



**City Council
Electronic Meeting**

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

**Monday, September 11, 2023
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- | | |
|----------------|---|
| CNCL-8 | (1) <i>adopt the minutes of the Regular Council meeting held on July 24, 2023;</i> |
| | (2) <i>adopt the minutes of the Regular Council meeting for Public Hearings held on September 5, 2023; (distributed separately) and</i> |
| CNCL-22 | (3) <i>receive for information the Metro Vancouver 'Board in Brief' dated July 28, 2023.</i> |



AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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



3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – 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
- Award Of Contract 8228 NOITC – Oracle Enterprise Performance Management (EPM) Subscription Contract
- UBCM Community Resiliency Investment - Grant Application
- Application To Amend Food Primary Liquor Licence # 311069 and Add Patron Participation Entertainment Endorsement- Marina One Seafood Restaurant Ltd., DBA: Marina One Seafood Restaurant At 170 – 3631 No. 3 Road
- Richmond Cultural Centre Annex Public Art Mural Project Proposal
- Land use application for first reading (to be further considered at the Public Hearing on October 16, 2023):
 - 10111 & 10113 No. 5 Road – Rezone From The “Single Detached (RS1/E)” Zone To The “Arterial Road Compact Two-Unit Dwellings (RCD)” Zone (Avtar Bhullar – Applicant)
- Response To Metro Vancouver’s Referral: Land Use Designation Amendment To The Metro 2050 Regional Growth Strategy Proposed By The City Of Surrey For The Property Located At 11420 – 157A Street (Fraser Heights)

Council Agenda – Monday, September 11, 2023

Pg. # ITEM

5. *Motion to adopt Items No. 6 through No. 12 by general consent.*

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Consent
Agenda
Item

6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-40 (1) the **Finance Committee** meeting held on September 5, 2023;
CNCL-43 (2) the **General Purposes Committee** meeting held on September 5, 2023;
 and
CNCL-47 (3) the **Planning Committee** meeting held on September 6, 2023;
be received for information.

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Consent
Agenda
Item

7. **AWARD OF CONTRACT 8228 NOITC – ORACLE ENTERPRISE
PERFORMANCE MANAGEMENT (EPM) SUBSCRIPTION
CONTRACT**

(File Ref. No. 04-1300-01) (REDMS No. 7315591)

CNCL-51

See Page CNCL-51 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That Contract 8228 NOITC – Oracle Enterprise Performance Management (EPM) Subscription Contract be awarded to Oracle Canada Inc. for an aggregate contract value of \$993,031 excluding taxes, for a contract term of five years from August 31, 2023 to August 30, 2028 as described in the report titled “Award of Contract 8228 NOITC – Oracle Enterprise Performance Management (EPM) Subscription Contract”, dated July 25, 2023 from the Director, Information Technology; and*
- (2) *That the Chief Administrative Officer and General Manager, Finance and Corporate Services be authorized to execute the contract with Oracle Canada Inc.*

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Council Agenda – Monday, September 11, 2023

Pg. # ITEM

Consent
Agenda
Item

8. **UBCM COMMUNITY RESILIENCY INVESTMENT - GRANT APPLICATION**

(File Ref. No.) (REDMS No. 7323590)

CNCL-55

[See Page CNCL-55 for full report](#)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That staff be authorized to submit an application to the Union of British Columbia Municipalities Community Resiliency Investment (CRI) Fund for up to \$100,000 in grant funding as described in the report titled “UBCM Community Resiliency Investment –Grant Application” dated August 9, 2023 from the Fire Chief;*
- (2) *That should the funding application be successful, the Chief Administrative Officer and the General Manager, Community Safety be authorized to execute the agreements on behalf of the City of Richmond with the UBCM; and*
- (3) *That Should the funding application be successful, that the Consolidated Five Year Financial Plan (2023-2027) be amended accordingly.*



Consent
Agenda
Item

9. **APPLICATION TO AMEND FOOD PRIMARY LIQUOR LICENCE # 311069 AND ADD PATRON PARTICIPATION ENTERTAINMENT ENDORSEMENT- MARINA ONE SEAFOOD RESTAURANT LTD., DBA: MARINA ONE SEAFOOD RESTAURANT AT 170 – 3631 NO. 3 ROAD**

(File Ref. No. 12-8275-30-001-Vol 01) (REDMS No. 7263719)

CNCL-58

[See Page CNCL-58 for full report](#)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the application from Marina One Seafood Restaurant Ltd., doing business as Marina One Seafood Restaurant, for an amendment to Food Primary Licence #311069, requesting:*
 - (a) *An increase to hours of liquor service currently set at Sunday to Saturday, 9:00 AM to Midnight, be supported for a change to Sunday to Saturday, 9:00 AM to 2:00 AM; and*
 - (b) *Total person capacity currently set at 194 occupants will not change; and*
 - (c) *To add Patron Participation Entertainment Endorsement which will end at Midnight; and*

Council Agenda – Monday, September 11, 2023

Pg. # ITEM

- (2) *That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information attached as Appendix A (Attachment 1), advising that Council recommends the approval of the licence amendment for the reasons that these amendments have been determined, following public consultation, to be acceptable to the neighbouring community.*



Consent
Agenda
Item

10. **RICHMOND CULTURAL CENTRE ANNEX PUBLIC ART MURAL PROJECT PROPOSAL**

(File Ref. No. 11-7000-09-20-346) (REDMS No. 7295050)

CNCL-67

See Page CNCL-67 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the artist project proposal for “Seasons of Colour” by Laura Kwok as detailed in the staff report titled, “Richmond Cultural Centre Annex Public Art Mural Project Proposal” dated August 2, 2023, from the Director, Arts, Culture and Heritage Services, be endorsed.



Consent
Agenda
Item

11. **APPLICATION BY AVTAR BHULLAR FOR REZONING AT 10111 & 10113 NO. 5 ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “ARTERIAL ROAD COMPACT TWO-UNIT DWELLINGS (RCD)” ZONE**

(File Ref. No. RZ 22-019002) (REDMS No. 7255616)

CNCL-79

See Page CNCL-79 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10475, for the rezoning of 10111 & 10113 No 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone, be introduced and given first reading.



Council Agenda – Monday, September 11, 2023

Pg. # ITEM

Consent
Agenda
Item

12. **RESPONSE TO METRO VANCOUVER’S REFERRAL: LAND USE DESIGNATION AMENDMENT TO THE METRO 2050 REGIONAL GROWTH STRATEGY PROPOSED BY THE CITY OF SURREY FOR THE PROPERTY LOCATED AT 11420 – 157A STREET (FRASER HEIGHTS)**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7323157)

CNCL-111

See Page CNCL-111 for full report

PLANNING COMMITTEE RECOMMENDATION

That comments from the City of Richmond be provided to the Metro Vancouver Regional District Board as outlined in the staff report titled “Response to Metro Vancouver’s Referral: Land Use Designation Amendment to the Metro 2050 Regional Growth Strategy Proposed by the City of Surrey for the Property Located at 11420 – 157A Street (Fraser Heights)”, dated August 8, 2023, from the Director, Policy Planning.



CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAW FOR ADOPTION

CNCL-127

Housing Agreement (9300 and 9320 Cambie Road) **Bylaw No. 10443**
Opposed at 1st/2nd/3rd Readings – None.



DEVELOPMENT PERMIT PANEL

13. RECOMMENDATION

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

CNCL-152
CNCL-184
CNCL-224
CNCL-281

- (1) *That the minutes of the Development Permit Panel meeting held on July 26, 2023, August 9, 2023 and August 23, 2023 and the Chair's report for the Development Permit Panel meetings held on July 27, 2022, be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 20-921387) for the property at 7117 Lindsay Road, be endorsed and the Permit so issued.*

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ADJOURNMENT

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Regular Council

Monday, July 24, 2023

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

R23/14-1 1. It was moved and seconded
That:

- (1) *the minutes of the Regular Council meeting held on July 10, 2023, be adopted as circulated; and*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on July 17, 2023, be adopted as circulated.*

CARRIED



Regular Council
Monday, July 24, 2023

PRESENTATION

Sarah Ross, Vice President, Transportation Planning and Policy, presented TransLink's rationale for the cancellation of Bus 480, referring to her presentation (copy on file) and highlighting that:

- the 480 bus was suspended among 18 other routes via an emergency service plan at the outset of the COVID-19 pandemic;
- following technical analysis in April 2023, which confirmed available capacity and comparable travel times for alternatives (Canada Line and R4, 49), route 480 was permanently retired;
- the services connecting from Richmond to UBC provide similar or better travel times, operate more frequently at more times of the day than the 480 bus, and
- service has been added to the 49 and R4 services since the return of in person classes, additional service improvements are coming in September.

In response to queries from Council, the delegation advised that (i) TransLink will take the petition to reinstate the 480 bus service as reader feedback, (ii) TransLink is facing significant pressures across the region due to on-going financial challenges and is making the best use of existing services, (iii) customers prefer a one seat ride rather than making a transfer during their ride, (iv) transfers help allocate resources more efficiently to provide more services to more people across the region, (v) services that run frequently typically have less time to wait than services that are running less frequently, (vi) different factors are taken in effect when comparing travel times, (vii) majority of the ridership that had been using the 480 chose to shift to Canada Line and the new rapid bus, and (viii) no public consultations or rider surveys were undertaken with UBC students before retiring the 480 bus service.

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

R23/14-2

It was moved and seconded

That a letter be written by Mayor Brodie to the TransLink CEO and the Board Chair strongly suggesting that the 480 bus service from Richmond to UBC be reinstated.

CARRIED

2.



Regular Council
Monday, July 24, 2023

COMMITTEE OF THE WHOLE

- R23/14-3 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:28 p.m.).

CARRIED

3. Delegations from the floor on Agenda items –

Item No.11 – City Of Richmond Youth Strategy 2022–2032

Howard Wen, Ajay Antonio, Joe Vu, and Wendy Zhang referred to their presentation, (copy on file) and proposed the idea of a youth committee to provide youth a platform to voice their opinions and discuss youth issues.

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

- R23/14-4 It was moved and seconded
That staff examine and provide options on the viability of a Youth Advisory Committee and report back.

CARRIED

- R23/14-5 4. It was moved and seconded
That Committee rise and report (7:41 p.m.).

CARRIED

CONSENT AGENDA

- R23/14-6 5. It was moved and seconded
That Items No. 6 through No. 15 and No. 17 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Community Safety Committee meeting held on July 11, 2023;*

3.



Regular Council
Monday, July 24, 2023

- (2) *the General Purposes Committee meeting held on July 17, 2023;*
- (3) *the Planning Committee meeting held on July 18, 2023;*
- (4) *the Public Works and Transportation Committee meeting held on July 19, 2023; and*
- (5) *the Parks, Recreation and Cultural Services Committee meeting held on July 19, 2023;*

be received for information.

ADOPTED ON CONSENT

7. APPLICATION BY WINSTON CHONG ARCHITECT INC. FOR REZONING AT 8520, 8540 & 8560 RAILWAY AVENUE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “LOW RISE RENTAL APARTMENT (ZLR47) – RAILWAY AVENUE (BLUNDELL)” ZONE

(File Ref. No. 12-8060-20-010479, RZ 21-936046; 12-8060-20-010480, RZ 21-936046) (REDMS NO. 7070984, 7073542, 7284912, 7284913, 7090703, 7090701)

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 10479, to change the designation of 8520, 8540 & 8560 Railway Avenue from “Neighbourhood Residential” to “Apartment Residential” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading.*
- (2) *That Bylaw 10479, having been considered in conjunction with:*
 - *the City’s Financial Plan and Capital Program*
 - *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans.*

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

- (3) *That Bylaw 10479, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*



**Regular Council
Monday, July 24, 2023**

- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10480 to create the “Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)” zone, and to rezone 8520, 8540 & 8560 Railway Avenue from “Single Detached (RS1/E)” to “Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)”, be introduced and given first reading.*

ADOPTED ON CONSENT

8. **APPLICATION BY ANTHONY BONI (BONI MADDISON ARCHITECTS) FOR REZONING AT 4831 STEVESTON HIGHWAY FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “LOW RISE RENTAL APARTMENT (ZLR48) – STEVESTON HIGHWAY (STEVESTON)” ZONE**

(File Ref. No. 12-8060-20-010478, RZ 23-018081) (REDMS No. . 7259000, 7278860, 7263857, 7313801)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10478 to create the “Low Rise Rental Apartment (ZLR48) – Steveston Highway (Steveston)” zone, and to rezone 4831 Steveston Highway from the “Single Detached (RS1/E)” zone to the “Low Rise Rental Apartment (ZLR48) – Steveston Highway (Steveston)” zone, be introduced and given first reading.

ADOPTED ON CONSENT

9. **RESPONSE TO METRO VANCOUVER’S REFERRAL: LAND USE DESIGNATION AMENDMENT TO THE METRO VANCOUVER REGIONAL GROWTH STRATEGY PROPOSED BY THE TOWNSHIP OF LANGLEY FOR PROPERTIES AT 23699 AND 23737 FRASER HIGHWAY**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7283827)

That comments from the City of Richmond be provided to the Metro Vancouver Regional District Board as outlined in the staff report titled “Response to Metro Vancouver’s Referral: Land Use Designation Amendment to the Metro Vancouver Regional Growth Strategy Proposed by the Township of Langley for Properties at 23699 and 23737 Fraser Highway”, dated July 4, 2023 from the Director, Policy Planning.

ADOPTED ON CONSENT



**Regular Council
Monday, July 24, 2023**

10. HOUSING AGREEMENT BYLAW NO. 10443 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 9300 AND 9320 CAMBIE ROAD

(File Ref. No. 12-8060-20-010443) (REDMS No. 7179261, 7278798, 7198390, 7280727, 7280824, 7280831)

That Housing Agreement (9300 and 9320 Cambie Road) Bylaw No. 10443 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit DP 21-933765, be introduced and given first, second and third readings.

ADOPTED ON CONSENT

11. CITY OF RICHMOND YOUTH STRATEGY 2022–2032

(File Ref. No. 07-3425-02) (REDMS No. 7232894, 7278416, 7241100)

That the City of Richmond Youth Strategy 2022–2032 as outlined in the report titled, “City of Richmond Youth Strategy 2022–2032”, dated June 19, 2023 from the Director, Community Social Development, be adopted.

ADOPTED ON CONSENT

12. SOCIAL DEVELOPMENT STRATEGY (2013–2022): PROGRESS REPORT FOR 2022

(File Ref. No. 08-4055-20-SPST1) (REDMS No. 7138848)

- (1) That the Building our Social Future – Social Development Strategy (2013–2022): Progress Report for 2022 as outlined in the staff report titled, “Social Development Strategy (2013–2022): Progress Report for 2022” dated June 20, 2023, from the Director, Community Social Development, be received for information; and*
- (2) That the Building our Social Future – Social Development Strategy (2013–2022): Progress Report for 2022, be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.*

ADOPTED ON CONSENT



**Regular Council
Monday, July 24, 2023**

13. EXTENSION OF CONTRACT - 6676P - SUPPLY OF HYDRO-VAC SERVICES

(File Ref. No. 03-1000-20-6676P) (REDMS No. 7267122)

- (1) *That Contract 6676P - Supply of Hydro-Vac Services be extended for an additional two year term, commencing August 1, 2023, with McRae's Environmental Services Ltd. up to the total contract value of \$13,517,165 as described in the report titled "Extension of Contract 6676P - Supply of Hydro-Vac Services", dated June 12, 2023, from the Director, Public Works Operations; and*
- (2) *That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to execute the extension of the contract with McRae's Environmental Services Ltd.*

ADOPTED ON CONSENT

14. AWARD OF CONTRACT - 8148P - PROVISION OF TRAFFIC CONTROL SERVICES

(File Ref. No. 03-1000-20-8148P) (REDMS No. 7243551)

- (1) *That Contract 8148P - Provision of Traffic Control Services be awarded for a three year term commencing August 1, 2023, to Lanesafe Traffic Control Ltd. as the primary service provider and with A TS Traffic and The Universal Group serving as secondary and tertiary backup service providers respectively, at an estimated total contract value of \$2,104,254, as described in the report titled "Award of Contract - 8148P - Provision of Traffic Control Services" dated June 12, 2023, from the Director, Public Works Operations; and*
- (2) *That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the contracts with Lanesafe Traffic Control Ltd., ATS Traffic and The Universal Group.*

ADOPTED ON CONSENT



**Regular Council
Monday, July 24, 2023**

15. **POTENTIAL ENHANCEMENTS TO THE RAILWAY GREENWAY**
(File Ref. No. 06-2400-20-RAIL1) (REDMS No. 7213846, 7273150)

That a public consultation and engagement process be initiated to determine community preferences for lighting along the Railway Greenway, as outlined in the staff report titled "Potential Enhancements to the Railway Greenway," dated June 15, 2023, from the Director, Parks Services.

ADOPTED ON CONSENT

16. **RICHMOND SPORTS FACILITY NEEDS ASSESSMENT – 2023 UPDATE**
(File Ref. No. 11-7025-09-002; 11-7000-10-01) (REDMS No. 7265004)

See page 9 for action on this item.

17. **OFF-LEASH DOG PARK IN LONDON STEVESTON PARK**
(File Ref. No: 11-7200-20-DPAR1-02.) (REDMS No.)

- (1) *That construction of the off-leash dog park in London/Steveston Park be paused except for essential infrastructure required for Park operations;*
- (2) *That staff consult with nearby residents of the off-leash dog park to review their concerns and explore options to address those concerns where possible; and*
- (3) *That staff provide an update at the next Parks, Recreation and Cultural Services Committee meeting.*

ADOPTED ON CONSENT



**Regular Council
Monday, July 24, 2023**

**CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA**

**16. RICHMOND SPORTS FACILITY NEEDS ASSESSMENT – 2023
UPDATE**

(File Ref. No. 11-7025-09-002; 11-7000-10-01) (REDMS No. 7265004)

In response to queries from Committee staff advised that (i) the survey was sent to 89 different groups within the community that are regular users of the sports facilities including Community Centre Associations, (ii) staff can reach out again to the Community Centre Associations for feedback on the existing list of priorities, (iii) staff will continue to monitor the sport landscape within Richmond and work with organizations that provide sport throughout the community, (iv) the public survey was only one aspect of consultation with the public, there were also stakeholder engagement sessions, (v) even though all the Community Associations didn't provide input on the priority list, there are other opportunities for them to provide input into facility needs in the community, (vi) each of the priority projects would be brought forward for Council's consideration through a capital process, (vii) it is expected the six priority projects will move forward in the next 1-10 years with Council's endorsement, and (viii) the Facilities Task Force endorsed the priorities and the Richmond Sport's Council Chair provided a letter to staff endorsing the 14 priority projects that were brought forward.

R23/14-7

It was moved and seconded

That the staff report titled "Richmond Sports Facility Needs Assessment – 2023 Update" be referred back to staff for additional consultation.

CARRIED

Opposed: Mayor Brodie
Cllrs. Gillanders
Heed
Loo

NON-CONSENT AGENDA ITEMS



Regular Council
Monday, July 24, 2023

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

18. **ELECTRIC VEHICLE CHARGING INFRASTRUCTURE
REQUIREMENTS FOR NEW NON- RESIDENTIAL BUILDINGS**

(File Ref. No. 12-8060-20-010463; 10-6460-03) (REDMS No. 7240928, 7224837, 7198349)

R23/14-8

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10463, which amends Sections 3.4 Use and Term Definitions, and 7.15 Electric Vehicle Charging Infrastructure be introduced and given first reading, and;*
- (2) *That an owner would be permitted to submit a Building Permit application in compliance with prior requirements if:*
 - (a) *A Development Permit was issued by Council prior to adoption of Amendment Bylaw No. 10463; or,*
 - (b) *A Development Permit has not yet been issued, be permitted to proceed in accordance with existing Zoning Bylaw provisions if the Development Permit is issued by Council within one year of the adoption of Amendment Bylaw No. 10463, and an acceptable Building Permit application has also been submitted to the City within this timeframe.*

The question on the motion was not called as in response to queries from the Committee, staff noted (i) there is a greater demand universally for EV charging, (ii) the EV charging infrastructure requirement would fall at the design stage at Development Permit Panel, (iii) staff consulted with members of the Urban Development Institute and Vancouver Chapter of the Commercial Real Estate Development Association regarding the draft EV charging recommendations, and (iv) with a smart charging system the owner will have the capabilities to charge for use.

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

COMMUNITY SAFETY DIVISION



**Regular Council
Monday, July 24, 2023**

**19. UBCM COMMUNITY EMERGENCY PREPAREDNESS FUND
GRANT APPLICATION**

(File Ref. No. 03-1087-11) (REDMS No. 7269932)

R23/14-9

It was moved and seconded

- (1) *That staff be authorized to submit an application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund for up to \$30,000 in grant funding as described in the report titled "UBCM Community Emergency Preparedness Fund Grant Application", dated July 10, 2023 from the General Manager, Community Safety;*
- (2) *That should the funding application be successful, the Fire Chief be authorized to execute the agreement on behalf of the City of Richmond with the UBCM; and*
- (3) *That the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly.*

CARRIED

PUBLIC ANNOUNCEMENTS

Mayor Brodie advised that:

The name Ketcheson Road was selected for the extension of the north-south road that will connect Capstan Way to Cambie Road.

The name Brown Road was selected for the extension of the east-west road that will connect Sexsmith Road to the new extension of Ketcheson Road.

The name Ketcheson Court was selected for the proposed new cul-de-sac road located to the southeast of the Ketcheson Road extension.

BYLAWS FOR ADOPTION

R23/14-10

It was moved and seconded

That the following bylaws be adopted:

Housing Agreement Bylaw No. 10135;

Wharves Regulation Bylaw No. 10182;



Regular Council
Monday, July 24, 2023

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10285;

Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10286;

Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10306;

Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10474; and

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10308.

CARRIED

R23/14-11

It was moved and seconded

That Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10436 be adopted.

CARRIED

Opposed: Cllr. Loo

R23/14-12

It was moved and seconded

That the following bylaws be adopted:

Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10481;

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10482; and

Liquor Consumption in Parks Pilot Program Bylaw No. 10483.

CARRIED

Opposed: Cllrs. Au

Gillanders

McNulty

Wolfe

DEVELOPMENT PERMIT PANEL

R23/14-13 20.

It was moved and seconded

(1) That the Chair's report for the Development Permit Panel meeting held on May 27, 2020, be received for information.



Regular Council
Monday, July 24, 2023

- (2) *That the recommendations of the Panel to authorize the issuance of (DP 19-866690) for the property located at 5491 No. 2 Road, be endorsed and the Permit so issued.*

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R23/14-14 21. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (9:12 p.m.).

CARRIED

Jerome Dickey shared his concerns about lack of safety for dogs, pedestrians and cyclists at the Bark Park and spoke about the petition he is circulating to communicate the need for safety improvements on behalf of park users.

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

- R23/14-15 It was moved and seconded
That staff examine safety concerns of users of the No. 3 Road Bark Park and report back.

CARRIED

- R23/14-16 22. It was moved and seconded
That Committee rise and report (9:17 p.m.).

CARRIED

ADJOURNMENT

- R23/14-17 It was moved and seconded
That the meeting adjourn (9:18 p.m.).

CARRIED



**City of
Richmond**

Minutes

Regular Council Monday, July 24, 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, July 24, 2023.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

For Metro Vancouver meetings on Friday, July 28, 2023

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact:

media@metrovancover.org.

Metro Vancouver Regional District**E1.1 Contribution Funding Request – Derby Reach Brae Island Parks Association****APPROVED**

The 2023-2027 Metro Vancouver Regional Parks five-year financial plan includes annual allocations for six park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect, and enhance regional parks, while advocating for greater public connection to nature.

The Board approved a contribution agreement with the Derby Reach Brae Island Parks Association for a three-year term in the aggregate amount of \$45,000 (\$15,000 in 2024, \$15,000 in 2025, and \$15,000 in 2026), commencing January 1, 2024, and ending December 31, 2026. The funding supports the association's capacity to provide community benefit to Metro Vancouver through the Regional Parks volunteer programs and services.

E1.2 Contribution Funding Request – Minnekhada Park Association**APPROVED**

The 2023-2027 Metro Vancouver Regional Parks five-year financial plan includes annual allocations for six park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect, and enhance regional parks, while advocating for greater public connection to nature.

The Board approved the contribution agreement with the Minnekhada Park Association for a three-year term in the aggregate amount of \$45,000 (\$15,000 in 2024, \$15,000 in 2025, and \$15,000 in 2026), commencing January 1, 2024, and ending December 31, 2026. The funding supports the association's capacity to provide community benefit to Metro Vancouver through the Regional Parks volunteer programs and services.

E1.3 Contribution Funding Request – Burnaby Lake Park Association**APPROVED**

The 2023-2027 Metro Vancouver Regional Parks five-year financial plan includes annual allocations for six park associations active in regional parks. Funding is used to support opportunities for citizens to help preserve, protect, and enhance regional parks, while advocating for greater public connection to nature.

The Board approved a contribution agreement with the Burnaby Lake Park Association for a three-year term in the aggregate amount of \$36,000 (\$6,000 in 2024, \$15,000 in 2025 and \$15,000 in 2026), commencing January 1, 2024, and ending December 31, 2026. The funding supports the association's capacity to provide community benefit to Metro Vancouver through the Regional Parks volunteer programs and services.

E1.4 Contribution Funding Request – Colony Farm Park Association

APPROVED

The 2023-2027 Metro Vancouver Regional Parks five-year financial plan includes annual allocations for six park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect, and enhance regional parks, while advocating for greater public connection to nature.

The Board approved a contribution agreement with the Colony Farm Park Association for a three-year term in the aggregate amount of \$45,000 (\$15,000 in 2024, \$15,000 in 2025, and \$15,000 in 2026), commencing January 1, 2024, and ending December 31, 2026. This funding supports the association's capacity to provide community benefit to Metro Vancouver through the Regional Parks volunteer programs and services.

E1.5 Regional Park at Cape Roger Curtis – Park Planning and Municipal Update

RECEIVED

The purchase of 24 parcels of land at Cape Roger Curtis on Bowen Island has been finalized. Regional Park staff continue to work through the Bowen Island Municipality (BIM) rezoning and Official Community Plan (OCP) amendment process required to allow for supervised overnight tent camping in the park.

Additional submittals, requested by the municipality, were provided in June. A preliminary park concept was developed to communicate key values and the basic arrangement of protected areas and park activities on the landscape.

BIM council met on June 14, 2023 to discuss conditional requirements for rezoning and OCP amendment approval. It is expected that BIM council will receive the additional submittals, along with a draft list of conditional requirements for rezoning and OCP amendment approval, at the July 10 council meeting and refer it to municipal advisory committees and public engagement at that time, in advance of an anticipated second reading in September 2023.

The Board received the report for information.

E2.1 Annual Regional Greenhouse Gas Emissions for On-Road Transportation and Buildings

RECEIVED

Metro Vancouver is preparing annual GHG emissions inventories for the region and for its member jurisdictions to track progress towards emission reduction targets. This report presents annual inventories for the two largest sources of GHG emissions in the region: on-road transportation and buildings.

Regional GHG emissions from on-road transportation were 6.3 million tonnes CO₂e in 2022, which is relatively unchanged from 2010. Despite significant increases in both vehicle population (29 per cent increase) and distance travelled (25 per cent increase), regional GHG emissions have held steady, due to improvements in vehicle fuel efficiency and increasing uptake in zero-emission technology. GHG emissions from buildings increased from 2010 to 2022, although emissions have been relatively constant from 2019 to 2022.

Important indicators such as increasing numbers of zero-emission vehicles and heat pump incentives, together with regional and other government initiatives, are expected to result in future GHG emission

reductions. As annual GHG inventories are completed, results will be available through a publicly accessible platform.

The Board received the report for information.

E2.2 Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia **APPROVED**

Richmond city council has sent letters to the Province, asking the Government of British Columbia to reform the BC Utilities Commission (BCUC) and to enact legislation to regulate greenhouse gas emissions from gas utilities in British Columbia. Richmond city council has requested that Metro Vancouver send similar letters to the Province in support of these issues.

The Board resolved to send letters to 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, in response to Richmond city council's request for support, asking the Government of British Columbia to reform the British Columbia Utilities Commission in the context of a changing climate and urgently enact legislation that regulates greenhouse gas emissions from gas utilities, in alignment with the strategies and actions in the *Climate 2050* Energy Roadmap; and to request meetings between Metro Vancouver staff and the appropriate provincial ministries to discuss the issues raised in the letters.

E2.3 Phase 2 Engagement Summary and Next Steps for Managing Emissions from Cannabis Production and Processing **APPROVED**

Volatile organic compound (VOC) emissions from cannabis production are air contaminants that can contribute to the formation of harmful ground-level ozone. These VOCs are also odorous. Hotter, drier summers, due to climate change, are expected to increase concentrations of ground-level ozone in urban areas. In May 2019 and July 2021, the Board directed staff to undertake two phases of engagement on proposed approaches for managing emissions from cannabis production and processing. Feedback from residents and municipal staff indicated strong support for enhanced management of emissions from cannabis production and processing, while cannabis producers and the agricultural sector expressed significant concerns about the anticipated cost of compliance, emission estimates, and perceived risk of regulatory expansion into other agricultural operations.

Metro Vancouver engaged with staff from the ministries of Agriculture and Food, Environment and Climate Change Strategy, and Public Safety and the Solicitor General. Different ministry mandates and priorities have led to challenges with moving this work forward, despite being aligned on our mutual interests in public health, environmental protection, regional economic prosperity, and public safety. Metro Vancouver and the Ministry of Agriculture and Food conducted separate emission estimates that led to different conclusions about projected VOC emission levels and impacts from cannabis production. Closer collaboration with the Province on refined emission projections could inform the development of a mutually agreeable, coordinated emission management approach, which is needed to ensure that our future actions advance our mutual interests.

The Board resolved to send a letter to the ministers of Agriculture and Food, Environment and Climate Change Strategy, and Public Safety and the Solicitor General requesting collaboration with Metro Vancouver on developing a concerted approach for managing emissions from cannabis production and

processing in the Metro Vancouver region in a manner that protects public health and regional economic prosperity.

E3.1 Greater Vancouver Regional Fund – Application for Scope Change to Previously Approved Project **APPROVED**

TransLink submits applications annually to the Greater Vancouver Regional Fund (GVRF) to support the ongoing expansion and modernization of the region’s transit system. The applications are considered and awarded by the Board based on the consideration of a staff analysis of the criteria set out in the GVRF Application Guide. TransLink has requested that the Board consider an amendment to the previously approved GVRF application from January 2021 to add eight additional elevators at a cost of approximately \$3.8 million at the following SkyTrain facilities:

- Royal Oak, Gateway, Operations & Maintenance Centre (Edmonds)
- Surrey Central
- King George
- Scott Road
- Burrard

The Board approved the proposed scope change to TransLink’s January 29, 2021 application as set out in the report.

E3.2 Greater Vancouver Regional Fund – 2022 Annual Report **RECEIVED**

TransLink has submitted its annual report containing budget and schedule information on active projects funded with federal gas tax funds through the Greater Vancouver Regional Fund as of December 31, 2022. Although TransLink has historically delivered the majority of its projects on or ahead of schedule, 22 of 29 active projects are currently experiencing delays exceeding three months due to supply chain shortages, uncertainties in ridership recovery following COVID-19, and interdependencies between projects. \$11.9 million remains available for project funding.

The Board received the report for information.

E3.3 Greater Vancouver Regional Fund – Program Overview and Renewal Process **APPROVED**

Metro Vancouver administers the Greater Vancouver Regional Fund (GVRF) program, which has delivered approximately \$1.97 billion in federal infrastructure funding to TransLink for the expansion and modernization of transit infrastructure since its inception in 2005. The 10-year federal funding agreement that enables the GVRF is set to expire in March 2024 and is expected to be replaced by a new agreement. To inform the new federal agreement and a possible associated renewed Metro Vancouver program, the Board will need to make key decisions about the pooling and strategic allocation of future federal funds in the coming months before the current agreement expires.

This report provides an overview of how the GVRF program works and outlines some key considerations for a renewed program. Staff recommend that a workshop be held with the Board in September, with the

objective of exploring options and receiving direction to assist in finalizing the terms of the renewed program by the end of 2023.

The Board directed staff to organize a Board workshop in September 2023 to review options for the renewal of the Greater Vancouver Regional Fund program.

E3.4 Sasamat Fire Protection Service – Communication Upgrades

APPROVED

Radio communications are essential infrastructure for the Sasamat Fire Protection Service. The Belcarra Fire Hall requires a new antenna along with a non-penetrating roof mount. In addition, Ladder Truck #7 and Tender #2 require new antennas. Finally, there are ancillary items relating to communications that also require attention. Funds are not set aside in the 2023 budget to address these matters. The SVFD Board of Trustees supports the use of reserve funds up to \$30,000 to facilitate the purchase of the new communications.

The Board approved the release of up to \$30,000 from the Sasamat Fire Protection Service Communications Capital Equipment Reserve Fund to be used for communication upgrades at Belcarra and Anmore fire halls.

E4.1 Water Tech Cluster Initiative Update

RECEIVED

Beginning in early 2022, the Invest Vancouver Water Tech Cluster Initiative was launched to strengthen the water technology sector and innovation ecosystem in the Metro Vancouver region. In partnership with Foresight Canada, this initiative is comprised of three phases: a research phase; targeted support for water technology ventures; and events to enhance the cluster. The initial phase involved conducting research to gain a better understanding of the strengths and gaps in Metro Vancouver's water tech sector. Subsequently, Foresight Canada focused on building the water cluster at the company level through acceleration activities. Lastly, events were organized with stakeholders to focus on the development of the water tech cluster at the regional level. The initiative has successfully enriched the region's understanding of water tech sector and mapped potential pathways to enhance collaboration. Going forward, Invest Vancouver will build upon this by continuing to promote the water tech sector and its ventures, supporting clustering to build a stronger regional ecosystem, and also working to attract increased foreign direct investment with high quality employment opportunities.

The Board received the report for information.

E4.2 Investment Attraction Update – Second Quarter 2023

RECEIVED

The key performance indicators related to the strategic investment function are:

- the value of new investment facilitated and retained in the region (\$ millions)
- number of jobs associated with investment facilitated and/or retained
- the number of leads identified

- percentage of leads identified within Invest Vancouver's seven priority industry clusters

Invest Vancouver has seen significant growth in the number of leads during Q2 2023 with an addition of 54 prospects to the pipeline. This is a 426 per cent increase over Q1. As of June 30, the current pipeline of prospective investors is 75 companies representing 1,693 jobs and \$2.47 billion in investment potential. The Invest Vancouver team started the year with 10 companies with a stated interest in investing in the region. These leads were generated in 2022 and are still active. In Q1 the team added 13 additional interested/prospective companies to bring the Q1 pipeline total to 23 prospects.

Q2 saw momentum with respect to strategic investment activity and results as Invest Vancouver continues to develop its outreach by participating in a variety of events both locally and globally to generate leads. Further, Invest Vancouver is addressing increased interest in the region through a notable uptick in foreign delegations and inbound enquiries since Q1.

The Board received the report for information.

E4.3 Invest Vancouver Communications Update

RECEIVED

Invest Vancouver continues to grow its reach through various communications channels and initiatives. As approved by the Board through the 2023 budget process, one of Invest Vancouver's organizational performance targets for 2023 is 10,000 unique visits to the Invest Vancouver website, and we are currently tracking to meet this goal. Between January 1 and May 31, 2023, 4,200 unique users visited the site a total of 6,700 times (a 13 per cent increase and nine per cent increase compared to the previous period), and Invest Vancouver's posts were viewed over 48,000 times on social media (29 per cent increase).

Initiatives included increased video content, a quarterly newsletter, and work supporting the launch of the April 2023 life sciences report. In 2023, Invest Vancouver is further refining digital content, assets, and overall strategy across platforms, including with a specific focus on growing reach in foreign markets in alignment with the events-based foreign direct investment strategy. This includes creating content and optimizing investvancover.ca and social media posts for both a global and local audience.

The Board received the report for information.

E5.1 Invest Vancouver Overview and Update

RECEIVED

Invest Vancouver, a service of Metro Vancouver, is the region's economic development leadership service. This service continues to promote the advantages and opportunities of the Metro Vancouver region globally to advance strategic investment and economic development. This report provides background information on recent activities and accomplishments, including key performance indicators such as the number of new investments facilitated and retained in the region, as well as the number of leads identified.

Invest Vancouver has seen significant growth in the number of leads during Q2 2023 with an addition of 54 prospects to the pipeline. This is a 426 per cent increase over Q1. As of June 30, the current pipeline of prospective investors is 75 companies representing 1,693 jobs and \$2.47 billion in investment potential. In

compliment to the investment pipeline, global promotion activities have also seen substantial growth, with a social media reach increasing by 29 per cent (48,000 impressions) and website page views increasing by nine per cent (6,700) between January 1 and May 31, 2023 to comparison to the previous period. In addition, Invest Vancouver has completed nine strategic partnerships to date, surpassing the total number of partnerships achieved in 2022.

The Board received the report for information.

E5.2 2022-2026 Board Strategic Plan

APPROVED

The *Board Strategic Plan* is the guiding document for the Metro Vancouver Board of Directors for their four-year mandate. The Board Strategic Planning Session held in March 2023 was an opportunity for the Board to provide guidance on common themes and key drivers to inform the development of the 2022-2026 Board Strategic Plan.

Building from the 2019-2022 plan, and responding to the current regional and global context, the feedback from Board Directors was to develop a strategic plan centred around five key strategic priorities:

- Financial Sustainability and Regional Affordability
- Climate Action
- Resilient Services and Infrastructure
- Reconciliation
- Affordable Housing

The Board approved the 2022-2026 *Board Strategic Plan* as presented.

E5.3 Due Diligence Improvements for Major Projects

RECEIVED

Responding to capacity needs due to population growth and meeting regulatory requirements have led to a dramatic increase in the scope of Metro Vancouver's capital program, and in the scale and complexity of capital projects. In light of these challenges, Metro Vancouver has undertaken extensive continuous improvement measures to enhance the management and delivery of projects, particularly those of the highest value, risk, and consequence.

Significant measures taken since 2020 include the establishment of a Project Delivery Department as a centre of project delivery expertise for the organization, and the development of a restructured Procurement and Real Estate Services Department, as well as implementation of enhanced project management and permitting processes.

The Board received the report for information.

G1.1 MFA Fall 2023 Borrowing for the Village of Anmore – MVRD Security Issuing Bylaw No. 1367, 2023 **APPROVED**

Metro Vancouver serves as a borrowing conduit between member municipalities and the Municipal Finance Authority of British Columbia (MFA). As set out in the *Community Charter*, MVRD must adopt a security issuing bylaw in order for a member municipality to proceed with long-term borrowing from the MFA. The Village of Anmore requested long-term borrowing of \$2,500,000 to finance the construction of the Anmore Community Hub. The Village of Anmore's total estimated annual debt servicing costs for existing and new proposed debt combined is approximately \$165,830 which is roughly 13.8 per cent of their liability servicing limit of \$1,203,442. The Village of Anmore has met the regulatory requirements and has the legislative authority to undertake the planned borrowing.

The Board gave consent to Village of Anmore's request, then gave first, second, and third readings to a security issuing bylaw to authorize the entering into an agreement for financing between the MVRD and MFA, then passed and finally adopted *MVRD District Security Issuing Bylaw No. 1367, 2023* and forwarded it to the Inspector of Municipalities for a Certificate of Approval.

G2.1 Regional Growth Strategy Amendment Bylaw No. 1364 – Gloucester Industrial Park, Township of Langley **APPROVED**

In April 2023, the Board initiated a Type 3 Amendment to *Metro 2050*, the regional growth strategy, and gave first, second, and third readings to a regional growth strategy amendment bylaw to re-designate a site in the Township of Langley from agricultural to industrial and move the Urban Containment Boundary to allow for 14.59 hectares of land, at 26477, 26695, 26601, 26575, 26713 – 56 Avenue; 26500 Block of 56 Avenue; 5670 – 264 Street; and 5625 – 268 Street, to be added to the Gloucester Industrial Park.

As required by the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments and agencies of the proposed amendment. Eight responses were received from affected local governments and agencies, plus responses from q̓w̓a:ńłəñ (Kwantlen First Nation) and the Greater Langley Chamber of Commerce.

The Board received for information the comments from the affected local governments and agencies as presented, adopted *MVRD Regional Growth Strategy Amendment Bylaw No. 1364, 2023*; and accepted the Township of Langley's amended, and corresponding, Regional Context Statement regarding the change in regional land use designation.

G2.2 COVID-19 Vaccination Policy, Governance Group **RESCINDED**

The *COVID-19 Vaccination Policy, Governance Group* was adopted on January 28, requiring all Board and Committee members as well as the CAO to provide proof of vaccination before attending any Metro Vancouver workplace, event, or Board- or committee-related activity.

The Board rescinded the policy.

G2.3 Public Engagement on Development Cost Charges

APPROVED

Per Board policy *GV-018 Public Engagement*, the Board of Directors is responsible for authorizing engagement processes. Proposed changes to GVS&DD, GVWD, and MVRD Development Cost Charges have the potential to impact the public and stakeholders. The input received through this process will inform the budget process in October 2023.

The Board directed staff to consult with member jurisdictions, the Urban Development Institute and other parties on proposed updates to Development Cost Charges as recommended.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees.

Regional Parks Committee – July 5, 2023

Delegations:

3.1 Ellen Hayakawa

Subject: Regional Park at Cape Roger Curtis - Park Planning and Municipal Update

Information Items:

5.5 Draft 2024 – 2028 Regional Parks Capital Plan

The draft *2024 – 2028 Regional Parks Capital Plan* has been prepared following direction received at the April 19, 2023 Metro Vancouver Board Budget Workshop and continues to maintain levels of customer service for people visiting regional parks. As part of Metro Vancouver's focus on enhancing transparency and governance of the capital plan, this report allows for the Regional Parks Committee to provide comments on the draft capital plan, which will then be incorporated into the *Regional Parks Financial Plan* and included in the fall budget presentations to the Regional Parks Committee and MVRD Board. The estimated 2024 capital cash flow is \$32 million with a total estimated spend of \$171.7 million over the five years. Adjustments to the *2024 – 2028 Capital Plan* are due to updated timing of investment on projects to reflect project progress, planning, and permitting requirements, and ongoing advanced design for park initiatives and greenway development.

Climate Action Committee – July 6, 2023

Information Items:

5.4 2023 Update on Water Sustainability Innovation Fund Projects

This report provides an update on 16 projects approved for funding between 2018 and 2022 under the Water Sustainability Innovation Fund. The project topics range from assessing contaminants of emerging concern, microplastics and disinfection byproducts, to water supply monitoring and information

management, grey water reuse, earthquake early warning systems, and digitizing and updating existing hydrological and hydraulic analytical processes.

George Massey Crossing Task Force – July 6, 2023

Information Items:

5.1 Fraser River Tunnel Project Environmental Assessment Process Update

The Fraser River Tunnel Project is proposing to replace the existing George Massey Tunnel on Highway 99 with a new, eight-lane immersed tube tunnel. The project is undergoing an environmental assessment by the BC Environmental Assessment Office and is currently in the readiness decision phase of the review process. Metro Vancouver staff are participating in the environmental assessment review. TI Corp is anticipating that a readiness decision will be reached on the project in summer 2023 and the project may then proceed to the process planning stage. TI Corp is expecting to complete the environmental assessment certificate process before fall 2025.

5.2 Fraser River Tunnel Project Procurement Process Update

The Ministry of Transportation and Infrastructure has issued a request for qualifications for the Fraser River Tunnel Project. The new crossing will be an eight-lane immersed tube tunnel with three general-purpose travel lanes and one dedicated transit lane in each direction. The new tunnel will have bike and pedestrian crossings to support active transportation options in the region. A progressive design build with target price procurement model has been selected for the project. Responses to the request for qualifications are due by September 14, 2023. Following the request for qualifications, the Province will issue a request for proposals for a design-early works agreement from a shortlist of qualified teams to select a single proponent to move forward in the procurement process. The request for proposals for the design-early works agreement is scheduled for award in spring 2024. Award of a separate design-build request for proposals is scheduled for 2025. The estimated cost of the George Massey Crossing immersed tube tunnel is approximately \$4.15 billion and is projected to be completed in 2030.

Finance Committee – July 13, 2023

Information Items:

5.6 Metro Vancouver Quarterly Financial Report – June 30, 2023

The June 30, 2023 quarterly financial report presented in this report is the second quarterly financial report for fiscal 2023. The 2023 second quarter results indicates that the year-to-date operating variance to budget is currently at \$39.3 million. Overall revenues are two per cent higher than budget, whereas expenditures lower than budget, at 92 per cent of the year-to-date budget. Key factors contributing to lower than expected expenditures include staff vacancies, deferred operating projects, and seasonality of expenditures. Capital spending is 41.4 per cent of the prorated budget; however, it is expected that projects in the construction phase will increase in activity throughout the summer and into the remainder of the year. Investment returns are averaging 4.05 per cent. Cash flow projections and accounts receivable collections are on target and remain positive in both the likely and pessimistic scenarios.

Invest Vancouver Management Board – July 14, 2023

Information Items:

5.1 Economic Reconciliation Update

Invest Vancouver continues to pursue economic reconciliation efforts as one of its priorities outlined in the Invest Vancouver 2023 Annual Plan. The proposed approach to economic reconciliation reflects a long-term commitment to a shared journey of learning and relationship-building.

Proposed actions include acknowledging past and present injustices that impact community well-being and economic outcomes, engaging in dialogue to develop shared visions and values, and identifying opportunities for collaboration and partnership. Invest Vancouver, as part of Metro Vancouver, seeks to collaborate with Indigenous Peoples in the region to identify and advance economic development opportunities in alignment with shared vision and values, ultimately supporting actualization of Indigenous prosperity. This report was deferred at the April 21, 2023 Invest Vancouver Management Board meeting due to lack of time to thoroughly engage with the content. Since then this report has been updated to include reference to the United Nations Declaration on the Rights of Indigenous Peoples and supporting federal and provincial frameworks for reconciliation.

Greater Vancouver Water District

E1.1 Award of Phase B Detailed Design Consulting Engineering Services from Request for Proposal No. 20-287 Coquitlam Main No. 4 Tunnel – Preliminary Design, Detailed Design and Construction Consulting Engineering Services **APPROVED**

Coquitlam Main No. 4 Tunnel Section is a key component of the Coquitlam Water Supply Projects to expand the Coquitlam supply system, which will both address a current shortfall in transmission capacity and meet the growing demand for drinking water in the region. The Board awarded Phase A Preliminary Design Consulting Engineering Services for the Coquitlam Main No. 4 Tunnel Section to Hatch Limited in 2021. Preliminary design is anticipated to be complete in summer 2023. As stipulated in Request for Proposal No. 20-287, award of Phase B Detailed Design Consulting Engineering Services was to be negotiated upon successful completion of Phase A services.

The Board approved the award of Phase B, Detailed Design Consulting Engineering Services, for an amount up to \$13,671,153 (exclusive of taxes) to the Phase A consultant, Hatch Limited, for Request for Proposal No. 20-287 Coquitlam Main No. 4 Tunnel – Preliminary Design, Detailed Design and Construction Consulting Engineering Services, subject to final review by the Commissioner.

E1.2 Award of Tender No. 22-178 – Construction Services for Douglas Road Main No. 2 (South Open Cut Section) **APPROVED**

The Douglas Road Main No. 2 South Open Cut Section project consists of approximately 1,100 metres of 1,500-millimetre-diameter welded steel water main and a large underground valve chamber located in Burnaby. The new main is the last section that is required to replace the existing Douglas Road Main No. 1 between North Burnaby and New Westminster that was built in the 1940s.

The Board approved the award of Tender No. 22-178 for Construction Services for Douglas Road Main No. 2 – South Open Cut Section; in the amount of up to \$20,626,875 (exclusive of taxes) to Sandpiper Contracting LLP, subject to final review by the Commissioner.

E1.3 Guide to Metro Vancouver Utility Capital Projects for Member Jurisdictions and Impact Mitigation Framework

RECEIVED

Metro Vancouver currently mitigates and compensates member jurisdictions for the impact of projects taking place within their jurisdiction through various means, which are generally negotiated on a case-by-case basis. Mitigation and compensation for member jurisdictions may take the form of changes to a design resulting in higher project costs, addition of community amenities, upgrades to member’s infrastructure, provision of resources to our members to handle increased workload resulting from our projects, as well as payment of fees for various permits, lost revenue, letters of credit, and other charges.

Metro Vancouver staff continue to work with member jurisdictions to review practices with a goal to create a predictable, consistent, and equitable approach to mitigating and compensating member jurisdictions for the impacts to their community during construction of region-serving infrastructure. This report provided an update on this work, including publishing the Guide to Metro Vancouver Utility Capital Projects for Member Jurisdictions.

The Board received the report for information.

G1.1 Water Conservation Update

RECEIVED

The Commissioner provided a verbal update regarding water conservation.

G1.2 Public Engagement on Development Cost Charges

APPROVED

Per Board policy *GV-018 Public Engagement*, the Board of Directors is responsible for authorizing engagement processes. Proposed changes to GVS&DD, GVWD and MVRD Development Cost Charges have the potential to impact the public and stakeholders. The input received through this process will inform the budget process in October 2023.

The Board directed staff to consult with member jurisdictions, the Urban Development Institute and other parties on proposed updates to Development Cost Charges as recommended.

I 1 Committee Information Items and Delegation Summaries

The Board received an information item from a standing committee.

Water Committee – July 12, 2023

Information Items:

5.1 Draft Water 2024 – 2028 Capital Plan

The draft *2024 – 2028 Water Capital Plan* has been prepared based on direction received at the April 19, 2023 Metro Vancouver Board Budget Workshop and continues to maintain the customer service levels for water customers. As part of Metro Vancouver’s focus on enhancing transparency and governance of the capital plan, this report allows the Water Committee to provide comments on the draft *2024 – 2028 Water Capital Plan*, which will then be incorporated into the Water Capital Plan and included in the fall budget presentations to the Water Committee and GVWD Board.

The estimated 2024 Capital Cash Flow is \$432.9 million with a total estimated spend of \$3 billion over the five years (2024 – 2028). With respect to the common four years compared to the prior cycle’s capital plan, the estimated spend has decreased by \$198.8 million, or 8.7 per cent, primarily due to project deferrals to ensure projects are deliverable within internal and market capacity. Project deferral savings are offset by cost escalations.

5.5 GVWD Capital Program Expenditure Update to April 30, 2023

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures three times per year. This report includes both the overall capital program for the water utility with a multi-year view of capital projects, and the actual capital spending for the fiscal year to April 30, 2023 in comparison to the prorated annual capital cash flow. In 2023, the annual capital expenditures for GVWD are \$58.2 million to date compared to a prorated annual capital cash flow of \$133.3 million. Forecasted expenditures for the current water utility capital program remain within the approved budgets through to completion.

Greater Vancouver Sewage and Drainage District

E1.1 Guide to Metro Vancouver Utility Capital Projects for Member Jurisdictions and Impact Mitigation Framework

RECEIVED

Metro Vancouver currently mitigates and compensates member jurisdictions for the impact of projects taking place within their jurisdiction through various means, which are generally negotiated on a case-by-case basis. Mitigation and compensation for member jurisdictions may take the form of changes to a design resulting in higher project costs, addition of community amenities, upgrades to member’s infrastructure, provision of resources to our members to handle increased workload resulting from our projects, as well as payment of fees for various permits, lost revenue, letters of credit, and other charges.

Metro Vancouver staff continue to work with member jurisdictions to review practices with a goal to create a predictable, consistent, and equitable approach to mitigating and compensating member jurisdictions for the impacts to their community during construction of region-serving infrastructure. This report provides an update on this work, including publishing the Guide to Metro Vancouver Utility Capital Projects for Member Jurisdictions.

The Board received the report for information.

E1.1 Phase 2 Design Build Consulting Services for the Lions Gate Secondary Wastewater Treatment Plant - Change Order to AECOM Contract PC14-0408 **APPROVED**

As a result of extensive deficiencies in the prior contractor's design and construction works, Phase 2 of the North Shore Wastewater Treatment Plant will require extensive effort for AECOM, the new contractor.

Phase 2 activities include completion of the detailed design, provision of support for the procurement of owner-supplied equipment, providing design and comprehensive construction support over an extended construction duration, leading the wastewater commissioning process, condensing the design duration and implementing design optimization opportunities for the project.

The Board approved Phase 2 Design Consulting Services for the Lions Gate Secondary Wastewater Treatment Plant of AECOM Contract PC-0408 through a change order in the amount of \$113,000,000, for a total contract value of \$153,000,000 (exclusive of taxes), subject to final review by the Commissioner.

E1.3 Award of RFP No. 23-121 Technical Services for the North Shore Wastewater Treatment Plant Project **APPROVED**

To support Metro Vancouver's due diligence and oversight of the work to complete the North Shore Wastewater Treatment Plant Project, the Board issued *RFP No. 23-121* on April 14, 2023 to secure an Owner's Engineer.

The Board approved award a contract for the North Shore Wastewater Treatment Plant Project, in the amount of \$25,000,000 (exclusive of taxes) to Stantec Consulting Ltd., subject to final review by the Commissioner.

G1.1 Greater Vancouver Sewerage and Drainage District Sewer Use Amendment Bylaw No. 366, 2023 **APPROVED**

Metro Vancouver routinely reviews and updates bylaws to ensure accuracy, clarity, and enforceability.

Revisions to the sewer use bylaw include changes to definitions, wording, and terminology improvements to existing clauses and new provisions that improve interpretation, enforceability, and administration of the bylaw. The scope of the revisions does not constitute policy or material changes and thus do not require engagement with stakeholders.

The Board gave first, second, and third readings to *GVS&DD Sewer Use Amendment Bylaw No. 366, 2023*; then passed and finally adopted said bylaw.

G1.2 Greater Vancouver Sewerage and Drainage District Hospital Pollution Prevention Amendment Bylaw No. 367, 2023 **APPROVED**

This bylaw amendment includes terminology and consistency improvements to address operational and enforceability issues, and to improve accuracy and clarity. No policy or material revisions were made, and thus no engagement with stakeholders is required.

The Board gave first, second, and third reading to *GVS&DD Hospital Pollution Prevention Amendment Bylaw No. 367, 2023* then passed and finally adopted said bylaw.

G1.2 Public Engagement on Development Cost Charges

APPROVED

Per Board policy *GV-018 Public Engagement*, the Board of Directors is responsible for authorizing engagement processes. Proposed changes to GVS&DD, GVWD and MVRD Development Cost Charges have the potential to impact the public and stakeholders. The input received through this process will inform the budget process in October 2023.

The Board directed staff to consult with member jurisdictions, the Urban Development Institute and other parties on proposed updates to Development Cost Charges as recommended.

I 1 Committee Information Items and Delegation Summaries

The Board received information items from standing committees.

Zero Waste Committee – July 13, 2023

Delegations:

3.1 Lori Bryant, Waste Management Association of BC (WMABC)

Subject: Smart Waste Program

Information Items:

5.1 Draft Solid Waste Services 2024 – 2028 Capital Plan

The draft *2024 – 2028 Solid Waste Services Capital Plan* has been prepared following direction received at the April 19, 2023 Metro Vancouver Board Budget Workshop and continues to maintain the Solid Waste customer level of service objectives. As part of Metro Vancouver's focus on enhancing transparency and governance of the capital plan, this report allows the Zero Waste Committee to provide comments on the draft capital plan, which will then be incorporated into the *Solid Waste Services Capital Plan* and included in the fall budget presentations to the Zero Waste Committee and the Board. Capital program expenditures are funded through debt charges in the annual operating budget. Solid Waste Services closely monitors waste flows as tipping fees are the primary revenue source for the solid waste system.

The estimated 2024 capital cash flow is \$44.1 million with a total estimated spend of \$314.7 million over the five years. With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has increased by \$36.6 million. This is offset by 2023 projects re-budgeted in later years, so the overall 2023 – 2027 plan is increasing by \$15.5 million. Increases in recycling and waste centre and waste-to-energy facility costs are offset by projects moved out of the capital plan window. The first year of costs for Phase 2 of the district energy system, connecting to Burnaby's district energy utility, is included in 2028 of the capital plan. Increases in the expected scale of the district energy project will result in an increased GHG reduction, from an estimated 45,000 tonnes CO_{2e} to 70,000 tonnes CO_{2e} annually, equivalent to removing 15,000 vehicles from the road in perpetuity.

5.2 Solid Waste Services Capital Program Expenditure Update as of April 30, 2023

The capital expenditure reporting process, as approved by the Board, provides for status reports on capital expenditures three times per year. This is the first report for 2023, which includes both the overall capital program for the solid waste utility with a multi-year view of capital projects and the actual capital spending for the fiscal year to April 30, 2023, in comparison to the annual capital cash flow. As of April 30, 2023, the capital expenditures for Solid Waste Services are \$1.3 million compared to a prorated annual Capital Cash Flow of \$14.3 million. The underspend is primarily due to the timing of the pre-construction phases of Waste-to-Energy Facility and recycling and waste centre projects. Projects underway are expected to be completed within approved budgets.

5.3 Solid Waste Management Plan: Vision and Guiding Principles Engagement Initial Feedback

In spring 2023, Metro Vancouver launched engagement on the vision and guiding principles for an updated solid waste management plan. Metro Vancouver has reached out to First Nations, member jurisdictions, adjacent regional districts, and advisory committees. A range of feedback has been received on values, interests, and priorities to be considered. Themes heard so far include accountability, climate resilience, convenience, environmental stewardship, and promoting a circular economy through increased reuse and repair. Feedback received will contribute to the development of the vision and guiding principles for the updated solid waste management plan. Following a public engagement period later this year, staff will report back with a full engagement summary report, a draft vision statement, and guiding principles for consideration.

5.4 Draft Tipping Fee Bylaw Updates

Metro Vancouver has a North America-leading recycling rate and continues to strive towards zero waste, greenhouse gas emission reduction, and a circular economy. This success is in large part due to a robust solid waste policy and regulatory framework that encourages waste reduction and recycling, guided by the solid waste management plan. Key components of that framework include the generator levy and disposal bans on recyclable materials, which are implemented through the *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 306, 2017*, as amended (*Tipping Fee Bylaw*). The generator levy encourages the use of Metro Vancouver and City of Vancouver solid waste facilities (regional solid waste facilities) where recyclable materials are banned from disposal, and ensures all garbage generators contribute to funding the cost of the regional solid waste system. The generator levy is included in the garbage tipping fee charged at regional solid waste facilities; however, if garbage is delivered to other facilities, haulers must pay the per-tonne generator levy directly to Metro Vancouver. Draft updates to the *Tipping Fee Bylaw* streamline definitions, strengthen records management requirements, and promote generator levy compliance. Metro Vancouver will engage with the solid waste and recycling industry and others on the draft updates, and engagement feedback will be communicated to the Zero Waste Committee and Board along with any proposed updates to the *Tipping Fee Bylaw*.

