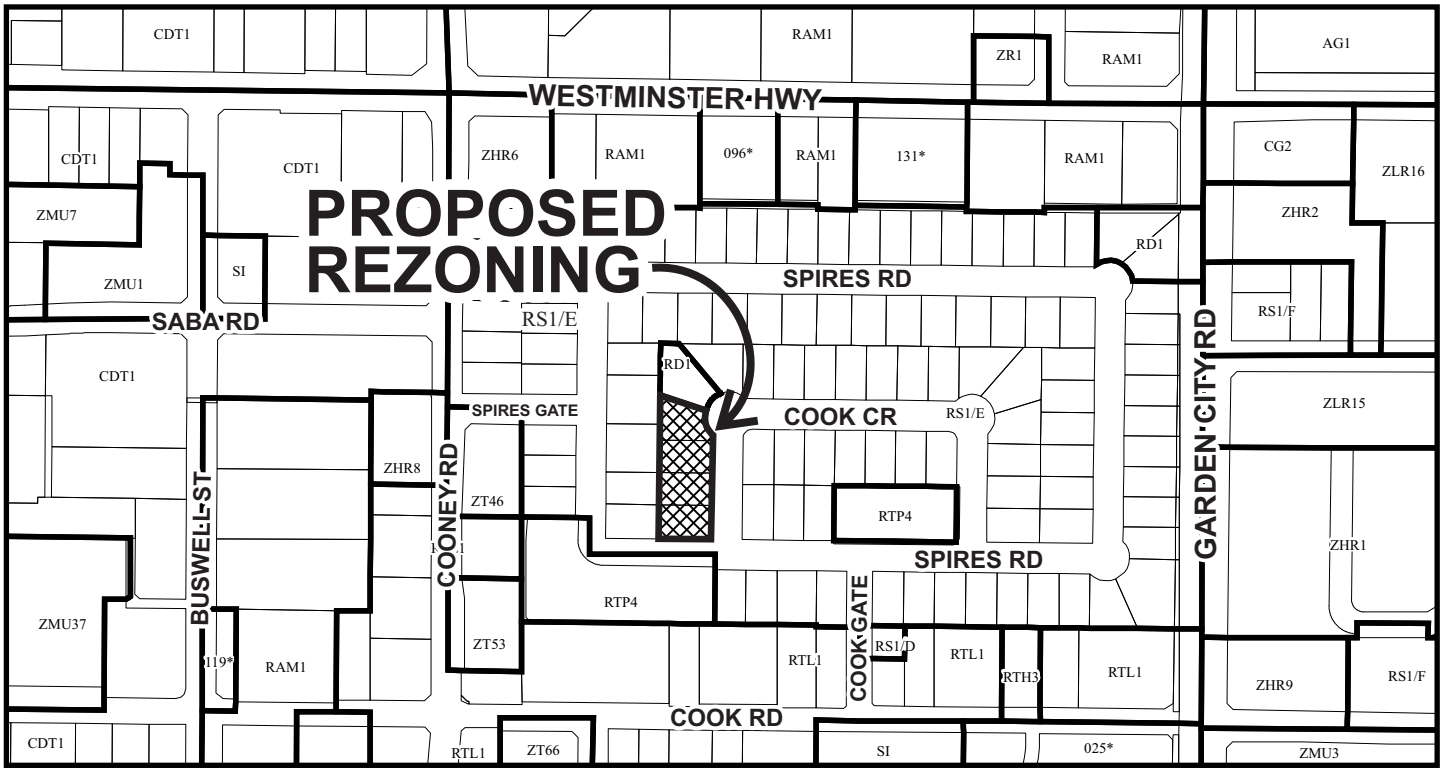
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10465 be introduced and given first reading.

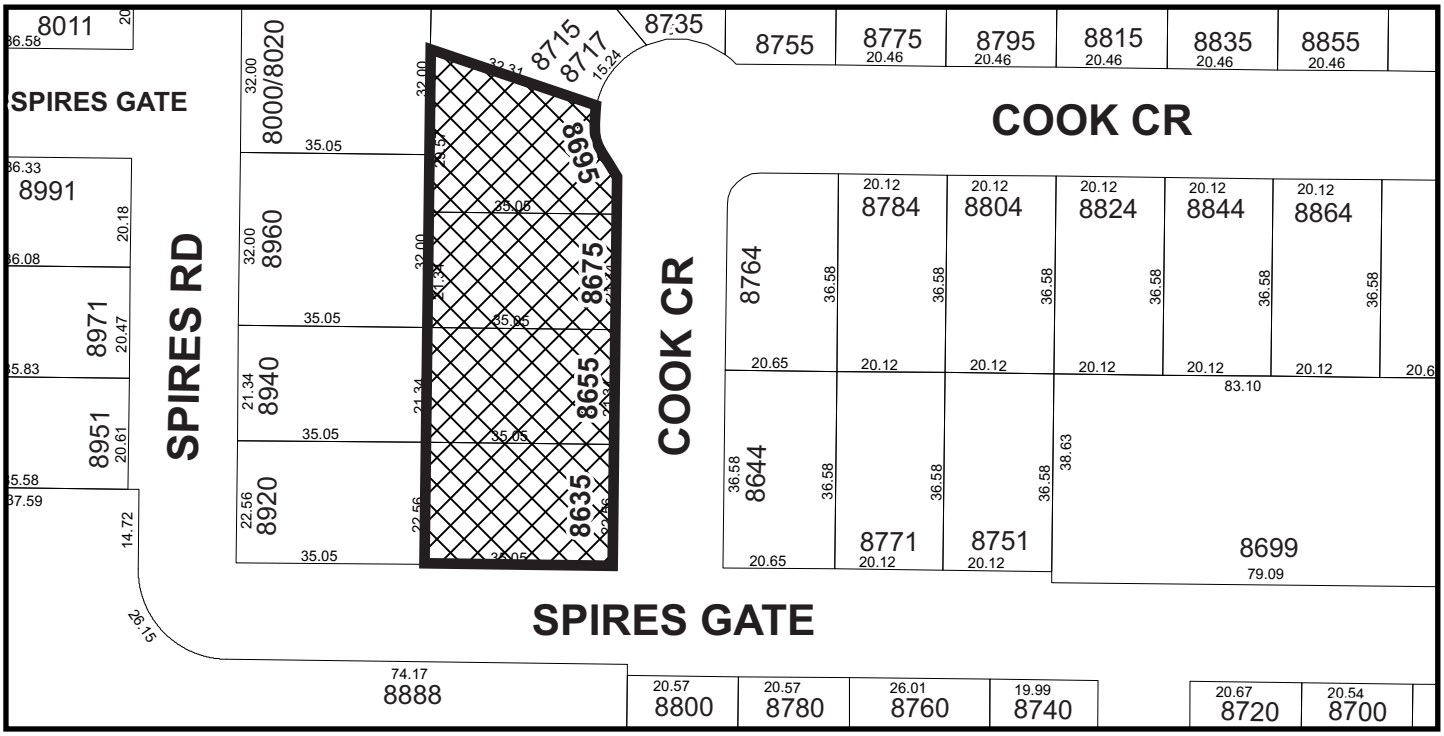
Edwin Lee
Planner 2
(604-276-4121)

EL:js

Att. 1: Location Map
2: Site Area Plan
3: Conceptual Development Plans
4: Development Application Data Sheet
5: Specific Land Use Map: Brighouse Village (2031)
6: Tree Management Plan
7: Letter from Developer regarding Step Code Requirements
8: Rezoning Considerations

City of Richmond



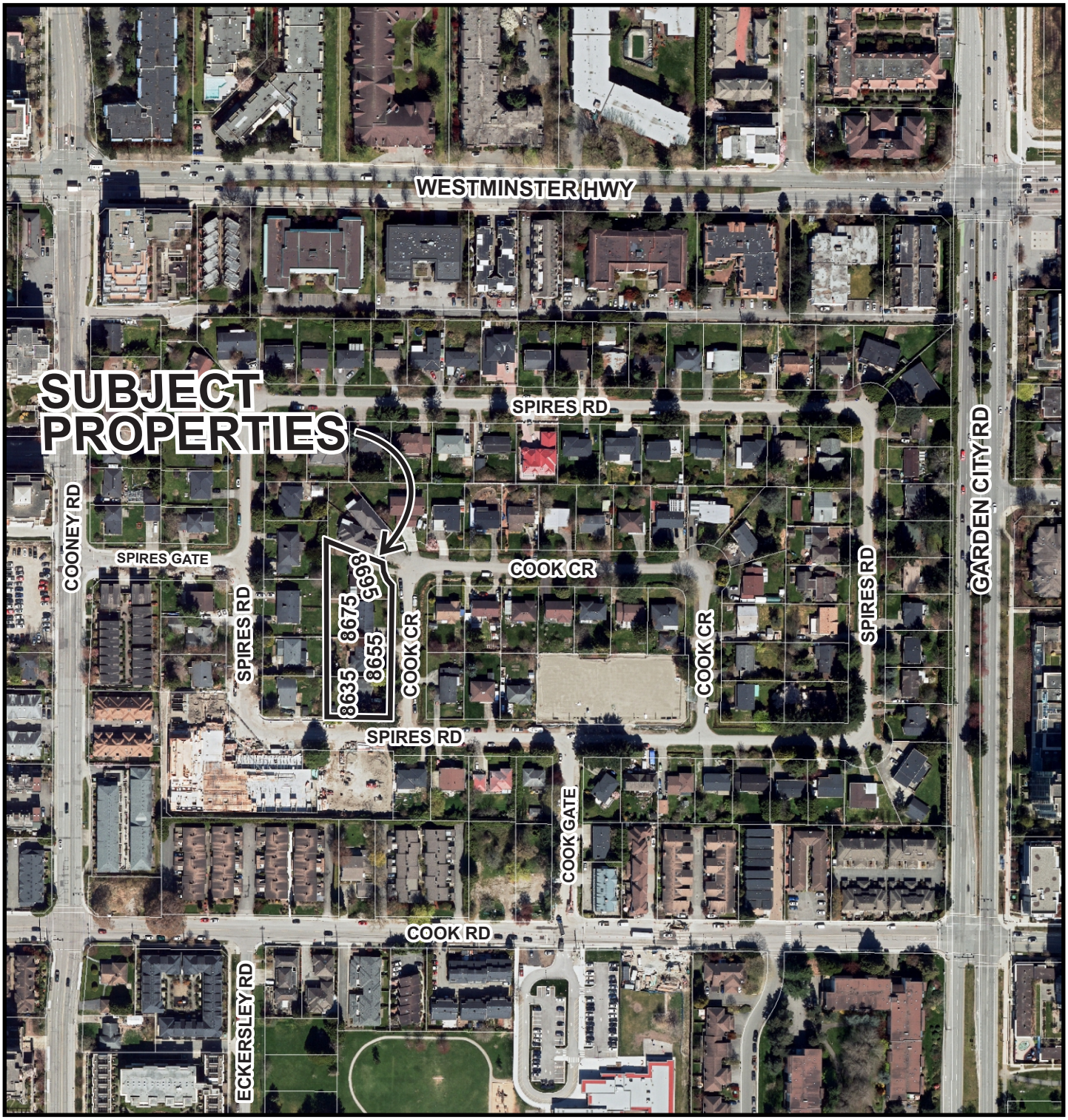

RZ 22-012904

Original Date: 05/25/22

Revision Date: 04/25/23

Note: Dimensions are in METRES

City of
Richmond

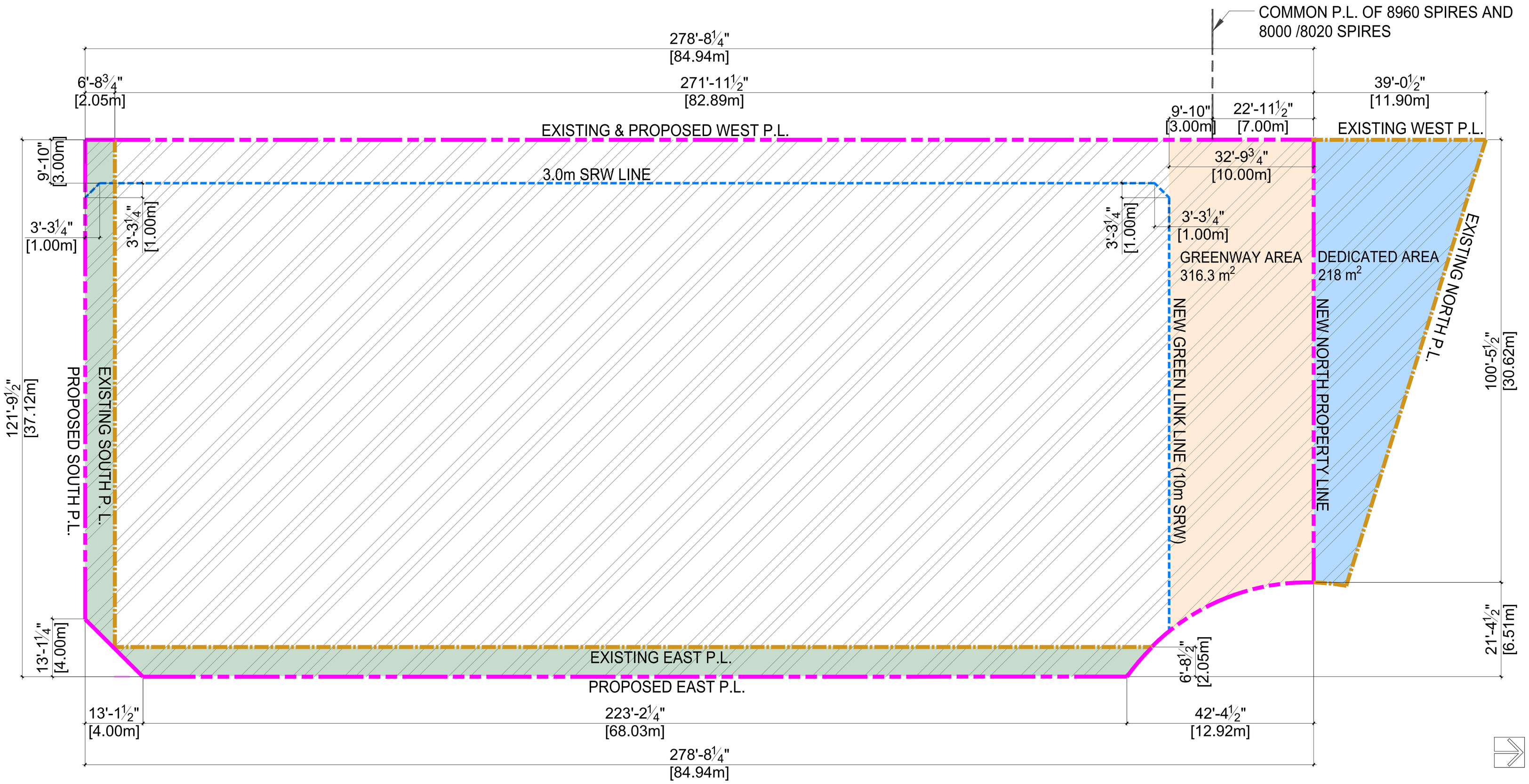



# RZ 22-012904

Original Date: 05/25/22

Revision Date: 04/25/23

Note: Dimensions are in METRES




1 SITE AREA PLAN
Scale: 1:150

GROSS SITE AREA (3,302.8 m²)

PROPOSED PROPERTY LINE (Net Site Area 3,084.8 m²)

EXISTING PROPERTY LINE (Existing Site Area 3,089.6m²)

SRW LINE

PURCHASED CITY LAND (213.2 m²)

DEDICATED AREA (218 m²)

GREENWAY AREA (316.3 m²)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PLANNING& APPLICATION CONSULTANT


METRIC


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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

| | |
|---|---|
| 2023.04.06 | ISSUED FOR RZ RE-SUBMISSION |
| 2023.04.03 | ISSUED FOR COORDINATION |
| 2023.03.31 | ISSUED FOR COORDINATION |
| 2023.03.30 | ISSUED FOR COORDINATION |
| 2023.03.20 | ISSUED FOR RE RE-SUBMISSION |
| 2023.03.13 | ISSUED FOR COORDINATION |
| 2023.03.10 | ISSUED FOR COORDINATION |
| 2023.03.09 | ISSUED FOR COORDINATION |
| 2023.03.01 | ISSUED FOR COORDINATION |
| 2023.01.05 | ISSUED FOR COORDINATION |
| 2022.12.16 | ISSUED FOR COORDINATION |
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SEAL

8635-8695 COOK CRESCENT

RICHMOND, BC

SITE AREA PLAN

DRAWN: CHECKED:
PLOT DATE:

A1.00a

21-28

# 8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

## RE-ZONING RESUBMISSION - April 06, 2023

## Team

**Client**
8635-8695 COOK PROJECT LIMITED PARTNERSHIP
207-3855 Henning Drive, Burnaby, BC, V5C 6N3
P: 604-245-5868

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P:604-987-9070

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PMG Landscape Architect
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P: 604-294-0011

## Architectural Drawing List


A0.00 Cover Page, Drawing List
A0.01 Project Data
A0.02 Project Data (Units Distribution)
A0.03 Site Plan Context
A0.04 Design Rationale-01
A0.05 Design Rationale-02
A0.06 Sun& Shadow Studies

A1.00 Survey Drawing
A1.00a Land Dedication Plan
A1.01 Master Site Plan
A1.01a Lot Coverage Overlay
A1.01b Lot Permeable Area Overlay
A1.01c Live Plant Area Overlay
A1.02 Parking Plan
A1.02a Waste Management Plan

A2.01 Ground Floor Plan
A2.01a FAR Overlay & Exemptions
A2.01b Outdoor Open Area Overlay

A2.02 2ND Floor Plan
A2.02a FAR Overlay & Exemptions
A2.02b Outdoor Open Area Overlay

A2.03 3RD Floor Plan
A2.03a FAR Overlay & Exemptions

A2.04 4TH Floor Plan
A2.04a FAR Overlay & Exemptions
A2.04b Outdoor Open Area Overlay

A2.05 Roof Plan
A2.06a Convertible Unit Access (1st FL)
A2.06b Convertible Unit Access (2nd FL)

A3.00 Material Precedents
A3.01 North& South Elevations
A3.02 West& East Elevations

A4.01 Section A& A1
A4.02 Section B, C, D& E
A5.01 Street-scape- 01
A5.02 Street-scape- 02

A6.01 Perspective Rendering- 01
A6.02 Perspective Rendering- 02



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8635-8695 COOK CRESCENT

RICHMOND, BC

COVER PAGE

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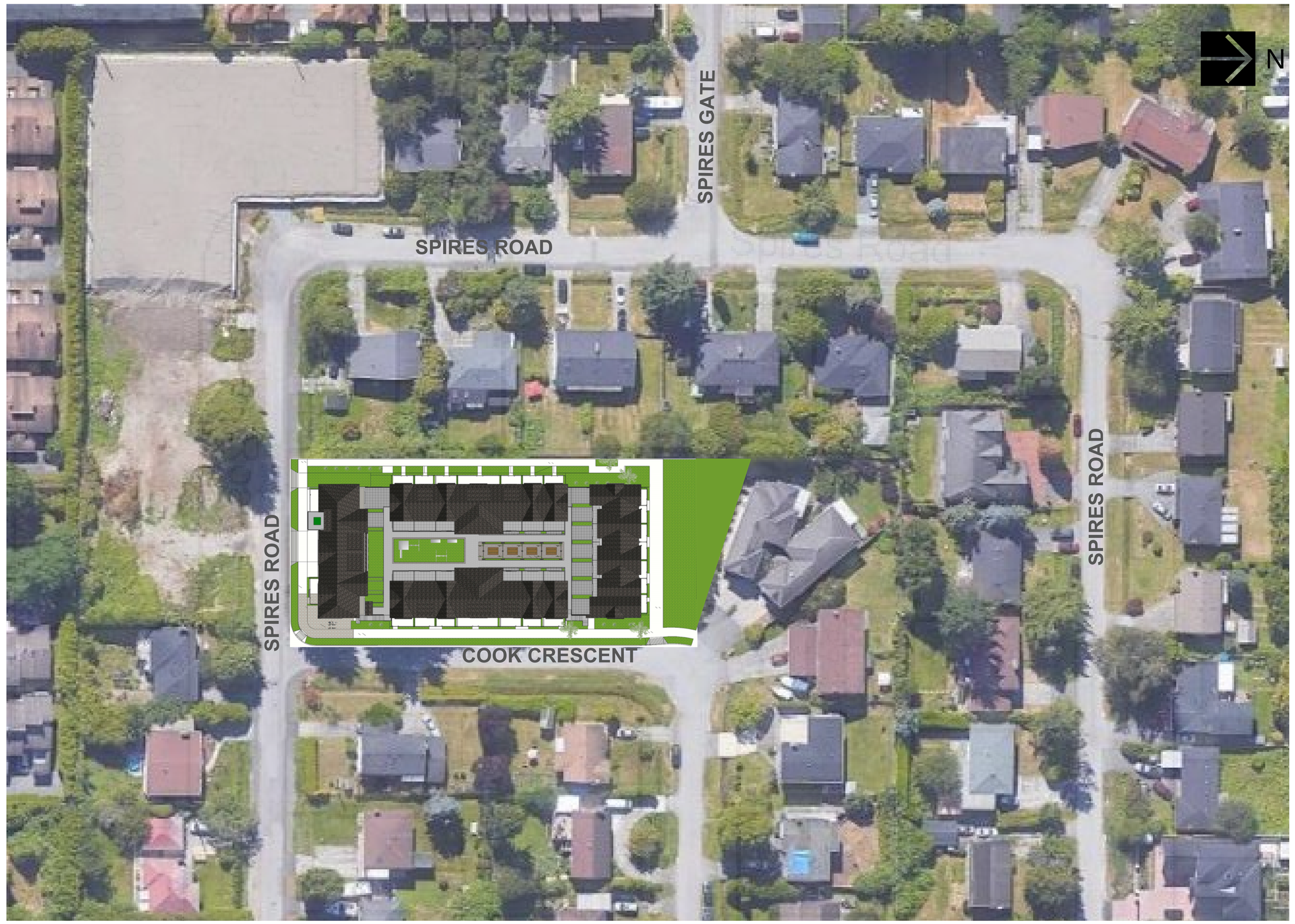
# 8635 - 8695 COOK CRESCENT, RICHMOND, B.C.

REZONING APPLICATION




1 CONTEXT PLAN
Scale: 1:600

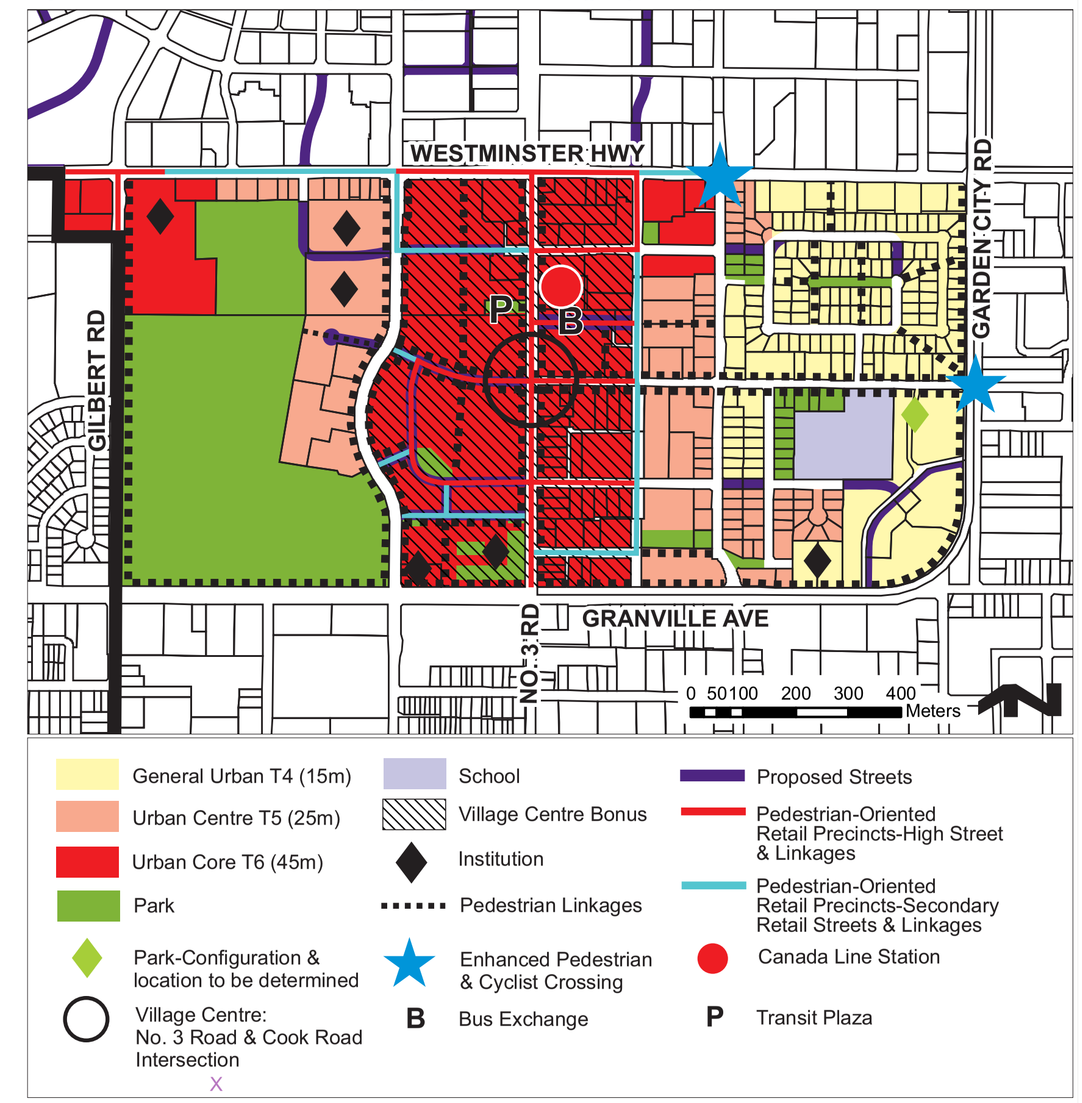
3 CONTEXT PHOTO FROM NORTH EAST CORNER AT COOK CRESCENT
NOT TO SCALE

4 CONTEXT PHOTO FROM SOUTH EAST CORNER AT COOK CRESCENT
NOT TO SCALE

City of Richmond

## Specific Land Use Map: Brighouse Village (2031)

Bylaw 9892
2020/07/13




[1] Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

2 CITY CENTRE AREA PLAN - BRIGHOUSE VILLAGE
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RICHMOND, BC

SITE CONTEXT PLAN

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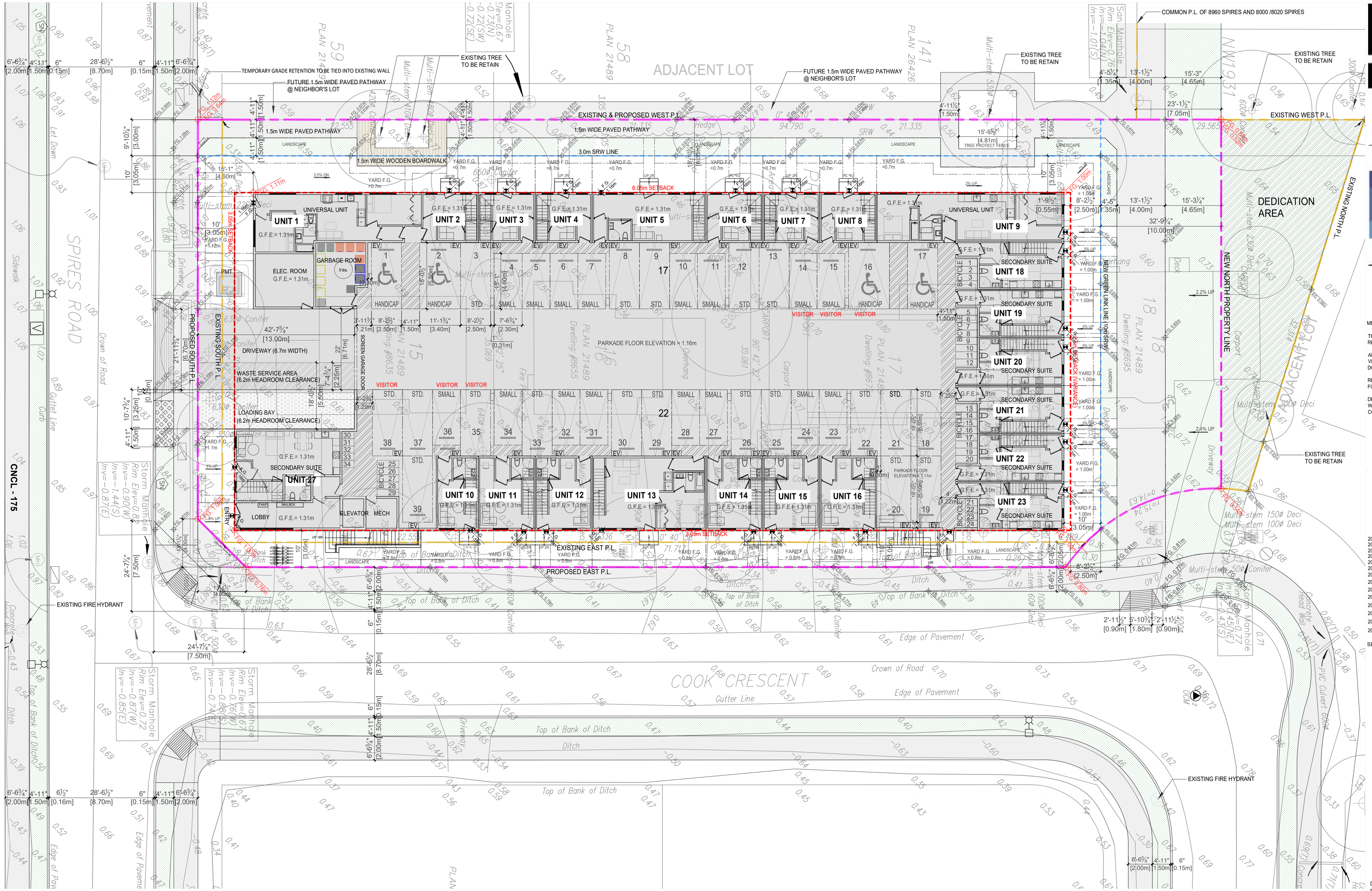


1 MASTER SITE PLAN
Scale: 1:150

RPOPOSED PROPERTY LINE
EXISTING PROPERTY LINE
SRW LINE
SETBACK LINE


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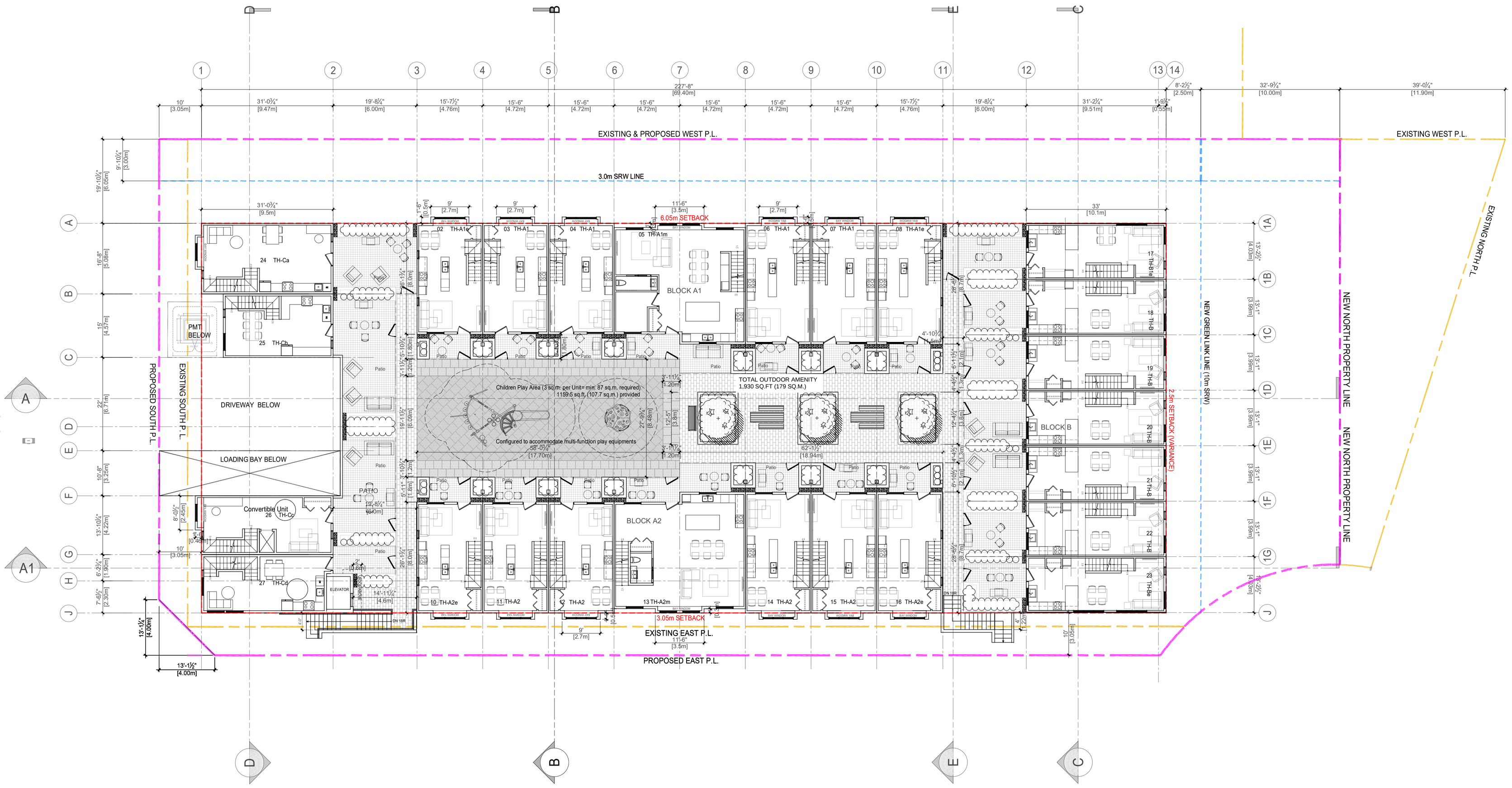


1 2ND FLOOR PLAN
Scale: 1:150

RPOPOSED PROPERTY LINE
EXISTING PROPERTY LINE
SRW LINE
SETBACK LINE


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2ND FLOOR PLAN

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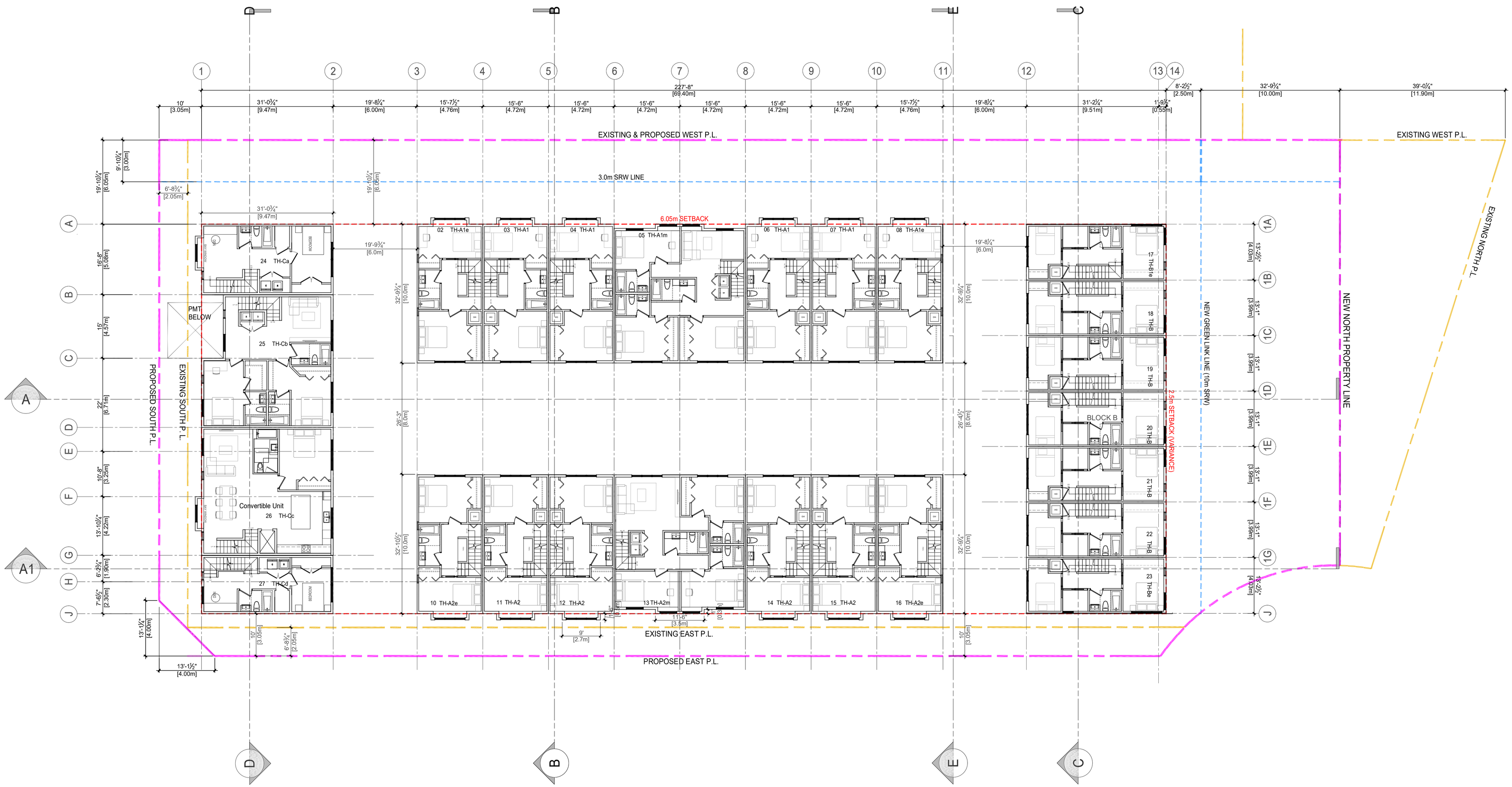


1 3RD FLOOR PLAN
Scale: 1:150

RPOPOSED PROPERTY LINE
EXISTING PROPERTY LINE
SRW LINE
SETBACK LINE


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3RD FLOOR PLAN

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# 4nd LEVEL

1 4TH FLOOR PLAN
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RPOPOSED PROPERTY LINE
EXISTING PROPERTY LINE
SRW LINE
SETBACK LINE


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RICHMOND, BC

4TH FLOOR PLAN

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CNCL - 178

NORTH ELEVATION

1 NORTH ELEVATION
Scale: 1:150

SOUTH ELEVATION

2 SOUTH ELEVATION
Scale: 1:150

FINISHING GRADING
EXISTING GRADING

## MATERIAL LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | ASPHALT SHINGLES ROOF (GRAY FINISH) | 6 | BRICK VENEER (RED FINISH) | 11 | WINDOW/DOOR/EDGE TRIM (GRAY FINISH) | 16 | LOBBY GLAZING DOOR |
| 2 | FASCIA BOARD (WHITE FINISH) | 7 | BRICK VENEER (GRAY FINISH) | 12 | PRE-FINISHED WINDOWS FRAME (BLACK) | 17 | GARBAGE METAL DOOR |
| 3 | FASCIA BOARD (GRAY FINISH) | 8 | CEMENTITIOUS PANEL BOARD (GRAY FINISH) | 13 | PRE-FINISHED WINDOW FRAME (WHITE) | 18 | METAL RAILING |
| 4 | STUCCO CLADDING (BEIGE FINISH) | 9 | CEMENTITIOUS PANEL BOARD (WHITE FINISH) | 14 | UNIT ENTRY DOOR (GRAY STAIN) | 19 | FINISHED CONCRETE |
| 5 | STUCCO CLADDING (TAUPE FINISH) | 10 | WINDOW/DOOR/EDGE TRIM (WHITE FINISH) | 15 | UNIT ENTRY DOOR (WHITE STAIN) | 20 | METAL PARKADE ENTRY DOOR (GRAY) |
| | | | | | | 21 | PRE-FINISHED GUTTER/RWL- MATCH COLOR |
| | | | | | | 22 | DECORATIVE METAL SCREEN |


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8635-8695 COOK CRESCENT

RICHMOND, BC

BUILDING ELEVATIONS
NORTH & SOUTH

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PLOT DATE:
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21-28

EAST ELEVATION

1 EAST ELEVATION
Scale: 1:150

WEST ELEVATION

2 WEST ELEVATION
Scale: 1:150

FINISHING GRADING
EXISTING GRADING

## MATERIAL LEGEND

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8635-8695 COOK CRESCENT

RICHMOND, BC

BUILDING ELEVATIONS
EAST & WEST

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21-28

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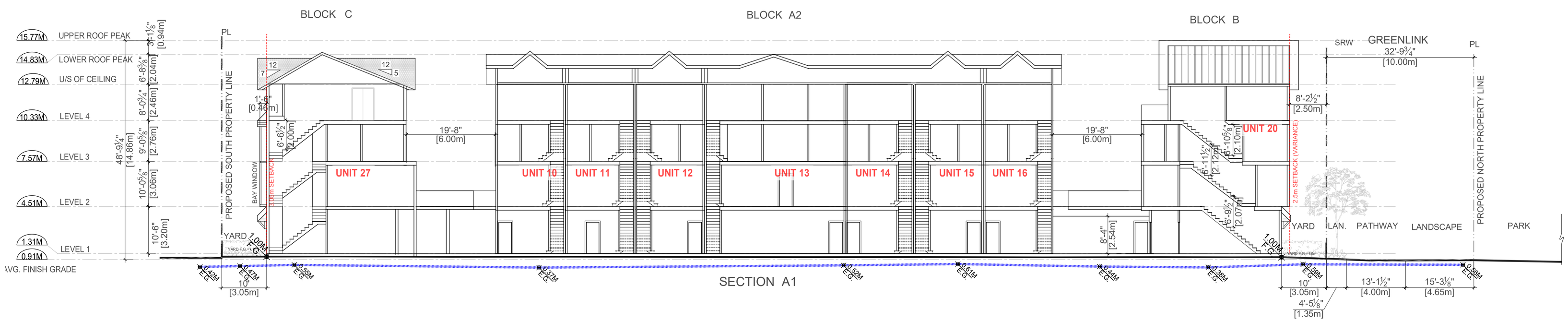
SECTION A

1 SECTION A-A
Scale: 1:150




SECTION A1

2 SECTION A1-A1
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| 2023.03.13 | ISSUED FOR COORDINATION |
| 2023.03.10 | ISSUED FOR COORDINATION |
| 2023.03.09 | ISSUED FOR COORDINATION |
| 2023.03.01 | ISSUED FOR COORDINATION |
| 2023.01.05 | ISSUED FOR COORDINATION |
| 2022.12.16 | ISSUED FOR COORDINATION |
| 2022.12.07 | ISSUED FOR COORDINATION |
| 2022.12.02 | ISSUED FOR COORDINATION |
| 2022.04.14 | ISSUED FOR RZ APPLICATION |

SEAL

8635-8695 COOK CRESCENT

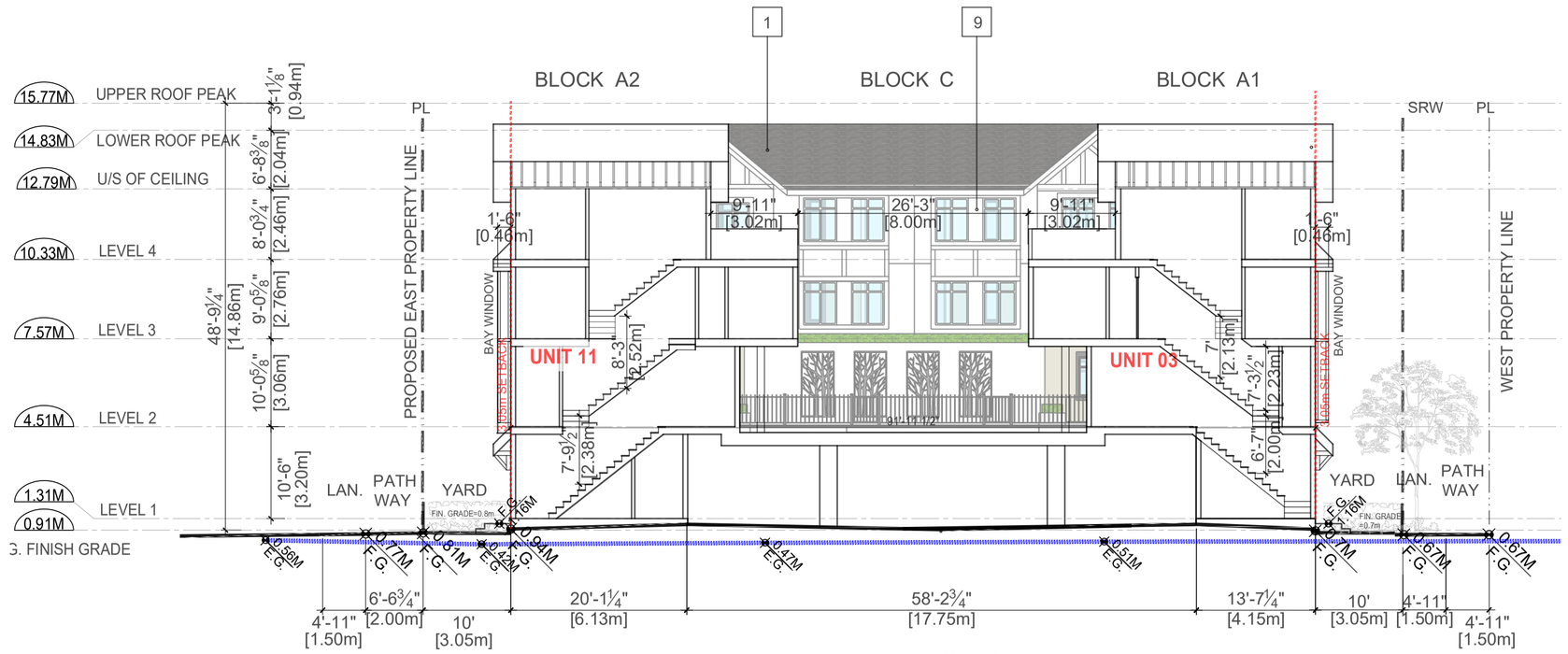
RICHMOND, BC

PROPOSED SECTION

DRAWN:
PLOT DATE:
CHECKED:

