



City Council

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

**Monday, September 9, 2024
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- | | |
|----------------|--|
| CNCL-12 | (1) <i>adopt the minutes of the Regular Council meeting held on July 22, 2024;</i> |
| CNCL-26 | (2) <i>adopt the minutes of the Special Council meeting held on July 23, 2024; and</i> |
| CNCL-29 | (3) <i>adopt the minutes of the Regular Council meeting for Public Hearings held on September 3, 2024.</i> |



AGENDA ADDITIONS & DELETIONS

PRESENTATION

Olympians Recognition Presentation

COMMITTEE OF THE WHOLE

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

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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. 16.

4. *Motion to rise and report.*

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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 8334P – Supply And Delivery Of Apple Products
- Business Licence Application Eligibility
- Provincial Order – Transit-Oriented Area For Aberdeen Station (Burkeville)
- Sunshine List for City of Richmond-Owned Corporation Employees

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- Land use applications for first, second and third reading:
 - 8171/8175 Calder Road Rezone from Two-Unit Dwellings (RD1)” Zone To The “Small-Scale Multi-Unit Housing (RSM/M)” Zone (1142327 B.C. Ltd. – Applicant)
 - 12071 2nd Avenue – Rezone from Steveston Commercial (CS3)” Zone To “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” Zone (1096255 B.C. Ltd. –Applicant)
- Land use applications for first reading (to be further considered at the Public Hearing on October 15, 2024):
 - 9511 Granville Avenue – Rezone from Small-Scale Multi-Unit Housing (RSM/X1)” Zone To The "Town Housing (ZT105) – North McLennan (City Centre)" Zone And The “School & Institutional Use (SI)”Zone (Wayne Fougere – applicant)
- Official Community Plan Targeted Update — Phase 1 Public Engagement Overview

5. *Motion to adopt Items No. 6 through No. 14 by general consent.*



Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-32 (1) *the Finance Committee meeting held on September 3, 2024;*
- CNCL-36 (2) *the General Purposes Committee meeting held on September 3, 2024;*
and
- CNCL-42 (3) *the Planning Committee meeting held on September 4, 2024;*
be received for information.



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Item

7. **AWARD OF CONTRACT 8334P – SUPPLY AND DELIVERY OF APPLE PRODUCTS**

(File Ref. No. 04-1300-01) (REDMS No. 7763977)

CNCL-47

See Page CNCL-47 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That Contract 8334P – Supply and Delivery of Apple Products be awarded to Island Key Computer Ltd. for a three-year term for an estimated value of \$594,714.00, excluding taxes, as described in the report titled “Award of Contract 8334P – Supply and Delivery of Apple Products”, dated August 1, 2024, from the Director, Information Technology;*
- (2) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services, be authorized to extend the initial three-year term up to the maximum total term of six years for an estimated total value of \$1,189,428.00, excluding taxes; and*
- (3) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services, be authorized to execute the contracts and all related documentation with Island Key Computer Ltd.*



Consent
Agenda
Item

8. **BUSINESS LICENCE APPLICATION ELIGIBILITY**

(File Ref. No. 12-8060-20-010597) (REDMS No. 7755518)

CNCL-51

See Page CNCL-51 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That Business Licence Bylaw No. 7360, Amendment Bylaw No. 10597, be introduced and given first, second and third readings; and*
- (2) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10598, be introduced and given first, second and third readings.*



Consent
Agenda
Item

9. **PROVINCIAL ORDER – TRANSIT-ORIENTED AREA FOR ABERDEEN STATION (BURKEVILLE)**
(File Ref. No. 08-4045-30-02) (REDMS No. 7772802)

CNCL-62

See Page CNCL-62 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That a letter be prepared for the Mayor's signature addressed to the Minister of Transportation and Infrastructure and the Minister of Housing, advising that the area in Burkeville to be included in the Aberdeen Station Transit-Oriented Area is not suitable for inclusion for reasons identified in this report and requesting that the TOA area for Aberdeen Station be adjusted accordingly, with copies of this letter sent to the Premier of BC, Members of the Legislative Assembly and Members of Parliament for Richmond, the YVR Board Chair, in addition to the Federal Minister of Transport and the Sea Island Community Association;*
- (2) *That Council seek discussions with the Minister of Housing and the Minister of Transportation and Infrastructure at UBCM or as otherwise possible to discuss the outstanding issues relating to Burkeville.*
- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10603, to add policy indicating Burkeville is not suitable for denser forms of residential development, be introduced and given first reading;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10603, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *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; and*
- (5) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10603, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*



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10. **SUNSHINE LIST FOR CITY OF RICHMOND-OWNED CORPORATION EMPLOYEES**
(File Ref. No.)