5.5 Smart Waste Program

Metro Vancouver is initiating a smart waste program that involves the use of location-based electronic devices to observe the movement of garbage around the region. Gathering and analyzing data on the movement of garbage helps inform waste management trends and assists in solid waste system planning. The information will also help confirm compliance with the generator levy provisions of the *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 306, 2017*, as amended. Similar programs have been implemented by other organizations to understand the

movement of waste both within Canada and internationally. Environmental, health and safety, and privacy impact assessments were conducted as part of planning for implementation of the smart waste program. Those analyses confirmed the use of the devices has the lowest environmental impact of observation methodologies reviewed, creates negligible health and safety risks, and does not involve collection of any personal information.

5.6 2022 Disposal Ban Program Update

The disposal ban program is a key tool for Metro Vancouver to encourage waste reduction and recycling. Under the program, garbage loads are visually inspected for banned materials and surcharges are applied if banned materials are present. Approximately 24 per cent of the garbage loads received at Metro Vancouver and City of Vancouver solid waste facilities were inspected in 2022, and of those loads approximately 12 per cent contained banned materials and 1.8 per cent received surcharge notices. Inspectors were able to work with customers and provide alternative recycling options to prevent more than 20,000 loads containing banned materials from being disposed as garbage. Electronic waste, corrugated cardboard, and food waste were the top three banned materials identified.

Metro Vancouver has contracted with a consultant to review the disposal ban program with the goal of identifying any opportunities for improvement. Results of the review and subsequent engagement feedback on any improvement opportunities will be brought back to the Zero Waste Committee.

Liquid Waste Committee – July 19, 2023

Information Items:

5.1 Draft Liquid Waste 2024 – 2028 Capital Plan

The draft *2024 – 2028 Liquid Waste Capital Plan* has been prepared based on direction received at the April 19, 2023 Metro Vancouver Board Budget Workshop and continues to meet the goals of the Liquid Waste Customer Level of Service Objectives. As part of Metro Vancouver's focus on enhancing transparency and governance of the capital plan, this report allows the Liquid Waste Committee to provide comment on the draft capital plan, which will then be incorporated into the *Liquid Waste Financial Plan* and included in the fall budget presentations to the committees and the Boards.

The estimated 2024 Capital Cash Flow is \$736.6 million with a total estimated spend of \$5.4 billion over the five years (2024 – 2028). With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has decreased by \$486.1 million, or 12 per cent primarily due to project schedule changes.

5.2 Liquid Waste Services Capital Program Expenditure Update as at April 30, 2023

The capital expenditure reporting process as approved by the GVS&DD Board provides for status reports on capital expenditures three times per year. This is the first report for 2023 which includes the overall capital program for Liquid Waste Services with a multi-year view of capital projects, and the actual capital spending for the fiscal year to April 30, 2023 in comparison to the annual capital cash flow. As of April 30, 2023, the capital expenditures for Liquid Waste Services are \$69.1 million, compared to a prorated annual capital cash flow of \$227.3 million. This shortfall is primarily due to invoicing and project delays and the timing of some construction work for the latter portions of the year. Forecasted expenditures for the

current Liquid Waste Services capital program generally remain within the annual capital cash flow planned for 2023.

Metro Vancouver Housing Corporation

E1.1 BC Rental Protection Fund – Metro Vancouver Housing Pre-Qualification

APPROVED

In January 2023, the Government of British Columbia announced the Rental Protection Fund, a \$500 million program to assist non-profit organizations with acquiring purpose-built rental buildings to preserve existing affordable rental housing, and protect tenants by preventing rental unit loss as a result of speculation. Metro Vancouver Housing may be able to leverage this fund to acquire rental buildings to add to its portfolio, in particular by exploring the acquisition of buildings adjacent to existing Metro Vancouver Housing sites, which could open up opportunities for future expansion. The fund may also provide a means of advancing Metro Vancouver Housing's regional equity objectives by enabling the acquisition of buildings in municipalities that are currently underserved by Metro Vancouver Housing. While details about the program are still limited, staff anticipate that pre-qualification for the Rental Protection Fund will open in summer 2023.

The Board directed staff to submit an application for pre-qualification to the BC Rental Protection Fund program, and support exploration of potential options for future consideration under the program.

E1.2 Decarbonization Plan – Meeting Metro Vancouver Housing's 10-Year Plan Targets

RECEIVED

The *Metro Vancouver Housing 10-Year Plan* includes a GHG emissions reduction target of 45 per cent by 2030 (against 2010 levels). Since 2010, energy and GHG emission reduction projects implemented have resulted in a 12 per cent absolute reduction up to 2022. Through the integration of the Asset Management Program, Energy Management Program, and Capital Investment Methodology, a Decarbonization Plan has been developed to ensure Metro Vancouver Housing continues to reduce GHG emissions and remain on track to meeting the 10-Year Plan targets as well as Metro Vancouver's regional climate targets in *Climate 2050*.

MVH's Decarbonization Plan currently shows a 42 per cent reduction in GHGs; however, Metro Vancouver Housing expects to exceed the 45 per cent reduction target in the *10-Year Plan* with additional funding and grants.

The Board received the report for information.

I 1 Committee Information Items and Delegation Summaries

The Board received information items from standing committees.

Housing Committee – July 7, 2023

Information Items:



Finance Committee

Date: Tuesday, September 5, 2023

Place: Council Chambers
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:09 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Finance Committee held on June 5, 2023, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **ACTIVE CAPITAL PROJECTS FINANCIAL UPDATE - 2ND QUARTER JUNE 30, 2023**
(File Ref. No. 03-0975-01) (REDMS No. 7295455)

A brief discussion ensued with a respect to fire equipment replacement and it was requested that a follow-up memo with respect to the anticipated new fire vehicle be provided by staff.

Finance Committee
Tuesday, September 5, 2023

It was moved and seconded

That the staff report titled, "Active Capital Projects Financial Update – 2nd Quarter June 30, 2023", dated August 10, 2023 from the Director, Finance, be received for information.

CARRIED

2. FINANCIAL INFORMATION – 2ND QUARTER JUNE 30, 2023

(File Ref. No. 03-0905-01) (REDMS No. 7294888)

Discussion ensued with respect to the 2023 distribution of gaming revenue allocation and as a result, staff were directed to provide a memorandum on the budget allocation rationale of the four RCMP officers.

Further discussion ensued with respect to vacant positions noted and it was requested that staff provide a memorandum to clarify vacancies and opportunities to fulfill, including fire and police services.

A brief discussion ensued regarding the volatility of building statistics, housing starts and the vacancy rate of office space in Richmond. With respect to office space, staff noted that areas outside the Vancouver downtown core, outside areas cater to specific industries, attracting the right industry for the right space.

It was moved and seconded

That the staff report titled, "Financial Information – 2nd Quarter June 30, 2023", dated August 4, 2023 from the Director, Finance, be received for information.

CARRIED

LULU ISLAND ENERGY COMPANY

3. 2023 Q2 FINANCIAL INFORMATION FOR THE LULU ISLAND ENERGY COMPANY

(File Ref. No. 03-1200-08) (REDMS No. 7282752)

It was moved and seconded

That the Lulu Island Energy Company report titled "Lulu Island Energy Company – 2023 2nd Quarter Financial Information", dated July 24, 2023, from the Chief Executive Officer and Chief Financial Officer, be received for information.

CARRIED

Finance Committee
Tuesday, September 5, 2023

RICHMOND OLYMPIC OVAL CORPORATION

4. **RICHMOND OLYMPIC OVAL CORPORATION - 2ND QUARTER 2023 FINANCIAL INFORMATION**
(File Ref. No. 03-1200-09/) (REDMS No. 7334032)

It was moved and seconded

That the Richmond Olympic Oval Corporation - 2nd Quarter 2023 Financial Information report from the Director, Finance, Innovation & Technology, Richmond Olympic Oval Corporation be received for information.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:23 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Tuesday, September 5, 2023.

Mayor Malcolm D. Brodie
Chair

Lorraine Anderson
Legislative Services Associate



General Purposes Committee

Date: Tuesday, September 5, 2023

Place: Council Chambers
Richmond City Hall

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

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

MINUTES

It was moved and seconded

That:

the minutes of the meeting of the Special General Purposes Committee held on June 7, 2023; and

the minutes of the meeting of the General Purposes Committee held on July 17, 2023,

be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. AWARD OF CONTRACT 8228 NOITC – ORACLE ENTERPRISE PERFORMANCE MANAGEMENT (EPM) SUBSCRIPTION CONTRACT

(File Ref. No. 04-1300-01) (REDMS No. 7315591)

It was moved and seconded

- (1) That Contract 8228 NOITC – Oracle Enterprise Performance Management (EPM) Subscription Contract be awarded to Oracle Canada Inc. for an aggregate contract value of \$993,031 excluding taxes, for a contract term of five years from August 31, 2023 to August 30, 2028 as described in the report titled “Award of Contract 8228 NOITC – Oracle Enterprise Performance Management (EPM) Subscription Contract”, dated July 25, 2023 from the Director, Information Technology; and*
- (2) That the Chief Administrative Officer and General Manager, Finance and Corporate Services be authorized to execute the contract with Oracle Canada Inc.*

CARRIED

COMMUNITY SAFETY DIVISION

2. UBCM COMMUNITY RESILIENCY INVESTMENT - GRANT APPLICATION

(File Ref. No.) (REDMS No. 7323590)

It was moved and seconded

- (1) That staff be authorized to submit an application to the Union of British Columbia Municipalities Community Resiliency Investment (CRI) Fund for up to \$100,000 in grant funding as described in the report titled “UBCM Community Resiliency Investment –Grant Application” dated August 9, 2023 from the Fire Chief;*
- (2) That should the funding application be successful, the Chief Administrative Officer and the General Manager, Community Safety be authorized to execute the agreements on behalf of the City of Richmond with the UBCM; and*
- (3) That Should the funding application be successful, that the Consolidated Five Year Financial Plan (2023-2027) be amended accordingly.*

2.

General Purposes Committee
Tuesday, September 5, 2023

Before the question was called a brief discussion ensued with a respect to grant values. The question on the motion was then called and it was **CARRIED**.

3. **APPLICATION TO AMEND FOOD PRIMARY LIQUOR LICENCE # 311069 AND ADD PATRON PARTICIPATION ENTERTAINMENT ENDORSEMENT- MARINA ONE SEAFOOD RESTAURANT LTD., DBA: MARINA ONE SEAFOOD RESTAURANT AT 170 – 3631 NO. 3 ROAD**

(File Ref. No. 12-8275-30-001-Vol 01) (REDMS No. 7263719)

It was moved and seconded

- (1) *That the application from Marina One Seafood Restaurant Ltd., doing business as Marina One Seafood Restaurant, for an amendment to Food Primary Licence #311069, requesting:*
- (a) *An increase to hours of liquor service currently set at Sunday to Saturday, 9:00 AM to Midnight, be supported for a change to Sunday to Saturday, 9:00 AM to 2:00 AM; and*
 - (b) *Total person capacity currently set at 194 occupants will not change; and*
 - (c) *To add Patron Participation Entertainment Endorsement which will end at Midnight; and*
- (2) *That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information attached as Appendix A (Attachment 1), advising that Council recommends the approval of the licence amendment for the reasons that these amendments have been determined, following public consultation, to be acceptable to the neighbouring community.*

CARRIED

COMMUNITY SERVICES DIVISION

4. **RICHMOND CULTURAL CENTRE ANNEX PUBLIC ART MURAL PROJECT PROPOSAL**

(File Ref. No. 11-7000-09-20-346) (REDMS No. 7295050)

It was moved and seconded

That the artist project proposal for “Seasons of Colour” by Laura Kwok as detailed in the staff report titled, “Richmond Cultural Centre Annex Public Art Mural Project Proposal” dated August 2, 2023, from the Director, Arts, Culture and Heritage Services, be endorsed.

3.

General Purposes Committee

Tuesday, September 5, 2023

Before the question was called a brief discussion ensued with a respect to the approval process for the finalized artwork.

In response to queries from the Committee, staff advised (i) Council is approving the artist as well as the design process, with the design to be informed through community engagement, as per the Terms of Reference, (ii) the budget for the artwork was considered through best practices, ensuring there is sufficient funding included with respect to the artist's requirement for WCB and general liability insurance coverage, and (iii) in the absence of a further report to Council, staff will provide a memo to Council of the final artwork selection following the consultation process.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:08 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 Tuesday, September 5, 2023.

Mayor Malcolm D. Brodie
Chair

Lorraine Anderson
Legislative Services Associate



Planning Committee

Date: Wednesday, September 6, 2023

Place: Council Chambers
Richmond City Hall

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

Also Present: 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 Planning Committee held on July 18, 2023, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

September 13, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY AVTAR BHULLAR FOR REZONING AT 10111 & 10113 NO. 5 ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “ARTERIAL ROAD COMPACT TWO-UNIT DWELLINGS (RCD)” ZONE

(File Ref. No. RZ 22-019002) (REDMS No. 7255616)

Staff reviewed the application and highlighted that (i) the proposed rezoning facilitates the subdivision of one single detached RS1/E lot to 3 arterial road compact two-unit dwelling RCD lots with vehicle access from the rear lane, (ii) there is an existing non-conforming two-unit dwelling with unauthorized secondary suites in each unit, (iii) the applicant is proposing one duplex on each of the three lots with front-to-back configuration for a total of six dwelling units, (iv) a Servicing Agreement is required for frontage improvements such as a new sidewalk and landscape boulevard, and (v) one tree in poor condition is proposed to be removed and two replacement trees will be provided as well as an additional eight trees across the three lots.

In reply to queries from Committee, staff noted that these would be strata titled duplexes, and parking is all on the lot.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10475, for the rezoning of 10111 & 10113 No 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone, be introduced and given first reading.

CARRIED

2. RESPONSE TO METRO VANCOUVER’S REFERRAL: LAND USE DESIGNATION AMENDMENT TO THE METRO 2050 REGIONAL GROWTH STRATEGY PROPOSED BY THE CITY OF SURREY FOR THE PROPERTY LOCATED AT 11420 – 157A STREET (FRASER HEIGHTS)

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7323157)

It was moved and seconded

That comments from the City of Richmond be provided to the Metro Vancouver Regional District Board as outlined in the staff report titled “Response to Metro Vancouver’s Referral: Land Use Designation Amendment to the Metro 2050 Regional Growth Strategy Proposed by the City of Surrey for the Property Located at 11420 – 157A Street (Fraser Heights)”, dated August 8, 2023, from the Director, Policy Planning.

CARRIED

Planning Committee
Wednesday, September 6, 2023

3. **SPIRES ROAD RENTAL TENURE POLICY – ONE-YEAR REVIEW**
(File Ref. No. 08-4045-00) (REDMS No. 7292959)

Committee requested that staff address the issues and provide a memo with responses to concerns addressed by residents of Spires Road.

In response to queries from Committee, staff advised that (i) the pilot project so far has been a success, (ii) there have been many inquiries regarding the Policy as well as one application in process with 90 proposed rental units including 21 Low End Market Rental units, (iii) there is a good level of interest in developing in this area, and (iv) Federal and Provincial governments are looking at innovation in Richmond to encourage similar development elsewhere.

Discussion took place on needing additional time for more evidence of success and as a result the following **referral motion** was introduced:

It was moved and seconded

That staff report back in six months on the progress on the Spires Road Rental Tenure Policy.

CARRIED

It was moved and seconded

That the staff report titled “Spires Road Rental Tenure Policy – One-Year Review” dated August 8, 2023, from the Director, Policy Planning be received for information.

CARRIED

4. **MANAGER’S REPORT**

(i) Housing Accelerator Fund

Staff highlighted that (i) an application was made in June to the Canada Mortgage and Housing Corporation (CMHC) for funding up to \$34M to help accelerate housing supply, (ii) Richmond applied early with 30 other municipalities across the country who are considered growth leaders, (iii) a meeting with CMHC is taking place in the next couple of weeks, and (iv) it is anticipated there will be a funding announcement later this month.

(ii) Staff Announcement

Staff introduced Russell Nelson as the new Program Manager for Policy Planning. It was highlighted that he will be working with Policy Planning, Community Social Development and Development Applications with their affordable housing portfolios.

Planning Committee
Wednesday, September 6, 2023

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:21 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 Wednesday, September
6, 2023.

Councillor Bill McNulty
Chair

Sarah Goddard
Legislative Services Associate



City of Richmond

Report to Committee

To: General Purposes Committee
From: Grant Fengstad
Director, Information Technology
Date: July 25, 2023
File: 04-1300-01/2023-Vol
01
Re: Award of Contract 8228 NOITC – Oracle Enterprise Performance Management (EPM) Subscription Contract

Staff Recommendation

1. That Contract 8228 NOITC – Oracle Enterprise Performance Management (EPM) Subscription Contract be awarded to Oracle Canada Inc. for an aggregate contract value of \$993,031 excluding taxes, for a contract term of five years from August 31, 2023 to August 30, 2028 as described in the report titled “Award of Contract 8228 NOITC – Oracle Enterprise Performance Management (EPM) Subscription Contract”, dated July 25, 2023 from the Director, Information Technology; and
2. That the Chief Administrative Officer and General Manager, Finance and Corporate Services be authorized to execute the contract with Oracle Canada Inc.

Grant Fengstad
Director, Information Technology
(604-276-4096)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Purchasing Finance Department	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The Budget Planning and Monitoring Solution project was previously approved by Council in 2019 to replace the outdated Budget and Capital Model that has been in place numerous years.

A new software platform is needed to incorporate;

- (a) Operating and Utility Budgets,
- (b) Capital budget,
- (c) 5 Year Financial Plan and
- (d) 5 Year Financial Plan Amendment

The new platform will create efficiencies to facilitate the preparation of Reports to Committee, which includes the City's 5 Year Financial Plan. The City can leverage the integration functionalities to connect Oracle EPM with PeopleSoft Finance & Supply Chain Management System (FSCM) and PeopleSoft Human Capital Management System (HCM) for salary budgeting.

The purpose of this report is to present the results of the Proof of Concept study of the Oracle EPM platform, and provide a recommendation for the award of a contract to Oracle Canada Inc. as the City's standard software platform for the Budget Planning & Monitoring Solution project.

This report supports Council's Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

4.1 Ensure effective financial planning to support a sustainable future for the City.

4.2 Seek improvements and efficiencies in all aspects of City business.

4.3 Foster community trust through open, transparent and accountable budgeting practices and processes.

Analysis

The City has deployed multiple products by Oracle Canada Inc. within the last decade, such as PeopleSoft Human Capital Management (HCM), PeopleSoft Financial and Supply Chain Management (FSCM), Oracle Taleo Acquisition and Customer Relationship Management (CRM). This brings consistency to users across applications and ensures that data between different applications can be integrated for reporting and analysis. Choosing the recommended EPM Oracle platform will benefit the City with preferential pricing through the existing service

negotiated by City staff. For these reasons, Oracle EPM was selected for a Proof of Concept (POC) study.

Proof of Concept Study

A Proof of Concept study was carried out from Sep 27, 2021 to April 29, 2022 using the Oracle EPM Cloud platform. The purpose of the POC was to verify the platform's functional and technical compatibilities, and ensure compliance with the City's requirements and standards.

During the POC, the EPM Cloud application was setup based on the user requirements and the project team reviewed the solution with use cases for Salary Budget, Budget Reporting, Budget Related Reporting and Projection, Capital Budget, 5 Year Financial Plan and User Budget Submission Package. The project team also contacted current users of the platform, Simon Fraser University and City of Maple Ridge to verify their experience of implementing and using the EPM solution.

POC Findings

The POC identified that the Oracle EPM Cloud platform:

- is capable of integrating with the City's ERP so transaction data can be used for budgeting purposes
- has robust and flexible security capabilities to restrict data access
- has sophisticated formulas and calculations to facilitate the budgeting process
- enhances budget forecast capability and reliability with what-if scenarios
- allows electronic approval workflow
- combines operating budget and capital budget for reporting

In conclusion, the EPM Cloud platform reduces manual calculations and provides automation functionality for budget report generation. It reduces time required to prepare budget analysis and reports, incorporates budget forecast into the same system and eliminates time lag between when plans are updated and reports are refreshed. It is compatible with the City's technical infrastructure as it relates to Single Sign On, integration and application security.

Therefore, staff recommends Oracle EPM Cloud platform as the City's Budget Planning and Monitoring Solution.

Notice of Intent to Contract

A Notice of Intent to Contract (NOITC) was posted to BC Bid, from June 29, 2023 to July 10, 2023, informing the public that the City is intending to purchase a subscription license with Oracle Canada Inc. for the EPM platform. No challenges were received during the posting period.

Financial Impact

A five-year contract leverages the City's existing Oracle Cloud Services Agreement signed on July 25, 2019. The estimated total cost of the proposed contract over 5 years is \$993,031 starting August 31, 2023. The table below shows the distribution of the cost over the 5-year term.

Table 1 – Estimated Total Cost over Five-Year Subscription Contract Term

Description	Costs
Software Subscription Cost – Year 1 (10 licenses)	\$49,143
Software Subscription Cost – Year 2 (200 licenses)	\$235,887
Software Subscription Cost – Year 3 (200 licenses)	\$235,887
Software Subscription Cost – Year 4 (200 licenses)	\$235,887
Software Subscription Cost – Year 5 (200 licenses)	\$236,227
Total Contract Value	\$993,031

The funding for this contract has been previously approved by Council within the operating budget.

Conclusion

Oracle Canada Inc. is the proprietary owner of the Oracle EPM product, and is the only supplier delivering the services and maintaining the platform for which no other substitute exists. Staff recommend awarding the subscription contract to Oracle Canada Inc. for \$993,031.00, exclusive of taxes, for the five-year contract term.



Kathy Hui
Business Analyst, Information Technology
(604-276-4059)



City of Richmond

Report to Committee

To: General Purposes Committee

Date: August 9, 2023

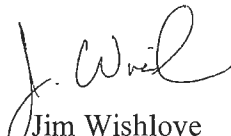
From: Jim Wishlove,
Fire Chief




File: 99-Fire Rescue/2023-
Vol 01

Re: UBCM Community Resiliency Investment - Grant Application

Staff Recommendations:

1. That staff be authorized to submit an application to the Union of British Columbia Municipalities Community Resiliency Investment (CRI) Fund for up to \$100,000 in grant funding as described in the report titled "UBCM Community Resiliency Investment –Grant Application" dated August 9, 2023 from the Fire Chief;
2. That should the funding application be successful, the Chief Administrative Officer and the General Manager, Community Safety be authorized to execute the agreements on behalf of the City of Richmond with the UBCM; and
3. That Should the funding application be successful, that the Consolidated Five Year Financial Plan (2023-2027) be amended accordingly.


Jim Wishlove
Fire Chief
(604-303-2715)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Intergovernmental Relations & Protocol Unit	<input checked="" type="checkbox"/>	
Finance Department	<input checked="" type="checkbox"/>	
Risk Management	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

Staff are seeking Council endorsement for an application to the Community Resiliency Investment (CRI) grant program from the Union of BC Municipalities (UBCM) focussed on public education and mitigation activities related to wildfire risk-management within the City of Richmond. In accordance with the UBCM Grant Application Guidelines, a Council resolution indicating support for the application and willingness to provide overall grant management are required to be submitted with the application. The current 2023 application deadline is September 2023.

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.

3.3 Ensure the community is collectively prepared for emergencies and potential disasters.

This report supports Council's Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

4.1 Ensure effective financial planning to support a sustainable future for the City.

4.4 Work with all levels of governments for grant and funding opportunities.

Analysis

The Community Resiliency Investment (CRI) program provides funding to local governments in BC to increase community wildfire resiliency by undertaking community based FireSmart education, planning and mitigation activities that reduce the community's risk from wildfire. The grant may contribute 100% of the eligible costs to a maximum of \$100,000.

Background

The CRI program offers a number of the eligible activities and important initiatives that can be implemented by the City of Richmond to reduce our wildfire risk. With the recent spike in wildland fires, heat related occurrences and our natural and landscaped fuel sources, the wildfire risk continues to naturally increase within our city limits.

Benefits/Impacts:

As environmental fire risks increase, structure fire prevention and standard fire-life safety initiatives should be expanded to include wildfire risks, mitigation and prevention focusses. Including wildfire prevention in RFR programming will support the mitigation and prevention of fires that occur on public and private wildlands.

The 2023 intake includes funding eligibility for the development of a Community Wildfire Resilience Plan (CWRP) of up to \$32,000. This funding opportunity will allow the City to evaluate wildfire risk and implement the resiliency plan under subsequent grant funding. The \$32,000 request is to start Phase 1 and more grant opportunities will be forthcoming once we have produced the CWRP for implementation.

Financial Impact

Should the City be awarded the grant, staff recommend that the Consolidated 5-Year Financial Plan (2023-2027) be amended accordingly.

Conclusion

As part of the submission process, the Union of British Columbia Municipalities requires Council to endorse the application for funding. This project aligns with the City's goals and vision. Staff recommend the endorsement of the application to the CRI for grant funding.



Rachelle Ernst
Program Manager, Strategic Planning & Policy
Richmond Fire-Rescue
(604-303-2754)

RE:re



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** July 19, 2023
From: Mark Corrado **File:** 12-8275-30-001-Vol 01
Director, Community Bylaws and Licencing
Re: **Application To Amend Food Primary Liquor Licence # 311069 and add Patron Participation Entertainment Endorsement- Marina One Seafood Restaurant Ltd., DBA: Marina One Seafood Restaurant at 170 – 3631 No. 3 Road**

Staff Recommendation

1. That the application from Marina One Seafood Restaurant Ltd., doing business as Marina One Seafood Restaurant, for an amendment to Food Primary Licence #311069, requesting:
 - a) An increase to hours of liquor service currently set at Sunday to Saturday, 9:00 AM to Midnight, be supported for a change to Sunday to Saturday, 9:00 AM to 2:00 AM; and
 - b) Total person capacity currently set at 194 occupants will not change; and
 - c) To add Patron Participation Entertainment Endorsement which will end at Midnight; and
2. That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information attached as Appendix A (Attachment 1), advising that Council recommends the approval of the licence amendment for the reasons that these amendments have been determined, following public consultation, to be acceptable to the neighbouring community.

Mark Corrado
Director, Community Bylaws and Licencing
(604-204-8673)
Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

7263719

Staff Report

Origin

The Provincial Liquor and Cannabis Regulation Branch (LCRB) issues licenses in accordance with the Liquor Control and Licensing Act (Act) and the Regulations made pursuant to the Act. This report deals with an application to the LCRB and the City of Richmond by Marina One Seafood Restaurant Ltd., doing business as Marina One Seafood Restaurant, (hereinafter referred to as “Marina One”) for an amendment to the Food Primary Liquor Licence #311069 and request:

- An increase to liquor service hours **from** 9:00 AM to Midnight, **to**, 9:00 AM to 2:00 AM Sunday to Saturday, and
- To add patron participation entertainment endorsement which must end by midnight, and
- No increase proposed to the total person capacity, which will remain the same at 194 occupants.

The City of Richmond is given the opportunity to provide written comments by way of a resolution to the LCRB with respect to the liquor licence applications and amendment. For an amendment to the Food Primary Liquor Licence the process requires the local government to provide comments with respect to the following criteria:

- The potential for noise;
- The impact on the community; and
- Whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose.

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.

Analysis

Marina One Seafood Restaurant is situated at 3631 No. 3 Road, Unit 170. The property is zoned Auto-Oriented Commercial (CA). This zone provides for a mix of commercial and related uses oriented to vehicular access. This noted property has various types of businesses providing permitted uses such as professional or personal services and retail trading. The operator took over the premises that had a similar business in November of 2018.

The applicant’s request for an increase in later service hours is to better serve their clients and the community. This would add greater flexibility to the venue and provide a more equitable opportunity to better serve the public. Marina One would also like to add Patron Participation Entertainment Endorsement to permit singing and dancing by patrons and to host banquets or special events.

Impact of Noise on the Community

The location of this establishment is such that there should be no noise impact on the community. The extended hours of liquor service under the Food Primary Liquor Licence are within the permitted service hours adopted by Council under Policy 9400. The increase in service hours and patron participation entertainment endorsement should not change the establishment such that it would operate contrary to its primary purpose as a food primary establishment.

Impact on the Community

The community consultation process for reviewing applications for liquor-related licences is prescribed by the Development Application Fees Bylaw No. 8951 which under Section 1.8.1 calls for:

1.8.1 Every **applicant** seeking approval from the **City** in connection with:

- (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*;
must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

- (b) post and maintain on the subject property a clearly visible sign which indicates:
 - (i) type of licence or amendment application;
 - (ii) proposed person capacity;
 - (iii) type of entertainment (if application is for patron participation entertainment); and
 - (iv) proposed hours of liquor service; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

The required signage was posted on June 15, 2023 and three advertisements were published in the Richmond News newspaper on June 15, 2023, June 22, 2023 and June 29, 2023.

In addition to the advertised signage and public notice requirements, staff sent letters to businesses, residents and property owners within a 50 meter radius of the establishment. On June 15, 2023, 230 letters were sent to residents, businesses and property owners. The letter provided information on the proposed liquor licence amendment application and contained instructions to comment on the application. The period for commenting for all public notifications ended July 15, 2023.

As a result of the community consultation process described, the City has received no responses opposed to this application.

Other Agency comments

As part of the review process, staff requested comments from other agencies and departments such as Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue, Building Approvals Department and the Business Licence Department. These agencies and departments generally provide comments on the compliance history of the applicant's operations and premises. No concerns were raised or comments provided by Building Approvals Department, Richmond RCMP, Richmond Fire-Rescue and there were no comments provided of concern from Vancouver Coastal Health.

Financial Impact

None.

Conclusion

The results of the community consultation process for Marina One's application for extended service hours and Patron Participation Entertainment Endorsement was reviewed based on the LCRB criteria. The analysis concluded there should be no noticeable potential impact from noise, no significant impact to the community and no comments or ongoing concerns were raised from the regulatory agencies. Based on the culmination of these factors, the application to amend the Food Primary Licence to increase service hours to 9:00 AM to 2:00 AM, with no change to person capacity remaining at 194 occupants and to add Patron Participation ending at Midnight, is recommended.



Brock Simonson
Licence Inspector
(604-276-4155)

MC.bs

- Att. 1: Appendix A
- 2: Letter of Intent
- 3: Aerial Map with 50 Metre buffer area

City of Richmond

Appendix A

Re: Application to Amend Food Primary Liquor Licence # 311069- Extended Service Hours and Request for Patron Participation Entertainment Endorsement– Marina One Seafood Restaurant Ltd., DBA: Marina One Seafood Restaurant at 170 – 3631 No. 3 Rd., Richmond, BC

1. That the application from Marina One Seafood Restaurant Ltd., DBA: Marina One Seafood Restaurant, operating at, 170 - 3631 No.3 Road., requesting an increase to hours of liquor service and to add Patron Participation Entertainment Endorsement to the Food Primary Liquor Licence #311069, be supported for:
 - a) A permanent change to hours of liquor service;
 - i) **From**, Sunday to Saturday, 9:00 AM to Midnight,
 - ii) **To**, Sunday to Saturday, 9:00 AM to 2:00 AM;
 - b) Total person capacity to remain the same at 194 persons;
 - c) Addition of Patron Participation Entertainment Endorsement.
2. That a letter be sent to Liquor and Cannabis Regulation Branch advising that Council supports the amendments for a permanent change to hours of liquor service and addition of Patron Participation Entertainment Endorsement to the Food Primary Liquor Licence #311069, with the hours as listed above, and;
3. Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licencing Regulations) are as follows:
 - a) The impact of additional noise and traffic in the area of the establishment was considered;
 - b) The potential impact on the community was assessed through a community consultation process; and
 - c) Given that there has been no incidents of non-compliance with the business, the amendments to change hours of liquor service and the addition of Patron Participation Entertainment Endorsement to the Food Primary Liquor Licence should not change the establishment such that it is operated contrary to its primary purpose;
 - d) As the operation of a licenced establishment may affect nearby residents, businesses and property owners, the City gathered the views of the community through a community consultation process as follows:

- i) Residents, businesses and property owners within a 50 meter radius of the establishment were notified by letter. The letter provided information on the application with instructions on how to submit comments or concerns; and
 - ii) Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how to submit comments and concerns.
- e) Council's comments on the general impact of the views of residents, businesses and property owners are as follows:
 - i) The community consultation process was completed within 90 days of the application process; and
 - ii) The community consultation process generated no comments opposed to this application.
- f) Council recommends the approval of the amendments to the Food Primary Liquor Licence with extended hours of liquor service to 9:00 AM to 2 AM, Sunday to Saturday, and the addition of Patron Participation Entertainment Endorsement for reasons that the amendments proposed are acceptable to the majority of the residents, businesses and property owners in the area and the community.

COLLINGWOOD LAW OFFICE
Barristers & Solicitors
2959 Kingsway, Vancouver, British Columbia, V5R 5J4
Tel: 604-434-2977 Fax: 604-434-2967

Logan Nainaar
Andrew Xu*
Thershan Nainaar*†
Maggie Shi

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axu@collingwoodlawoffice.com
tnainaar@collingwoodlawoffice.com
steven@collingwoodlawoffice.com
*Law Corporation † Associate Counsel

February 21, 2023

File No.: 6793

DELIVERED – Copy by Email

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Finance and Corporate Services Division

Attn: Brock Simonson

Dear Sirs/Mesdames:

Re: Application for Change of Hours for Liquor Service to existing Food Primary License and request for Patron Participation Entertainment Endorsement – Marina One Seafood Restaurant Ltd. – 170-3631 No. 3 Road

Request and Background

We write on behalf of our client Marina One Seafood Restaurant Ltd. dba Marina One Seafood Restaurant ("Marina One") in respect of the above captioned matter.

Marina One is a high end sit-down full service Chinese restaurant specializing in seafood and high-end Cantonese cuisine.

Our client bought the business in December of 2018 and engaged in extensive renovations which were interrupted by the COVID-19 pandemic at a critical juncture, necessitating a rethink of the restaurant concept and delaying the final restaurant opening until 2022.

As a large restaurant catering to a high-end clientele, Marina One is faced with the dual headwinds of residual effects of COVID and an imminent financial downturn, both of which impact large high-end restaurants more than smaller venues.

Collingwood Law Office

Marina One employs a significant number of servers, chefs and cooks, as well as support staff including managers and accountants. The majority of supplies are also sourced from other Richmond businesses.

Strategy and Rationale

In order to remain as a viable business in these challenging environments, Marina One intends to focus its marketing and business efforts in two directions: 1) banquets and 2) attracting a younger demographic.

Both strategies depend in part on being able to serve liquor past midnight and allowing a degree of patron participation. Banquets, especially weddings, tend to run late for obvious reasons, and some singing (karaoke) and dancing are also traditional fixtures, though the primary focus is always the sit-down dinner. Requiring all liquor service to cease by midnight and not being able to offer limited patron participation entertainment would put Marina One at a competitive disadvantage relative to other restaurants both in Richmond and the Greater Vancouver area which do offer same.

Similarly, market analysis undertaken by our client shows that the younger demographic being targeted tends to both start dinner later and stay later. This demographic also tends to spend on a per capita basis more than older demographics (banquets aside).

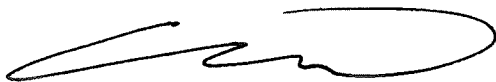
Neighborhood Character and Impact

The restaurant is located on the ground floor of a large standalone two-story plaza and has no second floor above the dining room. The other tenants of the plaza are a musical equipment store (Tom Lee Music), and office tenants (real estate offices and a law firm). These businesses are usually closed by 6pm.

Neighboring lots to the north and south have significant set-backs and consist of a car dealership and an auto body shop. To the east across No. 3 Road (a significant distance away and behind the skytrain tracks) is Canadian Tire's parking lot and an undeveloped City-owned stretch slated to be a future extension of River Parkway is to the west. The entire character of the neighborhood is commercial in nature with no adjacent residential buildings. The area is designated as "mixed-use" in the Official Community Plan.

We would submit that Marina One's location is well suited to allowing extended liquor service hours and patron participation but are happy to discuss further. As such, please don't hesitate to contact us at any time with any questions.

Yours very truly,
Collingwood Law Office – agent for applicant



Per: Andrew Xu



City of Richmond

Report to Committee

To: General Purposes Committee
From: Marie Fenwick
Director, Arts, Culture and Heritage Services
Date: August 2, 2023
File: 11-7000-09-20-346/Vol 01
Re: Richmond Cultural Centre Annex Public Art Mural Project Proposal



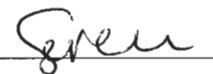
Staff Recommendation

That the artist project proposal for “Seasons of Colour” by Laura Kwok as detailed in the staff report titled, “Richmond Cultural Centre Annex Public Art Mural Project Proposal” dated August 2, 2023, from the Director, Arts, Culture and Heritage Services, be endorsed.

Marie Fenwick

Marie Fenwick
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Facility Services & Project Development	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

On June 12, 2023, Council approved the Richmond Cultural Centre Annex Public Art Mural Project Terms of Reference. The Call to Artists invited artists residing in British Columbia to submit qualifications and an expression of interest to create a community engaged mural artwork to be placed on the high-level exterior fascia around the perimeter of the building.

This report presents the artist's project proposal, "Seasons of Colour" by Laura Kwok, as recommended by a Selection Panel committee comprised of a professional Musqueam artist, Richmond Arts Centre representatives, Richmond Public Library representative, and a community member-at-large, for council's consideration.

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.

6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.

6.2 Enhance the City's network of parks, trails and open spaces.

6.3 Foster intercultural harmony, community belonging, and social connections.

6.5 Enhance and preserve arts and heritage assets in the community.

Analysis

Artist Selection Process

On June 13, 2023, the Richmond Cultural Centre Annex Mural Public Art Call to Artists was posted to solicit applications from professional artists residing in British Columbia (Attachment 1). The deadline for the artist call was July 4, 2023. Twenty-six (26) artists and artist teams responded to the call.

On July 11, 2023, following the Public Art Program administrative procedures for an artist selection process, staff convened the first of two artist selection panel meetings, with the following members:

- Botao Chen, Richmond Youth Media Lab Representative;
- Deanna Marie Point, Musqueam Professional Artist;
- Denise Hui, Richmond Public Library Board Trustee and Community Representative;
- Vickie McLeod, Textile Arts Guild of Richmond Representative; and
- Winston L. Sayson, Community Member-at-Large Representative.

One artist and three artist teams were shortlisted and invited to attend an artist orientation session with staff and professional consultants. The orientation provided an opportunity for the artists to ask questions and receive additional information about specific project parameters and site considerations. Following the session, artists were provided with a \$250 honorarium to develop their project proposals.

On July 27, 2023, the four shortlisted artists presented their project proposals at the final Selection Panel meeting. In accordance with the Public Art Program Administration Procedures, the Selection Panel reviewed the project proposals, which included a short art activity and social engagement demonstration by the artists. Following the presentations, the Selection Panel engaged in a thorough adjudication and evaluation process.

The Selection Panel recommended the project proposal by Richmond-based mural artist, Laura Kwok. The Selection Panel noted that the proposal responded well to the aims and objectives of the opportunity including a thoughtful and comprehensive approach to the community engagement phase of the project.

The Richmond Public Art Advisory Committee has reviewed the project proposal by email sent on August 1, 2023 and supports the proposal by Laura Kwok.

Recommended Artist Proposal – Richmond Cultural Centre Annex Mural Project Proposal

The artist's project proposal, "Seasons of Colour" aims to reflect hope, rejuvenation, local pride and a sense of belonging. The artist describes the artwork as follows:

My goal for this mural is to create a vibrant and hopeful expression of Community, Culture, and Creativity. I am particularly interested in highlighting the natural beauty of Richmond, honouring our rich cultural heritage, and celebrating our continual growth in the Arts. I have designed the workshops to share my art skills and serve the community, while building relationships and receiving valuable public feedback that will ultimately enhance the mural design.

Attachment 2 provides further information about the artist's background and project proposal.

In consultation with the artist, coordination of five (5) community engagement sessions will be included as part of Richmond Culture Days, from September 22 to October 15. Following the community engagement phase, the artist will present mural concept sketches for review with staff and project stakeholders, prior to the installation of the mural in spring 2024.

Financial Impact

The RCCA Community Mural Project budget is \$40,000 funded by one per cent of the total construction cost of the facility's capital project budget (\$10,000) supplemented by \$30,000 from the approved Public Art Program budget, which is funded through the voluntary contributions of private developers. As per the Terms of Reference, \$35,000 is the total budget for mural implementation and \$5,000 is allocated for administration costs.

Maintenance for the mural artwork will be the responsibility of the Public Art Program.

Conclusion

The Richmond Cultural Centre Annex Public Art Mural Project supports ArtWorks: Richmond Arts Strategy 2019-2024 by activating public spaces through and for the arts and providing affordable and accessible arts for all.



Biliana Velkova
Public Art Planner
(604-247-4612)

- Att. 1: Richmond Cultural Centre Annex Mural, Call to Artists, Terms of Reference
2: Richmond Cultural Centre Annex Mural Project Proposal

call to artists

PUBLIC ART
RICHMOND



Figure 1: Architectural Rendering: RCCA, north façade. Fascia areas for mural application highlighted in red. Note: mural to encircle building.

Richmond Cultural Centre Annex Mural Project

Request for Qualifications (RFQ)

June 2023

OPPORTUNITY

The Richmond Public Art Program is seeking an artist or artist team to develop and implement a community-engaged artist process to create a public art mural for the new Richmond Cultural Centre Annex, 7660 Minoru Gate.

Artists or artist teams with demonstrated experience in executing outdoor murals and working with community groups and multiple project stakeholders are encouraged to apply.

Deadline: July 4, 2023

Budget: \$35,000

Eligibility: Artists Residing in British Columbia

Completion: Spring 2024

call to artists

PUBLIC ART
RICHMOND

BACKGROUND

The Richmond Cultural Centre Annex (RCCA) is a newly renovated facility located directly across from the Richmond Cultural Centre/Richmond Public Library in Minoru Park. This building, formerly known as the Minoru Place Activity Centre, will open to the public in fall 2023 with an array of purpose-built cultural spaces including:

- Two performing arts studios, primarily for dance;
- Pottery studio;
- Flex lobby with space for art exhibitions and casual public performances and events;
- History Lab for Richmond Museum schools programs;
- Media Lab with computers, green screen, recording studio and more; and
- Creativity Studio for visual and performing arts education.

These spaces will address increased demands for City arts and cultural programs as well as be available for rent by local community arts and cultural organizations for a wide range of activities.

LOCATION

The commissioned mural will be located at the RCCA, 7660 Minoru Gate. The mural will be installed on the exterior upper fascia surfaces, surrounding the building. Please refer to pages 1 and 6 for images that highlight the surface areas to receive the mural. Applicants are encouraged to visit the site and view the existing collection of public artworks located in Minoru Park, including *Continuum* by Richard Tetrault and Jerry Whitehead, the mural surrounding the upper exterior fascia of the Richmond Cultural Centre/Richmond Public Library located directly opposite.

THEMES

Themes and subject matter will be identified through artist-led community engagement workshops. The commissioned artist or artist team will be expected to develop and implement a minimum of five (5) public engagement workshops with the first to happen on site during the Richmond Culture Days kick-off weekend on September 23, 2023. The workshops can incorporate art activities and prompts to foster community dialogue, relationship-building, and skills-sharing with resident art groups, staff and community members.

The expectation is for the mural to engage multiple generations, including children, youth, adults and seniors. The mural may reflect the diversity of activities offered in the new facility and may also reference Richmond's cultural and natural heritage.

call to artists

PUBLIC ART
RICHMOND

ARTIST SCOPE OF WORK

The commissioned artist or artist team will coordinate with City staff to implement the community engagement process. The City of Richmond will provide workshop spaces and assist in communication/promotion of the public engagement sessions.

Upon completion of the community engagement process, the commissioned artist or artist team will propose a concept mural design for presentation to City staff and community stakeholders. Artists will respond to stakeholder feedback, which may result in revisions to the mural design.

The total building surface area to be painted is approximately 1,600 sq.ft.

The commissioned artist or artist team will be required to coordinate work on site and obtain all the necessary insurance and permitting to use lift equipment or scaffolding as necessary. An approved installation work plan will be developed and approved in consultation with the City of Richmond.

BUDGET

The budget for this opportunity is \$35,000. This is inclusive (but not limited to) artist fees, painting supplies, equipment, artist supplies, administration, documentation, insurance, travel, accommodation and all taxes, excluding GST.

ARTIST ELIGIBILITY

Artists residing in British Columbia are eligible to apply. Indigenous artists are encouraged to apply. City employees and volunteers serving on City of Richmond Public Art Advisory Committee are not eligible to apply.

Artists that are currently engaged in a public art project contract with the City are ineligible until their current contract is deemed complete.

SELECTION PROCESS

This will be a two-stage artist selection process. The Selection Panel will be comprised of artists, community representatives, and arts professionals. In the first stage, a five-person Selection Panel will convene to review all artist packages and shortlist up to three (3) artists for the commission.

In the second stage, shortlisted artists will be provided with a \$150 honorarium to develop a proposal, outlining proposed artist methodology and how the artist will engage community for the project. A preliminary budget will also be required. Upon Council approval, the commissioned artist or artist team will enter into a contract with the City of Richmond.

call to artists

PUBLIC ART
RICHMOND

SELECTION CRITERIA

- Artist's demonstrated mural experience and proven capability in producing murals that reflect community identity and assist in building rich cultural places.
- Artist's capacity to engage community stakeholders and work with other City contractors and staff professionals if required.
- Appropriateness of the proposal to the Public Art Program goals:
www.richmond.ca/__shared/assets/Public_Art_Program__Policy_8703_32088.pdf

SUBMISSION REQUIREMENTS

Email all documentation as one (1) PDF document, not to exceed a file size of 5 MB to: publicart@richmond.ca

INFORMATION FORM – Please complete the information form attached to this document.

STATEMENT OF INTENT – 300 words or less, highlighting past relevant experience and skillsets, artist methodology, and why the artist is interested in this opportunity.

ARTIST CV – (1 page maximum) Teams should include one page for each member.

WORK SAMPLES – Ten (10) supporting image examples of previous work. One image per page. Please include artist name(s), title, year, location and medium information to be on each image page.

REFERENCES – Submit the names, titles and contact information of three (3) individuals who can speak to your relevant experience.

PROJECT TIMELINE

Submission Deadline:	July 4, 2023
Shortlist Artist Orientation:	July 13, 2023 at 1:00 p.m. (Virtual)*
Artist Interview:	July 27, 2023, 5:00 p.m. (In-person)*
Artists Notification:	August 2023
Community Engagement:	To begin on September 23, 2023*
Project Completion:	Spring 2024

* Applicants are asked to keep this date and time available.

call to artists

PUBLIC ART
RICHMOND

SOURCES FOR ADDITIONAL INFORMATION

- City Centre Public Art Plan, www.richmond.ca/culture/publicart/plans
- Community Mural Program, www.richmond.ca/culture/publicart/whatsnew/communitymural
- Richmond Public Art Program, www.richmond.ca/culture/publicart
- Richmond Public Art Registry, www.richmond.ca/culture/publicart/collection/Default.aspx
- Richmond Archives, www.richmond.ca/city-hall/archives.htm

SUBMISSION GUIDELINES

1. All supporting documents must be complete and strictly adhere to these guidelines and submission requirements (above) or risk not being considered.
2. All submissions must be formatted to 8.5 x 11 inch pages. Portfolio images and concept sketches would be best formatted to landscape format.
3. Submission files must be 5 MB or smaller.
4. If submitting as a team, the team should designate one representative to complete the entry form. Each team member must submit an individual resume/curriculum vitae. (See Submission Requirements)
5. All documents must be sent by email to: publicart@richmond.ca.

ADDITIONAL INFORMATION

1. Selected artists will be required to show proof of WCB coverage and appropriate general liability insurance.
2. Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the Artist Call as required.
3. All submissions to this Artist Call become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright in the concept proposal. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.

QUESTIONS

Please contact the Richmond Public Art Program:

Tel: 604-204-8671

Email: publicart@richmond.ca

call to artists

PUBLIC ART
RICHMOND



Figure 2. Architectural Rendering: RCCA, east façade. Fascia areas for mural application highlighted in red.
Note: mural to encircle entire building.



Figure 3. *Continuum*, Richard Tetrault and Jerry Whitehead, Richmond Cultural Centre, 2019

call to artists

PUBLIC ART
RICHMOND

Attach one (1) copy of this form as the first page of the submission.

Name: _____

Team Name (if applicable): _____

Address: _____

City: _____ Postal Code: _____

Primary Phone: _____ Secondary Phone: _____

Email: _____ Website: _____

(One website or blog only)

Incomplete submissions will not be accepted. Emailed submissions over 5 MB will not be accepted. Information beyond what is listed in the checklist will not be reviewed.

List Team Member Names Here (Team Lead complete above portion):

Please let us know how you found out about this opportunity:

Would you like to receive direct emails from Richmond Arts Services? ☐ Yes ☐ No

Signature: _____ Date: _____

Submit applications by email to: publicart@richmond.ca

Additional Information:

Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the RFQ as required. All submissions to this RFQ become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright of the submitted documents. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.

Seasons of Colour

Richmond Cultural Centre Annex Public Art Mural Project

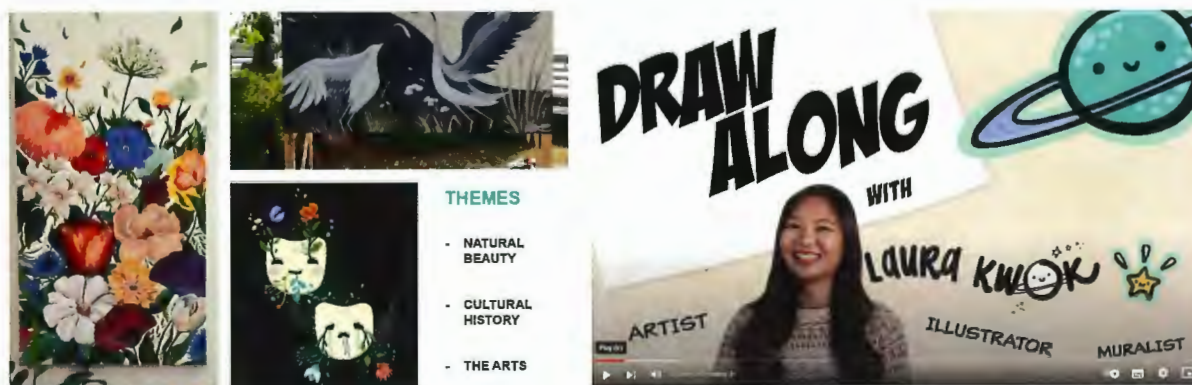
by artist Laura Kwok

This community mural project will focus on community, culture and creativity.

Laura Kwok is a Richmond-based illustrator and mural artist. She is captivated by the beauty of nature and her artwork is inspired by the grandeur of the natural world. Her recent work focuses on capturing the fluid and ethereal life cycles of flowers and creating a personal language of floral symbolism as a means of self-expression. Laura is curious about how art plays a therapeutic role in healing humans, creating connections, and strengthening communities.

Seasons of Colour will focus on implementing a meaningful and comprehensive series of community engagement sessions to inform the artist's mural design, including interactive storytelling and painting sessions, a public art walk and scavenger hunt, an interactive "Memory Corner", and a social media campaign inviting individuals to share personal stories. Through free and accessible arts-based community engagement activities, resident art groups, building users and the general public will have hands-on art-making opportunities to contribute and inform the creation of the mural for the Richmond Cultural Centre Annex.

Examples of proposed community engagement sessions and themes:



WORKSHOP 2 Capstan Art Walk & Scavenger Hunt



EXAMPLE PROMPTS:

- 1) What makes our city special?
- 2) What is your favourite part of Richmond?
(ie. type of activity, food, location, event, etc.)
- 3) Tell me some of your favourite plants and wildlife
that you've seen in Richmond!



From left to right: art activity themes for community workshops, digital social media engagement, outdoor public art walk and scavenger hunt, and example prompts for arts-based community engagement sessions.



City of Richmond

Report to Committee

To: Planning Committee

Date: August 21, 2023

From: Wayne Craig
Director, Development

File: RZ 22-019002

Re: **Application by Avtar Bhullar for Rezoning at 10111 & 10113 No. 5 Road from the "Single Detached (RS1/E)" Zone to the "Arterial Road Compact Two-Unit Dwellings (RCD)" Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10475, for the rezoning of 10111 & 10113 No 5 Road from the "Single Detached (RS1/E)" zone to the "Arterial Road Compact Two-Unit Dwellings (RCD)" zone, be introduced and given first reading.

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

WC:ak
Att. 6

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

Staff Report

Origin

Avtar Bhullar, on behalf of 1364803 B.C. LTD. (Director: Salidran Kaur Bhullar), has applied to the City of Richmond for permission to rezone 10111 & 10113 No. 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone. This rezoning would permit the property to be subdivided to create three lots each containing a front-to-back duplex with vehicle access from the existing rear lane. A location map of the subject site is provided in Attachment 1.

A Development Permit application is required prior to rezoning adoption to address the form and character of the proposed duplexes.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site consists of a single lot containing a strata-titled non-conforming two-unit dwelling. The existing Strata Plan NW424 must be discharged from the Title prior to subdivision.

Both units in the two-unit dwelling are currently tenant-occupied. The applicant has indicated that the two-unit dwelling also contains an unauthorized secondary suite in each unit, which are both being rented out. The applicant has notified the tenants of the proposed development and has not received any concerns to date. The existing dwelling is proposed to be demolished.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: One single-family dwelling on property zoned “Single Detached (RS1/E)”.

To the South: One single-family dwelling on property zoned “Single Detached (RS1/E)”.

To the East: Across No 5 Road, a temple on property zoned “Agriculture (AG1)” and “Religious Assembly (ZIS7)”.

To the West: Across the lane, a two-family dwelling on property zoned “Single Detached (RS1/E)”. The property is currently the subject of a rezoning application (RZ 22-010976) to create two single family lots with access from Seabrook Crescent. The application is under staff review. This application will be the subject of a separate staff report.

Related Policies & Studies

Official Community Plan (OCP Designation)

The Official Community Plan (OCP) Land Use Map designation for this property is “Neighbourhood Residential”. The proposed rezoning and subdivision is consistent with this designation.

Arterial Road Policy

The subject site is identified as “Arterial Road Compact Lot Duplex” on the Arterial Road Housing Development Map. The proposed rezoning is consistent with this designation and complies with the “Arterial Road Compact Lot Duplex Development Requirements” under the Arterial Road Policy.

Lot Size Policy 5434

The subject site is located within the area governed by Single-Family Lot Size Policy 5434 (adopted by Council in 1990; amended in 1991 and 2006). This Policy permits rezoning and subdivision of lots along this section of No 5 Road in accordance with compact lot single-family or coach house zoning (i.e. minimum width of 9.0 m with a maximum of two dwelling units per lot), provided that vehicle accesses are to be from rear lane only (Attachment 3).

The Single-Family Lot Size Policy framework in general provides guidance with respect to the creation of new lots based on lot size and vehicle access. Lot Size Policy 5434 allows for the subdivision of the property to create new lots with the minimum lot width of 9 m, provided that vehicle access is from the rear lane only. This application will create three lots with vehicle access from the rear lane, consistent with the minimum subdivision standards in the Lot Size Policy.

The OCP Arterial Road Land Use Policy provides direction on the use of the subject property for residential duplexes on the same size lots as permitted under Lot Size Policy 5434. Compact lot duplexes will result in the same number of dwelling units as achieved via a rezoning to coach houses. As such, the proposed rezoning is consistent with Lot Size Policy 5434.

Agricultural Land Reserve (ALR) Buffer Zone

A landscape buffer is required along the No. 5 Road frontage of this site. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses on the east site, across from No. 5 Road. The applicant is proposing a 4.0 m wide ALR buffer on the site along the entire east property line (Attachment 4).

In addition to the landscape buffer, a restrictive covenant will be registered on Title, indicating that the landscaping within the ALR buffer cannot be removed or modified without the City’s approval. The covenant would also identify that the landscape planting is intended to be a buffer to mitigate the potential impacts of noise, dust and odour generated from typical farm activities.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. 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

Site Planning and Architectural Character

The applicant proposes one duplex on each of the three lots to be created through rezoning and subdivision, for a total of six dwelling units. The duplexes are proposed to be in a “front-back” configuration with each unit having access to a detached garage, accessed from the existing rear lane. Private outdoor space will be provided at the front yard or rear yard of each dwelling unit.

The development proposal for duplexes is consistent with the land use designations in the Official Community Plan and contributes to a greater variety of ground-oriented homes. In keeping with the architectural character of nearby single-family homes, the duplexes will be two storeys and will feature a peaked roof.

A site plan and preliminary architectural plans showing the proposed subdivision and development are provided in Attachment 4. Further details of the architectural form and character of the proposed development and landscape design will be reviewed and finalized through the Development Permit application process.

Transportation and Site Access

In accordance with the Arterial Road Policy and Residential Lot (Vehicular) Access Regulation Bylaw No. 7222, vehicle access to the proposed lots are to be from the rear lane only. All existing driveways at the No. 5 Road frontage are to be closed permanently. The applicant is responsible for removing the existing driveway and let-downs, and provide frontage improvements to the satisfaction of the City.

A 0.6 m wide dedication across the subject site's entire No. 5 Road frontage is required in order to meet minimum arterial road frontage improvement standards. Frontage improvements along No 5. Road will be provided through the required Servicing Agreement.

Each dwelling unit is proposed to have two vehicle parking spaces provided by a single-vehicle garage and an additional surface parking space located on the driveway in front of each garage. Upgrades to the portion of the lane that abuts the subject site will be completed as part of future construction by the City at a later date. Cash-in-lieu contribution for the future works including construction of the curb, gutter and installation of lighting on the lane will be required at subdivision stage as per the Works and Services Cost Recover Bylaw No. 8752 (Attachment 6).

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral

The subject site is located within 800 m of a controlled access highway. The rezoning application was referred to MOTI and preliminary approval of the subject rezoning was granted. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

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 one bylaw-sized tree on the subject property.

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

- One tree (tag# 739) located on-site exhibits multiple inclusions seams at the main branch unions, which is a significant structural defect where main limb failure typically occurs. As a result of the structural defect in the main limb, this tree is not a good candidate for retention.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

There is a hedge located along the north property line, which is proposed to be trimmed and retained. A Tree Management Plan is attached (Attachment 5).

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 is required. The contract must include the scope of work, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure protection of the hedges and a provision for the arborist to submit a post-construction impact assessment to the City for review. Installation of appropriate tree protection fencing around the hedge to be retained as part of the development prior to any demolition and construction activities is required.