A4.01

21-28

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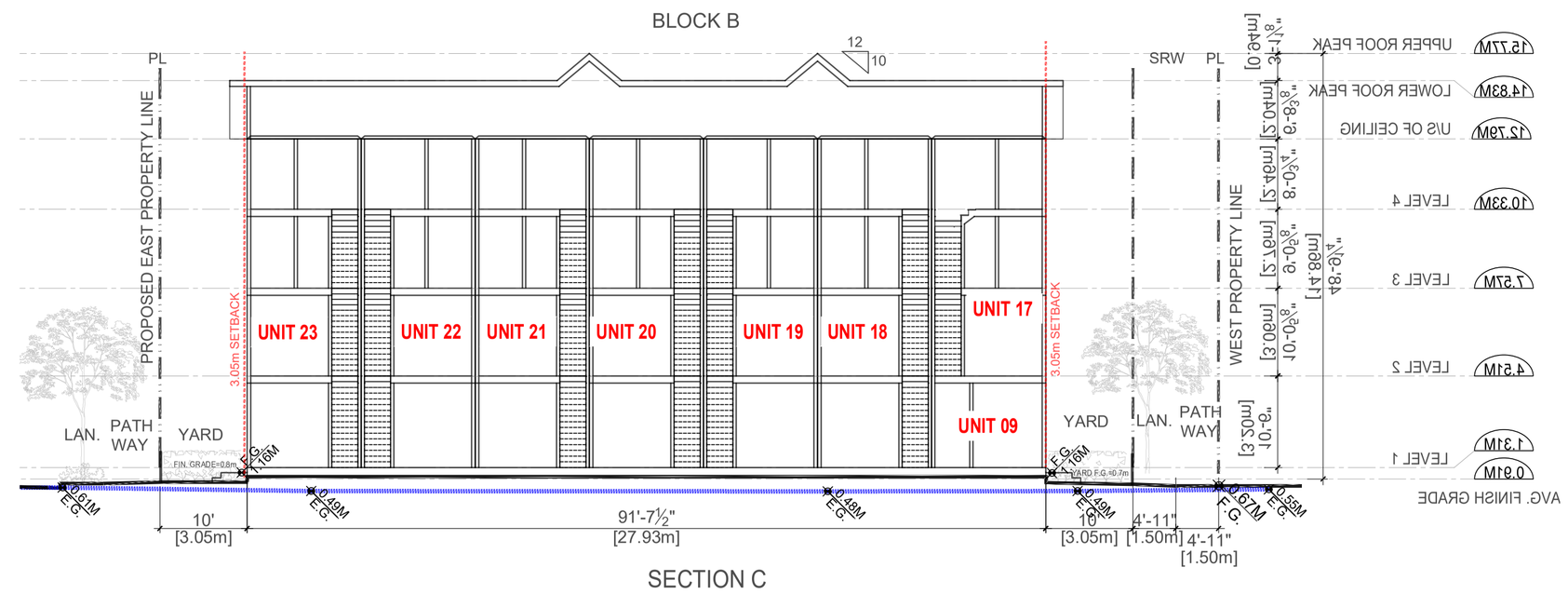


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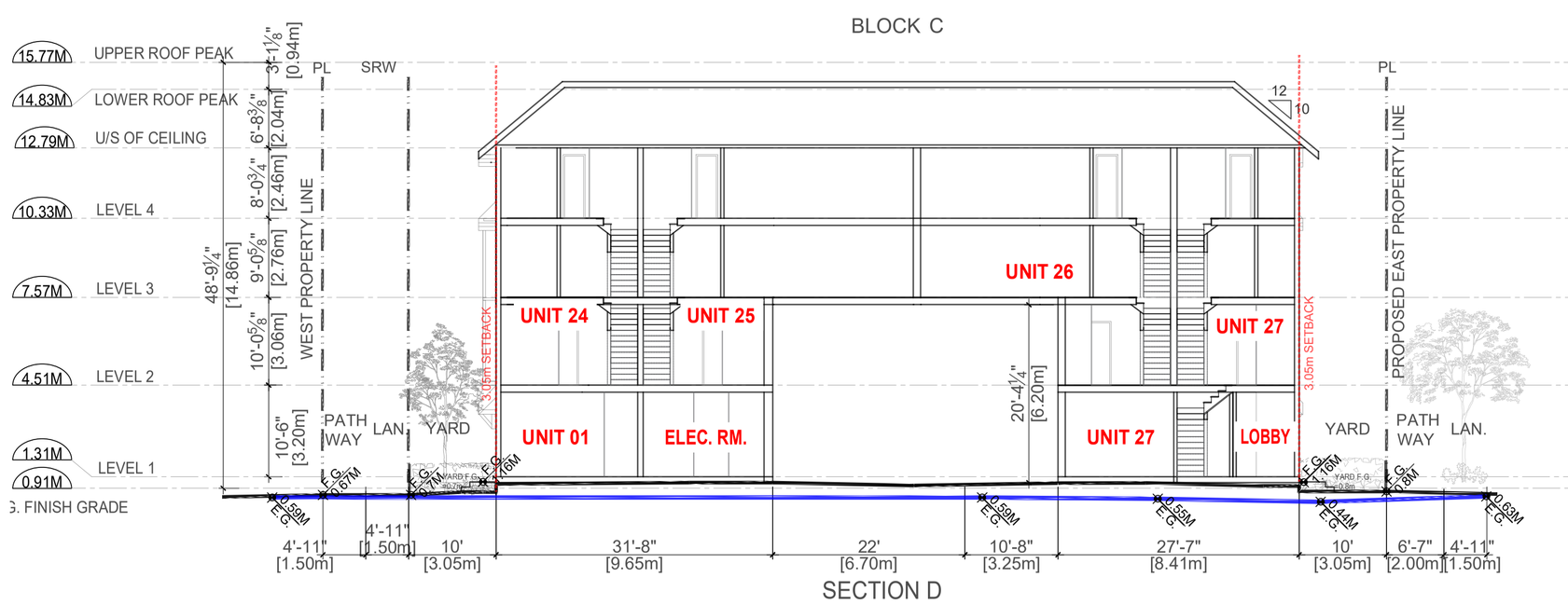


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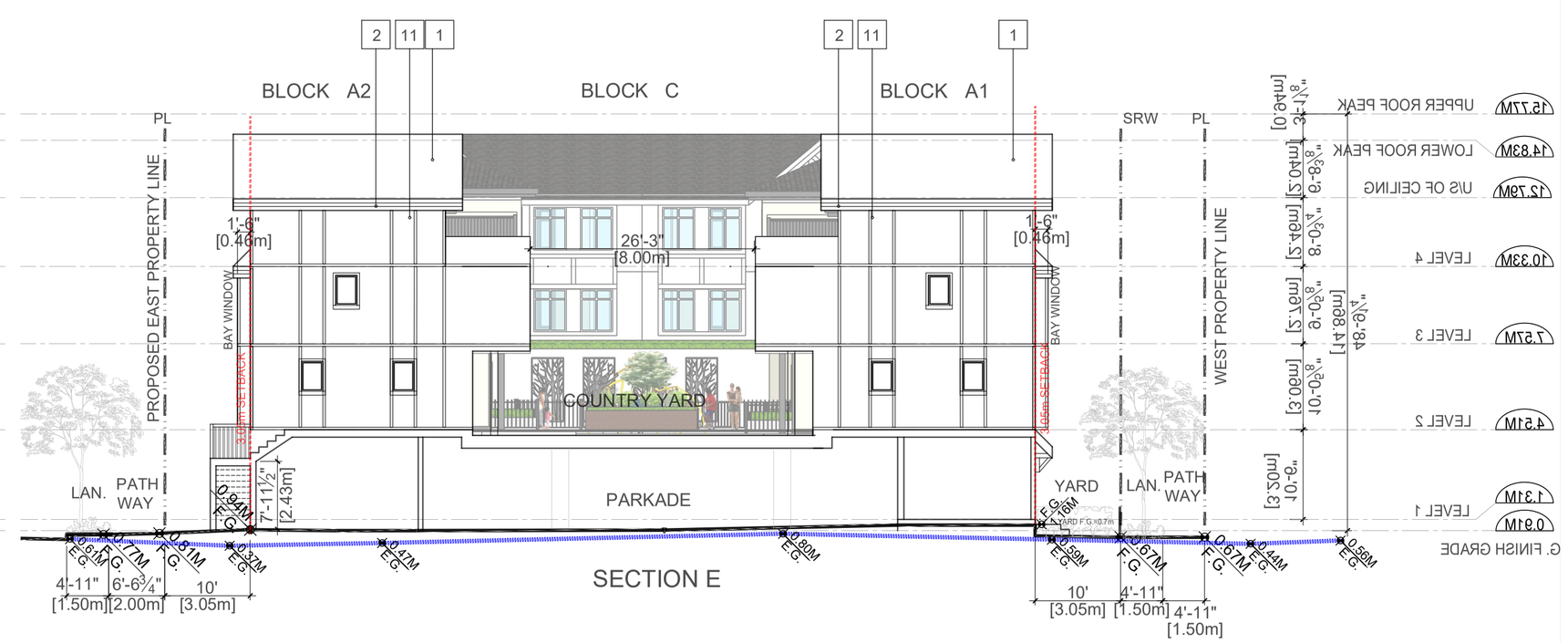


4 SECTION E-E
Scale: 1:150

FINISHING GRADING
EXISTING GRADING


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SEAL

8635-8695 COOK CRESCENT

RICHMOND, BC

PROPOSED SECTION

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21-28

1 NORTH ELEVATION - STREETSCAPE
Scale: 1:150

2 SOUTH ELEVATION - STREETSCAPE
Scale: 1:150


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8635-8695 COOK CRESCENT

RICHMOND, BC

STREETSCAPE-01

DRAWN: CHECKED:
PLOT DATE:

A5.01

21-28

WEST ELEVATION

1 WEST ELEVATION - STREETSCAPE
Scale: 1:250

EAST ELEVATION

2 EAST ELEVATION - STREETSCAPE
Scale: 1:250


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| 2022.04.14 | ISSUED FOR RZ APPLICATION |

SEAL

8635-8695 COOK CRESCENT

RICHMOND, BC

STREETSCAPE-02

DRAWN:
PLOT DATE:
CHECKED:

A5.02

21-28

1 VIEW FROM NORTHWEST

2 VIEW FROM NORTHEAST

3 VIEW FROM SOUTHEAST

4 TOP VIEW FROM SOUTH


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| 2023.03.01 | ISSUED FOR COORDINATION |
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| 2022.12.07 | ISSUED FOR COORDINATION |
| 2022.12.02 | ISSUED FOR COORDINATION |
| 2022.04.14 | ISSUED FOR RZ APPLICATION |

SEAL

8635-8695 COOK CRESCENT

RICHMOND, BC

PERSPECTIVE RENDERING-01

DRAWN:
PLOT DATE:
CHECKED:

A6.01

21-28

1 VIEW FROM EAST

2 BIRD'S VIEW FROM SOUTHWEST

3 VIEW FROM PODIUM YARD

4 VIEW FROM CHILDREN'S PLAY AREA


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| 2022.04.14 | ISSUED FOR RZ APPLICATION |

SEAL

8635-8695 COOK CRESCENT

RICHMOND, BC

PERSPECTIVE RENDERING- 02

DRAWN:
PLOT DATE:
CHECKED:

A6.02

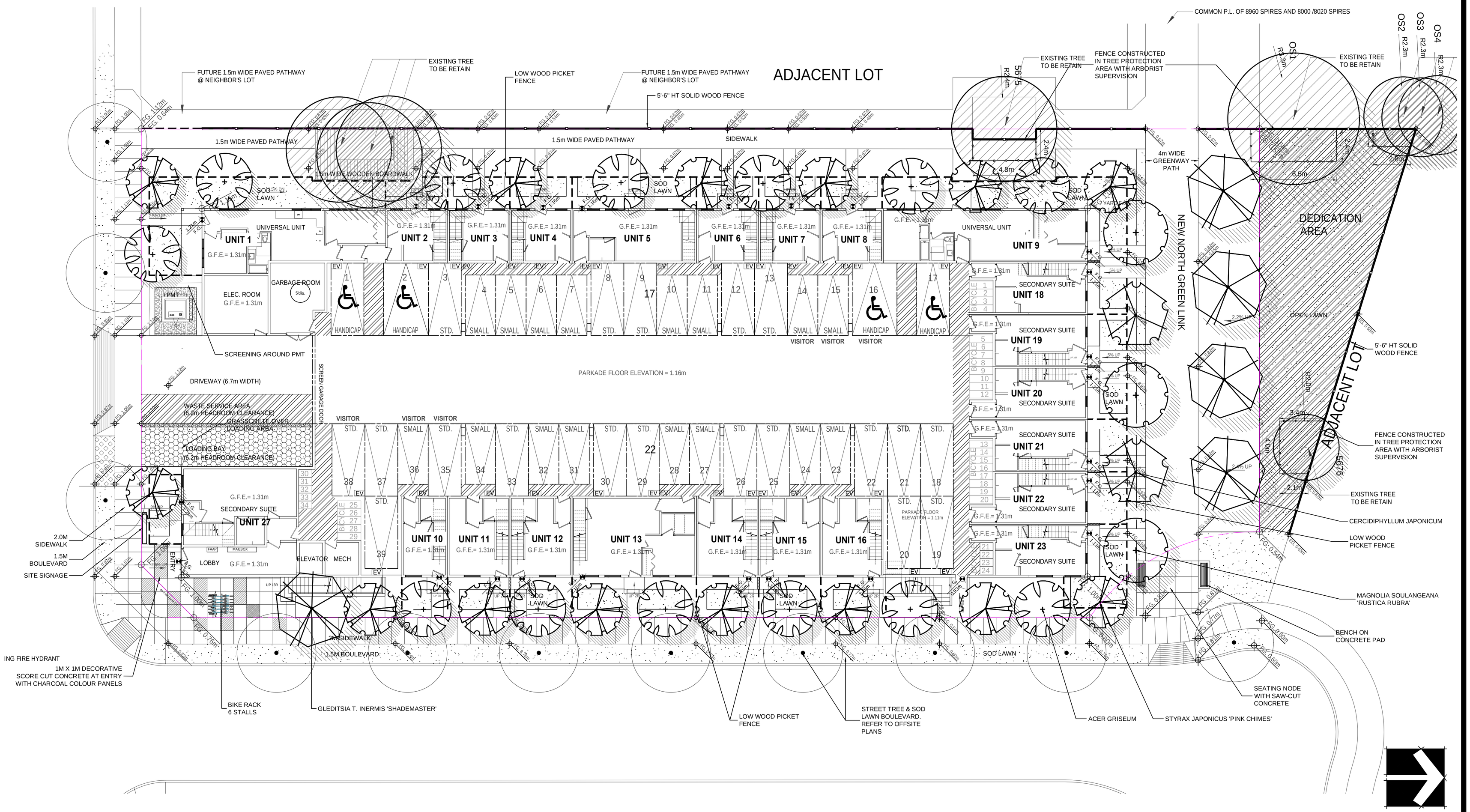
21-28

# PLANT SCHEDULE GROUND LEVEL

PMG PROJECT NUMBER: 22-065

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| TREE | | | | |
| | 13 | ACER GRISEUM | PAPERBARK MAPLE | 5CM CAL; 1.8M STD; B&B |
| | 2 | CERCIDIPHYLLUM JAPONICUM | KATSURA TREE | 8CM CAL; 1.8M STD; B&B |
| | 5 | GLEDITSIA T. INERMIS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | 6CM CAL; 1.8M STD; B&B |
| | 3 | MAGNOLIA SOULANGEANA 'RUSTICA RUBRA' | RUSTICA RED MAGNOLIA | 6CM CAL; 1.5M STD; B&B |
| | 14 | STYRAX JAPONICUS 'PINK CHIMES' | PINK FLOWERED JAPANESE SNOWBELL | 5CM CAL 1.5M STD; B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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| 8 | 23.APR.05 | SITE PLAN COORDINATION | |
| 7 | 23.MAR.20 | NEW SITE PLAN | DO |
| 6 | 23.MAR.14 | NEW SITE PLAN | JR |
| 5 | 23.MAR.09 | NEW SITE PLAN | JR |
| 4 | 23.MAR.06 | NEW SITE PLAN | JR |
| 3 | 22.DEC.20 | NEW SITE PLAN | MC |
| 2 | 22.DEC.16 | NEW SITE PLAN | MC |
| 1 | 22.DEC.06 | NEW SITE PLAN | DO |

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

**8635-8695 COOK CRESCENT**
**RICHMOND, BC**

DRAWING TITLE:

**LANDSCAPE PLAN GROUND LEVEL**

DATE: 22.APR.12
SCALE: 1:150
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: **L1** **OF 5**

22065-10.ZIP

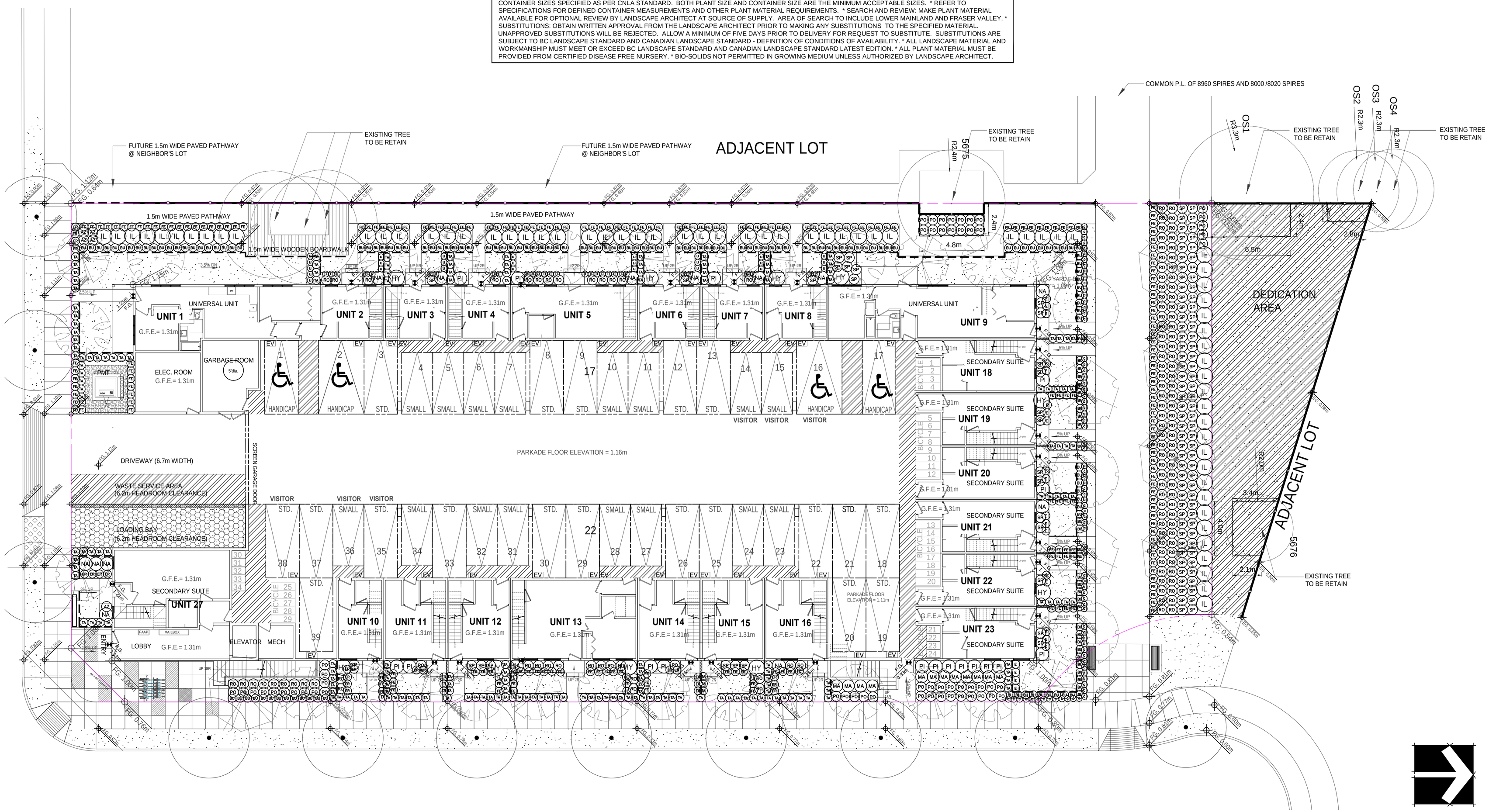
PMG PROJECT NUMBER: **22-065**

# PLANT SCHEDULE GROUND LEVEL

PMG PROJECT NUMBER: 22-065

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| SHRUB | | | | |
| AZ | 5 | AZALEA JAPONICA 'GOLDEN LIGHTS' | DECIDUOUS AZALEA; YELLOW; L. MAY | #2 POT; 25CM |
| BU | 162 | BUXUS MICROPHYLLA 'WINTER GEM' | LITTLE-LEAF BOX | #3 POT; 40CM |
| HY | 12 | HYDRANGEA SERRATA 'BLUEBIRD' | MOUNTAIN HYDRANGEA; LACECAP BLUE | #2 POT; 30CM #3 POT; 40CM |
| IL | 67 | ILEX CRENATA 'CONVEXA' | JAPANESE HOLLY | #3 POT; 50CM |
| MA | 12 | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE HOLLY | #3 POT; 40CM |
| NA | 14 | NANDINA DOMESTICA | HEAVENLY BAMBOO | #3 POT; 50CM |
| PI | 17 | PIERIS JAPONICA 'VALLEY VALENTINE' | PIERIS; RED BLOOMS | #3 POT; 50CM |
| RO | 124 | ROSA 'NOARTRAUM' | CARPET ROSE; PINK | #2 POT; 40CM |
| SP | 115 | SPIRAEA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPIRAEA; PINK | #2 POT; 40CM |
| TA | 182 | TAXUS X MEDIA 'H.M. EDDIE' | EDDIE'S YEW | 1.5M B&B |
| GRASS | | | | |
| C | 80 | CAREX OSHIMENSIS 'EVERGOLD' | EVERGOLD JAPANESE SEDGE | #1 POT |
| FE | 217 | FESTUCA CINEREA 'ELIJAH BLUE' | FESTUCA | #1 POT |
| PERENNIAL | | | | |
| LI | 55 | LIRIOPE MUSCARI | BLUE LILY-TURF | 15CM POT |
| GC | | | | |
| ER | 32 | ERICA CARNEA 'SPRINGWOOD PINK' | WINTER HEATH; PINK | #1 POT |
| E | 22 | EUONYMUS JAPONICA 'EMERALD GAIETY' | EUONYMUS; SILVER VARIEGATED | #1 POT; 25CM |
| PQ | 55 | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | #1 POT; 25CM |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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| 6 | 23.MAR.14 | NEW SITE PLAN | JR |
| 5 | 23.MAR.09 | NEW SITE PLAN | JR |
| 4 | 23.MAR.06 | NEW SITE PLAN | JR |
| 3 | 22.DEC.20 | NEW SITE PLAN | MC |
| 2 | 22.DEC.16 | NEW SITE PLAN | MC |
| 1 | 22.DEC.06 | NEW SITE PLAN | DO |

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

**8635-8695 COOK CRESCENT**
**RICHMOND, BC**

DRAWING TITLE:

## SHRUB PLAN GROUND LEVEL

DATE: 22.APR.12
SCALE: 1:150
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: **L2** OF 5

22065-10.ZIP

PMG PROJECT NUMBER: **22-065**

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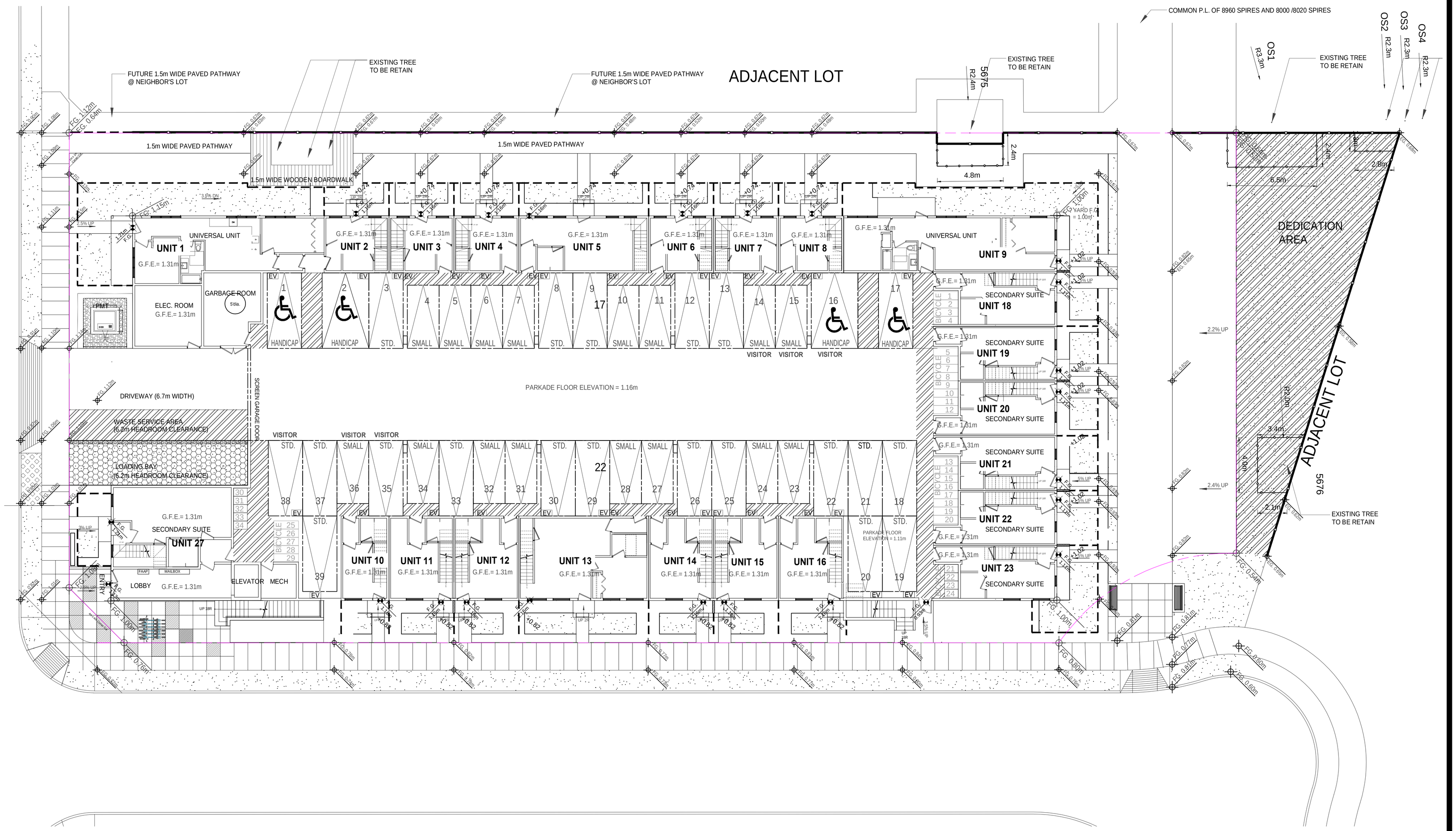


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| 1 | 22.DEC.06 | NEW SITE PLAN | DO |

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PROJECT:

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**8635-8695 COOK CRESCENT**
**RICHMOND, BC**

DRAWING TITLE:

# GRADING PLAN GROUND LEVEL

DATE: 22.APR.12
SCALE: 1:150
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: **L3** **OF 5**

22065-10.ZIP

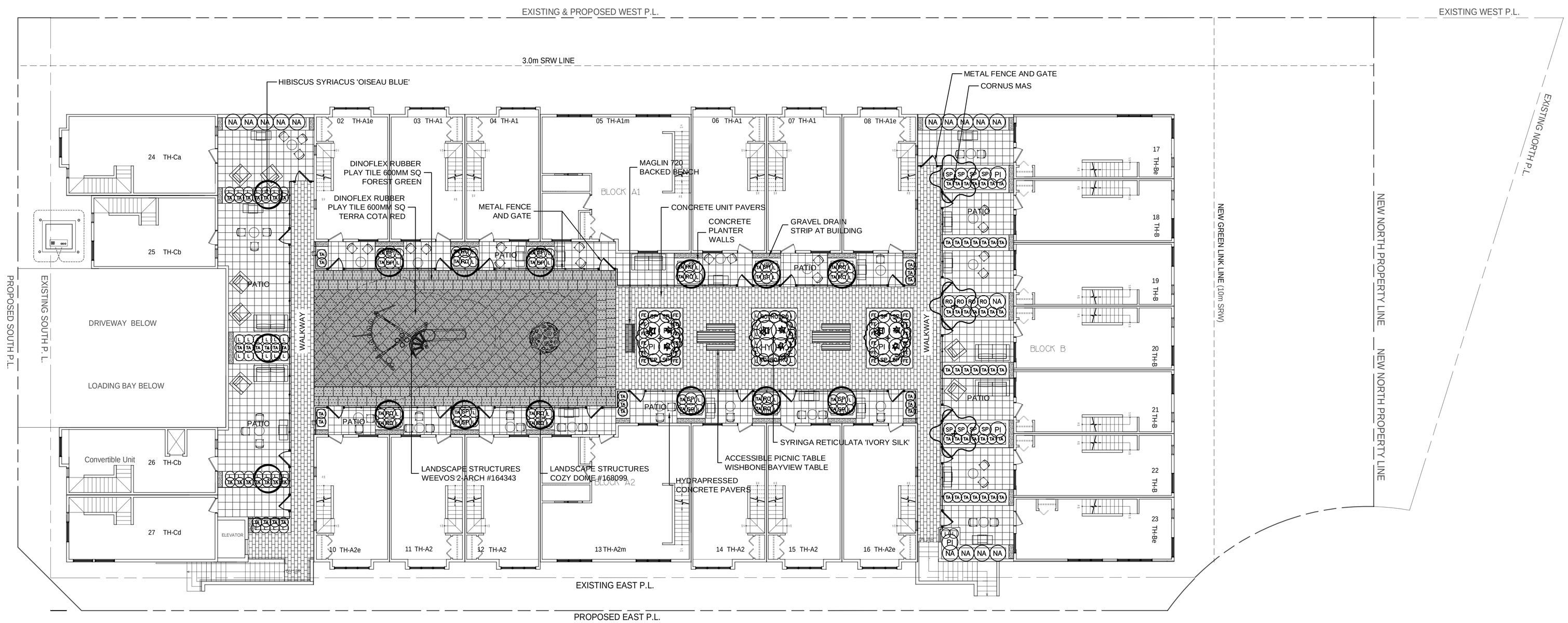
PMG PROJECT NUMBER: **22-065**

## PLANT SCHEDULE LEVEL 2

PMG PROJECT NUMBER: 22-065

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| TREE | | | | |
| | 3 | CORNUS MAS | CORNELIAN CHERRY | 5CM CAL; B&B |
| | 3 | SYRINGA RETICULATA 'IVORY SILK' | IVORY SILK JAPANESE TREE LILAC | 5CM CAL; 1.5M STD; B&B |
| SHRUB | | | | |
| | 15 | HIBISCUS SYRIACUS 'OISEAU BLUE' | BLUE ROSE OF SHARON | #10 POT |
| HY | 4 | HYDRANGEA SERRATA 'BLUEBIRD' | MOUNTAIN HYDRANGEA; LACECAP BLUE | #2 POT; 30CM #3 POT; 40CM |
| NA | 15 | NANDINA DOMESTICA | HEAVENLY BAMBOO | #3 POT; 50CM |
| PI | 11 | PIERIS JAPONICA 'VALLEY VALENTINE' | PIERIS; RED BLOOMS | #3 POT; 50CM |
| RO | 22 | ROSA 'NOARTRAUM' | CARPET ROSE; PINK | #2 POT; 40CM |
| SP | 28 | SPIRAEA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPIRAEA; PINK | #2 POT; 40CM |
| TA | 103 | TAXUS X MEDIA 'H.M. EDDIE' | EDDIE'S YEW | 1.5M B&B |
| GRASS | | | | |
| FE | 24 | FESTUCA CINEREA `ELIJAH BLUE' | FESTUCA | #1 POT |
| PERENNIAL | | | | |
| L | 68 | LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE' | ENGLISH LAVENDER; COMPACT; DEEP PURPLE | #1 POT |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 8 | 23.APR.05 | SITE PLAN COORDINATION | |
| 7 | 23.MAR.20 | NEW SITE PLAN | DO |
| 6 | 23.MAR.14 | NEW SITE PLAN | JR |
| 5 | 23.MAR.09 | NEW SITE PLAN | JR |
| 4 | 23.MAR.06 | NEW SITE PLAN | JR |
| 3 | 22.DEC.20 | NEW SITE PLAN | MC |
| 2 | 22.DEC.16 | NEW SITE PLAN | MC |
| 1 | 22.DEC.06 | NEW SITE PLAN | DO |

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

**8635-8695 COOK CRESCENT**
**RICHMOND, BC**

DRAWING TITLE:

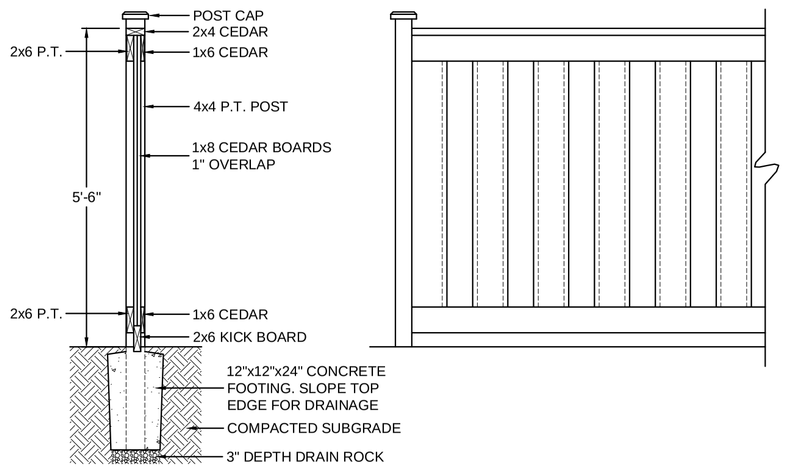
# LANDSCAPE PLAN LEVEL 2

DATE: 22.APR.12
SCALE: 1:150
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: **L4** OF 5

22065-10.ZIP

PMG PROJECT NUMBER: **22-065**

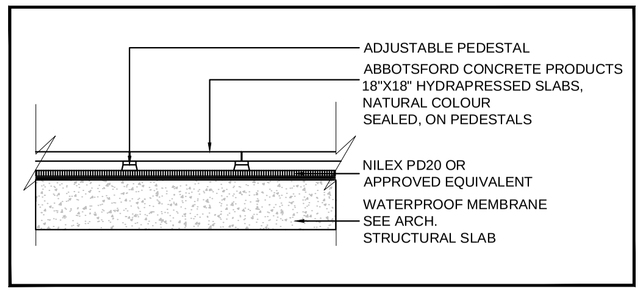



NOTES:

1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

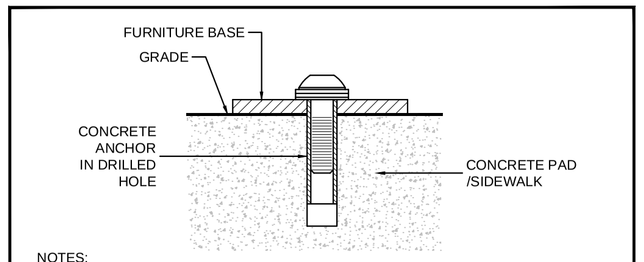
## 1 ACOUSTIC FENCE

1/2"=1'-0"




## 4 HYDRAPRESSED SLABS

N.T.S.

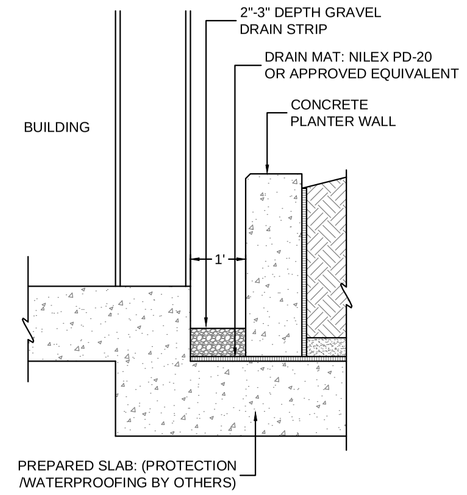



NOTES:

SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

## 5 SITE FURNITURE MOUNTING

N.T.S.




## 6 DRAIN ROCK STRIP

1/2"=1'-0"

MAGLIN 720 BACKED BENCH

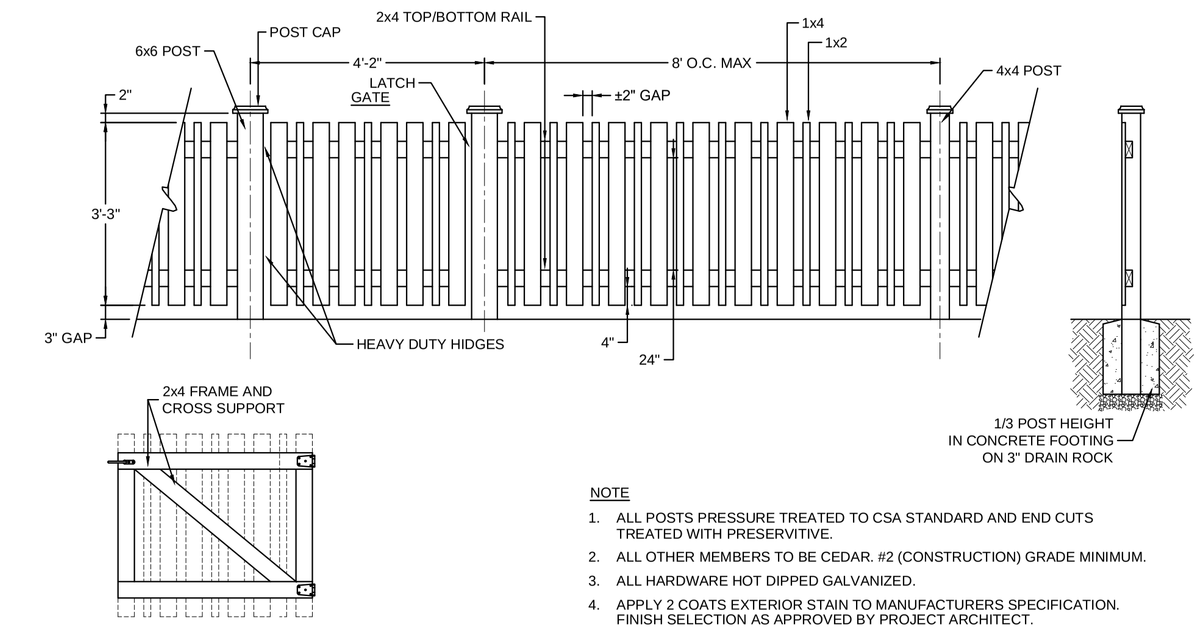
LANDSCAPE STRUCTURES WEEVOS 2-ARCH #164343

WISHBONE BAYVIEW PICNIC TABLE

LANDSCAPE STRUCTURES COZY DOME #168099

MAGLIN 300 BIKE RACK

DINOFLEX RUBBER PLAY TILES



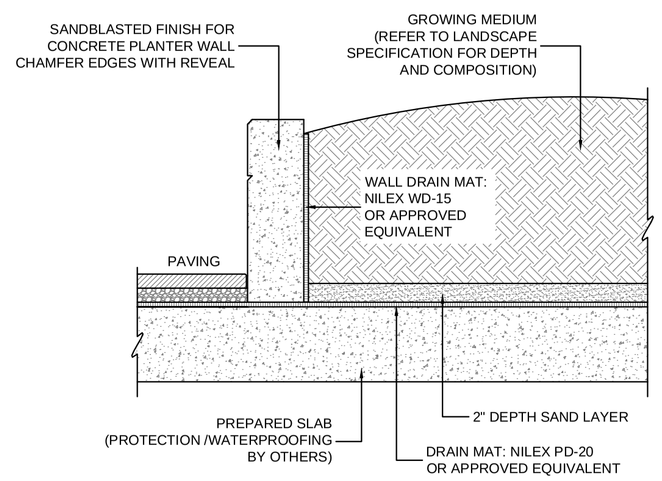

BACK OF GATE DETAIL

NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

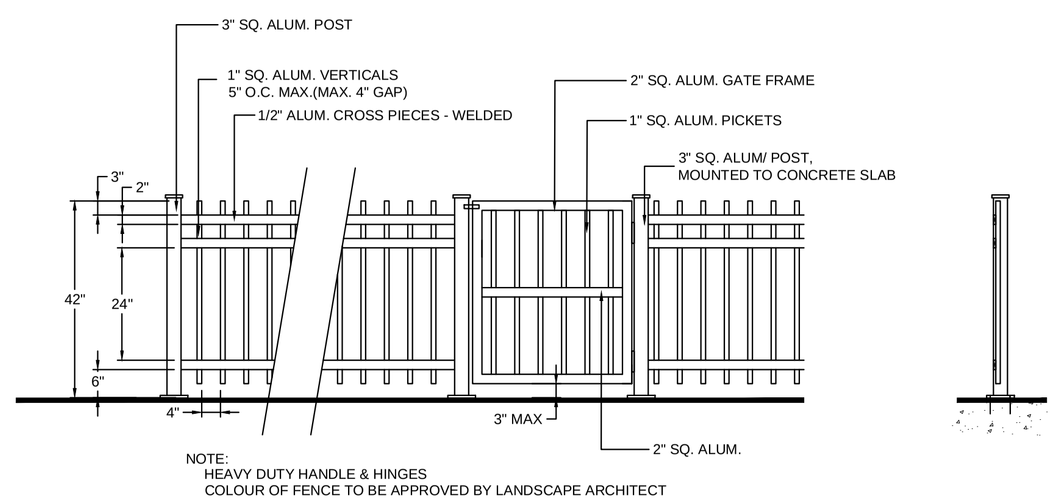
## 2 PICKET FENCE AND GATE

1/2"=1'-0"




## 7 PLANTER WALL ON SLAB

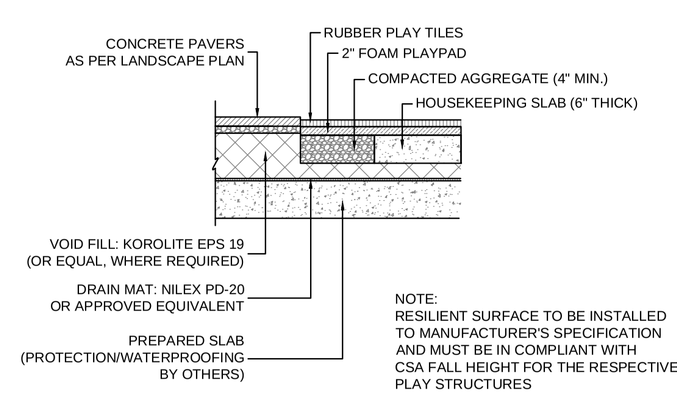
1/2"=1'-0"




NOTE:
HEAVY DUTY HANDLE & HINGES
COLOUR OF FENCE TO BE APPROVED BY LANDSCAPE ARCHITECT

## 3 METAL FENCE AND GATE

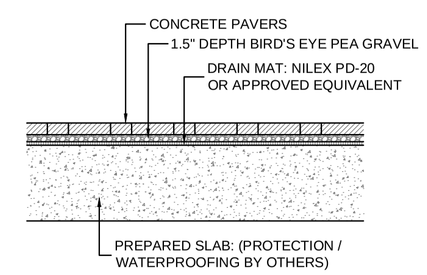
1/2"=1'-0"




NOTE:
RESILIENT SURFACE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND MUST BE IN COMPLIANT WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES

## 8 PLAY TILE SURFACE EDGE

1/2"=1'-0"




NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

## 9 PAVERS OVER SLAB

1/2"=1'-0"

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 8 | 23.APR.05 | SITE PLAN COORDINATION | |
| 7 | 23.MAR.20 | NEW SITE PLAN | DO |
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| 2 | 22.DEC.16 | NEW SITE PLAN | MC |
| 1 | 22.DEC.06 | NEW SITE PLAN | DO |

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

**8635-8695 COOK CRESCENT**
**RICHMOND, BC**

DRAWING TITLE:

# LANDSCAPE DETAILS

DATE: 22.APR.12
SCALE: AS SHOWN
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: **L5** OF 5

PMG PROJECT NUMBER: **22-065**

22065-10.ZIP

City of Richmond

# Development Application Data Sheet

Development Applications Department

**RZ 22-012904** **Attachment 4**

Address: 8635, 8655, 8675 and 8695 Cook Crescent

Applicant: TopStream Management Ltd.