CNCL-79

See Page CNCL-79 for full report

FINANCE COMMITTEE RECOMMENDATION

That Council direct the General Manager of Finance and Corporate Services to require each City-owned corporation through their respective Boards to compile a sunshine list for employees who earn \$75,000 or more. Following each year-end, this list must be submitted to the City's Finance Committee for public release. This covers employees from entities such as the Richmond Olympic Oval Corporation, Lulu Island Energy Company, and Richmond Public Library.



Consent
Agenda
Item

11. **APPLICATION BY 1142327 B.C. LTD. FOR REZONING AT 8171/8175 CALDER ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**
(File Ref. No. RZ 23-024173) (REDMS No. 7450444)

CNCL-80

See Page CNCL-80 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10581, for the rezoning of 8171/8175 Calder Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.



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12. **APPLICATION BY 1096255 B.C. LTD. FOR REZONING AT 12071 2ND AVENUE FROM “STEVESTON COMMERCIAL (CS3)” ZONE TO “COMMERCIAL MIXED USE (ZMU58) – 2ND AVENUE (STEVESTON VILLAGE)” ZONE**
(File Ref. No. RZ 20-919115) (REDMS No. 7417938)

CNCL-106

See Page CNCL-106 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10571 to create the “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” zone, and to rezone 12071 2nd Avenue from “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” zone, be introduced and given first, second and third reading.



Consent
Agenda
Item

13. **APPLICATION BY WAYNE FOUGERE FOR REZONING AT 9511 GRANVILLE AVENUE FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)” ZONE TO THE “TOWN HOUSING (ZT105) – NORTH MCLENNAN (CITY CENTRE)” ZONE AND THE “SCHOOL & INSTITUTIONAL USE (SI)” ZONE**
(File Ref. No. 7743441) (REDMS No. RZ 22-023116)

CNCL-168

See Page CNCL-168 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10587, which proposes amendments to the northern portion of 9511 Granville Avenue, including to amend:*
- (a) *Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), including amending the land use designation of the northern portion of 9511 Granville Avenue (area marked as “A” on Schedule A attached to and forming part of this Bylaw) from “Neighbourhood Residential” to “School”; and*
 - (b) *Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw 7100, including amending the land use designations of the northern portion of 9511 Granville Avenue (area marked as “A” on Schedule A attached to and forming part of this Bylaw) in the Generalized Land Use Map (2031), Specific Land Use Map: McLennan North Sub-Area Plan and reference maps throughout the plan;*
- be introduced and given first reading;*

- (2) *That Bylaw 10587, having been considered in conjunction with:*
- (a) *the City’s Financial Plan and Capital Program; and*
- (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans; is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10588, to create the “Town Housing (ZT105) – North McLennan (City Centre)” zone and to rezone 9511 Granville Avenue from the “Small-Scale Multi-Unit Housing (RSM/XL)” to the “Town Housing (ZT105) – North McLennan (City Centre)” zone and the “School & Institutional Use (SI)” zone, be introduced and given first reading.*



Consent
Agenda
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14. **OFFICIAL COMMUNITY PLAN TARGETED UPDATE — PHASE 1 PUBLIC ENGAGEMENT OVERVIEW**
(File Ref. No. 08-4045-30-08) (REDMS No. 7741224)

CNCL-241

See Page CNCL-241 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the proposed Phase 1 public engagement framework for the Official Community Plan targeted update, as outlined in the staff report dated August 12, 2024, titled “Official Community Plan Targeted Update — Phase 1 Public Engagement Overview” from the Director, Policy Planning, be approved; and*
- (2) *That staff report back with a public engagement summary with next steps in the Official Community Plan targeted update.*



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

15. **APPLICATION TO AMEND FOOD PRIMARY LIQUOR LICENCE #304698 CHINA PRO ENTERPRISES LTD., DBA KUNG FU NOODLE AT 4380 NO 3 ROAD UNIT 1150**
(File Ref. No. 12-8275-05) (REDMS No. 7723624)

CNCL-248

See Page CNCL-248 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllr. Wolfe

- (1) *That the application from China Pro Enterprises Ltd., doing business as Kung Fu Noodle, for an amendment to Food Primary Licence #304698, requesting an increase to their hours of liquor service from Sunday to Saturday, 11:00AM to Midnight, to Sunday to Saturday, 11:00AM to 2:00AM, be supported; and*
- (2) *That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information set out in Attachment 1 to this report, advising that Council recommends the approval of the liquor licence amendment.*



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

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BYLAWS FOR ADOPTION

CNCL-256 Traffic Bylaw No. 5870, Amendment **Bylaw No. 10585**
Opposed at 1st/2nd/3rd Readings – None.