Tree Replacement

The applicant wishes to remove one bylaw sized tree on-site (Tree #739). The 2:1 replacement ratio would require a total of two replacement trees. The required replacement trees are to be of the following minimum size, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m

The applicant has submitted a preliminary Landscape Plan illustrating that 10 trees of a variety of species are proposed. The Landscape Plan will be further reviewed and considered through the future Development Permit. To ensure that the replacement trees and additional trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect prior to Development Permit issuance.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy and as a requirement as per the proposed "Arterial Road Compact Two-Unit Dwellings (RCD)" zone, the applicant proposes to provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$8.50 per buildable square foot, for a total contribution of \$75,597.30 prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At the applicant's cost, prior to Subdivision, the applicant is required to enter into a Servicing Agreement (SA) for the design and construction of servicing works and frontage improvements to the satisfaction of the City.

Prior to subdivision, the applicant will be required to:

- Enter into a Servicing Agreement (SA) to construct the servicing works and frontage improvements on No. 5 Road including a new 2.0 m wide sidewalk and 1.5 m wide landscaped boulevard as outlined in Attachment 6.
- Provide a cash-in-lieu contribution in the amount of \$14,978.40 for future upgrades to the rear lane where it abuts the subject property to the City's Engineering Design Specifications standard, as per the Subdivision and Development Bylaw No. 8751.
- Pay a cost recovery contribution of \$30,847.23 for the laneway drainage and asphalt improvements previously installed, consistent with the City's Works and Services Cost Recovery Bylaw No. 8752.
- Pay property taxes up to the current year, Development Cost Charges (City, Translink, and Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees and any other fees or costs identified through the subdivision application process.

Development Permit Application

A Development Permit application is required to address the form and character of the proposed duplexes and must be processed to a satisfactory level prior to final adoption of the rezoning bylaw.

Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for Arterial Compact Lot Development and Duplexes.
- The architectural character, scale and massing to ensure that the proposed duplexes comply with CPTED principles, are accessible and are well designed to fit into the neighbourhood.
- Review of aging-in-place features in all units and the provision of convertible units.
- Refinement of landscape design and ALR buffer, to achieve an acceptable mix of conifer and deciduous trees on site and to ensure proper transition between residential and agricultural uses.

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).

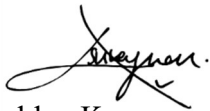
Conclusion

This application is to rezone the property at 10111 & 10113 No. 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone to facilitate the development of three front-to-back duplexes (for a total of six units), with vehicle access from the rear lane.

This rezoning application complies with the land use designation and applicable policies for the subject site contained with the OCP and Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 6; which has been agreed to by the applicant (signed concurrence on file).

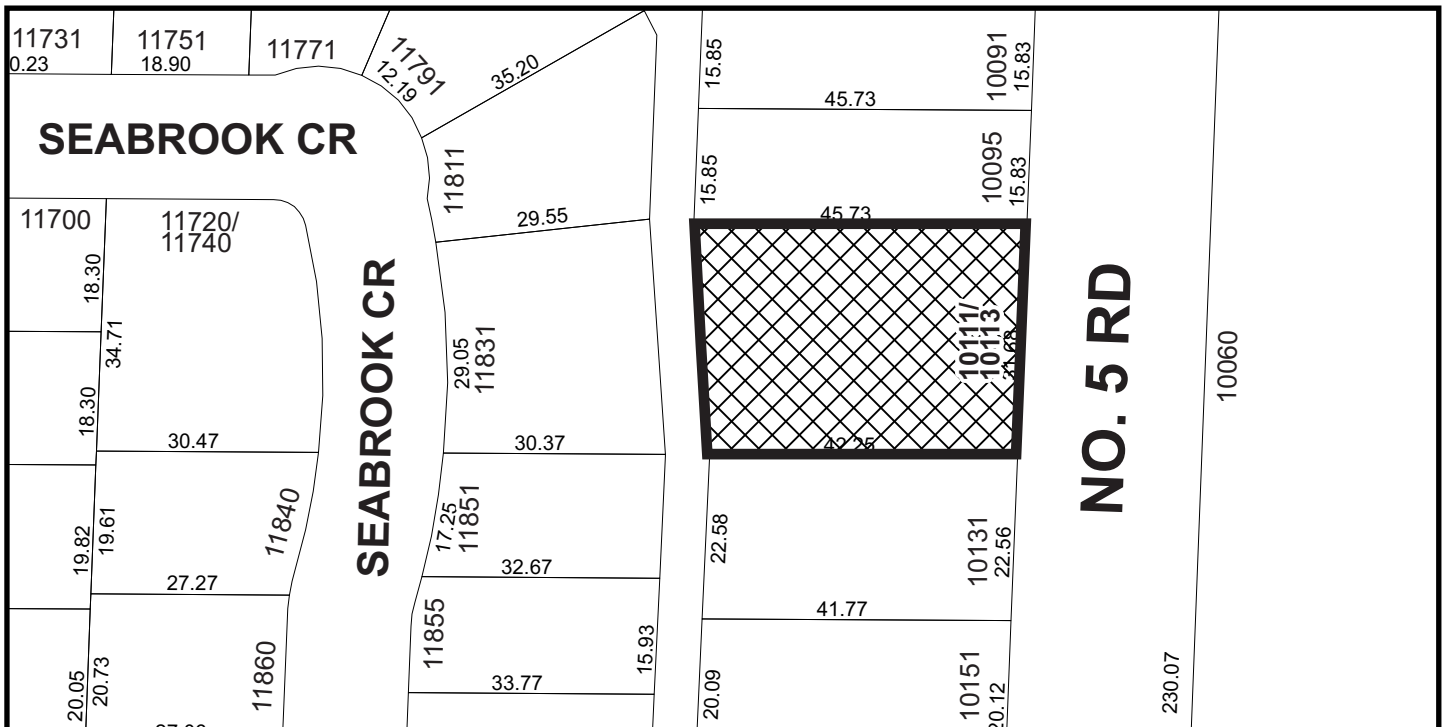
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10475 be introduced and given first reading.



Ashley Kwan
Planner I
(604-276-4173)

AK:he

- Att. 1: Location Map
 2: Development Application Data Sheet
 3: Single-Family Lot Size Policy 5434
 4: Conceptual Development Plans
 5: Tree Management Plan
 6: Rezoning Considerations



RZ 22-019002

Original Date: 08/18/22

Revision Date:

Note: Dimensions are in METRES



RZ 22-019002

Attachment 2

Address: 10111 & 10113 No 5 Road

Applicant: Avtar Bhullar

Planning Area(s): Shellmont




	Existing	Proposed
Owner:	1364803 B.C. LTD.	No change
Site Size (m²):	1,399.2 m ²	Total after road dedication: 1,381.61 m ² Lot 1: 447.45 m ² Lot 2: 460.70 m ² Lot 3: 473.46 m ²
Land Uses:	Two-family residential	Compact two-family residential
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Arterial Road Compact Lot Duplex (RCD)
Number of Units:	2	6
Other Designations:	Arterial Road Compact Lot Duplex	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Lot 1: 0.6 Lot 2: 0.6 Lot 3: 0.59	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Max. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Max. 20%	none
Lot Size:	Min. 360.0 m ²	Lot 1: 447.45 m ² Lot 2: 460.70 m ² Lot 3: 473.46 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 40.0 m	Width: Min. 10.5 m Depth: Min. 42 m	none
Setbacks – Principal Building (m):	Front: Min. 6.0 m Rear: Min. 10.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 15.5 m Side: 1.2 m	none
Setbacks – Accessory Building (m):	Front: Min. 1.2 m from the rear lot line Rear: Min. 12.5 m from the rear lot line Side: Min. 1.2m	Front: Min. 5.5 m from the rear lot line Rear: Min. 12.5 m from the rear lot line Side: 1.2 m	none
Height – Principal Building (m):	Max. 2 1/2 storeys of 9.0 m, whichever is less	Lot 1: 8.0 m Lot 2: 8.05 m Lot 3: 8.1 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height – Accessory Building (m):	Max. 9.0 m	Max. 4.05 m	none
Off-street Parking Spaces:	2 per dwelling unit	2 spaces per dwelling unit (12 spaces total)	none
Tandem Parking Spaces:	Permitted	2 spaces per dwelling unit (12 spaces total)	none

Other: _____

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

- | | |
|---|---|
|  | Subdivision permitted as per R1/E (18 m wide lots) |
|  | Subdivision permitted as per R1-0.6 or R/9
(access to lane only) (No Multiple-family residential development is permitted). |
|  | Subdivision permitted as per R1/B |



Policy 5434
Section 36-4-6

Amended Date: 11/18/1991
10/16/2006

AWANA GROUP

Email: Talvinderj19@gmail.com
Phone: (778) 862-5563

GENERAL NOTES:

THE DOCUMENTS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AAVANA GROUP AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THE GENERAL CONTRACTOR AND SUB-TENDERS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE. ANY ERRORS, DISCREPANCIES, DISCUSSIONS SHALL BE IMMEDIATELY REPORTED TO AAVANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE.

- AAVANA GROUP DOES NOT WARRANT THAT THE DRAWINGS ARE TO SCALE. THE DRAWINGS SHALL NOT BE SCALED.
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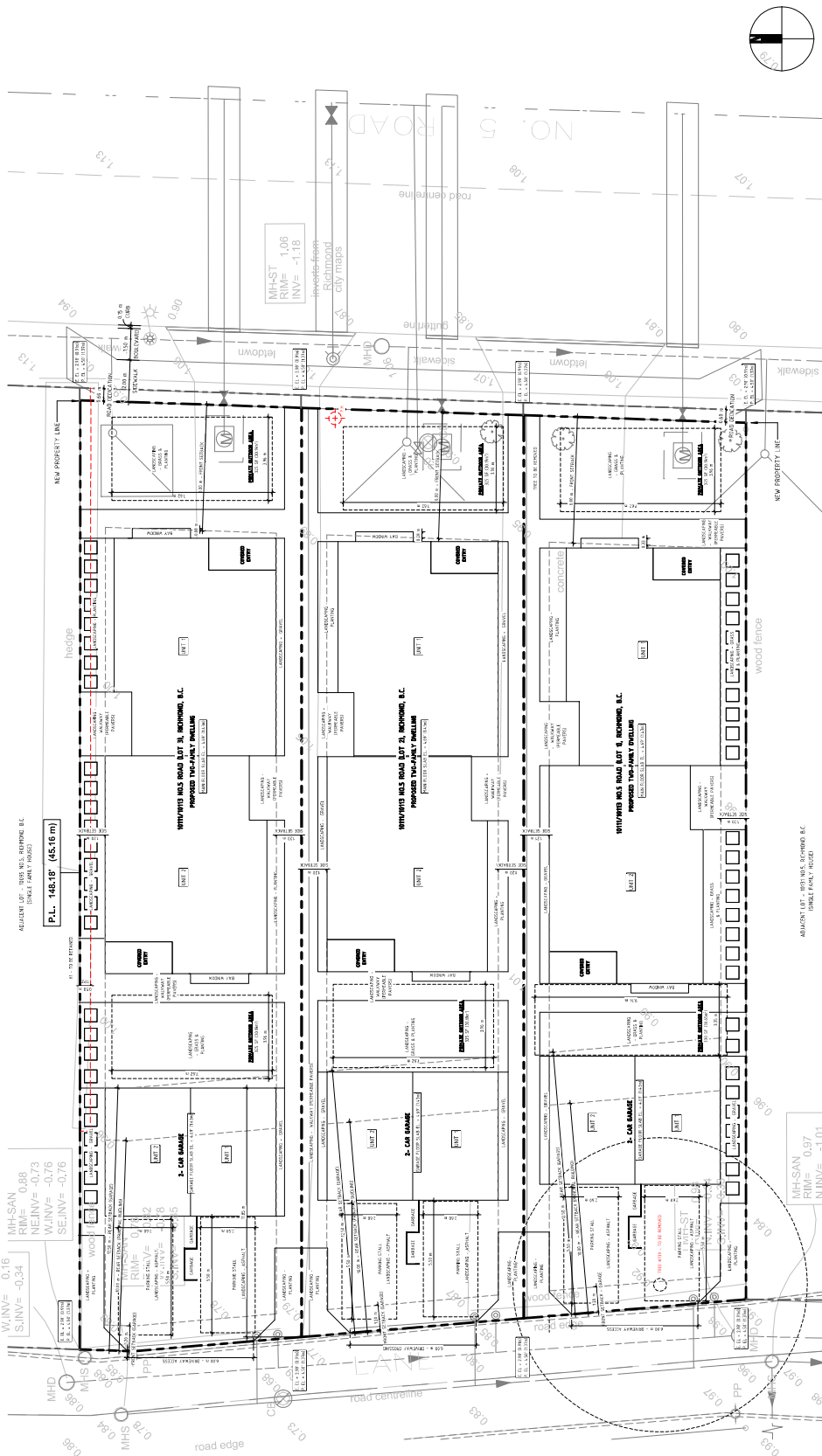
PROJECT SUMMARY - LOT 3

[illegible]

PROJECT SUMMARY - LOT 2

[illegible]

PROJECT SUMMARY - LOT 1

[illegible]

1 OVERALL SITE PLAN
1/8" = 1'-0"

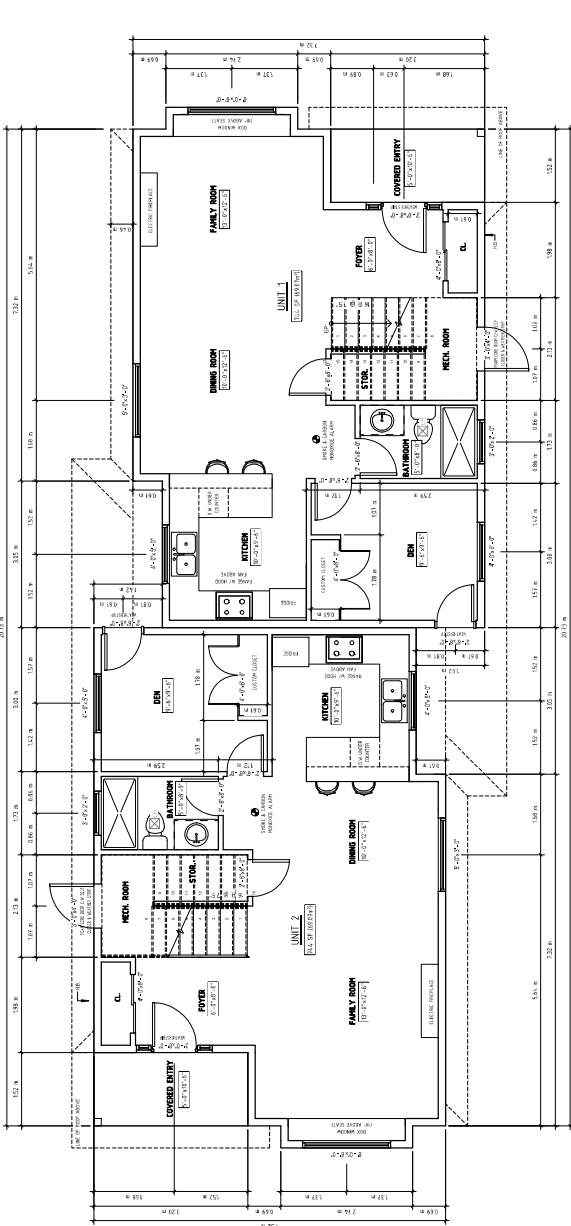
CNCL - 90

AWANA GROUP

Project: 17-10113-0010-0001
Phone: (779) 862-5663

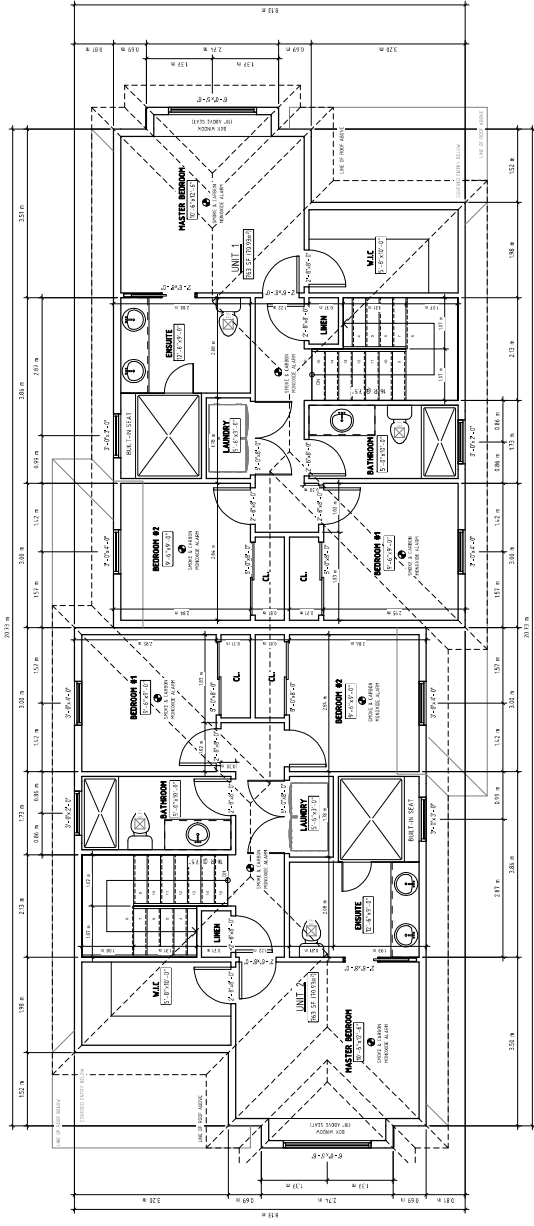
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CEILING HEIGHT = 9'-0"
MAIN FLOOR AREA = 1488 SF (138.14m²)
COVERED PATIO AREA = 106 SF (9.76m²)

① MAIN FLOOR PLAN
1/4" = 1'-0"



CEILING HEIGHT = 9'-0"
UPPER FLOOR AREA = 1526 SF (141.86m²)

② UPPER FLOOR PLAN
1/4" = 1'-0"



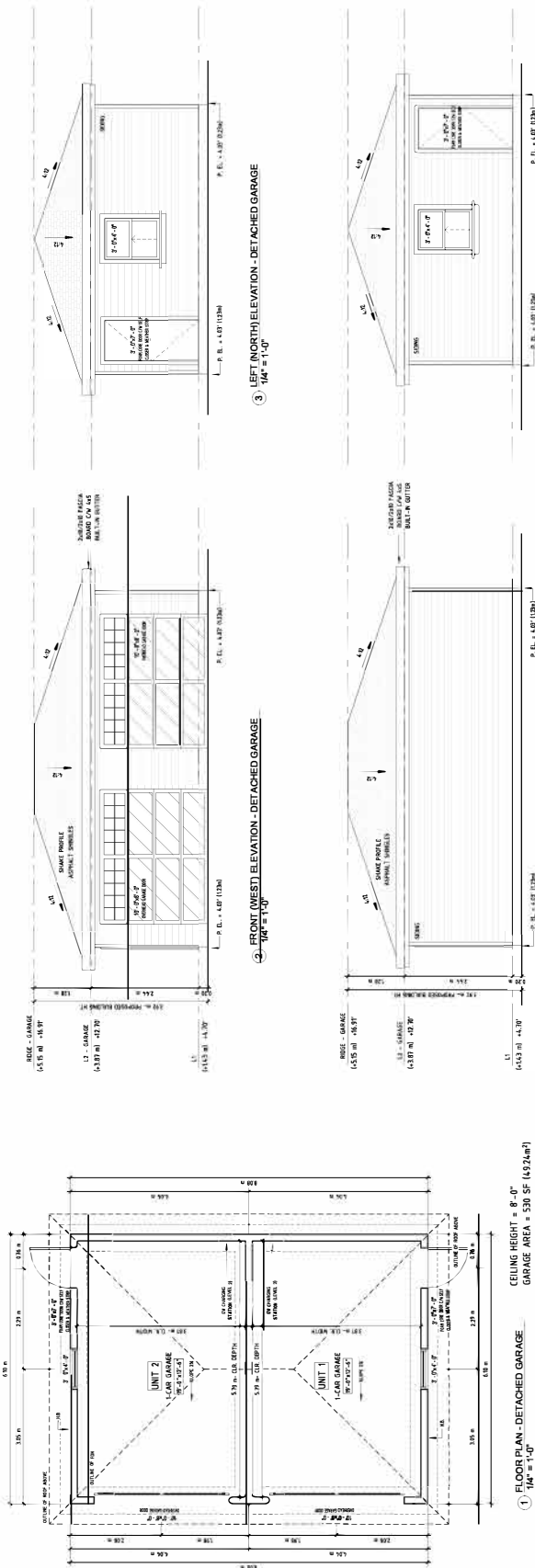
A1.00

AWANA GROUP

2225
TJ
AUGUST 9TH, 2023
1/4" = 1'-0"

GENERAL NOTES

- THE DRAWINGS AND SPECIFICATIONS AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF AWANA GROUP.
- VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO AWANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE.
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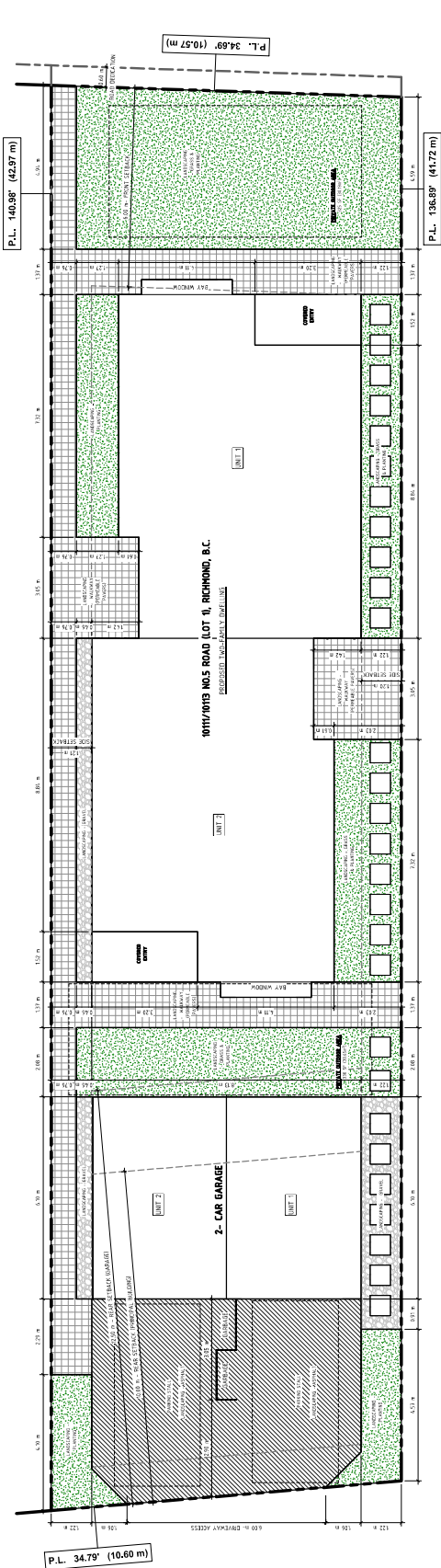


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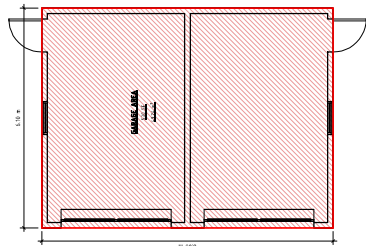
awana@shaw.ca
Phone: (779) 862-5463

GENERAL NOTES

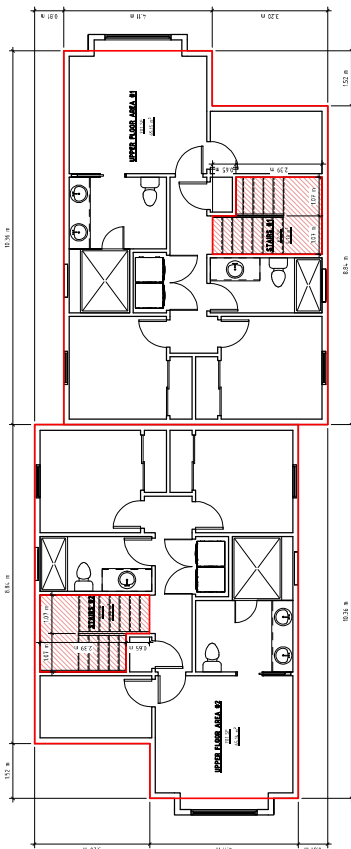
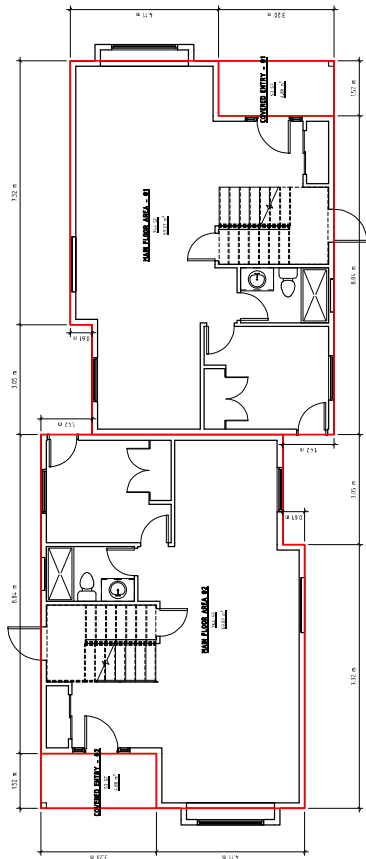
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1 IMPERMEABLE SURFACES PLAN
3/16" = 1'-0"



2 MAIN FLOOR AREA PLAN
3/16" = 1'-0"



3 UPPER FLOOR AREA PLAN
3/16" = 1'-0"

IMPERMEABLE SURFACES PLAN - LEGEND

- ASPHALT DRIVEWAY (NON - PERMEABLE) - 507 SF (47.10m²), 10.5%
- PROPOSED BUILDING OUTLINE (NON-PERMEABLE) - 2704 SF (997.14m²), 44.1%
- LIVE LANDSCAPING (PERMEABLE) - 1043 SF (115.41m²), 25.8%
- GRAVEL (PERMEABLE) - 174 SF (16.16m²), 3.6%
- PAVERS (PERMEABLE) - 768 SF (71.34m²), 15.9%

AREA CALCULATION

ITEM	AREA (SF)	AREA (M ²)	% TOTAL AREA
ASPHALT DRIVEWAY (NON - PERMEABLE)	507	47.10	10.5%
PROPOSED BUILDING OUTLINE (NON-PERMEABLE)	2704	997.14	44.1%
LIVE LANDSCAPING (PERMEABLE)	1043	115.41	25.8%
GRAVEL (PERMEABLE)	174	16.16	3.6%
PAVERS (PERMEABLE)	768	71.34	15.9%

TOTAL AREA: 6196 SF (574.47 M²)

PERMEABLE AREA: 1985 SF (183.01 M²)

NON-PERMEABLE AREA: 4211 SF (391.46 M²)

PERCENTAGE PERMEABLE: 32.0%

PERCENTAGE NON-PERMEABLE: 68.0%

TOTAL: 6196 SF (574.47 M²)

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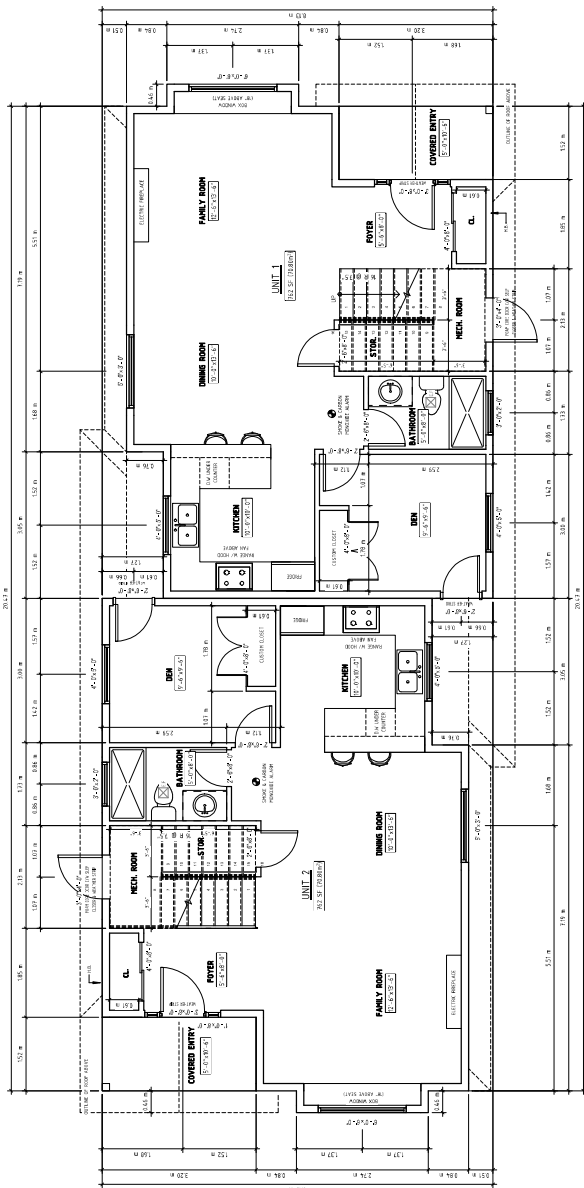
HATCHED AREA DENOTES EXCLUDED AREA FROM GFA CALCULATIONS

AWANA GROUP

Project: 19-001-001-001
Phone: (779) 862-5663

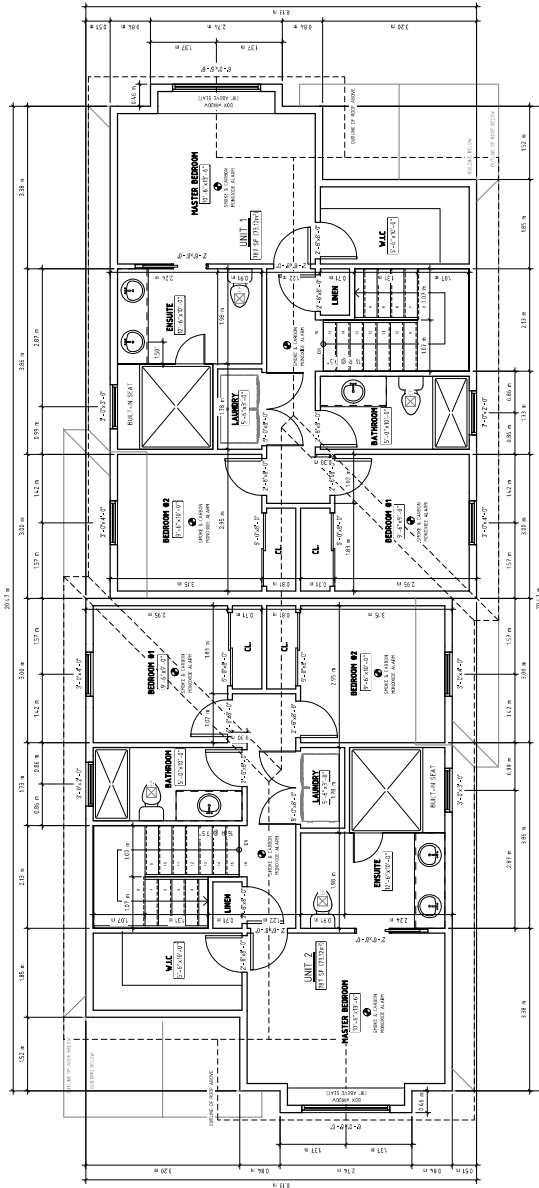
GENERAL NOTES

1. THE DIMENSIONS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE. IMMEDIATELY REPORT TO AWANA GROUP REFERENCE TO ANY DISCREPANCIES OR OMISSIONS PRIOR TO THE COMMENCEMENT OF WORK ON SITE. THE DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.



CEILING HEIGHT = 9'-0"
MAIN FLOOR AREA = 1514.54 SF (14,606m²)
COVERED PATIO AREA = 106 SF (9.86m²)

① MAIN FLOOR PLAN
1/4" = 1'-0"



CEILING HEIGHT = 9'-0"
UPPER FLOOR AREA = 1574.54 SF (14,624m²)

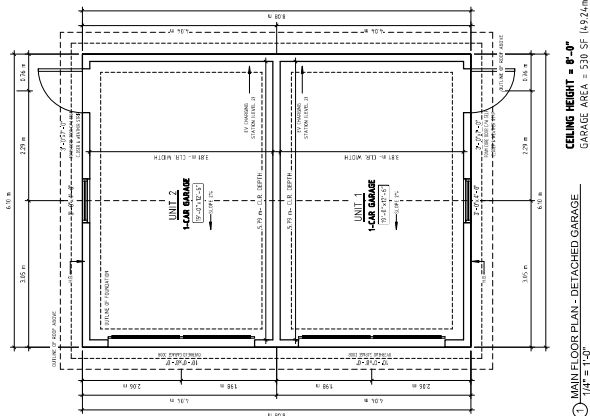
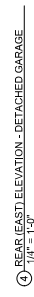
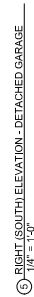
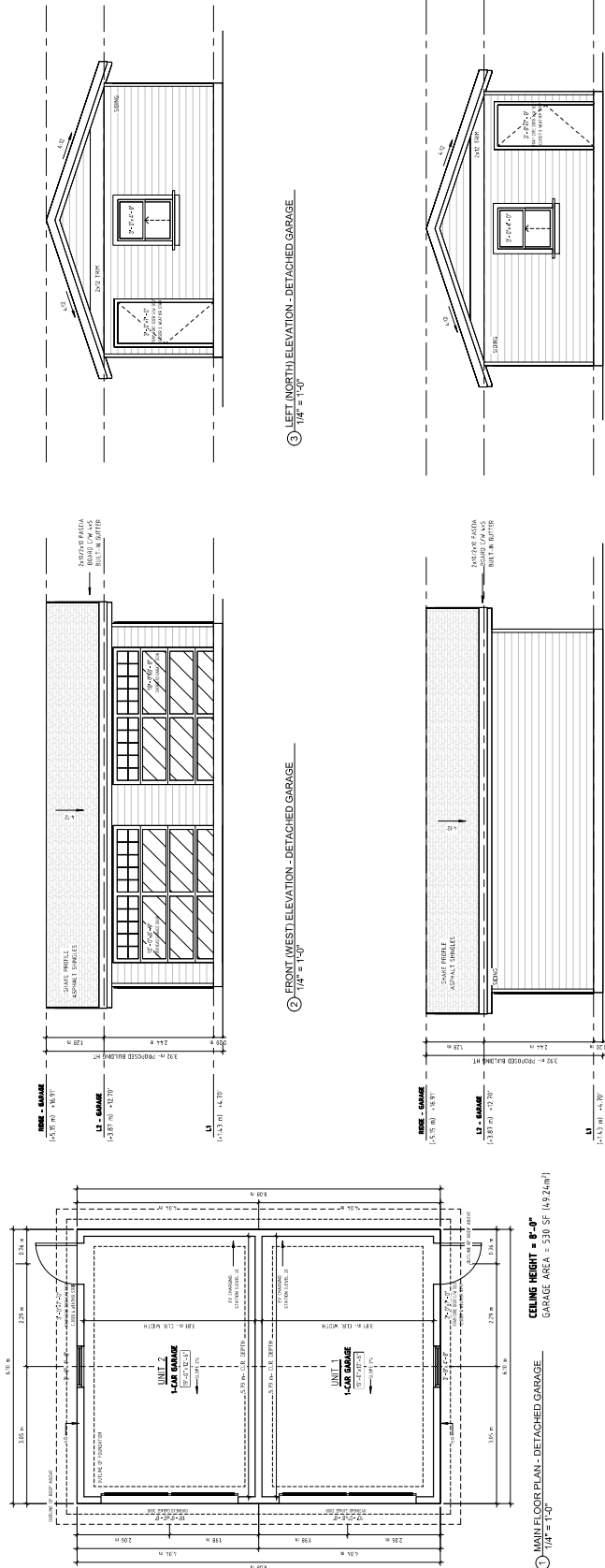
② UPPER FLOOR PLAN
1/4" = 1'-0"



Email: Talvinderj19@gmail.com
Phone: (778) 862-5563

GENERAL NOTES:

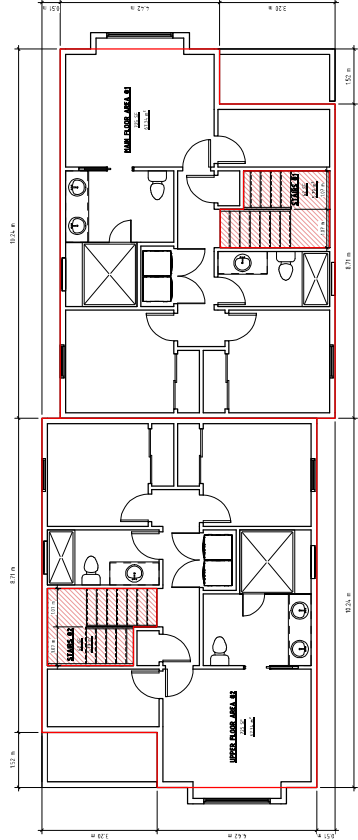
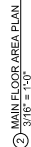
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CEILING HEIGHT = 8'-0"
GARAGE AREA = 530 SF (49.24m²)

GENERAL NOTES:

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HATCHED AREA DENOTES EXCLUDED AREA FROM GFA CALCULATIONS



IMPERMEABLE SURFACES PLAN - LEGEND

- ASPHALT DRIVEWAY (NON - PERMEABLE) - 519 SF (48.0mc2), 10.4%
- PROPOSED BUILDING OUTLINE (NON-PERMEABLE) - 2160 SF (200.6mc2), 43.6%
- LIVE LANDSCAPING (PERMEABLE) - 1070 SF (99.4mc2), 215%
- GRAVEL (PERMEABLE) - 163 SF (15.9mc2), 3.3%
- PAVERS (PERMEABLE) - 1047 SF (97.1mc2), 211%

AREA CALCULATION

AREA CALCULATION

TOTAL SITE AREA	4,959 SF	SITE AREA BASED ON NEW PROPERTY LINE
-----------------	----------	--------------------------------------

PROCESS FLOOD AREA CALCULATION (PONDAL BUILDING)

CALCULABLE GFA	4,959 SF (40,700 ¹ x 0.60 = 29,820 SF (178,420 ²))
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PROJECT

LOT 2

10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.

AREA PLANS

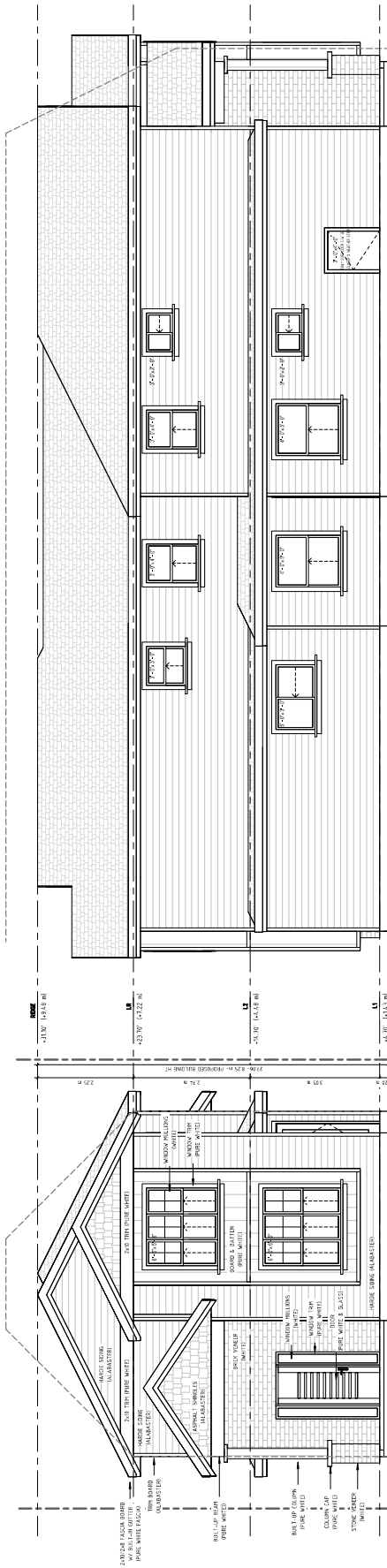
PROJECT NUMBER	2226
DRAWN	TJ
DATE	AUGUST 9TH, 2023
SCALE	As indicated

AWANA GROUP

Project: 19-00000000000000000000
Phone: (779) 862-5663

GENERAL NOTES

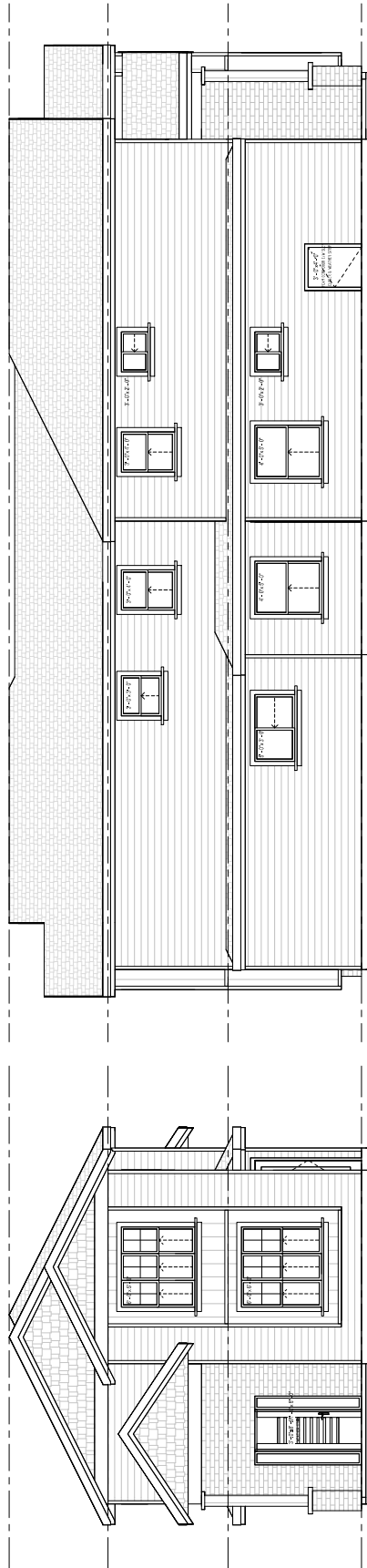
THE DRAWINGS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. ALL VERIFICATION AND RESPONSIBILITY FOR ALL DIMENSIONS AND LEVELS PRIOR TO CONSTRUCTION OF WORK ON SITE, INCLUDING BUT NOT LIMITED TO, SHALL BE THE RESPONSIBILITY OF THE CLIENT. ANY DISCREPANCIES IMMEDIATELY REPORTED TO AWANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE. THE DRAWINGS ARE TO SCALE. THE DIMENSIONS SHALL NOT BE EXCEEDED. DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.



① FRONT (EAST) ELEVATION
1/4" = 1'-0"

② RIGHT (NORTH) ELEVATION
1/4" = 1'-0"

CNCL - 98



③ REAR (WEST) ELEVATION
1/4" = 1'-0"

④ LEFT (SOUTH) ELEVATION
1/4" = 1'-0"

LOT 2

PROJECT
10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.

DRAWING TITLE
ELEVATIONS

PROJECT NUMBER
2226

DRAWN
TJ

DATE
AUGUST 9TH, 2023

SCALE
1/4" = 1'-0"

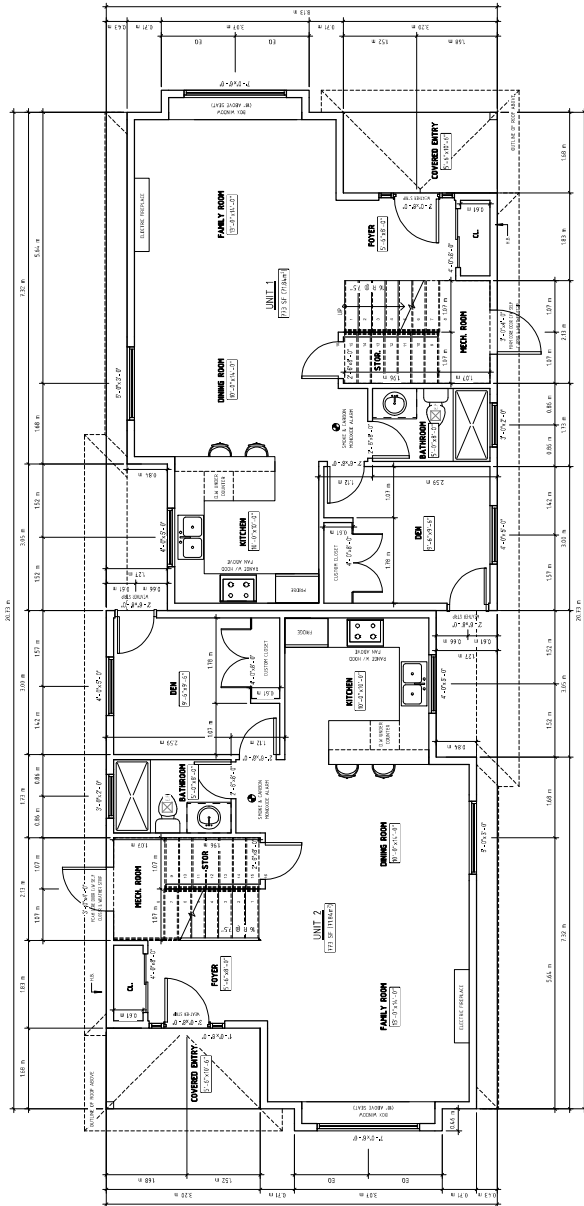
DRAWING NO.
A2.03

AWANA GROUP

Project: 17-10113-001
 Drawn: 17082463

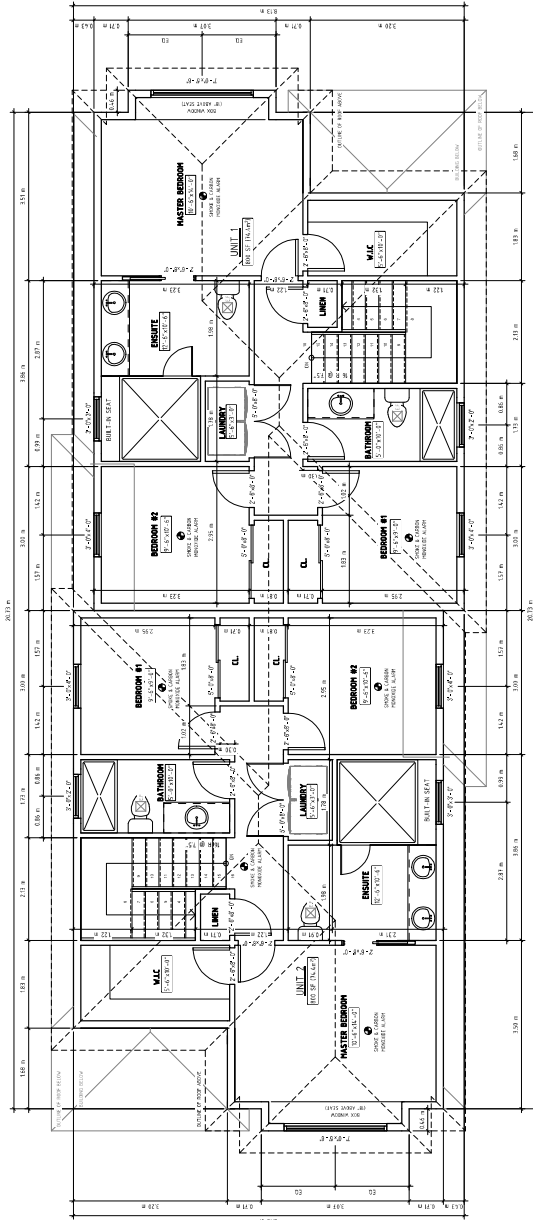
GENERAL NOTES

1. THE DIMENSIONS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. ALL DIMENSIONS SHALL BE IN METERS AND MILLIMETERS. ALL LEVELS SHALL BE TO COMPREHENSIVE OF WORK ON SITE. DIMENSIONS SHALL BE TO THE FACE OF THE ELEMENTS UNLESS OTHERWISE NOTED. DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.



① MAIN FLOOR PLAN
 1/4" = 1'-0"

CEILING HEIGHT = 9'-0"
 MAIN FLOOR AREA = 1546 SF (143.88m²)
 COVERED PATIO AREA = 115 SF (10.74m²)



② UPPER FLOOR PLAN
 1/4" = 1'-0"

CEILING HEIGHT = 9'-0"
 UPPER FLOOR AREA = 1600 SF (148.80m²)



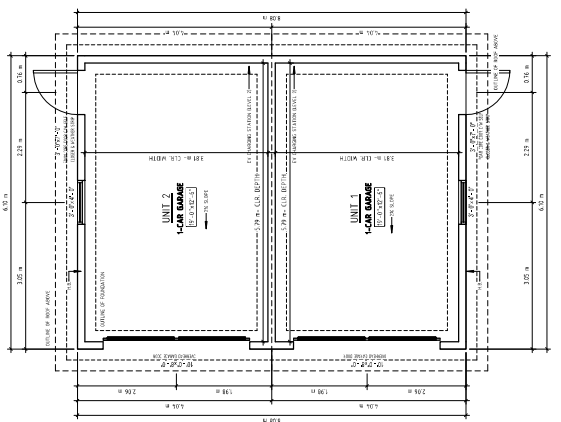
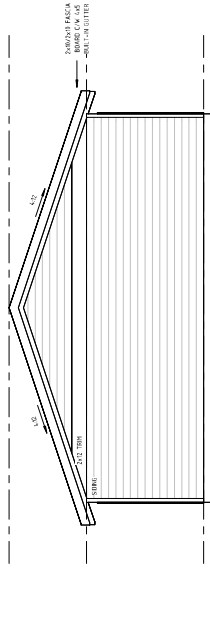
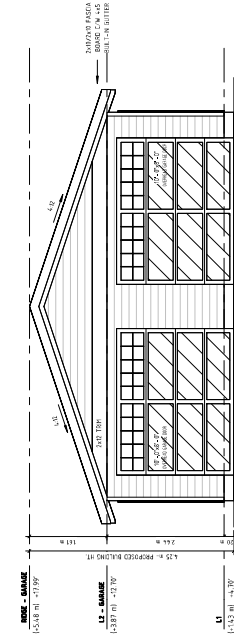
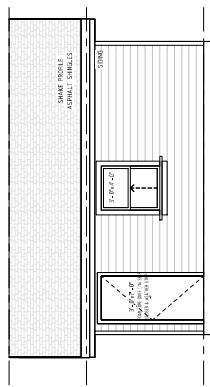
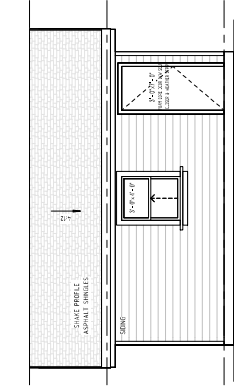
PROJECT	LOT 3
10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.	
DRAWING TITLE	FLOOR PLANS
PROJECT NUMBER	2227
DRAWN	TJ
DATE	AUGUST 9TH, 2023
SCALE	As Indicated
DRAWING NO.	A3.00

AWANA GROUP

Email: Talvinderj19@gmail.com
Phone: (778) 862-5563

GENERAL NOTES

- THE DOCUMENTS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AVANA GROUP AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.
- THE GENERAL CONTRACTOR AND SUB-TENDERS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE.
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1 FLOOR PLAN - DETACHED GARAGE
4 1/2" = 1'-0"

CEILING HEIGHT = 8'-0"
GARAGE FLOOR AREA = 530 SF (49.24m²)

LOT 3

10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.

DETACHED GARAGE

PROJECT NUMBER

DR. A. W. N.

DATE

SCALE

DRAWING NO.

A3.01

Email: Talvinderj19@gmail.com
Phone: (778) 862-5563

GENERAL NOTES:



① FRONT (EAST) ELEVATION
1/4" = 1'-0"

③ REAR (WEST) ELEVATION
 $1\frac{1}{4}" = 1'-0"$

LOT 3

10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.

ELEVATIONS

PROJECT NUMBER

7227

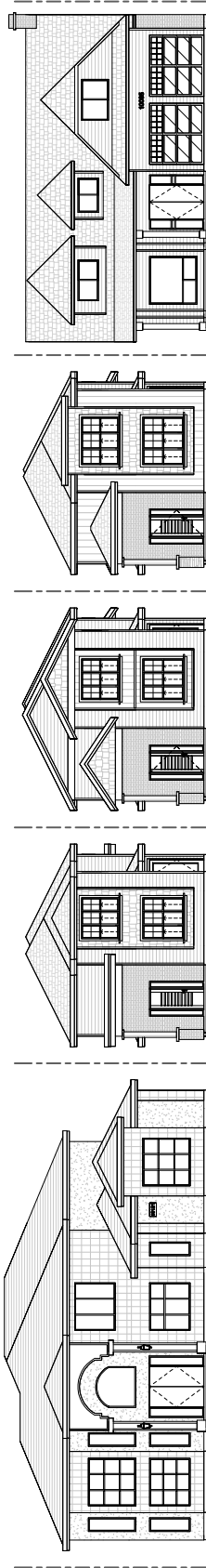
DRAWN

DATE _____

SCALE

 $1/4'' = 1'-0''$

A3.03



10000 NO. 5 RD. -
EXISTING SINGLE FAMILY HOUSE

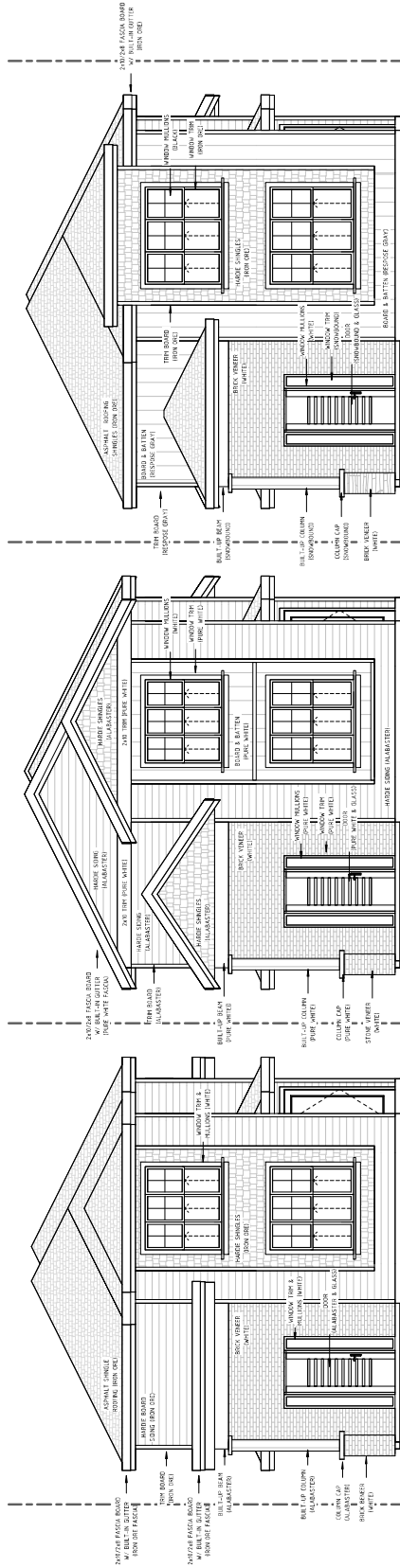
WHY/WHO NO. 5 RD LOT 21 -
PROPOSED TWO-FAMILY DWELLING

WHY/WHO NO. 5 RD LOT 20 -
PROPOSED TWO-FAMILY DWELLING

WHY/WHO NO. 5 RD LOT 19 -
PROPOSED TWO-FAMILY DWELLING

WHY/WHO NO. 5 RD -
EXISTING SINGLE FAMILY HOUSE

1. STREETSCAPE
1/8" = 1'-0"



WHY/WHO NO. 5 RD LOT 18 -
PROPOSED TWO-FAMILY DWELLING

WHY/WHO NO. 5 RD LOT 17 -
PROPOSED TWO-FAMILY DWELLING

WHY/WHO NO. 5 RD LOT 16 -
PROPOSED TWO-FAMILY DWELLING

2. FRONT ELEVATION - PROPOSED BUILDINGS
1/4" = 1'-0"

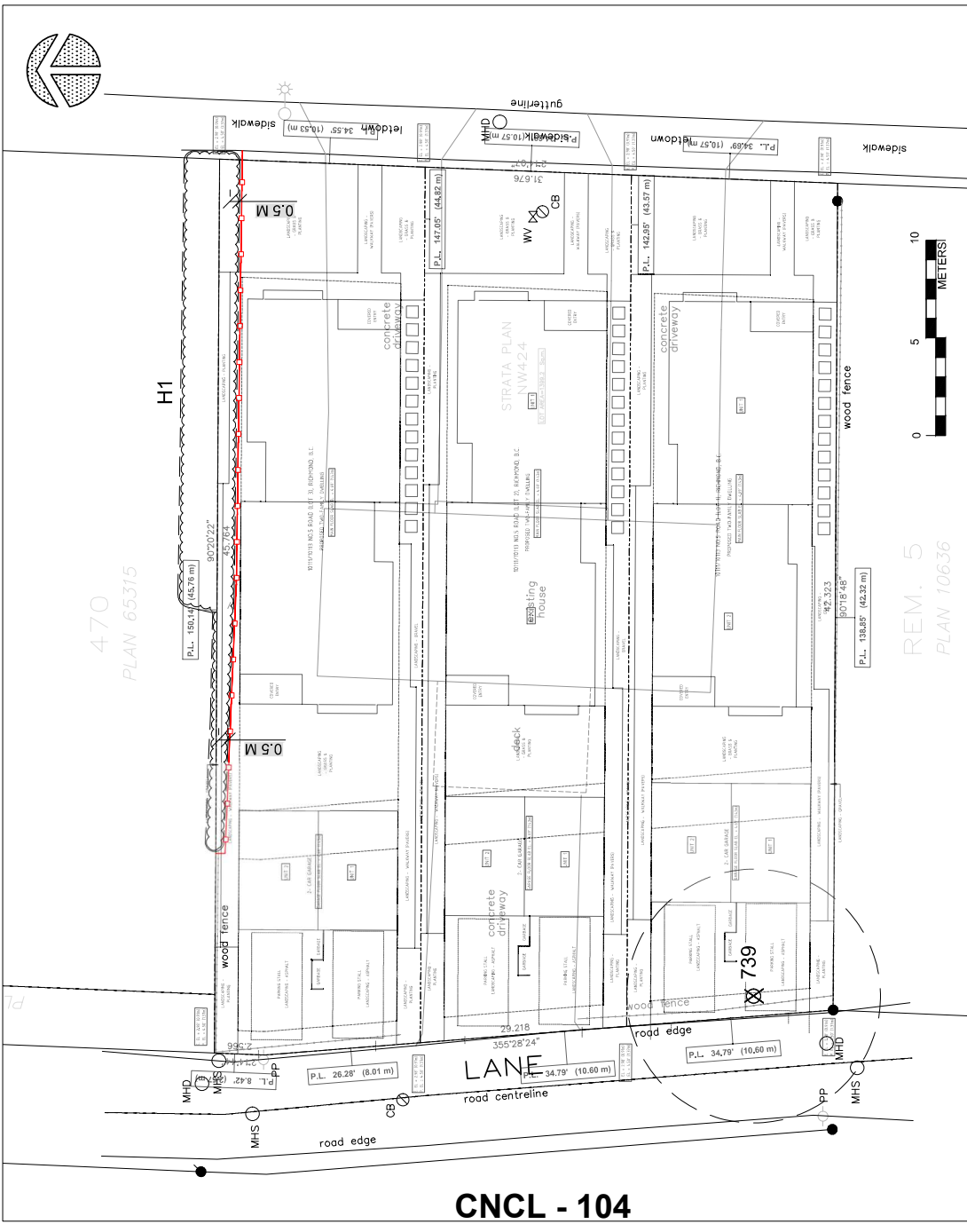
PROJECT	NEW DUPLEXES		PROJECT NUMBER	2225, 2226, 2227
	10111 & 10153 NO. 5 ROAD, RICHMOND, B.C.		DRAWN	TJ
DRAWING TITLE		DATE	JULY 10TH, 2023	
STREETSCAPES		SCALE	As indicated	
		DRAWING NO.		A4.00

AWANA GROUP

10111 & 10153 NO. 5 ROAD, RICHMOND, B.C.
Phone: (779) 962-5656

GENERAL NOTE

- THE DOCUMENTS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.
- ANY CHANGES OR REVISIONS TO THE DESIGN SHALL BE THE RESPONSIBILITY OF AWANA GROUP AND SHALL BE PRIOR TO COMMENCEMENT OF WORK ON SITE.
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Tree #	Type	DBH (cm)	TPZ (Drip-line)
739	Red Alder (<i>Alnus rubra</i>)	26, ~30, ~30	6.5
H1	Emerald Cedar (<i>Thuja occidentalis</i> 'Smaragd')	2-4cm/stem	0.5

GENERAL NOTES:

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS
- REASSASS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BCSLAB/CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LEGEND

~~◯~~ TREE TO BE REMOVED

 TREE PROTECTION FENCING
 HEDGE

—●— TREE PROTECTION FENCING HEDGE

[illegible]



Address: 10111 & 10113 No 5 Road

File No.: RZ 22-019002

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10475, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. 0.6 m road dedication along the entire east frontage.
3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the hedges 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. Installation of appropriate protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
7. Registration of cross-access easements, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the proposed internal walkways in favour of the future abutting lot(s) as required, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
8. Registration of a legal agreement on title to ensure that landscaping planted within the ALR buffer area along the No. 5 Road frontage (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations and is subject to the impacts of noise, dust, and odour.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$75,597.30) to the City's Affordable Housing Reserve Fund.
10. 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. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including all materials, installation, and 10% contingency. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and;

- include the 2 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m

At Subdivision* stage, the developer must complete the following requirements:

- Dissolution of Strata Plan NW424.
- Modify and/or replace the cross-access easement, statutory right-of-way and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, providing for the internal walkways (RZ Consideration #7) as required.
- Provide a cash in-lieu contribution in the amount of \$14,978.40 for the design and construction of future lane upgrades as set out below:

Concrete Curb and Gutter (EP.0638)	\$ 9,480.00
Lighting (EP.0639)	\$ 5,498.40

Note: Cash-in-lieu rates are updated yearly to adjust for inflation and fluctuations in actual construction costs. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the cash-in-lieu rate that is in effect at that time.