Planning Area(s): City Centre

| | Existing | Proposed |
|---|---|---|
| **Owner:** | 1377591 BC Ltd. | No Change |
| **Site Size ($m^2$):** | 3,089.6 $m^2$ (33,256 $ft^2$) | 3,084.8 $m^2$ (33,204 $ft^2$) |
| **Land Uses:** | Single-Family Residential | Multiple-Family Residential |
| **OCP Designation:** | Neighbourhood Residential | No Change |
| **Area Plan Designation:** | This development is subjected to former City Centre Area Plan land use designation:<br>Specific Land Use – Brighouse Village: General Urban T4<br>Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial | No Change |
| **702 Policy Designation:** | N/A | No Change |
| **Zoning:** | Single Detached (RS1/E) | Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent) |
| **Number of Units:** | 4 | 27 |
| **Other Designations:** | N/A | No Change |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---|---|---|---|
| Floor Area Ratio: | Max. 1.20 | 1.20 Max. based on a **site** area of 3,302.8 $m^2$ | none permitted |
| Lot Coverage – Building: | Max. 45% | 45% Max. | none |
| Lot Coverage – Non-porous Surfaces: | Max. 75% | 75% Max. based on development site area of 3,084.8 $m^2$ | none |
| Lot Coverage – Landscaping: | Min. 20% | 20% Min. based on development site area of 3,084.8 $m^2$ | none |
| Setback – Front Yard – Spires Road (m): | Min. 3.0 m | 3.0 m Min. | none |
| Setback – Exterior Side Yard – Cook Crescent (m): | Min. 3.0 m | 3.0 m Min. | none |

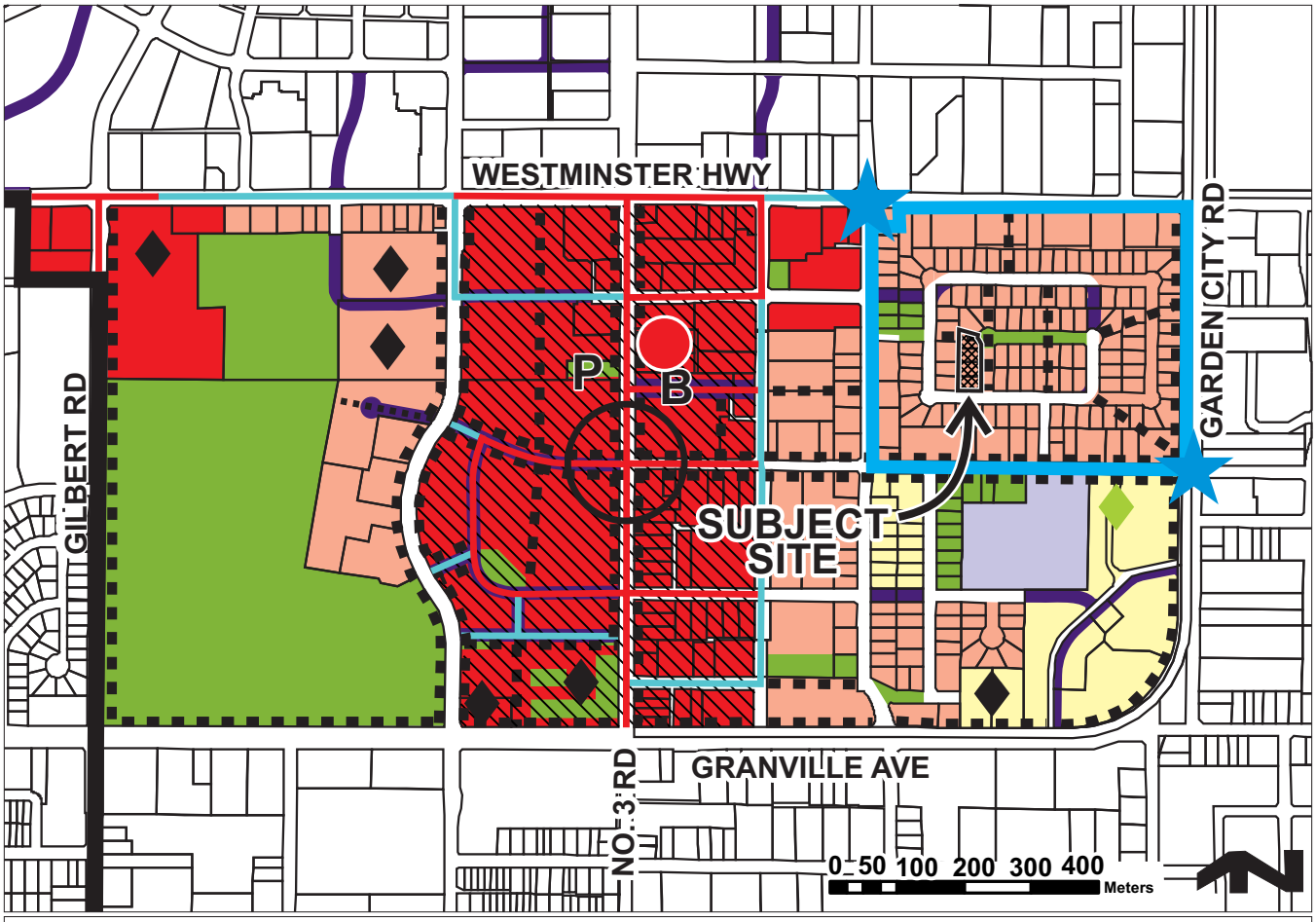
| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---|---|---|---|
| Setback – Interior Side Yard - West (m): | Min. 6.0 m | 6.0 m Min. | none |
| Setback – Rear – North (m): | Min. 12.5 m | 12.5 m Min. | none |
| Height (m): | Max. 15.0 m (4 storeys) | 15.0 m Max. | none |
| Development Site Area: | Min. 3,084.8 $m^2$ | 3,084.8 $m^2$ | none |
| Off-street Parking Spaces – Regular (R) / Visitor (V): | 1.2 (R) and 0.2 (V) per unit | 1.2 (R) and 0.2 (V) per unit | none |
| Off-street Parking Spaces – Total: | 33 (R) and 6 (V) | 33 (R) and 6 (V) | none |
| Tandem Parking Spaces: | Max. 50% of required residential spaces (33 x Max. 50% = 16) | 6 | none |
| Small Car Parking Spaces | Max. 50% when 31 or more spaces are provided on-site (39 x Max. 50% = 19) | 16 | none |
| Handicap Parking Spaces: | Min. 2% when 11 or more spaces are required (39 x 2% = 1 spaces) | 4 | none |
| Bicycle Parking Spaces – Class 1 / Class 2: | 1.25 (Class 1) and 0.20 (Class 2) per unit | 1.25 (Class 1) and 0.2 (Class 2) per unit | none |
| Off-street Parking Spaces – Total: | 34 (Class 1) and 6 (Class 2) | 34 (Class 1) and 6 (Class 2) | none |
| Amenity Space – Indoor: | Min. 70 m² or Cash-in-lieu | Cash-in-lieu | none |

Other: Tree replacement compensation required for loss of significant trees.

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

## Specific Land Use Map: Brighouse Village (2031)

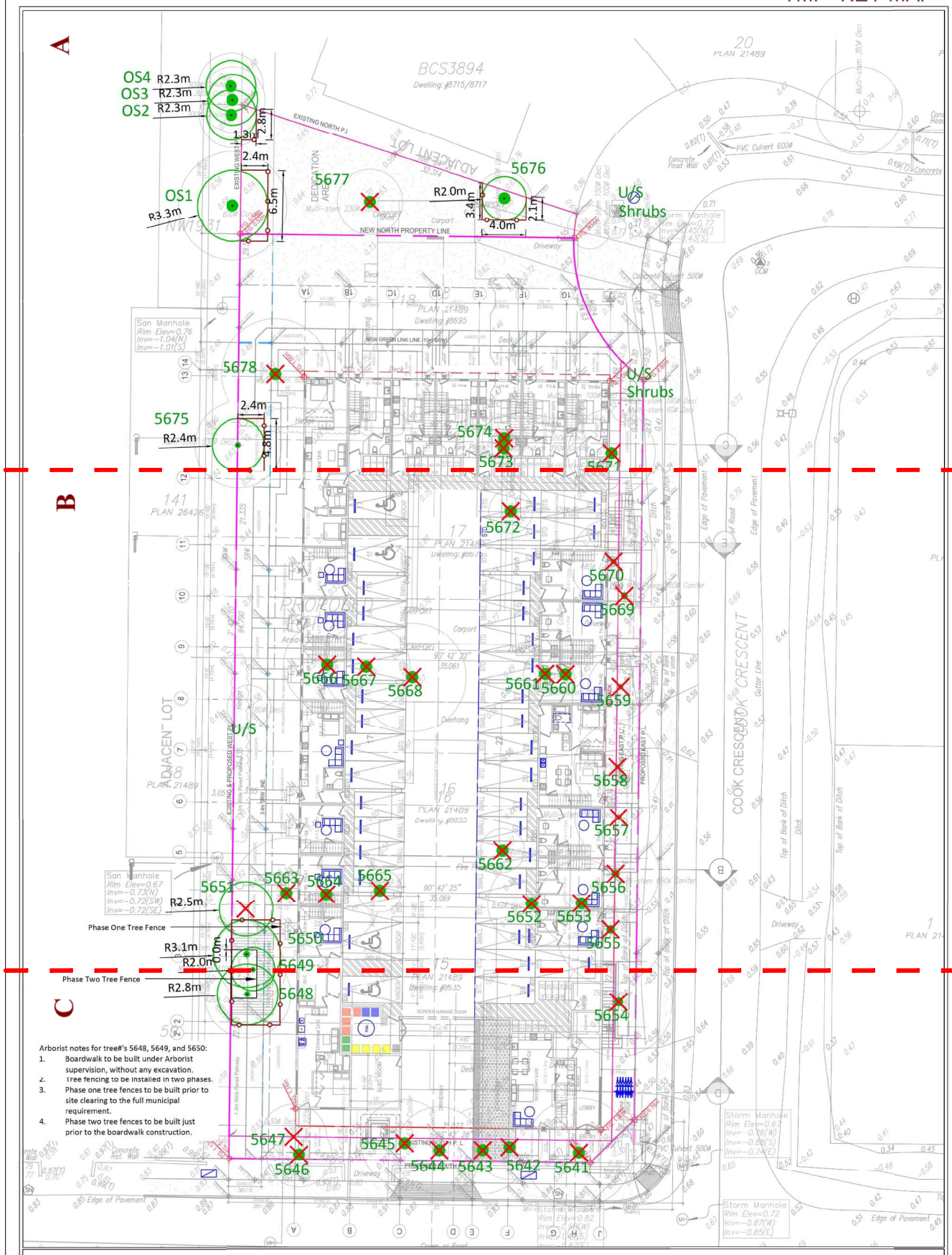
*Bylaw 9892*
*2020/07/13*




| | | |
|---|---|---|
| General Urban T4 (15m) | School | Proposed Streets |
| Urban Centre T5 (25m) | Village Centre Bonus | Pedestrian-Oriented Retail Precincts-High Street & Linkages |
| Urban Core T6 (45m) | Institution | Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages |
| Park | Pedestrian Linkages | Canada Line Station |
| Park-Configuration & location to be determined | Enhanced Pedestrian & Cyclist Crossing | P Transit Plaza |
| Village Centre: No. 3 Road & Cook Road Intersection | B Bus Exchange | Spires Road Area |

*Bylaw 10020*
*2019/05/21*

Maximum building height may be subject to established Airport Zoning Regulations in certain areas.




LEGEND

- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- TREE TO BE REMOVED

REFERENCE DRAWINGS

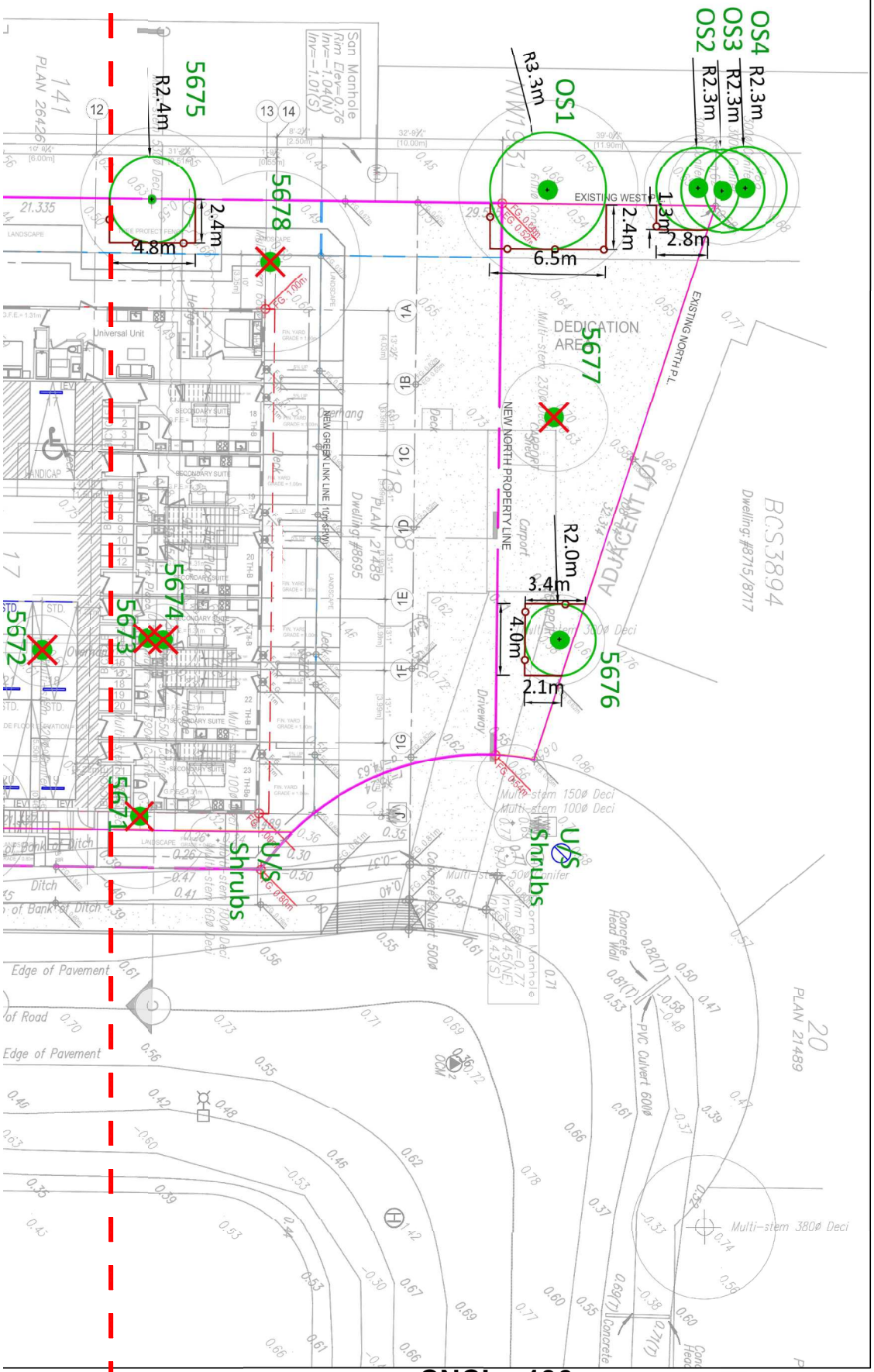
1. Base Survey by: Amray Land Surveying

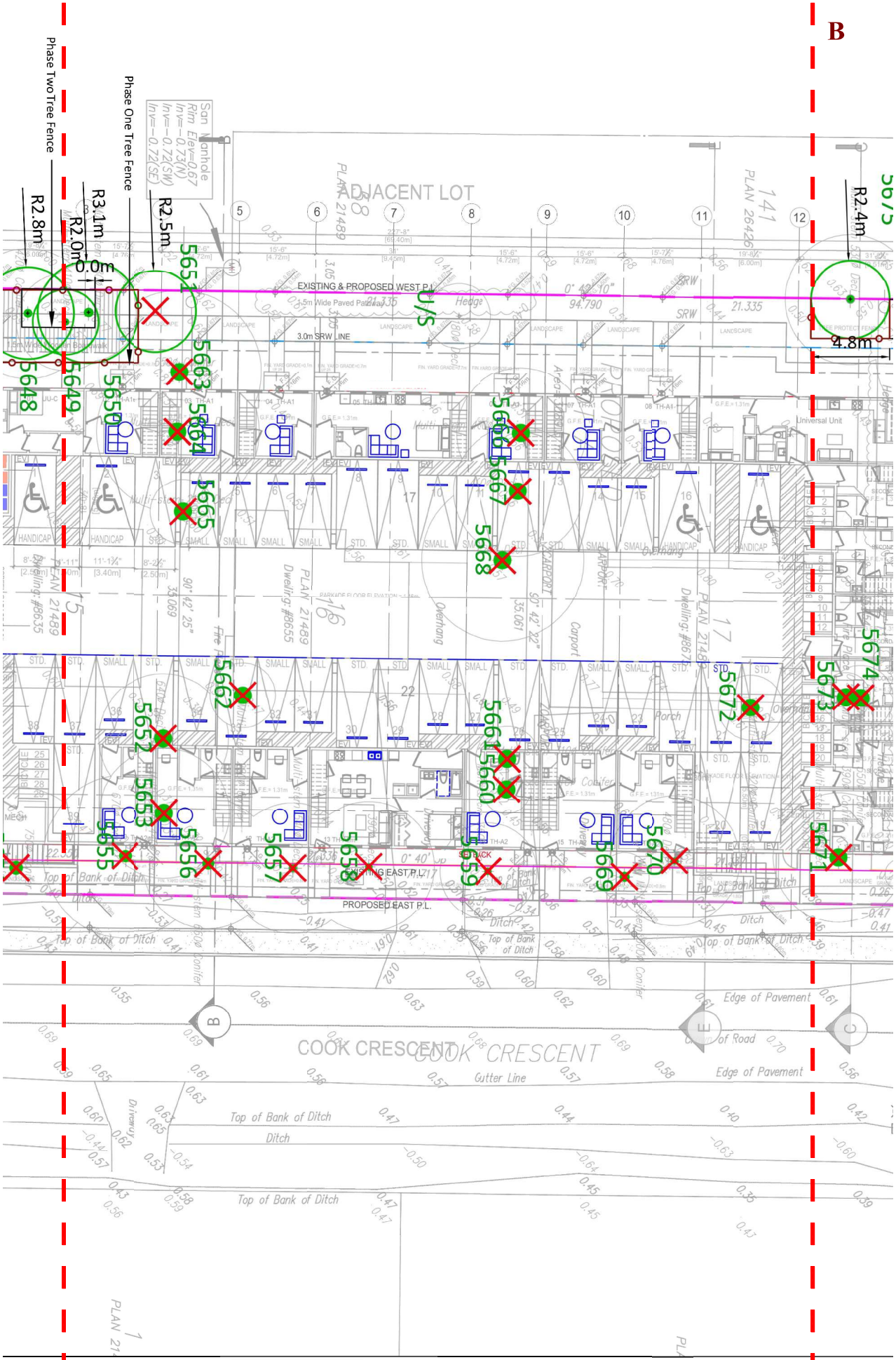
NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications.The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

| | | | | |
|---|---|---|---|---|
| DIAMOND HEAD | 3559 COMMERCIAL STREET<br>VANCOUVER BC \| V5N 4E8<br>T 604.733.4886 | Drawing title: Tree Management Plan<br>Project address: 8655, 8675, 8695 Cook Crescent, Richmond<br>Client: TOPStream | Drawing No: 001<br>Date: 2023/03/29<br>Drawn by: MS/ND<br>Page Size: TABLOID 11"x17" | Page #<br>1 of 1 |

A


OS4
OS3
OS2
R2.3m
R2.3m
R2.3m
OS1
R3.3m
5675
R2.4m
5678
2.4m
4.8m
2.4m
1.3m
2.8m
6.5m
EXISTING WEST P.L.
EXISTING NORTH P.L.
DEDICATION AREA
5677
NEW NORTH PROPERTY LINE
NEW GREEN LINK LINE
R2.0m
3.4m
4.0m
2.1m
5676
ADJACENT LOT
BCS3894
Dwelling: #8715/8717
PLAN 21489
Dwelling #8695
Universal Unit
5674
5673
5672
5671
U/S Shrubs
U/S Shrubs
Edge of Pavement
Edge of Road
Ditch
Multi-stem 380Ø Deci
PVC Culvert 600Ø
Concrete Head Wall
Driveway
Carport
Deck
Overhang


B
Phase Two Tree Fence
Phase One Tree Fence
R2.8m
R3.1m
R2.0m
0.0m
R2.5m
R2.4m
4.8m
ADJACENT LOT
EXISTING & PROPOSED WEST P.L.
3.0m SRW LINE
EXISTING EAST P.L.
PROPOSED EAST P.L.
COOK CRESCENT
Edge of Pavement
Gutter Line
Top of Bank of Ditch
Ditch
Universal Unit
5648
5649
5650
5651
5652
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5654
5655
5656
5657
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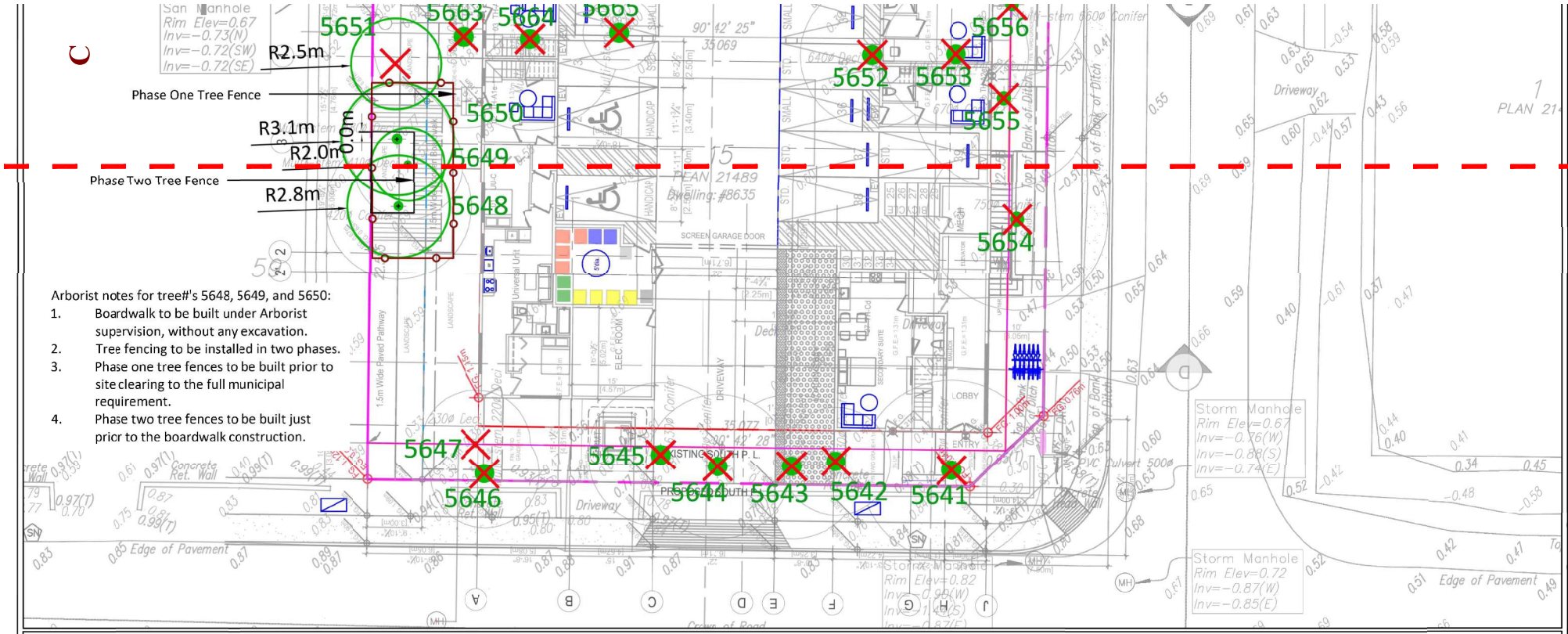


LEGEND

- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- TREE TO BE REMOVED

REFERENCE DRAWINGS

1. Base Survey by: Amray Land Surveying

NOTES

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DIAMOND HEAD

3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 8635, 8655, 8675, and 8695 Cook Crescent, Richmond
Client: TOPStream

Drawing No: 001
Date: 2023/03/29
Drawn by: MS/ND
Page Size: TABLOID 11"x17"

8635, 8655, 8675, 8695 Cook Crescent, City of Richmond

| Tree Inventory Table | | | | | |
|---|---|---|---|---|---|
| Tag # | Species Common Name | DBH(cm) | Height (m) | Dripline Radius (m) | Retain/Remove |
| 5641 | Douglas- Fir | 90 | 20 | 7 | Remove |
| 5642 | Douglas- Fir | 40 | 20 | 2 | Remove |
| 5643 | Douglas- Fir | 68 | 20 | 6 | Remove |
| 5644 | Douglas- Fir | 73 | 20 | 6 | Remove |
| 5645 | Douglas- Fir | 75 | 20 | 6 | Remove |
| 5646 | Cherry Laurel | 32 | 3 | 2 | Remove |
| 5647 | Silver Maple | 23 | 7 | 4 | Remove |
| 5648 | Spruce spp. | 43 | 20 | 5 | Retain |
| 5649 | Magnolia | 32 | 6 | 4 | Retain |
| 5650 | Japanese Maple | 47 | 6 | 5 | Retain |
| 5651 | Willow spp. | 38 | 6 | 5 | Remove |
| 5652 | Willow spp. | 62 | 18 | 5 | Remove |
| 5653 | English Holly | 48 | 12 | 3 | Remove |
| 5654 | Douglas- Fir | 71 | 24 | 7 | Remove |
| 5655 | Deodar Cedar | 66 | 24 | 7 | Remove |
| 5656 | Western Red Cedar | 60 | 12 | 6 | Remove |
| 5657 | Apple spp. | 36 | 6 | 6 | Remove |
| 5658 | Cherry spp. | 33 | 6 | 6 | Remove |
| 5659 | Apple spp. | 34 | 6 | 6 | Remove |
| 5660 | Lawson Cypress | 20 | 8 | 1 | Remove |
| 5661 | Lawson Cypress | 20 | 8 | 1 | Remove |
| 5662 | Lawson Cypress | 20 | 8 | 1 | Remove |
| 5663 | Norway Spruce | 64 | 24 | 6 | Remove |
| 5664 | Japanese Maple | 33 | 5 | 4 | Remove |
| 5665 | Forsythia | 20 | 5 | 3 | Remove |
| 5666 | Tree of Heaven | 30 | 5 | 3 | Remove |
| 5667 | Paper Birch | 48 | 20 | 3 | Remove |
| 5668 | Plum | 43 | 14 | 3 | Remove |
| 5669 | Western Red Cedar | 50 | 9 | 2 | Remove |
| 5970 | Apple spp. | 36 | 6 | 4 | Remove |
| 5971 | Cherry spp. | 53 | 4 | 4 | Remove |
| 5672 | Lawson Cypress | 30 | 9 | 2 | Remove |
| 5673 | Lawson Cypress | 30 | 9 | 2 | Remove |
| 5674 | Lawson Cypress | 30 | 9 | 2 | Remove |
| 5675 | Cherry spp. | 37 | 7 | 3 | Retain |
| 5676 | Magnolia | 25 | 4 | 3 | Retain |
| 5677 | Black Walnut | 24 | 4 | 3 | Remove |
| 5678 | Cherry spp. | 49 | 10 | 4 | Remove |
| OS1 | Western Red Cedar | 50 | 20 | 6 | Retain |
| OS2 | Western Red Cedar | 35 | 20 | 6 | Retain |
| OS3 | Western Red Cedar | 35 | 20 | 6 | Retain |
| OS4 | Western Red Cedar | 35 | 20 | 6 | Retain |

March 28, 2023

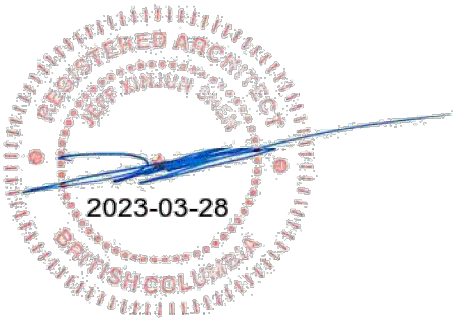
To whom it may concern:

Re: Townhouse Development 8635- 8695 Cook Cresent Richmond BC

As the coordination registered professional, this is to confirm that the applicable energy step code- Step 4 for part 3 building has been considered in the proposed design. Detailed design to be provided at DP and building permit stage to ensure the design meet related requirements.

Sincerely,

Jeff Shen, Architect AIBC, AAA, OAA



City of Richmond

# Rezoning Considerations

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

**Address:** 8635, 8655, 8675 and 8695 Cook Crescent **File No.:** RZ 22-012904

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10465, the developer is required to complete the following:**

1. **(Road Closure)** Council approval of the road closure bylaw for an approximately 213.2 $m^2$ (2,294.9 $ft^2$) portion of Spires Road and Cook Crescent. The developer shall be required to enter into a purchase and sale agreement with the City for the developer's purchase of the surplus land, which is to be based on business terms approved by Council. The primary business terms of the purchase and sale agreement will be brought forward for consideration by Council in a separate report from the Director, Real Estate Services. All costs associated with the purchase and sale agreement shall be borne by the developer.
2. **(Subdivision)** Registration of a subdivision plan for the subject site as generally as shown in the sketch plan (Schedule 1) that:
   a) Consolidates the existing lots with the road surplus.
   b) Creates a development lot with an approx. area of 3,084.8 $m^2$ (33,204 $ft^2$).
   c) Creates a lot with an approx. area of 218.0 $m^2$ (2,346.5 $ft^2$) to be transferred in fee simple to the City (City Lot).

   The plan is subject to final dimensions established by a BC land surveyor (BCLS) prepared on the basis of the functional road plan completed to the satisfaction of the City. Demolition of the existing dwellings will be required prior to the registration of the subdivision plan.
3. **(City Lot)**
   a) Transfer of the approx. 218.0 $m^2$ (2,346.5 $ft^2$) fee simple lot to the City, free and clear of encumbrances to the satisfaction of the City.
   b) Sodding the City Lot and fencing off the City Lot, in order to prevent general public access, prior to completion of the subject development;
   c) Entry into a license or alternative legal agreement, which may include in the City's discretion a Section 219 Covenant in favour of the City, registered on Title providing for:
      (1) use of the City Lot by strata residents only (i.e., no public access), provided that no buildings, structures, or fixtures are permitted within or on the City Lot;
      (2) the strata owners' obligation to maintain the City Lot, including a sodded lawn, fencing, and lockable gate, to the satisfaction of the City; and
      (3) assumption of all liability associated with the City Lot,

      commencing after adoption of the rezoning bylaw until such time as the City Lot is redeveloped or is consolidated with an adjacent property.
4. **(Pedestrian Linkage)** Granting of an approximately 316.3 $m^2$ (3,404 $ft^2$), 10 m wide, statutory right-of-way (SRW) along the entire length of the new north property line for the construction of a pedestrian link.

   Language should be included in the SRW document that:
   - The City may require the owners to install signage, or allow the installation of signage, within the SRWs.
   - Utilities under the SRWs may be permitted.
   - No fence is allowed to be installed within or along the SRW except as permitted by the City, or as per the Development Permit. Any fences installed along the west boundary of the SRW must be removed when the other SRWs for access are secured from the adjacent sites to the west.
   - The owners are responsible for all maintenance of improvements, including but not limited to the pathways, landscaping, signage and lighting installed within the SRWs, and are responsible for all liability of SRW areas.



Initial: _____

- Any works essential for public access within the required SRW are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the owner is required to provide a certificate of inspection for the works, prepared and sealed by the owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.

5. **(Public Walkway)** Granting of an approximately 3.0 m wide statutory right-of-way (SRW) along the entire length of the west property line of the site, except for the area within the pedestrian linkage, with a 1.0 m x 1.0 m corner cut at both ends of the walkway included in the SRW, for the construction of a public walkway.

   Language should be included in the SRW document that:
   - The City may require the owners to install signage, or allow the installation of signage, within the SRW.
   - Utilities under the SRWs may be permitted.
   - No fence is allowed to be installed within or along the SRW except as permitted by the City, or as per the Development Permit. Any fences installed along the west property line must be removed when the other SRWs for access are secured from the adjacent sites to the west.
   - The owners are responsible for all maintenance of improvements, including but not limited to the pathways, landscaping, signage and lighting installed within the SRW.
   - The owners are responsible for all liability associated with the SRW.
   - Any works essential for public access within the required SRW are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the owner is required to provide a certificate of inspection for the works, prepared and sealed by the owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
6. **(City Centre Impacts)** Registration of a legal agreement on Title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
7. **(Aircraft Noise)** Registration of an aircraft noise sensitive use covenant on Title.
8. **(Flood Protection)** Registration of a flood indemnity covenant on Title.
9. **(District Energy)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
   a) Unless otherwise directed by the City or City's DEU Service provider, no building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
   b) If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building permit will be issued for a building on the subject site unless:
      i. the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to provide any combination of heating, cooling, and/or domestic hot water heating to the building(s), as directed by the City's service provider (LIEC), be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
      ii. the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a

warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;

c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.

10. **(Secondary Suites)** Registration of a legal agreement on Title to ensure that
    a) No final Building Permit inspection is granted until seven secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
    b) The secondary suites cannot be stratified or otherwise held under separate Title.
11. **(Housing Tenure)** 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.
12. **(Visitor Parking)** Registration of a legal agreement on Title ensuring that:
    a) The number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity.
    b) Selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited.
    c) The required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
13. **(Tandem Parking)**Registration of a legal agreement on Title:
    a) Ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
    b) Prohibiting the conversion of the tandem parking area into habitable space.
14. **(Accessible Parking)** Registration of a legal agreement on Title ensuring that a parking stall, with dimensions and arrangements/configurations in accordance to the accessible space requirements in Richmond Zoning Bylaw 8500, will be assigned to each of the basic universal housing units and convertible units contained within the proposed townhouse development. No accessible parking signage or pavement markings will be required on these parking spaces.
15. **(Bicycle Parking)** Registration of a legal agreement on Title ensuring that:
    a) Conversion of any of the bicycle storage areas/rooms/lockers within the parking structure into habitable space or general storage area is prohibited.
    b) All of the bicycle parking areas are available for shared common use and for the sole purpose of bicycle storage.
16. **(Arborist's Supervision)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-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.
17. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
18. **(City Community Planning)** City acceptance of the developer's voluntary contribution in the amount of $14,504.83 (i.e. $0.34/ft$^2$ of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
19. **(Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute $18.00 per buildable square foot (e.g. $767,902.50) to the City's affordable housing fund.
20. **(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 | Maximum Permitted Floor Area (after exemptions) | Minimum Voluntary Cash Contribution |
|---|---|---|---|
| Residential | $0.99 per buildable square foot | 42,661.25 ft2 | $42,234.64 |

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 Prince Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.

21. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute $21,750.00 to the City's Tree Compensation Fund for the planting of 29 replacement trees within the City. If additional replacement trees (over and beyond the 37 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution may be reduced in the rate of $750 per additional replacement trees to be planted on-site.
22. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of $50,000.00 for the 37 cm caliper Cherry (specifically tag# 5675), 25 cm calliper Magnolia (specifically tag# 5676), 43 cm calliper Spruce (specifically tag# 5648), 32 cm calliper Magnolia (specifically tag# 5649), and 47 cm calliper Japanese Maple (specifically tag# 5650) trees to be retained. A legal agreement is to accompany the Tree Survival Security to set the terms for its use and release.
23. **(Indoor Amenity)** Contribution of $72,310.00 in-lieu of on-site indoor amenity space.
24. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
25. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of frontage improvements. 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 the Engineering, Transportation and Parks works in Schedule 2.
26. **(Public Hearing)** 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. Complete an acoustical and thermal report with 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 |

## Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

1. Installation of appropriate tree protection fencing on site around all trees to be retained on adjacent properties prior to any construction activities, including building demolition, occurring on-site.

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

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

**Note:**

* This requires a separate application.

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

_____ _____

Signed Date

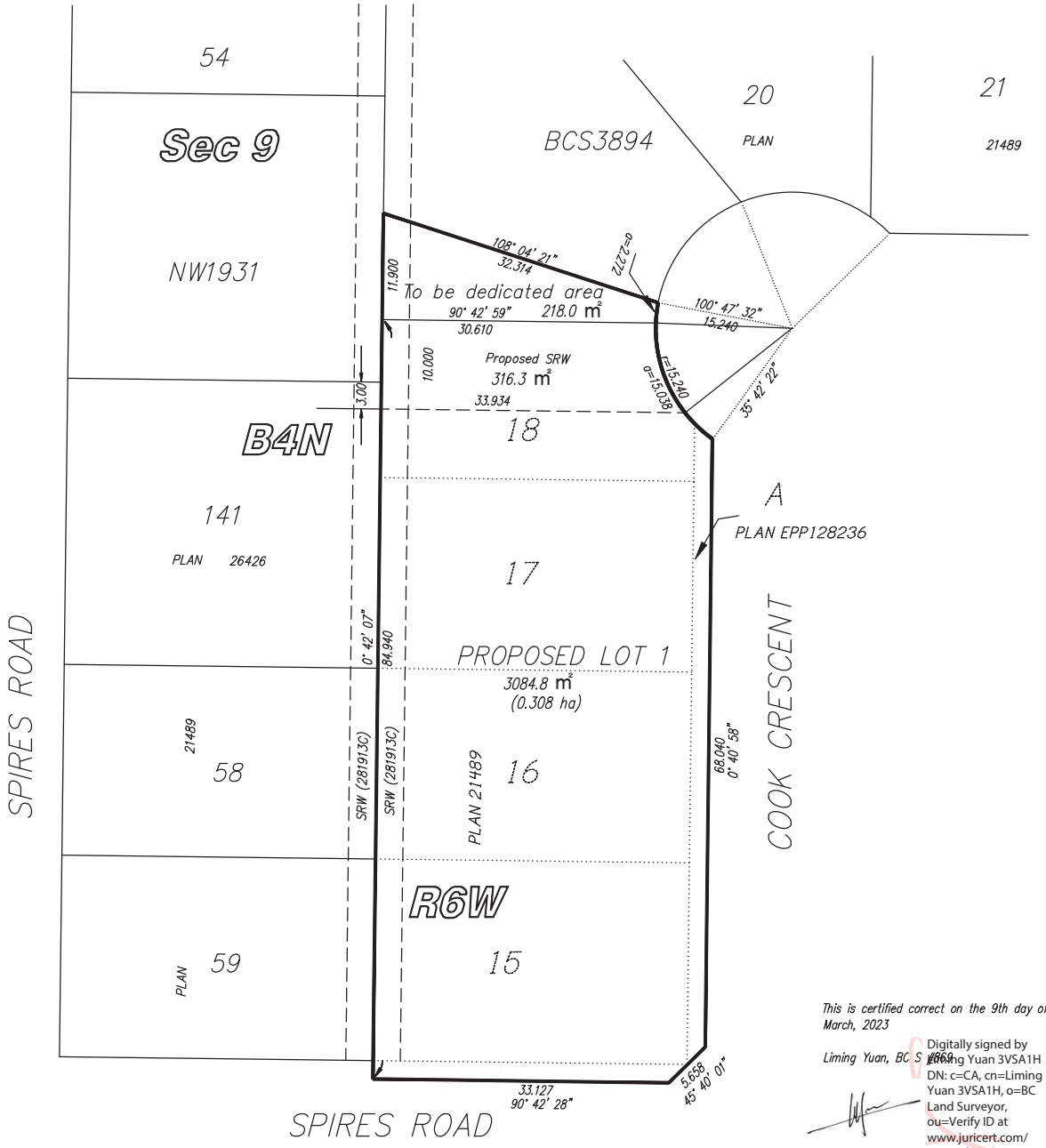
# Proposed SUBDIVISION PLAN OF LOTS 15 TO 18 PLAN 21489 AND LOT A PLAN EPP128236, ALL OF SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

PLAN EPP128237

BCGS 92G.015

0 10 20 30 40 50

All distance are in meters and decimals thereof.
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500.




This is certified correct on the 9th day of March, 2023

Liming Yuan, BC S #869

Digitally signed by Liming Yuan 3VSA1H
DN: c=CA, cn=Liming Yuan 3VSA1H, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=3VSA1H
Date: 2023.04.10 09:25:10 -07'00'



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# Schedule 2
# Servicing Agreement Works

**Engineering Servicing Works**

A servicing agreement is required to design and construct the following works.

Water Works:

1) Using the OCP Model, there is currently 115 L/s of water available at a 20 psi residual at the Cook Cr frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. The available fire flow is not adequate to service the proposed development. According to the model run under the buildout scenario, there will be 236 l/s of water available at 20 psi residual if the existing 150mm watermain at Cook Cr frontage is upgraded to 200mm diameter.
2) At the developer's cost, the developer is required to:
   - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
   - Upgrade the existing 150mm diameter watermain along Cook Cr frontage to 200mm diameter. Approximate length of required upgrade is 100 meters. The alignment of the required watermain will be determined via the SA design review.
   - Remove the existing 150mm diameter AC watermain along the proposed site's entire Cook Cr frontage when the new watermain is operational.
   - Install one new water service connection off of the proposed 200mm water main along Cook Crescent frontage complete with meter and meter box in a proposed utility right of way. 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 W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
   - Provide a fire hydrant at Cook Cr frontage to meet the City's spacing requirements for proposed townhouse developments. Fire department approval is required for all fire hydrant installations, removals, and relocations.
   - Relocate existing fire hydrant, as required, by the proposed frontage improvements and road widening at Cook Cr. Fire department approval is required for all fire hydrant relocations.
3) At the developer's cost, the City is to:
   - Cut and cap at main the existing service connection at Cook Cr frontage.
   - Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

1) At the developer's costs, the Developer is required to:
   - Provide geotechnical report and drawings for the site preparation works including assessment on impact to existing ditches.
   - 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.
   - Upgrade the existing ditches along Cook Crescent frontage to a single storm sewer in the middle of the road. Approximate length of required upgrade is 95 meters. Tie-in to the south shall be to the existing storm sewer at the intersection of Spires Road and Cook Crescent and tie-in to the north shall be to the existing ditches at both sides of Cook Crescent via new headwalls. Alignment and details such as the slope and high point of the new storm sewer shall be determined via the servicing agreement design.

- Subject to Planning and Transportation requirements, install walkway drainage (200mm diameter) along the entire north and west property lines complete with manholes as per Engineering specifications then tie-in to the new storm sewer at Cook Cr via a new manhole.

2) At the Developers cost, the City is to:
   - Tie-in the proposed storm sewers to the existing drainage system.
   - Cut and cap at main the existing service connection at Spires Road frontage.
   - Install a new storm service connection complete with inspection chamber connecting to the existing storm sewer along Spires Road.

<u>Sanitary Sewer Works:</u>

1) At the developer's costs, the Developer is required to:
   - Install the ultimate sanitary line at Cook Cr frontage and tie-in via a new manhole to the existing sanitary main at Spires Rd. Pipe sizing shall be determined via capacity analyses in the Servicing Agreement design process. Approximate length of required upgrade is 100 meters. Alignment and details such as the slope and high point of the new sanitary sewer shall be determined via the servicing agreement design.
   - Ensure no soil fill or building encroaches into the existing sanitary rights of ways along the west property line and that the existing 150mm diameter asbestos cement sanitary sewer is protected during any preload/construction phase (the sewer will remain active despite new sanitary works proposed in Cook Crescent).
   - Provide a signed and sealed geotechnical assessment, complete with recommendations to ensure the following conditions are met. The assessment and mitigation recommendations shall be included in the rezoning staff report and the development permit design review.
     - That the City be able to construct, maintain, operate, repair, or remove City utilities/infrastructures (i.e. sanitary main along the west PL) without impact to the onsite works. The building edge shall be set based on the required clearance between the building edge and the existing AC sanitary pipe as recommended by a professional geotechnical engineer.
     - That the on-site works (e.g. soil densification, preload, foundation works, etc.), or the construction/maintenance of the proposed building, not cause damage to the City utilities/infrastructure (i.e. sanitary main along the north PL)
     - That impact of the site preparation works (e.g., soil densification, pre-load, foundation excavation, dewatering, etc.) to the existing infrastructures around the proposed site (i.e. sanitary main along the west PL) are determined by the Geotechnical Engineer. If the existing infrastructures will be significantly impacted, the works required to mitigate the impact or the replacement of the affected existing infrastructures shall be done prior to start of the site preparation works at developer's cost.
     - Pre and post pre-load and construction surveys and CCTV will be required. Any damage to be repaired and any required replacement shall be done at the Developer's sole cost.
     - Ensure that the existing sanitary sewer along the west property line remains operational during any preload and/or construction phase (the sewer will remain active despite new works proposed for Cook Cr). If the existing sanitary line is impacted during site preparation or construction of the proposed development then the developer shall be responsible to make the damaged sanitary system operational during the duration of the onsite works (i.e., temporary bypass via pumping, etc.). The damaged sanitary system shall be replaced at the same alignment through the servicing agreement, at the developer's costs, after completion of the site preparation and/or building construction works.

2) At the developer's costs, the City is to:
   - Cut and cap at main all existing connections and remove inspection chambers along the west property lines.
   - Install a new sanitary service connection c/w inspection chamber and tie-in to the existing sanitary manhole at Spires Rd frontage.

<u>Frontage Improvements:</u>

1) Developer to coordinate with BC Hydro, Telus and other private communication service providers:
   - To provide underground private utility service lines for the proposed development along Spires Road and Cook Crescent frontages, at the Developer's cost. The private utility companies (e.g., BC Hydro, Telus and Shaw) may require right of ways in the proposed site to facilitate transition from the existing rear yard overhead private utility service to an underground service at Spires Road and Cook Crescent frontages. The private utility servicing (i.e., transition from rear yard overhead service to underground service at the fronting streets) shall be coordinated with the private utility companies prior to the proposed development advancing to DP panel. The purpose of this is to ensure that all private utility above ground cabinets that are required to facilitate the transition from rear yard overhead system to underground system at the fronting streets are determined and secured via the Development Permit process.
   - To maintain BC Hydro and private communication services to the neighbouring properties that are connected to the existing rear yard overhead system if the rear yard overhead system is going to be removed when the new underground services are provided along the fronting streets.
   - To pre-duct for future hydro, telephone and cable utilities along all road frontages at Developer's cost.
   - When relocating/modifying any of the existing power poles and/or guy wires within the rear yards.
   - To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
     - BC Hydro PMT – 4mW X 5m (deep)
     - BC Hydro LPT – 3.5mW X 3.5m (deep)
     - Street light kiosk – 1.5mW X 1.5m (deep)
     - Traffic signal kiosk – 2mW X 1.5m (deep)
     - Traffic signal UPS – 1mW X 1m (deep)
     - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
     - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
   - Complete other frontage improvements as per Transportation's requirements. The existing ditches at Spires Road and Cook Cr frontages are to be filled to accommodate the frontage improvements.
   - Remove and dispose offsite the existing retaining walls along proposed site's Spires Rd frontage.
   - A geotechnical assessment (complete with recommendations) is required to confirm that the existing road base structures are adequate to support the required road upgrades at Spires Road frontage.

- Review the existing street lighting levels along Cook Cr and Spires Road frontages and upgrade lighting along the development frontages.

General Items:

1) At the developers cost, the Developer is required to:
   - Building encroachment and permanent structures such as trees and patios etcetera will not be permitted inside rear yard sanitary SRW. Please note fence along the west property line should be a standard wooden fence
   - Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., rear yard sanitary mains, rear yard private utility overhead lines, ditches, etc.) fronting or within the development site and provide mitigation recommendations.
   - Enter into, if required, 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, 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.