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CNCL-258 Richmond Official Community Plan Bylaw 9000, Amendment **Bylaw No. 10407**
(6071 Azure Road, RZ 21-931122)
Opposed at 1st Reading – Cllr. Wolfe
Opposed at 2nd/3rd Readings – Cllrs. Au, Day and Wolfe

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CNCL-260 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 10406**
(6071 Azure Road, RZ 21-931122)
Opposed at 1st Reading – Cllr. Wolfe
Opposed at 2nd/3rd Readings – Cllrs. Au, Day and Wolfe

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CNCL-265 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 10567**
(12800/12910 No. 2 Road, ZT 24-035934)
Opposed at 1st Reading – None
Opposed at 2nd/3rd Readings – None

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DEVELOPMENT PERMIT PANEL

16. RECOMMENDATION

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

CNCL-267 (1) *That the **minutes** of the Development Permit Panel meeting held on*
CNCL-315 *August 21, 2024 and the Chair's reports for the Development Permit*
CNCL-318 *Panel meetings held on **April 24, 2024** and **June 12, 2024**, be received*
for information; and

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- (2) *That the recommendations of the Panel to authorize the issuance of:*
- (a) *Development Permit (DP 23-023854) for the property at 6071 Azure Road; and*
- (b) *Development Permit (DP 23-035339) for the property at 18399 Blundell Road,*
- be endorsed, and the Permits so issued.*

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ADJOURNMENT

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Regular Council

Monday, July 22, 2024

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – Claudia Jesson

Absent: Councillor Laura Gillanders

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

RES NO. ITEM

MINUTES

- R24/14-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on July 8, 2024, be adopted as circulated; and*
 - (2) *the minutes of the Regular Council meeting for Public Hearings held on July 15, 2024, be adopted as circulated.*

CARRIED



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AGENDA ADDITIONS & DELETIONS

R24/14-2

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10406 be deleted from the Bylaws for Adoption;

That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 10407 be deleted from the Bylaws for Adoption; and

That Item No. 24– “That the recommendations of the Panel to authorize the issuance of Development Permit (DP 23-023854) for the property at 6071 Azure Road, be endorsed and the Permit so issued” be deleted from the Council Agenda.

CARRIED

COMMITTEE OF THE WHOLE

R24/14-3

2. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.

Item No. 9 – Works Yard Replacement Project - Key Design Parameters and Guiding Principles

Jerome Dickey, 9280 Glen Allen Drive, Richmond, spoke to the Works Yard replacement project and Flood Protection Management Strategy expressing concerns on (i) why flood construction levels was not required for other recently constructed City buildings, (ii) the increase in developments with underground parking, (iii) three metre raised foundations be a construction requirement for all future developments, (iv) should areas in Richmond be designated as no build zones, and (v) should areas in Richmond have mandatory raised foundations due to the risk of flooding.

Discussion ensued with respect to flood construction levels and Guiding Principles.

2.



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Item No. 20 – Heritage Alteration Permit Application (HA 24-012449) by
The City Of Richmond - 5180 Westwater Drive (Britannia Shipyard and
Seine Net Loft Buildings)

Harold Steves and Loren Slye, Britannia Shipyard National Historic Site Society (BSNHSS), expressed qualified support for the changes of the building as long as a joint oversight committee is established to ensure that the changes are warranted as some of the proposed repairs and alterations outlined in the report are not necessary.

In reply to queries from Council, the delegation noted (i) two to three Council members would be appropriate to appoint to the joint oversight committee and until the committee is formed, the delegation would like the project to be put on hold, (ii) concerns with how the construction will be carried out and what type of materials will be acquired to keep the authenticity of the building, and (iii) the Luxton research report would be beneficial to the restoration of the Britannia Shipyard and Seine Net Loft buildings.

Discussion ensued regarding proposed repairs and reusing and recycling materials where possible.

- R24/14-4 4. It was moved and seconded
That Committee rise and report (7:25 p.m.).

CARRIED

CONSENT AGENDA

- R24/14-5 5. It was moved and seconded
*That Items No. 6 through No. 10 and No. 15 through No. 19 be adopted by
general consent.*

CARRIED



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6. COMMITTEE MINUTES

That the minutes of:

- (1) the Council/School Board Liaison Committee meeting held on April 3, 2024;*
- (2) the Community Safety Committee meeting held on July 9, 2024;*
- (3) the General Purposes Committee meeting held on July 15, 2024;*
- (4) the Planning Committee meeting held on July 16, 2024;*
- (5) the Public Works and Transportation Committee meeting held on July 17, 2024; and*
- (6) the Parks, Recreation and Cultural Services Committee meeting held on July 17, 2024;*

be received for information.