- Pay \$30,847.23 towards a cost recovery contribution for the laneway drainage and asphalt improvements previously installed consistent with the City's Works and Services Cost Recovery Bylaw No. 8752.

Note: Cost recovery contributions are subject to interest rates as set out in Bylaw No. 8752. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the interest rate.

- Pay property taxes up to the current year, Development Cost Charges (City, TransLink and Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees, etc., and any other fees or costs identified via the subdivision application process.
- Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and 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:

Water Works

- Using the OCP Model, there is 716 L/s of water available at a 20 psi residual at the No 5 Rd frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
- At 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.
 - Install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.
 - Install a new 25mm diameter water service connection, complete with water meter and water meter box as per City specifications to service lot 3.
 - Confirm the condition and size of the existing water service connection at the East Pl of the proposed site. If not adequate, cut and cap the existing water service connection and replace with a new 25mm water sewer service connection, complete with water meter and water meter box as per City specifications to service lot 2.
 - Install a new 25mm diameter water service connection, complete with water meter and water meter box as per City specifications to service lot 1.
- At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works

- At Developer's cost, the Developer is required to:
 - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - Confirm the condition and size of the existing storm service lead connection at the Northeast Pl of 10111 No 5 Rd. If not adequate, cut and cap the existing storm service connection lead and replace with a new storm sewer service connection, complete with an inspection chamber as per City specifications to service lot 3.
 - Confirm the condition and size of the existing storm service lead connection at the East Pl of 10111 No 5 Rd, if adequate, cut and cap one of the leads and utilize the other. If not adequate, cut and cap the existing storm service connection and replace with a new storm sewer service connection, complete with an inspection chamber as per City specifications to service lot 2.
 - Confirm the condition and size of the existing storm service lead connection at the Southeast Pl of 10111 No 5 Rd. If not adequate, cut and cap the existing storm service connection lead and replace with a new storm sewer service connection, complete with an inspection chamber as per City specifications to service lot 1.
- At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works

- At Developer's cost, the Developer is required to:
 - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - Confirm the condition and size of the existing sanitary service lead connection at the Northwest Pl of 10111 No 5 Rd. If not adequate, cut and cap the existing storm service connection lead and replace with a new storm sewer service connection, complete with an inspection chamber as per City specifications to service lot 3.
 - Install a new sanitary sewer dual service connection to service lots 1 and 2 of 10111 No 5 Rd, complete with inspection chamber and a service lead as per City specifications.
- At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements

- At Developer's cost, the Developer is required to:
 - Review street lighting levels along all road and lane frontages, and upgrade as required.
 - Review the configuration of the existing street light fronting 10111 No 5 Rd. Relocate the existing street light if required to meet Engineering standards after meeting Transportation's comments.
 - Design and construct frontage improvements which are to include (measured west to east):
 - New east property line of the subject line (established 0.6 m west of the existing property line to account for road dedication)
 - 2.0 m wide concrete sidewalk (as per arterial sidewalk standards)
 - Minimum 1.5 m wide landscaped boulevard with street trees
 - Permanently close all existing driveways at the No. 5 Road site frontage. All driveway let-downs are to be removed and replaced with barrier curb/gutter, boulevards, and concrete sidewalk as per standard described above.
 - The new sidewalk is to be connected to the existing sidewalk to the north and south of the subject site. A short transition section (eg. 3 m x 3 m reverse curb at both end of the new sidewalk) is required to transition the new sidewalk from the next to the property line to the existing sidewalk at the curb.

General Items

- At Developer's cost, the Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:

- To pre-duct for future hydro, telephone and cable utilities along all road frontages.
- Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To underground overhead service lines.
- 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.
- 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.
- Right-of-way(s) in favour of the City may be required to accommodate the works which cannot be located within the dedicated road allowance, to be identified via the Servicing Agreement design process.

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

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

Note:

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

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

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

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

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10475 (RZ 22-019002)
10111 & 10113 No. 5 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 **“ARTERIAL ROAD COMPACT TWO-UNIT DWELLINGS (RCD)”**.

P.I.D. 001-323-725

Strata Lot “A” Section 36 Block 4 North West New Westminster District Plan NW424 together with an interest in the common property

P.I.D. 001-323-873

Strata Lot “B” Section 36 Block 4 North West New Westminster District Plan NW424 together with an interest in the common property

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10475”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

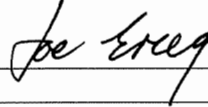


To: Planning Committee **Date:** August 8, 2023
From: John Hopkins **File:** 01-0157-30-
Director, Policy Planning RGST1/2023-Vol 01
Re: **Response to Metro Vancouver's Referral: Land Use Designation Amendment to the Metro 2050 Regional Growth Strategy Proposed by the City of Surrey for the Property Located at 11420 – 157A Street (Fraser Heights)**

Staff Recommendation

That comments from the City of Richmond be provided to the Metro Vancouver Regional District Board as outlined in the staff report titled "Response to Metro Vancouver's Referral: Land Use Designation Amendment to the Metro 2050 Regional Growth Strategy Proposed by the City of Surrey for the Property Located at 11420 – 157A Street (Fraser Heights)", dated August 8, 2023, from the Director, Policy Planning.

John Hopkins
Director, Policy Planning
(604-276-4279)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	

Staff Report

Origin

The Metro Vancouver Regional District (MVRD) Board has initiated a process to amend the Metro 2050 Regional Growth Strategy (RGS), in relation to a request from the City of Surrey for the property located at 11420 – 157A Street (Fraser Heights) (herein called “the subject site”).

At the June 30, 2023, regular meeting, the MVRD Board adopted the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey’s requested regional land use designation amendment from Industrial to General Urban for lands located at 11420 – 157A Street;*
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023”; and*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

The City of Surrey’s requested amendment to the Metro 2050 RGS involves a regional land use designation amendment to re-designate the subject site from Industrial to General Urban.

As part of Metro Vancouver’s notification process, the City of Richmond has been invited to provide written comments on the proposed amendments by September 15, 2023 (refer to Attachment 1 for the Metro Vancouver letter and accompanying report).

This report supports Council’s Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond’s interests.

1.1 Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.

1.2 Advocate for the needs of Richmond in collaboration with partners and stakeholders.

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.

Findings of Fact

The proposed amendment is a Type 3 amendment in accordance with the criteria and procedures contained in the Metro 2050 RGS, which requires that the amendment bylaw be passed by an affirmative 50% + 1 weighted vote of the MVRD Board.

Information about the Development Proposal at 11420 – 157A Street (Fraser Heights)

The residential component of the project includes 38 single-family lots that will be accessed from the existing single-family residential area to the south. Approximately half of the subject site (54.6% or 5.55 ha) will be dedicated to the City for open space that will be added to existing designated park areas abutting the subject site. Related to the City of Surrey's request to amend the Metro 2050 RGS, the City of Surrey has granted third reading to a package of bylaws to amend its Official Community Plan from Industrial to Suburban and rezone the subject site from the Light Impact Industrial Zone to the Cluster Residential Zone. The proposal would also be subject to the processing and approval of a Development Permit and Development Variance Permit to address site-specific conditions and other development components related to the project.

Analysis**Summary of the Metro 2050 RGS Amendment for 11420 – 157A Street (Fraser Heights)**

The proposed amendment to the Metro 2050 RGS involves a 10.2 ha (25.2 acres) site in the City of Surrey that is generally bounded by the South Fraser Perimeter Road (Highway 17) and Canadian National Railway yard to the north and east, a City park to the west and single-detached residential dwellings to the south. The surrounding RGS land use designations around the subject site include Industrial to the north and General Urban to the south.

The proposed regional land use designation amendment is from Industrial to General Urban. Refer to Figure 1 and Figure 2 for maps of the subject site showing the existing and proposed amendments to the RGS. A general summary of the regional land use rationale contained in the Metro Vancouver report is as follows:

- The subject site is directly adjacent to a residential area to the south, which is designated General Urban and contained in the Urban Containment Boundary. The only feasible access to the area is also through the existing single-family residential neighbourhood.
- The subject site is disconnected from adjacent lands that are designated Industrial by a steep escarpment and slope that creates a natural boundary. Furthermore, Highway 17 is a major transportation route that separates the subject site from the ability to connect or gain access to Industrial designated lands to the north along the Fraser River (containing Highway 17 and Canadian National Railway yard).
- Industrial activities and associated vehicle traffic would only be able to access the subject site by travelling through the existing residential neighbourhood which would introduce land use adjacency and traffic conflicts.

- Factors related to surrounding land use context, physical and geographical barriers and access limitations applicable to the subject site will not set a precedent for the conversion of industrial lands to residential uses.
- The Metro Vancouver report outlines that the subject site is generally undeveloped; however, since 2021, significant site disturbances and modifications (including tree removals) have occurred as part of the separate Trans Mountain Pipeline Expansion Project. Ecosystem enhancements and compensation will be undertaken on the subject site that would dedicate over half of the site (54.6%) to the City for open space that will contribute to natural area connectivity. The proposal also includes a tree replacement and compensation package that exceeds the City of Surrey requirements. The proposal involving the dedication of lands for open space/natural protection and tree compensation package which is consistent with regional objectives to enhance natural areas and increase tree canopy throughout the region.
- The proposed residential development on the subject site is for 38 single-detached residential dwelling units that have the potential for secondary suites. The Metro Vancouver report notes that although additional housing is provided for in the proposal, the relatively small size of the site and low density will not likely make a significant contribution to address regional housing affordability objectives or improve housing diversity options.

Figure 1- Existing Regional Land Use Designation

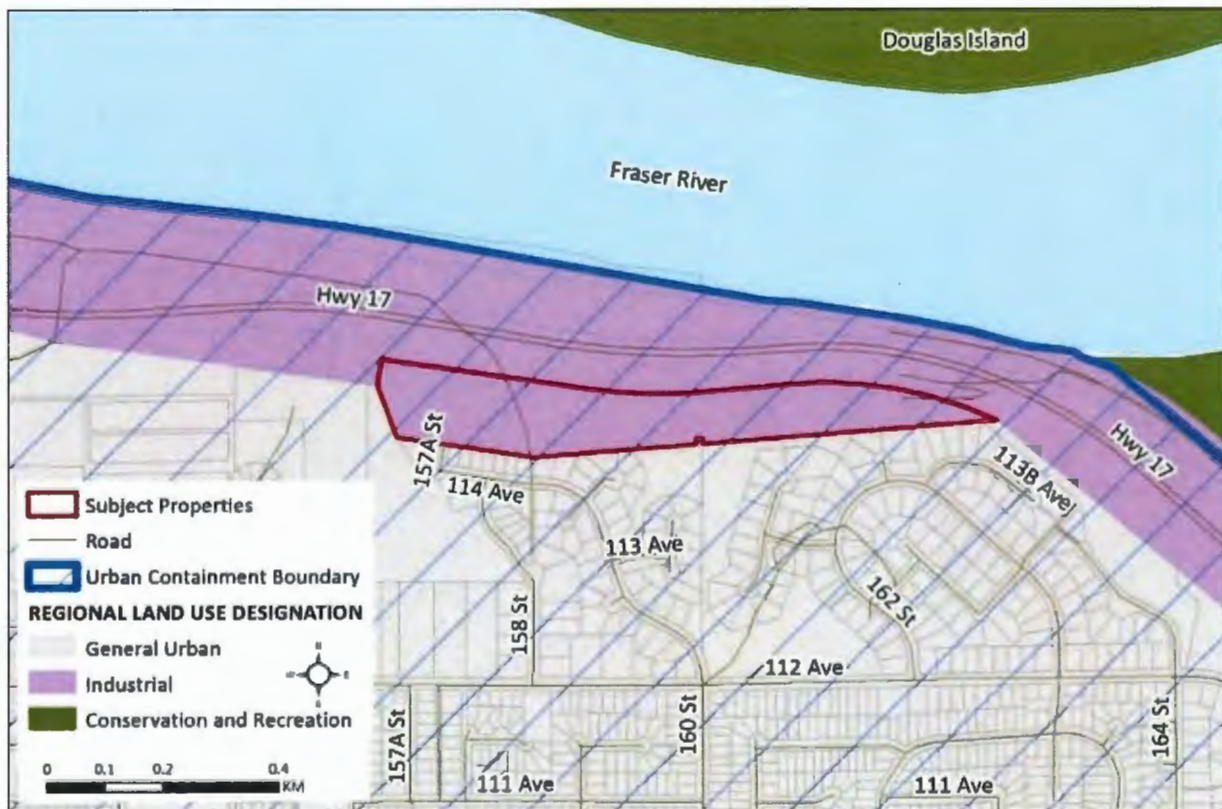
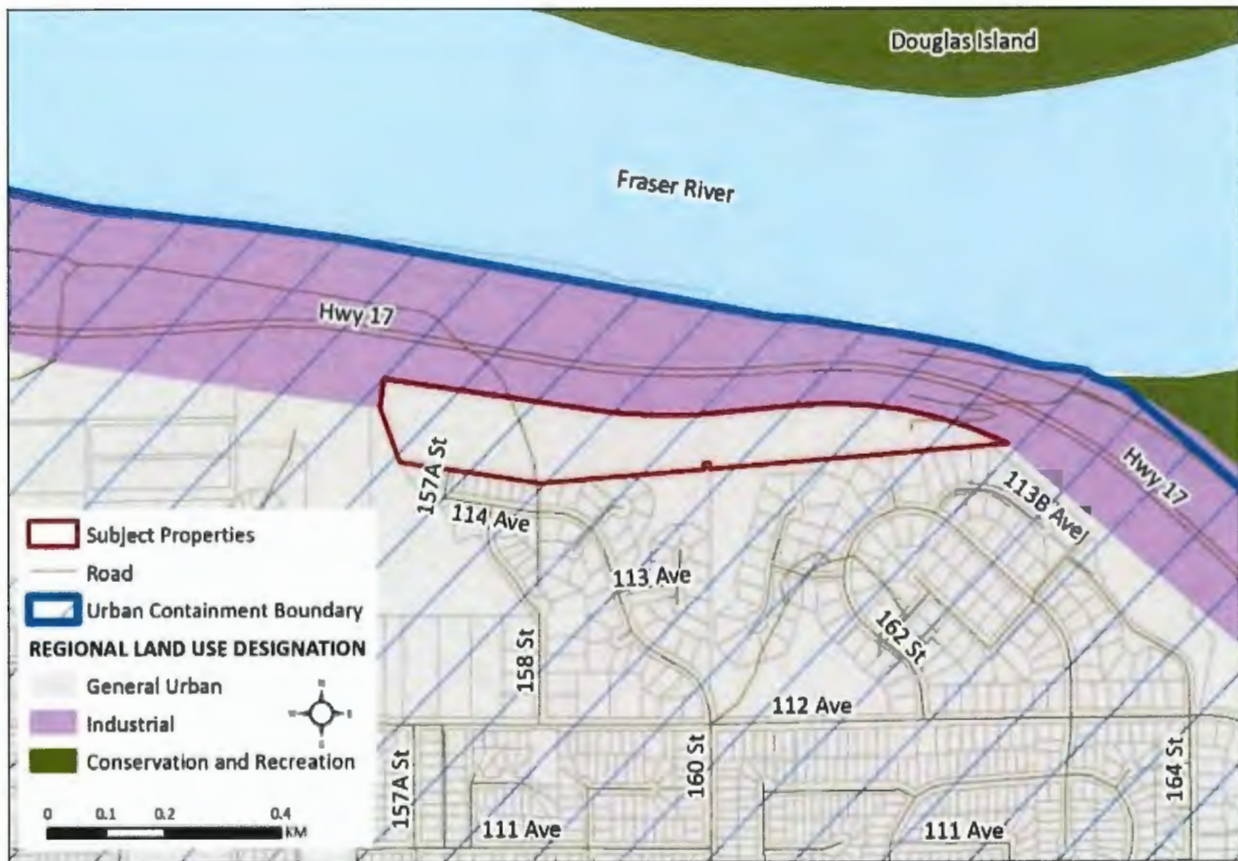


Figure 2 – Proposed Regional Land Use Designation



City of Richmond – Comments on the Proposed RGS Amendment

City staff do not have any additional comments to provide and generally concur with the comments and analysis provided for in the Metro Vancouver report on the proposed Metro 2050 RGS amendments requested by the City of Surrey for the subject site at 11420 – 157A Street.

Financial Impact

None

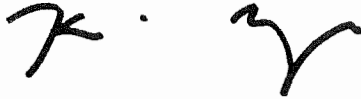
Conclusion

Metro Vancouver has forwarded a request from the City of Surrey to amend the Metro 2050 RGS to change the land use designation from Industrial to General Urban for the property at 11420 – 157A Street and provided an opportunity for the City of Richmond to comment.

August 8, 2023

- 6 -

City staff have reviewed the proposed amendment to the Metro 2050 RGS and recommend that the comments in this staff report, which are aligned with those contained in the Metro Vancouver report, be communicated to the MVRD Board prior to the September 15, 2023 deadline.

A handwritten signature in black ink, appearing to be 'K. Eng'.

Kevin Eng
Planner 3
(604-247-4626)

KE:he

Att. 1. Metro Vancouver Letter and Accompanying Report

Office of the Chair
 Tel. 604-432-6215 or via Email

CAOAdministration@metrovancouver.org

July 11, 2023

File: CR-12-01
 Ref: RD 2023 Jun 30

Mayor Malcolm Brodie and Council
 City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
VIA EMAIL: mbrodie@richmond.ca; cityclerk@richmond.ca

Dear Mayor Malcolm Brodie and Council:

**Proposed Land Use Designation Amendment to Metro 2050
 City of Surrey – Fraser Heights**

The City of Surrey is requesting a Type 3 Amendment to *Metro 2050* for a 10.2-hectare site located at 11420 – 157A Street in the City's Fraser Heights area. The proposed regional land use designation amendment would redesignate the site from Industrial to General Urban to accommodate a residential development of 38 single-detached lots on the subject site.

At its June 30, 2023 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) adopted the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to General Urban for the lands located at 11420 – 157A Street;*
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023"; and*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

As required by both the *Local Government Act* and *Metro 2050*, the regional growth strategy amendment process requires a minimum 45-day notification period to allow all affected local governments, First Nations, and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received and consider adoption of the amendment bylaw.

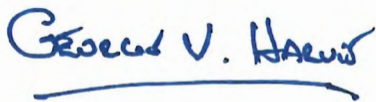
60943429

The proposed amendment is a Type 3 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by a 50% +1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. A Metro Vancouver staff report providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050* is enclosed.

You are invited to provide written comments on the proposed amendment. Please provide your comments to the contact below **by September 15, 2023**.

If you have any questions with respect to the proposed amendment, please contact Jonathan Coté, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancover.org.

Yours sincerely,



George V. Harvie
Chair, Metro Vancouver Board

GVH/JWD/hm

cc: Serena Lusk, Chief Administrative Officer, City of Richmond
John Hopkins, Acting General Manager, Planning and Development, City of Richmond
Jerry W. Dobrovolsky, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver
Jonathan Coté, Deputy General Manager, Regional Planning & Housing Development, Metro Vancouver

Encl: [Metro 2050 Type 3 Proposed Amendment – City of Surrey \(Fraser Heights\)](#)

60943429

To: Regional Planning Committee

From: Victor Cheung, Senior Policy and Planning Analyst
Regional Planning and Housing Services

Date: May 29, 2023

Meeting Date: June 9, 2023

Subject: **Metro 2050 Type 3 Proposed Amendment – City of Surrey (Fraser Heights)**

RECOMMENDATION

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to General Urban for the lands located at 11420 – 157A Street;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.
-

EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 Amendment to *Metro 2050* for a 10.2-hectare site located at 11420 – 157A Street in the City's Fraser Heights area. The proposed regional land use designation amendment would redesignate the site from Industrial to General Urban to accommodate a residential development of 38 single-detached lots on the subject site.

The proposed amendment has been considered in relation to *Metro 2050*'s goals, strategies, and policies. Staff has concluded that, on balance, the proposed amendment is supportable. The proposed amendment:

- utilizes land that is unsuitable for industrial uses because it lacks access to the adjacent highway and industrial lands due to a steep slope escarpment;
- allows for 38 single-detached lots;
- will result in a net increase in tree canopy cover over the long-term; and
- is consistent with the adjacent residential land uses to the south.

The requested *Metro 2050* Type 3 Amendment bylaw requires adoption through an affirmative 50%+1 weighted vote of the MVRD Board.

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro 2050* to accommodate a 38-lot residential development through a Type 3 regional growth strategy amendment.

BACKGROUND

On January 30, 2023, Surrey Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to *Metro 2050* to amend the regional land use designation of the site located at 11420 – 157A Street from Industrial to General Urban (Reference). On March 15, 2023, Metro Vancouver received the City’s request to consider the proposed Regional Growth Strategy amendment.

SITE CONTEXT

The subject site is 10.2 hectares in size, and is bounded by the South Fraser Perimeter Road (Highway 17) and Canadian National Railway yard to the north, Surrey Bend Regional Park to the east, suburban single-detached dwellings and City-owned parkland to the south, and Highway 17 and City-owned parkland to the west.

The subject site is currently designated Industrial in the City’s Official Community Plan (OCP) and zoned One-Acre Residential Zone and Light Impact Industrial Zone in the City’s Zoning Bylaw. The current regional land use designation in *Metro 2050* is Industrial (Figure 1). The site is undeveloped, though since late 2021, significant site disturbance and tree removal has occurred as part of the Trans Mountain Pipeline Expansion Project. Additional site information can be found in the City of Surrey staff report (Attachment 1), and a summary of the existing site description is provided in Table 1.

Table 1 – Existing Site Description

Site Size	10.2 Hectares
Site Location	11420 – 157A Street
Current Metro 2050 Land Use Designation	Industrial
Current City OCP Designation	Industrial
Current Zoning	One-Acre Residential Zone (RA) and Light Impact Industrial Zone (IL)
Agricultural Land Reserve	No

PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The City of Surrey can only adopt the proposed OCP amendment after the MVRD Board approves the corresponding *Metro 2050* Type 3 amendment given the change of land use being requested. The proposal would amend the City’s OCP and Zoning Bylaw for the subject site to accommodate residential uses on the site. The proposed land use changes are outlined in Table 2.

Table 2 – Proposed Site Designations

	Current	Proposed
Metro 2050	Industrial	General Urban
OCP	Industrial	Suburban
Zoning	One-Acre Residential Zone (RA) and Light Impact Industrial Zone (IL)	Cluster Residential Zone

Should the application proceed, an updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change will be required. It is expected that the City will submit an updated RCS for consideration of acceptance should the MVRD Board choose to initiate the proposed amendment process and give initial readings to the *Metro 2050* amendment bylaw.

Figure 1. Existing Regional Land Use Designation

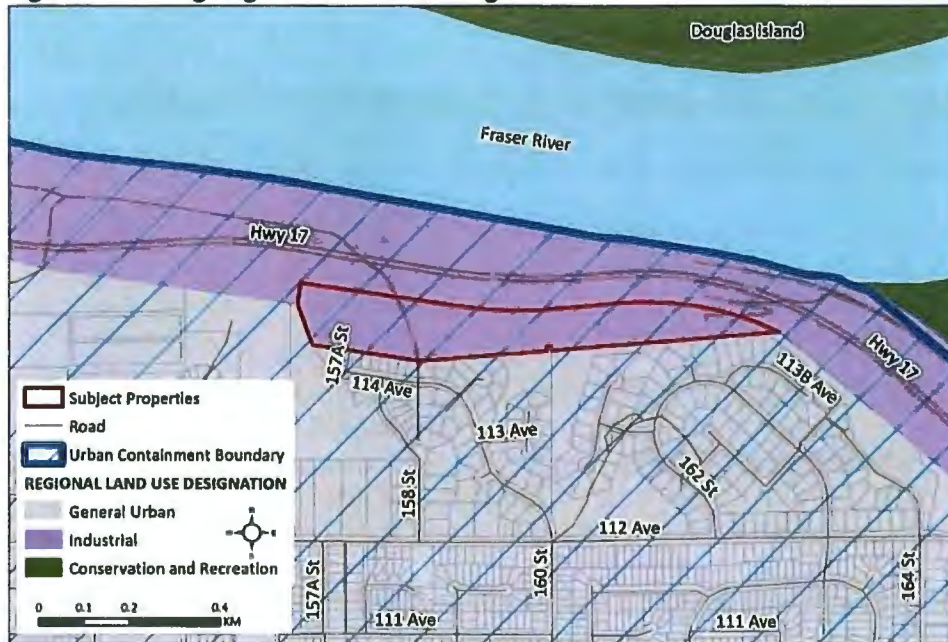
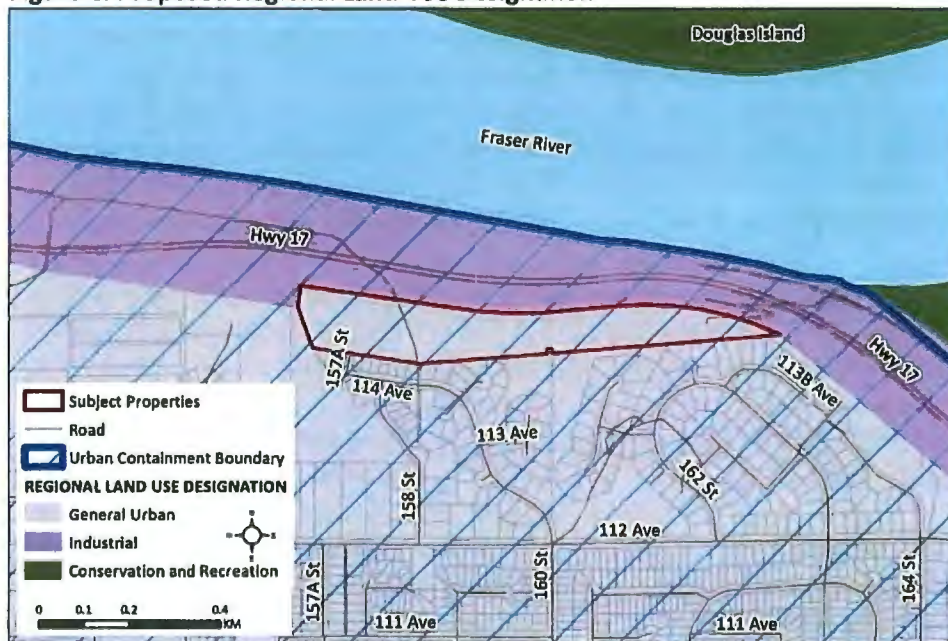


Figure 2. Proposed Regional Land Use Designation



REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed *Metro 2050* amendment has been assessed in relation to the applicable goals and policies of the regional growth strategy. The intent of the assessment is not to duplicate the municipal planning process, but rather to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of *Metro 2050*. A summary of the regional analysis is provided as follows.

Goal 1: Create a Compact Urban Area

Goal 1 includes strategies to concentrate urban development within the Urban Containment Boundary, and to support the development of resilient, healthy, connected, and complete communities with a range of services and amenities.

The subject site is located within the Urban Containment Boundary (UCB). The proposal would be consistent with the region's target of focusing 98% of residential growth inside the UCB, though the proposed low density residential development does not contribute to creating a compact urban area. The subject site is a limited size and orientation, and does not have good access to transit service that would support higher development density or transit-oriented growth.

Goal 2: Support a Sustainable Regional Economy

Goal 2 includes strategies to promote land development patterns that support a diverse regional economy. This includes the protection and enhancement of the supply of industrial lands.

The subject site is designated Industrial in *Metro 2050*. Given the critical shortage of industrial lands in the region, applications to redesignate such lands must have a very strong rationale to be supported.

As shown on Figure 1, while it appears that the site is connected to the industrial lands to the north of Highway 17 and the Fraser River, the subject site is physically disconnected from highway access and the adjacent industrial lands by the South Fraser Perimeter Road escarpment; this can be seen in Figure 3. The escarpment has significant slopes (between 30-45%) creating a natural boundary between the subject site and the highway and industrial lands to the north, making direct access from the site to the highway unfeasible.

The subject site can instead be considered in the context of the adjacent lands to the immediate south, with which it shares a common topography and has a direct road connection (see Figure 4). The abutting lands to the south are developed as a single-detached residential neighbourhood. City of Surrey Planning staff's assessment (Attachment 1) is that allowing industrial uses on this site as currently permitted would create potential conflicts, particularly as it relates to the access and egress of industrial-related vehicle traffic. Metro Vancouver staff concur with this conclusion.

Given how disconnected this site is from the highway and adjacent industrial lands, its limited size and its orientation to the residential areas immediately south, staff do not anticipate this amendment will set a precedent for converting other industrial lands to residential uses. The City of Surrey will continue to support the protection and intensification of industrial lands where possible.

Figure 3 – Subject Site Contour Map



Figure 4 – Ortho Photo of Surrounding Area



Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Goal 3 includes strategies to protect, enhance, restore and connect ecosystems while advancing land uses that reduce greenhouse gas emissions and improve resilience to climate change impacts.

The subject site is undeveloped, though since late 2021 significant site disturbances and tree removal has occurred as part of the Trans Mountain Pipeline Expansion Project. The site includes some modified ecosystems, specifically mature broadleaf forest (coastal western hemlock eastern variant) with riparian fringe subclass, as well as mature coniferous forest in its eastern portion.

The City of Surrey's staff report (Attachment 1) confirms that ecosystem protection measures will be in place to enable ecosystem connectivity, with 54.6% of the site being dedicated to the City for riparian, biodiversity and open space protection purposes. The development proponent is proposing 190 replacement trees on the site, or five trees per proposed lot, thereby greatly exceeding the City of Surrey's requirements. A total of 193 trees are proposed to be retained or replaced on the site. Overall this amendment is consistent with the region's goals to enhance natural environments and increase the regional tree canopy cover.

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 4 includes strategies that promote the expansion of the supply and diversity of housing to meet a variety of needs.

The proposed amendment includes 38 single-detached lots which will provide additional housing. However, since all the proposed housing units will be single-detached homes with opportunity for secondary suites, the project will not likely make a significant contribution to regional housing affordability objectives. As noted in the City's Staff Report (Attachment 1), the applicant adequately addresses the City's Affordable Housing Strategy which requires a contribution per new lot to support the development of new affordable housing elsewhere within the City of Surrey. The proposed development is limited in scale and will not significantly contribute to improving the diversity of housing options in the region.

Goal 5: Support Sustainable Transportation Choices

Goal 5 includes strategies that encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services.

The transportation impact of this application is anticipated to be relatively limited with expected traffic generation of 38 vehicle trips per weekday peak hour. The site is not transit-oriented and residents would likely be reliant on personal vehicles to access the site. Given the limited transportation options for this location, the size of the site, and the adjacent existing neighbourhood with only one road access connection, low-density development forms are the most appropriate housing form for this location.

Since the proposal does not include a roadway connection to Highway 17, the development would not fundamentally alter movement patterns in the area or attract through-traffic. As the Fraser Heights area develops, the City of Surrey may wish to work with the Province and TransLink to

explore the feasibility of expanding transit service on nearby Highway 17 and Highway 1, along with associated active transportation connections to provide greater transportation choices in this area.

Analysis Summary

Although protecting industrial lands is an important policy direction of *Metro 2050*, this site is disconnected from the adjacent highway and industrial lands to the north by a prominent escarpment. The site forms part of an existing residential area immediately to the south, and the proposed amendment would allow for the development of 38 single-detached homes. Over half of this highly-disturbed site will be dedicated to the City as a natural area, and trees will be replaced at a higher ratio than typically required by the City, thereby adding to the regions overall tree canopy over the long-term. Despite the fact that the proposed application does not support all of the goals outlined in *Metro 2050*, the unique and limiting characteristics of this site should be considered when evaluating this application. Staff has concluded that, on balance, given all of the factors involved the proposed amendment is supportable.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

Below is a summary of anticipated impacts on Metro Vancouver's utilities.

Liquid Waste Services (GVS&DD)

The proposed residential development would result in a net flow reduction as compared to permitted industrial development under the existing regional land use designation. The development will contribute to existing North Surrey Interceptor overflows under wet weather conditions. Minimization of wet weather inflow and infiltration to reduce impacts are recommended. Should the proposed regional land use designation amendment be approved by the MVRD Board, the City of Surrey is encouraged to consider the use of green infrastructure, where practical, and minimize wet weather inflow and infiltration to reduce impacts on regional sewerage infrastructure.

Water Services (GVWD)

The City of Surrey must notify Metro Vancouver of any forecasted increase in the drinking water demand beyond the demand of the 38 single-detached lots, in advance. The City is encouraged to implement good water management practices.

REGIONAL GROWTH STRATEGY AMENDMENT PROCESS AND NEXT STEPS

If the amendment bylaw receives 1st, 2nd, and 3rd readings, it will then be referred to affected local governments and relevant agencies, as well as posted on the Metro Vancouver website for a minimum of 45 days as an opportunity for the public to provide comment. Following that, comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of adoption. An updated Regional Context Statement from the City will be considered at the same time as adoption of the proposed amendment.

ALTERNATIVES

1. That MVRD Board:
 - a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to General Urban for the lands located at 11420 – 157A Street;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.
2. That the MVRD Board decline the proposed amendment for 11420 – 157A Street and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver related to the initiation of the City of Surrey's proposed Type 3 Amendment. If the MVRD Board chooses Alternative 2, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

CONCLUSION

The City of Surrey is requesting a Type 3 Amendment to *Metro 2050* for a 10.2-hectare site located at 11420 – 157A Street in the City's Fraser Heights area. The proposed regional land use designation amendment would redesignate the site from Industrial to General Urban to accommodate a residential development of 38 single-detached lots and an extension of the existing residential area immediately to the south.

The proposed amendment has been considered in relation to *Metro 2050*'s goals, strategies, and policies. Although protecting industrial lands is an important policy in the *Metro 2050*, this site is disconnected from the adjacent highway and industrial lands to the north by a prominent escarpment. The site is immediately abutting an existing residential area and the proposed amendment would allow for the development of 38 single-detached homes. Over half of the highly disturbed site will be dedicated to the City as a natural area, and trees will be replaced at a higher ratio than typically required by the City, thereby adding to the overall tree canopy over the long-term. Staff's analysis demonstrates that, on balance, the proposed amendment is supportable and is aligned with *Metro 2050*'s goals and strategies. Staff recommend Alternative 1.

Attachments

1. City of Surrey Regional Growth Strategy Amendment Application for land located at 11420 – 157A Street (Development Application No. 7916-0130-00), and Staff Report
2. Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022
3. Presentation re: *Metro 2050* Amendment Request from City of Surrey

References

[City of Surrey Regular Council – Land Use Minutes, Dated January 30, 2023](#)

59954611



Housing Agreement (9300 and 9320 Cambie Road) Bylaw No. 10443

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: 004-916-301, Lot 5 Sec 34 Blk 5n Rg 6w Pl Nwp1224 Lot 5, Block 5n, Sub Block A, Plan Nwp1224, Section 34, Range 6w, New Westminster Land District, Except Plan 45079

PID: 000-579-769, Lot 55 Sec 34 Blk 5n Rg 6w Pl Nwp45079 Lot 55, Block 5n, Plan Nwp45079, Section 34, Range 6w, New Westminster Land District

2. This Bylaw is cited as **“Housing Agreement (9300 and 9320 Cambie Road) Bylaw No. 10443.**

FIRST READING

JUL 24 2023

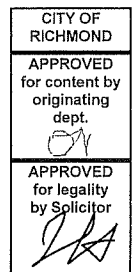
SECOND READING

JUL 24 2023

THIRD READING

JUL 24 2023

ADOPTED



MAYOR

CORPORATE OFFICER

Bylaw 10443

Schedule A

To Housing Agreement (9300 and 9320 Cambie Road) Bylaw No. 10443

HOUSING AGREEMENT BETWEEN WESTMARK DEVELOPMENTS (CAMOSUN) LTD.
AND CITY OF RICHMOND

HOUSING AGREEMENT
(Section 483 *Local Government Act*)

THIS AGREEMENT is dated for reference 20th day of June, 2023.

BETWEEN:

WESTMARK DEVELOPMENTS (CAMOSUN) LTD.
(Incorporation No. BC1017909), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at #203-2631 Viking Way, Richmond, British Columbia, V6V 3B5
(the "Owner")

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the "City")

WHEREAS:

- A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in Section 1.1;
- B. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- C. The Owner is the owner of the Lands (as hereinafter defined); and
- D. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement.

NOW THEREFORE in consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

Housing Agreement (Section 483 *Local Government Act*)
9300 and 9320 Cambie Road
Application No. RZ18-835042 Bylaw No. 10219
RZ Consideration # 9

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **“Affordable Housing Strategy”** means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (b) **“Affordable Housing Unit”** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (c) **“Agreement”** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **“Building”** means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel will be a Building for the purpose of this Agreement;
- (e) **“Building Permit”** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (f) **“City”** means the City of Richmond;
- (g) **“City Solicitor”** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (h) **“Common Amenities”** means all indoor and outdoor areas, recreational facilities and amenities that are designated for common use of all residential occupants of the Development, or all Tenants of Affordable Housing Units in the Development, through the Development Permit process, including without limitation visitor parking, the required affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage, fitness facilities, outdoor recreation facilities, and related access routes;
- (i) **“CPI”** means the All-Items Consumer Price Index for Vancouver, British Columbia, published from time to time by Statistics Canada, or its successor in function;
- (j) **“Daily Amount”** means \$100.00 per day as of January 1, 2020 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the

Housing Agreement (Section 483 *Local Government Act*)
9300 and 9320 Cambie Road
Application No. RZ18-835042 Bylaw No. 10219
RZ Consideration # 9

percentage change in the CPI since January 1, 2020, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;

- (k) **“Development”** means the residential development to be constructed on the Lands;
- (l) **“Development Permit”** means the development permit authorizing the development of the Lands, or any portion(s) thereof, and includes Development Permit Application No. DP21-933765;
- (m) **“Director, Community Social Development”** means the individual appointed to be the Director, Community Social Development from time to time of the Community Services Department of the City and his or her designate;
- (n) **“Director of Development”** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;
- (o) **“Dwelling Unit”** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (p) **“Eligible Tenant”** means a Family having a cumulative annual income of:
 - (i) in respect to a studio unit, \$34,650.00 or less;
 - (ii) in respect to a one-bedroom unit, \$38,250.00 or less;
 - (iii) in respect to a two-bedroom unit, \$46,800.00 or less; or
 - (iv) in respect to a three or more bedroom unit, \$58,050.00 or less

provided that, commencing January 1, 2019, the annual incomes set-out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the annual incomes set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (q) **"Family"** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (r) **"GST"** means the Goods and Services Tax levied pursuant to the Excise Tax Act, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (s) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the Land Title Act) charging the Lands from time to time, in respect to the use and transfer of the Affordable Housing Units;
- (t) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (u) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (v) **"Lands"** means certain lands and premises legally described as:
 - (i) PID: 004-916-301, Lot 5, Except: Plan 45079, Block "A" Section 34 Block 5 North Range 6 West NWD Plan 1224; and
 - (ii) PID: 00-579-769, Lot 55 Section 34 Block 5 North Range 6 West NWD Plan 45079,

which are intended to be Subdivided to create a new lot legally described as:

 - (iii) PID: tbd, Lot 1 Section 34 Block 5 North Range 6 West NWD Plan EPP115509,

as may be further Subdivided from time to time, and including a Building or a portion of a Building;
- (w) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (x) **"LTO"** means the New Westminster Land Title Office or its successor;
- (y) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;

Housing Agreement (Section 483 *Local Government Act*)
 9300 and 9320 Cambie Road
 Application No. RZ18-835042 Bylaw No. 10219
 RZ Consideration # 9

(z) **“Parking Operator”** means one of (i) the Owner, or (ii) an owner of any air space parcel formed by the registration of an air space subdivision plan in respect of the Lands or (iii) any other company or entity, to whom the Owner grants a long-term lease over all (and not only some) of the parking spaces in the Development in order to facilitate the use, operation and management of the parking spaces, and the Parking Operator may be related or unrelated to the Owner;

(aa) **“Permitted Rent”** means no greater than:

- (i) \$811.00 (exclusive of GST) a month for a studio unit;
- (ii) \$975.00 (exclusive of GST) a month for a one-bedroom unit;
- (iii) \$1,218.00 (exclusive of GST) a month for a two-bedroom unit; and
- (iv) \$1,480.00 (exclusive of GST) a month for a three (or more) bedroom unit,

provided that, commencing January 1, 2019, the rents set-out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. Notwithstanding anything to the contrary contained in the *Residential Tenancy Act* or the *Residential Tenancy Regulation*, the foregoing cap on the increase to Permitted Rent to that permitted by the *Residential Tenancy Act* shall apply to the annual calculation of the maximum Permitted Rent independent of any exemption status of the Owner (i.e. non-profit housing society). If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the permitted rents set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

(bb) **“Real Estate Development Marketing Act”** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;

(cc) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(dd) **“Residential Tenancy Regulation”** means the *Residential Tenancy Regulation*, B.C. Reg. 477/2003, together with all amendments thereto and replacements thereof;

- (ee) “**Strata Property Act**” means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (ff) “**Subdivide**” means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or “shared interest in land” as defined in the *Real Estate Development Marketing Act*;
- (gg) “**Tenancy Agreement**” means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (hh) “**Tenant**” means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes an Eligible Tenant, agent, officer and invitee of the party;

- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and
- (l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action

ARTICLE 2 USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 The Owner agrees that notwithstanding that the Owner may otherwise be entitled, the Owner will not:
 - (a) be issued with a Development Permit unless the Development Permit includes the Affordable Housing Units;
 - (b) be issued with a Building Permit unless the Building Permit includes the Affordable Housing Units; and

Housing Agreement (Section 483 *Local Government Act*)
9300 and 9320 Cambie Road
Application No RZ18-835042 Bylaw No. 10219
RZ Consideration # 9

(c) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any building, in part or in whole, constructed on the Lands and the City will not be obligated to permit final or provisional occupancy of any Dwelling Unit or building constructed on the Lands until all of the following conditions are satisfied:

- (i) the Affordable Housing Units and related uses and areas have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;
- (ii) the Affordable Housing Units have received final building permit inspection granting provisional or final occupancy of the Affordable Housing Units; and
- (iii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Affordable Housing Units, any facilities for the use of the Affordable Housing units, including parking, and any shared indoor or outdoor amenities.

2.5 Notwithstanding anything to the contrary contained in the *Residential Tenancy Act* or the *Residential Tenancy Regulation*, the Owner will, for so long as the Affordable Housing Units remain located on the Lands, comply with sections 41 [Rent increases], 42 [Timing and notice of rent increases] and 43 [Amount of rent increase] of the *Residential Tenancy Act*, as such sections may be amended or replaced from time to time, with respect to rent increases for Tenants.

ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit to be subleased, or the Affordable Housing Unit Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act*.
- 3.2 The Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a “permanent residence” of a Tenant or an Eligible Tenant.
- 3.3 If this Housing Agreement encumbers more than one Affordable Housing Unit, the following will apply:
- (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located in one building in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee

will be the legal and beneficial owner of not less than all of the Affordable Housing Units in one building;

- (b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a “building” for the purpose of this section 3.3; and
- (c) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.

3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:

- (a) includes the following provision:

“By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the “City”) and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City’s strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant’s occupation of the Affordable Housing Unit:

- (i) a statement of the Tenant’s annual income once per calendar year;
- (ii) the number of occupants of the Affordable Housing Unit;
- (iii) the number of occupants of the Affordable Housing Unit under 18 years of age;
- (iv) the number of occupants of the Affordable Housing Unit who are “seniors” as that term is currently defined by the City;
- (v) a statement of before tax employment income for all occupants over 18 years of age; and
- (vi) the total income for all occupants of the Affordable Housing Unit;”
- (b) defines the term “Landlord” as the Owner of the Affordable Housing Unit; and
- (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.

3.5 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor of the sale or transfer within three (3) days of the effective date of sale or transfer.

3.6 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
- (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities in the Development and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
- (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees;
 - (ii) strata fees;
 - (iii) strata property contingency reserve fees;
 - (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation parking, bicycle storage, electric vehicle charging stations or related facilities;
 - (v) extra charges for the use of sanitary sewer, storm sewer, or water; or
 - (vi) property or similar tax;

provided, however, that if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of:

- (vii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure); and
- (viii) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant;

Housing Agreement (Section 483 *Local Government Act*)
 9300 and 9320 Cambie Road
 Application No RZ18-835042 Bylaw No 10219
 RZ Consideration # 9

- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(p) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.6(g)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(p) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.6(g)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.7 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the

Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

- 3.8 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.
- 3.9 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (BC) with respect to tenancy matters, including tenant selection for the Affordable Housing Units.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect, unless expressly approved by the City in writing in advance.

- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation.
- 5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle charging stations or related facilities contrary to section 3.6(d). Notwithstanding the foregoing, the strata corporation may levy such parking, bicycle storage, electric vehicle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units; Units; provided, however, that the electricity fees, charges or rates for use of electric vehicle charging stations are excluded from this provision
- 5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:
- (a) an Affordable Housing Unit is used or occupied in breach of this Agreement;
 - (b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent; or
 - (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if

Housing Agreement (Section 483 *Local Government Act*)
9300 and 9320 Cambie Road
Application No RZ18-835042 Bylaw No. 10219
RZ Consideration # 9

any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 483 of the *Local Government Act* prior to the Lands having been Subdivided, then after the Lands are Subdivided, this Agreement will secure only the legal parcels which contain the Affordable Housing Units.

The City will partially discharge this Agreement accordingly, provided however that:

- (i) the City has no obligation to execute such discharge until a written request therefor from the Owners is received by the City, which request includes the registrable form of discharge;
- (ii) the cost of the preparation of the aforesaid discharge, and the cost of registration of the same in the Land Title Office is paid by the Owners;
- (iii) the City has a reasonable time within which to execute the discharge and return the same to the Owners for registration; and
- (iv) the Owners acknowledge that such discharge is without prejudice to the indemnity and release set forth in Section 7.5.

The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial discharge, otherwise unamended.

Housing Agreement (Section 483 *Local Government Act*)
9300 and 9320 Cambie Road
Application No. RZ18-835042 Bylaw No. 10219
RZ Consideration # 9

7.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.4 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands.

The Owner further covenants and agrees that it will vote:

- (a) as owner of the Affordable Housing Units, in any applicable annual general meetings or special general meetings of the strata corporation; and
- (b) as the owner of the air space parcel or remainder parcel containing the Affordable Housing Units at any applicable meetings of the owners of the other subdivided parcels of the Lands,

to ensure that the Common Amenities are maintained in a good state of repair by the strata corporation which includes the Affordable Housing Units and any of the Common Amenities, the owner of the applicable air space parcel or remainder parcel which includes any of the Common Amenities, and/or the Parking Operator, as applicable.

Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions,

loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lands, arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; and/or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 Survival

The obligations of the Owner set out in this Agreement, including but not limited to Sections 7.5 and 7.6 above, will survive termination or discharge of this Agreement.

7.8 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved

Housing Agreement (Section 483 *Local Government Act*)
 9300 and 9320 Cambie Road
 Application No. RZ18-835042 Bylaw No. 10219
 RZ Consideration # 9

in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

Housing Agreement (Section 483 *Local Government Act*)
9300 and 9320 Cambie Road
Application No. RZ18-835042 Bylaw No. 10219
RZ Consideration # 9

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Copy to: City Solicitor, and the Director, Community Social Development

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.17 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

[The Remainder of This Page is Intentionally Blank]

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

WESTMARK DEVELOPMENTS (CAMOSUN) LTD.
by its authorized signatory(ies):

Per: 
Name: Harnel Bains

Per: _____
Name: _____

CITY OF RICHMOND
by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept
Legal Advice
DATE OF COUNCIL APPROVAL (if applicable)

Appendix A to Housing Agreement

STATUTORY DECLARATION (Affordable Housing Units)

)	IN THE MATTER OF Unit Nos. _____ - _____
CANADA)	(collectively, the "Affordable Housing Units") located
)	at
PROVINCE)	_____
OF)	(street address), British Columbia, and Housing
BRITISH)	Agreement dated June ____, 2023 (the "Housing
COLUMBIA)	Agreement") between Westmark Developments
TO WIT:)	(Camosun) Ltd. and the City of Richmond (the "City")
)	

I, _____ (full name),

of _____ (address) in the Province

of British Columbia, DO SOLEMNLY DECLARE that:

- ☐ I am the registered owner (the "Owner") of the Affordable Housing Units;
- or,
- ☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;

This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units for each of the 12 months for the period from January 1, 20____ to December 31, 20____ (the "Period");

Continuously throughout the Period:

- a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and
- b) the Owner of the Affordable Housing Units complied with the Owner's obligations under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;

Housing Agreement (Section 483 Local Government Act)
9300 and 9320 Cambie Road
Application No. RZ18-835042 Bylaw No. 10219
RZ Consideration # 9

The information set out in the table attached as Appendix A hereto (the “**Information Table**”) in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and

I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED BEFORE ME at

in the Province of British Columbia,

Canada, this _____ day of

_____ 20 _____

(Signature of Declarant)

Name:

A Notary Public and a Commissioner
for taking Affidavits in and for the
Province of British Columbia

Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits.

Building Name:	Building Address:	Property Manager Name:
Property Management Company:	Property Manager Email:	Property Manager Phone Number:

Note: All capitalized terms in the column headers of the table below have definitions as set out in the Glossary.

Unit and Household Information								Income and Rent				Fees Collected				
Row Number	Unit #	Unit Type (Studio, 1 Bed, 2 Bed, 3 Bed)	Number of Occupants (N)	Related to Owner (Yes/No)	Number of Occupants 18 Years and Under (U)	Number of Occupants 55 Years and Over (O)	Starting Year of Tenancy	Before-tax Total Income(s) (If Occupant is 18+ Years)	Income Verification Received (Yes/No)	Before-tax Total Income of All Occupants 18+	Rent (\$/Month)	Parking Fees	Move-in/Move-out Fees	Storage Fees	Agency Usage Fees	Other Tenant Fees
1																
2																
3																
4																
5																
6																

Housing Agreement (Section 483 Local Government Act)

9300 and 9320 Cambie Road
Application No. RZ18-835042 Bylaw No. 10219
RZ Consideration # 9

7198390



**Development Permit Panel
Wednesday, July 26, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Director, Engineering

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, June 28, 2023, be adopted.

CARRIED

1. DEVELOPMENT VARIANCE PERMIT 23-013843
(REDMS No. 7247389)

APPLICANT: Jatinder Johal

PROPERTY LOCATION: 7600 Ash Street

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum south side yard setback for accessory buildings with a wall length greater than 6.0 m from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing detached garage at 7600 Ash Street.

Development Permit Panel

Wednesday, July 26, 2023

Applicant's Comments

Jatinder Johal, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the subject development variance permit application, highlighting the following:

- there is a rezoning and subdivision application associated with 7600 Ash Street and 7620 Ash Street;
- two lots fronting Ash Street and three lots fronting a new extension of Armstrong Street, for a total of five lots will be created from the rezoning and subdivision of 7600 Ash Street and 7620 Ash Street;
- the setback variance is requested in order to retain the existing detached garage on 7600 Ash Street;
- the owners of the property immediately adjacent to 7600 Ash Street (i.e., 7620 Ash Street) support the requested variance; and
- the applicant will plant two new trees, in addition to the minimum of two trees to be planted on the proposed subdivided Lot 1, or a total of four trees.

In reply to queries from the Panel, the applicant confirmed that (i) the existing detached garage was constructed in the 1970s, and (ii) the wall of the garage adjacent to the south property line does not have any windows.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed variance was noted at the time of rezoning and no concerns were noted at the public hearing for the rezoning application, and (ii) there is a Servicing Agreement associated with the rezoning which includes frontage improvements along Ash Street and along the new extension of Armstrong Street to the east.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum south side yard setback for accessory buildings with a wall length greater than 6.0 m from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing detached garage at 7600 Ash Street.

Development Permit Panel
Wednesday, July 26, 2023

CARRIED

2. DEVELOPMENT PERMIT 23-011608

(REDMS No. 7266405)

APPLICANT: Rick Bowal

PROPERTY LOCATION: 8220 Gilbert Road

INTENT OF PERMIT:

Permit the construction of a total of two front-to-back duplexes at 8220 Gilbert Road (one on each new lot after subdivision), on lots zoned “Arterial Road Two-Unit Dwellings (RDA)”.

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, including its site context, site layout, architectural design, floor plans, exterior cladding materials and colours, fire truck access plan, and accessibility and sustainability features, highlighting the following:

- the proposed development includes two front-to-back duplexes with each duplex located on either side of a shared drive aisle;
- the proposed building massing, height, setbacks and architectural design are compatible with the predominantly single-family home neighbourhood;
- the form and character of the north and south buildings are different but complementary to one another;
- two parking spaces in a side-by-side arrangement are proposed for the garage of each unit and one visitor parking space is provided for the proposed development;
- the proposed development includes one convertible unit; and
- the project is designed to achieve Step Code Level 3 of the BC Energy Step Code.

3.

Development Permit Panel

Wednesday, July 26, 2023

Yiwen Ruan, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project, noting that (i) a lush landscaping is proposed between the new sidewalk and the front units along Gilbert Road to provide privacy to the units, (ii) one existing on-site tree will be removed due to its poor condition, (iii) existing adjacent hedges on neighbours' properties will be retained, (iv) the existing hedge in the front yard of the subject site will be removed as it will impact the proposed use of the space and due to CPTED concerns, (v) decorative and permeable paving treatments are proposed on certain portions of the subject site, (vi) private outdoor space is provided for each unit, (vii) low aluminum fencing is proposed along the frontage, (viii) solid wood fencing is proposed along the perimeter of the site, (ix) lighting is proposed on strategic locations on the site, (x) low maintenance and drought tolerant plants are proposed, and (xi) irrigation will be provided for the landscaping.

Staff Comments

Mr. Craig noted that there is a Servicing Agreement associated with the project for frontage improvements and site servicing along Gilbert Road.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that the project is well designed and a good use of the subject site.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a total of two front-to-back duplexes at 8220 Gilbert Road (one on each new lot after subdivision), on lots zoned "Arterial Road Two-Unit Dwellings (RDA)".

CARRIED

3. New Business

None.

CARRIED

4.

Development Permit Panel
Wednesday, July 26, 2023

4. **Date of Next Meeting:** August 9, 2023

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (3:50 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, July 26, 2023.