**Transportation Works:**

The Developer is to enter into a Servicing Agreement for the design and construction of the frontage improvements and other Transportation-related works described below. All works are to be completed at the cost of the Developer and to the satisfaction of the City. A functional road plan and Transportation Impact Assessment are required based on the following comments:

**A. Frontage Improvements (South Frontage: Spires Road Development Frontage)**

1. Frontage improvement

   As part of the frontage improvements to be completed by the development along the south side of Spires Road across the street from the subject site, Spires Road will be widened to 8.7 m. The Developer is required to carry out the following frontage improvements between the subject site's south property line and the new edge of pavement along the north side of the widened section of Spires Road in order to complete the ultimate road cross-section (measured from north to south).

   - Existing north property line of the road right-of-way.
   - 2.05 m wide landscaped boulevard. (The Spires Road right-of-way is planned to be reduced from a width of 20.1 m to 16.0 m. The 2.05 m wide boulevard may become surplus City land and available for disposition).
   - 2.0 m wide concrete sidewalk.
   - 1.5 m wide landscaped boulevard with street trees.
   - 0.15 m wide barrier curb.
   - New edge of pavement along the north side of Spires Road.
   - 8.7 m widened pavement (to be completed by the development along the south side of Spires Road).

   (Note: As part of the Servicing Agreement detailed design process, the Developer is required to carry out any further frontage improvements identified including but not limited to: road pavement transition/road edge treatments, sidewalk/walkway connections, etc.).

2. Sidewalk connections
   a) Connection to the west: The new sidewalk is to be directly connected to the new walkway along the subject site's west property line. A temporary 2.0 m wide sidewalk ramp (maximum 6% grade) is to be placed to the west of the common property line between the subject site and the immediate west neighbouring property. The exact alignment of this temporary sidewalk connection is to be defined as part of the SA detailed design process.
   b) Connection to the east: The new sidewalk is to be directly connected to the new sidewalk along the subject site's east frontage.
3. Existing driveways along the Spires Road site frontage

   All existing driveways along the Spires Road site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk per standards described under Section C (1) above.
4. New development driveway

   Vehicular site access is to be provided via a new driveway at the Spires Road site frontage. The following design standards are to be followed (refer to R-9-DS for details):
   - 6.7 m wide pavement at the property line.
   - 0.9 m flares at the curb.
   - 45° offsets to meet existing grade of sidewalk/boulevard.
   - 2% maximum sidewalk grade.

   (Note: The Site Plan is to show the driveway configuration with dimensions).
5. Truck access to on-site loading area
   a) As there are no acceptable provisions for on-site truck loading and turn-around, a separate loading area and truck access, located immediately to the east/west of the proposed driveway, is to be included as part of the frontage improvements.
6. Parks consultation

   Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
7. Engineering consultation

   Consult Engineering on lighting and other utility requirements as part of the frontage works. The tree planting works will need to be coordinated with Engineering to ensure there are no conflicts with any above ground or underground utilities.

**B. Frontage Improvements (East Frontage: Cook Crescent Development Frontage)**

1. Frontage improvement design guidelines
   a) CCAP requirements

      Per City Centre Area Plan (CCAP), the subject site's fronting section of Cook Crescent is intended to be closed to vehicular traffic for a greenway. However, this road closure is expected to be a long process as it would involve major back-to-back land assemblies, elimination of existing vehicular accesses and the establishment of new consolidated accesses via the north and south sections of Spires Road. In the interim, vehicular access to existing Cook Crescent fronting properties must be maintained. The frontage improvements noted below, therefore, are aimed at maintaining full vehicular access to existing Cook Crescent fronting sites and yet have the flexibility of permitting future road closure for greenway implementation.

b) Differential road sections

The subject site's fronting section of Cook Crescent has two road alignments, i.e. a "tangent" section (8635/8655/8675 Cook Crescent) and a semi cul-de-sac "curve" section (8695 Cook Crescent). The frontages improvements for the two road sections serve varying purposes. The comments on frontage improvements along the subject site's east frontage are therefore provided separately for the "tangent" and "curve" sections.

c) Road right-of-way encroachment

The proposed site layout is shown to encroach significantly into the existing road right-of-way. This encroachment would affect vehicular traffic within the semi cul-de-sac area particularly southbound movements. The site layout and frontage improvements must therefore be revised to avoid such encroachment.

2. Frontage improvements ("tangent" section: 8635/8655/8675 Cook Crescent)

a) Frontage improvements

The frontage improvements are to include road widening from centerline of the existing road and various behind-the-curb frontage improvements. The following are frontage improvements to be completed by the Developer along the "tangent" section of the subject site's Cook Crescent frontage (measured west to east).

- Existing west property line of the road right-of-way.
- 2.05 m wide landscaped boulevard. (The Cook Crescent road right-of-way is planned to be reduced from a width of 20.1 m to 16.0 m. The 2.05 m wide boulevard may become surplus City land and available for disposition).
- 2.0 m wide concrete sidewalk. (This sidewalk is to be connected directly to the new sidewalk and the new walkway along the subject site's south and north frontages respectively).
- 1.5 m wide landscaped boulevard with street trees.
- 0.15 m wide barrier curb.
- Road widening to achieve a pavement width of 4.35 m measured from the existing centerline of Cook Crescent and the new 0.15 m wide curb.

(Note: As part of the Servicing Agreement detailed design process, the Developer is required to carry out any further frontage improvements identified including but not limited to: road pavement transition/road edge treatments, sidewalk/walkway connections, etc.).

b) Existing driveways along the Cook Crescent site frontage

All existing driveways along the Cook Crescent site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk.

c) New development driveways

New driveways are not permitted along the subject site's 8635/8655/8675 Cook Crescent frontage.

3. Frontage improvements ("curve" section: 8695 Cook Crescent)

a) Frontage improvements

The frontage improvements are to include road widening and various behind-the-curb frontage improvements. The following are frontage improvements to be completed by the Developer along the "curve" section of the subject site's Cook Crescent frontage (measured from west to east).

- Existing west property line of the road right-of-way. (There is no excess road right-of-way available for disposition).
- Area between existing west road right-of-way and new road curb:
  - Measuring from the new north property line of the subject site to the north, a minimum 3.0 m wide concrete walkway is required for foot access to the site. A wheelchair ramp is required at the curb (refer to R-12-SD adjusted for concave road curve applications). (Note: Per Parks' requirements, a 10 m wide greenway is required across the subject site's new north property line).
  - For the remaining road frontage of 8695 Cook Crescent, provide a landscaped boulevard.
- Road widening (with curb/gutter) to match the extent of widened pavement along the "tangent" section of Cook Crescent to the south.

(Note: As part of the Servicing Agreement detailed design process, the Developer is required to carry out any further frontage improvements identified including but not limited to: road pavement transition/road edge treatments, sidewalk/walkway connections, etc.).

b) Existing driveways along the Cook Crescent site frontage

All existing driveways along the Cook Crescent site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk.

c) New development driveways

New driveways are not permitted along the subject site's 8695 Cook Crescent frontage.

**C. Frontage Improvements (Spires Road/Cook Crescent Intersection)**

The road works at the northwest corner of the Spires Road/Cook Crescent intersection are to include:

1. Intersection widening

   Complete the pavement widening and curb/gutter works around the northwest corner of the intersection to meet the new pavement and curb/gutter to the west and north.

2. Curve return radius

   The intersection corner curb return radius is to be set at 5.5 m. The final design corner curb return radius is to be determined through the road functional plan exercise taking into consideration emergency vehicle and truck turning movements.

3. Accessibility

   A wheelchair ramp at the northwest corner of the intersection is to be provided (refer to R-12-SD).

**D. Frontage Improvements (North Frontage)**

1. Determination of new north property line of the subject site

   a) The Developer is to identity the ultimate alignment of the east-west greenway across the subject site's north frontage.

   b) The southern boundary of the greenway is to be set at 3.0 m south of the common property line between 8000/8020 and 8960 Spires Road.

   c) The northern boundary of the 10 m wide greenway will form the subject site's new north property line.

   d) The area between the new property line and the existing north property of 8695 Cook Crescent is to be made part of the dedication requirements.

2. Greenway design

According to the CCAP, a greenway is outlined in the Spires Road neighbourhood along the existing east-west section of Cook Crescent. The following is a summary of the directions on the greenway design provided by Parks (consult Parks for detailed comments):

a) This greenway is to have a minimum width of 10 m for fire access, a multi-use path, recreational amenities, furnishings and landscaping. From south to north:
   - 1.35 m wide landscaped strip.
   - 4.0 m wide walkway.
   - For the open area between the walkway and the new north property line and between the new north property line to the existing north property line of 8695 Cook Cres, consult with Parks/Engineering to determine the interim surface treatments of this space, i.e. gravel and grass.

b) The design is to meet the requirements for fire and emergency vehicle access, e.g. minimum width for access, paving materials and standards, removable/lockable bollards/gates at both ends of the path, allowance for tree canopy overhanging, requirement for lighting, sightline clearance at both ends and accessible street crossing.

3. Other function of the greenway

The greenway is also intended for providing foot access to the units placed along the subject site's new north property line. The greenway design must therefore include the provisions for foot access to those units.

**E. Frontage Improvements (West Frontage)**

1. Requirements

Across the subject site's entire west frontage, a 3.0 m wide SRW is required for the construction of a concrete walkway.

2. Functions of the walkway

The functions of this walkway are: provide foot access to the units along the subject site's west property line; and serve as a pedestrian connection to the new east-west sidewalk to the south and the greenway to the north.

3. Design considerations
   - 3.0 m width.
   - A minimum 1.0 m x 1.0 m corner at both ends of the walkway are required for sightline reasons and for ease of pedestrian passage including persons using wheelchair/scooter.
   - A 1.5 m wide walkway to provide foot access to the subject site's west facing units.
   - At the south end of the walkway (subject site's south property line), removable/lockable bollards are required to prevent general vehicular entries. Two bollards are required with a 1.8 m wide opening in the middle for wheelchair/scooter passages.

**Parks Servicing Works**

1. The Developer is to enter into a Servicing Agreement for the design and construction of the proposed publicly accessible greenway/pedestrian linkage along the north property line of the development. All works are to be completed at the cost of the Developer and to the satisfaction of the City. Detailed design are required based on the following comments:
   - A 10 m wide SRW.

- A 1.35m planting strip with trees along the southern edge of the 10 m wide SRW.
- A 4m wide paved pathway that continues to the curb and interrupts the sidewalk.
- A 4.65m wide planting strip with trees.
- Furnishings such as benches and a trellis to be provided.
- Irrigation that is supplied by the onsite water service to be provided.
- Maintenance of the green link, other than the trees, which will be maintained by the City, to be the responsibility of the owner/strata.
- The green link will connect and transition to a 20 meter wide linear park to the east in the future as parcels fronting the linear park are redeveloped. The design of the green link to respond and coordinate with the future linear park.
- All landscape elements along the green link that service the private property such as privacy fences and hedges are to be located on private property. Pathways that connect to the greenway are permissible. Maintenance and liability associated with the connecting pathways is the responsibility of the owner/strata.
- Details of the frontages and green link to be determined and reviewed via the servicing agreement process.

2. Cook Crescent Frontage to include:
   - A 1.5m wide lawn boulevard with street trees.
   - A 2m wide concrete sidewalk.
3. Spires Road Frontage to include:
   - A 1.5m wide lawn boulevard with street trees.
   - A 2m wide concrete sidewalk.
4. Both frontages are to connect to and transition to the existing adjacent frontages.
5. The boulevards in the new frontages are to include irrigation that is supplied by the onsite water service.
6. The following site preparation and maintenance works for the City Lot located to the north of the subject site must be included in the scope of the Servicing Agreement for the subject development:
   - Preparation of growing medium and lawn to follow the City of Richmond Supplemental Specifications and Detailed Drawings. For items not covered by this document, the current edition of the Canadian Landscape Standard to be used as a guide for minimum requirements.
   - Ensure that the site is draining prior to placement of growing medium.
   - Provide temporary irrigation tied to the onsite water supply. The irrigation is to be disconnected upon transfer of title to the next owner. This should be considered in the irrigation design.
   - Provide a 4'-0" height fence along the south edge of the parcel to prevent access. A lockable gate to be provided for maintenance purposes. The design of the fence and gate to be developed and reviewed as part of the SA process.
   - Site to be maintained to Level 3 - Moderate as outlined in the current edition of the Canadian Landscape Standard.

City of Richmond

**Bylaw 10465**

# Richmond Zoning Bylaw 8500
# Amendment Bylaw 10465 (RZ 22-012904)
# 8635, 8655, 8675, 8695 Cook Crescent, and the Surplus Portion of the Spires Road and Cook Crescent Road Allowance

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:

   a. Inserting the following into the end of the table contained in Section 5.15.1d)i regarding affordable housing density bonusing provisions:

| Zone | Sum Per Buildable Square Foot of Permitted **Principal Building** |
|---|---|
| "ZT103 | $18.00" |

   b. Inserting as Section 17.103 thereof the following:

## 17.103 Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)

**17.103.1 Purpose**

The **zone** provides for high **density town housing** with a parking **structure** and other compatible **uses** in the Spires Road Area adjacent to a greenway.

**17.103.2 Permitted Uses**

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

**Secondary Uses**

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

**17.103.3 Permitted Density**

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a **site** area of 3,302.8 $m^2$.

2. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

3. Notwithstanding Section 17.103.3.1, the reference to “0.6” is increased to a higher **density** of “1.2” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZT103 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

4. Notwithstanding Section 4.2.2 and Section 4.4.1 of this bylaw, the following items are not included in the calculation of maximum **floor area ratio** for **town housing**:

   a) **enclosed parking** within a **building** or **structure** located on **site**;

   b) bicycle, loading, garbage and recycling facilities located within an **enclosed parking** area;

   c) common mechanical, heating, ventilation, electrical, telephone and air conditioning service rooms that are not intended as **habitable space** and located within an **enclosed parking** area;

   d) common stairwells and common elevator shafts; however, the ground level of common stairwells and common elevator shafts are included in the calculation of maximum **floor area ratio** for **town housing**;

   e) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and are never enclosed;

   f) an area of up to 10 $m^2$ per **principal dwelling unit** used exclusively for staircase purposes; and

   g) an area of up to 10 $m^2$ per **principal dwelling unit** on the highest **storey** of a **principal dwelling unit** that is open to the staircase area below.

5. Notwithstanding Section 4.4.2 of this bylaw, any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**.

### 17.103.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

2. The maximum **lot coverage** is 75% for **buildings**, **structures** and **non-porous surfaces**.

3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

### 17.103.5 Yards & Setbacks

1. The minimum **front yard**, **exterior side yard** or **road setback** is 3.0 m.

2. The minimum **interior side yard** is 6.0 m.

3. The minimum **rear yard** is 12.5 m.

4. Notwithstanding Section 4.9 of this bylaw, the following projections shall be permitted in this **zone** and are subject to the *Building Code*:

   a) portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** or public **walkway** may project into the **yards** and **setbacks** a distance of not more than 0.6 m;

   b) **balconies**, **bay windows**, **porches** may project into the **yards** and **setbacks** a distance of not more than 0.6 m; and

   c) entry stairs may project into the **road setback** a distance of not more than 2.0 m.

**17.103.6 Permitted Heights**

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys**.

2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 9.0 m.

**17.103.7 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements for **subdivision**.

2. The minimum **lot area** for **development** is 3,084.8 $m^2$.

**17.103.8 Landscaping & Screening**

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

**17.103.9 On-Site Parking and Loading**

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

2. Notwithstanding Section 7.5.6 and Section 7.5.6A,

   a) where residents of a **principal dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space**, and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle; and

   b) a maximum of 50% of the required resident **parking spaces** may be provided in a **tandem arrangement**.

**17.103.10 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“TOWN HOUSING (ZT103) – PARKING STRUCTURE TOWNHOUSES (SPIRES ROAD – COOK CRESCENT)”.**

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10465”.**

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

OTHER CONDITIONS SATISFIED _____

ADOPTED _____

| CITY OF RICHMOND |
|---|
| APPROVED by EL |
| APPROVED by Director or Solicitor |

_____ MAYOR

_____ CORPORATE OFFICER

City of Richmond

**Bylaw 9894**

# Richmond Zoning Bylaw 8500
# Amendment Bylaw 9894 (RZ 17-777664)
# 7391 Moffatt 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 **"HIGH DENSITY TOWNHOUSES (RTH1)".**

   P.I.D. 011-300-884
   South Half Lot 17 Except: Part Subdivided by Plan 59725, Block 1 Section 17 Block 4 North Range 6 West New Westminster District Plan 8037

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9894".**

| | |
|---|---|
| FIRST READING | JUN 10 2019 |
| A PUBLIC HEARING WAS HELD ON | JUL 15 2019 |
| SECOND READING | JUL 15 2019 |
| THIRD READING | JUL 15 2019 |
| OTHER CONDITIONS SATISFIED | MAY 08 2023 |
| ADOPTED | |

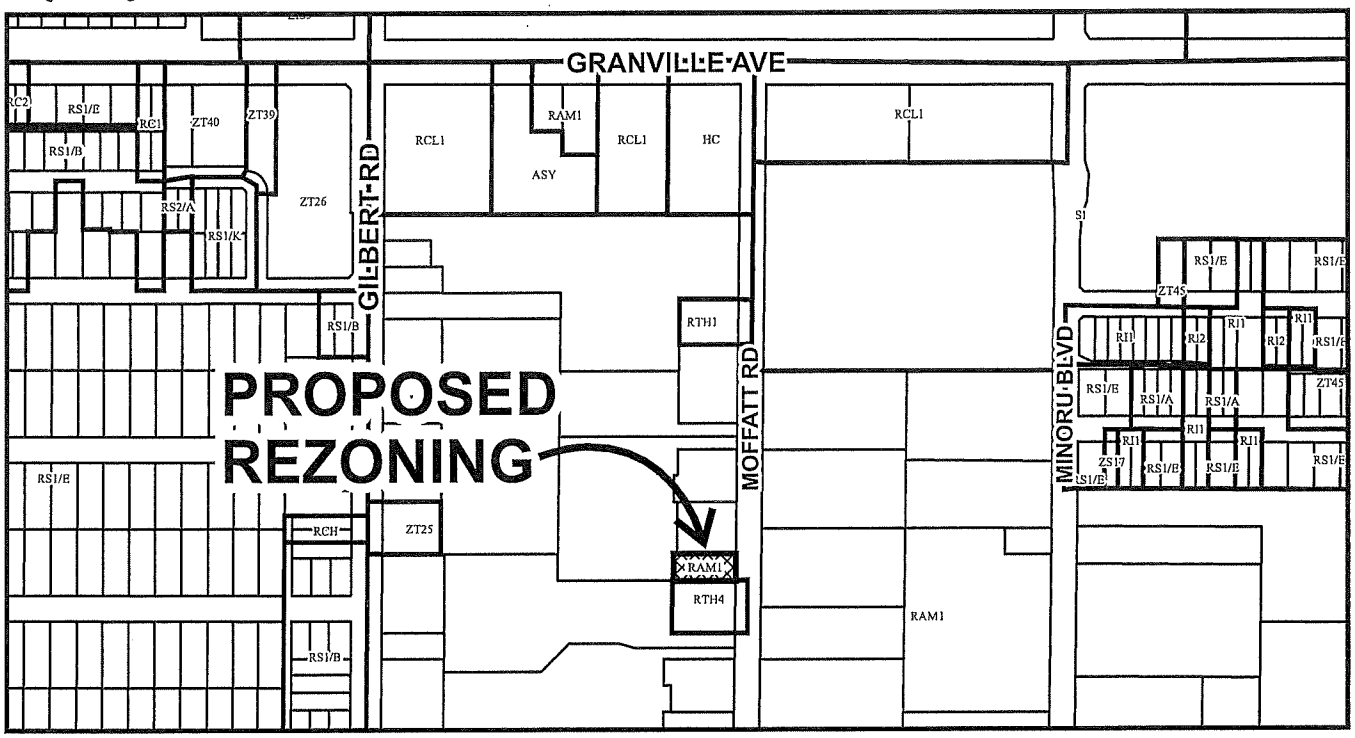
CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

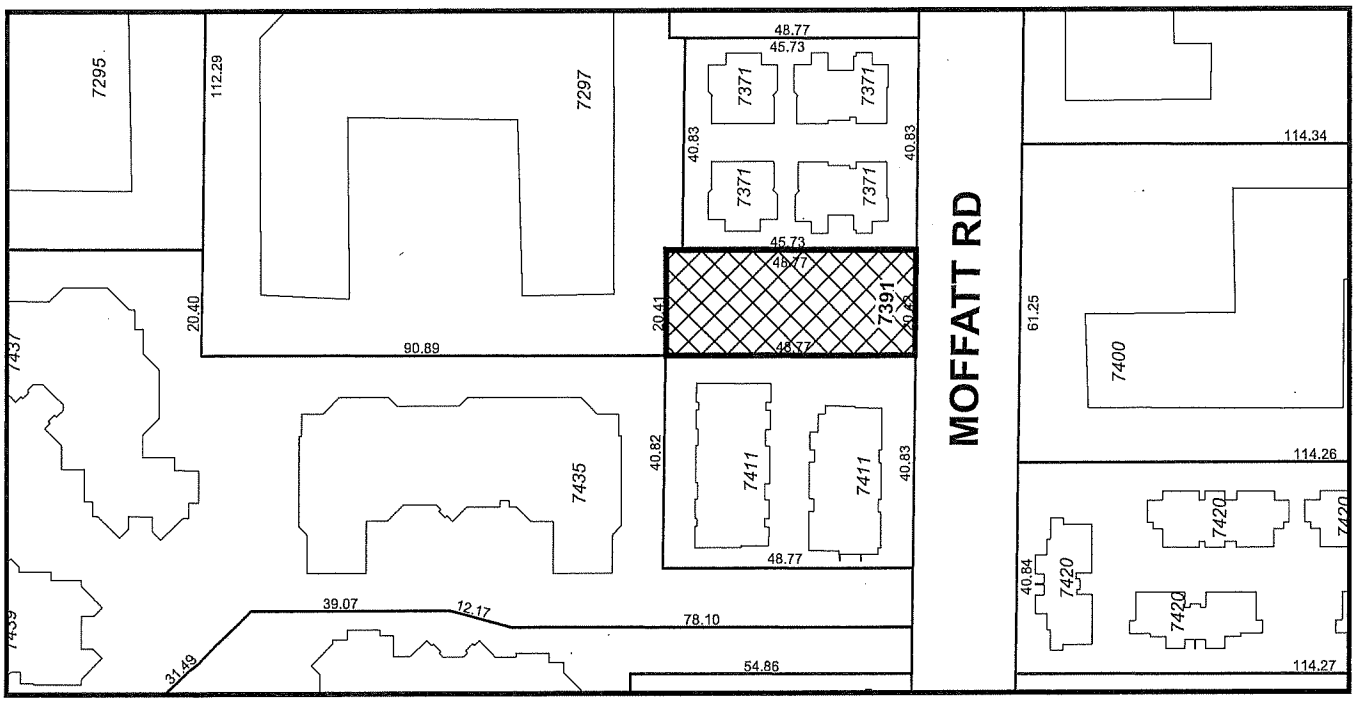
MAYOR

CORPORATE OFFICER

5881819

City of Richmond




RZ 17-777664

Original Date: 07/19/17

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Minutes

# Development Permit Panel
# Wednesday, May 10, 2023

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair
Cecilia Achiam, General Manager, Community Safety
Peter Russell, Director, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

## MINUTES

It was moved and seconded
***That the minutes of the meeting of the Development Permit Panel held on Wednesday, February 15, 2023, be adopted.***

**CARRIED**

## 1. DEVELOPMENT PERMIT 21-932383
**(REDMS No. 6913890)**

APPLICANT: Flat Architecture Inc.

PROPERTY LOCATION: 8951, 8971 Spires Road and 8991 Spires Gate

INTENT OF PERMIT:

1. Permit the construction of 22 townhouse units and two secondary suites at 8951, 8971 Spires Road and 8991 Spires Gate and the surplus portion of Spires Road on a site zoned "Parking Structure Townhouses (RTP4)" zone; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   (a) reduce the minimum lot width from 40 m to 33.5 m; and
   (b) reduce the minimum lot area from 2,400 $m^2$ to 2,000 $m^2$.

### Applicant's Comments

Rajinder Warraich, Flat Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, including its site context, site layout, architectural design, building elevations, and exterior cladding materials and colours, highlighting the following:

- 22 residential units and two secondary suites are proposed in three townhouse blocks;
- the proposal includes two Basic Universal Housing Units (BUH) units;
- a future lane will be provided along the west property line of the subject site and a pedestrian walkway is proposed along the site's south property line;
- the Tudor style architecture of the townhouse buildings is consistent with the recently completed townhouse development to the south;
- the entrance to the parking podium and the main pedestrian entrance to the building are located along Spires Road;
- the central courtyard on the podium level is surrounded by the three townhouse blocks;
- stairs are proposed on Spires Gate and Spires Road frontages to provide pedestrian access to the podium;
- two common outdoor amenity areas are provided on the podium level;
- private outdoor spaces will be provided for townhouse units at grade and on the podium level; and
- lighting will be provided along the future lane along the west property line and along the pedestrian walkway to the south of the subject site.

Ruchir Dhall, Architecture Panel Inc., added that the landscape design for ground-oriented units in the proposed development matches the landscaping of the recently completed neighbouring townhouse development. Also, he noted that other main landscape features of the project include distinct landscaping for semi-private and common outdoor amenity spaces to provide visual separation, separation between the picnic area and community gardens on the podium level outdoor amenity area, and flowering plants and ornamental shrubs will be installed at the site's pedestrian entrance near the intersection of Spires Gate and Spires Road.

### Staff Comments

Wayne Craig, Director, Development, noted that (i) there are two technical variances proposed for the project relating to the site area and site geometry which were noted at the time of rezoning, (ii) there is a Servicing Agreement associated with the project which include, among others, frontage improvements and utility works along Spires Gate and Spires Road, (iii) two Basic Universal Housing (BUH) units are included in the project, and (iv) the project has been designed to achieve Step Code Level 3 of the BC Energy Step Code.

### Panel Discussion

In reply to a query from the Panel regarding potential security concerns on the future lane along the west property line, Mr. Warraich noted that (i) there are no grade changes from the future lane to the subject site and adjacent developments, and (ii) proposed measures to address potential security and safety concerns include locating the children's play area overlooking the future lane, installing larger windows on the side of residential units adjacent to the future lane, installing lighting along the lane, and temporarily treating the future lane as a private space including installing a fence and gate until the lane will be fully developed in the future.

In reply to a query from the Panel regarding access from the parkade to the residential units, Mr. Warraich noted that (i) there is no direct access from the parkade to the residential units except for the two secondary suites, and (ii) an exit stair is provided in the parkade to provide access to residential units on the podium level.

In reply to a query from the Panel regarding how the project would achieve Step Code Level 3 of the BC Energy Step Code, Mr. Warraich stated that the project will be using a high efficiency condenser system in addition to other proposed sustainability measures.

In reply to a query from the Panel regarding the provision of parking in the proposed development, Mr. Warraich confirmed that some of the residential parking spaces will be in tandem arrangement.

In reply to a further query from the Panel, Mr. Craig confirmed that there is a restrictive covenant to prohibit the conversion of the tandem garage area into habitable or storage space and to ensure that both parking spaces are assigned to the same dwelling unit.

### Correspondence

Jose Gonzalez, 8935 Cook Crescent (Schedule 2)

Mr. Craig noted that Mr. Gonzalez raised concerns regarding construction impacts to the neighbourhood including pedestrian safety, vehicle safety, overall access to the neighbourhood, and continuity of frontage treatments, landscaping and sidewalks.

In reply to Ms. Gonzalez's concerns, Mr. Craig noted that (i) should the project proceed, it would be required to provide a Construction Parking and Management Plan as a condition of Building Permit issuance, (ii) the plan will be reviewed and approved by the Transportation Department, (iii) the City is aware of construction related concerns in the area and is carefully monitoring the situation, (iv) residents could contact the City's Bylaw Department should they have any construction related concern in the area, (v) overall access to the neighbourhood would be addressed by the Construction Parking and Management Plan, (vi) the proposed development will be providing sidewalks along their frontages, (vii) the sidewalk along the Spires Road frontage of the proposed development will be connected to the recently installed sidewalk along the adjacent townhouse development to the south.

### Gallery Comments

None.

### Panel Discussion

The Panel expressed support for the project, noting that its design has addressed potential security and safety concerns.

### Panel Decision

It was moved and seconded
***That a Development Permit be issued which would:***

1. ***permit the construction of 22 townhouse units and two secondary suites at 8951, 8971 Spires Road and 8991 Spires Gate and the surplus portion of Spires Road on a site zoned "Parking Structure Townhouses (RTP4)" zone; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) reduce the minimum lot width from 40 m to 33.5 m; and***
   - ***(b) reduce the minimum lot area from 2,400 $m^2$ to 2,000 $m^2$.***

**CARRIED**

## 2. DEVELOPMENT PERMIT 21-943565
**(REDMS No. 7202148)**

APPLICANT: Orion Construction

PROPERTY LOCATION: 9800 Van Horne Way

INTENT OF PERMIT:

Permit the construction of two multi-tenant light industrial buildings at 9800 Van Horne Way on a site zoned "Light Industrial (IL)".

### Applicant's Comments

Jeremy Paquin, Orion Construction, Ruchir Dhall, Architecture Panel Inc. and Darcy Forcier, D. Force Design Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), introduced the project and provided background information on the proposed development including its site context, site layout, design rationale, architectural design, exterior cladding materials, and proposed sustainability measures, highlighting the following:

- the two proposed multi-tenant light industrial buildings will provide a total of 44 units as strata titled units;
- vehicular access to the site is provided on River Drive and Van Horne Way;
- outdoor amenity spaces for employees are distributed throughout the site; and
- design changes in response to Advisory Design Panel comments relating to pedestrian safety and accessibility, hard and soft landscaping, outdoor amenity spaces, location of amenities such as garbage enclosure, and number of electric vehicle (EV) charging stations to be provided have been incorporated in the project.

Jessica Thiessen, Krahn Group of Companies, with the aid of the same visual presentation, briefed the Panel on the main landscaping features of the project, noting that (i) planting along the perimeter of the site and pockets of planting throughout the parking area have been added, (ii) proposed planting materials are native and adapted species that will provide four season interest, and (iii) existing trees along the south property line will be retained.

Anabella Alfonzo Raffalli, Aartplace, with the aid of the same visual presentation, provided background information on the public art in the project, noting that (i) the proposed public art has gone through the City's public art process, (ii) public art will be installed on the plaza area at the northwest corner of the subject site, (iii) the public art concept references the history of Richmond and surrounding landmarks and natural elements, and (iv) sustainable painting materials will be used for the public art.

### Staff Comments

Mr. Craig noted that (i) there will be a Servicing Agreement associated with the project for frontage works along Van Horne Way and River Drive and City utility works, (ii) out of a total of 21 existing trees on the site, seven trees along the south property line will be retained and 14 trees will be removed either due to poor health condition or due to being impacted by building demolition and construction, (iii) 40 new trees are proposed to be planted on the site, exceeding the City's required 2:1 replacement ratio, and (iv) a Statutory Right-of-Way over a portion of the south property line will be provided to help in the installation of a future City road on the CP Rail corridor.

### Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there would be future rooftop mechanical units with improvements by future tenants, (ii) the high parapets on the buildings would screen the rooftop mechanical units from views from the street, (iii) the building rooftops in the subject site would be visible from Canada Line, (iv) proposed species of planting materials in the plaza area at the northeast corner of the site are small and grow vertically and would not interfere with the proposed seating in the area, (v) Building B has been designed with dock loading for large trucks while Building A has been designed to accommodate loading for smaller vehicles, (vi) maintenance of the public art surface painting will be addressed through the strata property management plan, (vii) overall, there is a smaller amount of glass in the proposed development compared to those of residential buildings, and (viii) there is provision for individual units in the two buildings to install their own EV charging stations for all their parking stalls.

Discussion ensued regarding the long-term maintenance of public art in the project and in reply to a query from the Panel, Mr. Craig confirmed that the project's development permit will be registered on title and staff will work with the strata to ensure that the landscape and public art will be maintained.

### Correspondence

None.

### Gallery Comments

None.

### Panel Discussion

The Panel expressed support for the project, noting that it is well thought out and the proposed landscaping and public art would enhance pedestrian, cyclist and motorist experience in the area.

### Panel Decision

It was moved and seconded
***That a Development Permit be issued which would permit the construction of two multi-tenant light industrial buildings at 9800 Van Horne Way on a site zoned "Light Industrial (IL)".***

**CARRIED**

## 3. DEVELOPMENT PERMIT 22-019430
**(REDMS No. 7181149)**

APPLICANT: Talvinder Jagde

PROPERTY LOCATION: 10151 Ainsworth Crescent

INTENT OF PERMIT:

1. Permit the construction of a coach house at 10151 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House Edgemere (REI)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   (a) increase the maximum setback that a coach house is permitted to be located from the south property line from 2.0 m to 5.95 m; and
   (b) decrease the minimum setback that a coach house is permitted to be located from the north property line from 2.0 m to 0.90 m.

### Applicant's Comments

Talvinder Jagde, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 4), provided background information on the proposed development, including its site context, architectural design, unit layout, and exterior cladding materials, highlighting the following:

- the proposed variances are requested to locate the proposed coach house outside of the tree protection zone of a significant tree on the neighbouring property to the south;
- the proposed coach house has been designed to minimize impacts to neighbouring properties due to the requested setback variances;
- there are no windows proposed on the north and south sides of the coach house to address concerns of overlook into the neighbouring properties;
- the proposed coach house will complement the character of the principal dwelling through the use of similar materials, finishes and colours;
- the proposed location of the coach house will not overshadow neighbouring properties;
- landscaping will be installed to provide screening and privacy for the yards of neighbouring properties; and
- the proposed coach house will achieve Step Code 3 of the BC Energy Step Code.

### Panel Discussion

Discussion ensued regarding the proposed landscaping under the dripline of the significant retained tree and as a result of the discussion, staff were directed to work with the applicant to ensure protection of the root zone and survivability of proposed plantings under the tree.

### Correspondence

None.

### Gallery Comments

None.

### Panel Decision

It was moved and seconded
***That a Development Permit be issued which would:***

1. ***permit the construction of a coach house at 10151 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House Edgemere (REI)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) increase the maximum setback that a coach house is permitted to be located from the south property line from 2.0 m to 5.95 m; and***
   - ***(b) decrease the minimum setback that a coach house is permitted to be located from the north property line from 2.0 m to 0.90 m.***

**CARRIED**

## 4. New Business

It was moved and seconded
***That the Development Permit Panel meeting tentatively scheduled on Thursday, May 25, 2023 be cancelled.***

**CARRIED**

## 5. Date of Next Meeting: June 14, 2023

## ADJOURNMENT

It was moved and seconded
***That the meeting adjourn (4:35 p.m.).***

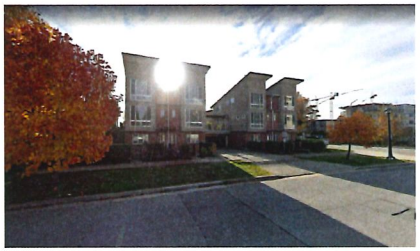
**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, May 10, 2023.

John Irving
Acting Chair

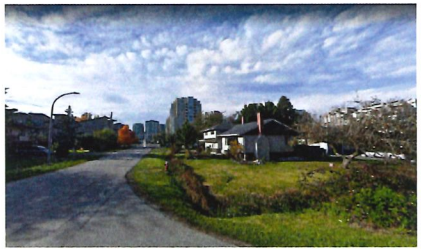
Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 10, 2023



A

B

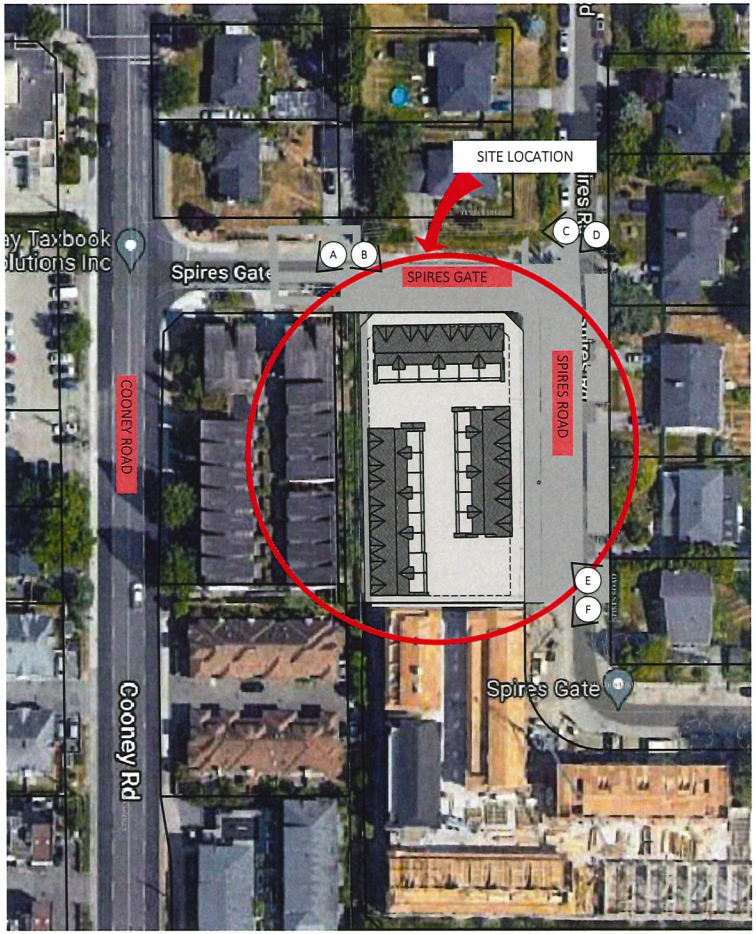


C

D

E

F




2 CONTEXT PLAN
Scale: 3/16"=1'

FLAT ARCHITECTURE INC.

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
Townhouse Development at 8951, 8971 Spires Rd., 8991 Spires Gate, Richmond, BC
CLIENT:
Juliana

DATE
23-Feb-23

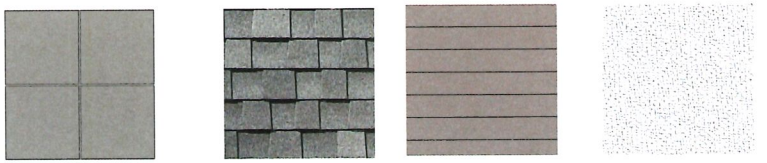
PROJECT NO:
17-127

SCALE: As Noted
DRAWN BY: R.W

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 1. | Issued For DP | R.W | 02/08/22 |

CONTEXT PLAN

A0.3



1 TRIM BOARDS / POSTS : WOOD
PAINT TO MATCH AGED PEWTER

2 ASPHALT SHINGLES :
TIMBERLINE HD PEWTER GRAY

3 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH
COLOR : AGED PEWTER

4 TRADITIONAL 3 COAT STUCCO SYSTEM : ARCTIC WHITE

5 MIDNIGHT SKY
BRICK VENEER BY MUTUAL MATERIALS

6 FASCIA AND BARGE BOARD : WOOD
SHERWIN WILLIAMS ELLIE GRAY

7 VINYL WINDOWS- BLACK COLOUR
C/W BLACK FRAME WITH MUNTINS

- PARKADE GATE AND SERVICE DOORS : METAL DOOR- FINISH - BLACK COLOUR
- R.W.L / GUTTERS : GENTEK METTALIC GREY 5P4
- SOFFIT : VINYL WHITE
- RAILING : ALUMINUM PIQUET RAILING - FINISH - BLACK COLOUR

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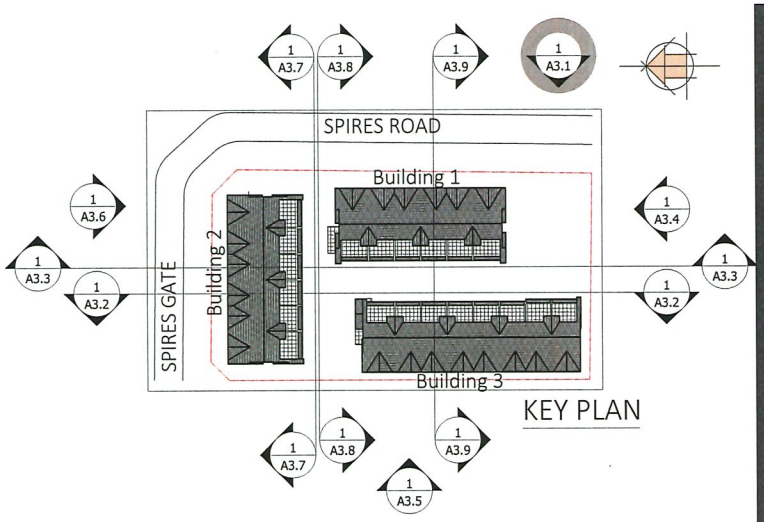
|---|---|---|---|
| 1. | Issued For DP | R.W | 02/08/22 |

MATERIAL BOARD

A0.4

MATERIAL BOARD PLAN

| TAG NO | |
|---|---|
| 1 | TRIM BOARDERS/POSTS: PAINT TO MATCH AGED PEWTER |
| 2 | ASPHAL SHIRINGLES: TIMBERLINE HD PEWTER GRAY |
| 3 | EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY |
| | TRIMS TO MATCH: AGED PEWTER |
| 4 | TRADITIONAL 3 COAT STUCCO SYSTEM: ARCTIC WHITE |
| 5 | MIDNIGHT SKY : MUTUAL MATERIALS |
| 6 | FASCIA AND BARGE BOARD: SHERWIN WILLIAM ELLIE GRAY |
| 7 | BLACK WINDOWS C/W BLACK FRAME WITH MUNTINS |
| 8 | REFER LANDSCAPE DWGS FOR PLANTING/VINES |
| 9 | PAVERS: REFER LANDSCAPE DWGS |




KEY PLAN

1 EAST ELEVATION/ SPIRES RD
Scale: 1/16"=1'

FLAT ARCHITECTURE INC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PROJECT INFO:
Townhouse Development at 8951, 8971 Spires Rd., 8991 Spires Gate, Richmond, BC
CLIENT:
Juliana

DATE
29-Mar-23

PROJECT NO:
17-127

SCALE: As Noted
DRAWN BY: R.W

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 1. | Issued For DP | R.W | 02/08/22 |

ELEVATIONS

A3.1

MATERIAL BOARD PLAN

| TAG NO | |
|---|---|
| 1 | TRIM BOARDERS/POSTS: PAINT TO MATCH AGED PEWTER |
| 2 | ASPHAL SHIRINGLES: TIMBERLINE HD PEWTER GRAY |
| 3 | EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY |
| | TRIMS TO MATCH: AGED PEWTER |
| 4 | TRADITIONAL 3 COAT STUCCO SYSTEM: ARCTIC WHITE |
| 5 | MIDNIGHT SKY : MUTUAL MATERIALS |
| 6 | FASCIA AND BARGE BOARD: SHERWIN WILLIAM ELLIE GRAY |
| 7 | BLACK WINDOWS C/W BLACK FRAME WITH MUNTINS |
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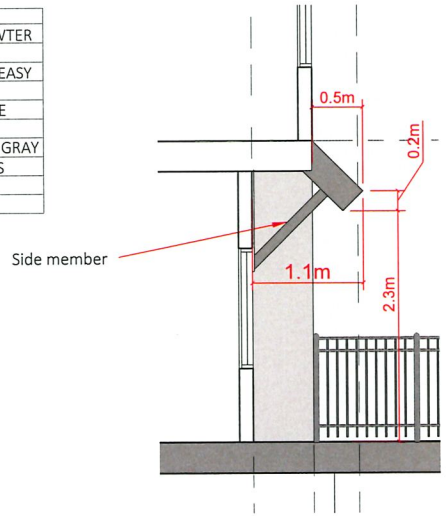
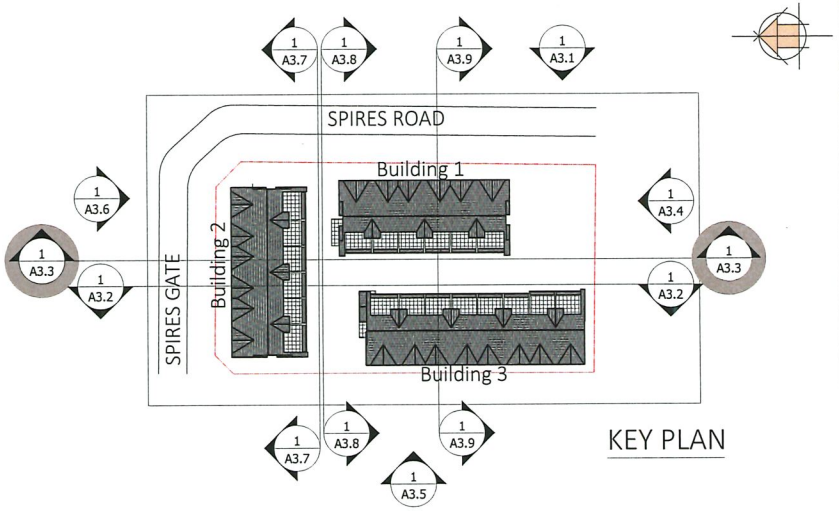
| 9 | PAVERS: REFER LANDSCAPE DWGS |




2 Sectional detail of canopy over door
Scale: 1/4"=1'




KEY PLAN

1 Podium Level Elevations / WEST ELEVATION
Scale: 1/16"=1'

FLAT ARCHITECTURE INC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CLIENT:
Juliana

DATE
29-Mar-23
PROJECT NO:
17-127
SCALE: As Noted
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|---|---|---|---|
| 1. | Issued For DP | R.W | 02/08/22 |

WEST ELEVATION

A3.3

1 VIEW FROM SPIRES RD
Scale: N.T.S.

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Ph: 604-503-4484

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Juliana

DATE
23-Feb-23
PROJECT NO:
17-127
SCALE: As Noted
DRAWN BY: R.W

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|---|---|---|---|
| 1. | Issued For DP | R.W | 020/8/22 |

3D VIEW

A4.1

1 VIEW FROM CORNER OF SPIRES GATE AND SPIRES RD
Scale: N.T.S.

FLAT ARCHITECTURE

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CLIENT:
Juliana

DATE
23-Feb-23
PROJECT NO:
17-127
SCALE:
As Noted
DRAWN BY:
R.W

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 1. | Issued For DP | R.W | 02/08/22 |

3D VIEW

A4.2

1 VIEW FROM PODIUM
Scale: N.T.S.

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
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CLIENT:
Juliana