CARRIED

7. 2024 UBCM COMMUNITY EXCELLENCE AWARDS PROGRAM

(File Ref. No. 01-0083-20-011) (REDMS No. 7654635)

That the City of Richmond's submissions to the Union of BC Municipalities (UBCM) Community Excellence Awards program be endorsed, including:

- (1) Excellence in Governance: Steveston Island Dike Preliminary Design;*
- (2) Excellence in Service Delivery: Community Services Pop-Ups;*
- (3) Excellence in Asset Management: Ageing Infrastructure Analysis; and*
- (4) Excellence in Sustainability: Water Conservation Program.*

ADOPTED ON CONSENT



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8. CITY RESPONSE TO DRAFT RECOMMENDATIONS FOR THE FIRST ACCESSIBLE BRITISH COLUMBIA ACT STANDARDS

(File Ref. No. 08-4055-05) (REDMS No. 7735770)

- (1) *That staff be authorized to submit written feedback to the Province of British Columbia in response to the draft recommendations for the First Accessible British Columbia Act Standards, as described in the report titled “City Response to Draft Recommendations for the First Accessible British Columbia Act Standards”, dated June 27, 2024, from the Director, Community Social Development; and*
- (2) *That the City send a letter to the Province requesting additional and ongoing consultation with municipalities in advance of standards being finalized for introduction into the Legislative Assembly.*

ADOPTED ON CONSENT

9. WORKS YARD REPLACEMENT PROJECT - KEY DESIGN PARAMETERS AND GUIDING PRINCIPLES

(File Ref. No. 06-2052-25-WYAR1) (REDMS No. 7720561)

- (1) *That the Key Design Parameters as described on page 5 of the staff report titled “Works Yard Replacement Project - Key Design Parameters and Guiding Principles” dated June 14, 2024, from the Director, Facilities and Project Development and the Manager, Works Yard Planning, be approved;*
- (2) *That the Guiding Principles, with the addition of “cost effectively” under Innovative, as described in Attachment 1 of the staff report titled “Works Yard Replacement Project - Key Design Parameters and Guiding Principles” dated June 14, 2024, from the Director, Facilities and Project Development and the Manager, Works Yard Planning, be approved and utilized to guide the development of the Works Yard Replacement Project; and*
- (3) *That staff be directed to provide a monthly progress report outlining the status of the Works Yard Replacement Project, including financial updates.*

ADOPTED ON CONSENT



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**10. HUGH BOYD COMMUNITY FACILITY AND FIELDHOUSE –
REFERRAL RESPONSE**

(File Ref. No. 06-2050-20-HBSC) (REDMS No. 7746572)

That Option 2C - Limited Service Kitchen, with Premium Movable Wall, is the preferred option from Table 3 in the staff report titled, “Hugh Boyd Community Facility and Fieldhouse – Referral Response,” dated July 9, 2024, from the Director, Facilities and Project Development and the Director, Recreation and Sport Services and, that the capital budget and Consolidated 5 year Financial Plan (2024-2028) be amended by \$850,000.

ADOPTED ON CONSENT

**11. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR
REZONING AT 8440/8460 NO. 3 ROAD FROM THE “TWO-UNIT
DWELLINGS (RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT
HOUSING (RSM/M)” ZONE**

(File Ref. No. 12-8060-20-010564, RZ 22-027214) (REDMS No. 7159499, 1094871, 7685926)

Please see Page 9 for action on this matter.

**12. APPLICATION BY E-LOYAL CONSTRUCTION FOR REZONING
AT 8020/8040 LUCAS ROAD FROM THE “TWO-UNIT DWELLINGS
(RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING
(RSM/M)” ZONE**

(File Ref. No. 12-8060-20-010565, RZ 23-023857) (REDMS No. 7635643, 1094871, 7687694)

Please see Page 9 for action on this matter.

**13. APPLICATION BY ASTERIA PROPERTIES INC. FOR REZONING
AT 8240 WILLIAMS ROAD TO THE “LOW DENSITY
TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-010578, RZ 21-934592) (REDMS No. 7709089, 7719275)

Please see Page 10 for action on this matter.

**14. APPLICATION BY HAYDENCO HOLDINGS LTD. FOR REZONING
AT 12060 & 12080 NO. 5 ROAD FROM THE “AGRICULTURE (AG1)”
ZONE TO THE “LIGHT INDUSTRIAL (IL)” ZONE**

(File Ref. No. 12-8060-20-010580, RZ 22-005648) (REDMS No. 7605318, 7725562)

Please see Page 10 for action on this matter.