Joe Erceg
Chair

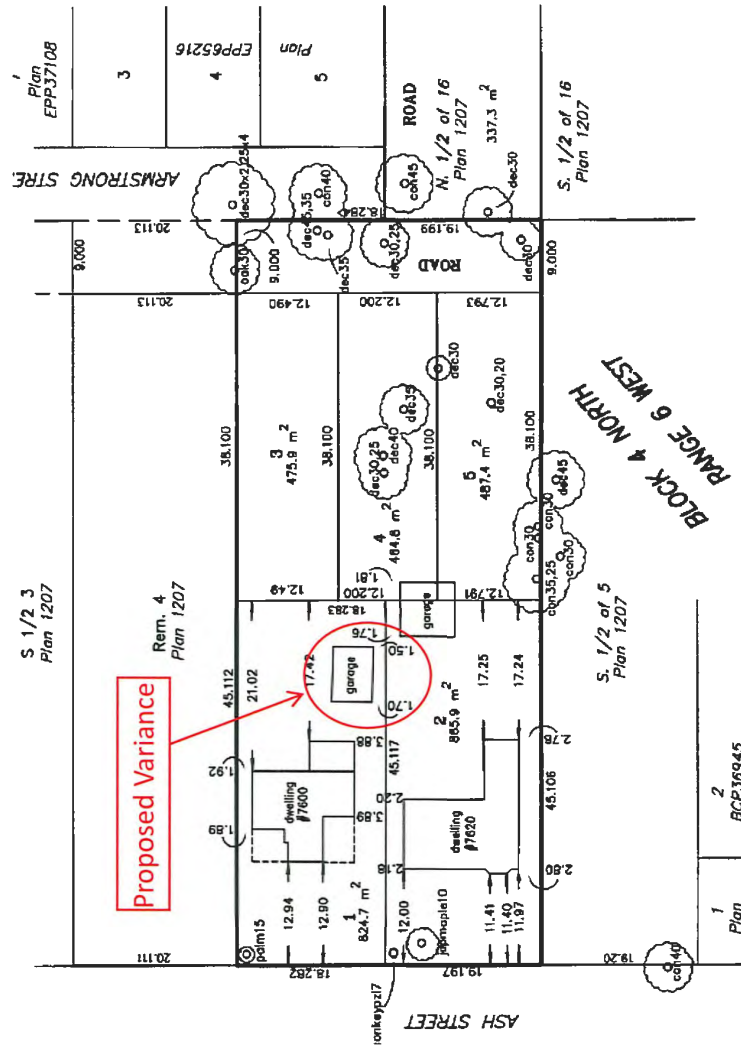
Rustico Agawin
Committee Clerk

5.

Development Variance Permit Application DVP 23 013843



CNCL - 158



Letter from 7620 Ash street

June 11, 2023

Laurel Eylon
Planning Technician
City of Richmond

Re: Development Variance Permit (DVP 23-013843)

We, the property owners of 7620 Ash Street, are aware of the application for a Development Variance Permit at 7600 Ash Street (DVP 23-013843) that proposes to:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required side yard setback for accessory buildings with a wall length greater than 6.0 m oriented to a side lot line, not abutting a public road, from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing garage at 7600 Ash Street.

We have no objection to the issuance of this Development Permit.

Sincerely,



Randy Schuette



Rhonda Schuette

Detached garage – 7600 ash



2 DUPLEXES

8220 GILBERT ROAD

Developer

Rick Bowal

Architect

Matthew Cheng Architect Inc

Landscape Architect

PMG Landscape Architects Ltd



2 Duplexes Development
8220 Gilbert Rd.

Location

- Located along Gilbert Road between Blundell and Lucas
- 28.99m frontage and 1390.60 sm. area
- Wider and larger than other single family lots in this block



Project Data

NORTH LOT

	EXISTING	PROPOSED:
SITE AREA:	1390.60SM (14967.89SF)	695.40SM (7485.04SF)
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES
OCP DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX
NUMBER OF UNITS:	1	2
	ALLOWED/REQUIREMENTS:	PROPOSED:
FLOOR AREA RATIO: (NET)	0.600 (417.24SM) MAX. (334.5SM)	0.481 334.3SM(3598.57SF)
LOT COVERAGE:	BLDGs: 0.450 (312.93SM)	0.367 (255.32SM)
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')
SETBACK-REAR (EAST)	60% GF: 20% LOT DEPTH(9.583m) REST: MAX.10.7m	9.583m (31.44') & 10.726m (35.19')
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.250m (4.10')
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')
HEIGHT: (m)	9.000m (29.527')	7.650m (25.10')
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 AND 1(SHARED)
OFF-STREET PARKING ACCESSIBLE:	N/A	0
OFF-STREET PARKING TOTAL	5	5
TANDEM PARKING SPACES:	NONE	NONE

SOUTH LOT

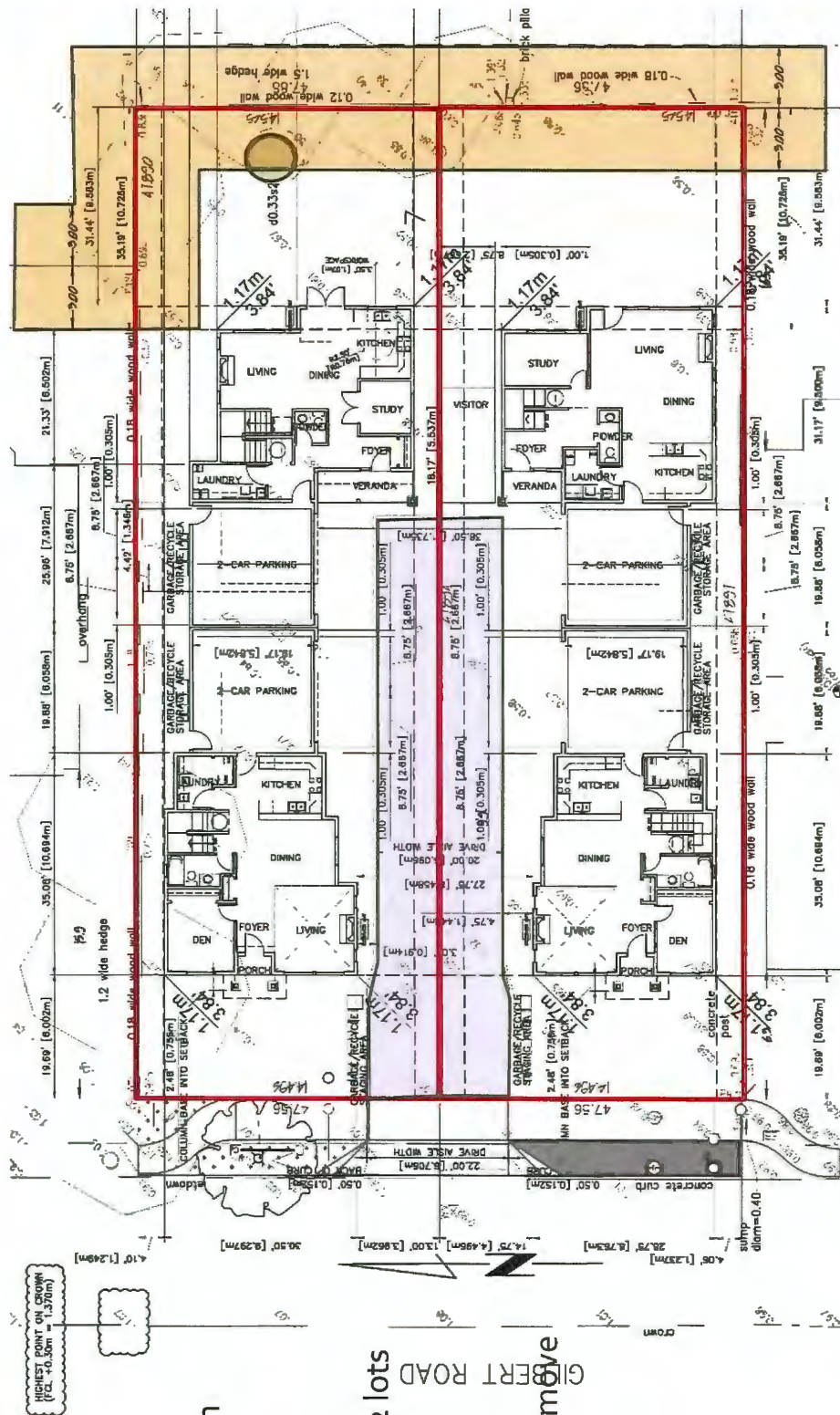
	EXISTING	PROPOSED:
SITE AREA:	1390.60SM (14967.89SF)	695.50SM (7486.12SF)
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES
OCP DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX
NUMBER OF UNITS:	1	2
	ALLOWED/REQUIREMENTS:	PROPOSED:
FLOOR AREA RATIO: (NET)	0.600 (416.53SM) MAX. (334.5SM)	0.480 333.66SM (3591.48SF)
LOT COVERAGE:	BLDGs: 0.450 (308.87SM)	0.370(257.57SM)
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')
SETBACK-REAR (EAST)	60% GF: 20% LOT DEPTH(9.583m) REST: MAX.10.7m	9.583m (31.44') & 10.70m (35.10')
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.237m (4.06')
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')
HEIGHT: (m)	9.000m (29.527')	7.638m (25.06')
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 AND 1(SHARED)
OFF-STREET PARKING ACCESSIBLE:	N/A	0
OFF-STREET PARKING TOTAL	5	5
TANDEM PARKING SPACES:	NONE	NONE

- Rezone from RS1 / E to RDA (Arterial Road Duplex)
- Subdivide into two lots (14.496m frontage & 695.40 sm.) - (Quite large)
- FAR 0.481 (Quite low) since RDA max. floor area (334.5 sm.)

Site Plan

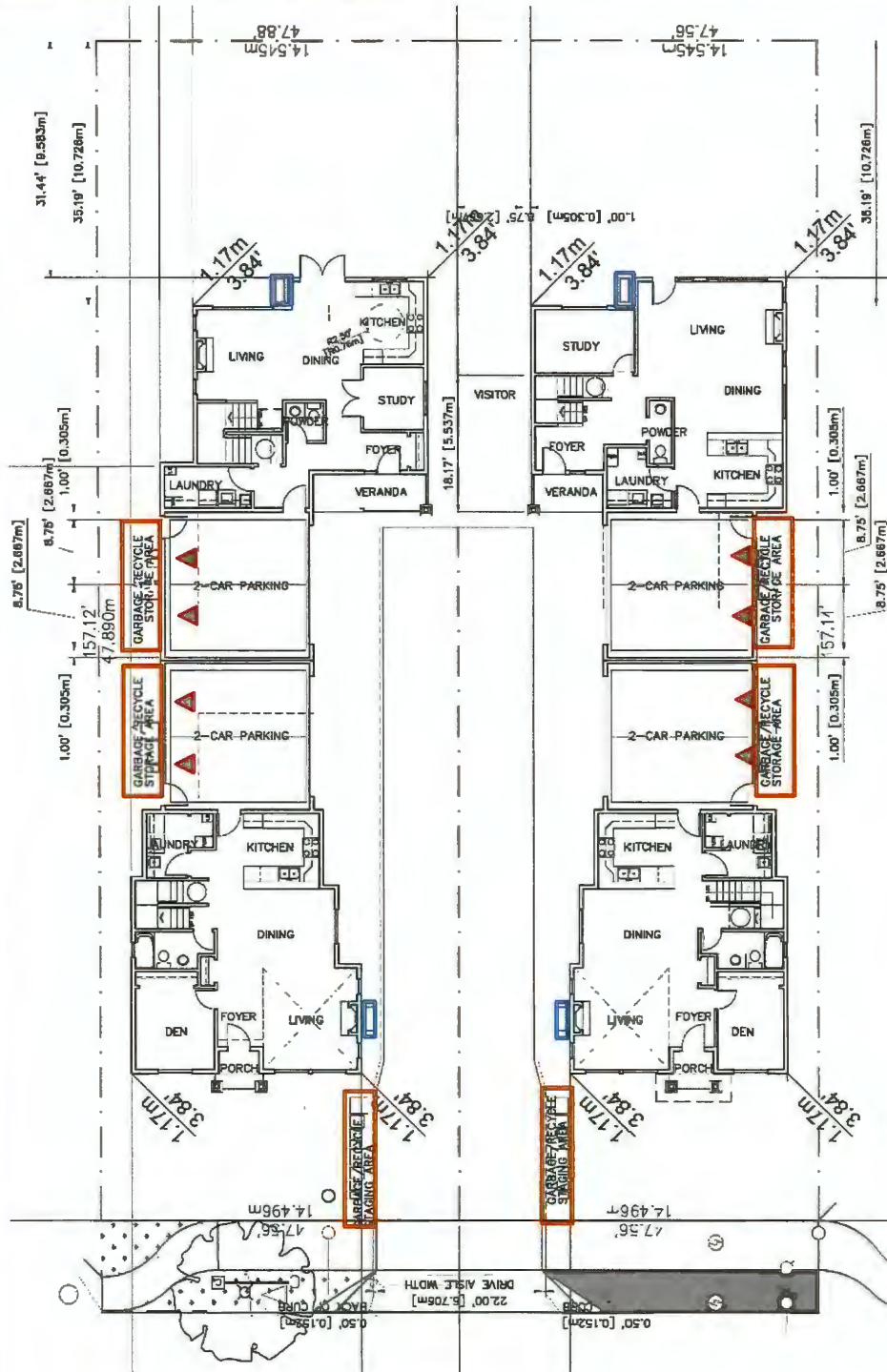
- Front & back units on each lot
- Shared driveway on easement between 2 lots
- SRW at back yard
- One dead trees to remove

CNCL - 165



G/F Plan

- Garbage and recycle behind garages
- Staging area on either side of entry driveway
- EV chargers for all parking spaces
- Condensing units in back yard and either side of driveway (screened)



Architectural floor plan of the second floor of a house, showing two alternative layouts. The plan includes rooms such as M. Bedroom, Bedroom, Ensuite, Desk, and R. Deck. Dimensions are provided in feet and inches, as well as meters. A note indicates a 'PROJECTION INTO SETBACK' for one of the alternative layouts.

Top Left Alternative:

- Overall dimensions: 22.68' [6.91m] x 44.98' [13.71m]
- Rooms: M. Bedroom, Bedroom, Ensuite, R. Deck, OVERHEIGHT BELOW.
- Dimensions: 17.96m, 47.56', 14.00' [4.267m], 157.12', 47.890m.

Top Right Alternative:

- Overall dimensions: 22.89' [6.91m] x 44.98' [13.703m]
- Rooms: M. Bedroom, Bedroom, Ensuite, R. Deck, OVERHEIGHT BELOW.
- Dimensions: 14.96m, 47.56', 14.00' [4.267m], 157.14', 47.897m.

Bottom Left Alternative:

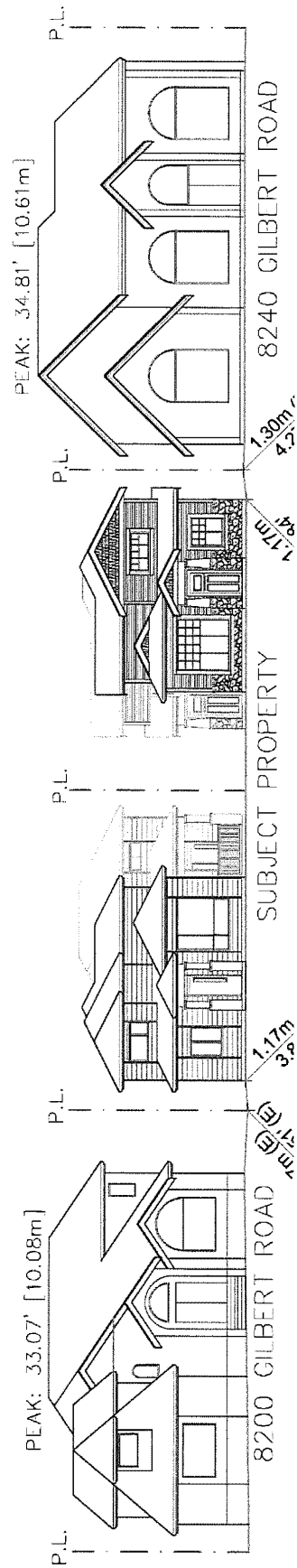
- Overall dimensions: 40.27' [12.273m] x 35.19' [10.726m]
- Rooms: M. Bedroom, Bedroom, Ensuite, Desk, OVERHEIGHT BELOW.
- Dimensions: 14.543m, 47.56', 14.00' [4.267m], 157.13', 47.897m.

Bottom Right Alternative:

- Overall dimensions: 40.29' [12.281m] x 35.19' [10.726m]
- Rooms: M. Bedroom, Bedroom, Ensuite, Desk, OVERHEIGHT BELOW.
- Dimensions: 14.545m, 47.56', 14.00' [4.267m], 157.14', 47.897m.
- Note: 3.75' [1.143m] PROJECTION INTO SETBACK.

- CNCL - 167**

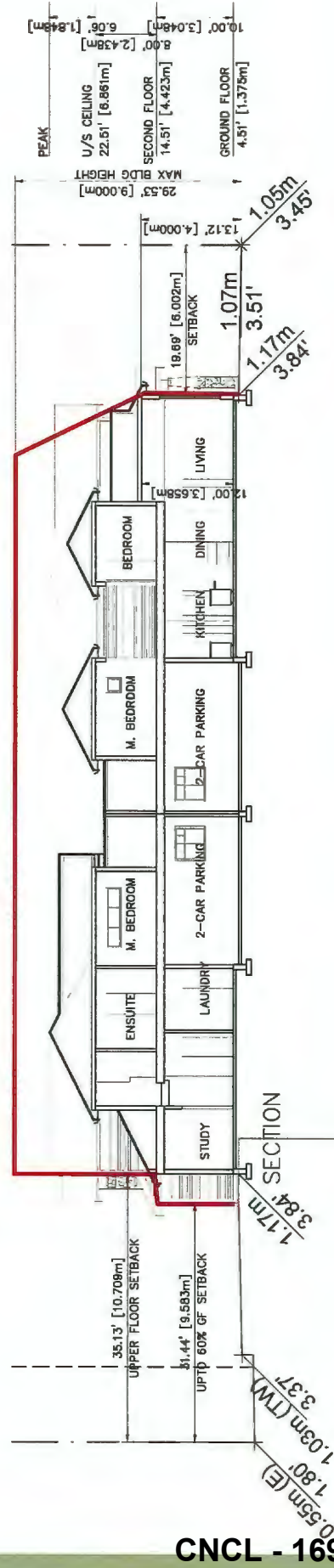
Streetscape



Gilbert Road

- Single family houses along Gilbert Road
- Building massing, height, setbacks compatible

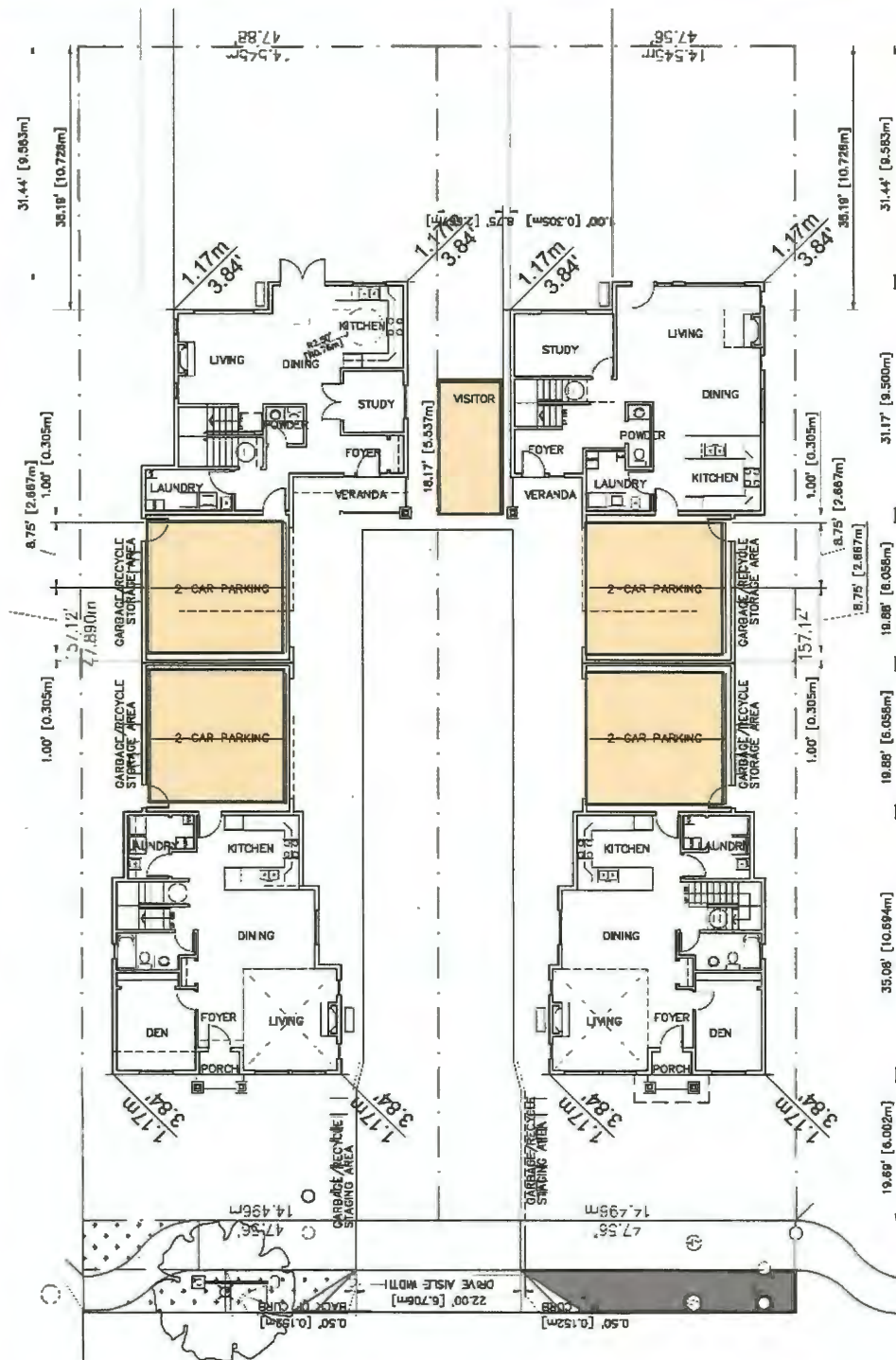
Section



- Main floor min 0.3m above crown of Gilbert Rd
- Front yard 6m & residential vertical lot depth envelope
- Rear yard 10.7m & 60% of ground floor could extend to 20% of lot depth

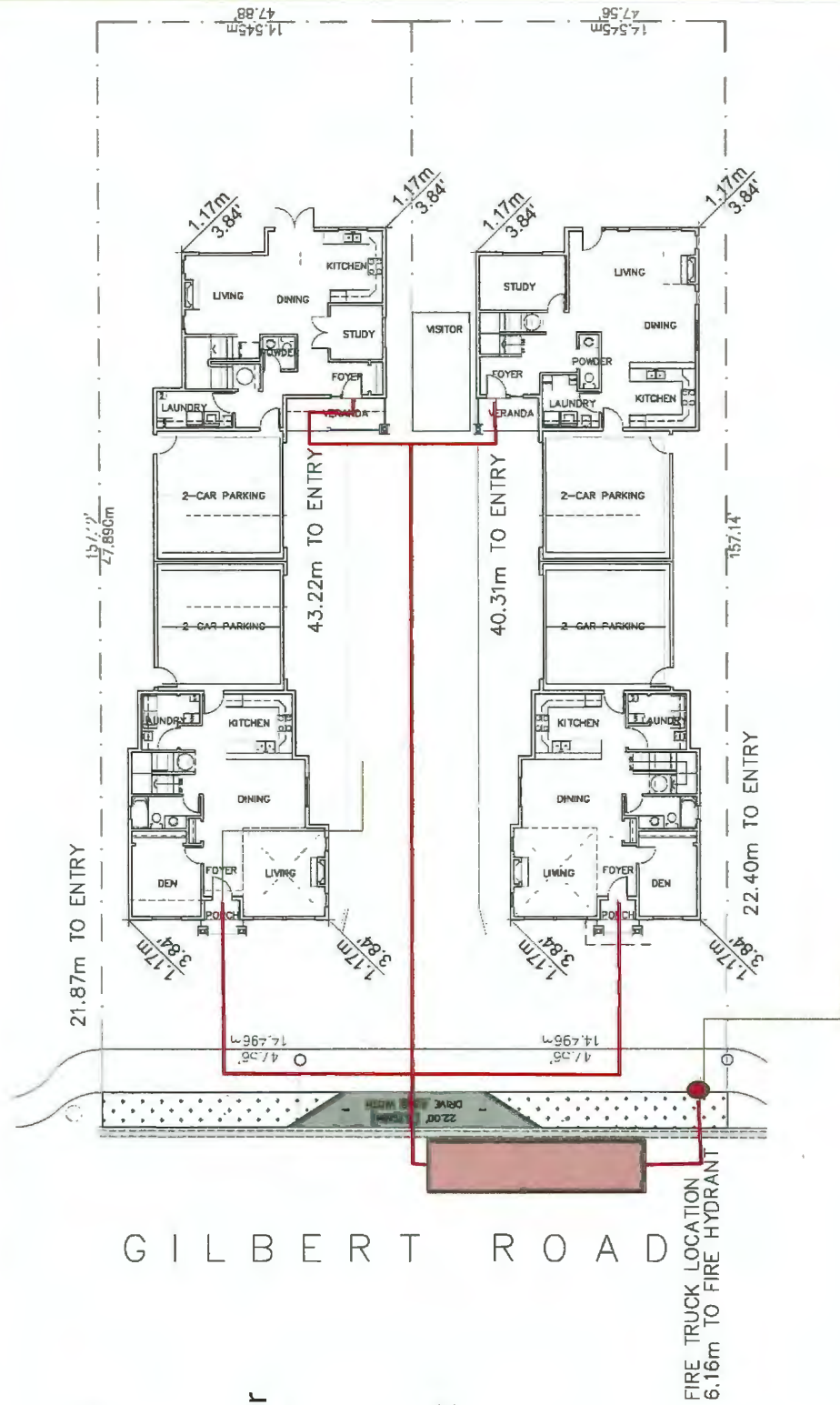
Parking

- 2 side by side parking per unit
- 1 visitor parking



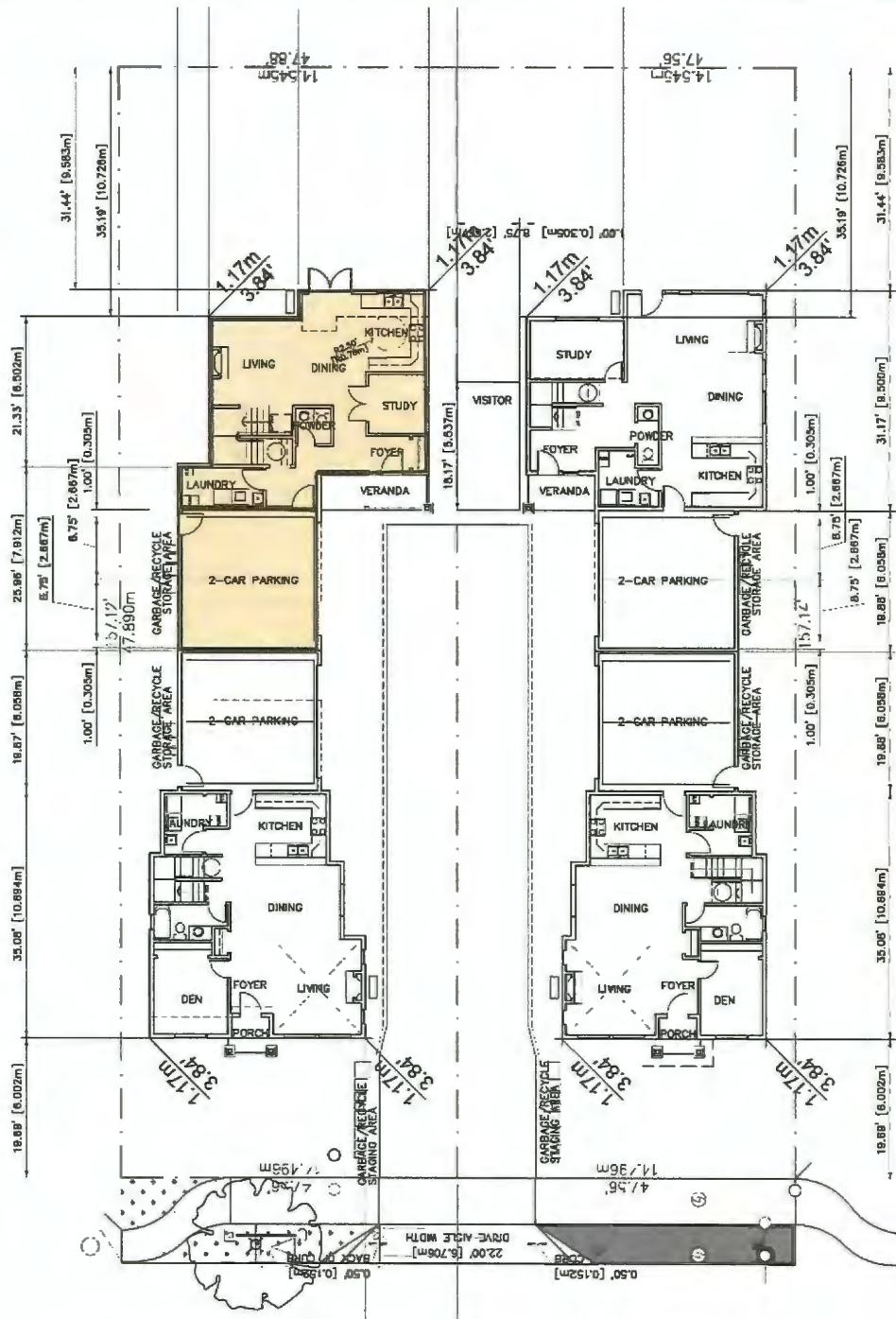
Fire Truck Access Plan

- Hydrant at SW corner
of site
- Hydrant to Fire truck
less than 45m
- Fire truck to front
doors of all units
less than 45m



Accessibility

- 1 convertible unit
- Rear unit of north property



Convertible Units

- Accessible bathroom on 2/F
- Platform style chairlift (to carry wheelchairs) to all levels
- Side by side parking fulfills 4m (13'-2") wide accessible parking requirement

- Entry door (2'-10" clear) (Clear space 4' X door width + 2') (No step)
- Interior doors (2'-8" clear) (1 bed & 1 bath)
- Hallway (3'-0")

WC

- Toilet at side and in front (3'-4")
- Blocking for future grab bars (Toilet, Tub, Shower)
- Lever - style plumbing fixtures
- Cabinets easily removed
- Bath and shower controls accessible

Kitchen

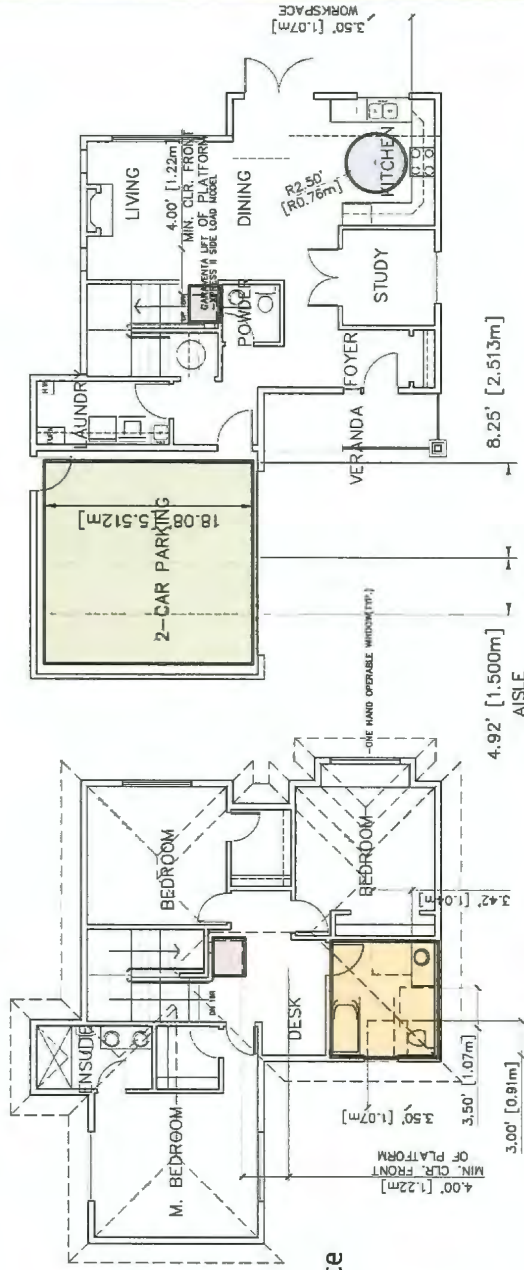
- Plumbing and gas pipes clear of under counter space
- Cabinets easily removed
- 5' turning diameter
- Level-type handles

Windows

- Opened with 1 hand (Min. 1)

Outlets and switches

- Outlets beside window, bottom of stair, beside toilet, above exterior door on front kitchen counter
- Within proximity of control center for smart home option
- Upgrades to four-plex outlets in master bed, home office, garage & rec rm



Sustainability

<ul style="list-style-type: none"> • Step Code 3 LCES (Low Carbon Energy System) • Certified Energy Advisor • Air source heat pump • Electric hot water tank (min. 0.85 EF) • HRV (min 65% SRE @ 0 c) • Insulation fulfill advisor's requirements • Windows (U- 1.38) • Doors (Fiberglass polystyrene core) • Airtightness (2.5 ACH @50 Pa) 	<p>Water Conservation</p> <ul style="list-style-type: none"> • Dual flush toilets • Drought tolerant plants <p>Energy Conservation</p> <ul style="list-style-type: none"> • Energy star appliances • LED lighting • Electric car charging • Programmable thermostats • Motion sensing light in power rm and master ensuite • Low E glass windows 	<p>Building materials</p> <ul style="list-style-type: none"> • Renewable materials – wood • Local building materials • Durable building materials <p>Waste Reduction</p> <ul style="list-style-type: none"> • 3 stream waste bins for construction • Compost bins in kitchen • Garbage and recycle bins in garage <p>Health and Air quality</p> <ul style="list-style-type: none"> • Retain and plant perimeter trees • LOC paints, adhesives and floorings
--	--	--

Form & Character



- North and south building different style but compliment each other

Form & Character



- Entry doors of rear units could be seen from driveway entrance

Form & Character



- Front and back unit of each building
Different color to give identity

Exterior colors and materials



COLOR SCHEME FOR NORTH BUILDING



HARDIE ASPYRE
SHIPLAP
(PEARL GRAY)



HARDIE ASPYRE
SHIPLAP
(GRAY SLATE)



HARDIE ASPYRE
SHIPLAP
(EVENING BLUE)



HARDIE ASPYRE
SHIPLAP
(COUNTRYLANE RED)



FASCIA,
GUTTER
CHARCOAL

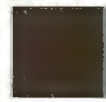


DOOR, RAILING
COLOUMS
WHITE
CULTURED STONE
COUNTRY
LEDGESTONE GINNISON

COLOR SCHEME FOR SOUTH BUILDING



JAMES HARDIE
SIDING
(MOUNEY TAUPE)



JAMES HARDIE
SIDING
(TIMBERBARK)



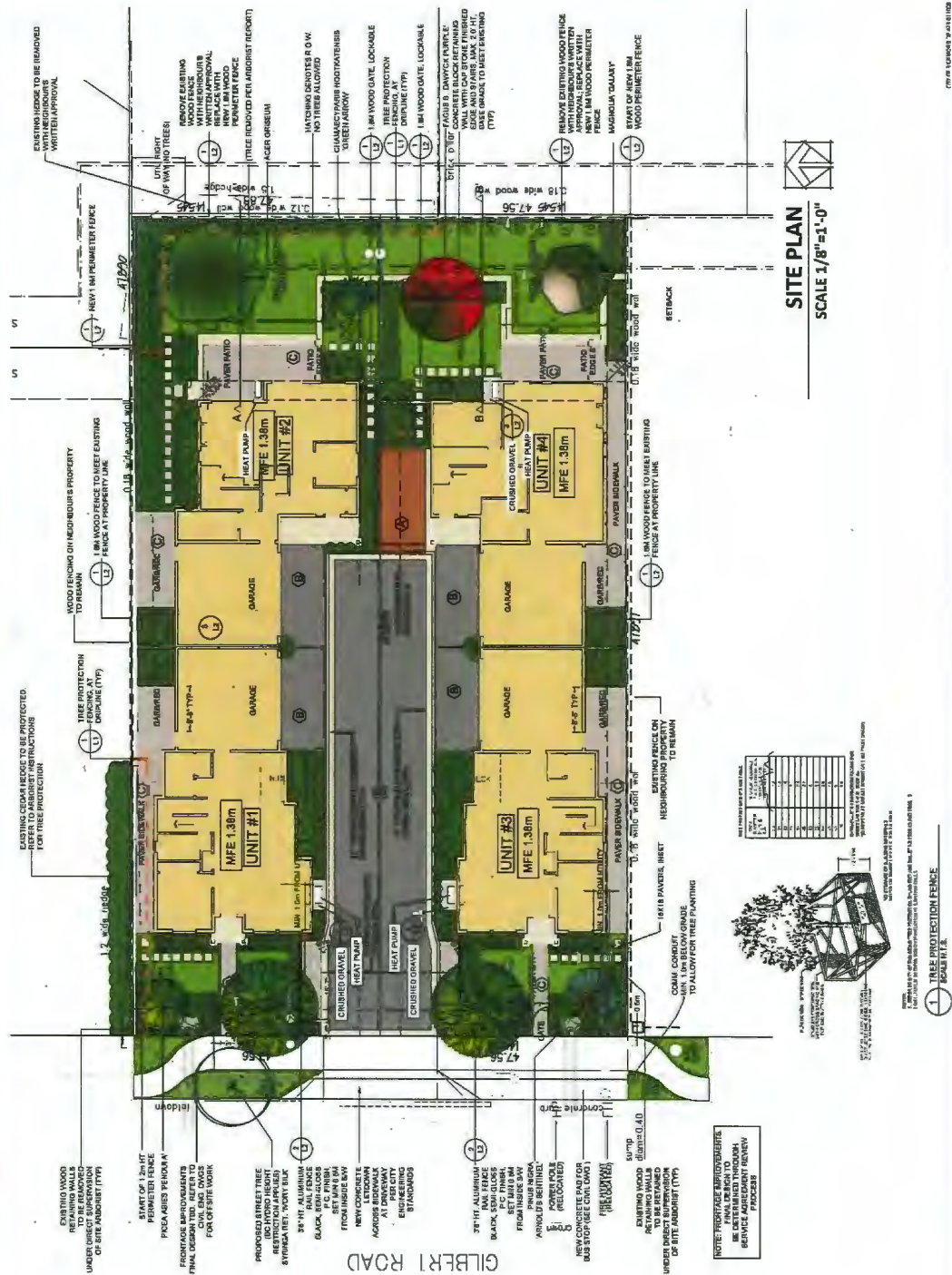
JAMES HARDIE
SIDING, SHINGLE
(PEARL GRAY)



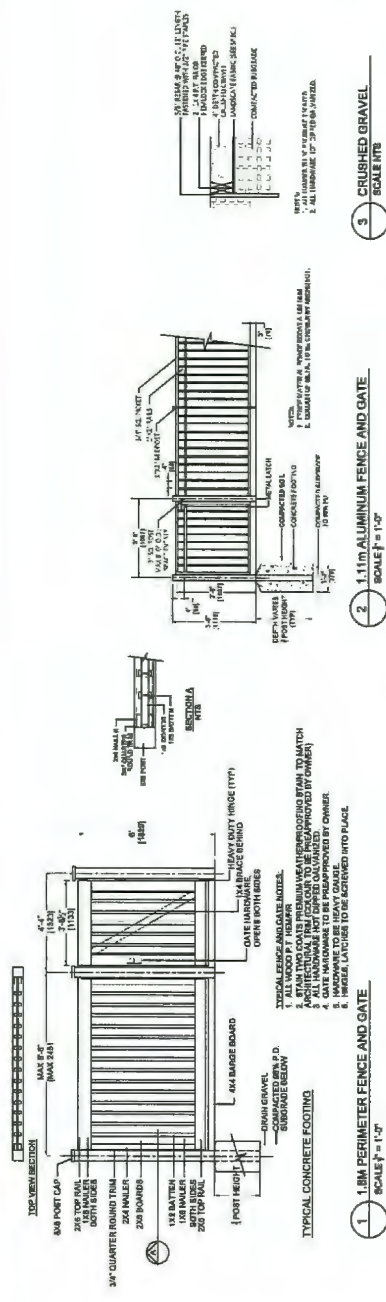
TRIMS, FASCIA,
GUTTER, DOOR, RAILING
(COBBLESTONE)



CULTURED STONE
COUNTRY
LEDGESTONE GINNISON

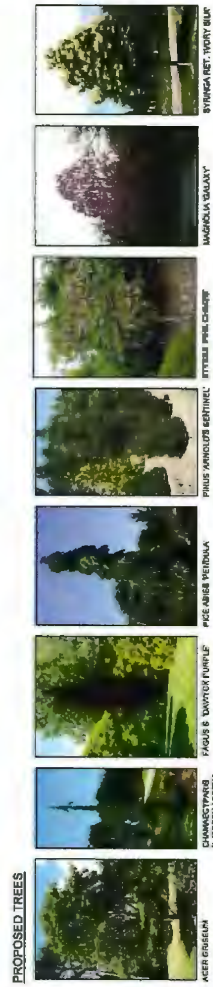


Landscape Plan 2

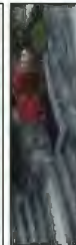


PLANT SCHEDULE		COMPONENT	PLANT USE INFORMATION	PLANT USE INFORMATION	PLANT USE INFORMATION
1	1	1	1	1	1
2	2	2	2	2	2
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4	4	4	4	4	4
5	5	5	5	5	5
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73	73	73	73	73	73
74	74	74	74	74	74

- GENERAL IRRIGATION NOTES**
1. LANDSCAPE CONTRACTOR TO PROVIDE SEPARATE CONTRACT TO LANDSCAPE INSTALLATION.
 2. IRRIGATION SYSTEM TO BE INSTALLED WITH LOW FLOW IRRIGATION TO MAINTAIN DESIRED IN-GROUND SPRINKLER IRRIGATION TO LAWN.
 3. IRRIGATION CONTRACTOR TO PROVIDE AN EFFICIENT DESIGN-BUILD AUTOMATIC IRRIGATION SYSTEM WITH A PRESSURE-SENSITIVE SHUT-OFF VALVE AND FLOW MONITORING SENSORS, AUTOMATIC LAWN GAUGE.
 4. SYSTEM ACCESSIBLE WITHIN BUILDING, WITH A MAIN CONTROLLER.
 5. REFER TO MECHANICAL AND ELECTRICAL CONSULTANT DRAWINGS FOR COORDINATION A FOR IRRIGATION STEP-OUT LOCATIONS.
 6. IRRIGATION PLAN TO MEET OR EXCEED ALL RELEVANT REQUIREMENTS FOR MUNICIPAL APPROVAL.
 7. IRRIGATION DESIGN TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT.



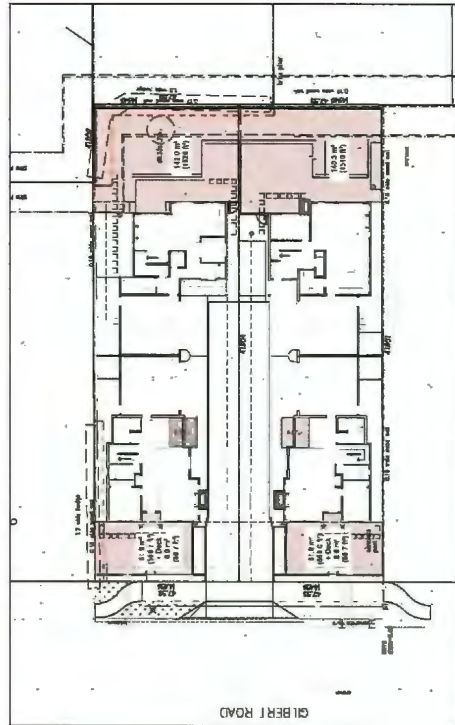
100% **RELIABLE** **PROVEN** **PROFITS** **NO RISK**



PATH LIGHT
ONE IN FRONT LIGHT (MICHIE) | MON-CE-1001

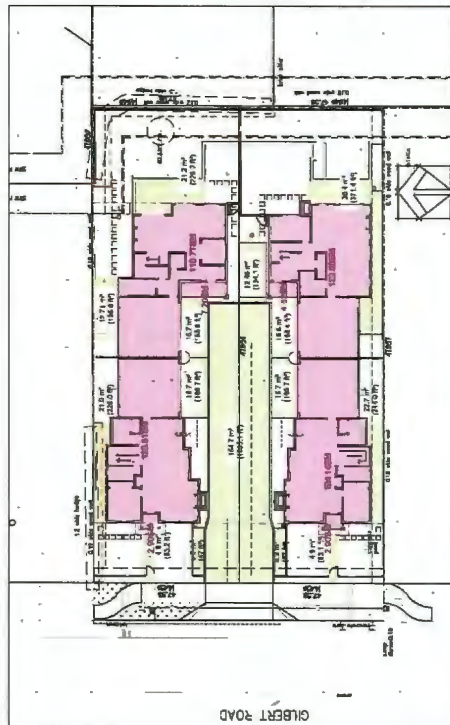
[illegible]

OVERLAY A: LIVE LANDSCAPE AREAS
SCALE 1"=10'-0"

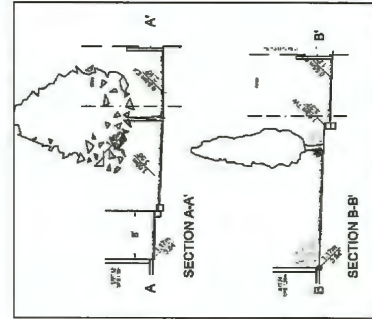


OVERLAY B: PRIVATE UNOBSTRUCTED OUTDOOR SPACE
SCALE 1"=10'-0"

LULU LANDSCAPE AREA CALCULATION LULU CALCULATED REQUIRED PROVIDED	ADULT PROSPECTIVITY 50% OF 100% = 50 ADULTS (100 FT X 100 FT)	ADULT PROSPECTIVITY 50% OF 100% = 50 ADULTS (100 FT X 100 FT)	ADULT PROSPECTIVITY 50% OF 100% = 50 ADULTS (100 FT X 100 FT)
LULU POND 10 FT COVERAGE CALCULATION LULU CALCULATED REQUIRED PROVIDED	ADULT PROSPECTIVITY 50% OF 100% = 50 ADULTS (100 FT X 100 FT)	ADULT PROSPECTIVITY 50% OF 100% = 50 ADULTS (100 FT X 100 FT)	ADULT PROSPECTIVITY 50% OF 100% = 50 ADULTS (100 FT X 100 FT)



OVERLAY C: NON POROUS MATERIAL COVERAGE
SCALE 1"=10'-0"



SECTIONS: REAR YARDS
SCALE 1/8"=1'-0"



THANK YOU



**Development Permit Panel
Wednesday, August 9, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Cecilia Achiam, General Manager, Community Safety, Chair
Peter Russell, Acting General Manager, Engineering and Public Works
James Cooper, Director, Building Approvals

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, July 26, 2023, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-940028
(REDMS No. 7236092)

APPLICANT: The Panatch Group

PROPERTY LOCATION: 10140, 10160, 10180 No.1 Road and 4051 Cavendish Drive

INTENT OF PERMIT:

Permit the construction of 35 townhouse units at 10140, 10160, 10180 No.1 Road and 4051 Cavendish Drive on a site zoned "Town Housing (ZT88) - No. 1 Road (Steveston)".

Applicant's Comments

David Jacobson and Kush Panatch, representing The Panatch Group, introduced the project and highlighted the following:

Development Permit Panel

Wednesday, August 9, 2023

- the project has been designed to fit well with the existing neighbourhood;
- the proposed development consists of 35 townhouse units, including six affordable housing units and 29 market residential units;
- the design and quality of materials of the affordable housing units is not differentiated from the market residential units;
- all six affordable housing units and four market residential units are convertible units;
- four of the units will contain a secondary suite;
- two significant trees will be retained and protected in the central outdoor amenity area;
- the proposed common outdoor amenity spaces exceed the City's minimum requirement and a significant portion is dedicated to the children's play area;
- the project has been designed to achieve Step Code Level 3 of the BC Energy Step Code and includes a low-carbon energy system;
- Level 2 electric vehicle (EV) charging will be provided in each residential garage; and
- an east-west public walkway is proposed along the south property line to provide a pedestrian connection from No. 1 Road to Cavendish Drive.

Taizo Yamamoto, Yamamoto Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided additional background information on the proposed development, noting that (i) an emergency vehicle access and pedestrian connector will be provided to connect the two ends of Cavendish Drive along the east side of the subject site, (ii) a secondary outdoor amenity area including an active children's play area will be provided in addition to the central outdoor amenity area, (iii) the heights of some buildings has been reduced to provide an appropriate interface with adjacent single-family homes, and (iv) the proposed massing and architectural design of the buildings are informed by their site context and existing adjacent developments.

Mary Chan-Yip, PMG Landscape Architects, briefed the Panel on the main landscaping features of the project, noting that (i) a diverse palette of planting materials is proposed for the project, (ii) appropriate landscaping is proposed for the frontage and along the edges of the subject site, (iii) lighting will be provided for the public walkway along the south property line, (iv) all units will be provided with a semi-private yard with a patio and landscaped area, (v) a wood deck is proposed in the central outdoor amenity area to protect the root zone of the two retained trees, (vi) permeable pavers are strategically installed on the subject site, (vii) appropriate types of lighting will be provided throughout the site, and (viii) an on-site highly efficient smart irrigation system is proposed.

Development Permit Panel

Wednesday, August 9, 2023

Staff Comments

Suzanne Smith, Acting Director, Development, noted that (i) the six affordable housing units are secured with a housing agreement, (ii) there are no variances associated with the proposal, (iii) two on-site trees located in the outdoor amenity area, six trees located on adjacent properties, and one City tree will be retained and protected, (iv) 62 on-site trees were removed, (v) 66 replacement trees are proposed to be planted, (vi) the applicant will provide a voluntary contribution to the City's Tree Compensation Fund for the remaining replacement trees that are required, (vii) the Servicing Agreement associated with the project includes frontage improvements along No. 1 Road, a new emergency vehicle access and pedestrian connector along Cavendish Drive, a public walkway along the south property line and water, storm sewer, and sanitary sewer upgrades, and (viii) the project has been designed to achieve BC Energy Step Code Level 3 with a low-carbon energy system including heat pumps and will be designed to be solar ready.

Panel Discussion

In reply to a query from the Panel, Ms. Smith advised that staff provided an updated location map for the subject site that excludes the adjacent property to the north at 10120 No. 1 Road (attached to and forming part of these minutes as Schedule 2). Also, she noted that the developer had made efforts to include the adjacent property to the north into the proposed development but was unsuccessful.

In reply to further queries from the Panel, Ms. Smith confirmed that the proposed emergency vehicle access/pedestrian connector along Cavendish Drive and the east-west public walkway are owned by the City.

In reply to queries from the Panel, the applicant noted that (i) the attic on the third floor of convertible unit C1 will be within the single roof form of the building that will read like a two-and a half-storey building, (ii) the applicant could consider installing a pedestrian pathway to connect the secondary play area to the emergency vehicle access/pedestrian connector, (iii) no benches are proposed along the emergency access/pedestrian connector along Cavendish Drive, (iv) a detached utility building is provided adjacent to the central outdoor amenity area, (v) the sod boulevard with street trees along Cavendish Drive could be usable and provide play opportunities, (vi) the convertible units are accessible from the outside to their main entries, (vii) the Fire Department has been consulted regarding fire truck access into the site, (viii) the type of heat pumps proposed for the project has been proven to have no noise concerns, and (ix) the heat pumps are located on the ground floor and away from areas that are noise sensitive.

Correspondence

None.

Development Permit Panel

Wednesday, August 9, 2023

Gallery Comments

Mark Nielsen, 8-10177 Pugwash Place, expressed support for the proposed east-west public walkway and the retention of significant trees on the subject site. In addition, he queried (i) whether the remaining replacement trees that could not be accommodated on the site would be planted elsewhere, and (ii) when should site preparation activities occur, e.g. preloading, considering that significant site preparation activities has been undertaken on the subject site and a development permit has yet to be issued for the proposed development.

In reply to the query regarding the replacement trees, Ms. Smith noted that (i) the voluntary contribution the applicant would pay to the City's Tree Compensation Fund in lieu of planting the remaining required replacement trees on-site would be used by the City's Parks Department to plant trees elsewhere, and (ii) the City's Parks Department will determine where the replacement trees would be planted, if possible in areas immediately adjacent to the subject site.

In reply to the query on the timing of site preparation activities, the applicant noted that although there is a risk that a development permit will not be issued for the project or the project will be modified, the developer had already started preloading activities in order to save time.

In reply to the same query, Edwin Lee, Planner 2, noted that there is no permit required for site preparation activities and the timing would be the developer's decision.

Panel Discussion

The Panel expressed support for the proposal, noting that the project is sensitively designed.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 35 townhouse units at 10140, 10160, 10180 No.1 Road and 4051 Cavendish Drive on a site zoned "Town Housing (ZT88) - No. 1 Road (Steveston)".

CARRIED

2. New Business

None.

CARRIED

3. Date of Next Meeting: August 23, 2023

4.

Development Permit Panel
Wednesday, August 9, 2023

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:18 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, August 9, 2023.

Cecilia Achiam
Chair

Rustico Agawin
Committee Clerk



CNCL - 189

10140, 10160 & 10180 NO 1 ROAD & 4051
& 4068 CAVENDISH DRIVE, RICHMOND.

YAMAMOTO ARCHITECTURE

DESIGN PANEL

AUGUST 9TH, 2023

PROJECT INFORMATION

PROJECT STATISTICS

TOTAL FAR = 42,833 SF / 3,979.31 SQM (.65 FAR)

35 TOWNHOUSE UNITS

6 AFFORDABLE UNITS (BUILDINGS 1 & 2)

4 CONVERTIBLE UNITS (BUILDINGS 6, 7 & 8)

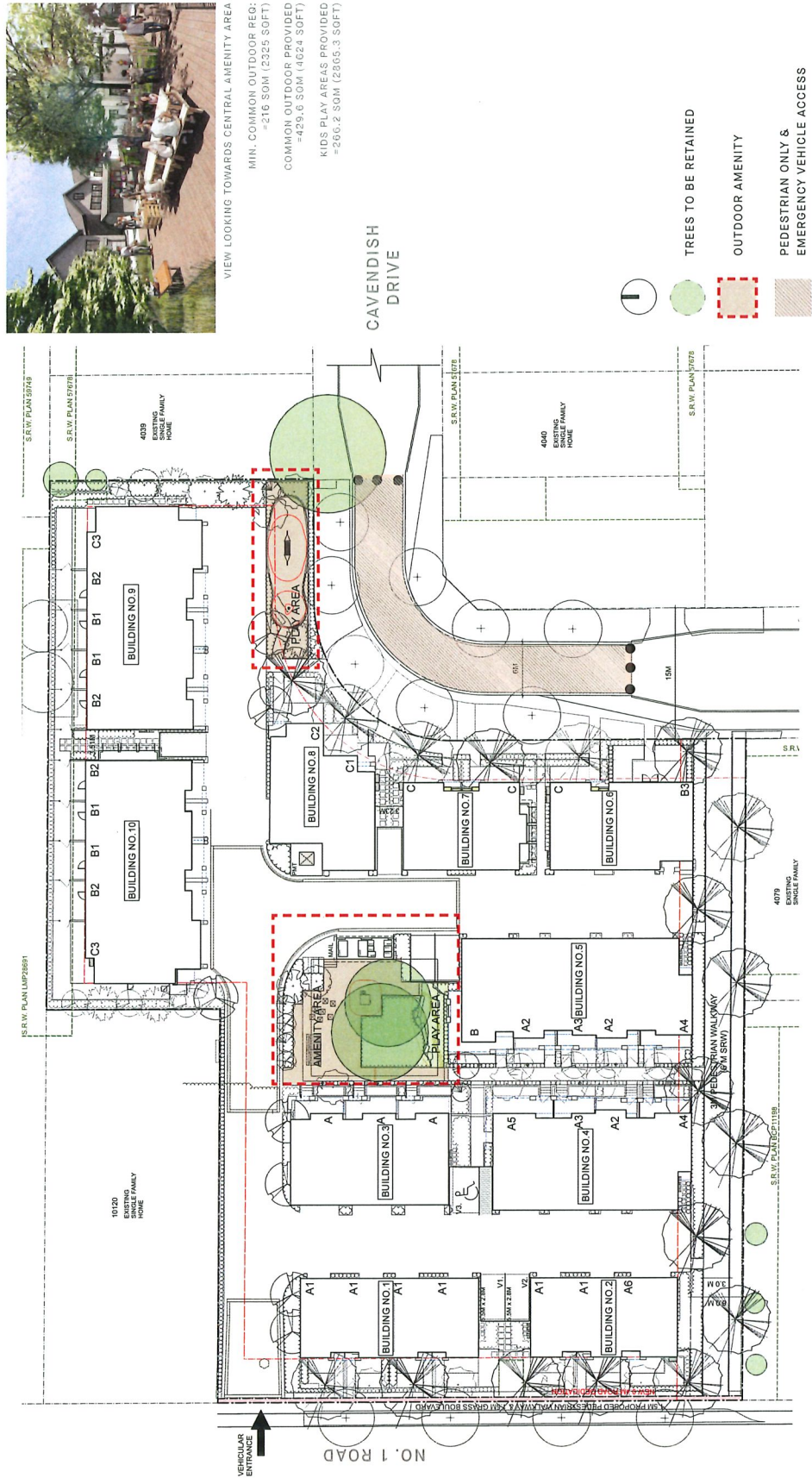
64 PARKING STALLS

7 VISITOR STALLS (INCL 1 ACCESSIBLE STALL)



DESIGN RATIONALE

AMENITY SPACES



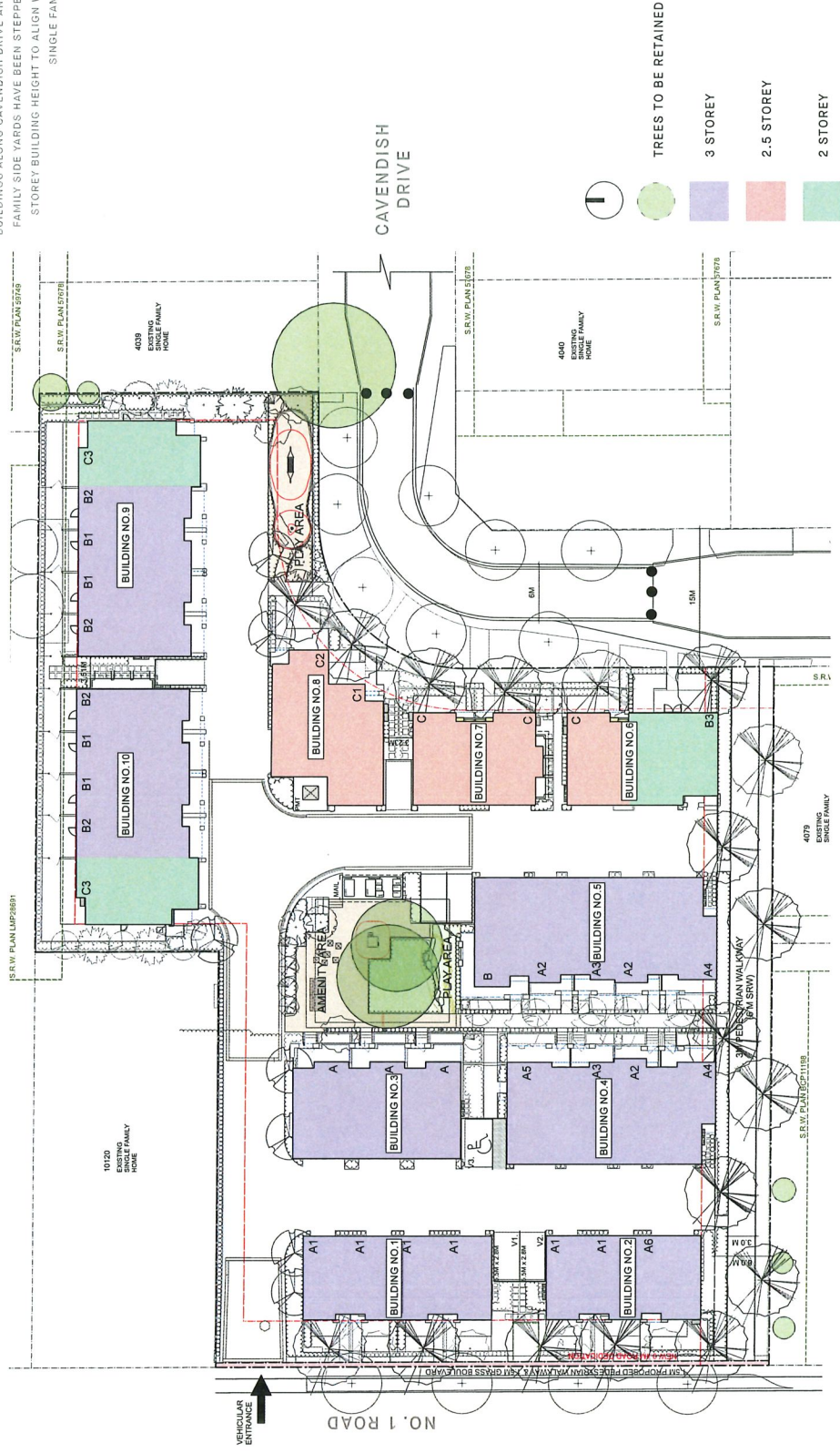
CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

DESIGN RATIONALE

BUILDING HEIGHTS

BUILDINGS ALONG CAVENDISH DRIVE AND EXISTING SINGLE FAMILY SIDE YARDS HAVE BEEN STEPPED DOWN TO A TWO STOREY BUILDING HEIGHT TO ALIGN WITH THE EXISTING SINGLE FAMILY STREETSCAPE.