DATE
23-Feb-23
PROJECT NO:
17-127
SCALE:
As Noted
DRAWN BY:
R.W

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 1. | Issued For DP | R.W | 02/08/22 |

3D VIEW

A4.3

1 VIEW FROM NORTHWEST CORNER
Scale: N.T.S.

FLAT ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchilecture.ca
contact@flatarchilecture.ca

Ph: 604-503-4484

PROJECT INFO:
Townhouse Development at 8951, 8971 Spires Rd., 8991 Spires Gate, Richmond, BC
CLIENT:
Juliana

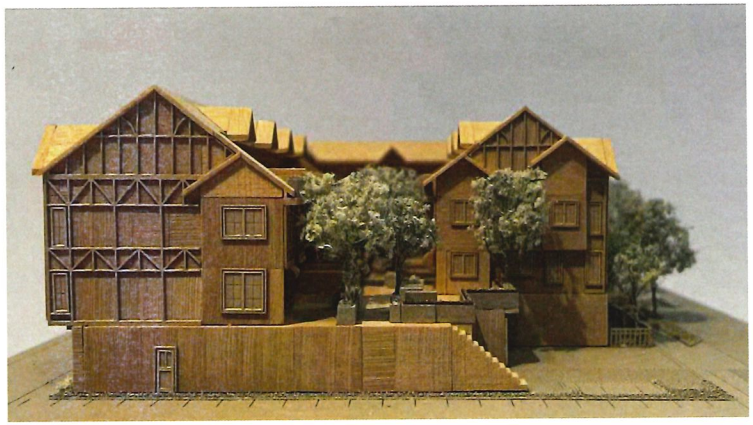
DATE
23-Feb-23
PROJECT NO:
17-127
SCALE: As Noted
DRAWN BY: R.W

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 1. | Issued For DP | R.W | 02/09/22 |

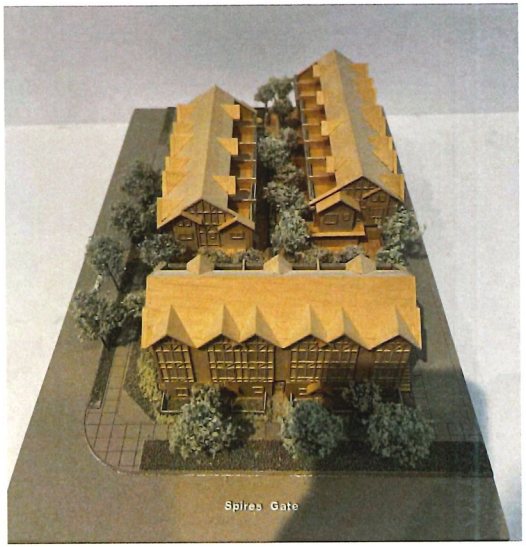
3D VIEW

A4.4

1 VIEW FROM SPIRES RD / EAST SIDE
Scale: N.T.S.



2 VIEW FROM SOUTH SIDE
Scale: N.T.S.




4 BIRDS VIEW FROM SPIRES GATE / NORTH SIDE
Scale: N.T.S.

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Unit 209- 6321 King George Blvd
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contact@flatarchitecture.ca
Ph: 604-503-4484

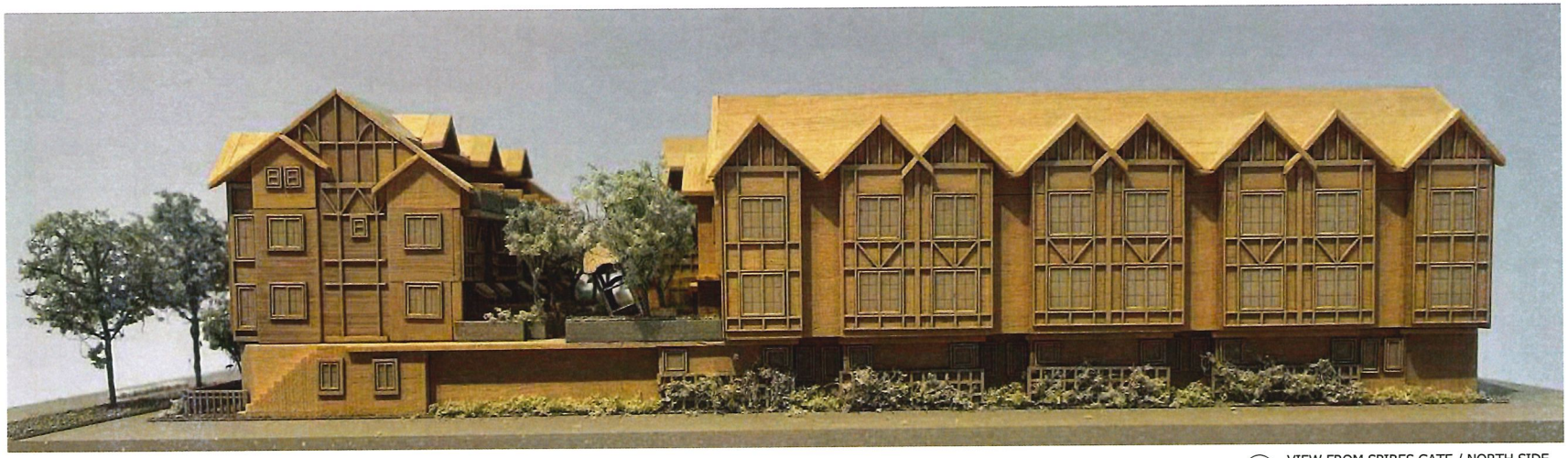
PROJECT INFO:
Townhouse Development at 8951, 8971 Spires Rd., 8991 Spires Gate, Richmond, BC
CLIENT:
Juliana

DATE
5-May-23
PROJECT NO:
17-127
SCALE: As Noted
DRAWN BY: R.W

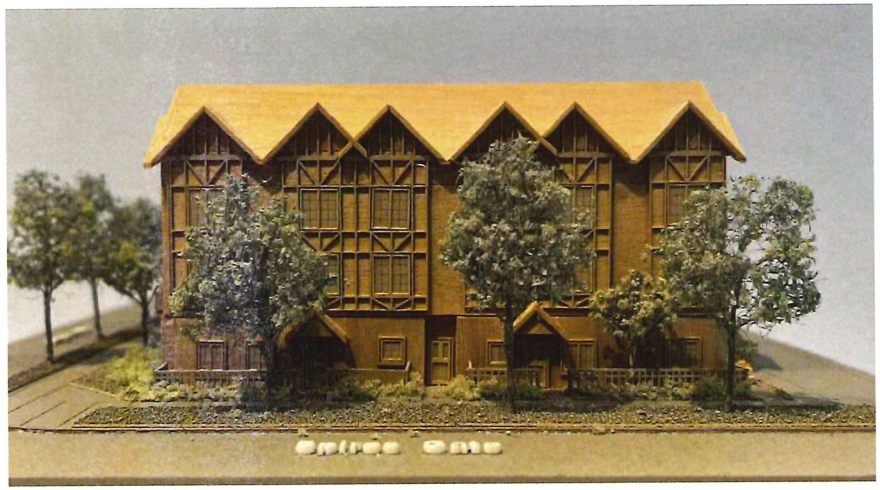
| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 1. | Issued For DP | R.W | 02/08/22 |

MODEL IMAGES

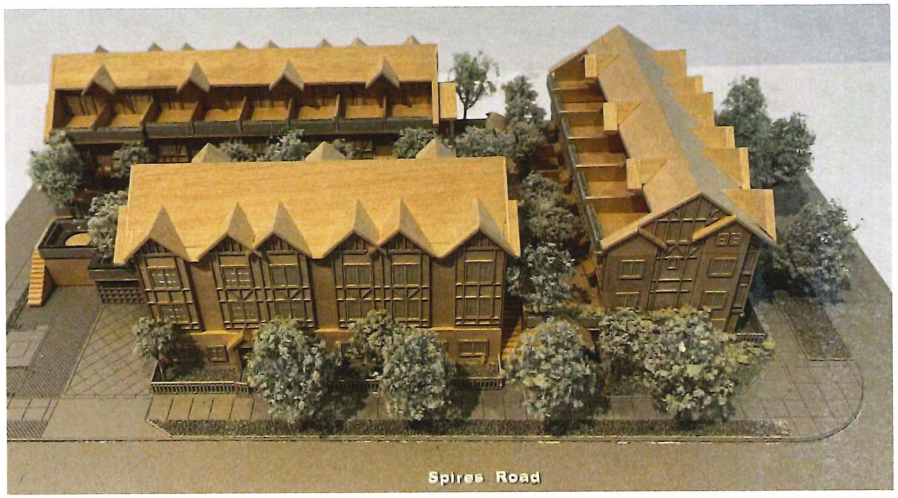
A4.5



4 VIEW FROM SPIRES GATE / NORTH SIDE
Scale: N.T.S.




3 VIEW FROM LANE ALONG WEST SIDE
Scale: N.T.S.




5 BIRDS VIEW FROM SPIRES RD / EAST SIDE
Scale: N.T.S.

FLAT ARCHITECTURE
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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Ph: 604-503-4484

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Townhouse Development at 8951, 8971 Spires Rd., 8991 Spires Gate, Richmond, BC
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Juliana

DATE
5-May-23
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DRAWN BY: R.W

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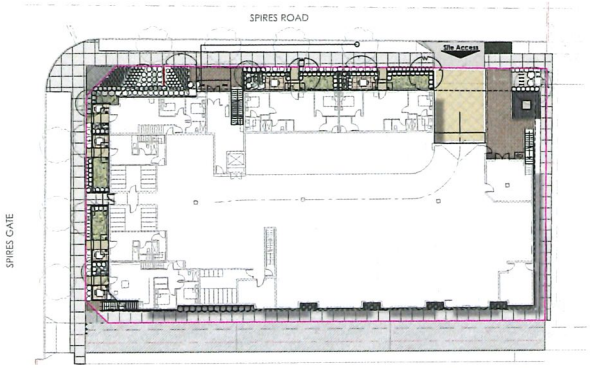
|---|---|---|---|
| 1. | Issued For DP | R.W | 02/08/22 |

MODEL IMAGES

A 4.6




1 Key Plan-Street Level
Scale: 1:300

2 SOME PROPOSED PLANTS

## DESIGN RATIONALE AND SUMMARY

Being an infill development among a mix of other townhouse complexes and rapidly evolving residential lots, the contextual treatment demands sensitivity and appropriate placement of elements.

We are proposing a relatively simple mix of surfaces and their configuration owing to a very small scale of such surfaces such as pathways to the units and the driveways. We have chosen to limit our selection to 2 or 3 chief finishes and reserved a more complex hierarchy of surfaces for the deck level.

The planting on the boulevard edges has been very carefully configured with some matching trees of the surrounding boulevardscape and what might be contextually appropriate with scale and available right of way. Similarly, being cognizant of the space requirements for the deck level planting, we have chosen to limit the trees and place the built up planters to the perimeter where possible for structural reasons. The trees selected for the internal layout are small and relatively less in number.

This development is amidst a rapidly changing area where a number of developments have sprung up in the past few years. Our design concept advocates a sensitive scheme that merges with the general transformation of the area.

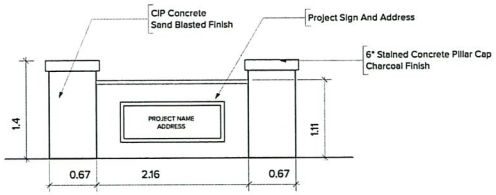
The multi-user nature of the residential development demands privacy for the various units and their accessible spaces. The element used to define these spaces (private patios from one another) are emerald cedar (thuja occidentalis smaragd) and Taxus. These columnar hedge plants are used in tandem with smaller hedging material such as the Spirarea and the flowering perennials to allow for multiple layers of textural relief.

The north east corner of the site, and the area by main lobby are treated with multiple layers of ornamental grasses and flowering perennials which are placed in a way that emphasizes the project signee and create a welcoming landscape for those entering the site and building. Some of the proposed plants are PENNISETUM HAMELN, BLUE OAT GRASS and Hemerocallis lilioasphodelus, in addition to a Taxus buffer in the background to provide privacy for adjacent unit.

Vines and trellises are proposed along the west side of the building providing additional visually appealing green elements to the building to be enjoyed by pedestrians.

**Outdoor Spaces**
The outdoor amenity has been designed with a linear two zone concept. The main constituents are the Social recreational area and a playground. The social area has been augmented with an outdoor kitchen and sustainable elements like the garden plots. These are placed with raised planters c/w spout and work bench for the residents use at the deck level.

Further, we have proposed use of native plants requiring lower water intake and offering trees that encourage bird habitat such as the 'Bitter Cherry' towards the lane.




3 PROJECT SIGNAGE DETAIL (F2)
Scale: NTS

## GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per "CNTA Standards'. Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply.Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected.Allow a minimum of five working days prior to delivery for request to substitute.Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery.All plant material must conform to the latest edition of the 'BC Landscape STandard'.Provide certification upon request.All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:

| | |
|---|---|
| Lawn areas | 300mm |
| Ground Cover Areas | 450mm |
| Shrub Areas | 450mm |
| Tree Pits | 300mm (around root balls) |

Growing medium shall have physical and chemical properties as described in the standards for 'Ground'areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications.Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium.Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproducive parts of the weeds, plant pathogenic organisms, toxic material , stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.

The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.
All the Planters are fixed not removable.
Plant species and varieties may not be substituted without the approval of the Landscape architect.
All plant material to be warranteed for one year from date of substantial completion.
All wood fences to be cedar, with one coat of clear penetrating preservative.
All planted areas to be equipped with automatic irrigation system.

**Automatic zoned irrigation system to be provided with following primary zones,**

**- Street level boulevard areas including the ROW's,setbacks not part of private yards, driveway access etc. These include chiefly inground planting.**
**- Podium level public areas. This includes planting in planter beds and on slab.**
**- Individual yards on site level. Mainly inground planting.**
**- Individual yards on podium level. Mainly planter.**
**- All amenity areas on podium level. Mainly planter beds.**

**These have been carefully chosen to address the varying volume of growing medium to be catered for and will employ suitable heads and discharge.**

**Landscape Plans are prepared based on latest architecture drawings Revision no. 3 on 30 March 2022.**

SEE L8 FOR SOIL VOLUME CALCULATION OF PODIUM LEVEL PLANTER.

SEE L5 FOR PLANTER HEIGHT OF PODIUM LEVEL.

SEE PAVING/SITE FURNISHING LEGENDS ON L4.

SEE L8 FOR SOIL VOLUME CALCULATION AND PLANTER HEIGHT OF ROOFTOP PLANTERS.

CNCL - 241

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 | ruchir@architecturepanel.com

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Project
**8951, 8971 Spires Rd, 8991 Spires Gate**

Owner

Sheet Title
**KEY PLAN**

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| Q | 03-04-23 | DP Resubmission |

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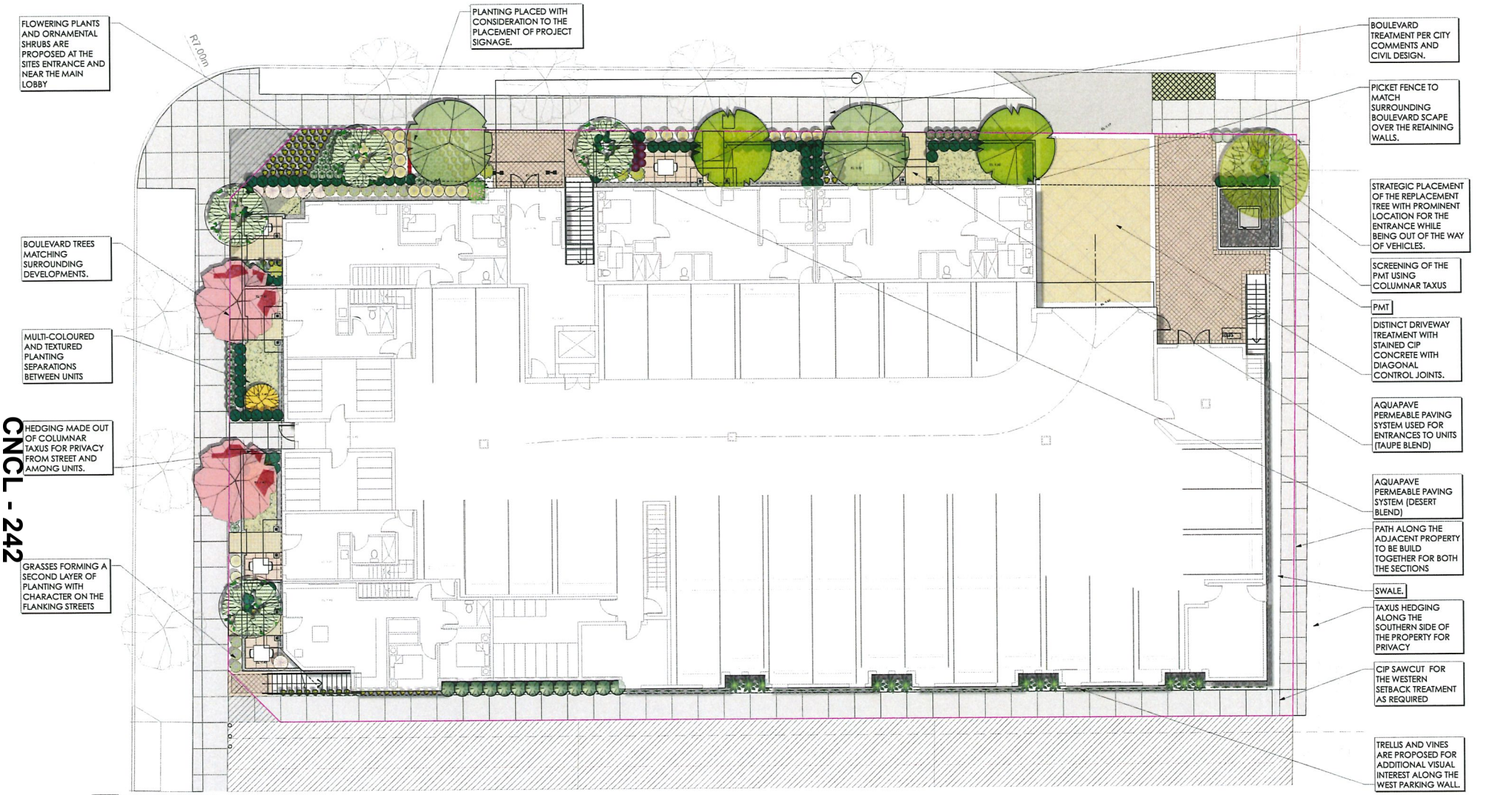


1 Concept Plan-Street Level
Scale: 1:96

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| P | 21-03-23 | DP Resubmission |
| Q | 03-04-23 | DP Resubmission |

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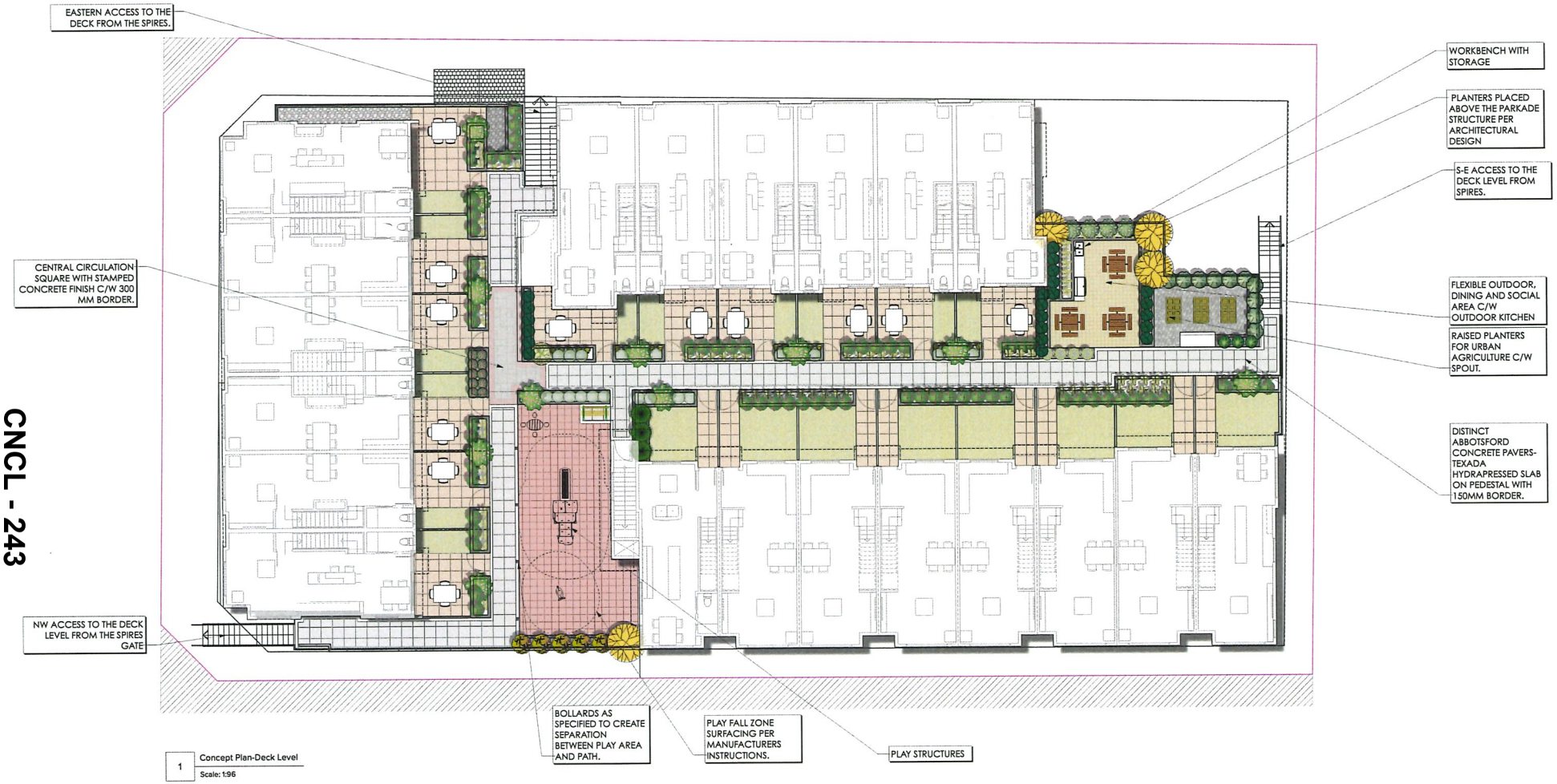


1 Concept Plan-Deck Level
Scale: 1:96



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Sheet Title
**CONCEPT(DECK LEVEL)**

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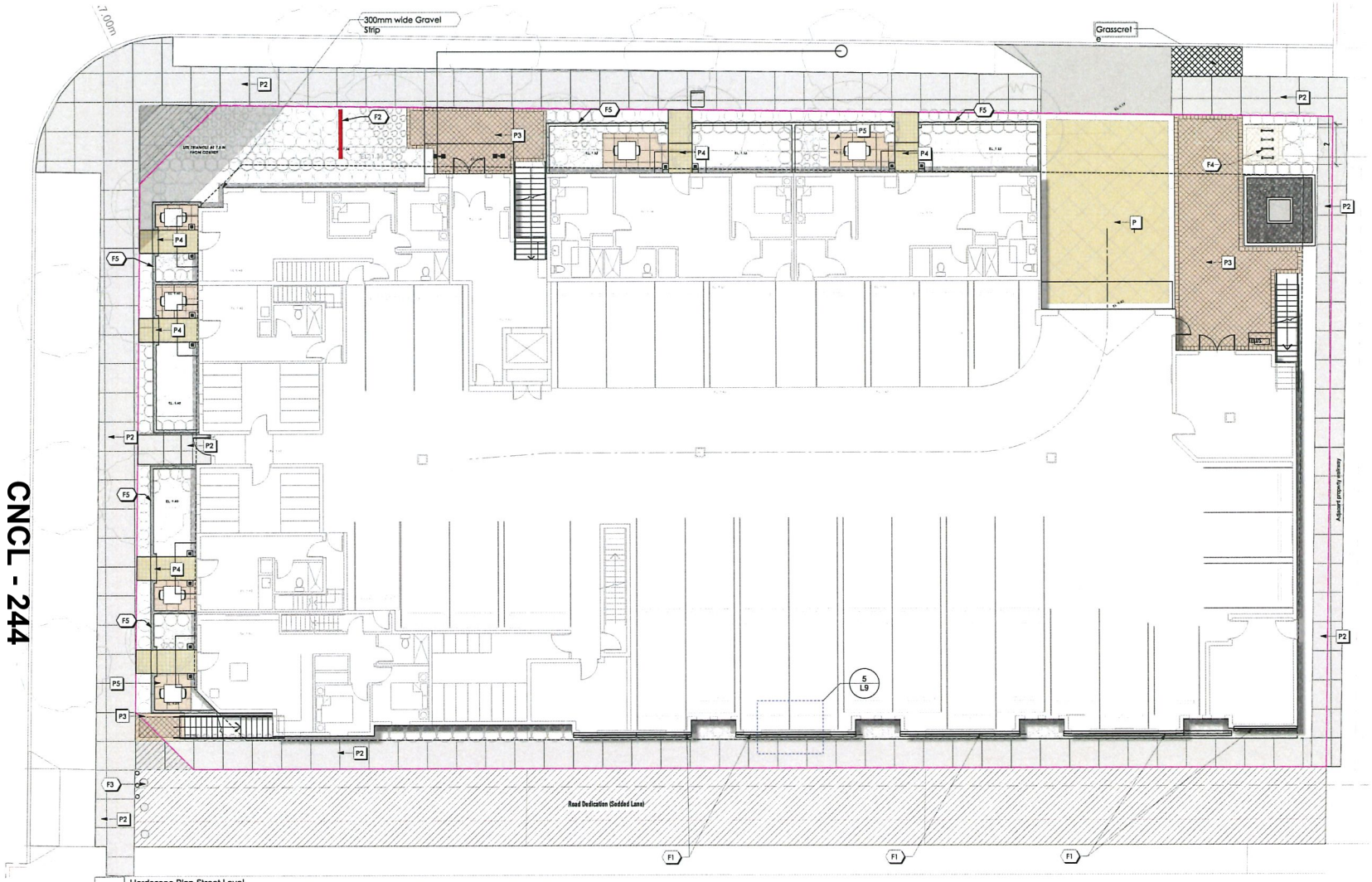


1 Hardscape Plan-Street Level
Scale: 1:96

## Paving Legend

- **P1** Distinct driveway entrance with diagonal control joints. CIP Concrete with Integral Colour Light Broom Finish
- **P2** CIP Concrete Light Broom Finish
- **P3** Permeable Aquapave System Old Country Style Abbotsford Pavers. Colour (Taupe Blend), Unbroken ,diagonal c/w 6" bdr.(L10/3)
- **P4** Permeable Aquapave System Old Country Style Abbotsford Pavers. Colour (Desert Blend), Unbroken (L10/4)
- **P5** Abbortsford Concrete Slab - Texada Hydrapressed slab on pedestal Desert Sand Finish. (L5/3)
- **P6** Fall Zone Spec.Playfall safety surfacing tiles per manufacturer. Terra Cotta (See manufacturer's detail) (L5/2)
- **P7** Stamped Concrete.Placed and stamped in Situ. Colour 'Charcoal' c/w 12" border.
- **P8** Abbortsford Concrete Slab - Texada Hydrapressed slab on pedestal Natural Finish c/w 6" Charcoal border. (L5/3)

## Site Furnishing Legend

- **F1** Wall Trellis for the vines. See Detail (L10/5)
- **F2** Project Sign Wall. CIP Concrete. Sand Blasted Finish (L1/03)
- **F3** Controlled Bollard as per architectural
- **F4** Urban rack's bike rack See Attached Brochure (L12/3)
- **F5** 4' high Metal fence See Attached Brochure (L13/4)
- **F6** MAGLIN SQUARE BOLLARD See Attached Brochure (L10/8)
- **F7** Entrance gate for the unit
- **F8** 8" Thick Built in planters (Per Engg. Design) with CIP sandblasted finish. See detail on (L13/5)
- **F9** MAGLIN Outdoor Picnic Table See Attached Brochure (L12/2)
- **F10** Vegetable planters fabricated on Aluminum Frames. See Details (L10/2)
- **F11** Maglin Fence between the units, Black Matte Finish, Pattern option: Kaleidoscope. See Details (L10/7)
- **F12** MAGLIN Outdoor Bench See Attached Brochure (L12/1)
- **F13** BBQ setup with sink on counter
- **F14** Workbench with storage below for vegetable planter. See Detail (L13/1)
- **F15** Partition design
- **F16** Kompan Kids table with sitting (L11/3)
- **F17** Kompan Play Tower with ADA Stairs (L11/1)
- **F18** Kompan Stinger (L11/2)

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Project
**8951, 8971 Spires Rd, 8991 Spires Gate**

Owner

Sheet Title
**HARDSCAPE/SITE FURNISHINGS**

| Total Sheets | Sheet No. | Contractors | Consultants |
|---|---|---|---|
| 18 | L4 | | FLAT Architecturel Inc. |
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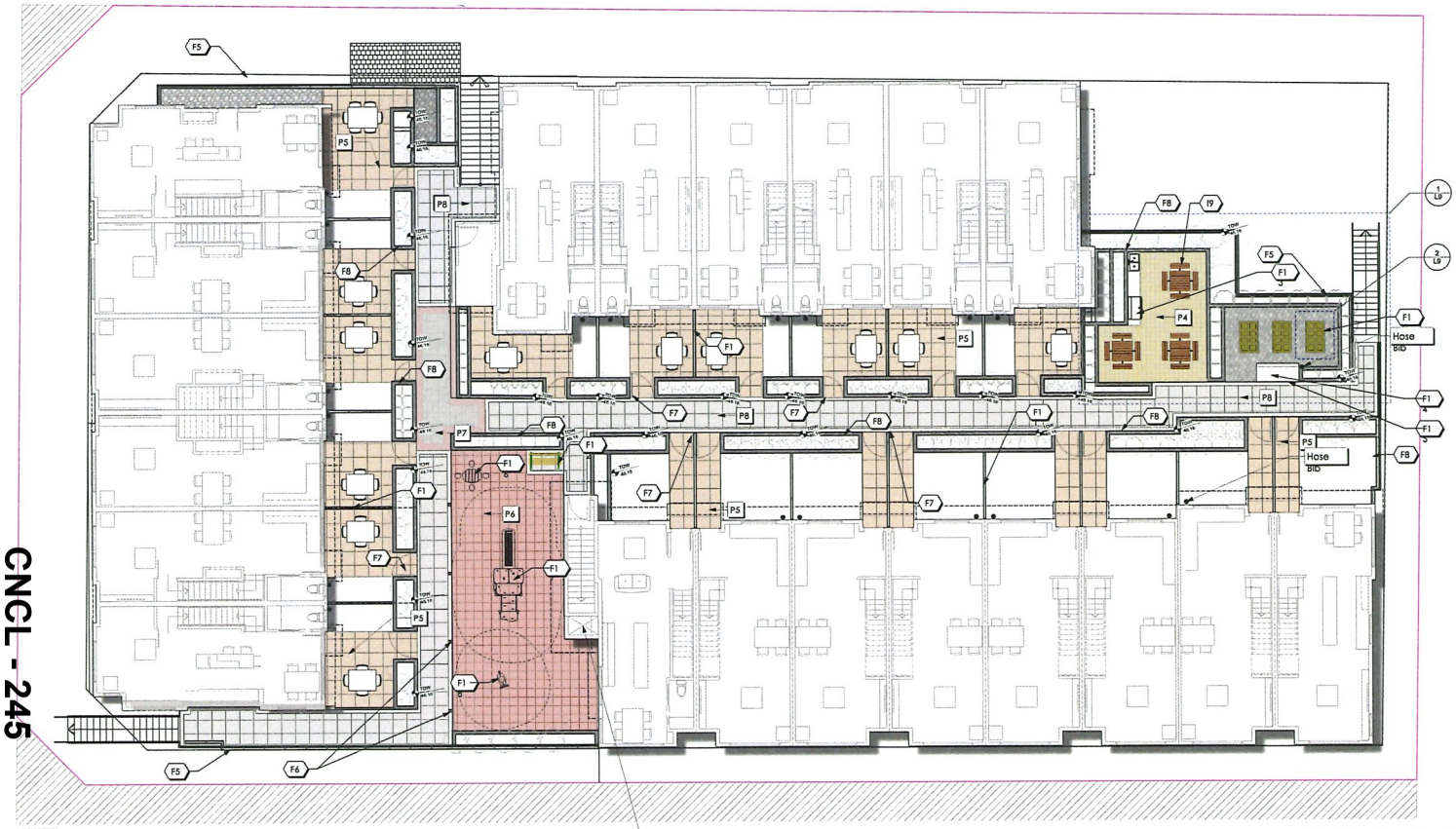



1 Hardscape Plan- Deck Level

Scale: 1:96

SEE PAVING/SITE FURNISHING LEGENDS ON L4.
SEE L8 FOR SOIL VOLUME CALCULATION OF PODIUM LEVEL PLANTERS
SEE L9 FOR PLANTER HEIGHT OF ROOF LEVEL.

NWR PLAY playfall® Safety Surfacing System

## Technical Data Sheet: PlayFall®

When kids play, they also fall, and that's where PlayFall® comes to the rescue. PlayFall® is designed to meet stringent ASTM requirements for playground fall protection and is available in a variety of thicknesses to match the fall heights of most play equipment and events.

*Don't play on anything less!*

### PlayFall® Tile Details

- Tiles are 2' x 2' and feature a 1' x 1' cross-hatch surface pattern
- Available in 1.75" thickness with PlayPad underlayments
- Slip resistant
- Minimal maintenance
- Porous for effective drainage
- Quick interlocking installation with plastic pins and minimal adhesive
- Made from 100% recycled SBR truck tire rubber buffings and granules in a non-toxic polyurethane binder

### PlayPad Details

- Pads are 4' x 5'
- Thickness options: 1" or 2"
- PlayPad products are made from 100% recycled materials
- 100% nonwoven Geotextile
- Non-toxic and environmentally friendly
- Superior drainage rate
- Long lifespan and stability
- Impact protection and energy absorption

### Drop Height Configurations

- Tested to ASTM F1292-18 Impact Attenuation Requirements -

| Fall Height | Configuration Required |
|---|---|
| 4' | 1.75" PlayFall® Tile |
| 6' | 1.75" PlayFall® Tile + 1.0" PlayPad |
| 8' | 1.75" PlayFall® Tile + 2.0" PlayPad |
| 10' | 1.75" PlayFall® Tile + 1.0" PlayPad + 2.0" PlayPad |

10 YEAR WARRANTY

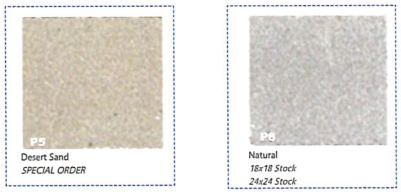
Black Green Terra Cotta

North West Rubber Ltd 33850 Industrial Avenue Abbotsford, BC Canada V2S 7T9 T 604.859.2002 F 604.859.2009 TF 1.800.663.8724

Revised: May 1, 2019

2 PLAYFALL SAFETY SURFACING TILES (P6)

Scale: NTS




3 Abbortsford Concrete Slab - Texada Hydrapressed slab on pedestal(P8 & P5)

Scale: NTS

### Shapes and Sizes

Standard sizes:

- 610mm x 305mm x 50mm (24" x 12" x 2") - Special Order
- 610mm x 610mm x 50mm (24" x 24" x 2")
- 457mm x 457mm x 40mm (18" x 18" x 1-5/8")

Colours for Texada Hydra Pressed Slab

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Project
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Sheet Title
**HARDSCAPE DECK LEVEL**

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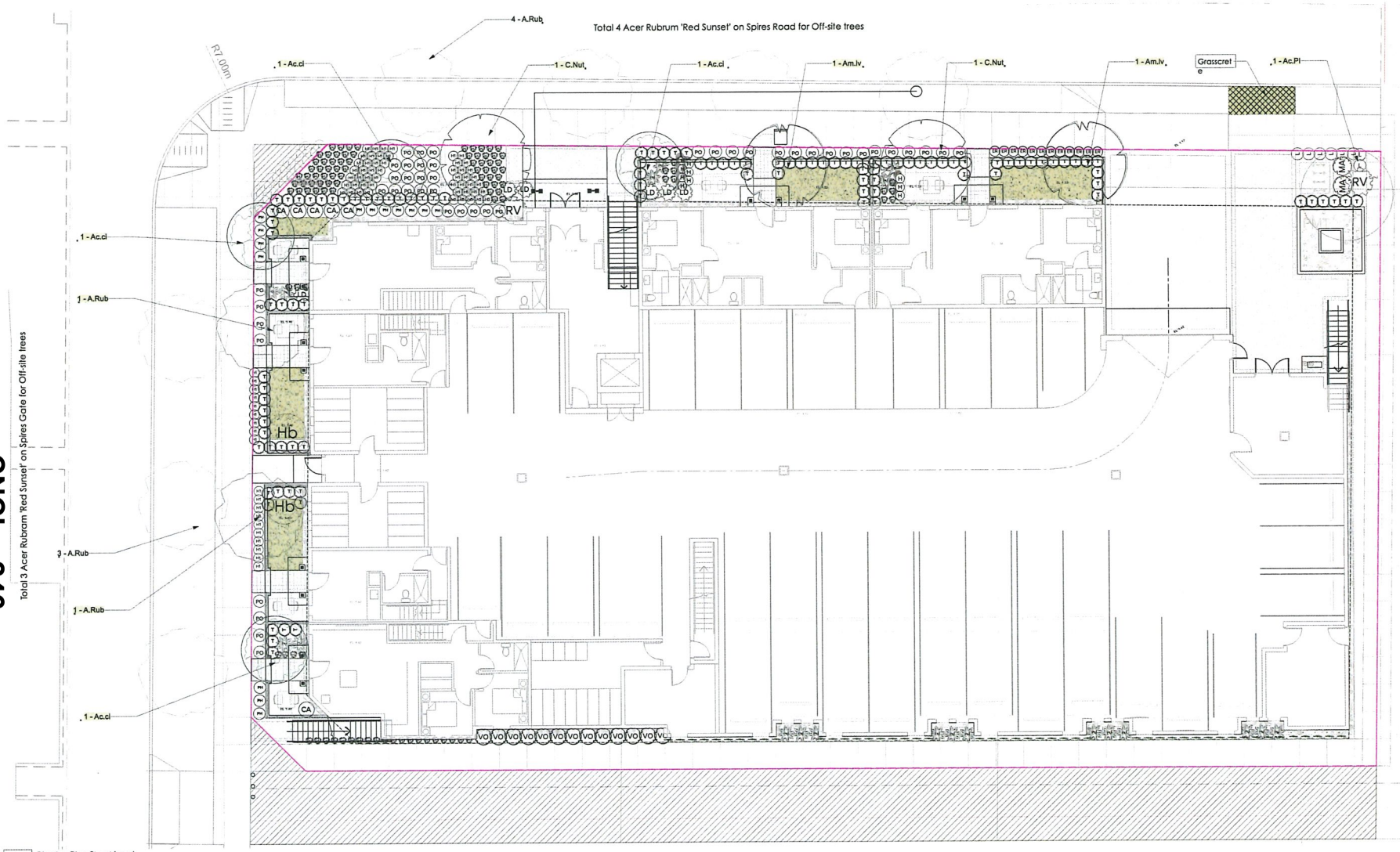


A smart irrigation system will be provided to cover all common landscaping areas.

Non-Netted Sod

1 Planting Plan-Street Level
Scale: 1:96

See Plant Schedules, tables and descriptions on L9

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Sheet Title
**PLANTING STREET LEVEL**

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| 18 | L6 | | FLAT Architecturel Inc. |
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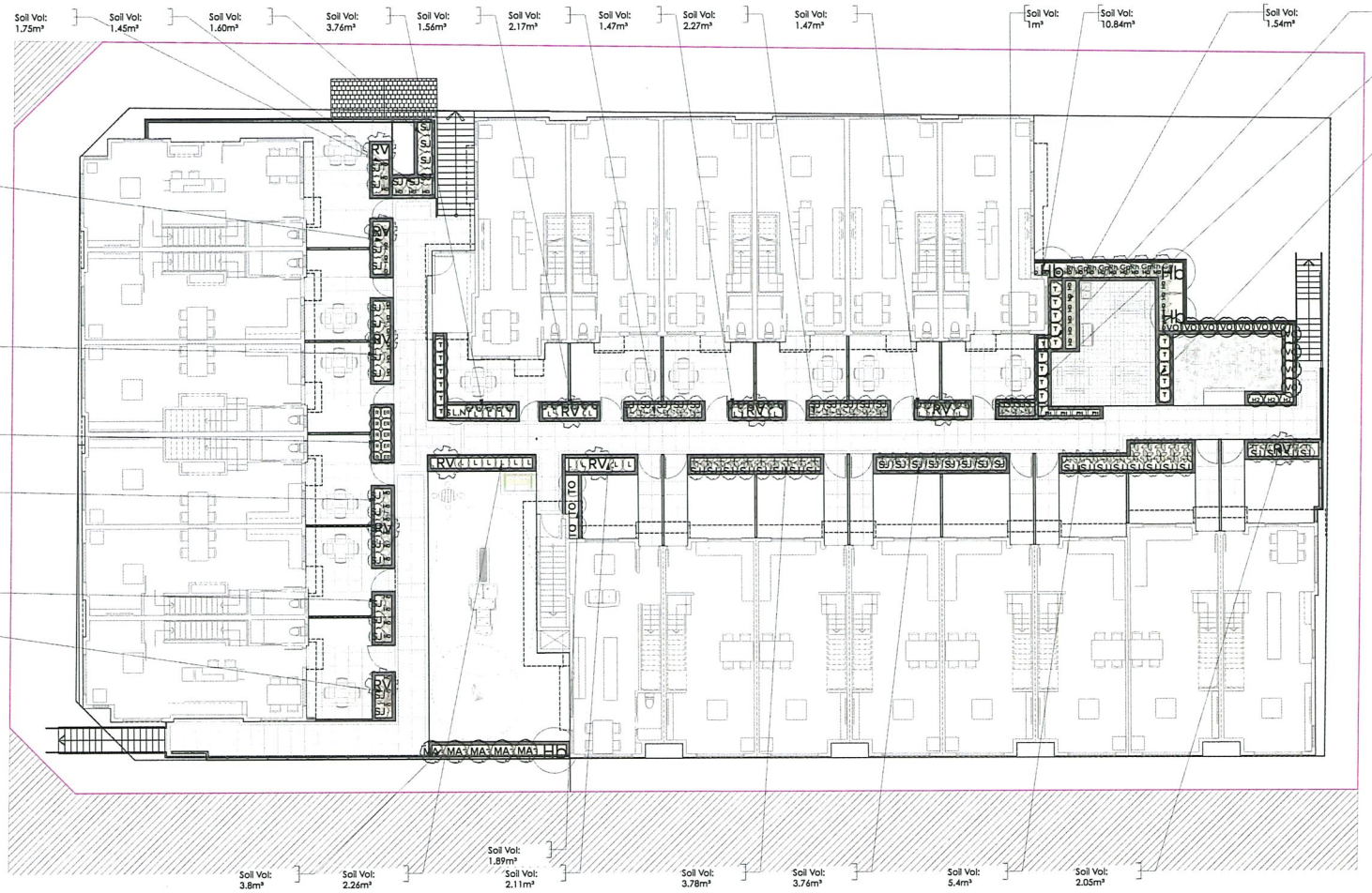
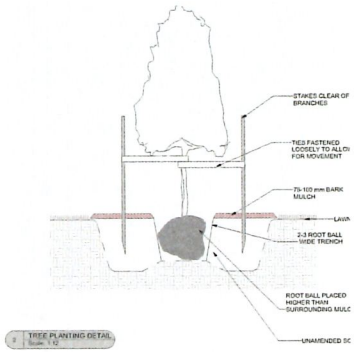
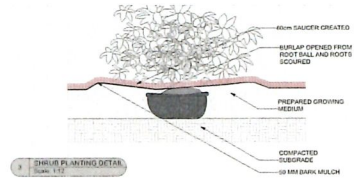



1 Planting Plan-Deck Level
Scale: 1:96

**Note:**
Soil volume calculations are based on the relevent height of the planters at the deck level.
All the Planters are 750mm high and 300mm deep from the deck finish level.
Refer to the Planter detail on L13.




A smart irrigation system will be provided to cover all common landscaping areas.