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15. APPLICATION BY LARCO INVESTMENTS LTD. FOR A ZONING TEXT AMENDMENT TO THE “LIGHT INDUSTRIAL (IL)” ZONE AT 3240 NO. 4 ROAD

(File Ref. No. 12-8060-20-010582, RZ 22-013378) (REDMS No. 7718655, 7726282)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10582, for a Zoning Text Amendment to the “Light Industrial (IL)” zone to permit a commercial storage facility having a maximum Floor Area Ratio of 2.0 and restricting the size of a residential security/operator unit to a maximum of 143.74 m2, be introduced and given first reading.

ADOPTED ON CONSENT

16. RESCINDING OF THIRD READING OF RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10464 ASSOCIATED WITH THE REZONING AT 8911, 8931, 8951, 8991 PATTERSON ROAD

(File Ref. No. 12-8060-20-010464, RZ 20-919113) (REDMS No. 7712116)

That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10464, for the rezoning of 8911, 8931, 8951, 8991 Patterson Road, be rescinded.

ADOPTED ON CONSENT

17. SPRINGFIELD DRIVE – TRAFFIC CALMING

(File Ref. No. 10-6450-09-01) (REDMS No. 7709842, 5375308)

That the implementation of two speed cushions on Springfield Drive, as described in the staff report titled “Springfield Drive - Traffic Calming”, dated June 17, 2024, from the Director, Transportation, be endorsed.

ADOPTED ON CONSENT

18. STEVESTON VILLAGE LANE PARKING

(File Ref. No. 12-8060-20-010585) (REDMS No. 7720646, 7720645)

(1) That parking be established in lanes within Steveston Village as outlined in the report titled “Steveston Village Lane Parking”, dated June 26, 2024 from the Director, Transportation;



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- (2) *That a permit parking pilot program be implemented as outlined in Option 3 in the report titled “Steveston Village Lane Parking”, dated June 26, 2024, from the Director, Transportation;*
- (3) *That Traffic Bylaw No. 5870, Amendment Bylaw No. 10585, be given first, second and third readings; and*
- (4) *That lanes between Chatham Street and Bayview Street be established as a permit zone in accordance with Traffic Bylaw No. 5870.*

ADOPTED ON CONSENT

**19. CANADA LINE STATION ART PLINTH PUBLIC ART PROJECT
CONCEPT**

(File Ref. No. 11-7000-09-20-109) (REDMS No. 7624977, 7532895, 7689615, 7754728)

That the concept for the Art Plinth public artwork Tales in Current by artist Linfeng Zhou, as presented in the report titled “Canada Line Station Art Plinth Public Art Project Concept”, dated June 17, 2024, from the Director, Arts, Culture and Heritage Services, be approved.

ADOPTED ON CONSENT

**20. HERITAGE ALTERATION PERMIT APPLICATION (HA 24-012449)
BY THE CITY OF RICHMOND - 5180 WESTWATER DRIVE
(BRITANNIA SHIPYARD AND SEINE NET LOFT BUILDINGS)**

(File Ref. No. 08-4105-20-2024012449) (REDMS No. 7705732, 7718782, 7722593, 7754566)

Please see Page 11 for action on this matter.

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



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11. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8440/8460 NO. 3 ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. 12-8060-20-010564, RZ 22-027214) (REDMS No. 7159499, 1094871, 7685926)

R24/14-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10564, for the rezoning of 8440/8460 No. 3 Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

The question on the motion was not called as a brief discussion ensued with respect to tree removal and retention.

The question on Resolution R24/14-6 was then called and it was **CARRIED** with Cllr. Wolfe opposed.

12. **APPLICATION BY E-LOYAL CONSTRUCTION FOR REZONING AT 8020/8040 LUCAS ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. 12-8060-20-010565, RZ 23-023857) (REDMS No. 7635643, 1094871, 7687694)

R24/14-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10565, for the rezoning of 8020/8040 Lucas Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi- Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

CARRIED

Opposed: Cllr. Wolfe



Regular Council
Monday, July 22, 2024

13. APPLICATION BY ASTERIA PROPERTIES INC. FOR REZONING AT 8240 WILLIAMS ROAD TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE

(File Ref. No. 12-8060-20-010578, RZ 21-934592) (REDMS No. 7709089, 7719275)

R24/14-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10578, for the rezoning of 8240 Williams Road to the “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.

The question on the motion was not called as a brief discussion ensued with respect to (i) tree retention, (ii) building height, (iii) communication with the residents, and (iv) the drive aisle accommodating future vehicle access from the adjacent property.

The question on Resolution R24/14-8 was then called and it was **CARRIED** with Cllr. Wolfe opposed.