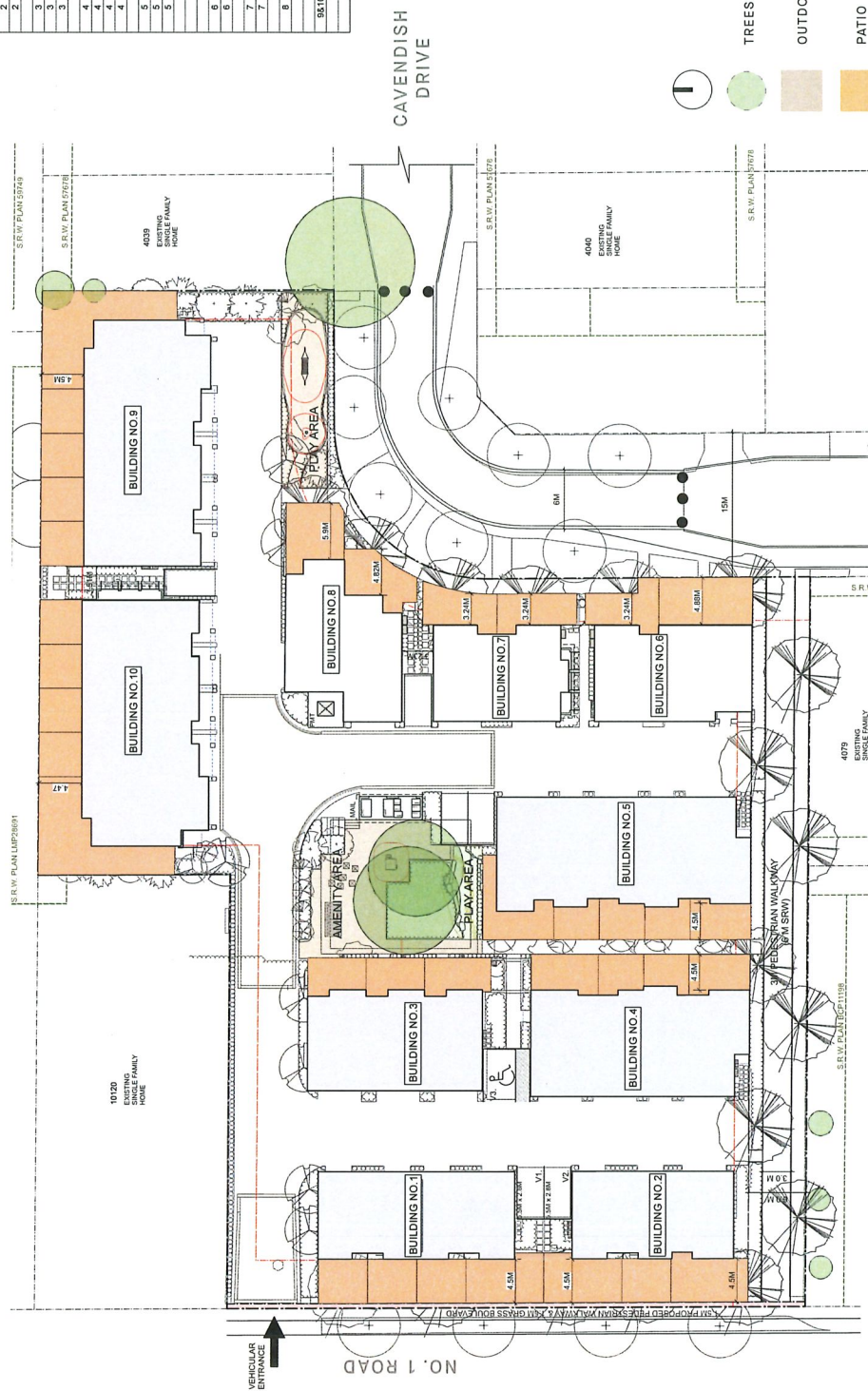
CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL



DESIGN PANEL

BUILDING	UNITS OUTDOOR (SF)	DECK (SF)	TOTAL (SF)	
1	A1 (3)	265	85	330
	A1	420	65	485
2	A1	420	65	485
2	A6	401	80	481
3	A	240	100	340
3	A	250	100	351
3	A	284	100	384
4	A3	210	120	330
4	A3	210	120	330
4	A4	262	255	517
4	A5	290	184	474
5	B	384	258	642
5	A2	210	120	330
5	A3	210	120	330
	A2	210	120	330
	A4	262	255	517
6	B3	507	0	507
6	C	330	0	330
7	C	330	0	330
8	C1	378	0	378
	C2	402	0	402
9&10	B1(2)	223	100	323
	B2(1)	184	100	284
	B4(5)	845	188	1033



TREES TO BE RETAINED

OUTDOOR AMENITY

PATIO

CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

DESIGN RATIONALE

BUILDING HEIGHTS - AERIAL PERSPECTIVE

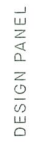


PROPOSED BUILDING | VIEW LOOKING NORTHEAST

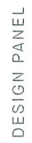
CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

LANDSCAPE PLAN



FREE TO BE RETAINED



DESIGN RATIONALE

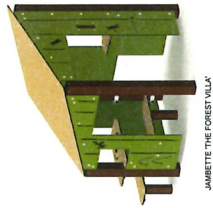
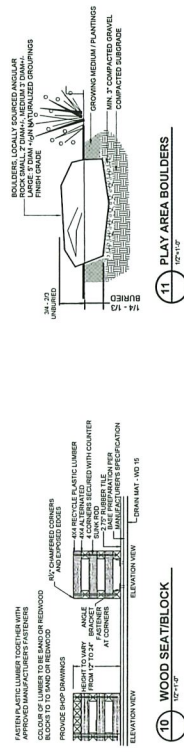
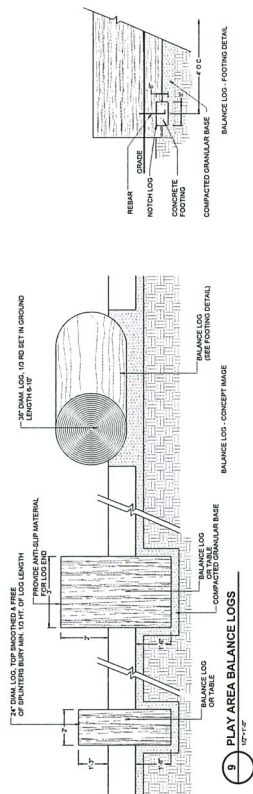
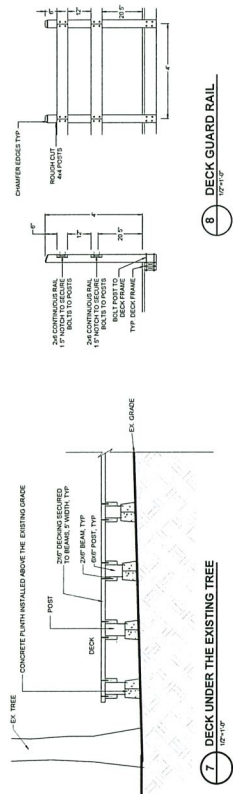
PLAY AREA



CAVENDISH DRIVE TOWNHOUSES

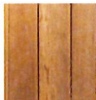








DESIGN PANEL

PLAY AREA SPECIFICATIONS



MATERIAL BLOW-UP



	ENTRY SOFFITS / ROOF SOFFITS CLEAR CEDAR / HEMLOCK
	ASPHALT SHINGLE ROOFING CHARCOAL GREY
	SHERWIN WILLIAMS - ICE CUBE - JAMES HARDIE - HORIZONTAL CEMENT LAP SIDING - JAMES HARDIE - CEMENT FLAT PANEL LAP SIDING
	SHERWIN WILLIAMS - IRON GRAY ALUMINUM DECK RAILINGS
	SHERWIN WILLIAMS - IRON GRAY - VINYL WINDOW FRAME + PATIO DOORS FRAME
	SHERWIN WILLIAMS - PEPPERCORN GREY - JAMES HARDIE - HORIZONTAL CEMENT LAP SIDING - JAMES HARDIE - CEMENT FLAT PANEL SIDING
	SHERWIN WILLIAMS - ICE CUBE - SMOOTH STUCCO ENTRY PORTALS
	BENJAMIN MOORE - TERRACOTTA TILE - ENTRY DOOR FEATURE COLOUR
	BENJAMIN MOORE - WEBSTER GREEN - ENTRY DOOR FEATURE COLOUR

CAVENDISH DRIVE TOWNHOUSES

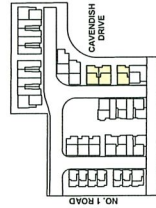
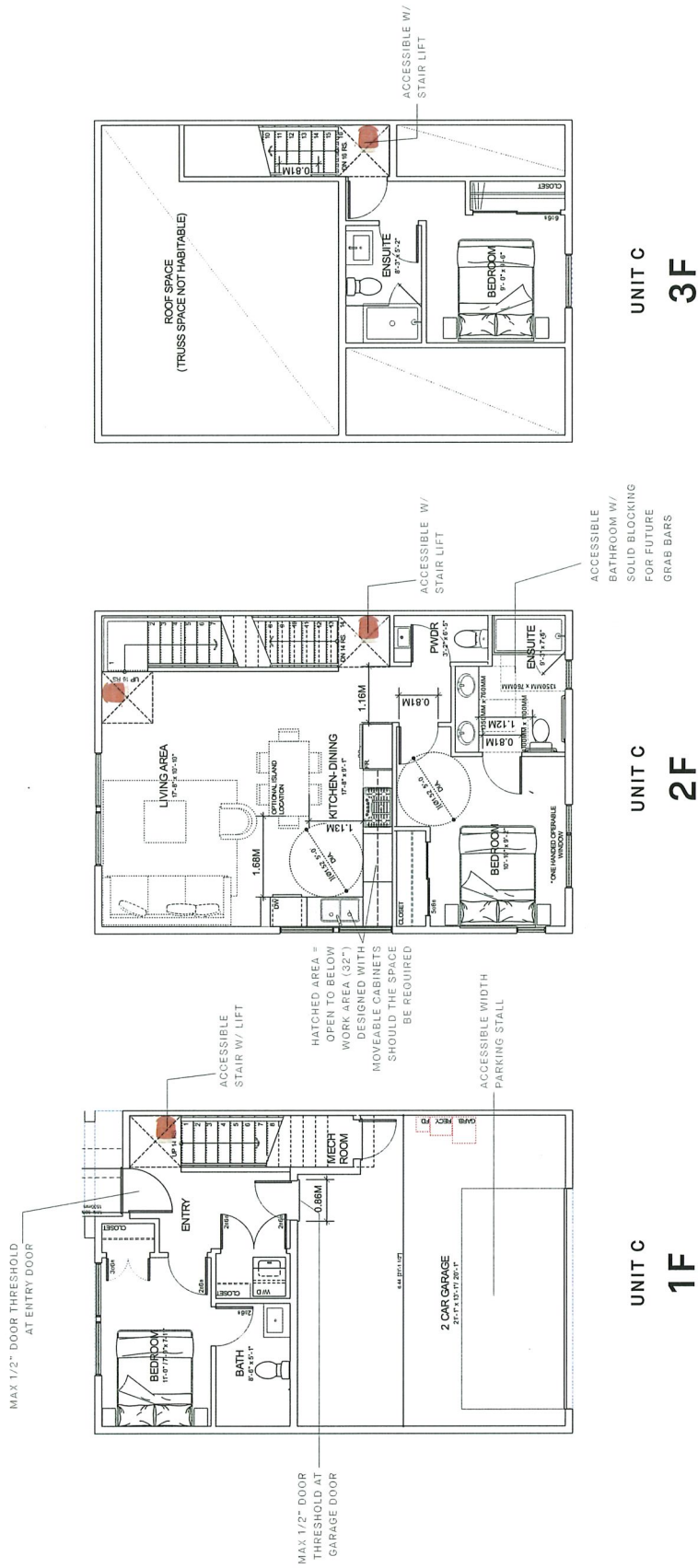
DESIGN PANEL

CONVERTIBLE UNIT GUIDELINES

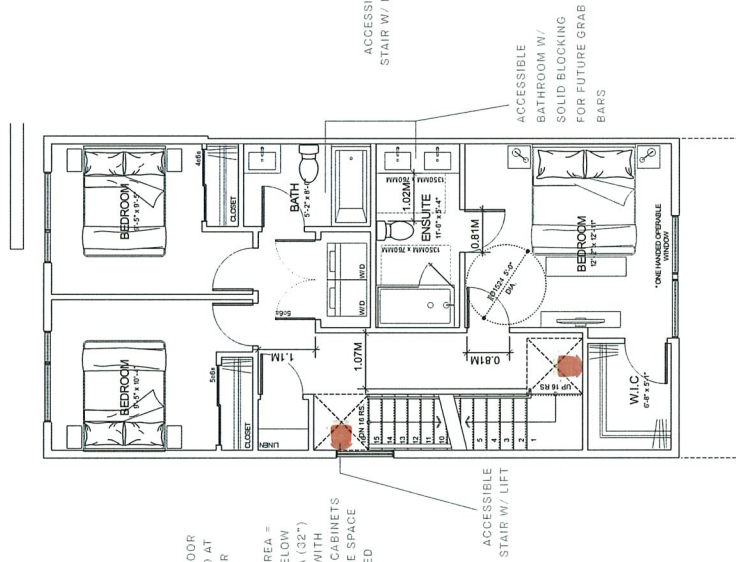
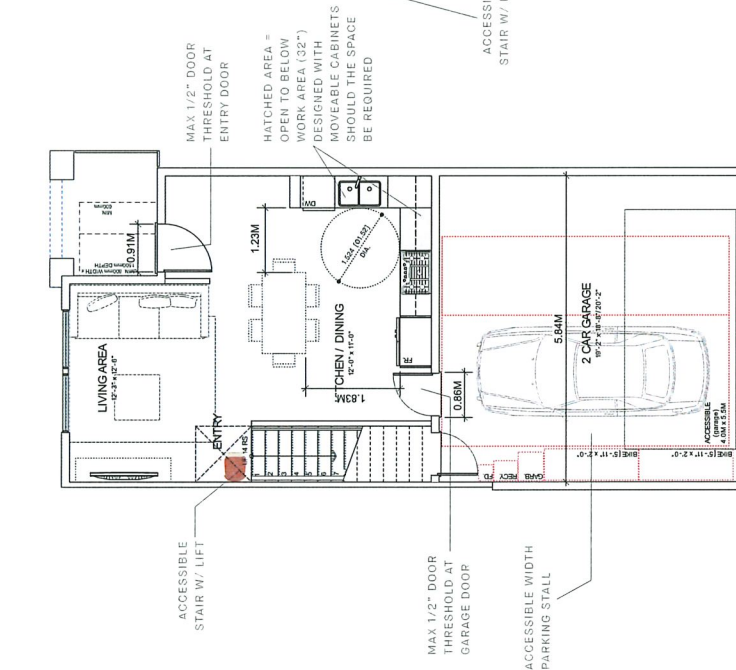
Convertible Unit Guidelines	
Doors & Doorways	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener).
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.
	Patio/balcony min. 860 mm clear opening. Note how accessed.
Vertical Circulation	All interior thresholds within units comply with BC Building Code.
	Lever-type handles for all doors.
	Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications.
	OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.
Hallways	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.
	Min. 900 mm width.
	Min. 1 accessible parking space with min. 4 m garage width.
	Access from garage to living area min. 800 mm clear opening.
Bathroom (Min. 1)	Toilet clear floor space min. 1020 mm at side and in front.
	Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.
	Lever-type handles for plumbing fixtures.
	Pressure and temperature control valves are installed on all shower faucets.
Kitchen	Cabinets underneath sink(s) are easily removed.
	Demonstrate bath and shower controls are accessible (layout or fixture placement).
	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.
	Cabinets underneath sink are easily removed.
Windows Outlets & Switches	1500 mm turning diameter or turning path diagram.
	Lever-type handles for plumbing fixtures.
	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.



CONVERTIBLE UNIT LAYOUTS



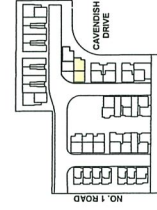
CONVERTIBLE UNIT LAYOUTS



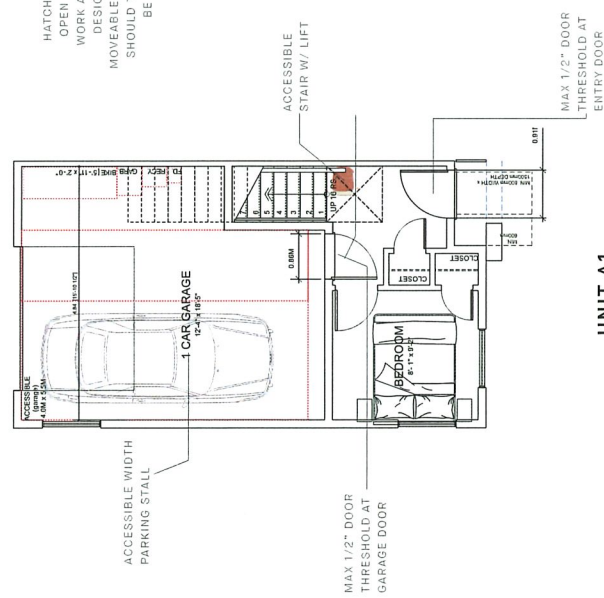
UNIT C1
1F

UNIT C1
2F

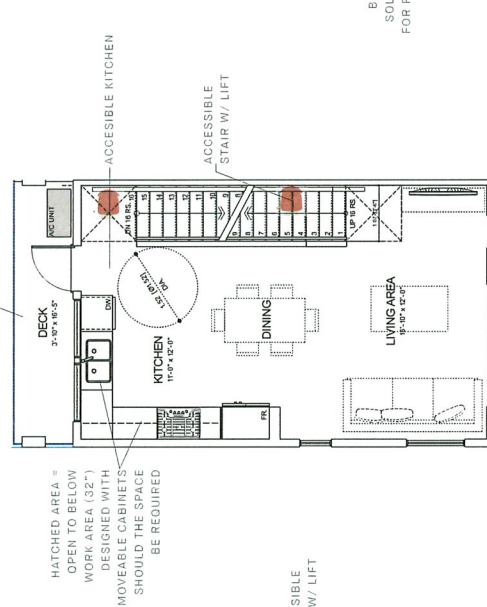
UNIT C1
3F



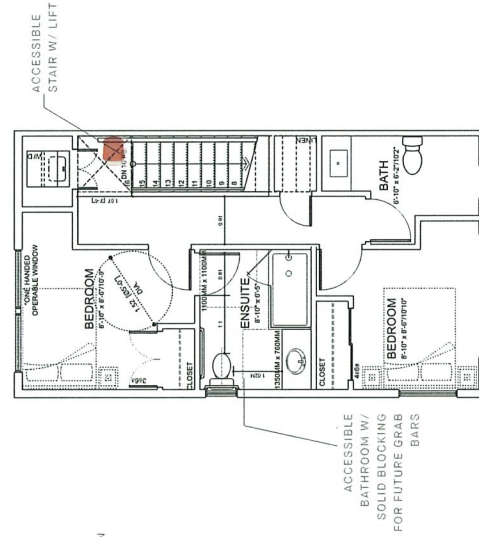
CONVERTIBLE UNIT LAYOUTS



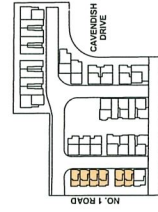
UNIT A1
1F



UNIT A1
2F

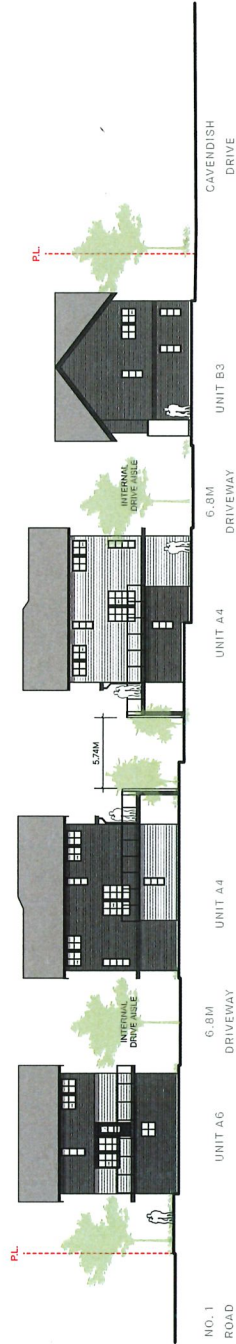


UNIT A1
3F



STREETSCAPE ELEVATIONS

STREETSCAPE ELEVATION - PUBLIC WALKWAY



STREETSCAPE ELEVATION - CAVENDISH DRIVE



STREETSCAPE ELEVATION - NO. 1 ROAD



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

RENDERING



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

RENDERING



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DESIGN PANEL

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RENDERING



PROPOSED BUILDING | VIEW ALONG NO. 1 ROAD

CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

PROJECT STATISTICS

PARKING:		ACCESSIBLE PARKING:		ACCESSIBLE VEHICLE PARKING SPOTS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
25 SPACES + 20 UNITS	25 SPACES + 20 UNITS	15 SPACES + 15 UNITS	15 SPACES + 15 UNITS	40 SPACES + 40 UNITS	40 SPACES + 40 UNITS
50 SPACES + 40 UNITS	50 SPACES + 40 UNITS	30 SPACES + 30 UNITS	30 SPACES + 30 UNITS	50 SPACES + 50 UNITS	50 SPACES + 50 UNITS
75 SPACES + 60 UNITS	75 SPACES + 60 UNITS	45 SPACES + 45 UNITS	45 SPACES + 45 UNITS	75 SPACES + 75 UNITS	75 SPACES + 75 UNITS
100 SPACES + 80 UNITS	100 SPACES + 80 UNITS	60 SPACES + 60 UNITS	60 SPACES + 60 UNITS	100 SPACES + 100 UNITS	100 SPACES + 100 UNITS
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
2 SPACES + 10 CHAIRS	2 SPACES + 10 CHAIRS	2 SPACES + 10 CHAIRS	2 SPACES + 10 CHAIRS	2 SPACES + 10 CHAIRS	2 SPACES + 10 CHAIRS
3 SPACES + 15 CHAIRS	3 SPACES + 15 CHAIRS	3 SPACES + 15 CHAIRS	3 SPACES + 15 CHAIRS	3 SPACES + 15 CHAIRS	3 SPACES + 15 CHAIRS
4 SPACES + 20 CHAIRS	4 SPACES + 20 CHAIRS	4 SPACES + 20 CHAIRS	4 SPACES + 20 CHAIRS	4 SPACES + 20 CHAIRS	4 SPACES + 20 CHAIRS
5 SPACES + 25 CHAIRS	5 SPACES + 25 CHAIRS	5 SPACES + 25 CHAIRS	5 SPACES + 25 CHAIRS	5 SPACES + 25 CHAIRS	5 SPACES + 25 CHAIRS
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

Doors & Doorways	<p>Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.</p> <p>Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener).</p> <p>Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.</p> <p>Patio/balcony min. 860 mm clear opening. Note how accessed.</p> <p>All interior thresholds within units comply with BC Building Code.</p> <p>Lever-type handles for all doors.</p> <p>Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications.</p> <p>OR</p> <p>Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.</p> <p>At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.</p> <p>Min. 900 mm width.</p> <p>Min. 1 accessible parking space with min. 4 m garage width.</p> <p>Access from garage to living area min. 800 mm clear opening.</p> <p>Toilet clear floor space min. 1020 mm at side and in front.</p> <p>Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.</p> <p>Lever-type handles for plumbing fixtures.</p> <p>Pressure and temperature control valves are installed on all shower faucets.</p> <p>Cabinets underneath sinks(s) are easily removed.</p> <p>Demonstrate bath and shower controls are accessible (layout or fixture placement).</p> <p>Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 335 mm to the centre of the pipe from floor level.</p> <p>Cabinets underneath sink are easily removed.</p> <p>1500 mm turning diameter or turning path single hand.</p> <p>Lever-type handles for plumbing fixtures.</p> <p>Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)</p> <p>Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.</p> <p>Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.</p>
Hallways	
Garage	
Bathroom (Min. 1)	
Kitchen	
Windows	
Outlets & Switches	

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Richmond, BC V6X 2C6
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10	23 JUL 03	CITY RECOMMISSION	CW
9	23 JUL 04	CITY RECOMMISSION	CW
8	23 JUL 04	CITY RECOMMISSION	CW
7	23 MAY 19	ISSUED FOR PRICING	MM
6	23 FEB 06	NEW SITE PLAN	
5	22 APR 29	NEW SITE PLAN	DO
4	22 APR 25	REV PER SITE PLAN ADJUSTMENTS	DO
3	22 APR 13	CITY COMMENTS	RJ
2	22 MAR 02	NEW SITE PLANNED PLAY AREA	BJ
1	21 AUG 00	SITE PLAN, ARBORIST, FATH, PARDON PLANTS	CJ

PANATCH
GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TIME:

SHRUB
PLAN[illegible]

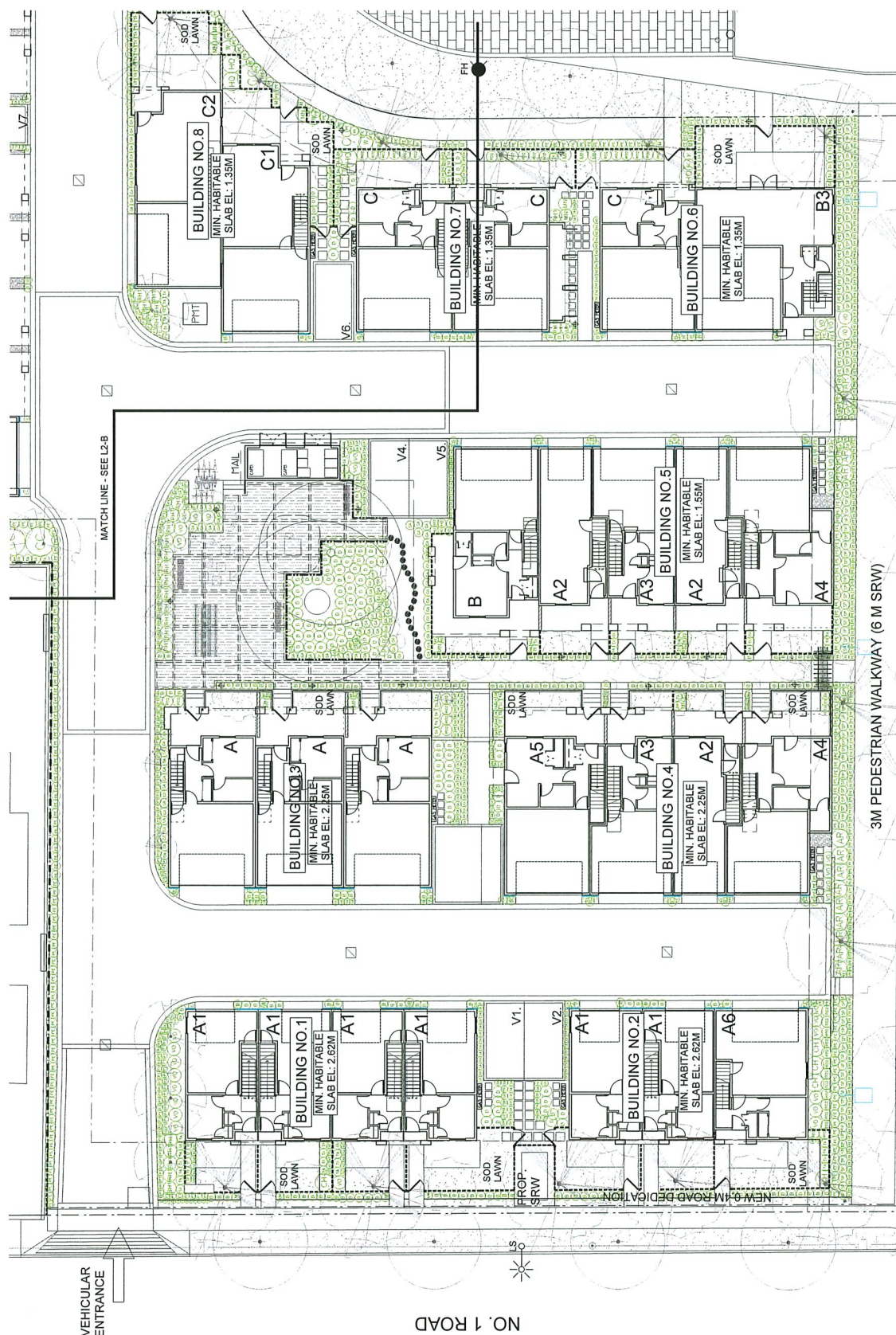
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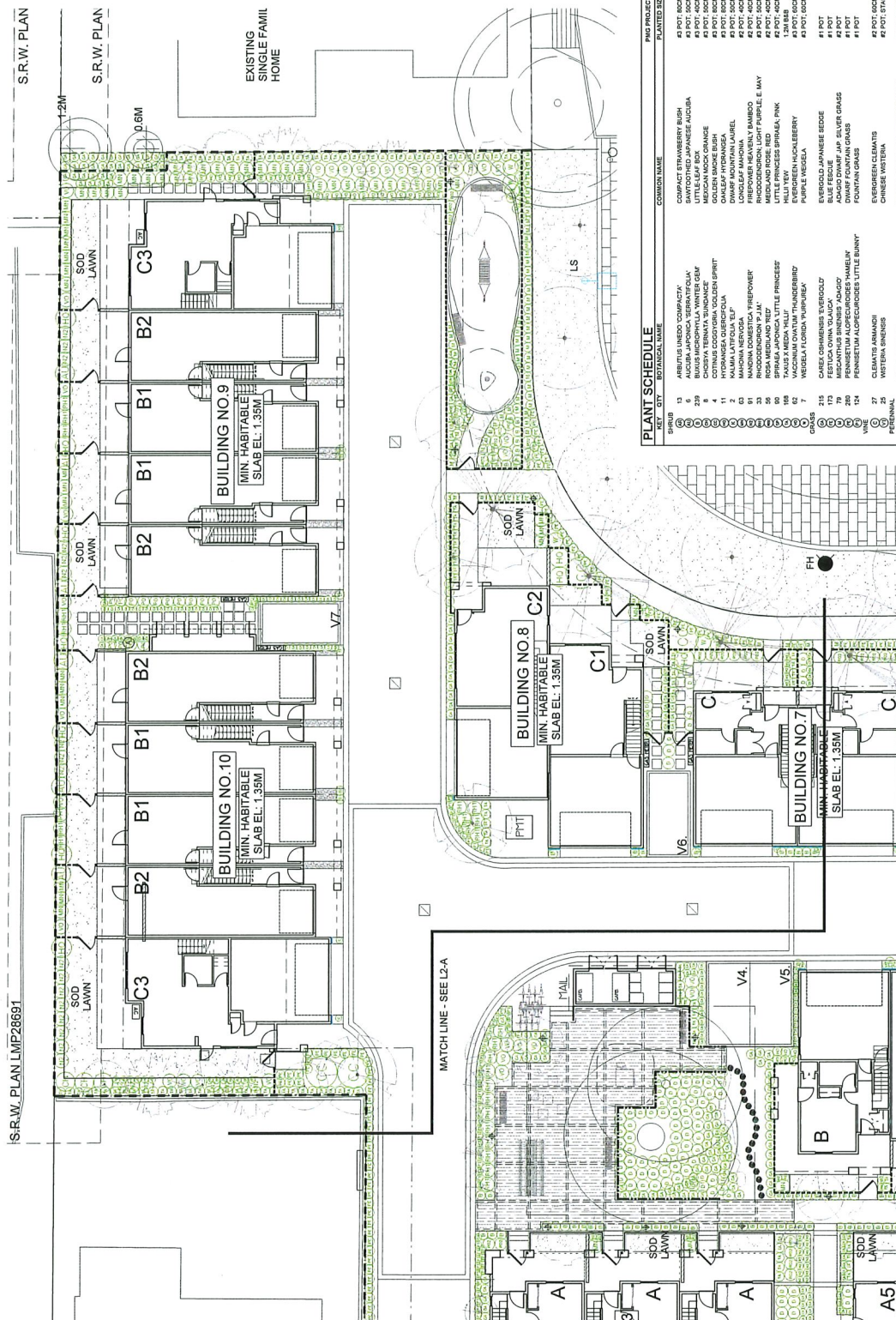
PMG PROJECT NUMBER: 21-104



NO. 1 ROAD

CNCL - 212

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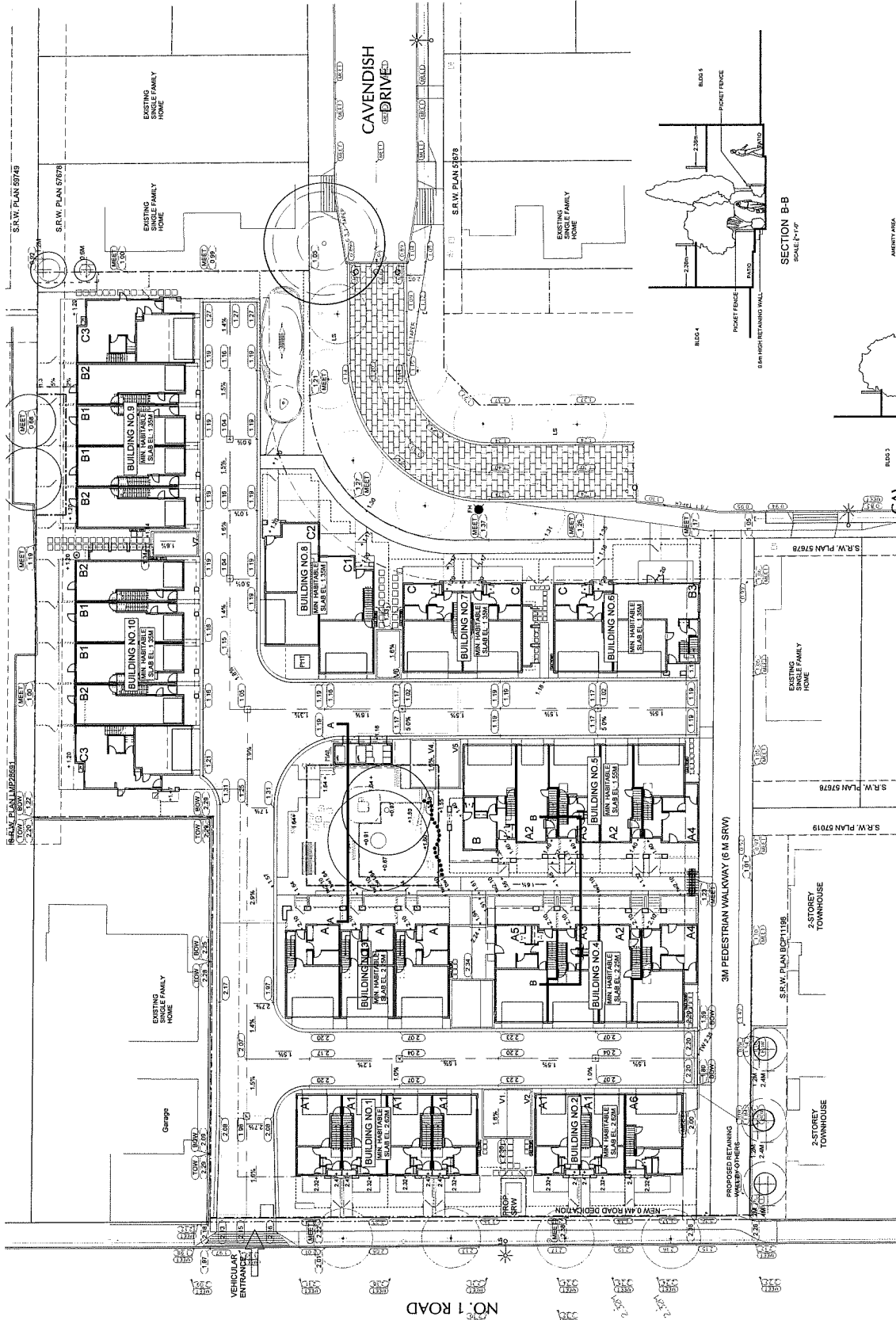
PLANT SCHEDULE			PAVED PROJECT NUMBER	PAVED PROJECT REMARKS
ITEM #	SYMBOL	COMMON NAME	PAVED PROJECT NUMBER	PAVED PROJECT REMARKS
1	ARBITRIS UNDECO COMPACT	COMPACT STRAWBERRY BUSH	#3 POT: 50CM	
2	BOUIS MACROPHYLLA	BOUIS MACROPHYLLA	#3 POT: 50CM	
3	BOUTS MACROPHYLLA	LITTLE LEAF BUSH	#3 POT: 50CM	
4	CHRISTIA TERNATA	MEXICAN WOOD ORANGE	#3 POT: 50CM	
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LANDSCAPE
ARCHITECTS
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Richmond, BC V6X 2E6
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SEAL



CNCL - 214

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PANATCH
GROUP

PROJECT:
TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE
**GRADING
PLAN**

DATE: 21 AUG 18
SCALE: 1/8"=1'-0"
DRAWN: N
CHECKED: R
PROJECT NUMBER: 21-104

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 8th Avenue Drive
Richmond, BC V6X 2E6
P: 604-284-0011 | F: 604-284-0022

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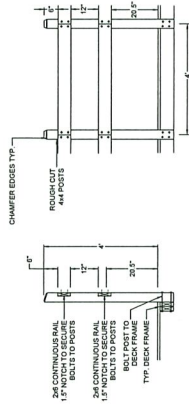
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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Richmond, BC V6X 4A2
P: 604 294-0011 | F: 604 294-0022

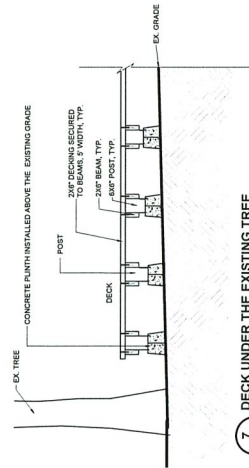
SEAL:



12 2 SPACE BIKE RACK



8 DECK GUARD RAIL
1/2" x 1/2"



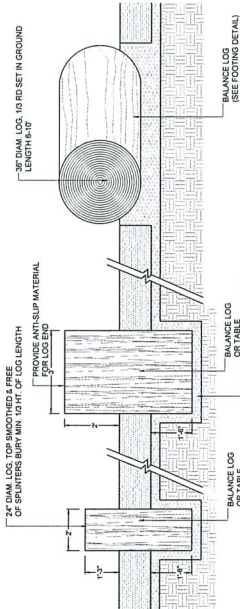
7 DECK UNDER THE EXISTING TREE
1/2" x 1/2"



13 BENCH - COMPOSITE
WISHBONE BAYVIEW



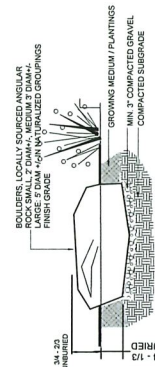
BALANCE LOG - FOOTING DETAIL



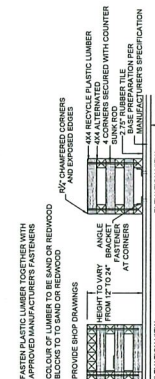
9 PLAY AREA BALANCE LOGS
1/2" x 1/2"



14 TABLE - COMPOSITE



11 PLAY AREA BOULDERS
1/2" x 1/2"



10 WOOD SEAT/BLOCK
1/2" x 1/2"

NO.	DATE	REVISION DESCRIPTION	DR.
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PANATCH
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10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE
LANDSCAPE
DETAILS

DATE: 23.AUG.04
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHECKED: MCT
PROJECT NUMBER: 21-104

L7

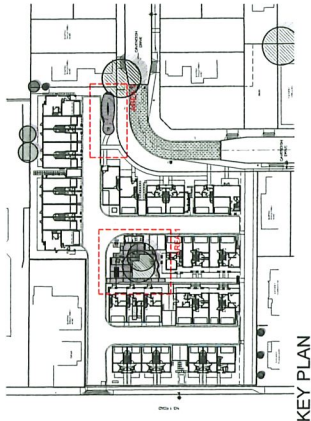
OF 13

21-04-1109-29

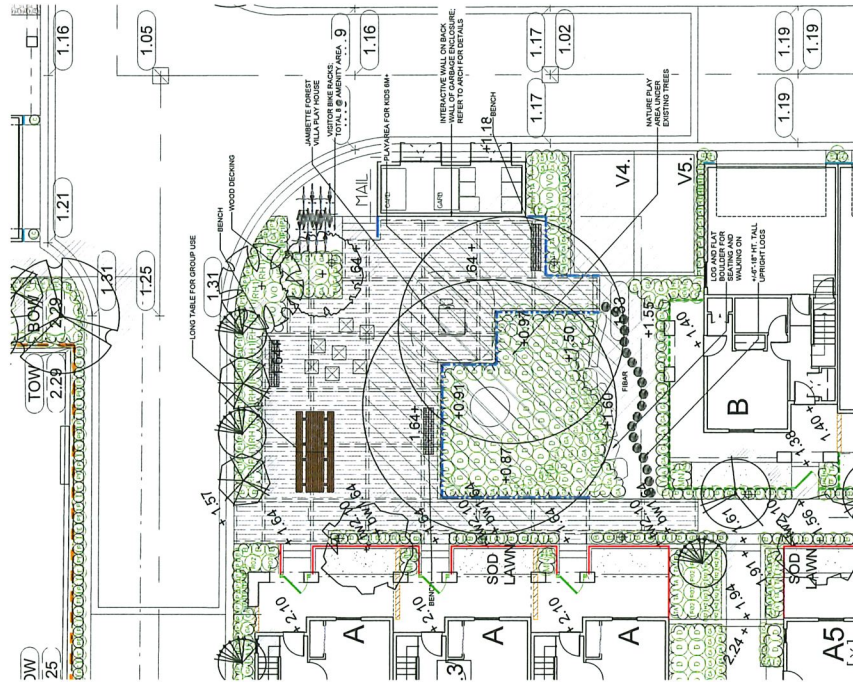
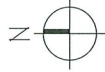
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pmg
LANDSCAPE
ARCHITECTS
Suite C109 - 4165 5th Street Drive
Richmond, BC V6X 2C6
P: 604 294-0011 F: 604 294-0022

SEAL:



KEY PLAN



AREA 1



JAMETTE THE FOREST VILLA



KOMPAN ROCKIT



KOMPAN RAMMBOCK WITH GALVANIZED POSTS

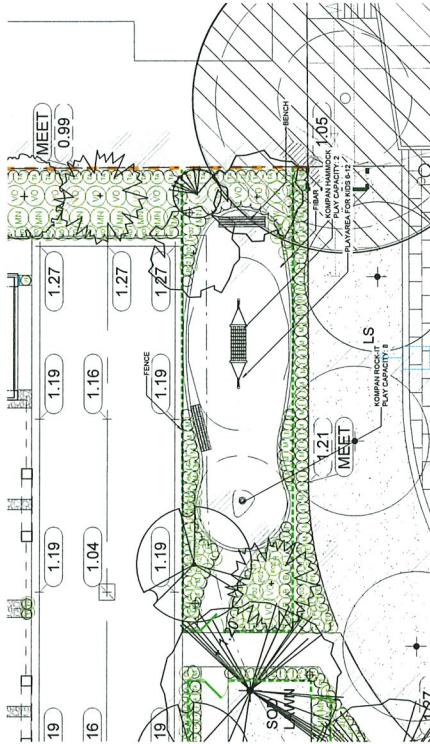


WOODEN SEATLOCKS



BALANCE LOGS IN FEEL

CNCL - 217



AREA 2

10	21 JUL 11	REV	FOR CITY COMMENTS REVISION	DR
9	21 JUL 11	REV	FOR CITY COMMENTS REVISION	DR
8	21 JUL 11	REV	FOR CITY COMMENTS REVISION	DR
7	21 JUL 11	REV	FOR CITY COMMENTS REVISION	DR
6	21 JUL 11	REV	FOR CITY COMMENTS REVISION	DR
5	21 JUL 11	REV	FOR CITY COMMENTS REVISION	DR
4	21 JUL 11	REV	FOR CITY COMMENTS REVISION	DR
3	21 JUL 11	REV	FOR CITY COMMENTS REVISION	DR
2	21 JUL 11	REV	FOR CITY COMMENTS REVISION	DR
1	21 JUL 11	REV	FOR CITY COMMENTS REVISION	DR
NO	DATE	REVISION DESCRIPTION	DR	

CLIENT:

PANATCH
GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE

**PLAYAREA
ENLARGEMENT**

DATE: 21 JUL 11

DRAWING NUMBER:

SCALE: 1/8"=1'-0"

DRAWN: IN

CHECKED: IN

DATE: 21 JUL 11

PROJECT NUMBER:

21-104

21-104-LDP-217

ARCHITECTURE

MODEL PHOTOS



ARCHITECTURE

MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

MODEL PHOTOS



CNCL - 220

CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

MODEL PHOTOS



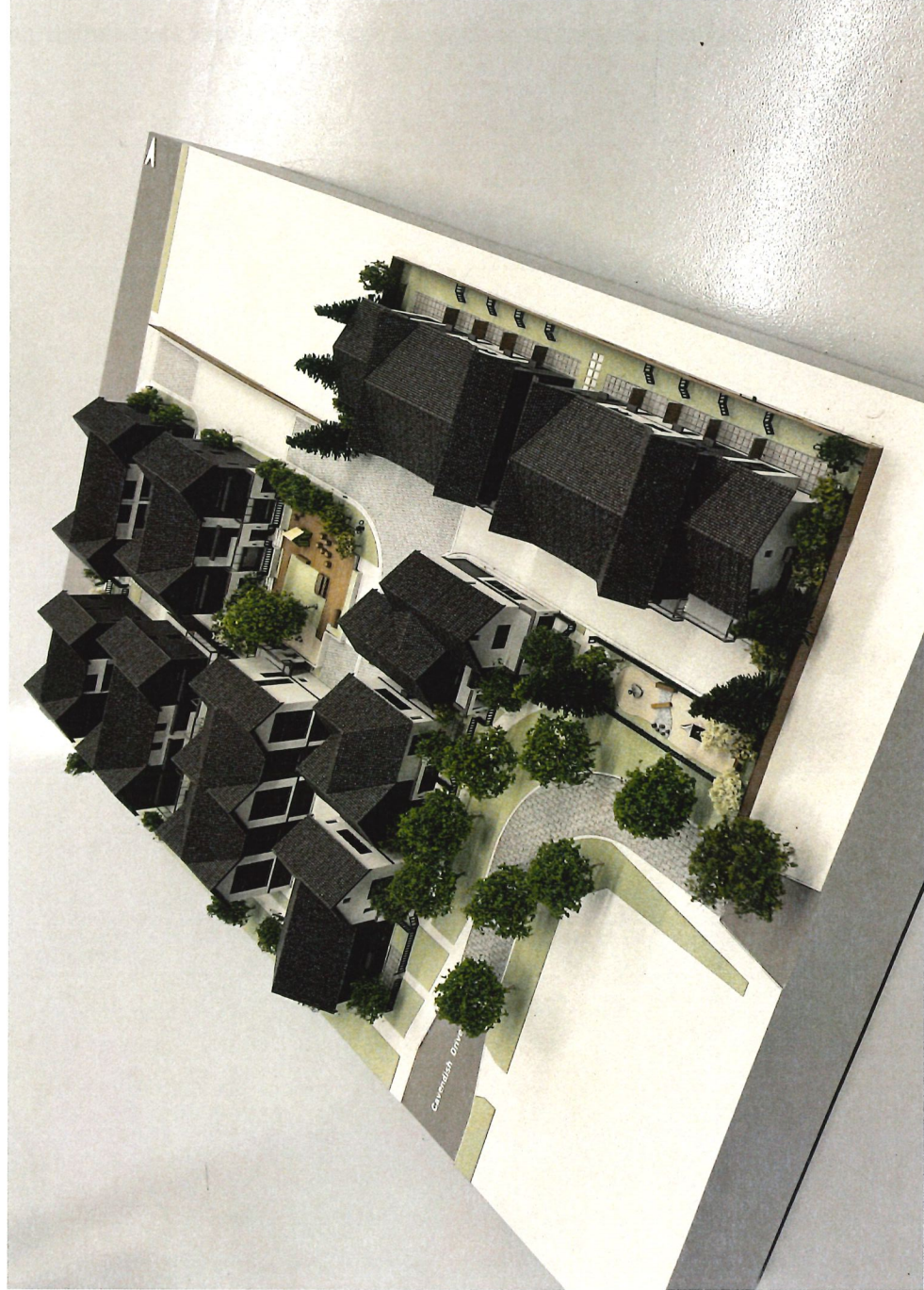
CNCL - 221

CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

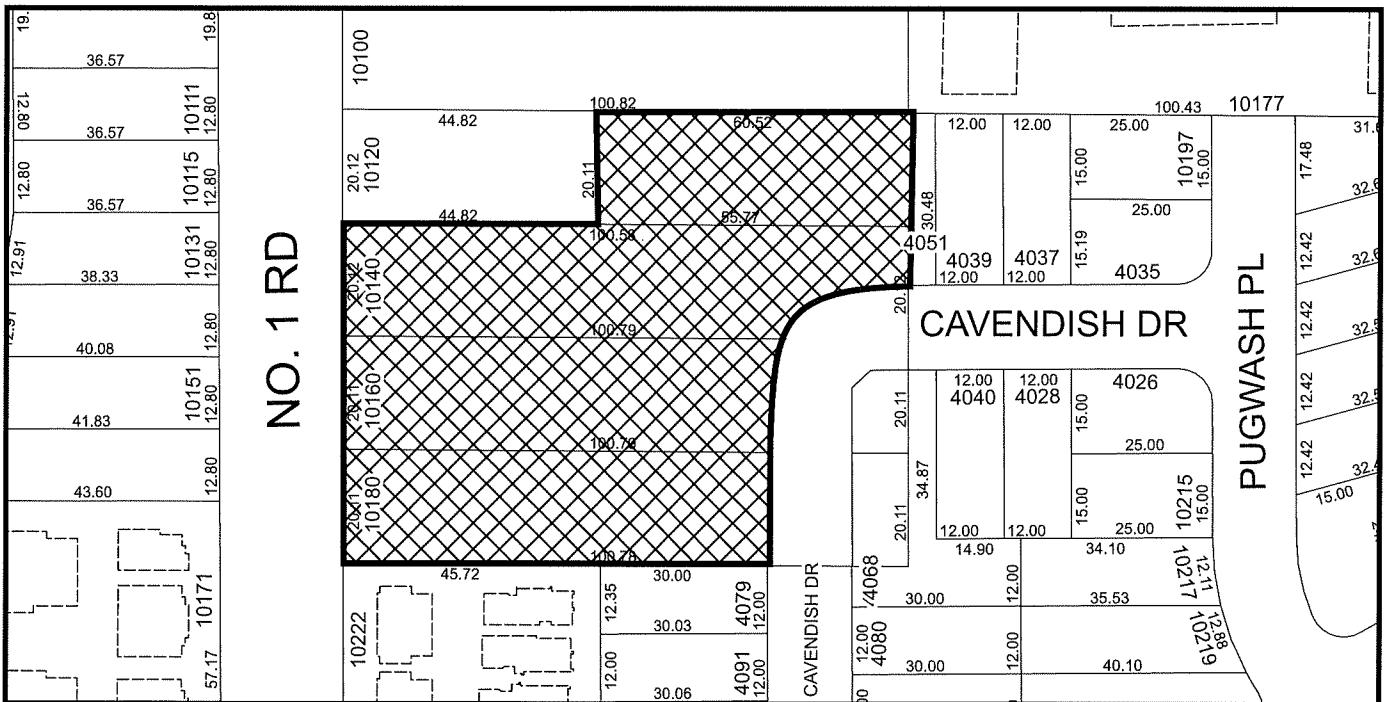
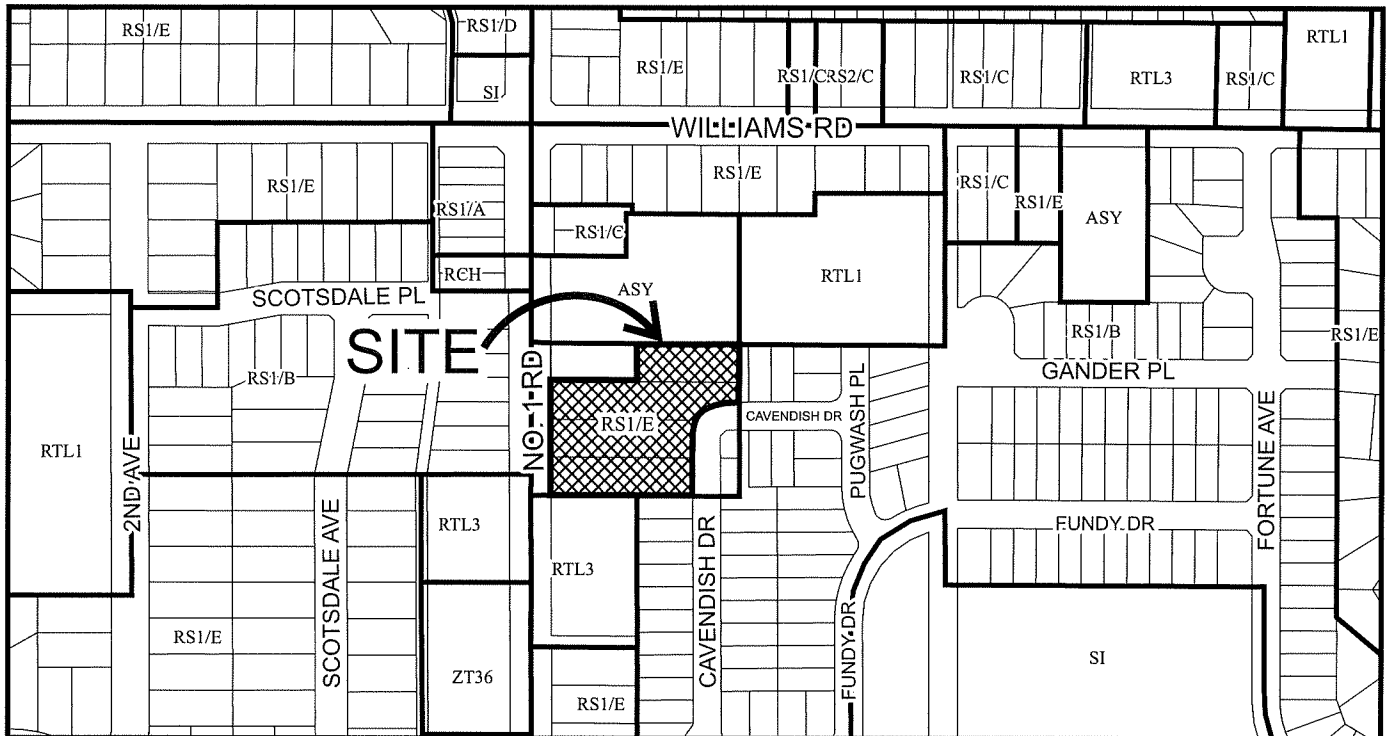


City of Richmond

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 9, 2023

ON TABLE ITEM

Date: Aug. 9, 2023
Meeting: DP
Item: #1



DP 21-940028
SCHEDULE "A"

Original Date: 10/21/21

Revision Date: 07/12/23

Note: Dimensions are in METRES



**Development Permit Panel
Wednesday, August 23, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, General Manager, Engineering and Public Works

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 August 9, 2023, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 22-017484
(REDMS No. 7276188)

APPLICANT: Polygon Talisman Park Ltd.

PROPERTY LOCATION: 3588 Ketcheson Road

INTENT OF PERMIT:

Permit the construction of 178 residential units in a 14-storey high-rise multi-family apartment building at 3588 Ketcheson Road on a site zoned "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)".

Applicant's Comments

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), Robin Glover, Polygon Homes, introduced the project and Gwyn Vose, Arcadis (Architect), provided background information on the proposed development, including its site context, site layout, design rationale, architectural design, building

1.