See Plant Schedules, tables and descriptions on L9

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Project
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Sheet Title
**PLANTING DECK LEVEL**

| Total Sheets | Sheet No. | Contractors | Consultants |
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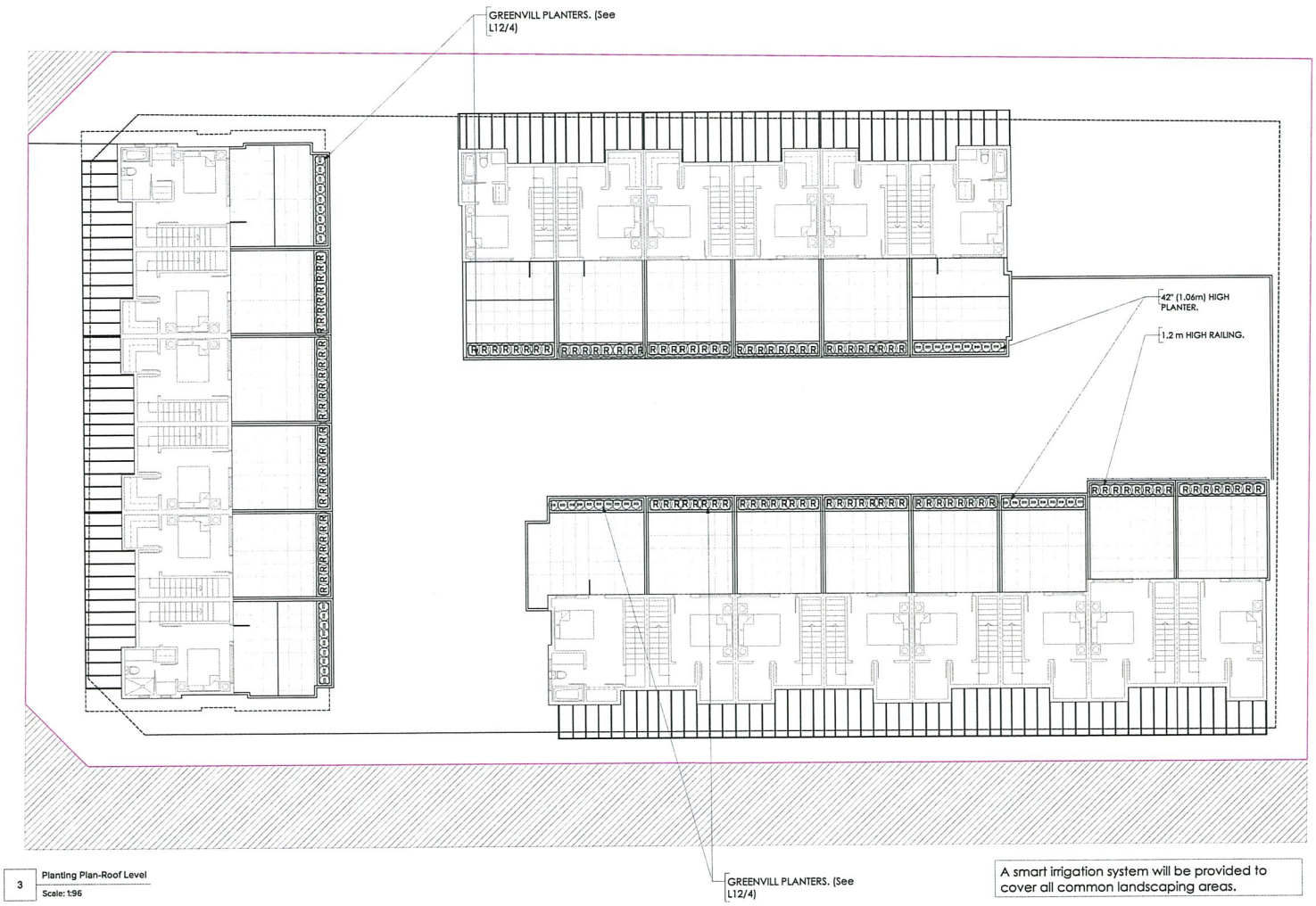


3 Planting Plan-Roof Level
Scale: 1:96

A smart irrigation system will be provided to cover all common landscaping areas.

## List of Shrubs- Ground Level

| Image | ID | Quantity | Latin Name | Common Name | Scheduled Size |
|---|---|---|---|---|---|
| CA | CA | 6 | Calamagrostis x acutiflora 'Karl Foerster' | Foerster's Feather Reed Grass | #2 pot |
| PA | PA1 | 14 | Pennisetum alopecuroides 'Hameln' | Hameln Dward Fountain Grass | #2 pot |
| PO | PO | 45 | Pennisetum orientale | Oriental Fountain Grass | #3 pot |
| ER | E.R | 12 | Echinacea 'Rosita' | Purple coneflower Rosita (dwarf) | #1 pot |
| HS | HS | 70 | Helictotrichon sempervirens | Blue Oat Grass | #1 pot |
| T | Tx | 102 | Taxus sp | Yew, hedge variety | 1.5 m. ht. |
| LD | L.Dn | 5 | Ligularia dentata 'Brit Marie Crawford' | Brit Marie Crawford Ligularia | #1 pot |
| HL | HL | 102 | Hemerocallis x 'Lemon Yellow' or vars | Lemon Yellow Daylily | #1 pot |
| H | Hv | 10 | Heuchera vars | Coral bells | #1 pot |
| PM | Po.m | 16 | Polystichum munitum | swordfern | #2 pot |
| RV | RV | 2 | Rhododendron Vulcan | Red Rhododendron | #7 pot |
| MA | M.Aqf | 2 | Mahonia aquafolium | Oregon grapw | #3 pot |
| L | lav | 8 | Lavendula vars | Lavender | #1 pot |
| HB | Hb | 2 | Hibiscus syriacus 'Lucy' | Lucy Rose Of Sharon | 1.5 m. ht |
| Ak.q | Ak.q | 48 | Akebia quinata | Chocolate vine | #3 pot staked |
| VO | vo.th | 13 | Vaccinium ovatum 'Thunderbird' | evergreen huckleberry | #3 pot |
| PM | PM | 4 | Polystichum munitum | swordfern | #3 pot |
| LD | LD | 1 | Ligularia dentata 'Brit Marie Crawford' | Brit Marie Crawford Ligularia | #1 pot |

## List of Trees- Ground Level

| Image | ID | Quantity | Latin Name | Common Name | Scheduled Size |
|---|---|---|---|---|---|
| | A.Rub | 2 | Acer rubrum 'Red Sunset' | Red Sunset Red Maple | 6cm. cal. |
| | C.Nut | 2 | Corunus nuttalii 'National' | National Dogwood | 4.0 m. ht. clump |
| | Ac.Pl | 1 | Acer palmatum | Japanese Maple | 6cm. cal. |
| | Am.lv | 2 | Amelanchier laevis | Allegheny Serviceberry | 6cm. cal. |
| | Ac.cl | 4 | Acer circinatum | Vine maple | 4m ht. |

## List of Shrubs- Podium Level

| Image | ID | Quantity | Latin Name | Common Name | Scheduled Size |
|---|---|---|---|---|---|
| SL.N | SL.N | 1 | Salix purpurea 'Nana' | Dwarf Arctic Blue Leaf Willow | #3 pot |
| HA | HA | 51 | Hosta x 'Blue Angel' | Blue Angel Plantain Lily | #1 pot |
| T | Tx | 22 | Taxus sp | Yew, hedge variety | 1.5 m. ht. |
| ER | E.R | 10 | Echinacea 'Rosita' | Purple coneflower Rosita (dwarf) | #1 pot |
| HL | HL | 23 | Hemerocallis x 'Lemon Yellow' or vars | Lemon Yellow Daylily | #1 pot |
| SJ | SJ | 66 | Skimmia japonica | Japanese Skimmia | #2 pot |
| HP | HP | 55 | Hosta x 'Patriot' | Patriot Plantain Lily | #3 pot |
| L | L | 11 | Lavendula vars | Lavender | #1 pot |
| Rh | Rh.Gp | 5 | Rhododendron 'Gumpo Pink' | Pink Gumpo Azalea | #7 pot |
| VO | VO | 11 | Vaccinium ovatum 'Thunderbird' | evergreen huckleberry | #3 pot |
| TO | TO | 3 | Thuja occidentalis 'Smaragd' | Emerald Cedar | 1.5 m. ht. |
| PA | PA1 | 4 | Pennisetum alopecuroides 'Hameln' | Hameln Dward Fountain Grass | #2 pot |
| RV | RV | 11 | Rhododendron Vulcan | Red Rhododendron | #7 pot |
| MA | MA | 5 | Mahonia aquafolium | Oregon grapw | #3 pot |
| HB | Hb | 4 | Hibiscus syriacus 'Lucy' | Lucy Rose Of Sharon | 1.5 m. ht |
| H2 | H2 | 3 | Bergenia cordifolia | Heartleaf Bergenia | #1 pot |

## List of Shrubs- Roof Level

| Image | ID | Quantity | Latin Name | Common Name | Scheduled Size |
|---|---|---|---|---|---|
| RR | RR | 46 | Rosa rugosa 'Champlain' | Champlain Hardy Shrub Rose | #2 pot |
| R | R | 120 | Rosa Nutkana | Nootka Rose | #2 pot |

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Project
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Sheet Title
**PLANTING ROOF LEVEL**

Total Sheets
**18**

Sheet No.
**L8**

Contractors

Consultants
**FLAT Architecturel Inc.**

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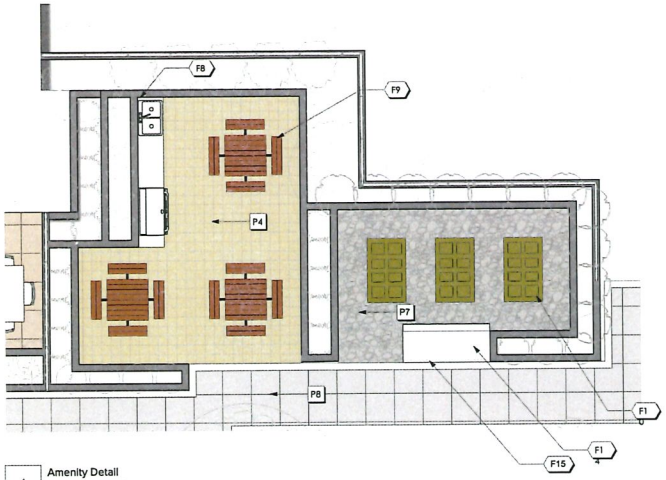
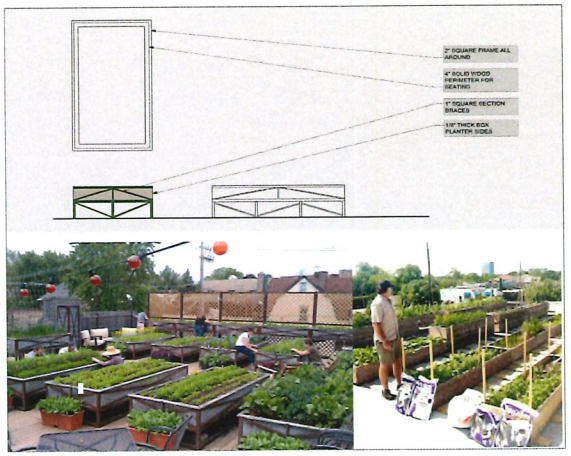
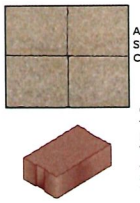



1 Amenity Detail
Scale: Scale: 1:48

SEE PAVING/SITE FURNISHING LEGENDS ON L4.



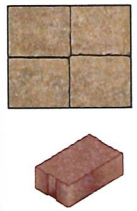

2 Raised Vegetable Planter Detail (F10)
Scale: NTS



AquaPave® Old Country Stone
Colour: Taupe Blend

Old Country Stone Type 1
Length: 8 7/8" (226mm)
Width: 7 1/8" (181mm)
Area: 2.3 stones /ft2, 25 stones /m2
Thickness: 2 3/8" (60mm)

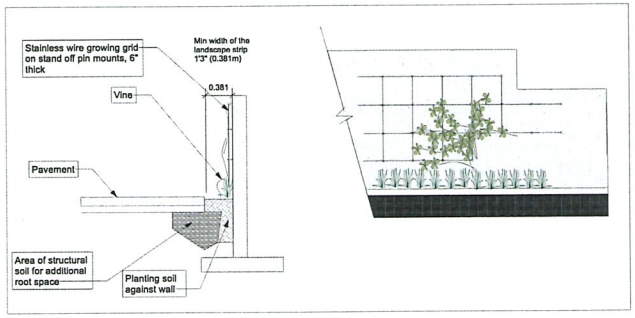
3 Abbotsford AquaPave Taupe Blend (P3)
Scale: NTS



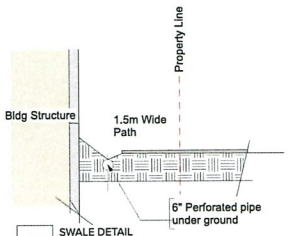
AquaPave® Old Country Stone
Colour: Desert Sand Blend

Old Country Stone Type 1
Length: 8 7/8" (226mm)
Width: 7 1/8" (181mm)
Area: 2.3 stones /ft2, 25 stones /m2
Thickness: 2 3/8" (60mm)

4 Abbotsford AquaPave Desert Sand Blend (P4)
Scale: NTS

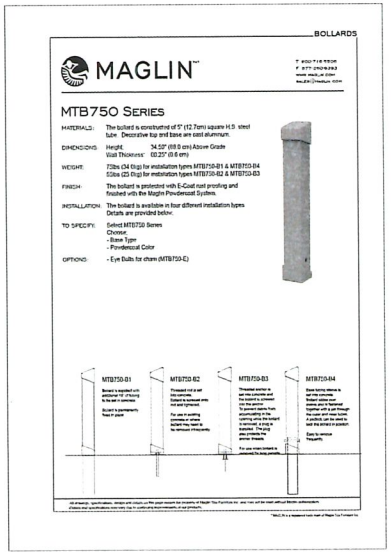



5 Schematic Representation of Planting (F1)
Scale: NTS




6 SWALE DETAIL
Scale: NTS

7 4' High Maglin Flexx Fence (F11,F15)
Scale: NTS




8 PROPOSED SQUARE BOLLARDS (F6)
Scale: NTS

CNCL - 249

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ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 | ruchir@architecturepanel.com

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Project
**8951, 8971 Spires Rd, 8991 Spires Gate**

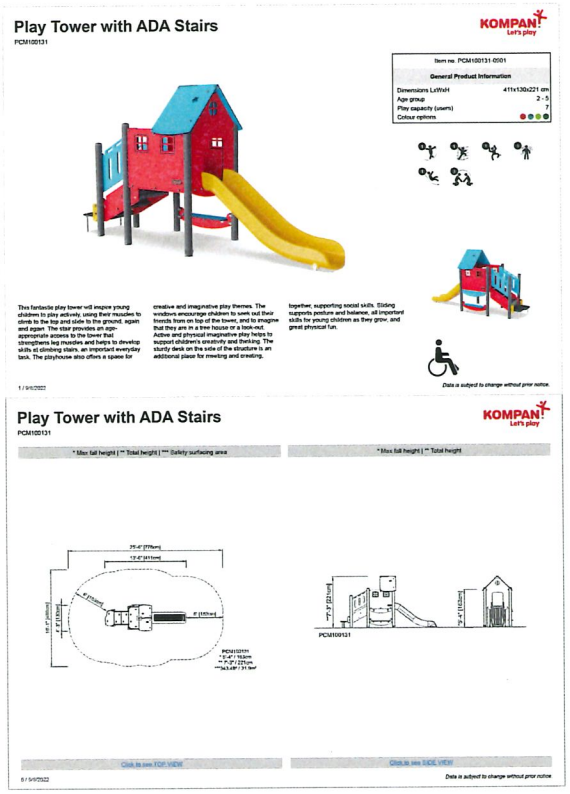
Owner

Sheet Title
**AMENITY/DETAILS-1**

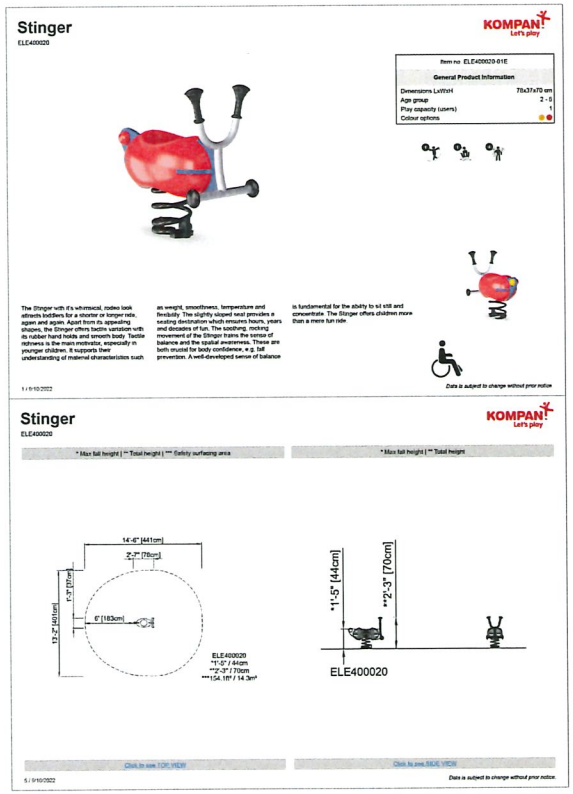
| Total Sheets | Sheet No. | Contractors | Consultants |
|---|---|---|---|
| 18 | L9 | | Architecture Panel Inc. |
| **Drawn By** | **Checked By** | **AHJ** | **Documents** |
| SD | RD | City of Richmond | REZONING |
| **Reviewed By** | **Status** | | |
| RD | REZONING | | |

| No | Date | Issue Notes |
|---|---|---|
| K | 05-04-22 | DP Resubmission |
| L | 05-07-22 | DP Resubmission |
| M | 03-10-22 | DP Resubmission |
| N | 27-10-22 | DP Resubmission |
| O | 20-01-23 | DP Resubmission |
| P | 21-03-23 | DP Resubmission |
| Q | 03-04-23 | DP Resubmission |

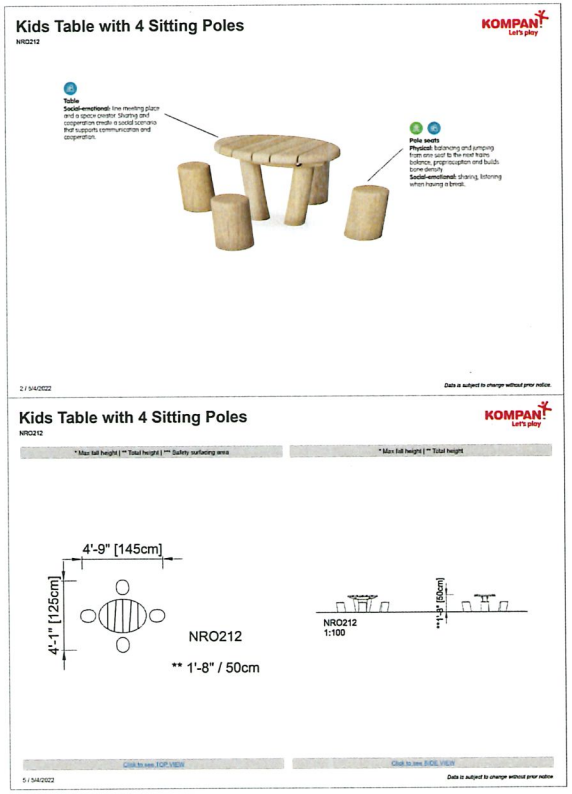
Scale
0 2 7 12 FT




1 KOMPAN PLAY TOWER WITH ADA STAIRS (F17)
Scale: NTS




2 KOMPAN STINGER (F18)
Scale: NTS




3 KIDS TABLE WITH SITTING (F16)
Scale: NTS

CNCL - 250

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ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

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Project
**8951, 8971 Spires Rd, 8991 Spires Gate**

Owner

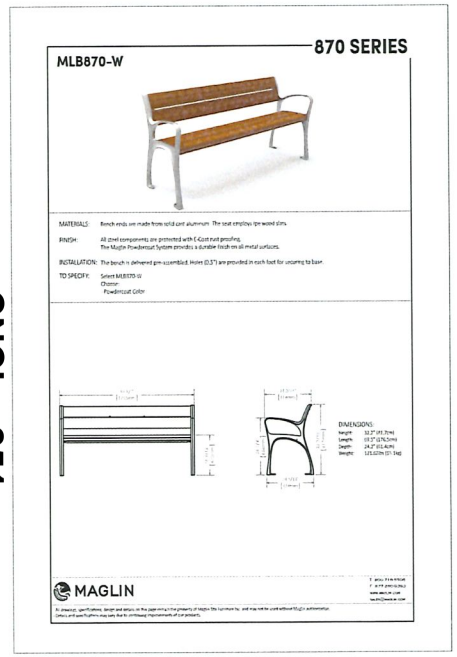
Sheet Title
**DETAILS-2**

| Total Sheets | Sheet No. | Contractors | Consultants |
|---|---|---|---|
| 18 | L10 | | FLAT Architecturel Inc. |
| **Drawn By** | **Checked By** | **AHJ** | **Documents** |
| SD | RD | City of Richmond | DP Application |
| **Reviewed By** | **Status** | | |
| RD | REZONING | | |

| No | Date | Issue Notes |
|---|---|---|
| K | 05-04-22 | DP Resubmission |
| L | 05-07-22 | DP Resubmission |
| M | 03-10-22 | DP Resubmission |
| N | 27-10-22 | DP Resubmission |
| O | 20-01-23 | DP Resubmission |
| P | 21-03-23 | DP Resubmission |
| Q | 03-04-23 | DP Resubmission |

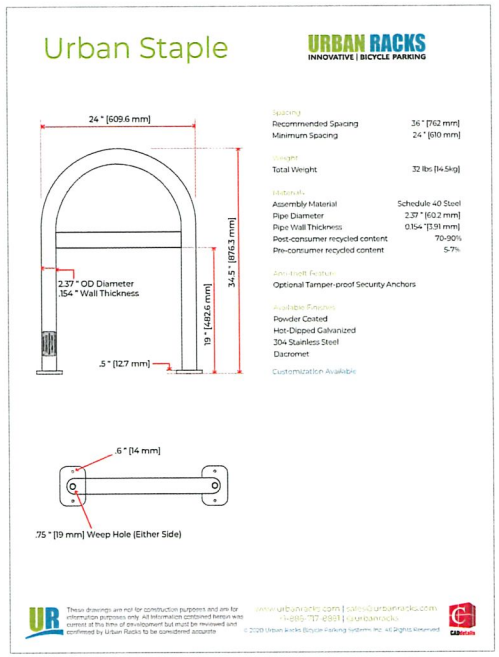
Scale

CNCL - 251

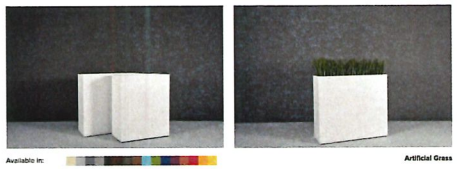



1 PROPOSED OUTDOOR BENCH (F12)
Scale: NTS

2 PROPOSED OUTDOOR DINING SET (F9)
Scale: NTS




3 PROPOSED BIKE RACK (F4)
Scale: NTS




4 PROPOSED ROOF PLANTERS
Scale: NTS

SEE PAVING/SITE FURNISHING LEGENDS ON L4.

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 | ruchir@architecturepanel.com

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Project
**8951, 8971 Spires Rd, 8991 Spires Gate**

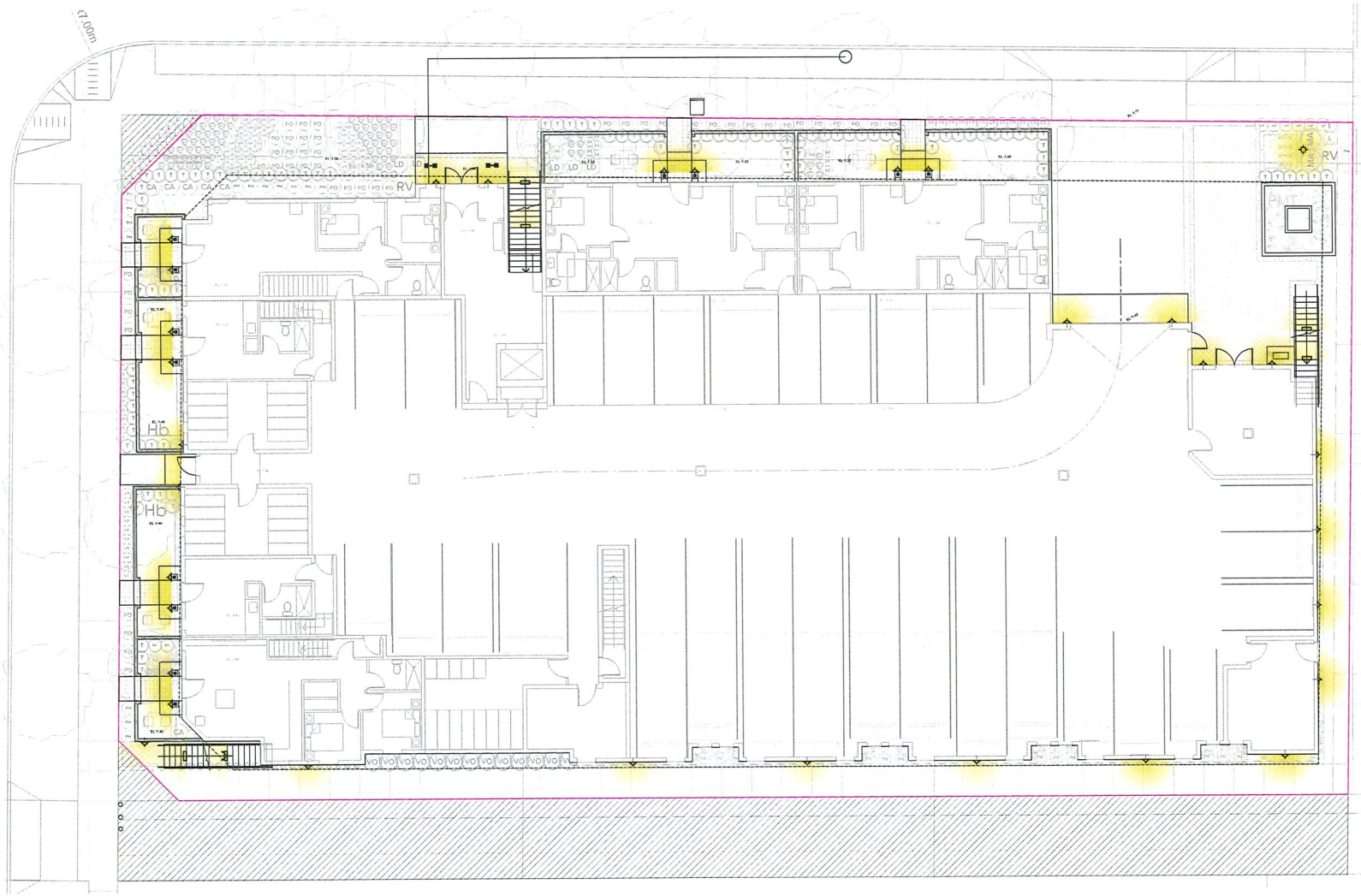
Owner

Sheet Title
**DETAILS-3**

| Total Sheets | Sheet No. | Contractors | Consultants |
|---|---|---|---|
| 18 | L11 | | FLAT Architecturel Inc. |
| **Drawn By** | **Checked By** | **AHJ** | **Documents** |
| SD | RD | City of Richmond | DP Application |
| **Reviewed By** | **Status** | | |
| RD | REZONING | | |

| No | Date | Issue Notes |
|---|---|---|
| K | 05-04-22 | DP Resubmission |
| L | 05-07-22 | DP Resubmission |
| M | 03-10-22 | DP Resubmission |
| N | 27-10-22 | DP Resubmission |
| O | 20-01-23 | DP Resubmission |
| P | 21-03-23 | DP Resubmission |
| Q | 03-04-23 | DP Resubmission |

Scale



1 Lighting Plan-Street Level
Scale: 1:96

## DESIGN RATIONALE OF SELECTED LIGHTING

On the entrance of the site from East, we want warm, inviting and calm appearance of the site and did not want too many distractions. So, there are wall light mounted at the entrance of the unit at planter wall to create inviting atmosphere for residents. These fixtures has potential for louvered shades to eliminate glare. At the corner of SE bicyle parking is screened from the street walkway and provided with bollard light for safe space and maneuver for cyclists as well as it can provide sufficent lighting to the wheelchair ramp. Rest of the illumination on the East of the site are provided by the building light and wall mounted lights at the exterior walls.

The same concept applied on the North side of the site and wall mounted lights are mounted on building walls.
Lane along the west and south property line with 1.5m walkway is illuminated with wall mounted lights on the building which provide smooth transition and ample lighting for pedestrain for crossing. The step lights are proposed at the stairs going to the deck level for smooth transition.

**The main design criteria followed for lighting are as follows:**

***Landscape lights are provided only where building mounted lights are incapable of illuminating any external spaces.**

***Most landscape lights used are indirect and do not offer any unwanted glare with build in anti glare shading systems.**

***No direct lighting fixtures are placed anywhere on the suite that offer security and reduce light pollution.**

Step Light

Wall Mounted Light

Bollard Light

2 Wall Mounted Light
Scale: NTS

CNCL - 252

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 | ruchir@architecturepanel.com

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Project
**8951, 8971 Spires Rd, 8991 Spires Gate**

Owner

Sheet Title
**LIGHTING PLAN (SITE)**

| Total Sheets | Sheet No. | Contractors | Consultants |
|---|---|---|---|
| 18 | L12 | | FLAT Architecturel Inc. |
| **Drawn By** | **Checked By** | **AHJ** | **Documents** |
| SD | RD | City of Richmond | DP Application |
| **Reviewed By** | **Status** | | |
| RD | REZONING | | |

| No | Date | Issue Notes |
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| K | 05-04-22 | DP Resubmission |
| L | 05-07-22 | DP Resubmission |
| M | 03-10-22 | DP Resubmission |
| N | 27-10-22 | DP Resubmission |
| O | 20-01-23 | DP Resubmission |
| P | 21-03-23 | DP Resubmission |
| Q | 03-04-23 | DP Resubmission |

Scale
N
0 6 11 16 21 FT

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 10, 2023

To Development Permit Panel
Date: MAY 10, 2023
Item # 1
Re: DP 21-932383
8951, 8971 SPIRES ROAD
& 8991 SPIRES GATE

**From:** Jose G <corvette_racer@hotmail.com>
**Sent:** May 8, 2023 1:56 PM
**To:** CityClerk
**Subject:** Feedback for May 10 Development Permit Panel meeting
**Attachments:** 10.jpg; 20.jpg; 30.jpg; 40.jpg; 50.jpg

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

**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.

Dear Mayor and Council, I am providing feedback for file DP 21-932383, Application by Flat Architecture Inc. for a Development Permit at 8951,
8971 Spires Road and 8991 Spires Gate.

As a long-term resident of the Spires Road area, I have previously provided input on rezoning and development applications in our neighbourhood. I am grateful that key concerns have been taken seriously by members of Council and City Staff. For this application, there are several concerns which continue to be a problem and a few new concerns specific to this application. This development is on one of the only 2 roads into our subdivision. Both of the 2 entry roads are active construction sites, at the preloading stage currently, so the key concerns which should be addressed before the application is approved are:

1) Safety of access for pedestrians, including school children. The proposed development and the traffic management plan requirements ignore that the area around the development is heavily used by pedestrians. School children walk to Cook School past the development. Residents walk to the Canada Line, to stores and around the neighbourhood past the development. This development should include a safe path for pedestrians during construction, particularly since this will be a construction site for well more than 2 years.

2) Safety for pedestrians and cars across existing construction sites. I'm attaching 4 photos showing the current dirty and dangerous damage from existing construction projects in our neighbourhood. Boulevards are turned into mud pits and construction fences extend to the very the edge of the road, leaving only the road for pedestrians to walk. Even City parking restriction signs are behind construction fencing so they're ignored. I've been told that City policy is that road boulevards that are turned into mud pits by construction vehicles will not be fixed by the developer until their project is finished, which in the case of one photographed site, has been **over 2 years** now. Meanwhile pedestrians and cyclists have to walk in the only lane of traffic, competing with cars for space. This is an accident in the making. Why are boulevards not repaired with crushed gravel to address continuing damage during construction?

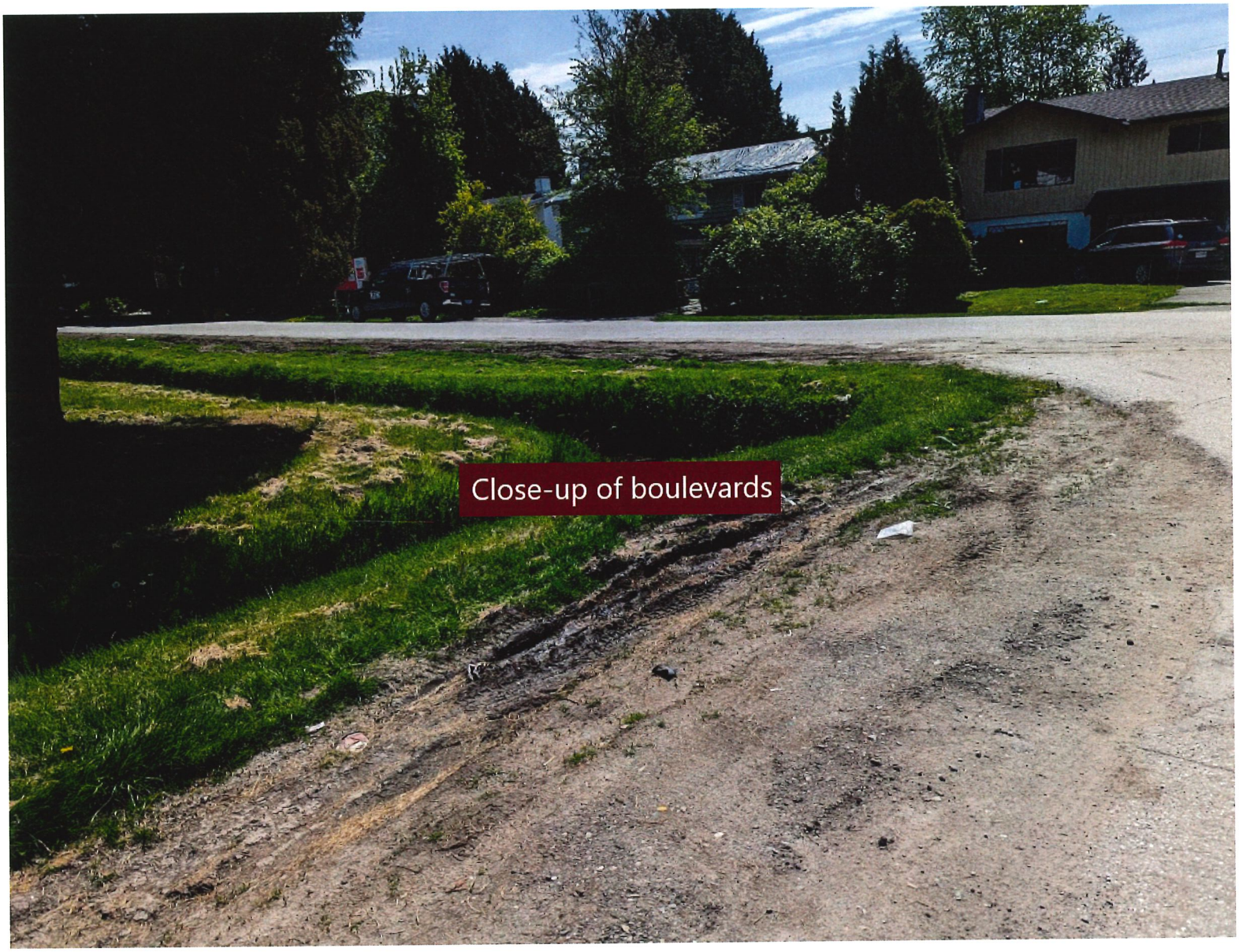
3) Access to our homes. With both Cook Gate and Spires Gate being construction sites, I implore the City to coordinate construction blockages of roads. Currently, when the access from Cook Gate has been blocked due to delivery of construction materials, cement truck pours or crane operations, I've turned around to drive to Spires Gate, but now It will also

become a construction zone. Which City department is responsible for coordinating road access to ensure residents can get to their homes? Mornings are particularly bad for congestion. We do not want a reoccurence of the 2 situations where access to our subdivision was completely blocked so even emergency vehicles would be unable to enter.

4) Continuity of frontages and landscaping. As you can see in the final attached photo, there is a completed project next to the site for this application. There is also a largely-completed project on the other side. It's unclear if there will be continuity across the 3 sites. Will sidewalks join together without zig-zagging? Will there be similar green shrubs and plantings on the proposed development to be consistent with its neighbours? It's unclear in the requirements for the proposed development whether the variances being requested by the developer and their plans whether they are required to align with neighbours so that there will be continuity and some consistency for pedestrians and residents

... Jose Gonzalez
8935 Cook Crescent

Entire block - construction mud and boulevards torn up
For over 2 years


Close-up of boulevards

More boulevards damaged by construction vehicles

Road blocked

Neighbouring property's landscaping
on Spires Gate

Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 10, 2023

ORION
CONSTRUCTION

# Development Permit Panel

9800 Van Horne Way, Richmond

May 10, 2023

# Introductions.

# Project.

ORION
CONSTRUCTION

9800 Van Horne Way

Two Buildings

Zoning: IL (Light Industrial)

Lot Size: 8.99 Acres

Site Coverage: 48.6% / FAR: 0.62

Building 1000:
- 34 ft tall;
- 26 Units;
- 58,936 sq ft of main floor; &
- 25,761 sq ft of upper floor.

Building 2000:
- 35 ft tall;
- 18 Units;
- 131,668 sq ft of main floor; &
- 27,418 sq ft of upper floor.

ORION
CONSTRUCTION

# Architectural

# PROPOSED INDUSTRIAL BUILDINGS FOR:

CEDAR COAST

# VAN HORNE

## 9800 VAN HORNE WAY, RICHMOND, BC

LOT A SEC 22 BLK 5N RG 6W PL LMP1545 LOT A, BLOCK 5N, PLAN LMP1545, SECTION 22, RANGE 6W , NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP220 19

1 A-0.0 **BUILDING A FROM NORTH-WEST CORNER**
SCALE: N.T.S.

2 A-0.0 **BUILDING B FROM RIVER DRIVE**
SCALE: N.T.S.

3 A-0.0 **BUILDING A ENTRANCE**
SCALE: N.T.S.

4 A-0.0 **BUILDING B TYPICAL UNIT ENTRANCE AND LOADING**
SCALE: N.T.S.

**CONSULTANTS LIST:**

| ARCHITECT | DEVELOPER | CIVIL ENGINEER | GEOTECHINCAL ENGINEER | LANDSCAPE ARCHITECT | ARBORIST |
|---|---|---|---|---|---|
| CHIP BARRETT ARCHITECT | ORION CONSTRUCTION | CENTRAS ENGINEERING LTD. | GEOPACIFIC CONSULTANTS LTD. | KD PLANNING & DESIGN LTD | KD PLANNING & DESIGN LTD |
| #40-15055 20 AVE, SURREY BC, V4A 9X8<br>TEL: 604-536-1212<br>CONTACT: CHIP BARRETT | 104 - 3950 191 STREET, SURREY BC, V3Z 0Y6<br>TEL: 604-362-2994<br>CONTACT: BRADEN SMITH | #216-2630 CROYDON DRIVE, SURREY, BC V3S 6T3<br>TEL: 604-782-6421<br>CONTACT: STEVE O'CONNELL | 1779 W. 75TH AVENUE VANCOUVER, B.C., V6P 6P2<br>TEL: 604-439-0922<br>CONTACT: MATT AKENHEAD | #400-34071 GLADYS AVENUE ABBOTSFORD, BC V2S 2E8<br>TEL: 604-853-8831<br>FAX: 604-853-1580<br>CONTACT: JESSICA THIESSEN | #400-34071 GLADYS AVENUE ABBOTSFORD, BC V2S 2E8<br>TEL: 604-853-8831<br>FAX: 604-853-1580<br>CONTACT: ALEX GROENEWOLD |

**ARCHITECTURAL DRAWING LIST**


COVER SHEET — A-0.0
RENDERINGS — A-0.1
CONTEXT PLAN & PHOTOS — A-0.2
STREETSCAPE ELEVATIONS — A-0.2a
TOPOGRAPHY PLAN & FIRE RESPONSE PLAN — A-0.3
WASTE MANAGEMENT PLAN & DETAILS — A-0.4
SHADOW STUDY — A-0.5
ACCESSIBILITY & AMENITY AREA PLAN — A-0.6
OVERALL SITE PLAN — A-1.0
ENLARGED SOUTHERN SITE PLAN — A-1.1
ENLARGED NORTHERN SITE PLAN — A-1.2
ENLARGED SITE PLANS & SITE SECTIONS — A-1.3
SITE DETAILS — A-1.4
BUILDING A FLOOR PLANS — A-2.0
BUILDING A TYP. UNIT PLANS — A-2.1
BUILDING A ELEVATIONS — A-4.0
BUILDING B FLOOR PLANS — A-2.0
BUILDING B TYP. OFFICE PLANS — A-2.1
BUILDING B ELEVATIONS — A-4.0
BUILDING B ENLARGED ELEVATIONS — A-4.1



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
206 - 3493 FOSTER STREET, WHITE ROCK, BC, V4B 0E4
604 385 3600 | RICHARD@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2587a ALLIANCE STREET, ABBOTSFORD, B.C., V2S 2J4
TEL: (604) 607-9655 EMAIL: DAREN@DFORCE.CA



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CEDAR COAST

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 25 | | |
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| 11 | | |
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | MAR 13.23 | UPDATED PER ADP COMMENT |
| 3 | DEC 15.22 | UPDATED PER CITY COMMENT |
| 2 | JUN 15.22 | RE-ISSUED FOR DP |
| 1 | OCT.04.21 | ISSUED FOR DP |


PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994


PROJECT:
CEDAR COAST VAN HORNE

ADDRESS: 9800 VAN HORNE WAY, RICHMOND, BC

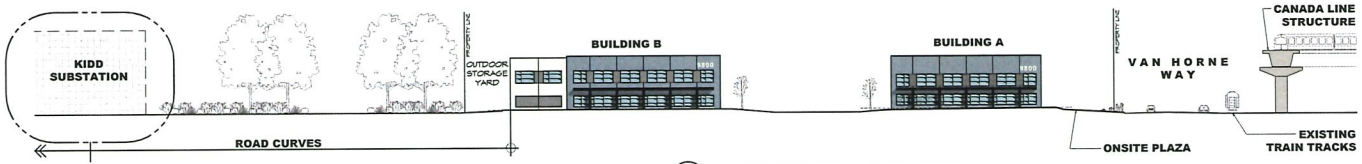
DRAWING
**COVER SHEET**

SEAL

| JOB NO | DRAWN |
|---|---|
| 21-429 | VCF |
| DESIGNED | |
| CHECKED | R.D. |
| PLOT DATE | MAR 13.23 |

PROJECT - DRAWING NUMBER: **A-0.0** REV: 4

1 A-0.2a STREETSCAPE PARALLEL TO VAN HORNE WAY
SCALE N.T.S.



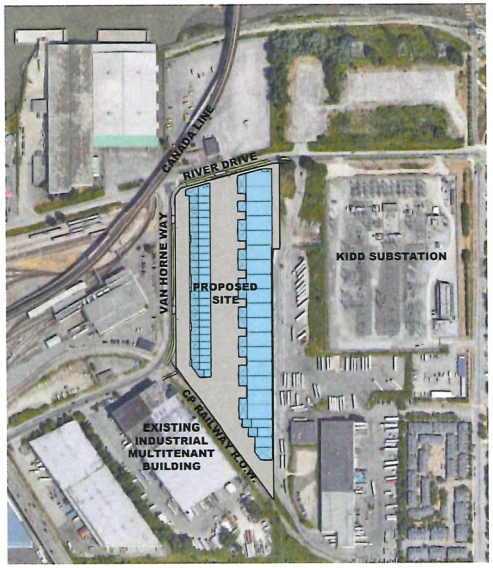

2 A-0.2a STREETSCAPE PARALLEL TO RIVER DRIVE
SCALE N.T.S.

NOTE: ALL OFFSITE STRUCTURES ARE NOTIONAL ONLY. REFER TO PHOTOGRAPHS FOR ADDITIONAL DETAILS

3 A-0.2a VIEW OF NEIGHBOUR TO THE SOUTH
SCALE N.T.S.

4 A-0.2a VIEW OF NEIGHBOUR TO THE EAST
SCALE N.T.S.

5 A-0.2a VIEW OF INTERSECTION AT RIVER DR & VAN HORNE WAY
SCALE N.T.S.




6 A-0.2a CONTEXT PLAN
SCALE N.T.S.

ARCHITECTURE PANEL INC.
ARCHITECTURE : LANDSCAPE ARCHITECTURE : URBAN DESIGN
206 - 1815 ALBERTA STREET, WHITE ROCK, BC, V4B 5K4
604 385 3660 | RICHARD@ARCHITECTUREPANEL.COM
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
3820A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-0455 EMAIL: DARCY@DFORCE.CA

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CEDAR COAST

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| 2 | MAR 13 23 | UPDATED PER ADP COMMENT |
| 1 | JAN 20 23 | ISSUED FOR ADP MEETING |

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:

CEDAR COAST VAN HORNE

ADDRESS: 9800 VAN HORNE WAY, RICHMOND, BC

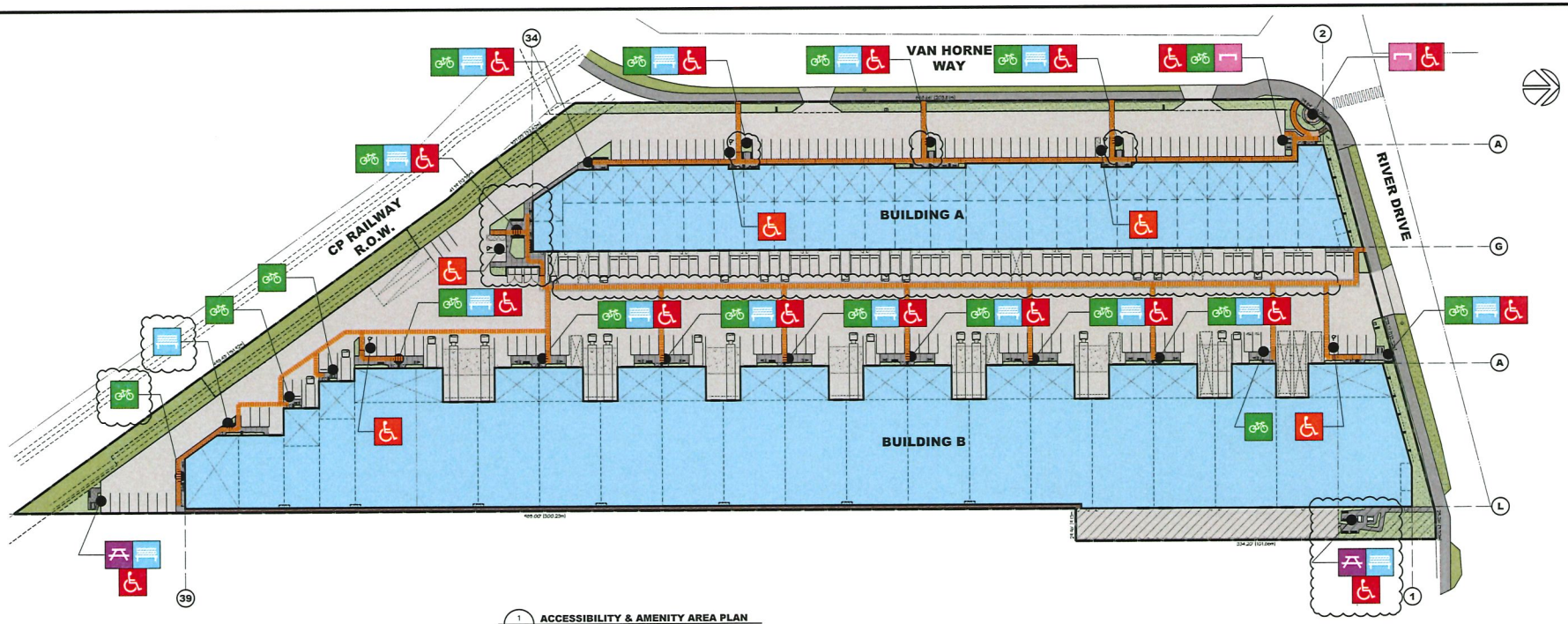
DRAWING

STEETSCAPE ELEVATIONS

| SEAL | JOB NO. 21-029 | DRAWN VCF |
|---|---|---|
| | DESIGNED | |
| | CHECKED | R.D |
| | PLOT DATE | MAR 13 23 |

PROJECT - DRAWING NUMBER: A-0.2a

REV. 2




1 A-0.6 **ACCESSIBILITY & AMENITY AREA PLAN**
SCALE: 1"=40'-0"

SCALE: 0 5 10 20 50 100

## AMENITY PLANNING DESIGN RATIONAL

KEY DESIGN CONSIDERATIONS:

- DECENTRALIZED
  - ALLOWS FOR ACCESS FROM A VARIETY OF UNITS AT A TIME AND REDUCES WALKING DISTANCE FROM UNITS
- VARYING AMENITY PROVISIONS
  - MEETS THE VARYING DENSITY NEEDS OF THE DIFFERENT BUILDING STYLES BY PROVIDING MORE DENSE AMENITIES AT BUILDING A WHICH WILL HAVE A HIGHER USER RATE THAN BUILDING B
- MULTIPLE STREET CONNECTIONS
  - ACCESS POINTS TO THE SITE HAVE BEEN PROVIDED ALONG BOTH ROADWAYS AND PROVISIONS HAVE BEEN MADE FOR THE FUTURE ROAD TO THE SOUTH TO ALLOW FOR MULTIPLE CONNECTIONS TO THE SITE FOR PEDESTRIANS AND CYCLISTS
- SOUTHERN EXPOSURE
  - EFFORTS HAVE BEEN MADE TO TAKE ADVANTAGE OF THE SOUTHERN EXPOSURE TO SUNLIGHT FOR MANY OF THE AMENITY AREAS

## ACCESSIBILITY RATIONAL

FULLY COMPLIANT PER BCBC 2018 SECTION 3.8 & BUILDING ACCESS HANDBOOK

- ALL UNITS ARE ACCESSIBLE
  - ACCESSIBLE MAIN FLOOR (ALL AMENITIES PROVIDED ON MAIN FLOOR) - 3.8.2.1.1(F)
  - 50% OF PEDESTRIAN ENTRANCES ARE ACCESSIBLE - 3.8.2.2.1
- ACCESSIBLE PATH OF TRAVEL
  - ACCESSIBLE PATH OF TRAVEL PROVIDED FROM ACCESSIBLE PARKING STALLS TO UNIT ENTRANCES - 3.8.2.5.
  - 1500mm WIDE PATH PROVIDED TO ALL UNIT ENTRANCES - 3.8.3.3.
- ACCESSIBLE WASHROOM
  - ALL UNITS PROVIDED WITH ONE ACCESSIBLE UNIVERSAL WASHROOM - 3.8.2.8.
  - ALL ACCESSIBLE UNIVERSAL WASHROOMS TO CONFORM TO THIS SECTION - 3.8.3.12.
- SIGNS & INDICATORS
  - ALL UNITS PROVIDED WITH SIGNAGE FOR ACCESSIBLE WASHROOMS & PARKING STALLS - 3.8.2.10.1
  - ALL STAIRS & RAMPS PROVIDED WITH TACTILE SURFACE INDICATORS - 3.8.2.10.3
- ACCESSIBLE PARKING STALLS
  - ACCESSIBLE STALLS PROVIDE PER THE CITY OF RICHMOND ZONING BYLAW 7.5.11 & 7.5.14

## SYMBOL LEGEND

- CLASS 2 EXTERIOR BIKE PARKING
- PICNIC TABLE
- BENCH
- CONCRETE BENCH SEAT
- ACCESSIBLE PARKING STALL
- ACCESSIBLE ACCESS TO AMENITIES
- ACCESSIBLE PATH OF TRAVEL


ARCHITECTURE PANEL INC.
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206 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 1K4
604 315 3600 | RUSSIN@ARCHITECTUREPANEL.COM
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D.FORCE DESIGN INC.
2625A ALLIMORE STREET, ABBOTSFORD, B.C., V2S 3J4
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CEDAR COAST

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| 3 | MAR.13.23 | UPDATED PER ADP COMMENT |
| 2 | JAN.20.23 | ISSUED FOR ADP MEETING |
| 1 | DEC.15.22 | UPDATED PER CITY COMMENT |

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION


ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0V8
PHONE: (604) 362-2994


PROJECT:

CEDAR COAST VAN HORNE

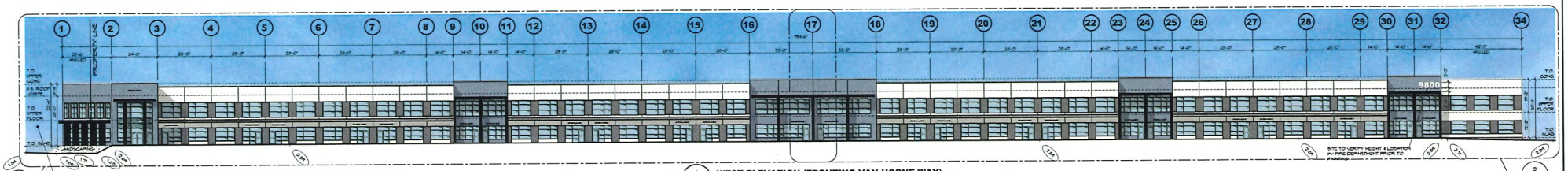
ADDRESS: 9900 VAN HORNE WAY, RICHMOND, BC

DRAWING

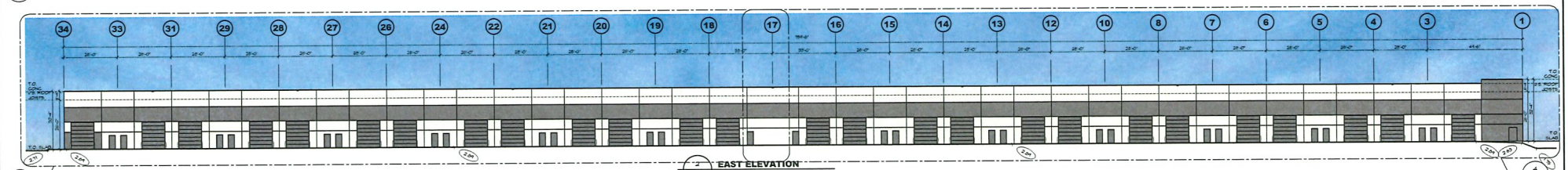
**ACCESSIBILITY & AMENITY AREA PLAN**

| SEAL | JOB NO 21-029 | DRAWN DF/VCF |
|---|---|---|
| | DESIGNED | |
| | CHECKED | R.D |
| | PLOT DATE | MAR.13.23 |

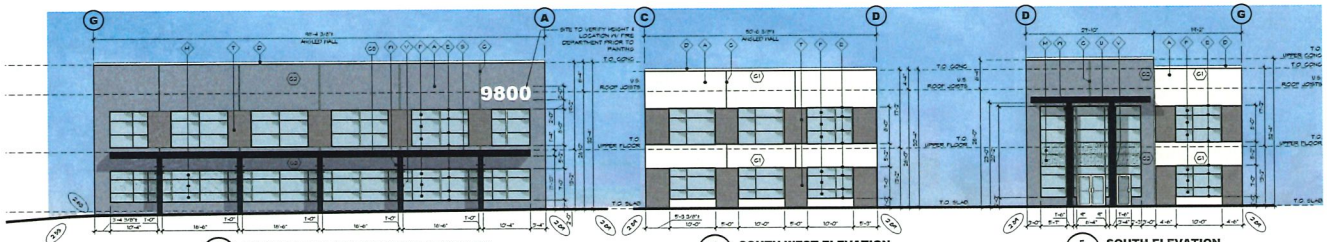
PROJECT - DRAWING NUMBER **A-0.6** REV. 3




1 A-4.0 **WEST ELEVATION (FRONTING VAN HORNE WAY)**
SCALE: 1:120-0"



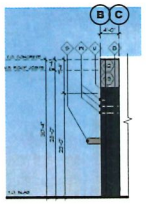
2 A-4.0 **EAST ELEVATION**
SCALE: 1:120-0"



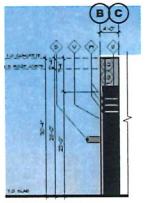

3 A-4.1 **NORTH ELEVATION (FRONTING RIVER RD)**
SCALE: 3/32"=1'-0"

4 A-4.1 **SOUTH-WEST ELEVATION**
SCALE: 3/32"=1'-0"

5 A-4.1 **SOUTH ELEVATION**
SCALE: 3/32"=1'-0"



6 A-4.0 **TYPICAL ELEVATION @ GRIDLINES 9,23&30 OPPOSITE @ GRIDLINES 11&25**
SCALE: 3/32"=1'-0"



7 A-4.0 **TYPICAL FIN ELEVATION**
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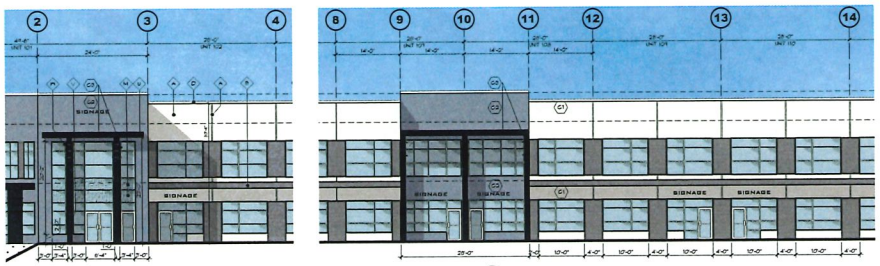
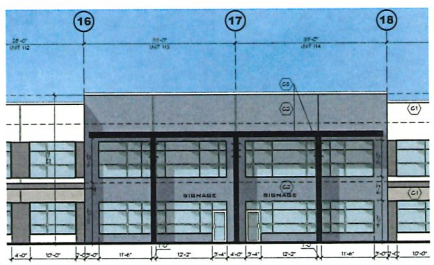
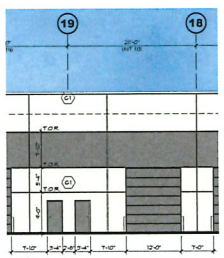



8 A-4.1 **ENLARGED WEST ELEVATION**
SCALE: 3/32"=1'-0"



9 A-4.1 **ENLARGED EAST ELEVATION**
SCALE: 3/32"=1'-0"

## MATERIAL LEGEND

- A — CONCRETE SANDWICH TILT-UP WALL PANEL TYP. - PAINTED
- B — REVEAL IN CONCRETE - PAINTED
- C — PANEL JOINT
- D — PRE-FINISHED METAL CAP FLASHING
- E — STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- F — STOREFRONT GLASS - CLEAR
- G — STEEL MAN DOORS - PAINTED
- H — STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- J — STEEL GUARDRAILS - PAINTED
- K — CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- L — LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- M — SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- N — SCUPPER
- P — METAL CLAD CANOPY
- Q — STEEL BOLLARD - PAINTED
- R — CONCRETE CURB UNDER, PAINTED
- S — STEEL CANOPY, PAINTED
- T — HORIZONTAL METAL CLADDING
- U — ENTRANCE CANOPY
- V — TIN WALL
- W — ANODIZED ALUMINUM FRAME ACCENT

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE

• SPANDREL GLAZING

• HORIZONTAL METAL CLADDING, "1/0" CORRUGATED METAL CLADDING, GALVALUM FINISH - OR APPROVED EQUAL

## LEGEND:

• PROPOSED GRADE

## PROJECT COLOURS

ALL COLOURS SHOWN ARE LATEX

- • C1 MAIN FIELD COLOUR 1. — HIGH REFLECTIVE WHITE (SW 7757)
- • C2 FIELD ACCENT COLOUR 1. — ALBATRAN (SW 6241)
- • C3 FIELD ACCENT COLOUR 2. — ANCHORS AWEIGH (SW 6179)

EXTERIOR GUARDRAILS: POWDER COAT BLACK VELVET
ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED ALUMINUM
TYPICAL GLAZING: CLEAR (LOW E, ASHRAE 90.1 2010 COMPLIANT)
SPANDREL: BLACK-GRAY
TYPICAL HORIZONTAL CLADDING: GALVALUM FINISH
TYPICAL METAL CAP FLASHING: PESTITORM METALS REGENT GRAY

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ARCHITECTURE PANEL INC.
ARCHITECTURE · LANDSCAPE ARCHITECTURE · URBAN DESIGN
204 - 1245 FOSTER STREET, WHITE ROCK, BC, V4B 3X4
604 541 1670 | RICHARD@ARCHITECTURPANEL.COM

IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARIO@DFORMS.CA

SEAL

PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

DEVELOPER
CEDAR COAST
CEDAR COAST
UNIT 3300 - 1021 West Hastings St.
VANCOUVER , BC V6E 0C3

| ISSUE NO | DATE | REVISION |
|---|---|---|
| 1 | SEP 17 21 | CONSULTANT USE |
| 2 | OCT 04 21 | ISSUED FOR DP |
| 3 | JUN 10 22 | RE-ISSUED FOR DP |
| 4 | DEC 15 22 | UPDATED PER CITY COMMENT |
| 5 | MAR 06 23 | CONSULTANT USE |
| 6 | MAR 13 23 | UPDATED PER ADP COMMENT |
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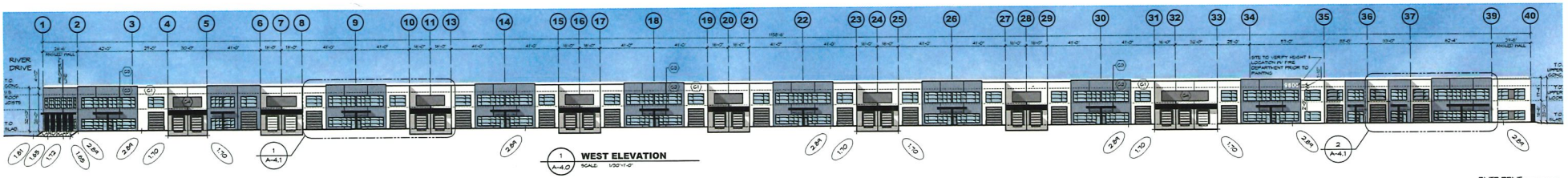
PROJECT
PROPOSED BUILDING FOR
# CEDAR COAST VAN HORNE
ADDRESS: 9800 VAN HORNE WAY, RICHMOND, BC

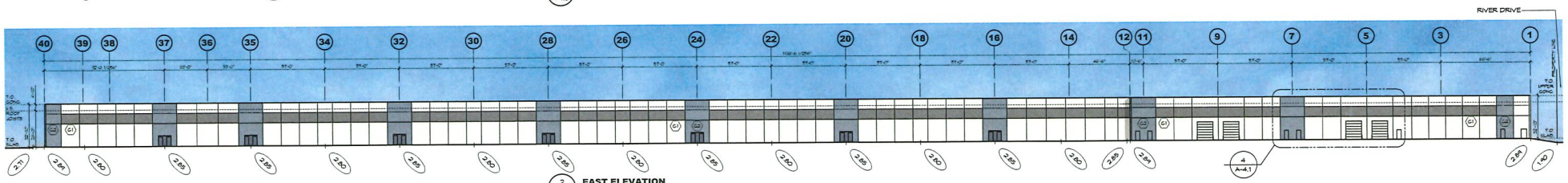
DRAWING: **BUILDING A ELEVATIONS** REV. 6

DRAWN: VCF CHECKED: R D
JOB NO.: 21-020
DATE PLOTTED: MAR 13 23
DRAWING NUMBER: **A-4.0**

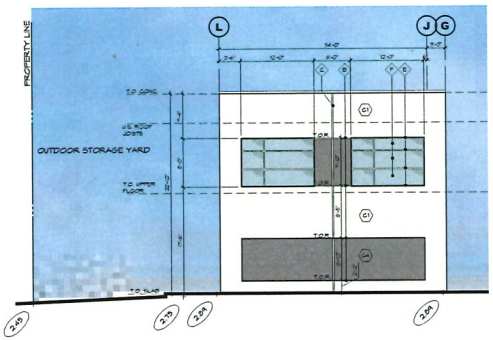
CNCL - 267



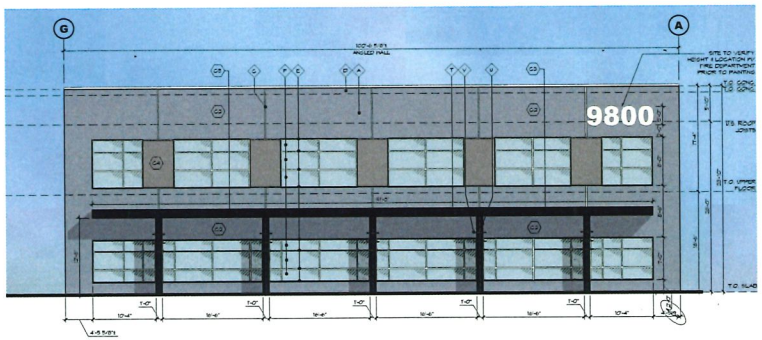

1 A-4.0 **WEST ELEVATION**
SCALE 1/30"=1'-0"




2 A-4.0 **EAST ELEVATION**
SCALE 1/30"=1'-0"




3 A-4.0 **NORTH ELEVATION (FRONTING RIVER DR.)**
SCALE 1/8"=1'-0"




4 A-4.0 **NORT-WEST ELEVATION (FRONTING RIVER DR.)**
SCALE 1/8"=1'-0"

## MATERIAL LEGEND

- A — CONCRETE SANDWICH TILT-UP WALL PANEL TYP. - PAINTED
- B — REVEAL IN CONCRETE - PAINTED
- C — PANEL JOINT
- D — PRE-FINISHED METAL CAP FLASHING
- E — STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- F — STOREFRONT GLASS - CLEAR
- G — STEEL MANDOORS - PAINTED
- H — STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- I — STEEL GUARDRAILS - PAINTED
- J — CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- K — LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- L — SPANDREL GLAZING (DESIGURE, TO MATCH VISION GLASS)
- M — SCUPPER
- P — METAL CLAD CANOPY
- Q — STEEL BOLLARD - PAINTED
- R — CONCRETE CURB UNDER, PAINTED
- S — STEEL CANOPY, PAINTED
- T — ENTRANCE CANOPY
- U — TIN WALL
- V — ANODIZED ALUMINUM FRAME ACCENT

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE
- SPANDREL GLAZING

## PROJECT COLOURS

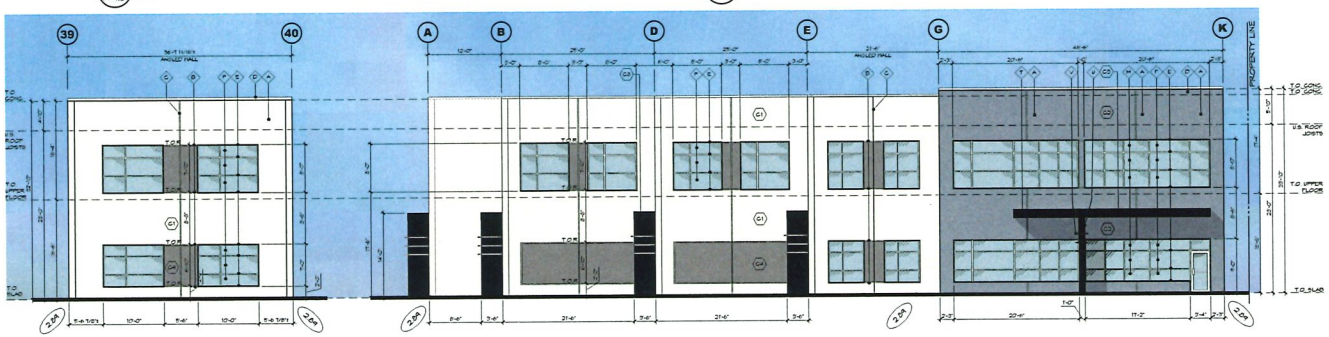
ALL COLOURS SHERWIN WILLIAMS:

| | | |
|---|---|---|
| C1 | MAIN FIELD COLOUR 1: | HIGH REFLECTIVE WHITE (SW 7757) |
| C2 | FIELD ACCENT COLOUR 1: | ALEUTIAN (SW 6241) |
| C3 | FIELD ACCENT COLOUR 2: | ANCHORS AWEIGH (SW 9179) |
| C4 | FIELD ACCENT COLOUR 3: | COLOUR MATCH TO PESTIFORM METALS REGENT GRAY |

EXTERIOR GUARDRAILS: POWDER COAT BLACK VELVET
ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED ALUMINUM
TYPICAL GLAZING: CLEAR (LOW E, ASHRAE 90.1 2010 COMPLIANT)
SPANDREL: BLACK-GRAY
TYPICAL METAL CAP FLASHING: PESTIFORM METALS REGENT GRAY

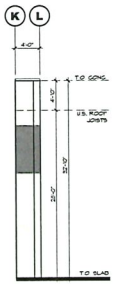
## LEGEND:

- PROPOSED GRADE

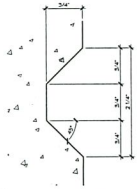



5 A-4.0 **SOUTH-WEST ELEVATION**
SCALE 1/8"=1'-0"

6 A-4.0 **SOUTH ELEVATION**
SCALE 1/8"=1'-0"



7 A-4.0 **ELEVATION @ GRID 12**
SCALE 1/8"=1'-0"



D A-4.0 **TYPICAL REVEAL**
FULL SCALE

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ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
206 - 14915 105TH AVENUE, WHITE ROCK, BC, V4B 0E4
604 385 5500 | RICHMONDARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
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2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

SEAL

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

DEVELOPER:
CEDAR COAST
CEDAR COAST
UNIT 3300 - 1021 West Hastings St.
VANCOUVER , BC V6E 0C3

| ISSUE: NO. | DATE | REVISION |
|---|---|---|
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| 2 | OCT 04 21 | ISSUED FOR DP |
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| 4 | DEC 15 22 | UPDATED PER CITY COMMENT |
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PROJECT:
PROPOSED BUILDING FOR:
# CEDAR COAST VAN HORNE
ADDRESS 9800 VAN HORNE WAY, RICHMOND, BC

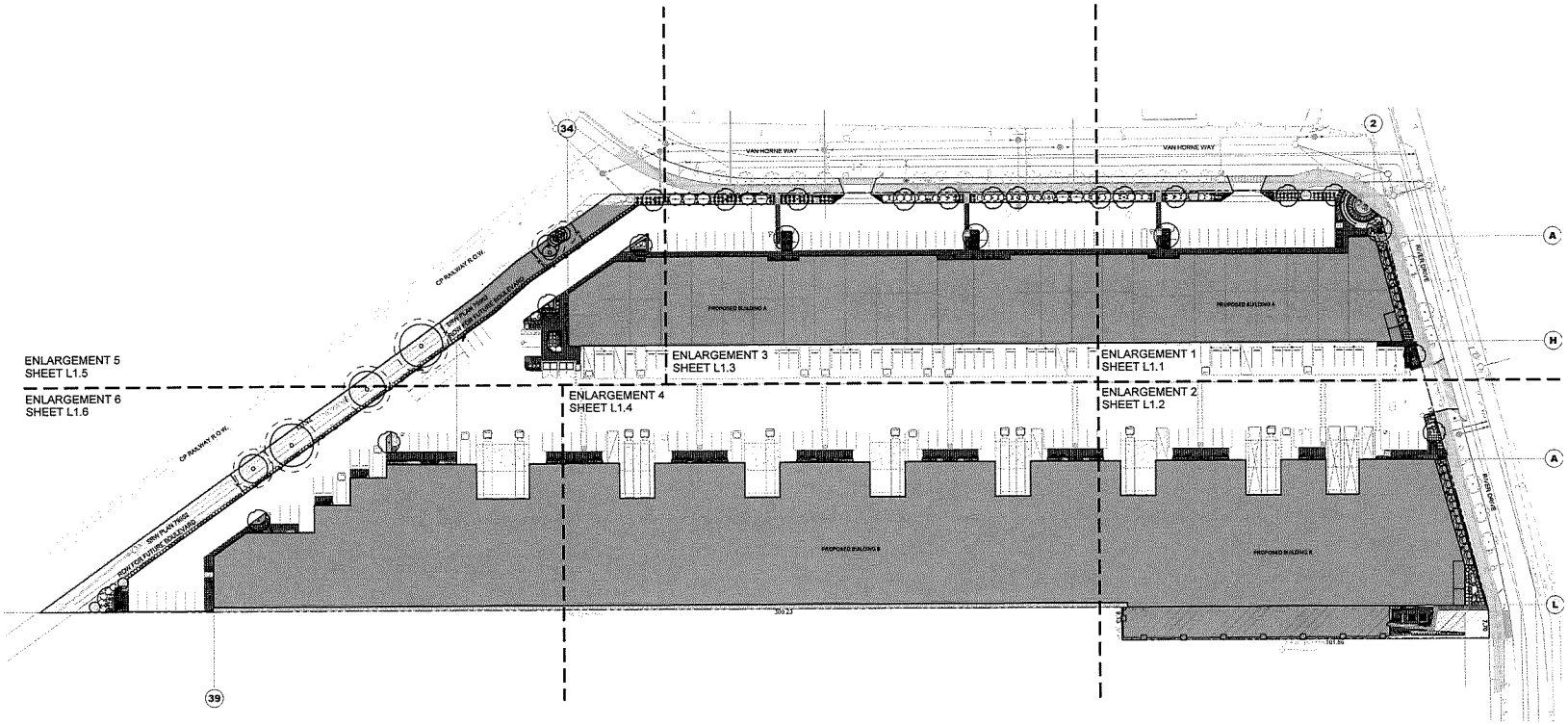
DRAWING: **BUILDING B ELEVATIONS**
REV. 6

DRAWN: MM
CHECKED: R.D.
JOB NO.: 21-029
DATE PLOTTED: MAR. 13.23
DRAWING NUMBER: **A-4.0**

CNCL - 268

ORION
CONSTRUCTION

# Landscape Architecture




KD Planning & DESIGN LTD

LEGEND

- NATURALIZED AREA
- CONCRETE SIDEWALK PAVING
- GRAVEL
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING
- TYPICAL BIKE RACK
- TYPICAL BENCH
- TYPICAL PICNIC TABLE

| | | |
|---|---|---|
| 4 | 13/01/23 | REVISED FOR ADP |
| 3 | 15/12/22 | RE-ISSUED FOR DP |
| 2 | 04/10/21 | ISSUED FOR DP |
| 1 | 27/09/21 | ISSUED FOR COORDINATION |

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD
6. SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm
7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
8. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
9. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER
10. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
11. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - 11.1 Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor
    - 11.2 Maintenance and additional installation of mulch
    - 11.3 Weed removal
    - 11.4 Disease control

IRRIGATION NOTES

1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS
5. USE POP-UP SPRINKLER HEADS
6. DO NOT SPRAY WATER ONTO TREE TRUNKS

GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS
5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS
6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE
7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS

PROJECT

CEDAR COAST VAN HORNE

9800 VAN HORNE WAY
RICHMOND, BC

DRAWING TITLE

LANDSCAPE KEY & NOTES

| | |
|---|---|
| SCALE | 1:600 |
| DRAWN | DR |
| DESIGNED | JT |
| PROJECT NO. | 210569 |

DWG NO.

L1

# Public Art.

CNCL - 271

## Mural by Artist Rory Doyle

Perspective Rendering

# Sustainability.



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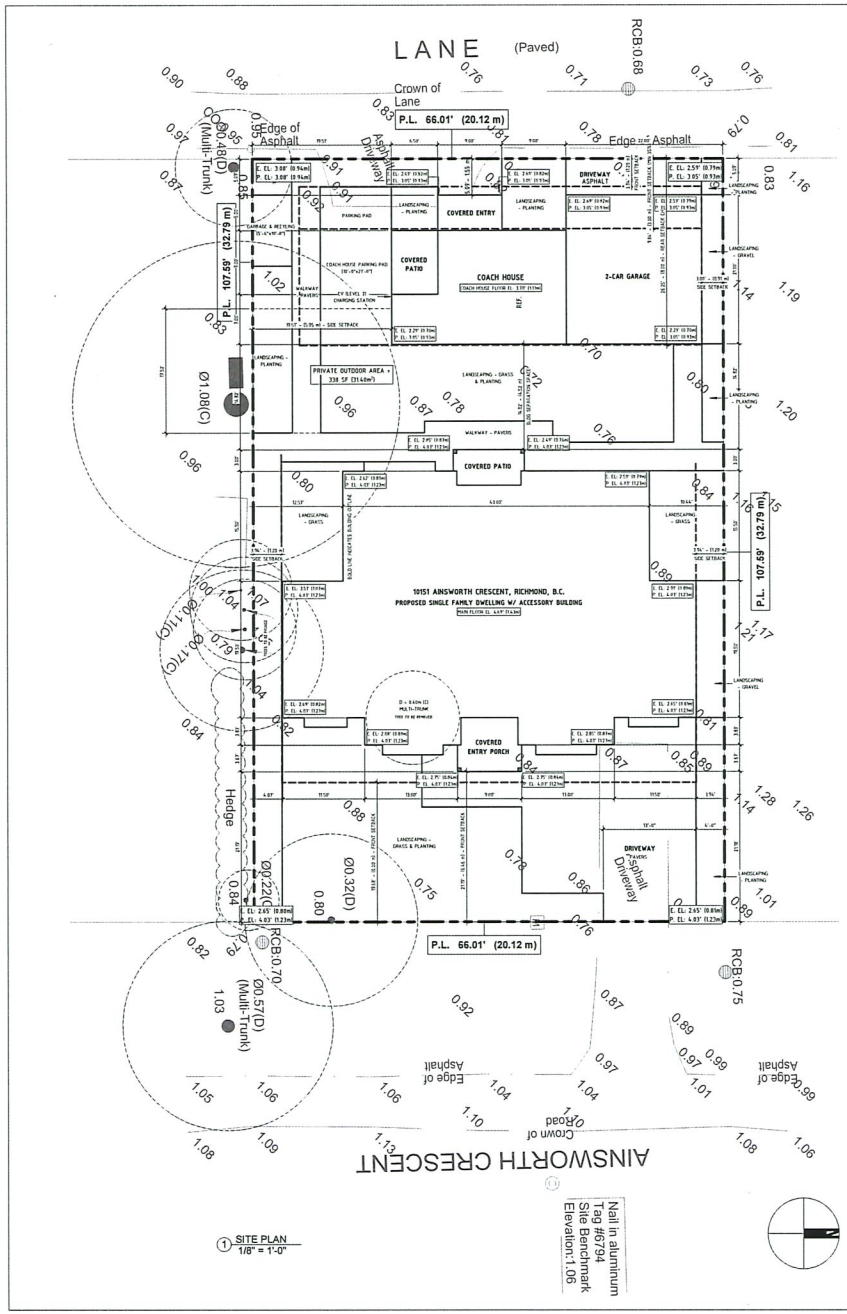
CONSTRUCTION

## Non exhaustive list of sustainability measures:

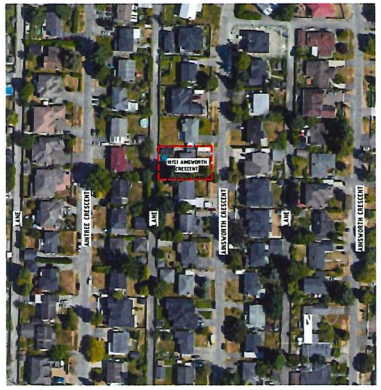
- Level 2 EV charging for 10 parking stalls.
- 100% of units are roughed-in for EV charging.
- Include electrical outlets near select bike parking locations to promote charging of e-bikes (locations TBD as building designs are finalized).
- Efficient parking, circulation, and bay design reduces the amount of idling and driving on site.
- Design all outdoor lighting as high efficiency LED to maximise building efficiency.
- Base building electrical will support tenant installation of high efficiency LED interior lighting and mechanical systems.
- Both buildings will be designed as solar ready to allow for future installations by tenants.
- Reduced water usage through selecting drought resistant species.
- Select endemic flora and ensure alien or invasive species are not planted.
- Limiting the removal of trees and planting new trees.
- Provide facilities to encourage three stream waste separation and recycling.
- Limited window-to-wall ratio (WMR) to reduce solar heat gain.
- Selecting materials that have long-life and low maintenance properties to extend the lifespan of the building and reduce future obsolescence of building elements.
- The development is located within walking distance to bus stops and the Bridgeport SkyTrain and contains a pedestrian-only entrance beautified by public art, thus promoting commuting and visits by transit and by foot.

ORION

# Thank You




1 SITE PLAN
1/8" = 1'-0"




CONTEXT PLAN
N.T.S.

## GENERAL NOTES:

1) ALL WORK SHALL CONFORM TO THE STANDARDS OF BRITISH COLUMBIA BUILDING CODE 2018
2) IN CASE OF A DISCREPANCY BETWEEN STIPULATIONS OF THESE DRAWINGS AND OF APPLICABLE REGULATIONS, THE MORE STRINGENT SHALL APPLY.
3) ALL EXTERIOR AND OVERALL DIMENSIONS ARE TO THE OUTSIDE FACE OF THE SHEATHING.
4) ALL LUMBER TO BE S.P.F NO. 2 OR BETTER, EXCEPT AS NOTED OTHERWISE
5) JOISTS TO BE RESTRAINED FROM TWISTING AT END SUPPORTS AND AT INTERVALS OF MAXIMUM 7'-0" CROSS BRIDGING, SOLID BLOCKING, CONTINUOUS STRAPPING, ETC.)
6) ALL WOOD MEMBERS IN CONTACT WITH CONCRETE TO BE PROTECTED WITH A C.S.A. APPROVED PRESERVATIVE.
7) ALL LUMBER, FLOOR BOARDS AND RAILINGS OF EXTERIOR BALCONIES, SUNDECKS AND PATIOS TO BE TREATED WITH A C.S.A. APPROVED WOOD PRESERVATIVE.
8) CAULK AROUND ALL EXTERIOR OPENINGS
9) PROVIDE ALUMINUM FLASHING HEAD OVER ALL EXTERIOR OPENINGS.
10) ALL EXTERIOR DOORS TO BE WEATHERED STRIPPED
11) ALL GLAZING WITHIN 12" OF FLOOR TO BE SAFETY GLASS
12) ALL GLAZED SHOWER OR BATHTUB ENCLOSURES, GLAZED DOORS AND SIDELIGHTS AND WINDOWS WITHIN 3'-0" OF DOORLOCKS TO BE OF SAFETY GLASS
13) ALL MIRRORED DOORS SHALL CONFORM TO B.C.B.C 9.6.12.(2)
14) ALL EXTERIOR WINDOWS AND GLAZED DOORS TO BE DOUBLE GLAZED IN ALUMINUM/VINYL FRAMES, EXCEPT AS NOTED OTHERWISE.
15) ALL GLASS IN NON-FACTORY-BUILT SKYLIGHTS SHALL BE LAMINATED, TEMPERED OR WIRED GLASS.
16) ALL WINDOWS, DOORS & SKYLIGHTS SHALL CONFORM TO B.C.B.C 9.7.4.2.(1)(A)(B)
17) ALL ENTRY DOORS SHALL CONFORM TO B.C.B.C. 9.7.5.2
18) ALL WINDOWS LOCATED WITHIN 2 METERS OF ADJACENTS GROUND LEVEL SHALL CONFORM TO B.C.B.C. 9.7.5.3
19) ALL BEDROOM WINDOWS SHALL CONFORM TO B.C.B.C REQUIREMENTS, EACH BEDROOM SHALL HAVE AT LEAST ONE OUTSIDE WINDOW OPENABLE FROM INSIDE W/O THE USE OF TOOLS OR SPECIAL KNOWLEDGE C/W UNOBSTRUCTED OPENINGS W/ AREAS NOT LESS THAN 0.35 sq. m. AND NO DIMENSION LESS THAN 380 mm
20) ALL HANDRAILS TO BE 2'-8" MINIMUM AND 3'-6" MAXIMUM ABOVE STAIR NOSING.
21) ALL EXTERIOR HANDRAILS TO BE 3'-6" MINIMUM.
22) ALL RAILING GUARDS SHALL BE DESIGNED TO PREVENT THE PENETRATION OF A SPHERICAL OBJECT OF MAXIMUM 4".
23) INSTALLED SMOKE ALARMS SHALL CONFORM TO B.C.B.C 9.10.19
24) ALL FACTORY-BUILT FIREPLACE AND THEIR INSTALLATION SHALL CONFORM TO B.C.B.C 9.22.8.
25) PROVIDE 1/300 OF ATTIC AREA IN UNOBSTRUCTED AREA FOR VENTILATION
26) FLOOR FINISHES IN BATHROOMS TO BE IMPERVIOUS.
27) GYPSUM WALLBOARD AROUND TUBS AND SHOWERS TO BE OF WATER RESISTANCE TYPE.
28) ALL INTERIOR FINISHES AS PER OWNER'S SPECIFICATIONS.

## PROJECT SUMMARY

PROPERTY DESCRIPTION

| | |
|---|---|
| CIVIC ADDRESS: | 10151 AINSWORTH CRESCENT, RICHMOND, B.C. |
| LEGAL DESCRIPTION: | LOT 31, SECTION 25, BLK 4N, RG 6W, PLAN NWP20611, PID 008-448-320 |
| ZONING: | SINGLE DETACHED WITH COACH HOUSE - EDGEMERE (RE1) |
| PROPOSAL: | PROPOSED SINGLE FAMILY HOUSE W/ DETACHED COACH HOUSE (GROUP C) |

LOT DIMENSIONS:

| | | |
|---|---|---|
| LOT WIDTH: | 66.01' | (20.12 m) |
| LOT DEPTH: | 107.59' | (32.79 m) |
| LOT SIZE: | 7104 SF | (660m²) |

## ZONING ANALYSIS

HEIGHT CALCULATION (PRINCIPAL BUILDING)

| | | | |
|---|---|---|---|
| ALLOWABLE MAX. BLDG. HEIGHT: | | 2 1/2 STOREYS BUT SHALL NOT EXCEED RESIDENTIAL VERTICAL LOT DEPTH & WIDTH ENVELOPE | |
| **PROPOSED BUILDING HEIGHT:** | **29.54'** | **(8.70m)** | *REFER TO SHEET A2.00 & A2.01 |

HEIGHT CALCULATION (ACCESSORY BUILDING)

| | | | |
|---|---|---|---|
| ALLOWABLE MAX. BLDG. HEIGHT: | 19.69' | (6.0m) | |
| **PROPOSED BUILDING HEIGHT:** | **19.64'** | **(5.99m)** | *REFER TO SHEET A2.01 |

BUILDING SETBACKS (PRINCIPAL BUILDING)

| | REQUIRED | PROPOSED |
|---|---|---|
| FRONT LOT LINE SETBACK: | 19.69' (6.0m) | 21.19' (6.46m) |
| INTERIOR LOT LINE SETBACK: | 3.94' (1.2m) | 3.94' (1.2m) |
| REAR LOT LINE SETBACK: | 19.69' (6.0m) | 40.90' (12.47m) |

BUILDING SETBACKS (ACCESSORY BUILDING)

| | REQUIRED | PROPOSED |
|---|---|---|
| FRONT LOT LINE SETBACK: | 3.94' (1.2m) | 5.89' (1.85m) |
| INTERIOR LOT LINE SETBACK (NORTH): | 3.94' (1.2m) | 3.80' (1.9m) |
| INTERIOR LOT LINE SETBACK (SOUTH): | 6.56' (2.0m) | 19.51' (5.95m) |
| REAR LOT LINE SETBACK: | 26.25' (8.0m) | 26.25' (8.0m) |

ALLOWABLE G.F.A: (5800 SF (464.5m²) x 0.60) + (1304 SF (195.5m²) x 0.30) = 3631.20 SF (337.35m²)

GROSS FLOOR AREA CALCULATION (PRINCIPAL BUILDING)

| | | |
|---|---|---|
| MAIN FLOOR: | 1887.50 SF | (175.35m²) |
| SECOND FLOOR: | 1243.42 SF | (115.52m²) |
| EXEMPT: | | |
| STAIRS: | 108 SF | (10.0m²) |
| HRV: | 21.53 SF | (2.0m²) |
| TOTAL = | 3001.39 SF | (278.83m²) |

GROSS FLOOR AREA CALCULATION (ACCESSORY BUILDING)

| | | |
|---|---|---|
| MAIN FLOOR: | 772.33 SF | (71.75m²) |
| EXEMPT: | | |
| GARAGE: | 430.50 SF | (39.99m²) |
| SECOND FLOOR: | 295.67 SF | (26.54m²) |
| TOTAL = | 627.50 SF | (58.30m²) |
| **GRAND TOTAL =** | **3628.89 SF** | **(337.17m²)** |

ALLOWABLE GROSS FLOOR AREA (COVERED PORCH(ES): 3631.20 SF (337.35m²) x 0.10 = 363.12 SF (33.73m²)

| | | |
|---|---|---|
| COVERED ENTRY: | 63.50 SF | (5.90m²) |
| COVERED PATIO: | 48 SF | (4.46m²) |
| C.H. - COVERED ENTRY: | 47.50 SF | (4.41m²) |
| **TOTAL =** | **159 SF** | **(14.77m²)** |

LOT COVERAGE CALCULATION

| | | | |
|---|---|---|---|
| ALLOWABLE LOT COVERAGE FOR BUILDINGS: | 45% | 3196.00 SF | (297m²) |
| **PROPOSED BUILDING COVERAGE:** | **40.8%** | **2898.33 SF** | **(269.26m²)** |
| ALLOWABLE LOT COVERAGE FOR BUILDINGS, STRUCTURES AND NON-POROUS SURFACES: | 70% | 4972.80 SF | (462m²) |
| **PROPOSED COVERAGE:** | **65.7%** | **4670 SF** | **(433.85m²)** |

LANDSCAPING CALCULATION

| | | | |
|---|---|---|---|
| TOTAL LIVE LANDSCAPING REQUIRED: | 30% | 2131.20 SF | (198m²) |
| **PROPOSED TOTAL LANDSCAPING:** | **31.3%** | **2229 SF** | **(207.08m²)** |
| TOTAL FRONT YARD AREA: | 100% | 1299.41 SF | (120.7m²) |
| TOTAL FRONT YARD LANDSCAPING REQUIRED: | 55% | 714.67 SF | (66.3m²) |
| **PROPOSED FRONT YARD LANSCAPING:** | **56.6%** | **736 SF** | **(68.37m²)** |

DRAWING LIST

| No. | SHEET NAME |
|---|---|
| A0.00 | COVER SHEET |
| A1.00 | FLOOR PLANS |
| A1.01 | AREA PLANS |
| A2.00 | ELEVATIONS & SECTIONS |
| A3.00 | SHADOW STUDY |

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GENERAL NOTES:

- THE DOCUMENTS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.
- THE GENERAL CONTRACTOR AND SUB-TRADES SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE.
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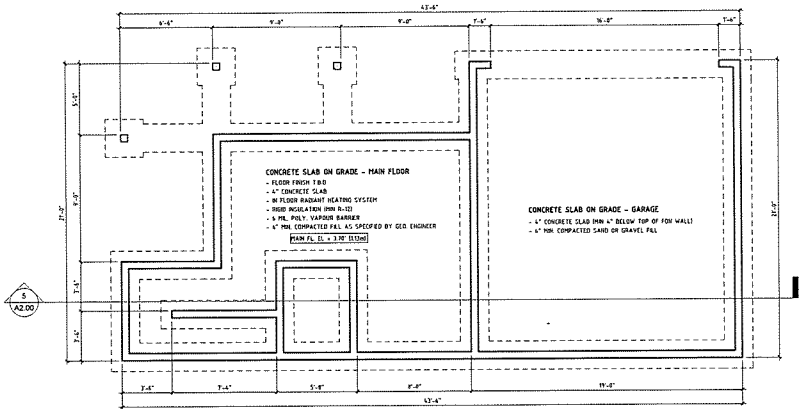
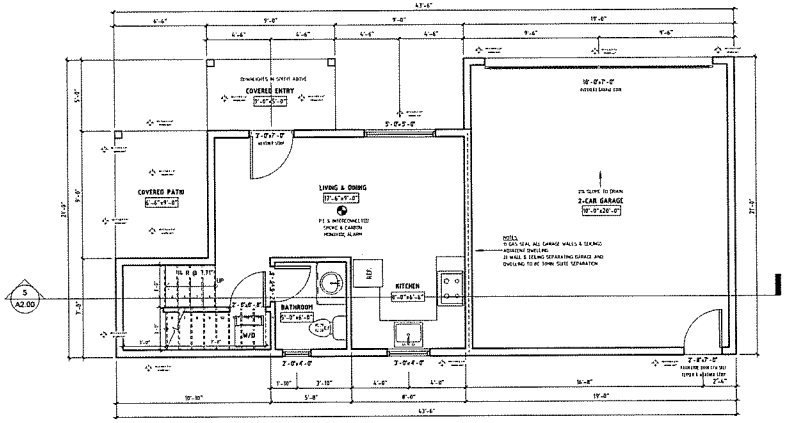
PROJECT
RANA RESIDENCE
10151 AINSWORTH CRESCENT, RICHMOND, B.C

DRAWING TITLE
COVER SHEET

| | |
|---|---|
| PROJECT NUMBER | 2217 |
| DRAWN | TJ |
| DATE | APRIL 16TH, 2023 |
| SCALE | As indicated |
| DRAWING NO. | A0.00 |