14. APPLICATION BY HAYDENCO HOLDINGS LTD. FOR REZONING AT 12060 & 12080 NO. 5 ROAD FROM THE “AGRICULTURE (AG1)” ZONE TO THE “LIGHT INDUSTRIAL (IL)” ZONE

(File Ref. No. 12-8060-20-010580, RZ 22-005648) (REDMS No. 7605318, 7725562)

R24/14-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10580, for the rezoning of 12060 & 12080 No. 5 Road from the “Agriculture (AG1)” zone to the “Light Industrial (IL)” zone, be introduced and given first reading.

The question on the motion was not called as a brief discussion ensued with respect to tree removal and retention due to the back lane requirement.

The question on Resolution R24/14-9 was then called and it was **CARRIED** with Cllr. Wolfe opposed.

Councillor Wolfe left the meeting (8:06 p.m.) and returned (8:07 p.m.).



**Regular Council
Monday, July 22, 2024**

20. **HERITAGE ALTERATION PERMIT APPLICATION (HA 24-012449)
BY THE CITY OF RICHMOND - 5180 WESTWATER DRIVE
(BRITANNIA SHIPYARD AND SEINE NET LOFT BUILDINGS)**
(File Ref. No. 08-4105-20-2024012449) (REDMS No. 7705732, 7718782, 7722593, 7754566)

R24/14-10

It was moved and seconded

- (1) *That a Heritage Alteration Permit be issued to authorize alterations to the Britannia Shipyard and Seine Net Loft buildings at Britannia Shipyards, as outlined in the staff report titled, "Heritage Alteration Permit Application (HA 24-012449) by the City of Richmond - 5180 Westwater Drive (Britannia Shipyard and Seine Net Loft buildings)," dated June 13, 2024, from the Director, Arts, Culture and Heritage Services and the Director, Facilities and Project Development; and*
- (2) *That Council appoint Councillor Alexa Loo and Councillor Bill McNulty to the joint committee with members of the Britannia Shipyard National Historic Site Society to oversee the restoration of the Britannia Shipyard and Seine Net Loft buildings.*

The question on the motion was not called as a brief discussion ensued with respect to (i) the appointment process, (ii) the joint committee's roles and responsibilities, (iii) repairing and replacing materials, (iv) delaying the project until the joint committee has met, and (v) the Luxton report be circulated to Council for review.

Staff were directed to provide a memorandum with respect to the Luxton report.

The question on Resolution R24/14-10 was then called and it was **CARRIED** with Cllrs. Day, Heed and Wolfe opposed.

Mayor Brodie announced that Councillor Chak Au, Councillor Carol Day, and Councillor Andy Hobbs have been appointed to the joint Britannia Shipyards First Nations Long House Restoration Committee.



**Regular Council
Monday, July 22, 2024**

NON-CONSENT AGENDA ITEMS

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE –
Councillor Carol Day, Chair**

**21. AWARD OF CONTRACT 8321NOITC – MATTRESS AND
UPHOLSTERED FURNITURE RECYCLING SERVICES**

(File Ref. No. 03-1000-20-8321) (REDMS No. 7678576)

R24/14-11

It was moved and seconded

- (1) *That Contract 8321NOITC – Mattress and Upholstered Furniture Recycling Services, be awarded to Pacific Mattress Recycling Inc. at an estimated total contract value of \$1,961,629.39 over a maximum five-year term;*
- (2) *That the Chief Administrative Officer and General Manager, Engineering & Public Works, be authorized to negotiate and execute a service contract with Pacific Mattress Recycling Inc. incorporating the key terms outlined in the staff report dated June 12, 2024;*
- (3) *That a Change Order for contract 6205P – Residential Solid Waste Collection and Recycling Services with Sierra Waste Services Ltd. be issued to include cross-docking and transportation fees for mattresses and upholstered furniture at the unit prices quoted at an additional annual estimated cost of \$203,938.85; and*
- (4) *That, in alignment with the Richmond Circular City Strategy, a letter be written to the Minister of Environment and Climate Change Strategy, to request the establishment of an extended producer responsibility program for upholstered furniture and acceleration of the planned extended producer responsibility program for mattresses and mattress foundations in British Columbia.*

The question on the motion was not called as a brief discussion ensued with respect to (i) the City's Large Item Pick-Up program which is funded through the garbage and utility fees, and (ii) some recycling facilities have a fee associated with mattress recycling.



Regular Council
Monday, July 22, 2024

There was agreement to deal with Parts (1) through (3), and Part (4) separately.

The question on Parts (1) through (3) of Resolution R24/14-11 was then called and it was **CARRIED**.

The question on Part (4) of Resolution R24/14-11 was then called and it was **CARRIED** with Cllrs. Au and Loo opposed.