Development Permit Panel

Wednesday, August 23, 2023

elevations, accessibility features and exterior cladding materials and colours, highlighting the following:

- Talisman D is the central site in the mixed use community, with Talisman A to the south, future phases to the north and a new road system being built around the site;
- the proposed 14-storey building will include 161 strata residential units and 17 market rental units, all the rental units will meet the City's Basic Universal Housing (BUH) requirements;
- the majority of building height is on the west side at 14-storeys, with the east side being 13-storeys;
- the large two-storey indoor amenity space, is provided for the residents of the building and will be shared with residents of the future phases to the north. In addition to these private amenities, the site will also provide a publicly accessible outdoor space along the north edge of the site;
- decorative fencing will be used on the south side of the building for the ground oriented units as a privacy screen/rail (at guardrail height) between the units and the walking path, and there are opportunities for some planting and benching as well;
- in addition to a very lush green experience of conifers and other plants at grade, screens present on the building will provide an artful expression, and a soft lighting scenario will enhance the feature corner throughout the day and night; and
- a glazed box at the far corner of the building offers the ability to view some of the engineering within the DEU facility from the outside.

Stephen Stelliga, Hapa Collaborative (Landscape Architect), with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project noting that (i) a historical slough provided the landscape inspiration to use a rain garden as a divider between the public and private outdoor amenity space, (ii) separation between the site and the street is reinforced with lush planting along the edges, (iii) there will be several large benches that can be used for informal staging or open seating, and also an open lawn area that slopes down to the concrete driveway, (iv) a wooden bridge connected to the rain garden leads to the private amenity area, which includes an outdoor spa area (hot tub, cold plunge and barrel sauna), a fire pit, bocce court and BBQ area that connects to the indoor dining experience, (iv) the rooftop outdoor amenity space is a grid like form inspired by the bento box, provides a large corridor framed by fragrant and colourful flowering apple trees, with urban agriculture, children play and informal outdoor dining and relaxation areas.

Development Permit Panel

Wednesday, August 23, 2023

Panel Discussion

In reply to queries from the Panel, the applicant confirmed (i) the amenity space on the 13th level is for private use for that building only, and that all other amenity spaces are shared with the future buildings to the north, (ii) lighting at grade and walkways will be well lit and facing downwards, (iii) the lighting feature on the building is on the west and partially on the north (the leading corner) consisting of light fixtures located between panels within a screen and a C channel on the back sides to ensure the light is not shining directly back inside the home itself, (iv) the exterior building lighting will have the ability to adjust the time of day and control the intensity of the lighting levels, (v) one of the Development Permit considerations is to enter into an agreement and provide bonding for the external building light fixtures to ensure external lighting is operating within the acceptable parameters, and (vi) the applicant has entered into an underpinning and crane swing agreement with the church to the south of the and is committed to working with them to ensure the interface between the sites is designed appropriately.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the urban agriculture requirements secured through the rezoning was fulfilled on the affordable housing building in Phase 1 of the development, (ii) the indoor and outdoor amenity space on this site is shared with the future Phases 3 and 4, (iii) the rental site in Phase 1 provides all its own indoor and outdoor amenity space, (iv) with respect to the development itself, there is a comprehensive Transportation Demand Management (TDM) package, which includes a number of special features being afforded to the market rental units, including bike and car share memberships and two-zone transit passes for the tenants, (v) the overall TDM package includes the provision of two car share vehicles and two car share parking spaces within the parking structure, those spaces will be available to all of members of the public that are part of those car share providers membership, and (vi) there is a comprehensive servicing agreement for the road and service connections that are required to service this site.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the proposal, noting that the project is sensitively designed and provides a good opportunity for exposure to district energy infrastructure.

Development Permit Panel

Wednesday, August 23, 2023

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 178 residential units in a 14-storey high-rise multi-family apartment building at 3588 Ketcheson Road on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”.

CARRIED

2. DEVELOPMENT PERMIT 22-027199

(REDMS No. 7290124)

APPLICANT: Farrell Estates Ltd.

PROPERTY LOCATION: 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231

INTENT OF PERMIT:

Permit the construction of a light industrial building at 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231 on a site zoned “Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)”, abutting the edge of the Agricultural Land Reserve (ALR).

Applicant's Comments

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), Ross McPhail, Farrell Estates Ltd., introduced the project and Ruchir Dhall, Architecture Panel Inc., (Architect), provided background information on the proposed development, including its site context, site layout, architectural design and accessibility features, highlighting the following:

- the subject light industrial zoned property, situated on a former CN right-of-way, was purchased in 2021 by the applicant, and the Shelter Island Marina & Boatyard site, located to the south of the CN right-of-way, has also been owned by the applicant for over 50 years, and has been operating the marina since 1975;
- the proposed development is Phase 2 of a multi-phase project of an overall vision for future development consisting of approximately five phases fronting the river with pedestrian connections to the existing Dyke Road and path;
- Unlike Phase 1, Phase 2 abuts the ALR lands to the north, specifically Maybog Farms, which requires that a Development Permit application be submitted to address the urban rural interface with adequate setbacks, screening and landscaping;
- changes to the landscape buffer were the result of extensive consultation with the neighbouring agricultural landowner based on their requests, and the ALR DP application was subsequently presented for review and supported by the Food Security and Agricultural Advisory Committee at its meeting of June 29, 2023;

4.

Development Permit Panel

Wednesday, August 23, 2023

- the Phase 2 site is very linear with access from the cul-de-sac off McMillan Way as well as a right-of-way, creating some intricacies in working with the constraints of an existing boat storage to the south;
- an important part of the design is having the primary vehicle access from McMillan Way in order to provide for future pedestrian access from McMillan Way to Dyke Road;
- the building is designed as a multi-tenant light industrial building for undetermined yet small users, with 22 units, 68,000 sq. ft., along the linear site sandwiched between ALR land to the north and the Hydro right-of-way to the south;
- garbage areas are in conformance with the requirements of the City, as well as 3 amenity areas disbursed throughout the site;
- there will be 22 class 1 bicycle and 29 class 2 bicycle parking, as well as 12 EV parking spaces;
- The building is designed with large windows, covered entrances, and keeping with CPTED requirements, the lighting has been designed to cut off around the building so there is minimal light spill out in to the adjacent properties; and
- development of the future phases is not considered at this time as the marina business is very viable and it is felt that the first two phases will provide a great support to the existing marina and boatyard by accommodating various existing businesses that operate within the boatyard as well as new businesses which will help drive growth for the existing onsite businesses and also provide much needed warehouse space in Richmond.

Al Tanzer, BCLA, (Landscape Architect), with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project noting that (i) there is a 5m wide landscape buffer provided along the back of the site with an integrated access path and some stairs, (ii) the critical components involved both the ALR buffer and the BC Hydro transmission lines coming through the site, (iii) trees are provided outside of the right-of-way, meeting City requirements, (iv) as a result of consultation with the adjacent farm owner, no deciduous trees are used in the ALR buffer as they would interfere with the pond, (v) drawings were revised to have all conifer trees along the north side of the building while maintaining the same spacing of the trees as the original guideline, and there will be a 6 ft. fence along the property line which should prevent any interference to the farm operations from outside the development, (vi) grading was reviewed noting there will be no drainage from the development site to the agricultural land, (vii) the required pathway along the back of the building for exits from the units is permeable with gravel instead of concrete which also benefits the trees and other plantings, (viii) within several years the conifers will benefit as a tree hedge by screen the building entirely, (ix) there is a mix of tree types, including native trees and native ground cover, and (x) the amenity benches, tables, bike racks, fence components and plant list all meet City requirements.

Development Permit Panel

Wednesday, August 23, 2023

Panel Discussion

In reply to queries from the Panel, the applicant advised (i) with respect to the grading along the ALR zone, a swale before the fence line is provided so there will not be any water that could spill over the property line, (ii) there will a high efficiency irrigation system installed in the landscape area, and (iii) with respect to CPTED provisions, the site will be fenced and glazing provided at the entrances, and there will be roughing in for security cameras for the individual tenants to provide that.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a servicing agreement associated with this project for frontage works along Graybar Road and McMillan Way, (ii) the pedestrian connection referenced earlier between McMillan Way and Dyke Road is a requirement of the rezoning, (iii) as the continued operation of the boatyard prevents the opportunity to provide the direct connection at this time, there will be an interim connection provided through the Phase 1 site to allow the pedestrian connection between McMillan Way and Graybar Road so that employees of the area will be able to access the waterfront through this site via Graybar Road, (iv) there is a comprehensive sustainability package secured through the rezoning application related to the buildings that includes rooftop Solar PVs for exterior lighting and service areas, and predicting for additional solar PVs should that be determined by future tenants, and (v) in terms of the ALR buffer itself, it has been designed in keeping with the Agricultural Land Commission guidelines and was reviewed and supported by the City's FSAAC on June 29, 2023.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the proposal, noting that the project, a linear site that was an old railway corridor, is sensitively designed, and that in the same way the City is trying to preserve and better use agriculture, it is also trying to do the same with industrial land. It was further noted that between the two development phases there is quite a bit of buildable floor space for industrial uses.

Development Permit Panel
Wednesday, August 23, 2023

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a light industrial building at 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231 on a site zoned "Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)", abutting the edge of the Agricultural Land Reserve (ALR).

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Thursday, September 14, 2023, be cancelled.

CARRIED

4. Date of Next Meeting: September 27, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:14 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, August 23, 2023.

Joe Erceg
Chair

Lorraine Anderson
Legislative Services Coordinator

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 23, 2023

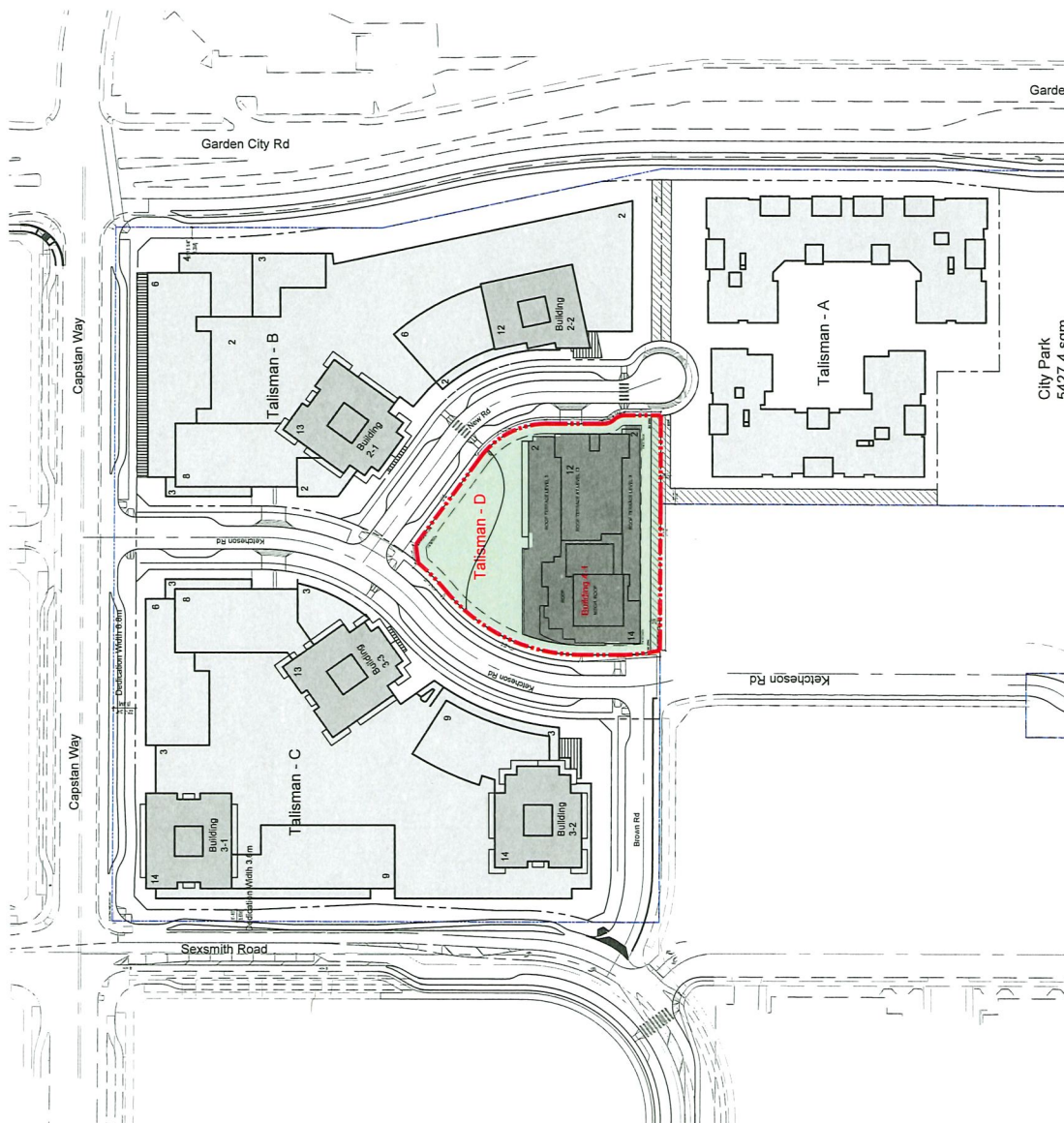


Talisman D

Development Permit Presentation

3558 KETCHESON ROAD,
RICHMOND, BC

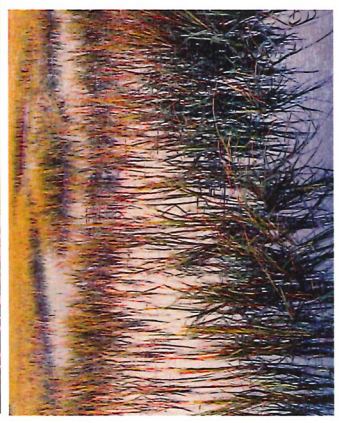
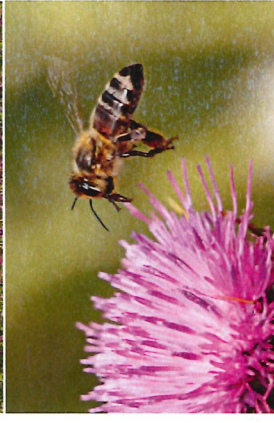
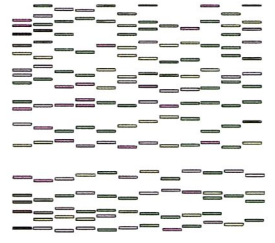
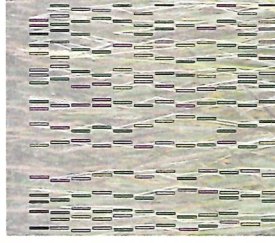
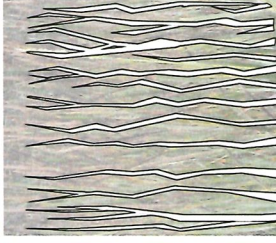




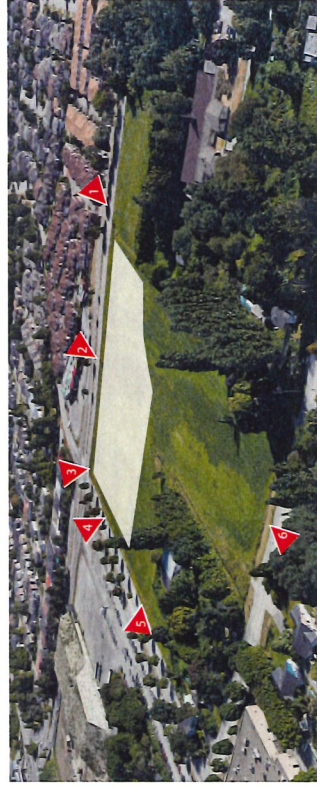


CNCL - 233

- 14 floors
- 3.24 FAR
- 161 market for-sale units
- 17 market for-rent units (all BUH)
- 194 below grade parking stalls (all EV)

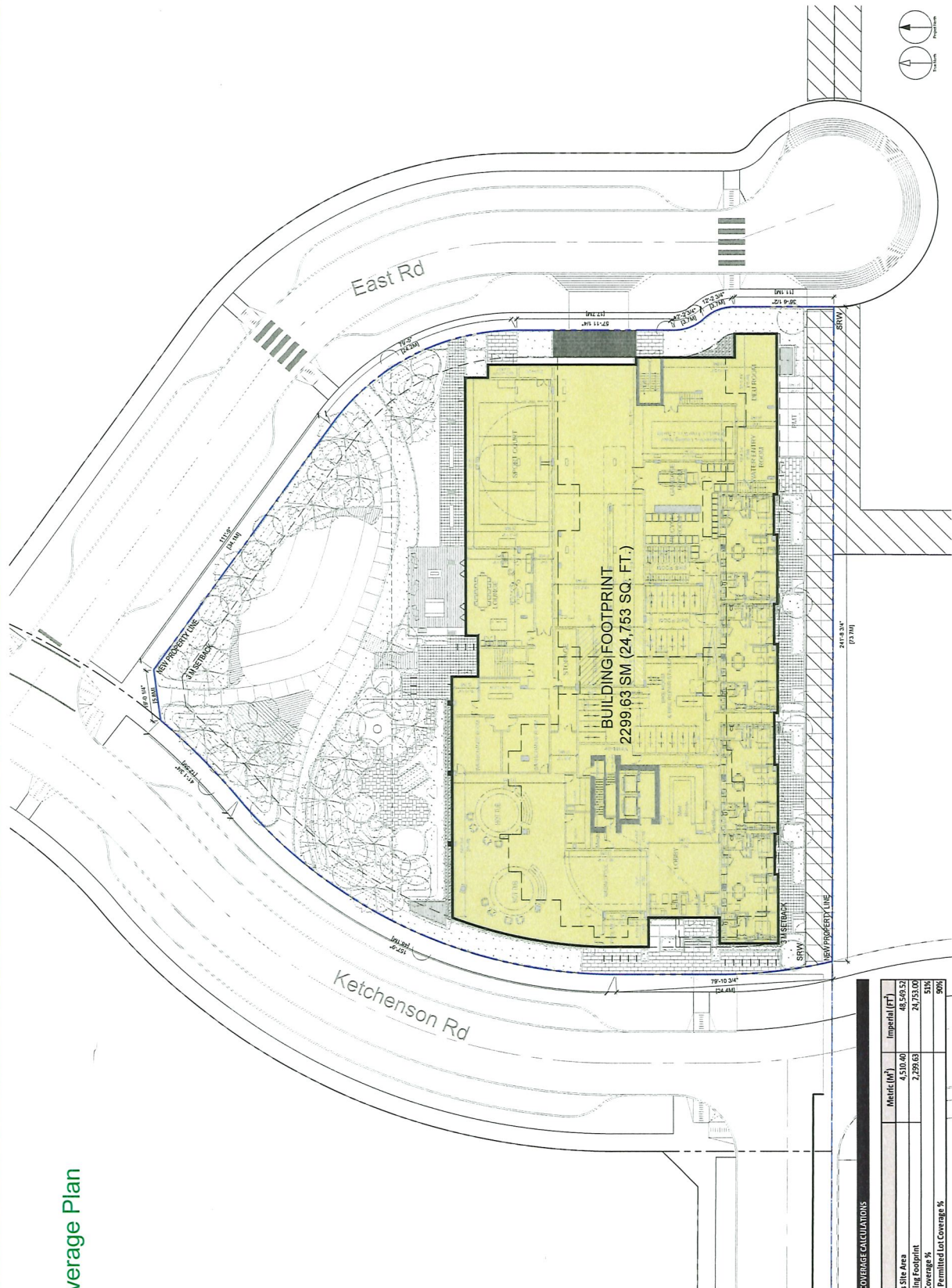


Site Context Photos



Lot Coverage Plan

CNCL - 235

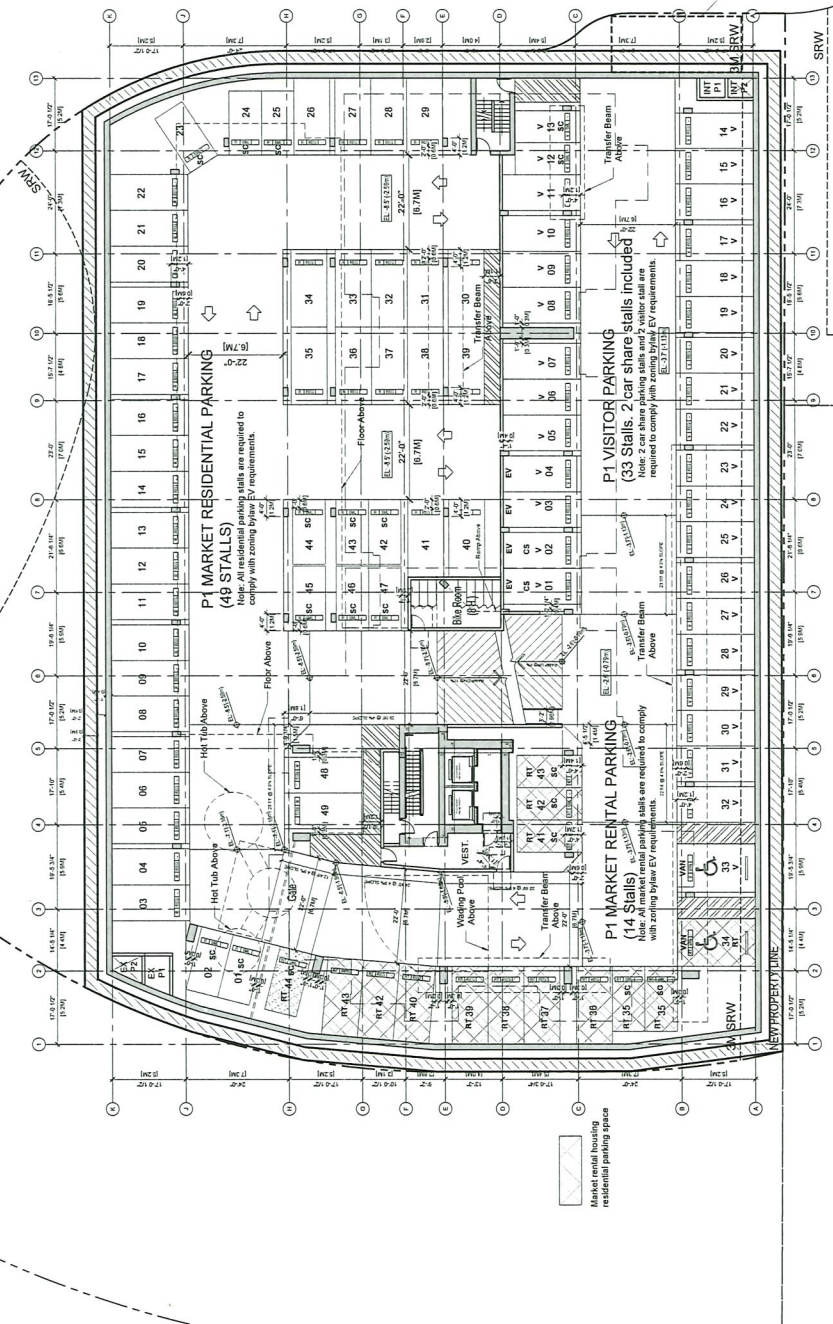




P2 PLAN

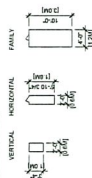


Vehicle Parking Provider-31 Lower Market Circle				
Regular	Small	Regular Available	Van Available	Sub Total
18	11	0	0	48
Vehicle Parking Provider-31 Lower Market Retail				
Regular	Small	Regular Available	Van Available	Sub Total
7	0	1	1	14
Vehicle Parking Provider-31 Lower Vial (2 Car Share/longer included)				
Regular	Small	Regular Available	Van Available	Sub Total
24	2	1	1	32
Bike Parking Provider-31 Main Circle Classy				
Regular	Small	Regular Available	Family Bikes	Sub Total
0	0	0	0	0

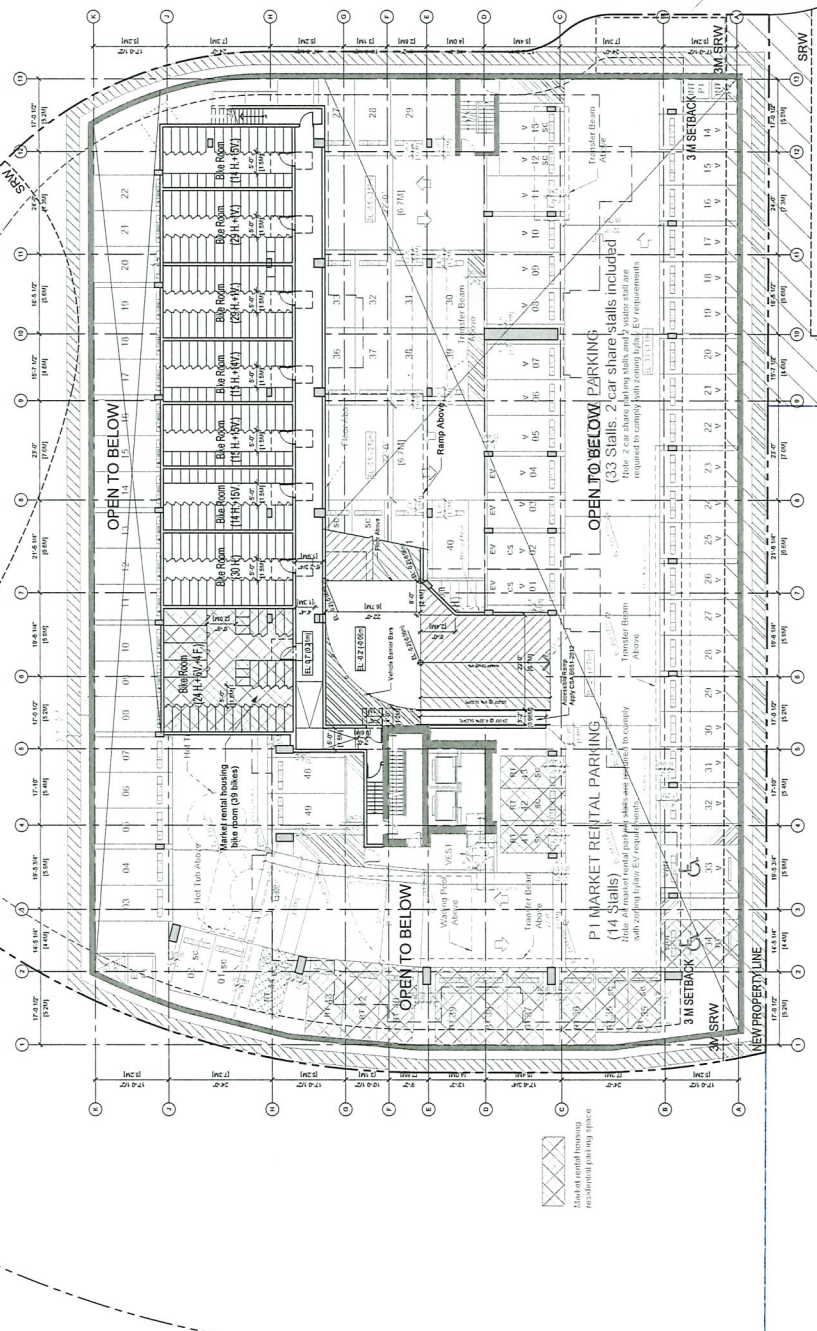


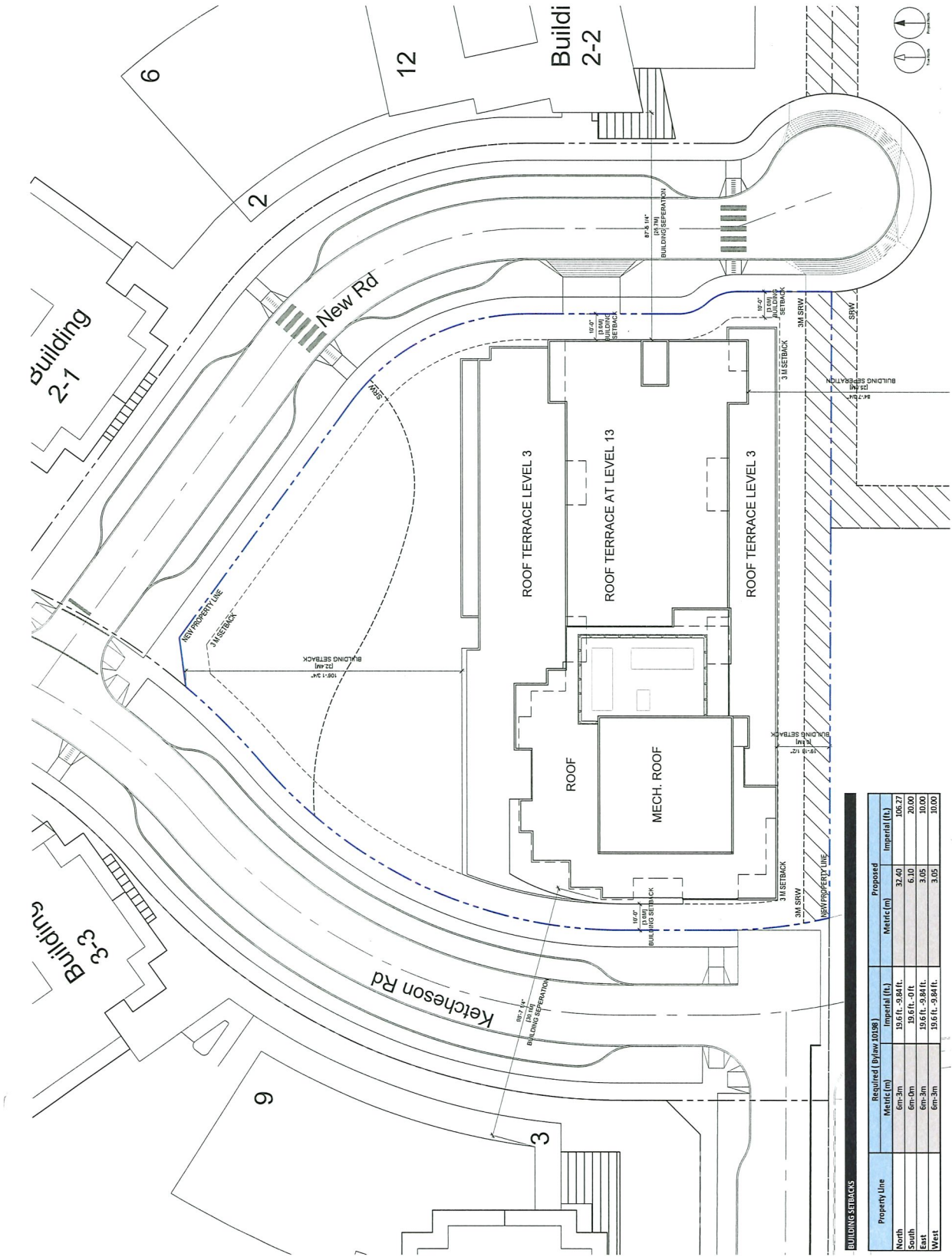
P1 UPPER PLAN

BIKE LOCKERS



Bike Parking Provider - P1 Market Condo Class 1			
Unit	Vertical	Family	Sub-Total
101	61	0	61
Bike Parking Provider - P1 Market Rental Class 1			
Unit	Vertical	Family	Sub-Total
102	61	0	61
103	61	0	61
104	61	0	61
105	61	0	61
106	61	0	61
107	61	0	61
108	61	0	61
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199	61	0	61
200	61	0	61





Property Line	Required (By Law 2019)		Proposed	
	Metre (m)	Imperial (ft.)	Metre (m)	Imperial (ft.)
North	6m-3m	19.6ft - 9.84ft.	32.40	106.27
South	6m-3m	19.6ft - 9.84ft.	6.10	20.00
East	6m-3m	19.6ft - 9.84ft.	3.05	10.00
West	6m-3m	19.6ft - 9.84ft.	3.05	10.00



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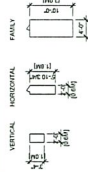
Blue Parking Provided—PI Market Conditions 1			
	Horizontal	Vertical	Sub-Total
	148	61	209

Blue Parking Provided—PI Market Conditions 1			
	Horizontal	Vertical	Sub-Total
	23	4	28



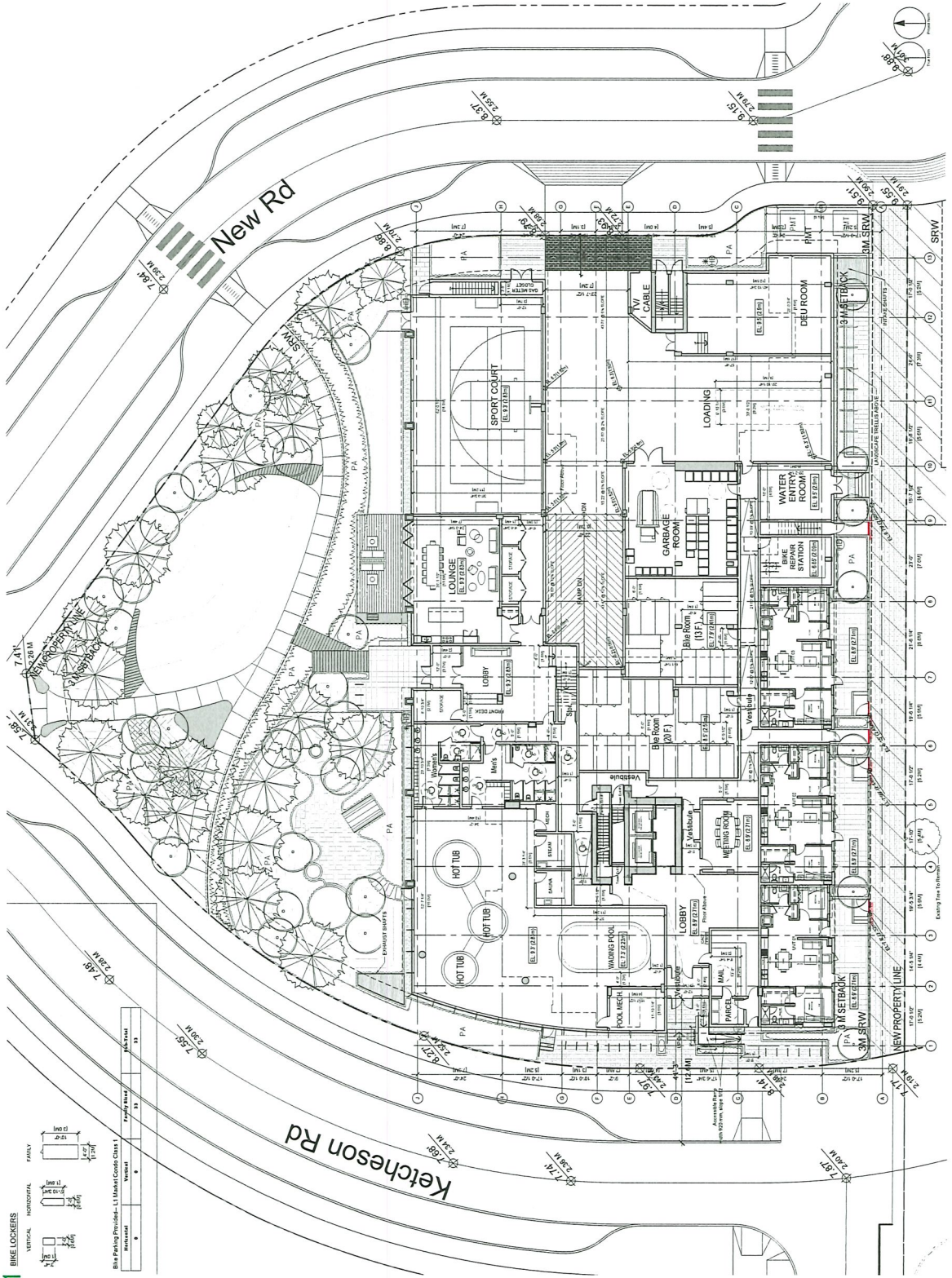
OVERALL FLOOR PLAN LEVEL 01

BIKE LOCKERS

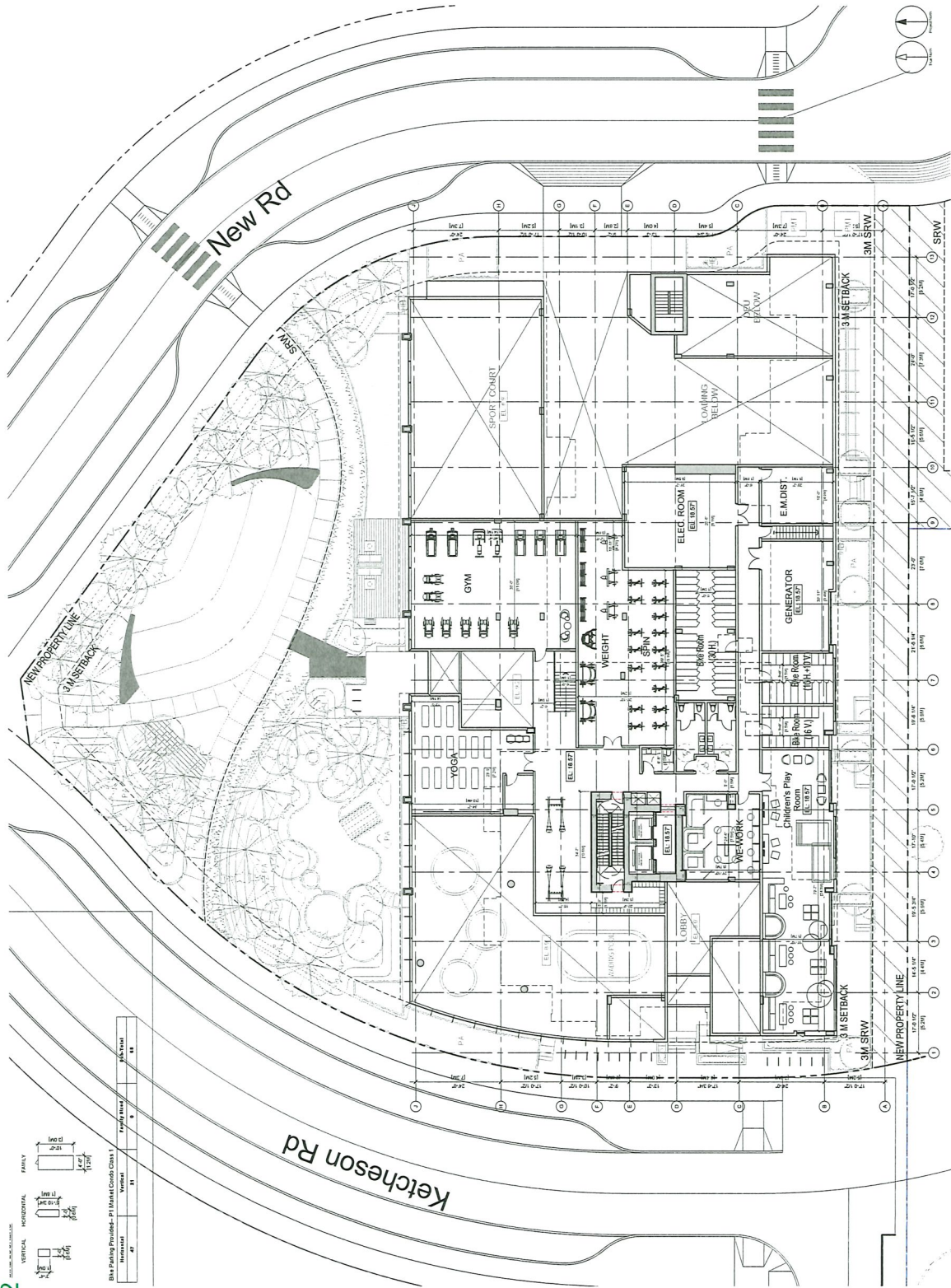


See Parking Provision - L1 Market Condo Chpt 1

Locker Type	Quantity	Area (sqm)
Vertical	10	15.0
Horizontal	10	15.0
Parallel	10	15.0
Total	30	45.0