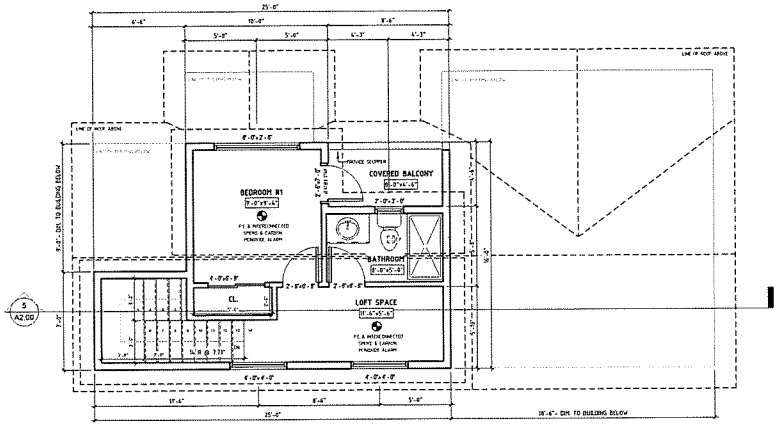



1 FOUNDATION PLAN - COACH HOUSE
1/4" = 1'-0"



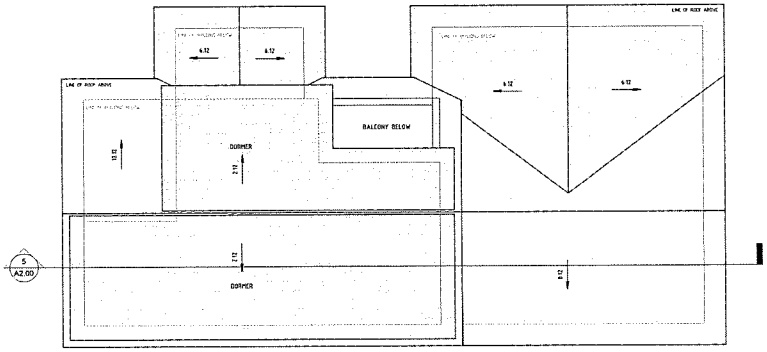

2 MAIN FLOOR - COACH HOUSE
1/4" = 1'-0"

CEILING HEIGHT = 8'-0"
MAIN FLOOR AREA = 341.83 SF (31.76m²)
GARAGE AREA = 430.50 SF (39.99m²)
COVERED ENTRY AREA = 47.50 SF (4.41m²)
CARPORT AREA = 79.50 SF (7.39m²)




3 UPPER FLOOR - COACH HOUSE
1/4" = 1'-0"

CEILING HEIGHT = 8'-0"
UPPER FLOOR AREA = 285.67 SF (26.54m²)
BALCONY AREA = 39.67 SF (3.69m²)




4 ROOF PLAN - COACH HOUSE
1/4" = 1'-0"

NOTES:
1) VENT AND DRAIN LOCATIONS TO BE COORDINATED ON SITE BY CONTRACTOR
2) VENTILATION AT 1/300 OF INSULATED AREA
3) OVERHANG TO BE 1'-6" UNLESS NOTED OTHERWISE


**AWANA GROUP**

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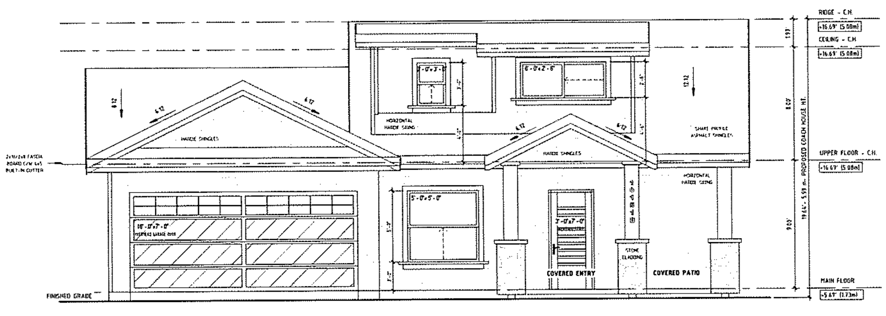
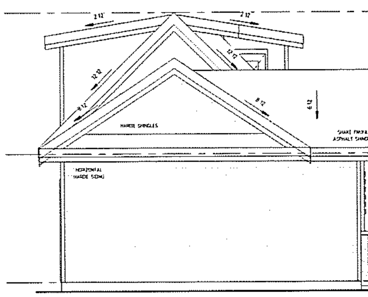
- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.

| | |
|---|---|
| PROJECT | RANA RESIDENCE<br>10151 AINSWORTH CRESCENT, RICHMOND, B.C |
| DRAWING TITLE | FLOOR PLANS |
| PROJECT NUMBER | 2217 |
| DRAWN | TJ |
| DATE | APRIL 16TH, 2023 |
| SCALE | As indicated |
| DRAWING NO. | A1.00 |

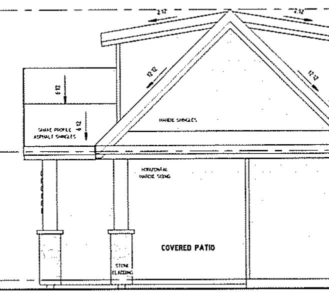
CNCL - 275



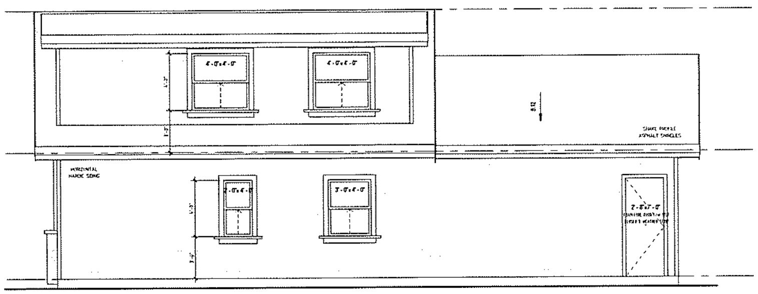

① FRONT (WEST) ELEVATION - COACH HOUSE
1/4" = 1'-0"



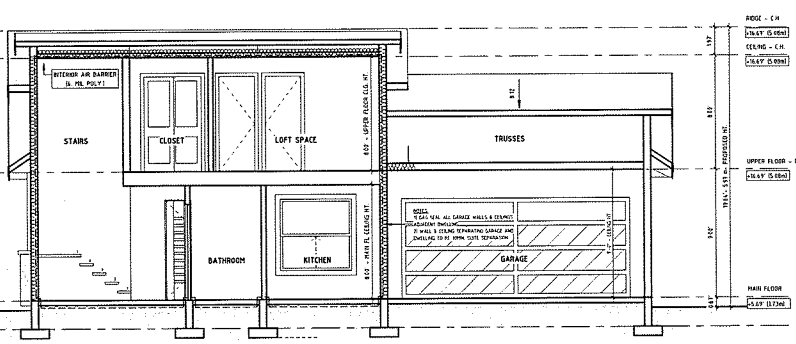

② LEFT (NORTH) ELEVATION - COACH HOUSE
1/4" = 1'-0"




③ RIGHT (SOUTH) ELEVATION - COACH HOUSE
1/4" = 1'-0"




④ REAR (EAST) ELEVATION - COACH HOUSE
1/4" = 1'-0"




⑤ SECTION 1
1/4" = 1'-0"

**WALL ASSEMBLIES**

| DESCRIPTION |
|---|
| **EXTERIOR WOOD STUD WALL (2x6) - STUCCO OR STONE TILE OR SIDING**<br>- 3/4" ACRYLIC STUCCO ON EXPANDED METAL LATH OR STONE TILE ON MORTAR C/W METAL LATH OR HARDIE PLANK OR VINYL SIDING<br>- 3/8"x2" P.T VERTICAL PLYWOOD STRAPPING @16" O.C. (NOT REQ'D FOR VINYL SIDING)<br>- TYVEK HOUSE WRAP<br>- 1/2" PLYWOOD SHEATHING<br>- 2x6 #2 SPF WOOD STUDS @ 16" O.C.<br>- BATT INSULATION IN CAVITY (MIN. R24)<br>- 6 MIL POLY. VAPOUR BARRIER<br>- 1/2" GYPSUM WALLBOARD |
| **INTERIOR WOOD STUD WALL (2x4) OR (2x6)**<br>- 1/2" GYPSUM WALLBOARD<br>- 2x4 OR 2x6 #2 SPF WOODS STUDS @16" O.C.<br>- 1/2" GYPSUM WALLBOARD<br><br>NOTES:<br>1) USE 2x6 FOR PLUMBING WALLS AND AS NOTED ON STRUCTURAL<br>2) GAS SEAL GARAGE WALLS ADJACENT TO DWELLING W/ 6 MIL POLY. VAPOUR BARRIER<br>3) USE 1 LAYER OF 5/8" TYPE X GYPSUM BOARD FOR 30MIN. SUITE SEPARATION |
| **EXTERIOR FOUNDATION WALL**<br>- 2 COAT DAMP PROOFING ON OUTSIDE UP TO GRADE<br>- 6" THICK REINFORCED CONCRETE FOUNDATION WALL EXCEPT AS NOTED OTHERWISE<br>- CONTINUOUS REINFORCED CONCRETE FOOTING AS PER STRUCTURAL DRAWINGS |
| **INTERIOR FOUNDATION WALL**<br>- 2x6 #2 SPF WOOD STUDS @16" O.C.<br>- 6" CONCRETE CURB<br>- CONTINUOUS REINFORCED CONCRETE FOOTING AS PER STRUCTURAL DRAWINGS |
| **BOTTOM PLATE ON CONCRETE**<br>- 2x4 OR 2x6 #2 SPF P.T WOOD STUD (AS REQUIRED) SILL PLATE<br>- 6 MIL POLY VAPOUR BARRIER OR CLOSE CELL PLATE GASKET BETWEEN CONCRETE AND SILL PLATE<br>- 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" O.C. MAX. |

**FLOOR ASSEMBLIES**

| DESCRIPTION |
|---|
| **CONCRETE SLAB ON GRADE - GARAGE**<br>- 4" CONCRETE SLAB (MIN 4" BELOW TOP OF FDN WALL)<br>- 6" MIN. COMPACTED SAND OR GRAVEL FILL |
| **CONCRETE SLAB ON GRADE - MAIN FLOOR**<br>- FLOOR FINISH T.B.D<br>- 4" CONCRETE SLAB<br>- IN FLOOR RADIANT HEATING SYSTEM<br>- RIGID INSULATION (MIN R-12)<br>- 6 MIL. POLY. VAPOUR BARRIER<br>- 6" MIN. COMPACTED FILL AS SPECIFIED BY GEOTECHNICAL ENGINEER |
| **FRAMED FLOOR - SECOND FLOOR**<br>- FLOOR FINISH T.B.D<br>- 1 1/2" LIGHTWEIGHT CONCRETE TOPPING W/ IN FLOOR RADIANT HEATING SYSTEM<br>- 5/8" T&G PLYWOOD SUB-FLOORING, GLUED & NAILED<br>- FLOOR JOISTS AS PER STRUCTURAL DRAWINGS (W/ CROSS BRIDGING/BLOCKING AS REQUIRED @7'-0" O.C. MAX.)<br>- 1/2" GYPSUM WALLBOARD<br><br>NOTES:<br>1) GAS SEAL FLOOR OVER GARAGE W/ 6 MIL POLY. VAPOUR BARRIER<br>2) INSULATE FLOOR OVER EXTERIOR W/ BATT INSULATION (MIN. R28)<br>3) USE 1 LAYER OF 5/8" TYPE X GYPSUM BOARD FOR 30MIN. SUITE SEPARATION |
| **FRAMED FLOOR - DECK OVER EXT.**<br>- DURADEK VINYL FINISH<br>- 5/8" T&G PLYWOOD SUB-FLOORING, GLUED & NAILED<br>- FLOOR JOISTS AS PER STRUCTURAL DRAWINGS (W/ CROSS BRIDGING/BLOCKING AS REQUIRED @7'-0" O.C. MAX.)<br>- VENTED ALUMINUM OR VINYL SOFFIT<br><br>NOTES:<br>1) IF JOISTS ARE CANTILEVERED FROM THE INTERIOR - FLOOR JOISTS TO BE TAPERED AT EXT. WALL TO PREVENT WATER INGRESS |

**ROOF ASSEMBLY**

| DESCRIPTION |
|---|
| **ROOF**<br>- SHAKE PROFILE ASPHALT SHINGLES<br>- FELT UNDERLAY<br>- 1/2" PLYWOOD SHEATHING<br>- PREFABRICATED ROOF TRUSSES AS PER STRUCTURAL |
| **FLAT ROOF (OVER EXT.)**<br>- 2 LAYERS OF TORCH DOWN MEMBRANE<br>- 5/8" PLYWOOD SHEATHING<br>- ROOF JOISTS AS PER STRUCTURAL DRAWINGS (W/ CROSS BRIDGING/BLOCKING AS REQUIRED @7'-0" O.C. MAX.)<br>- VENTED ALUMINUM OR VINYL SOFFIT<br><br>NOTES:<br>1) PROVIDE CANT STRIP ALONG CURB WALL<br>2) PROVIDE FLASHING WITH DRIP EDGE & END DAMS |

**CEILING ASSEMBLY**

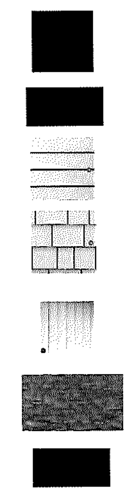
| DESCRIPTION |
|---|
| **SECOND FLOOR CEILING**<br>- BLOWN INSULATION (MIN. R40)<br>- 6 MIL. POLY. VAPOUR BARRIER<br>- 5/8" GYPSUM WALL BOARD |

**SOFFIT ASSEMBLY**

| DESCRIPTION |
|---|
| **FASCIA SOFFIT**<br>- 6x5 BUILT-IN ALUMINUM GUTTER<br>- 2x10 & 2x8 FASCIA BOARD<br>- VENTED ALUMINUM OR VINYL SOFFIT<br>- PROVIDE BAFFLES C/W 2" MIN CLEAR AIR SPACE |

**DRAINAGE**

| DESCRIPTION |
|---|
| **DRAINAGE**<br>- 4" PERFORATED DRAIN TILE AROUND LOT PERIMETER<br>- 4" SOLID PIPE CONNECTED TO RAIN WATER LEADER<br>- MIN. 6" GRAVEL ABOVE AT SIDES OF PIPES W/ FILTER CLOTH TO BE INSPECTED PRIOR TO BACKFILL |



ROOFING: SHAKE PROFILE ASPHALT SHINGLES - BLACK

FASCIA: 2x10/2x8 FASCIA BOARD - BLACK

WALLS: HORIZONTAL HARDIE SIDING - WHITE

WALLS: HORIZONTAL HARDIE SHINGLES - WHITE

BUILT-UP POSTS: BOARD & BATTEN - WHITE

BUILT-UP COLUMN BASE: STONE CLADDING - GREY

WINDOWS: MULLIONS & SASH - BLACK

MATERIAL BOARD
1/4" = 1'-0"

AWANA GROUP

Email: Talwinderj19@gmail.com
Phone: (778) 862-5563

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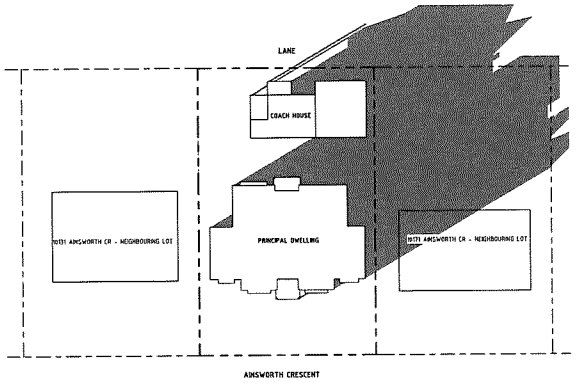
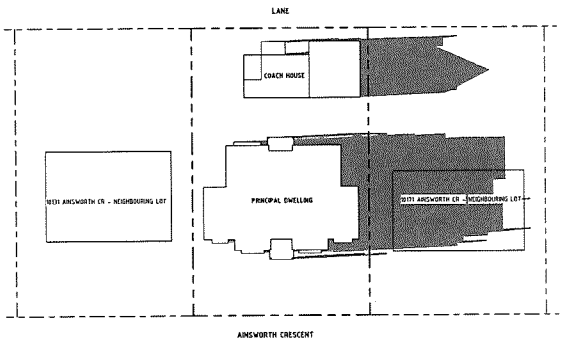
PROJECT
RANA RESIDENCE
10151 AINSWORTH CRESCENT, RICHMOND, B.C

DRAWING TITLE
ELEVATIONS & SECTIONS

| | |
|---|---|
| PROJECT NUMBER | 2217 |
| DRAWN | TJ |
| DATE | APRIL 16TH, 2023 |
| SCALE | As indicated |
| DRAWING NO. | A2.00 |




1 DECEMBER 21ST - 10AM
3/64" = 1'-0"




2 DECEMBER 21ST - 12PM
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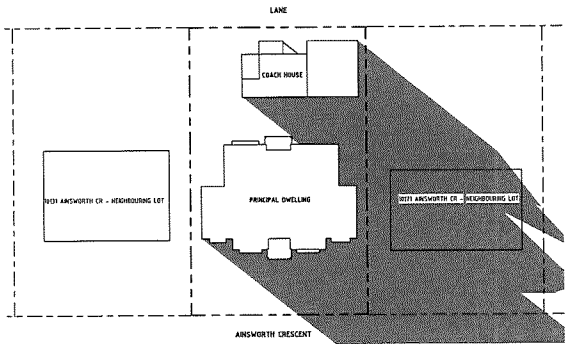


3 DECEMBER 21ST - 3PM
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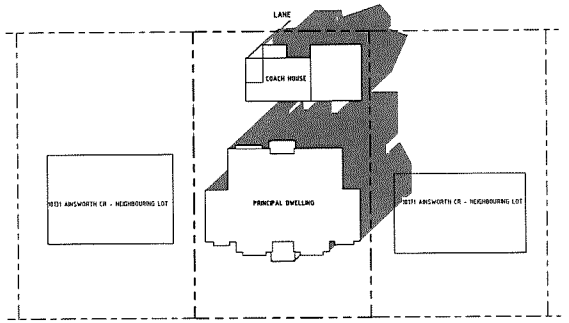
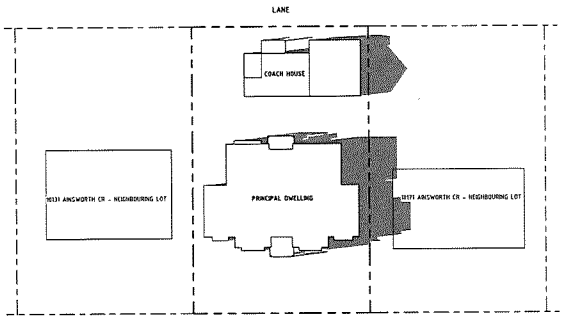
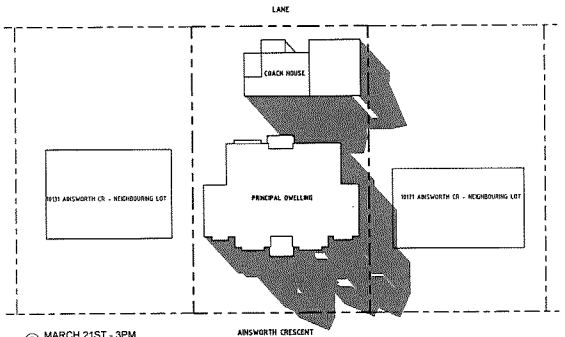


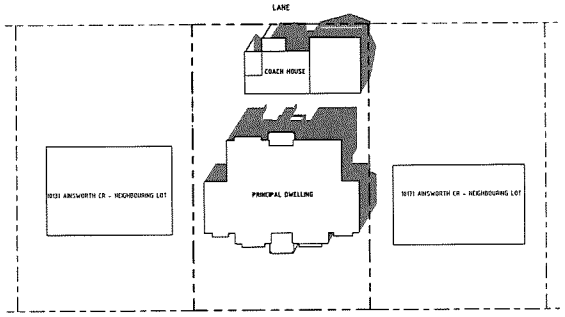

4 MARCH 21ST - 10AM
3/64" = 1'-0"



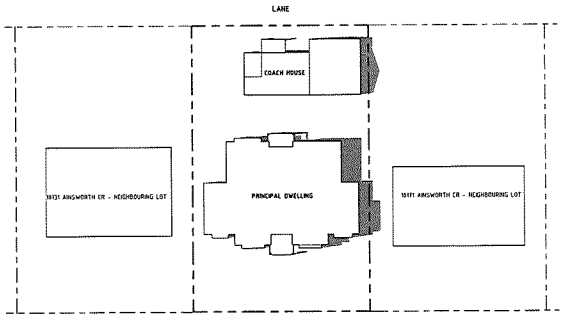

5 MARCH 21ST - 12PM
3/64" = 1'-0"



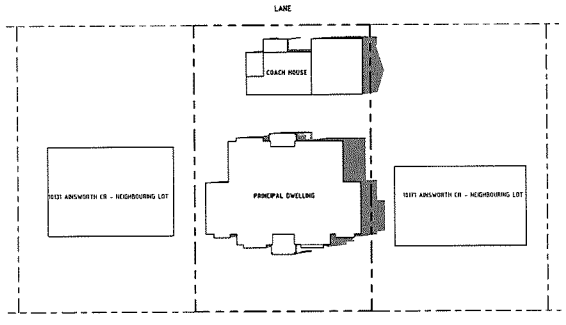

6 MARCH 21ST - 3PM
3/64" = 1'-0"




7 JUNE 21ST - 10AM
3/64" = 1'-0"




8 JUNE 21ST - 12PM
3/64" = 1'-0"




9 JUNE 21ST - 3PM
3/64" = 1'-0"


# AWANA GROUP

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PROJECT
RANA RESIDENCE
10151 AINSWORTH CRESCENT, RICHMOND, B.C

DRAWING TITLE
SHADOW STUDY

PROJECT NUMBER
2217

DRAWN
TJ

DATE
APRIL 16TH, 2023

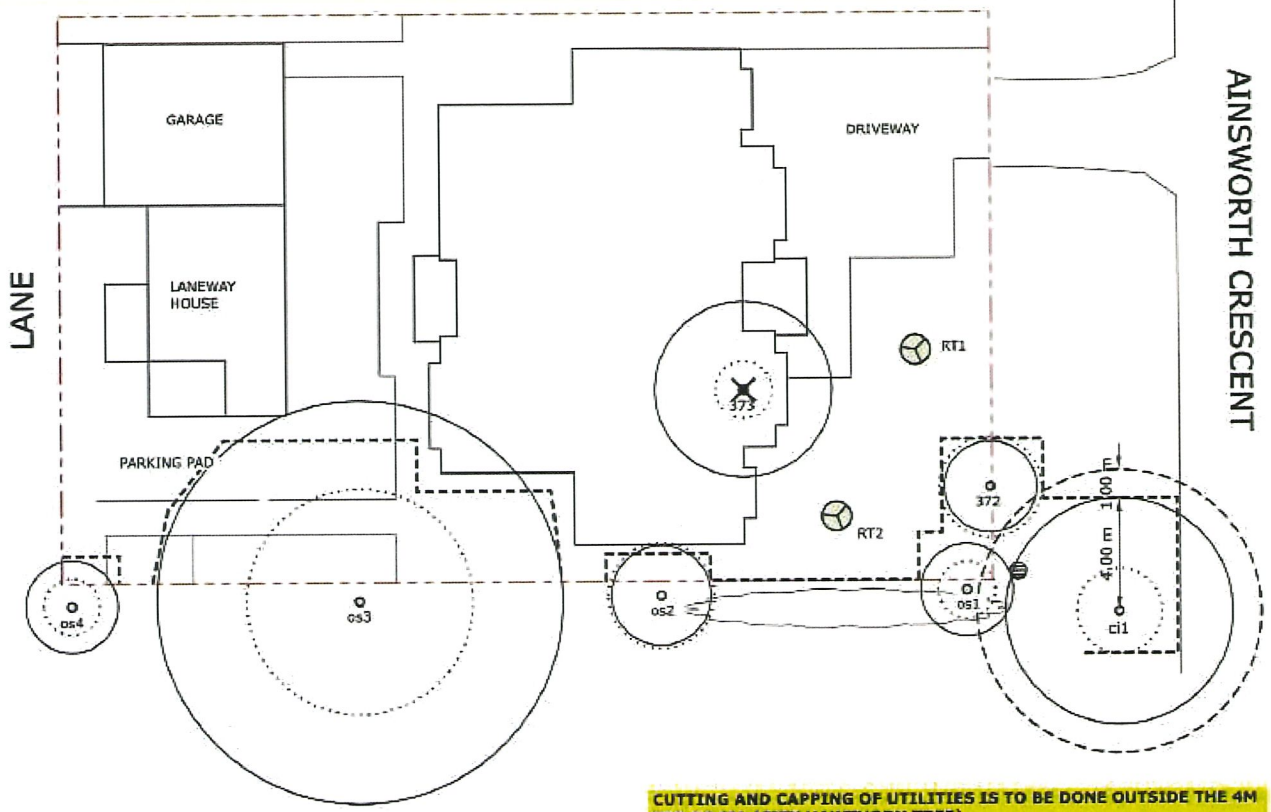
SCALE
As indicated

DRAWING NO.
A3.00

**ARBORIST SUPERVISION REQUIRED:**
**-Landscape work that enters the TPZ of trees ci1, os1 & #372**

**-House foundation footing preparation and installation & Landscape paver installation inside TPZ of tree os2**

**-House & Coach House foundation footing preparation and installation, park pad installation, walkway paver and landscape work inside the TPZ of tree os3**




**CUTTING AND CAPPING OF UTILITIES IS TO BE DONE OUTSIDE THE 4M TPZ OF CI1 (CITY HAWTHORN TREE)**

**ARBORIST TO BE PRESENT FOR WORK WITHIN 1M OF THE TPZ**

WOODRIDGE TREE
CONSULTING ARBORISTS LTD

**Tree Plan for Construction at 10151 Ainsworth Crescent, Richmond**

**Date: December 20, 2022**

**Tree Inventory**

| Tag | Species | DBH (cm) | TPZ (m) |
|---|---|---|---|
| ci1 | Hawthorn | 34 | 4.00 |
| 372 | Hawthorn | 25 | 1.50 |
| 373 | Cypress | 48 | 2.88 |
| os1 | Scots Pine | 21 | 1.50 |
| os2 | Western Red Cedar | 27 | 1.62 |
| os3 | Douglas Fir | 110 | 6.60 |
| os4 | Magnolia | 23 | 1.50 |

**Replacement Trees**

| Tag | Species | Size |
|---|---|---|
| RT1 | Callery Pear | 8cm cal |
| RT2 | Callery Pear | 8cm cal |

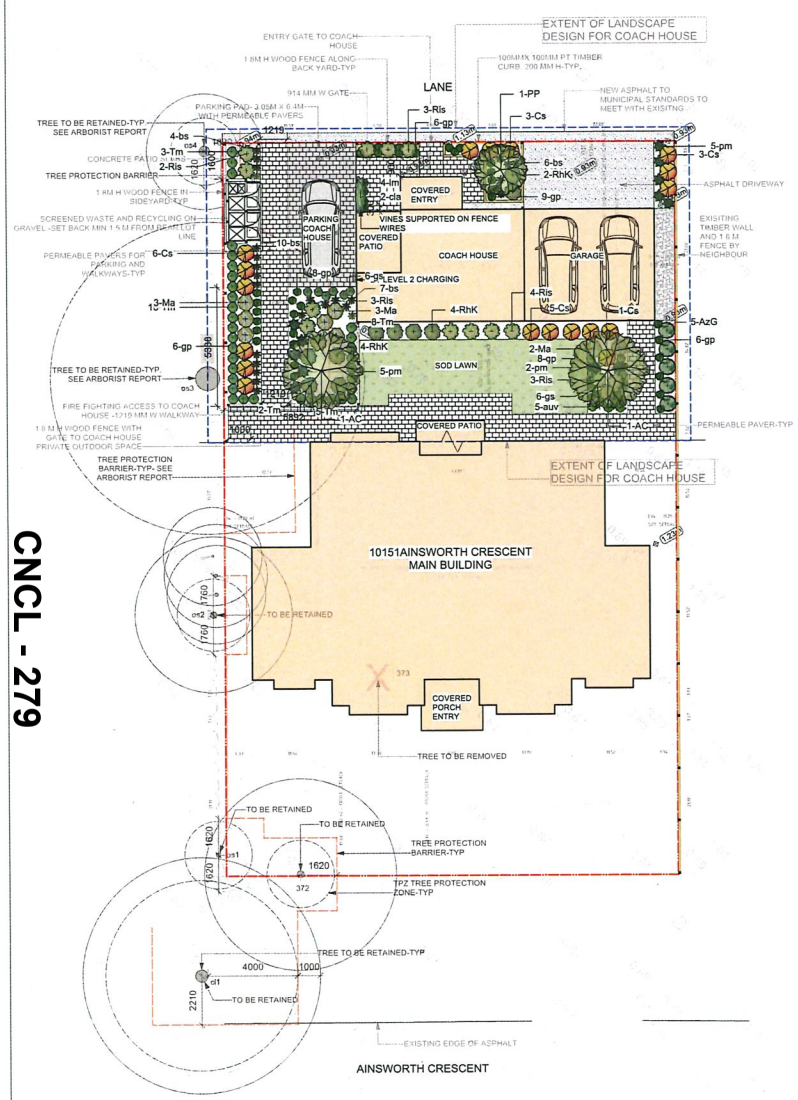
Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards

**Legend**

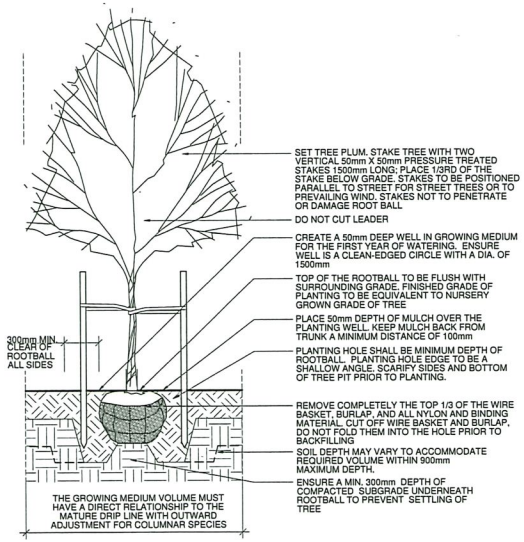
dripline
o = Undersize tree
x = remove tree
tree barrier

N

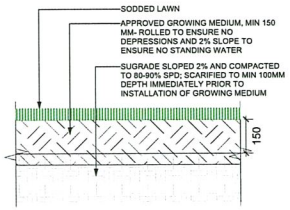
1m 1:150 5m




6 PLANTING PLAN
Scale: 1:100




1 TREE PLANTING DETAIL
Scale: N/A




2 SODDED LAWN
Scale: 1:10

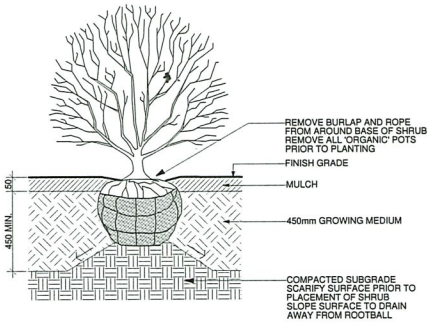
## PLANT LIST 10151 AINSWORTH CR., RMD

| Botanical Name | Common Name | No. | Size | Spacing | Sym |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| Acer circinatum | Vine maple | 2 | 7 cm | as shown | AC |
| Parrotia persica 'Spire' | Parrotia | 1 | 7 cm | as shown | PP |
| **SHRUBS** | | | | | |
| Azalea 'Girard Fuchsia' | Azalea | 5 | #2 pot | as shown | AzG |
| Cornus stolonifera | Redtwig dogwood | 18 | #2 pot | as shown | Cs |
| Mahonia aquifolium | Oregon grape | 8 | #2 pot | as shown | Ma |
| Rhododendron 'Kalinka' | Rhododendron | 10 | #2 pot | as shown | RhK |
| Ribes sanguinium | Red flowering currant | 15 | #2 pot | as shown | Ris |
| Taxus media 'Hillii' | Yew | 34 | 1.2 m | as shown | Tm |
| **VINES, GROUND COVERS AND HERBACEOUS PERENNIALS** | | | | | |
| Arctostaphylos uva-ursi | Kinnickinnick | 5 | #1 pot | as shown | auv |
| Blechnum spicant | Deer fern | 27 | #1 pot | as shown | bs |
| Clematis armandii | Evergreen clematis | 2 | #1 pot | as shown | cla |
| Gaultheria procumbens | Wintergreen | 43 | #1 pot | as shown | gp |
| Gaultheria shallon | Salal | 12 | #1 pot | as shown | gs |
| Liriope muscari 'Big Blue' | Lily turf | 4 | #1 pot | as shown | lm |
| Polystichum munitum | Western sword fern | 12 | #1 pot | as shown | pm |

Contractor to be certified by BCLNA
All plants and installation to meet or exceed latest Canadian Landscape standard (CLS) #1 standards
Contractor to verify numbers and placement of plants prior to Installation

## GENERAL PLANTING NOTES

1. GROWING MEDIUM: In accordance with CLS standards, latest edition. For Turf Areas: Level 1H (High Traffic Lawn Areas), containing by weight: 70-90% sand, maximum 25% fines (max 20% clay), 3-5% organic matter, with pH between 6-7; For Planting Areas: Level 1P (Planting Areas), containing by weight: 40-80% sand, maximum 25% fines (max 20% clay), 10-20% organic matter, with pH between 4.5-6.5. Supplied by Veratec Engineered Products (www.veratecgroup.com), DENBOW (www.denbow.com), SUMAS GRO MEDIA (www.sumasgromedia.com) or equivalent; 6"min for lawn areas on grade, 18" min for planted areas on grade, over scarified base, or as otherwise specified. A current representative soil analysis is to be done by Pacific Soil Analysis, Richmond to confirm soil sample meets specifications prior to shipping. If after shipping the quality of the soil is in question, further sampling and testing by Pacifc Soil Analysis will be required at contractor's expense. If it is determined that the soil does not meet CLS Specifications, the soil is to be removed at contractor's expense. Contact information for Pacific Soil Analysis is: #5-11720 Voyageur Way, Richmond, BC V6X 3G9: Phone (604) 273-8226.
2. MULCH: To be composted fir bark, having dark brown, fine texture and ½" minus, applied evenly at a 2" depth over plant beds. Available from Augustine Soil and Mulch (604 465-5193) or equivalent.
3. PLANT MATERIAL: All plant material are to meet current Canadian Landscape Standard (CLS) #1 and installed according to current CLS standards by qualified contractor. Plant search is generally throughout the Lower Mainland except as indicated otherwise. Any plant substitutions must be approved by Landscape Architect.
4. IRRIGATION: Supply and installation required for a complete automatic, inground irrigation system to provide supplemental water efficiently and uniformly. All components to be new, and includes all pipes, sleeves, valves, in-ground irrigation boxes, sprinkler heads, solenoid wires, controller and rain sensor. Controller to have 2 extra zones for future expansion and if installed outside, to have controller and wiring secured in a lockable, weatherproof metal box. Irrigation components to be Rainbird, Toro or Hunter. Irrigation design and installation per Canadian Landscape Standards, latest edition. Design to be completed by a qualified designer/contractor with IIABC. Shop drawings for the irrigation design are to be provided by contractor and to be approved by the landscape architect prior to installation. Contractor is responsible for providing water service and connecting irrigation system to water service complete with backflow preventor, pressure reducing valve and isolation valves. Contractor to adjust irrigation controller, sprinkler heads and commission system in addition to providing as-built drawings and a one year warranty.




**NOTES:**

1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE OF GROWING MEDIUM.
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF SHRUB.
3. PLANTING PIT MUST BE FREE DRAINING

3 SHRUB PLANTING DETAIL
Scale: N/A

**IRRIGATION:** Supply and installation required for a complete automatic, inground irrigation system to provide supplemental water efficiently and uniformly. All components to be new, and includes all pipes, sleeves, valves, in-ground irrigation boxes, sprinkler heads, solenoid wires, controller and rain sensor. Hose bibs and quick couplers to be on their separate zone. Controller to have 2 extra zones for future expansion and if installed outside, to have controller and wiring secured in a lockable, weatherproof metal box. Irrigation components to be Rainbird, Toro or Hunter. Irrigation design and installation per Canadian Landscape Standards, latest edition. Design to be completed by a qualified designer/contractor with IIABC. Shop drawings for the irrigation design are to be provided by contractor and to be approved by the landscape architect prior to installation. Contractor is responsible for providing a water service line and connecting irrigation system to water service line complete with backflow preventor, pressure reducing valve and isolation valves. Contractor to adjust irrigation controller, sprinkler heads and commission system in addition to providing as-built drawings and a one year warranty.

| No. | Date | Issue/Revision Notes |
|---|---|---|
| A | 1/8/2023 | FOR COORDINATION |
| B | 1/11/2023 | SUBMIT FOR BP |

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SWLA
sw landscape architect

Design Firm
SW LANDSCAPE ARCHITECT
919 MELBOURNE AVENUE, NORTH VANCOUVER
www.swlandscapearchitect.com

Client
HARK RANA

Project Title
RANA RESIDENCE
10151 AINSWORTH CRESCENT
RICHMOND, BC

Sheet Title
PLANTING PLAN

| | |
|---|---|
| Project Manager: STEVE WONG | Project ID: 2022-36 |
| Drawn By: SW | Scale: AS NOTED |
| Date: DECEMBER 2022 | Sheet No.: L-2 of 5 |
| CAD File Name: AINSWORTH v1.vwx | |

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 M

SCALE IS PROVIDED FOR CONVENIENCE
DO NOT SCALE DRAWINGS FOR DIMENSIONS

City of Richmond

# Report to Council

| | | | |
|---|---|---|---|
| **To:** | Richmond City Council | **Date:** | May 8, 2023 |
| **From:** | Joe Erceg<br>Chair, Development Permit Panel | **File:** | DP 18-797127 |
| **Re:** | **Development Permit Panel Meeting Held on June 24, 2020** | | |

## Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-797127) for the property at 8131 Westminster Highway, be endorsed and the Permit so issued.

Cecilia Achiam
Panel Member, Development Permit Panel

For
Joe Erceq
Chair, Development Permit Panel

## Panel Report

The Development Permit Panel considered the following item at its meeting held on June 24, 2020.

DP 18-797127 –WENSLEY ARCHITECTURE LTD. – 8131 WESTMINSTER HIGHWAY (June 24, 2020)

The panel considered a Development Permit (DP) to permit the construction of a high-rise mixed-use development containing approximately 436 m2 (4,695 ft2) of commercial space, 641 m2 (6,904 ft2) of office space, and 134 dwellings (including 13 affordable housing units) at 8131 Westminster Highway on a site zoned "Downtown Commercial (CDT1)". No variances are included in the proposal.

Developer, Barry Weih, of Wensley Architecture, and Landscape Architect, Michael Patterson, of P+A Landscape Architecture provided a brief presentation, including:

- There will be lane dedication for the new City lane to be constructed along the west and north frontages of the site.
- The project will achieve LEED "Silver" equivalency.
- The tiered project includes a three-storey podium, a mid-level section and a tower portion.
- The main floor includes the garbage and recycling area, parking area, retail and entrance to residential units fronting Westminster Highway.
- The main residential entrance is shared by the market residential units and 13 affordable housing units.
- The majority of affordable housing units have two and three bedrooms and are distributed throughout the building.
- The outdoor amenity areas located on the fourth and eighth-floor levels provide a variety of outdoor activities for residents.
- The proposed architectural design and building materials are of high quality, including the decorative metal screens that provide screening to the parkade.
- Retail store fronts with decorative canopy enhance the pedestrian experience along Westminster Highway.
- A double row of trees are provided along the Westminster Highway frontage.
- Trees along the west lane define the residential entrance and bicycle racks are located adjacent to trees.
- The outdoor amenity area on the fourth floor is family-oriented and provides exercise and active play opportunities.
- The eighth floor level outdoor amenity area provides a passive sundeck area facing south and an active family play area on the north side.
- Outdoor deck areas are proposed on the penthouse level.
- A variety of planting materials are proposed for landscaping in the project and are layered to provide seasonal interest.

In reply to a query from the Panel, Mr. Patterson confirmed that an irrigation system is provided for trees on the landscaped roof decks as well as for street trees.

Staff noted that: (i) 73 per cent of units overall and 92 per cent of the affordable housing units have two or three bedrooms, significantly exceeding the City's Official Community Plan (OCP) and Affordable Housing Strategy guidelines, (ii) there is a significant Servicing Agreement associated with the project for the construction of the lane adjacent to the development, (iii) the project has been designed to achieve the City's aircraft noise standards and noise mitigation related to noise impacts related to the Canada Line, (iv) the project has been designed to be District Energy Utility (DEU) ready, and (v) all residential parking stalls and 10 per cent of shared visitor and commercial parking spaces will be provided with energized electric vehicle (EV) charging outlets.

In reply to a query from the Panel, staff advised that the developer has chosen to take advantage of the density bonus that the City provides to encourage the provision of affordable housing.

Derrick Chang submitted correspondence to the Panel meeting. In reply to Mr. Chang's concerns, staff advised that (i) the project was reviewed by the City's Transportation Department and noted that the lane improvements and existing road improvements can support traffic on the site, (ii) the shadow analysis provided by the applicant indicates that shadowing to the west is limited to early morning hours, and (iii) the applicant will be required to provide a construction parking and management plan should the application move forward to Building Permit stage and adhere to the City's Noise Bylaw during construction hours. In addition, staff noted that the subject development is located approximately 41 meters from the adjacent tower to the west, which exceeds the City's tower separation guidelines.

The Panel expressed support for the project and appreciated the provision of three affordable low-end-market-rental (LEMR) units.

The Panel recommends the Permit be issued.

# Social Issues & United Way in Your Community

City of Richmond

CNCL - 283

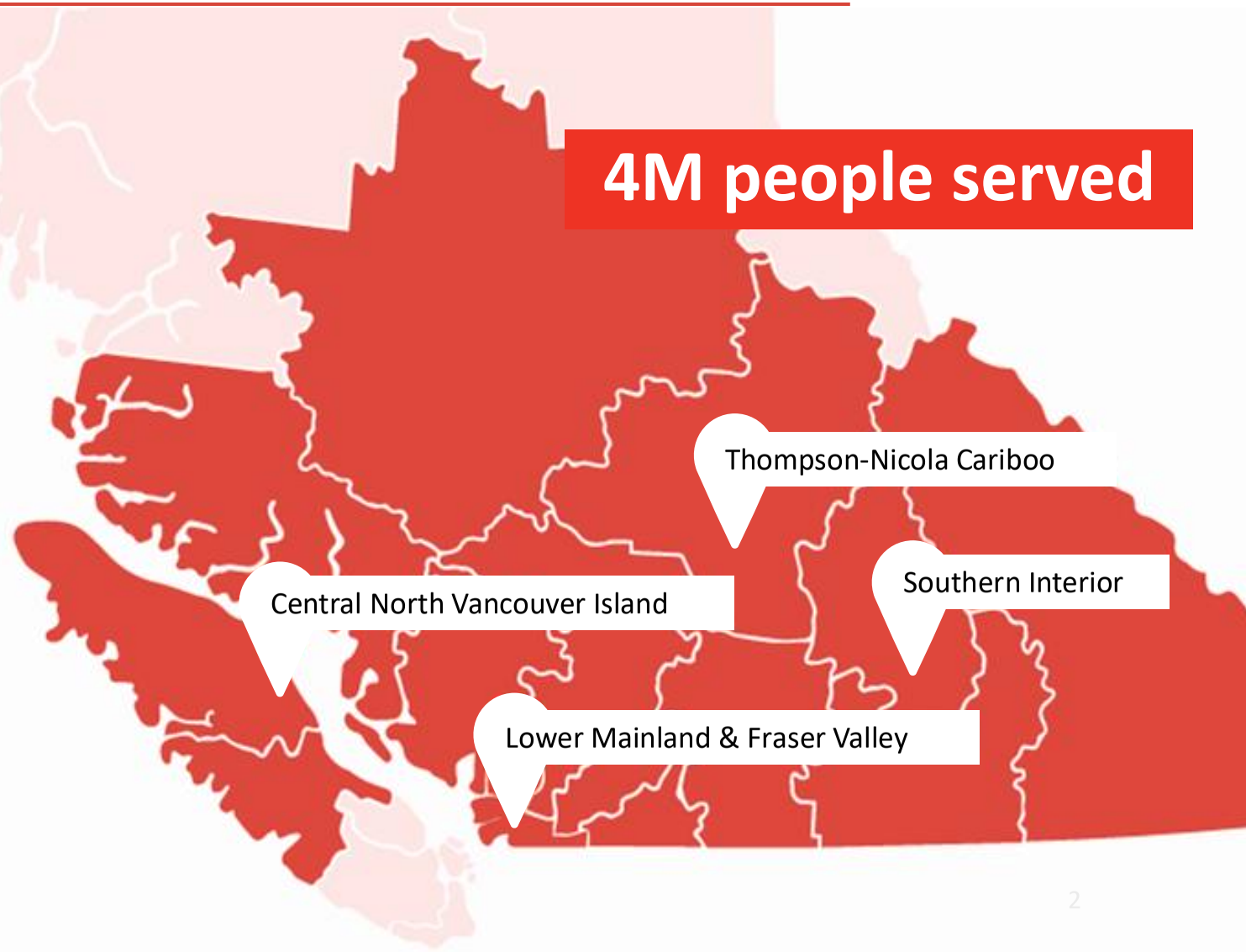
May 23, 2023

United Way British Columbia

Working with communities in BC's Interior, Lower Mainland, Central & Northern Vancouver Island

# United Way BC – *Provincial in Scope, Local in Focus*

- ☑ Listening to your community - convening & collaborating on solutions
- ☑ Learning from other communities and testing practical solutions
- ☑ Forging strategic partnerships with government, donors & community partners



# *Challenges faced by communities in BC*

1. Lack of access to basic needs & effects of inflation
2. Rising cost of housing
3. Increased demand on critical social community services
4. Need for rapid & coordinated response to emergencies

CNCL - 285

# *Local Impact and Investments in Richmond*

## Future Leaders

Programs for children aged 6-12 to provide wellness, food, and developmental support throughout the school year

## School's Out

Programs for children aged 6-12 to provide wellness, food, and developmental support throughout the school year

## Youth Futures Education Fund

Programs for children aged 6-12 to provide wellness, food, and developmental support throughout the school year

## Better at Home

Helping seniors stay independent and engaged

## Family & Friend Caregiver Support

Personalized resources, ongoing support & counselling resources for caregivers

***over* $750,000 invested**

*in 2022-23*

# Thank you!

CNCL - 287

## Questions?

Jennifer Cowden| JenniferC@uwbc.ca

For other inquiries, contact our team at *GR@uwbc.ca*

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