PUBLIC ANNOUNCEMENTS

Mayor Brodie announced that:

Council has adopted the recommendation that all future, newly constructed City-owned buildings, excluding heritage buildings and amenity contributions, be assessed through the Rick Hansen Foundation Accessibility Certification program, target the Rick Hansen Foundation Accessibility Certified rating and, where possible, endeavour to achieve Rick Hansen Foundation Accessibility Certified Gold.

Mayor Brodie welcomed Roeland Zwaag, the new General Manager Engineering and Public works to the City of Richmond.

Mayor Brodie congratulated and thanked Cecilia Achiam, General Manager, Community Safety, for her 21 years of service, highlighting her many contributions to the City of Richmond.

BYLAWS FOR ADOPTION

R24/14-12

It was moved and seconded

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10336 be adopted.

CARRIED
Opposed: Cllrs. Day
Wolfe



Regular Council
Monday, July 22, 2024

DEVELOPMENT PERMIT PANEL

- R24/14-13 22. It was moved and seconded
 *That the Chair's report for the Development Permit Panel meeting held on
 June 12, 2024, be received for information.*

CARRIED

ADJOURNMENT

- R24/14-14 It was moved and seconded
 That the meeting adjourn (8:33 p.m.).

CARRIED

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 22, 2024.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



**Special Council
Tuesday, July 23, 2024**

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders (by teleconference)
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 4:00 p.m.

RES NO. ITEM

COUNCILLOR KASH HEED

1. DISCUSSION OF METRO VANCOUVER GOVERNANCE

(File No. 01-0157-01) (REDMS No.)

Mayor Brodie provided an overview of the functions and challenges of Metro Vancouver, noting details surrounding (i) the composition of the Board of Directors and Committees, (ii) remuneration and expenses for board and committee members, (iii) basic services performed such as parks, regional planning, sustainability, and air quality, and the associated costs on utility bills, (iv) the process in which issues are brought forward to Committees and the Board, (v) solid waste, water, and liquid waste utilities, (vi) the North Shore Wastewater Treatment Plant and a forthcoming report to the Greater Vancouver Sewerage and Drainage District Board regarding an independent performance audit, and (vii) future upgrades to the Iona Island Wastewater Treatment Plant.

1.



Special Council
Tuesday, July 23, 2024

RES NO. ITEM

Mayor Brodie noted that the Board consists of 41 Directors representing 21 Municipalities, one Electoral Area, and one treaty First Nation. Directors are members of Municipal or First Nation council who have been appointed to the Board by their respective councils, and the number of directors appointed to the Board depends on the population of the Municipality, Electoral Area, or First Nation. Directors are allowed one vote for every 20,000 people in their Municipality, Electoral Area, or First Nation, up to a total of five votes.

Discussion ensued regarding (i) recent calls for public inquiry into Metro Vancouver operations and costs, (ii) a performance audit for the North Shore Wastewater Treatment Plant and the recommended appointment of an Independent Advisor for the North Shore Wastewater Treatment Plant Program, (iii) fiduciary duties of elected officials to serve the public interest, and (iv) the Metro Vancouver Board in Brief providing an accurate and extensive summary of Metro Vancouver meetings.

It was noted that all open Board and Committee agendas and minutes are available on the Metro Vancouver website, and open meetings are live streamed and can be viewed on the Metro Vancouver website. Additionally, materials relating to any of the items noted in the Board in Brief are available on request from Metro Vancouver.

ADJOURNMENT

SP24/6-1

It was moved and seconded
That the meeting adjourn (5:17 p.m.).

CARRIED



**Special Council
Tuesday, July 23, 2024**

RES NO. ITEM

Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held on Tuesday, July 23, 2024.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



**Regular Council meeting for Public Hearings
Tuesday, September 3, 2024**

Place: Council Chambers
Richmond City Hall

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

Evangel Biason, Acting Corporate Officer

Absent: Councillor Carol Day

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10580
(RZ 22-005648)**

(Location: 12060 & 12080 No. 5 Road; Applicant: Haydenco Holdings Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH24/7-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10580 be given
second and third readings.*

CARRIED

Opposed: Cllr. Wolfe



**Regular Council meeting for Public Hearings
Tuesday, September 3, 2024**

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10582
(RZ 22-013378)**

(Location: 3240 No. 4 Road; Applicant: Larco Investments Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Eddie Chan (Schedule 1)

Submissions from the floor:

None

PH24/7-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10582 be given second and third readings.

The question on the motion was not called as discussion ensued with respect to Mr. Chan's concerns about air circulation and sunlight. Staff advised that they will contact Mr. Chan to address his concerns.

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

ADJOURNMENT

PH24/7-3

It was moved and seconded

That the meeting adjourn (7:06 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Tuesday September 3, 2024.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Evangel Biason)

From: Eddie Chan <eddie.c@telus.net>
Sent: September 1, 2024 8:23 PM
To: CityClerk
Subject: 3240 No. 4 Road

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

This is Eddie Chan and I lived in 10331 Kilby Drive.