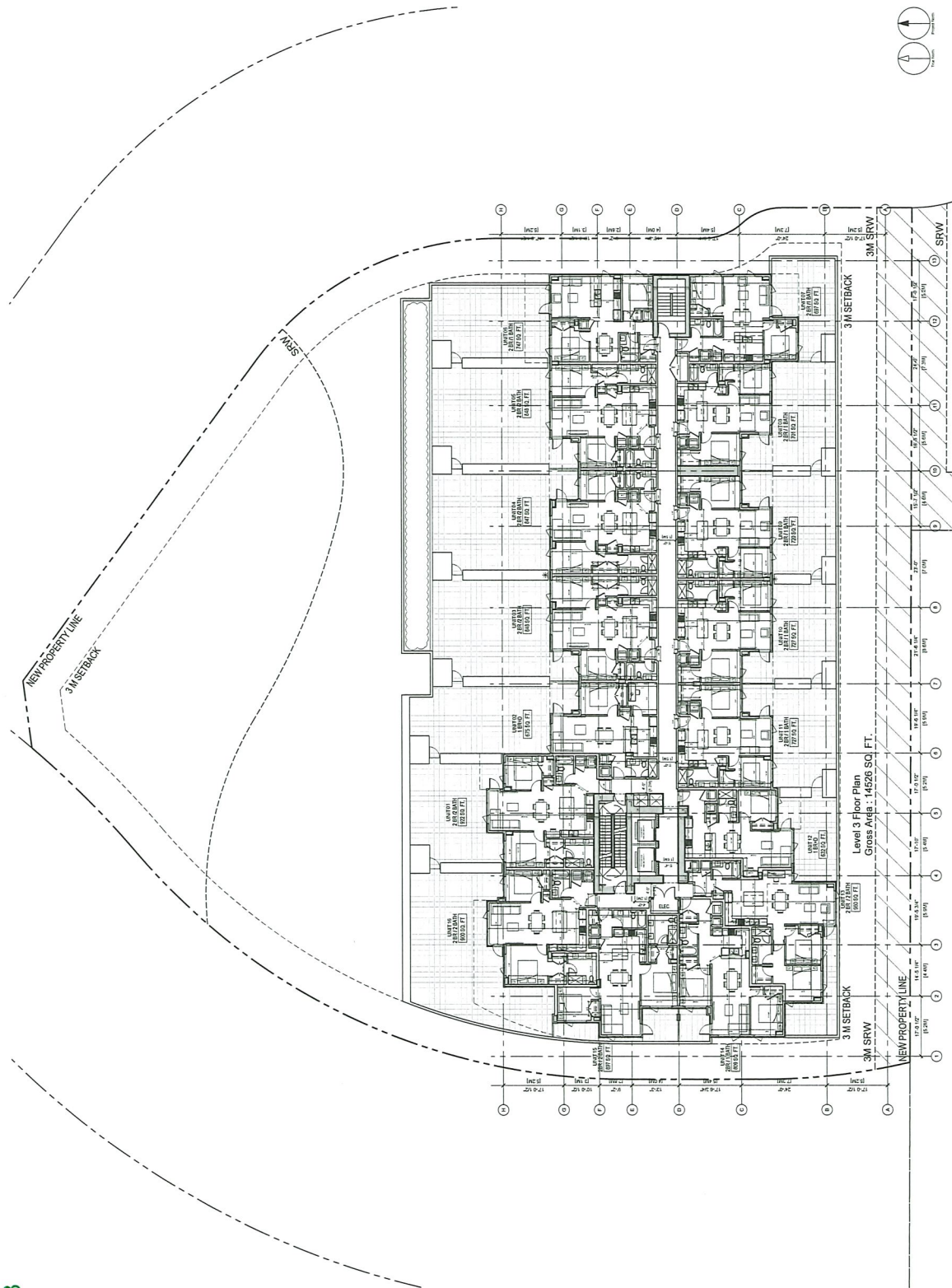


OVERALL FLOOR PLAN LEVEL 02



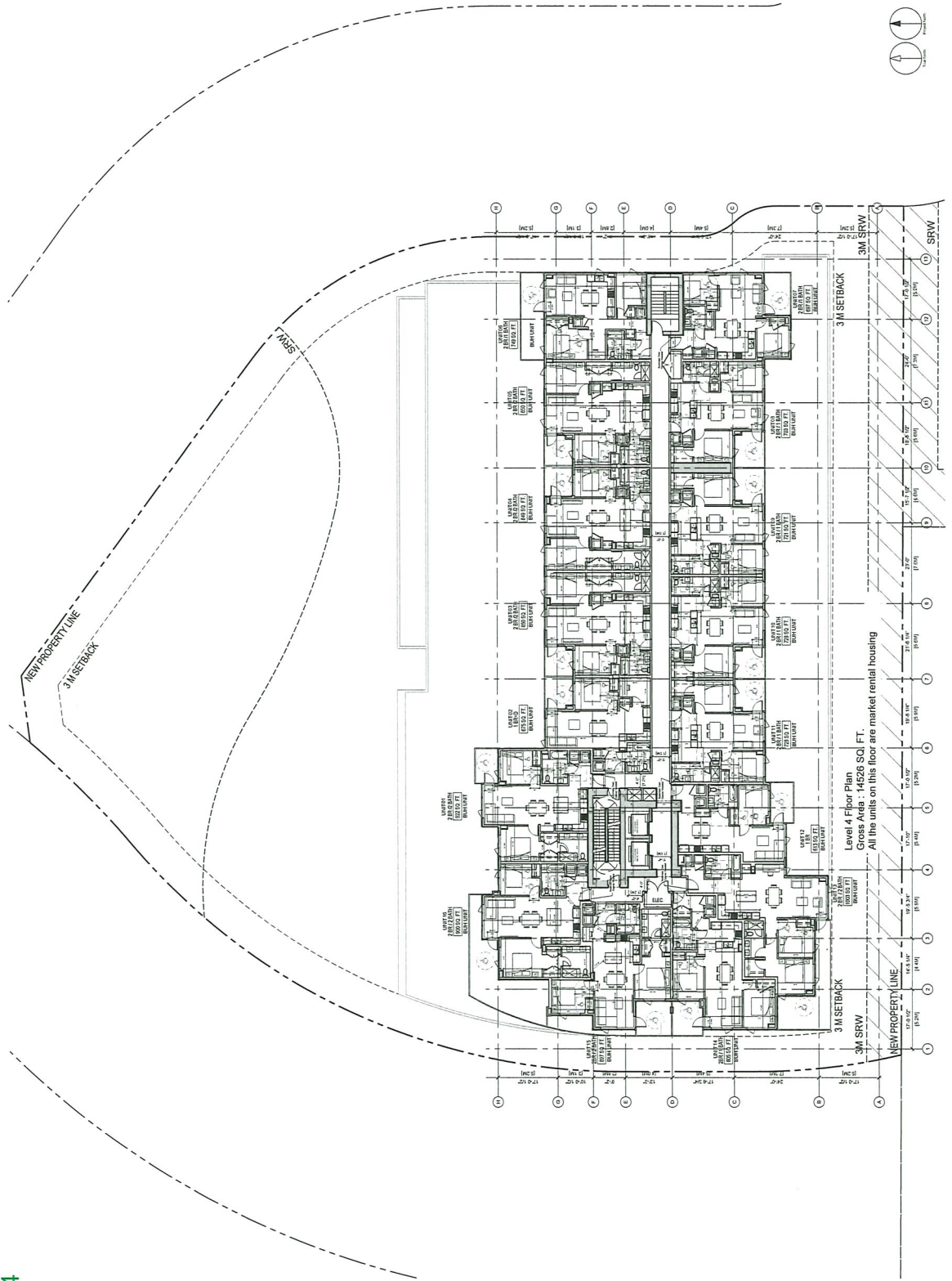
OVERALL FLOOR PLAN
LEVEL 03

CNCL - 246



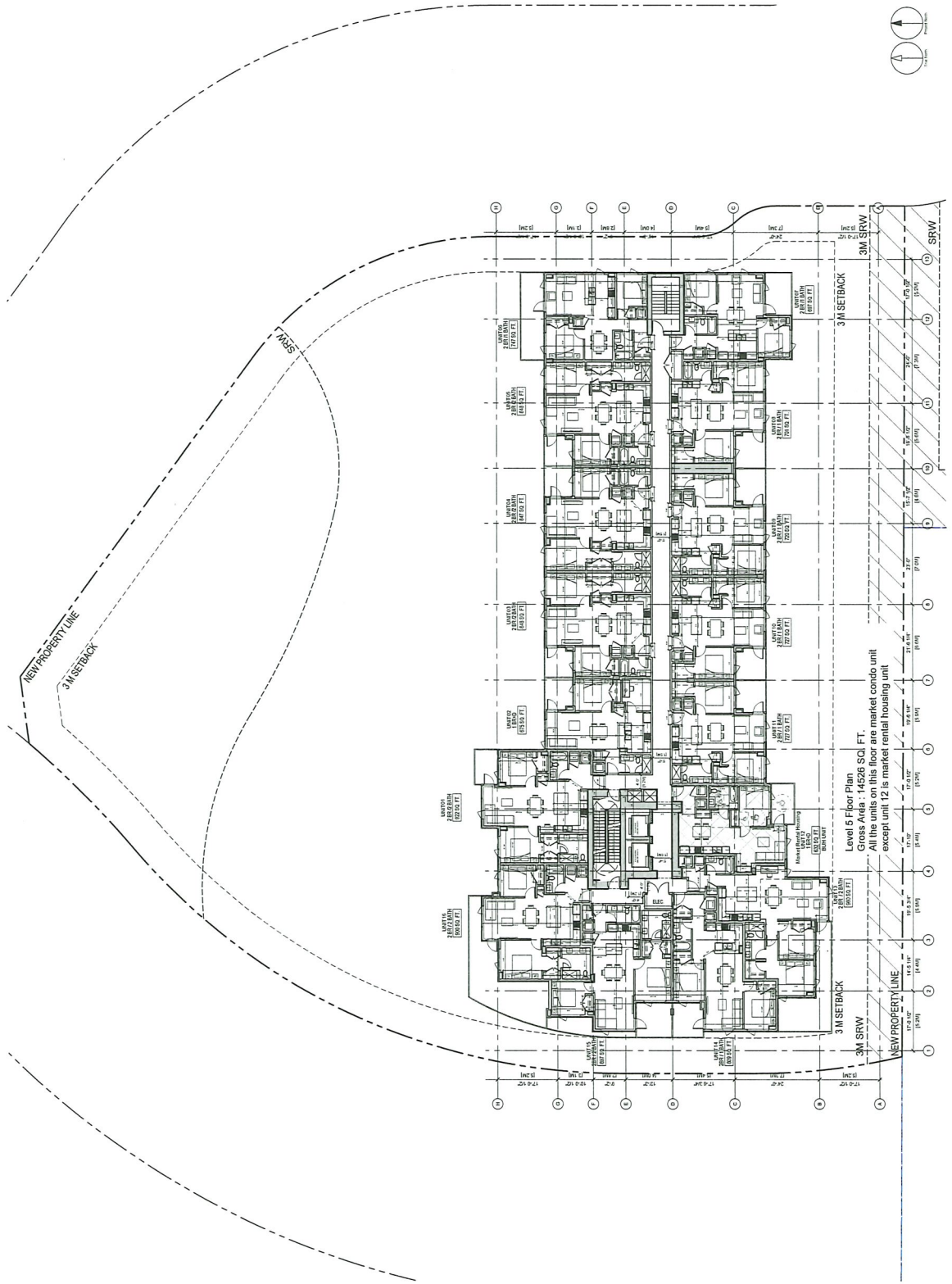
OVERALL FLOOR PLAN LEVEL 04

CNCL - 247



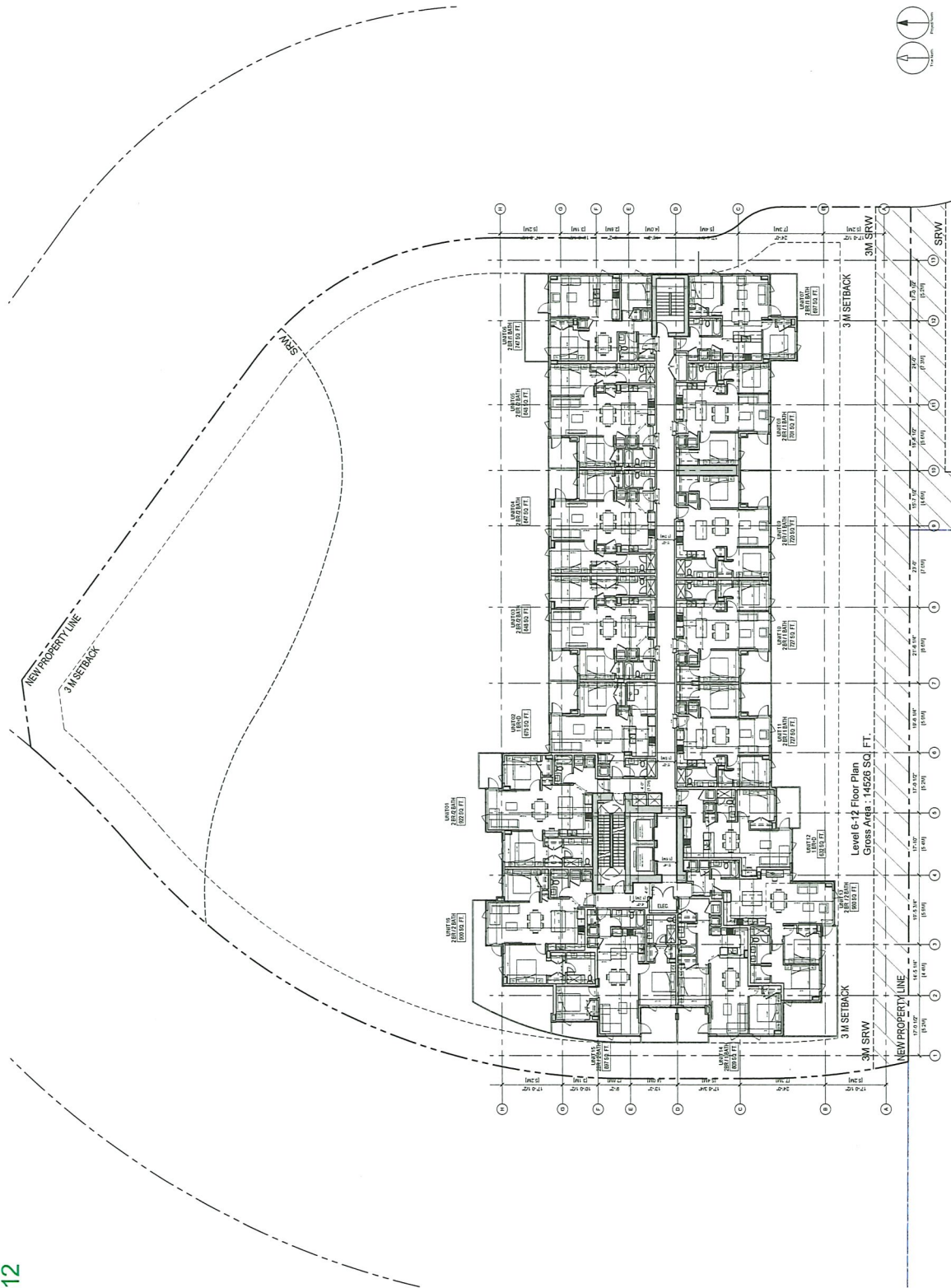
OVERALL FLOOR PLAN LEVEL 5

CNCL - 248



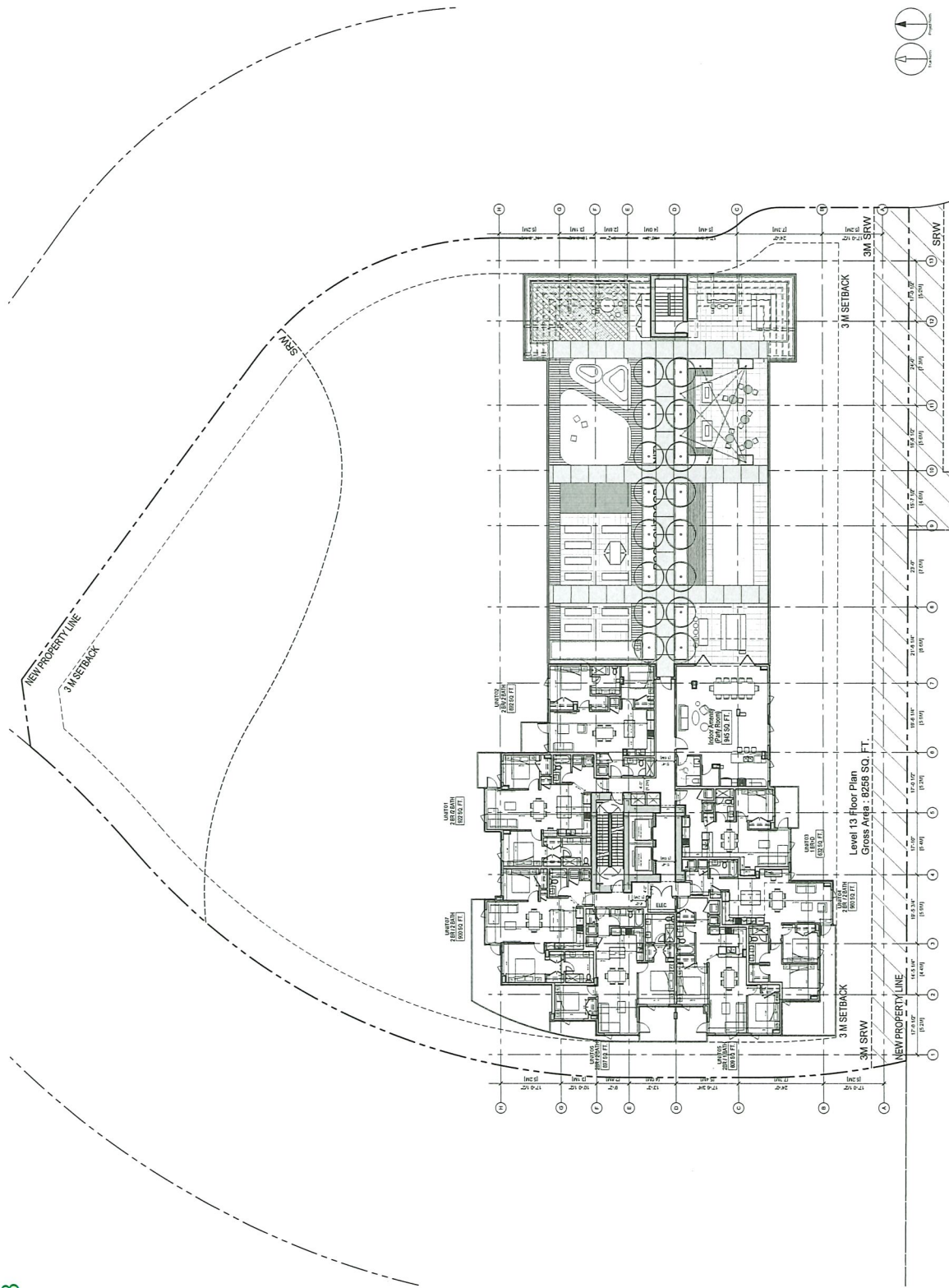
OVERALL FLOOR PLAN
LEVEL 6-12

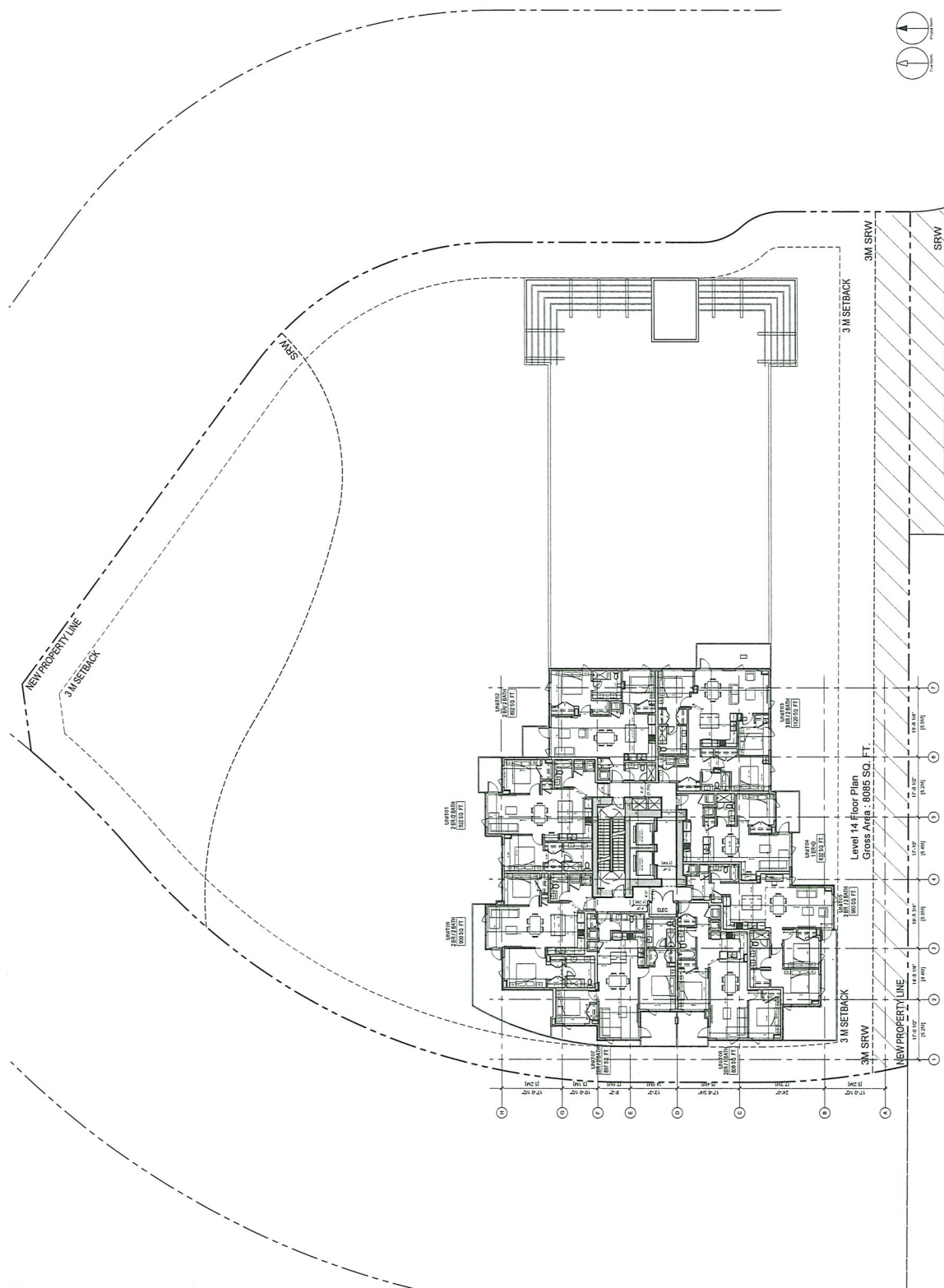
CNCL - 249

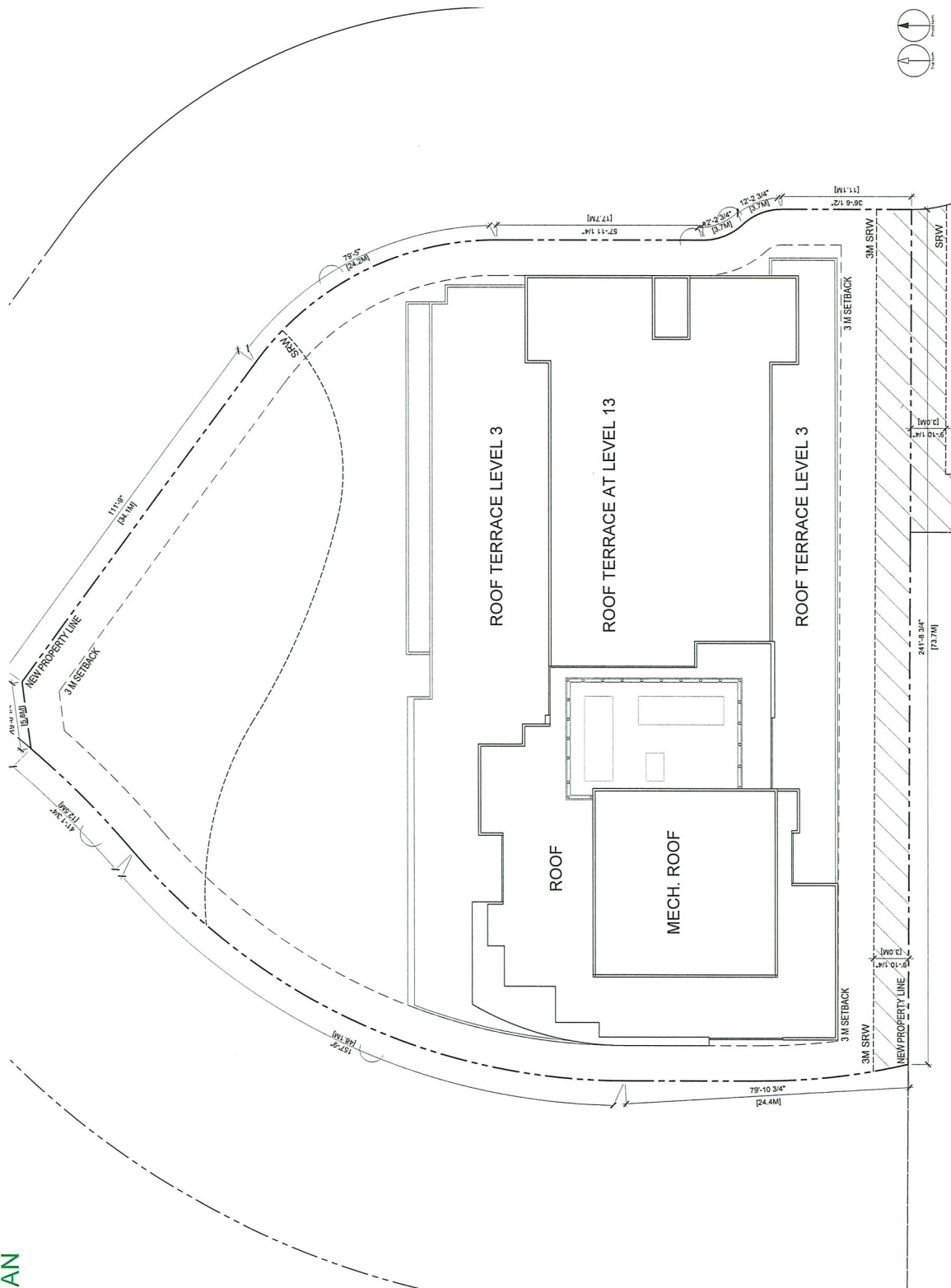


OVERALL FLOOR PLAN
LEVEL 13

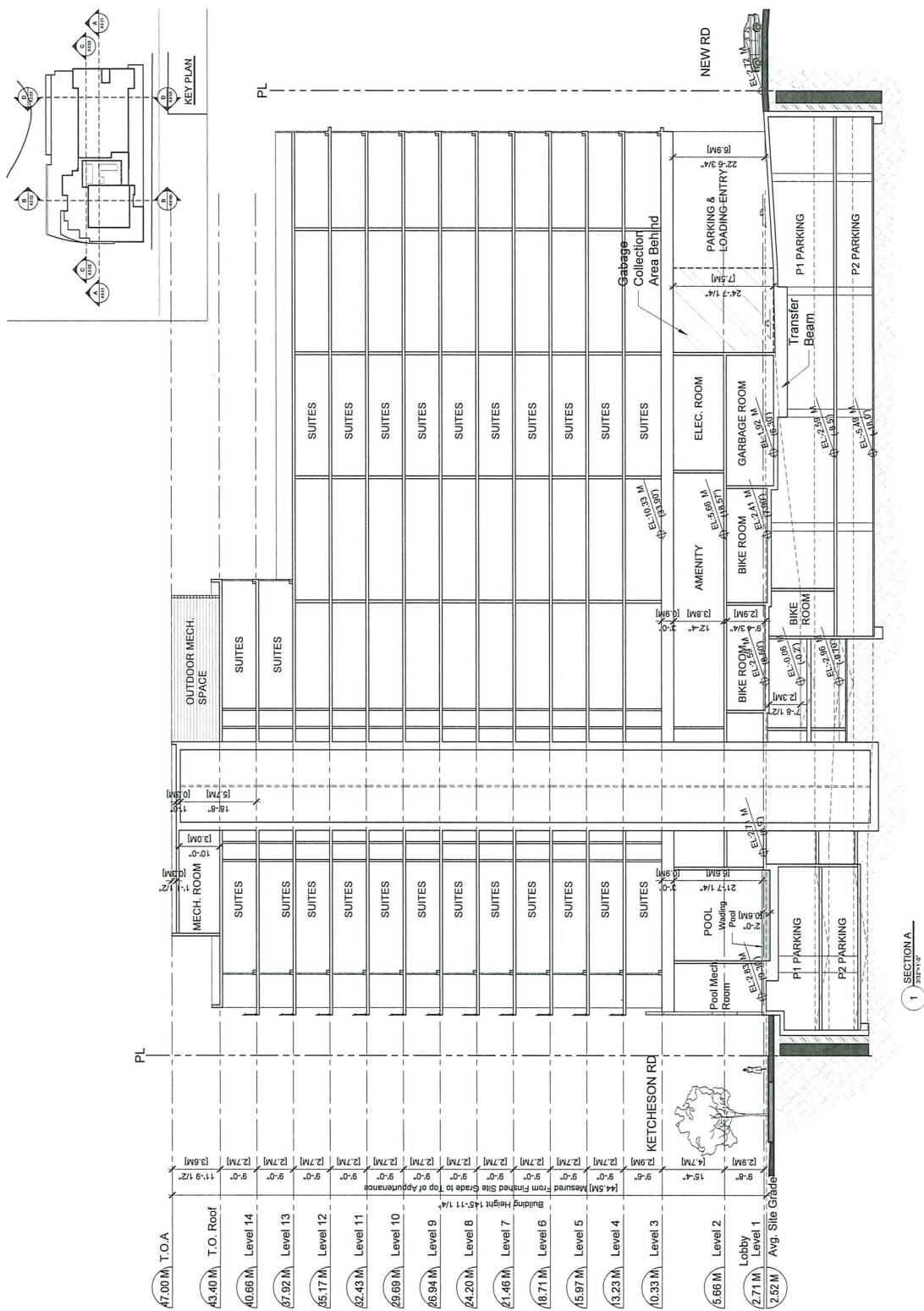
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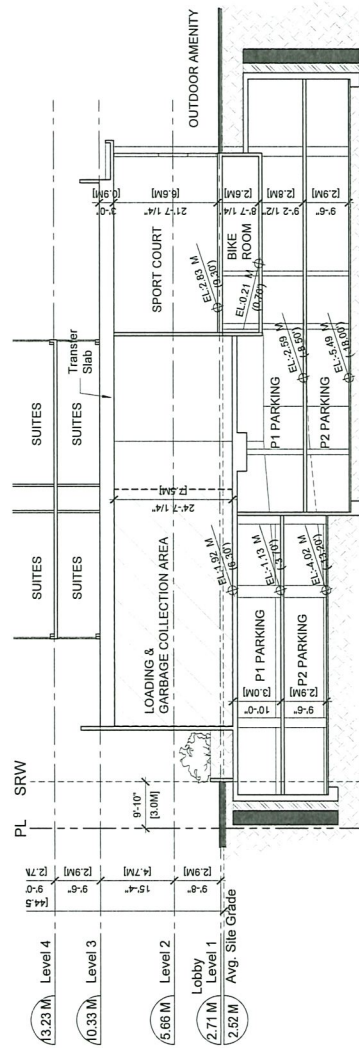






SECTION
EAST-WEST





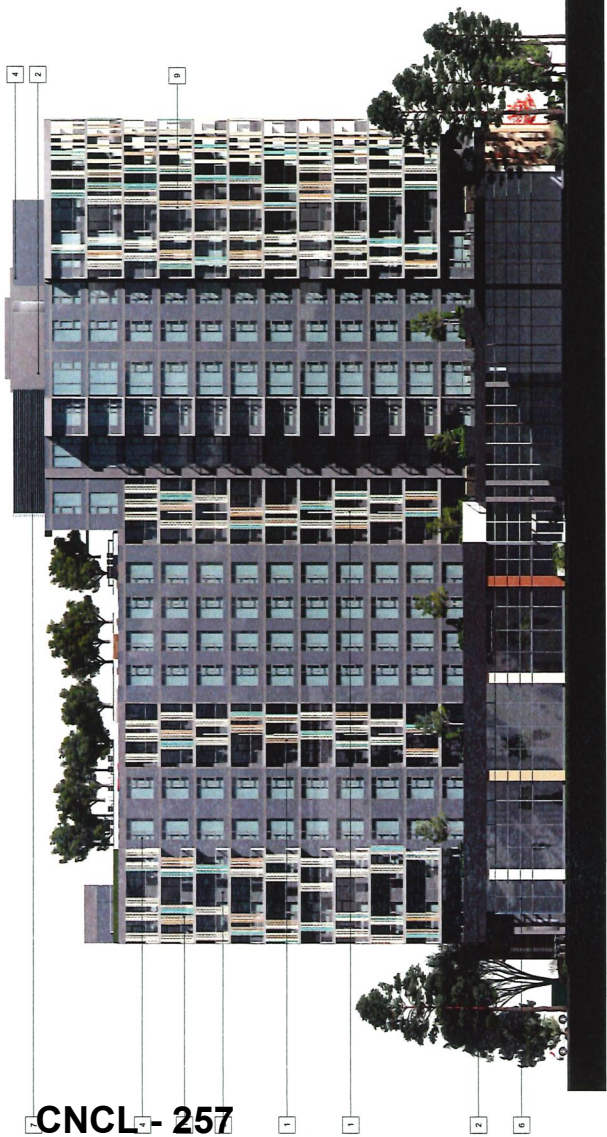
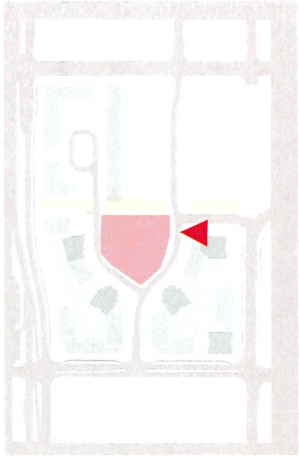
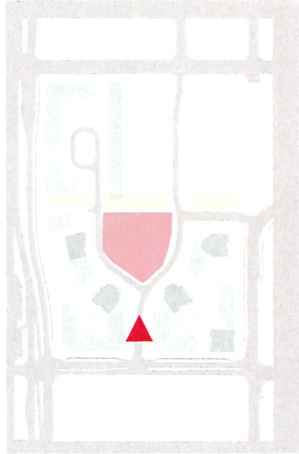
SECTION D
3/2"=1'-0"



NORTH & WEST ELEVATION

MATERIAL LEGEND

- 1 Aluminum Metal Panel : Light Scotch Color
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Aluminum Trellis (Dark Gray)
- 8 Acoustic Composite Panel Wall
- 9 Aluminum Louvre: Light Scotch Color
- 10 Aluminum Metal Panel with LED Strip



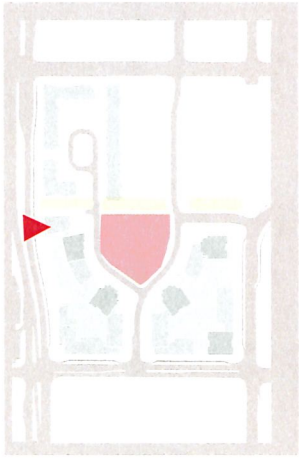
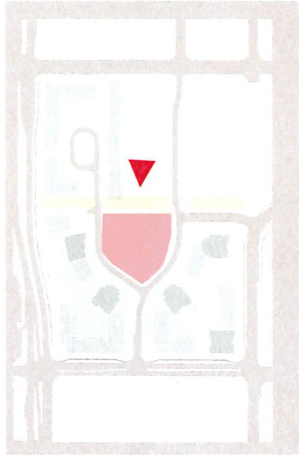
TALISMAN B ADP APPLICATION

SOUTH & EAST ELEVATION

MATERIAL LEGEND	
1	Aluminum Metal Panel : Light Scooth Color
2	Painted Concrete (Dark Gray)
3	White Brick
4	Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
5	Clear Glass in Aluminum Guard Rail
6	4 SSG Curtain Wall
7	Aluminum Trellis (Dark Gray)
8	Acoustic Composite Panel Wall
9	Aluminum Louvre: Light Scooth Color
10	Aluminum Metal Panel with LED Strip

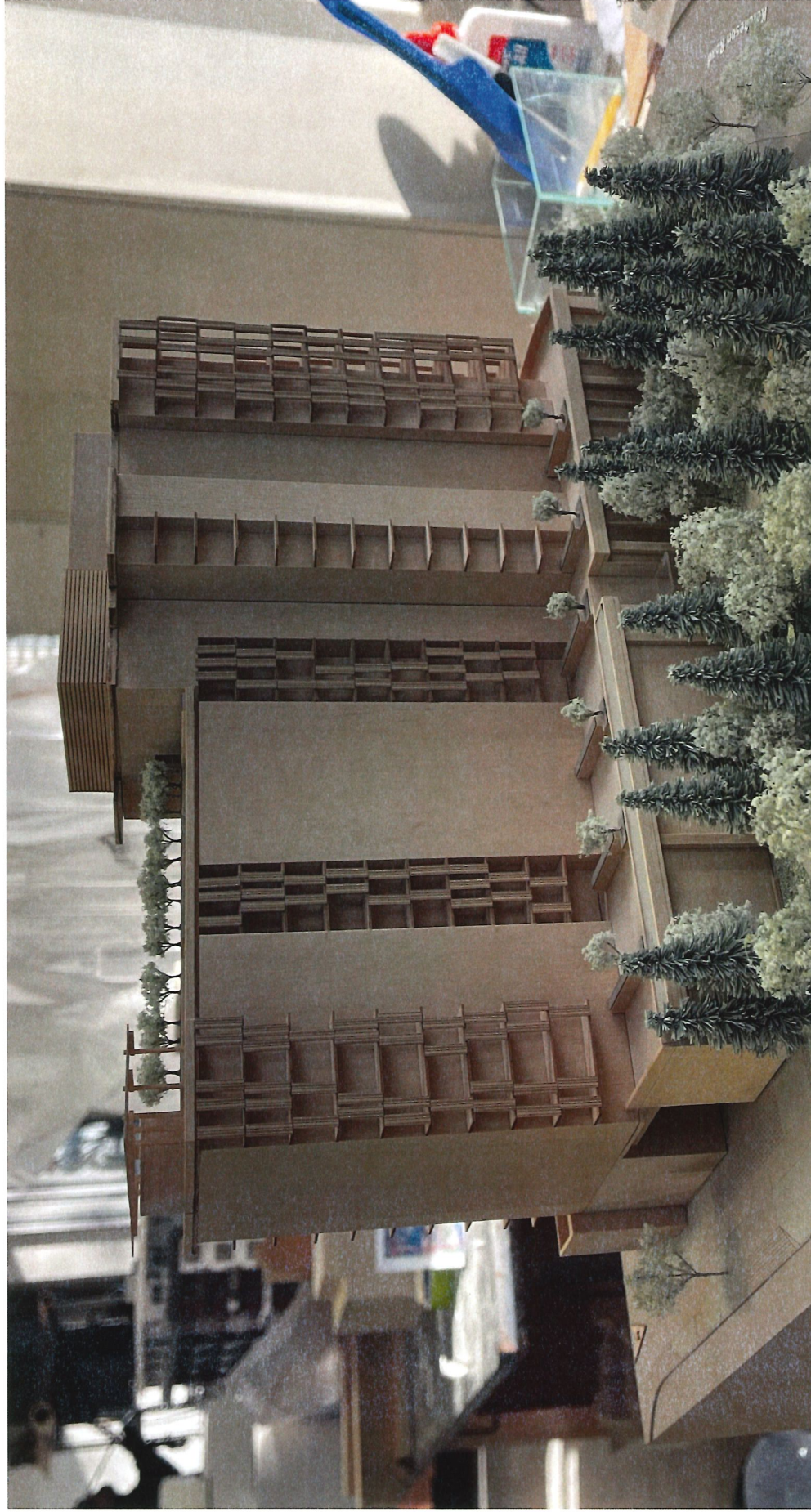


SOUTH ELEVATION



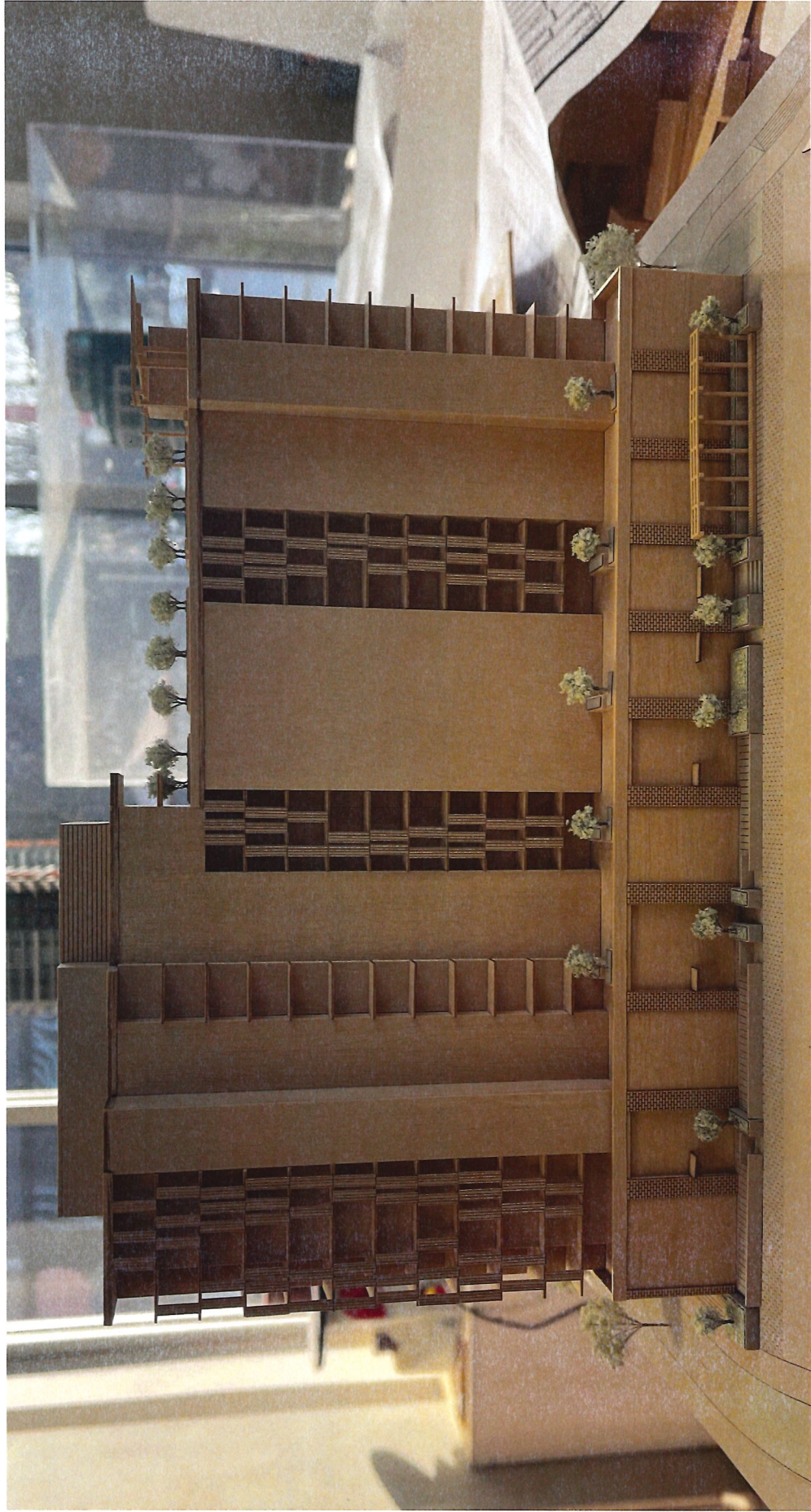
EAST ELEVATION

View From North-East



CNCL - 259

View From South



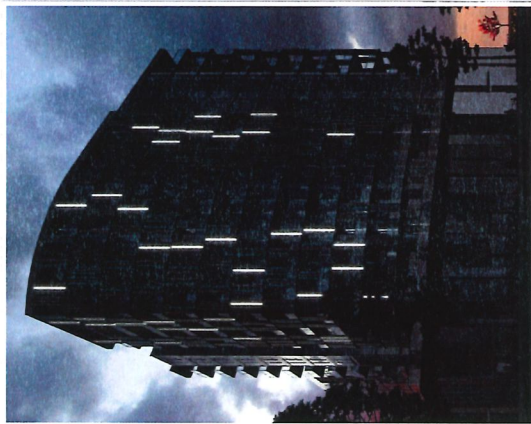
CNCL - 260

View From South-East



CNCL - 261

View from Brown Road



CNCL - 262

View from Ketcheson Road



CNCL - 263

View from the South Pedestrian Path



CNCL - 264

View from Cul De Sac on East Road



View of Cul De Sac in East Road



View of Amenity Trellis near East Road

View of Entrances

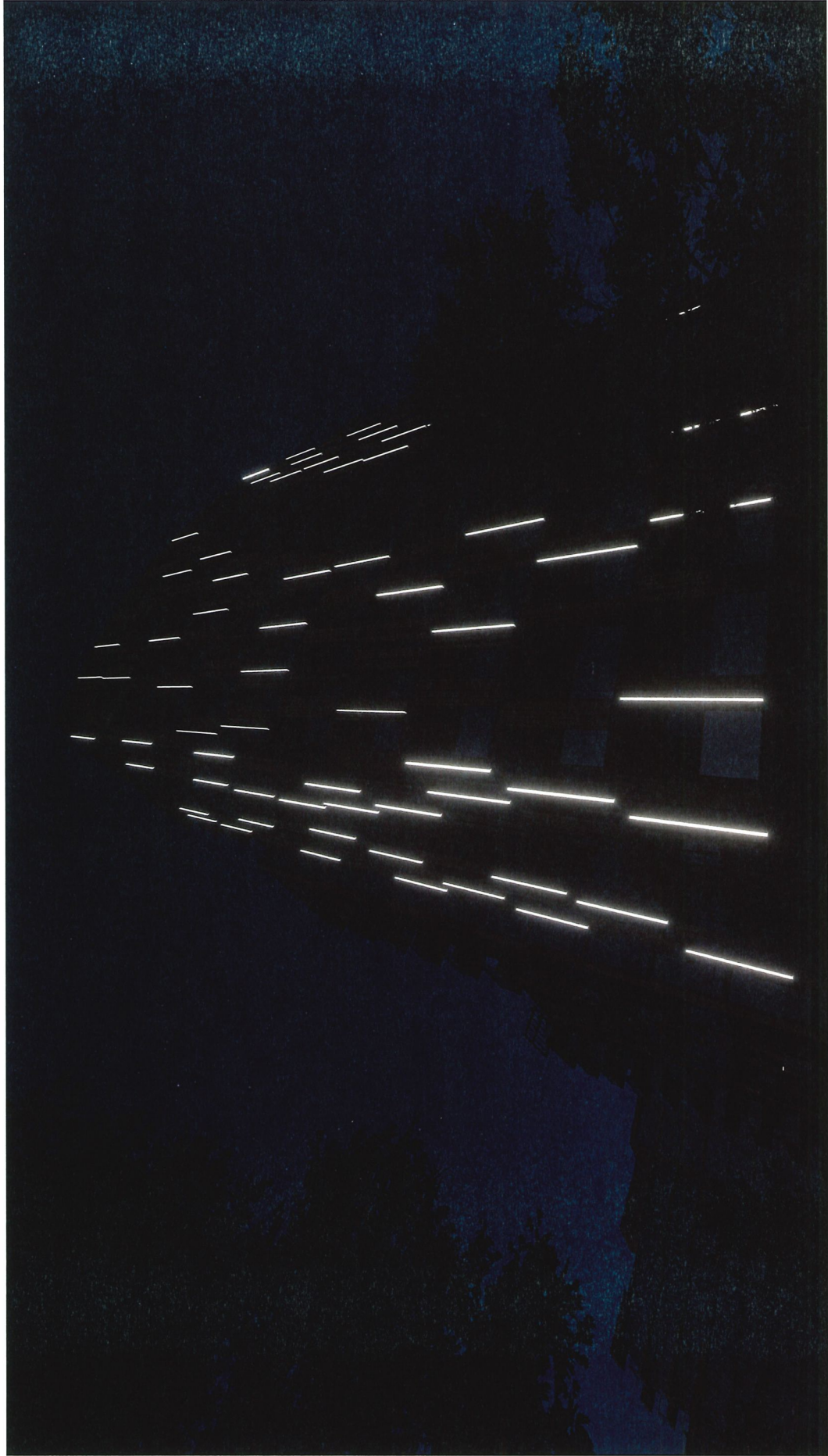


View of Condo Lobby Entranceway



View of Townhouse Entranceway

Night View of Light Feature



CNCL - 267

LANDSCAPE RATIONALE - GROUND LEVEL

References to Historic Slough
The old sloughs of Richmond used to bisect the site. Provides an opportunity for a 'natural' divide between public and private space.

Define Public vs. Private
Develop a clear language between public and private spaces by using planting and materiality to distinguish public vs. private space.

Reinforce the Edge
Create a strong edge that allows for both an immersive experience by screening the surrounding roads and parking and an enticing landscape that draws people into and the through the space.

Connection to Surrounding Community
Provide gateways that draw people in to the space and enhance circulation by acknowledging desire lines.

Indoor/Outdoor Connection
Blur the line between indoor and outdoor spaces (eg. outdoor amenity & indoor amenities) to enhance the indoor experience via programming, materiality, and view framing.

LANDSCAPE RATIONALE - ROOFTOP LEVEL 13

Urban Agriculture
Provide a variety of raised planters and required accessories that allow for food production and community interaction.

Contemplative Spaces
Create smaller, more intimate spaces that allow for contemplation and small gatherings.

Flexibility + Comfort
Create spaces of various sizes that allow for residents to gather, relax and connect with their community. Allow people to spontaneously use the rooftop for what they have in mind.

Views
Enhance views of the mountains to the north and the City of Richmond to the South and East.

1.	Revised for DP	MAE 08/2023
2.	Issued for DP	JULY 08/2022
No.	Description	Date

CAPSTAN VILLAGE
 PHASE 1 LOT D
 8791 CAMBIE ROAD
 RICHMOND, BC

Landscape Rationale

Date	04/2023	Revision Number
Project No.	2210	
Scale		L0.01
Drawn/Checked	SSJ/CM	

HAPA COLLABORATIVE

604 809 4450
info@hapa.com

403 - 275 WEST 6TH AVENUE
VANCOUVER, BC V6L 1B6

Urban Design
Landscape Architecture

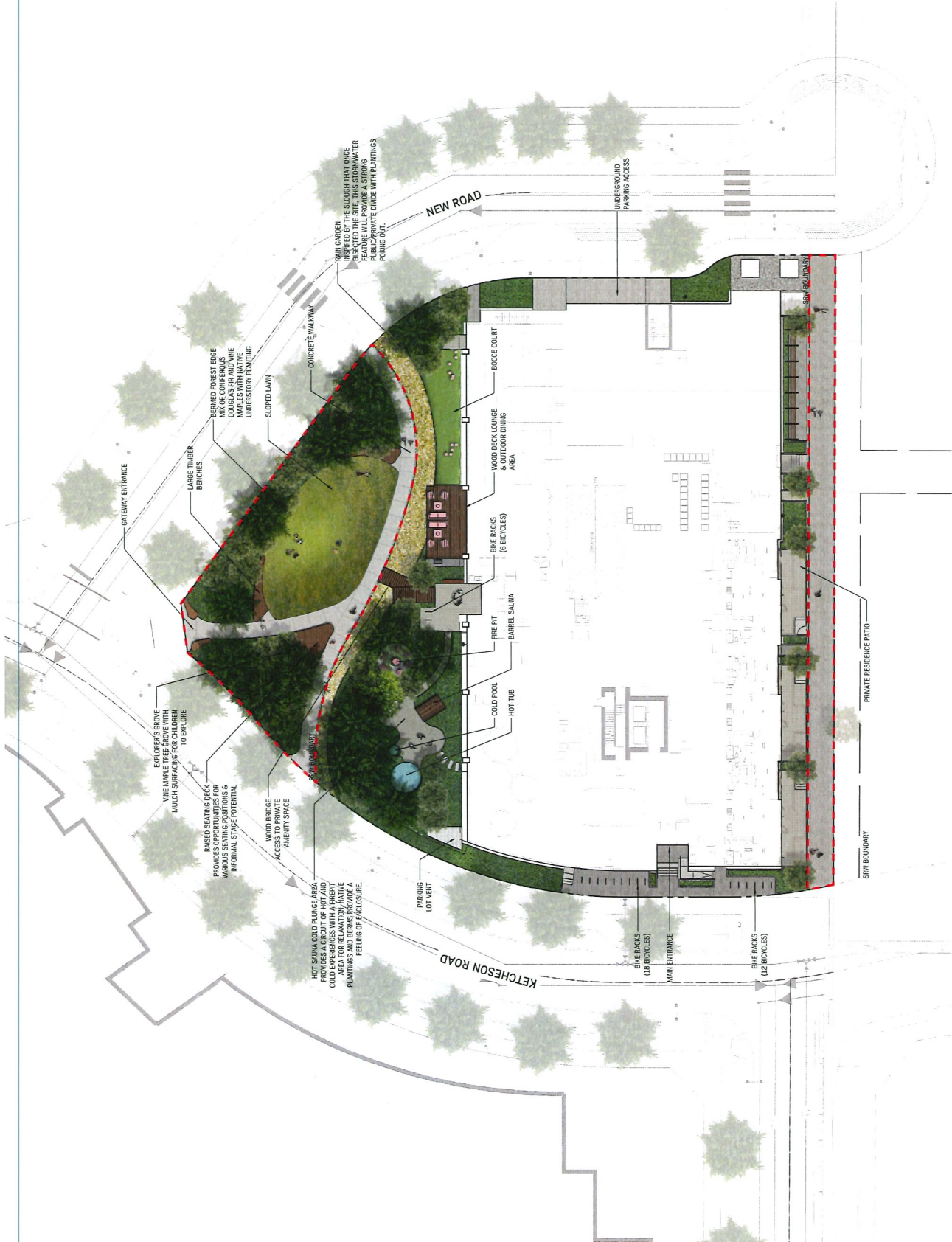
1.	Revised for IP	DATE 08/2023
1.	Issued for IP	JULY 08/2022
No.	Description	Date

Design of HAPA Village - This drawing is not intended to be used for construction purposes. It is a conceptual design and should not be used for any other purpose without the written consent of the architect.

CAPSTAN VILLAGE
PHASE 1 LOT D
8791 CAMBIE ROAD
RICHMOND, BC

Illustrative Plan
Ground Level

Date	04/2022	Drawn by	W. W. W.
Project No.	2210	Scale	1/16" = 1'-0"
Sheet	1/1	Drawn/Checked	SSJ/CM



HAPA COLLABORATIVE

403 - 375 WEST FIRST AVENUE
VANCOUVER BC, V5Y 1J8
604 609 4150
hapa2020.com

Urban Design
Landscape Architecture

1 Re-issued for DP
1 Issued for DP
1 Issued for DP
1 Issued for DP

DATE 08/08/2023
JULY 08/08/2023
JULY 08/08/2023
JULY 08/08/2023

NO. 0000000000
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Client: HAPA
Project: HAPA COLLABORATIVE
Phase: 1 LOT D
Location: 8791 CAMBIE ROAD
RICHMOND, BC

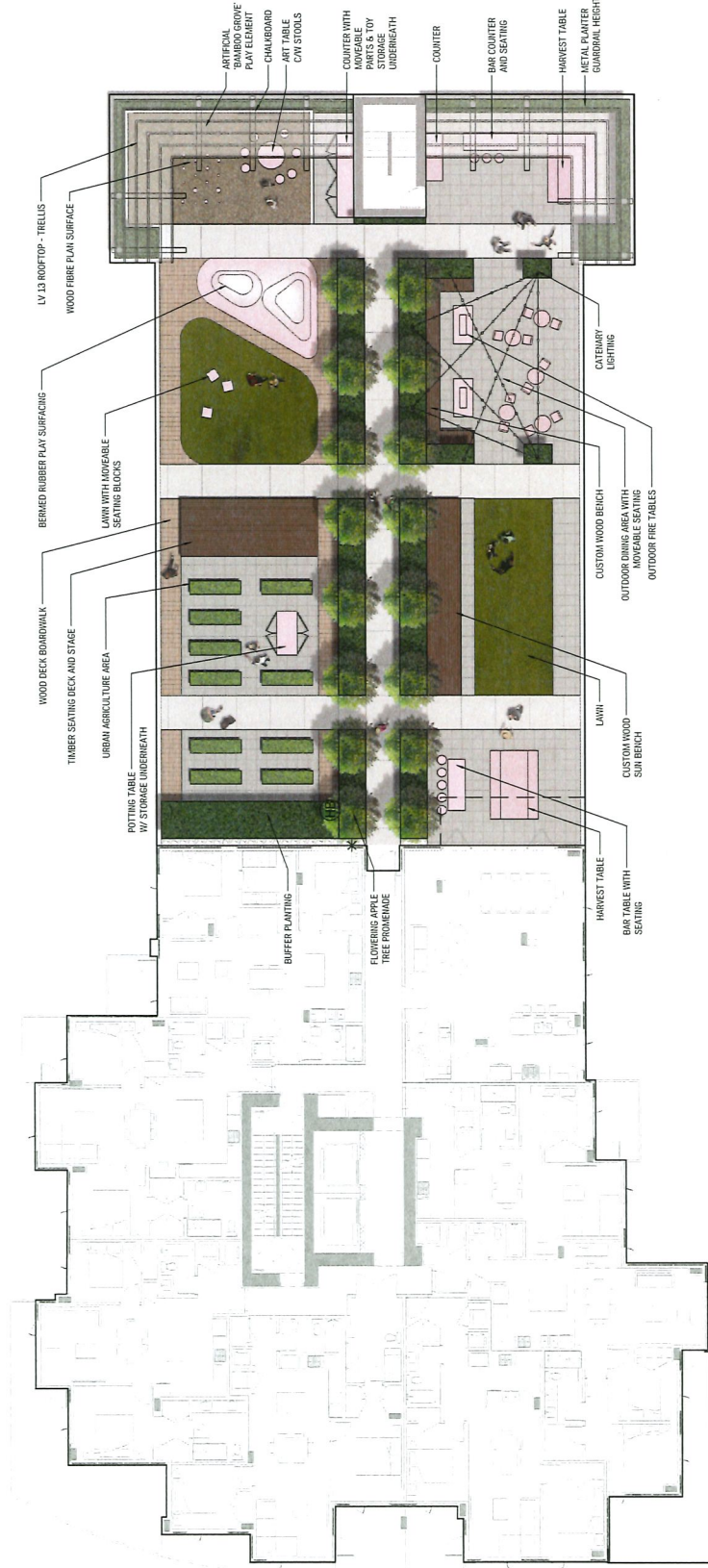
CAPSTAN VILLAGE
PHASE 1 LOT D
8791 CAMBIE ROAD
RICHMOND, BC

Illustrative Plan

Level 13 - Rooftop Amenity

Date: 04/20/22
Project No: 2210
Scale: 1/16" = 1'-0"
Drawn/Checked: SSJ/GM

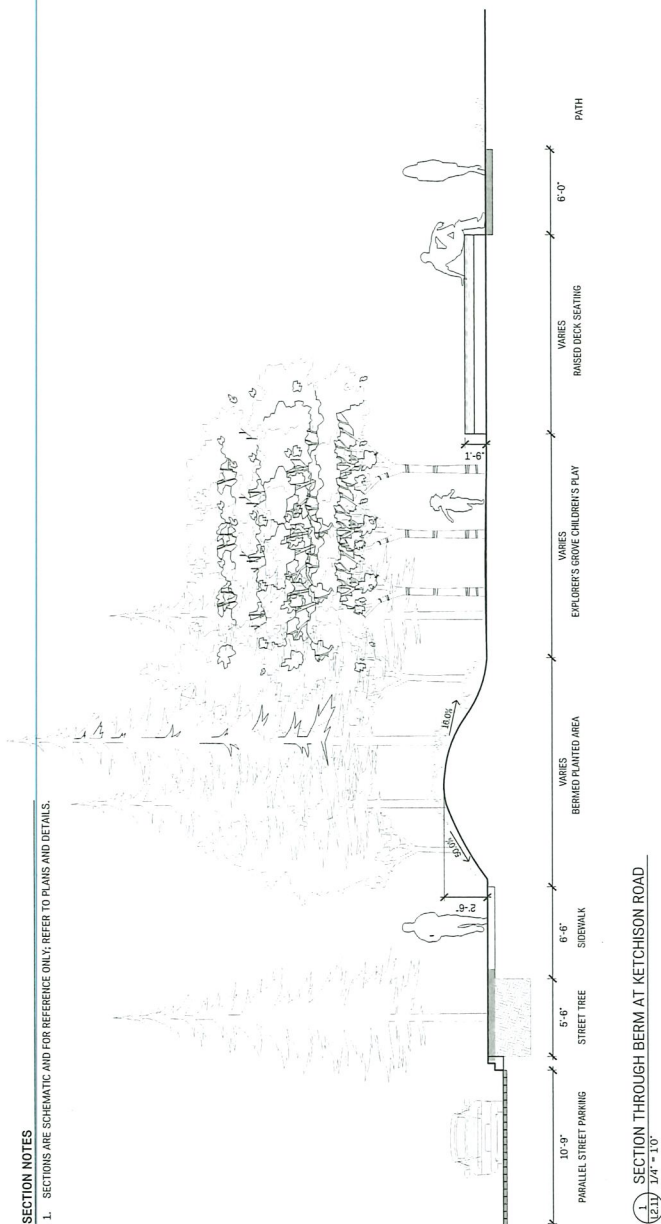
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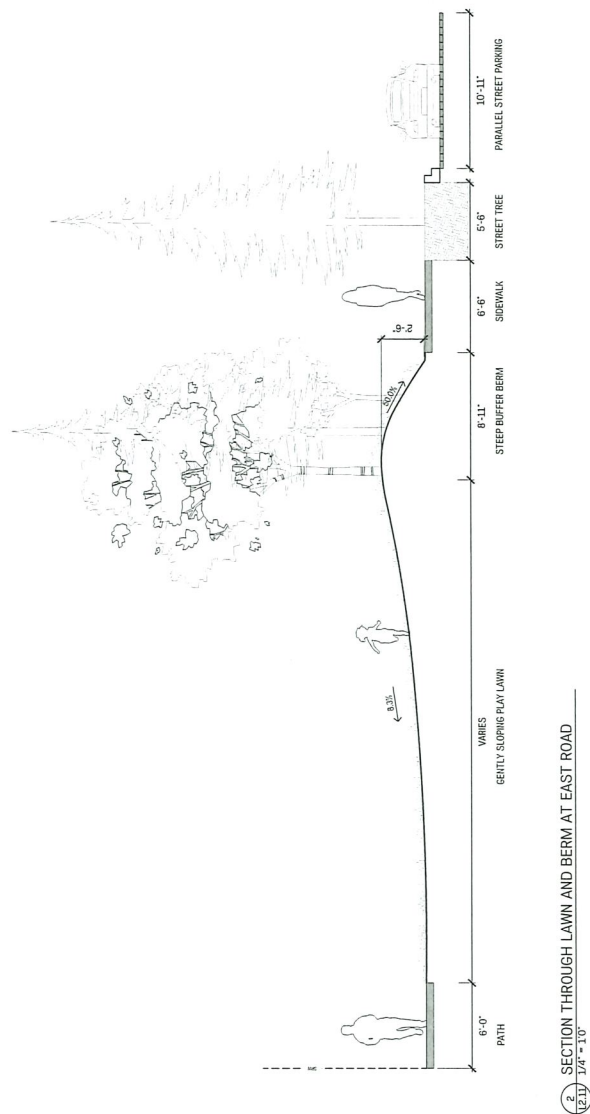
SRW BOUNDARY

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



SECTION THROUGH BERM AT KETCHISON ROAD



SECTION THROUGH LAWN AND BERM AT EAST ROAD

HAPA
COLLABORATIVE

LANDSCAPE ARCHITECTURE
URBAN DESIGN
403 - 755 WEST 5TH AVENUE
VANCOUVER BC V5Y 1J6
604 606 4150
hapa.co

403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6

Landscape Architecture
Urban Design

ပရိသတ်
များ

No.	Description	Date
1	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 09/2022

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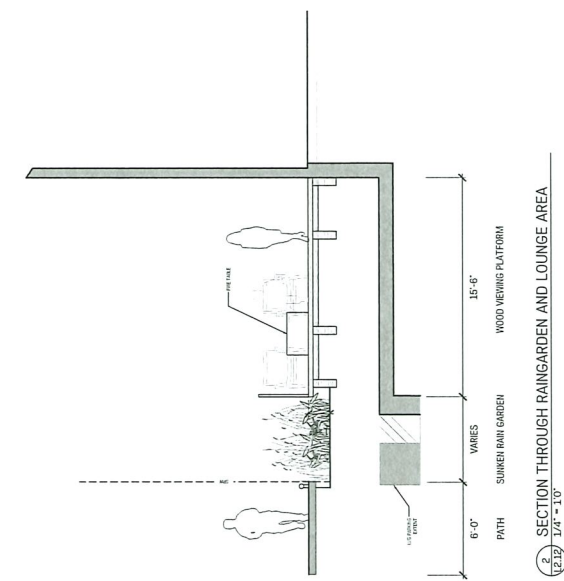
CAPSTAN VILLAGE
PHASE 1 LOT D
8791 CAMBIE ROAD
RICHMOND, BC

Landscape Sections
Ground Level
North SRW

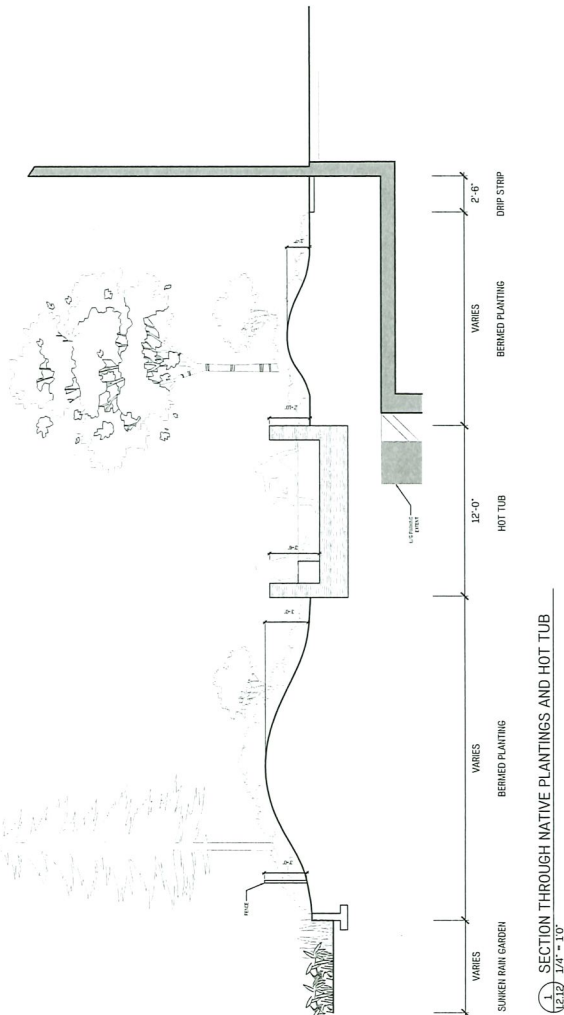
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Project No.	2210	L2.11
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Owner/Checking SS CM		

SECTION NOTES

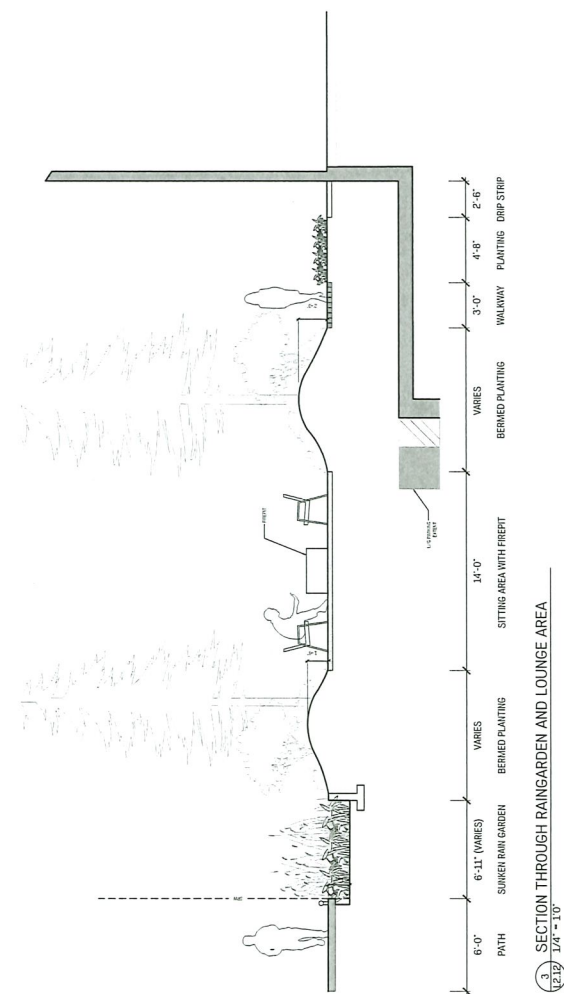
1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



2 SECTION THROUGH RAINGARDEN AND LOUNGE AREA
1/4" = 1'-0"



1 SECTION THROUGH NATIVE PLANTINGS AND HOT TUB
1/4" = 1'-0"



3 SECTION THROUGH RAINGARDEN AND LOUNGE AREA
1/4" = 1'-0"

1.	Re-issued for DP	MM 08/2023
1.	Issued for DP	JULY 08/2022
No.	Revisions	Date

Project Name: HAPA Collaborative
Project No.: 2310
Scale: 1/4" = 1'-0"
Sheet Count: 55 | 1A

CAPSTAN VILLAGE
PHASE 1 LOT D
8791 CAMBIE ROAD
RICHMOND, BC

Landscape Sections
Ground Level
Private Amenity

Sheet No.: 04/0332
Project No.: 2310
Scale: 1/4" = 1'-0"
Sheet Count: 55 | 1A

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CAPSTAN VILLAGE
PHASE 1 LOT D
3791 CAMBIE ROAD
RICHMOND, BC

Landscape Sections
Level 13
Private Amenity

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Unarchived SSICM		

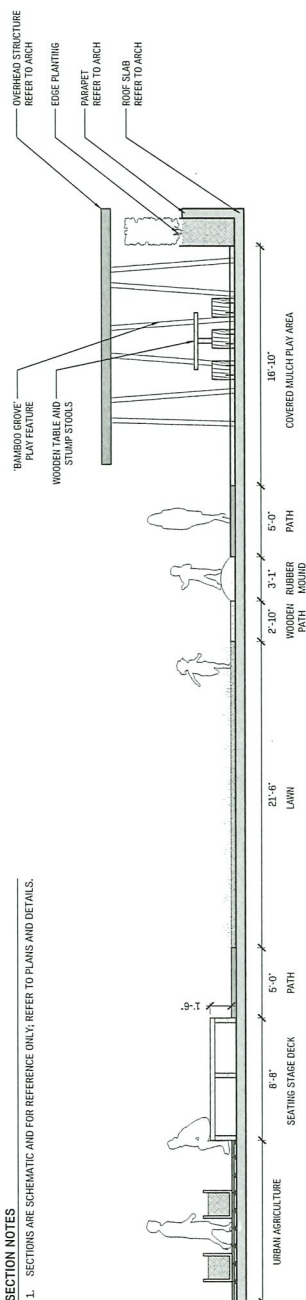
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Project No.	2210
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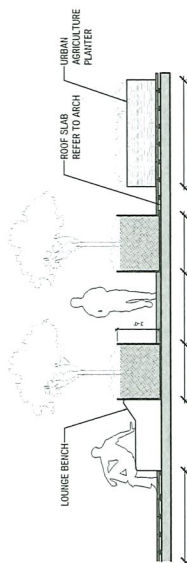
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SECTION NOTES

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH ROOFTOP - WEST TO EAST
12.14 1/4" = 1'-0"



2 SECTION THROUGH ROOFTOP - NORTH TO SOUTH
1:2.14/ 1/4" = 10'



To: Richmond City Council

Date: August 22, 2023

From: Joe Erceg
Chair, Development Permit Panel

File: DP 20-921387

Re: **Development Permit Panel Meeting Held on July 27, 2022**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 20-921387) for the property at 7117 Lindsay Road, be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

Panel Report

The Development Permit Panel considered the following item at its meeting held on July 27, 2022.

DP 20-921387 - WESTMARK DEVELOPMENT LTD. – 7117 LINDSAY ROAD
(July 27, 2022)

The Panel considered a Development Permit (DP) application to permit the construction of 10 townhouse dwellings at 7117 Lindsay Road on a site zoned “Town Housing (ZT23) - Laurelwood”. A variance is included in the proposal to reduce the minimum building setback from a public road from 6 m to 3.8 m (measured from the boundary of the public rights-of-passage (PROP) statutory right-of-way (SRW) along the eastern edge of the subject site).

The architect, Brian Sheehan, of Yamamoto Architecture Inc. and Landscape Architect, Fred Liu, of Fred Liu and Associates Inc., provided a brief visual presentation on the project, noting the following:

- A new driveway entrance to the 10-unit townhouse development is proposed off Lindsay Road.
- One convertible unit is proposed for the project.
- All townhouse units have been oriented to provide direct access to either Lindsay Road or the existing public walkway along the west property line of the subject site.
- The proposed public walkway along the south edge of the subject site is curved around the location of the three existing trees to be retained and the surface treatment for this section is changed from concrete to gravel to provide protection to the existing tree roots.
- The proposed architectural design for the subject development takes cues from the design of the two neighbouring townhouse developments located to the west and north of the subject site.
- Interlocking pavers are proposed at the driveway entrance and at the ends of the north-south internal drive aisle.
- The common outdoor amenity area includes a lawn, bench seating, and a play structure.
- The outdoor amenity area will be enclosed and gated to provide safety.
- The private outdoor space provided for each unit includes a patio, lawn, tree and shrub planting.
- A mix of deciduous and coniferous trees are proposed to be planted on-site.
- Bollard lighting is proposed for the common outdoor areas in the subject site.

In reply to queries from the Panel, Staff advised that (i) the project has been designed to achieve Step 4 of the BC Energy Step Code, (ii) air source heat pumps will be installed to provide heating and cooling, (iii) part of the Servicing Agreement associated with the proposed development includes lane improvements to the two lane frontages and the public walkway along the south property line, and (iv) the lane improvements would require an assessment of the level of lighting along the lanes.

Staff noted that there is an extensive Servicing Agreement associated with the proposed development, including, but not limited to, lane improvements, a public walkway and site servicing, as a condition of Development Permit issuance

Staff further noted that (i) the proposed setback variance to the east property line of the subject site is a technical variance and the resulting setback from the back of curb to the building face would be consistent with the setback provided in the existing townhouse development to the north of the subject site, (ii) four existing on-site trees are proposed to be removed and 13 trees are proposed to be planted, (iii) the applicant will provide a cash-in-lieu contribution for indoor amenity space, and (iv) the applicant will provide a voluntary contribution to the City's Public Art Program.

Daniel Desouza, Block Watch Captain, Zone Z-2 H05-04 Lindsay/Railway Avenue, submitted correspondence expressing concerns related to on-street parking and neighbourhood density.

Roy Lee, 45-7088 Lynnwood Drive, submitted correspondence expressing concern related to the use of the subject property for residential purposes in lieu of a public park.

Corinne Gevaert, 2-7111 Lynwood Drive, submitted correspondence expressing concern related on-street parking and general traffic safety in the neighbourhood.

In reply to the concerns raised, Staff advised that (i) there are lane improvements associated with the proposed development that would address concerns related to traffic safety and street parking, (ii) the proposed development was reviewed by the City's Transportation Department from a traffic safety and operation perspective, (iii) the project complies with the City's Zoning Bylaw requirements for on-site residential and visitor parking requirements, and (iv) the subject site has an existing zoning for townhouse development and the Panel's review is limited to form and character of the development proposal.

Fanny Lu, 40-7088 Lynnwood Drive, expressed concern regarding the current high volume of vehicular traffic and traffic safety on the road curve at Lynwood Drive and Lindsay Road. She queried whether there are planned lane improvements to address these concerns in view of the potential increase in vehicular traffic in the area as a result of the proposed development.

In reply to the query of Ms. Lu, Staff confirmed that planned improvements to the lane include installation of traffic calming measures in addition to the sidewalk extension on the south portion of the subject property.

Also, Staff noted that there will be a future road connection from Lynnwood Drive to Granville Avenue through the property at 5300 Granville Avenue (located to the east of the existing townhouse development to the north of the subject site) which is currently under rezoning application. He further noted that the property is required to provide the road connection that would allow Lynnwood Drive to connect to Granville Avenue and onto the full movement traffic signal intersection at Granville Avenue and Lynas Lane.

The Panel expressed support for the application, noting that the project is well thought out and that the vehicular and pedestrian issues related to the project could be resolved through the associated Servicing Agreement and rezoning for the property at 5300 Granville Avenue.

The Panel recommends the Permit be issued.