The new building will be 4 storey tall is not acceptable, it will block the air circulation and sun light.

The existing building is 2 storey and I think it is the max height it could allow near residential area.

Thanks,

Eddie Chan, CHS
EC Financial Services
210-10271 Shellbridge Way, Richmond, BC V6X 2W8
Cell: 604-889-8018

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CNCL - 31





Finance Committee

Date: Tuesday, September 3, 2024

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Laura Gillanders (by teleconference)
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 5:37 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Finance Committee held on June 3, 2024, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **ACTIVE CAPITAL PROJECTS FINANCIAL UPDATE – 2ND QUARTER JUNE 30, 2024**

(File Ref. No. 03-0975-01) (REDMS No. 7763663)

It was moved and seconded
That the staff report titled “Active Capital Projects Financial Update – 2nd Quarter June 30, 2024”, dated August 6, 2024, from the Director, Finance, be received for information.

Finance Committee
Tuesday, September 3, 2024

The question on the motion was not called as discussion ensued with respect to (i) the frequency of the report and level of detail, including major building construction and renovation projects, and (ii) the need for an increased budget for invasive species management.

In response to queries from the Committee, staff noted (i) the Request for Bids (RFP) for the public safety mobile command and communication centre vehicle is underway for completion within six months, and vehicle delivery estimated for Q4 2025, and (ii) research is underway in preparation for the issuance of an RFP by the end of fall for the outstanding acquisition of fire vehicle replacement purchases (six front-line and five support vehicles), and Council will be kept apprised of the value of the proposal and any further details as they arise.

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

Councillor Day left the meeting (5:43 p.m.)

2. FINANCIAL INFORMATION – 2ND QUARTER JUNE 30, 2024

(File Ref. No. 03-0905-01) (REDMS No. 7754855)

It was moved and seconded

That the staff report titled “Financial Information – 2nd Quarter June 30, 2024”, dated August 2, 2024, from the Director, Finance, be received for information.

CARRIED

LULU ISLAND ENERGY COMPANY

3. LULU ISLAND ENERGY COMPANY – 2024 2ND QUARTER FINANCIAL INFORMATION

(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 7773427)

It was moved and seconded

That the Lulu Island Energy Company report titled “Lulu Island Energy Company – 2024 2nd Quarter Financial Information”, dated August 8, 2024, from the Chief Executive Officer and Chief Financial Officer, be received for information.

CARRIED

Councillor Day returned to the meeting (5:46 p.m.)

RICHMOND OLYMPIC OVAL CORPORATION

**4. RICHMOND OLYMPIC OVAL CORPORATION - 2ND QUARTER
2024 FINANCIAL INFORMATION**

(File Ref. No. 03-1200-09) (REDMS No. 7778699)

In response to a query from the Committee, staff noted approximately 70-75% are active Richmond members.

It was moved and seconded

That the Richmond Olympic Oval Corporation - 2nd Quarter 2024 Financial Information report from the Director, Finance, Innovation & Technology, Richmond Olympic Oval Corporation, be received for Information.

CARRIED

COUNCILLOR KASH HEED

**5. SUNSHINE LIST FOR CITY OF RICHMOND-OWNED
CORPORATION EMPLOYEES**

Councillor Heed provided an introduction to his motion, noting the importance of enhancing transparency and oversight in public disclosure.

It was moved and seconded

That Council direct the General Manager of Finance and Corporate Services to require each City-owned corporation through their respective Boards to compile a sunshine list for employees who earn \$75,000 or more. Following each year-end, this list must be submitted to the City's Finance Committee for public release. This covers employees from entities such as the Richmond Olympic Oval Corporation, Lulu Island Energy Company, and Richmond Public Library.

The question on the motion was not called as a brief discussion ensued, and in response to queries from the Committee, staff noted (i) at this point, there are only the three entities noted that pertain to the motion, and (ii) the \$75,000 salary benchmark was set by the Province in 2002 and has not been changed..

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

Finance Committee
Tuesday, September 3, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:52 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 3,
2024.

Mayor Malcolm D. Brodie
Chair

Lorraine Anderson
Legislative Services Associate



General Purposes Committee

Date: Tuesday, September 3, 2024

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Laura Gillanders (by teleconference)
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 4:24 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on July 15, 2024, be adopted as circulated.

CARRIED

General Purposes Committee

Tuesday, September 3, 2024

FINANCE AND CORPORATE SERVICES DIVISION

1. **AWARD OF CONTRACT 8334P – SUPPLY AND DELIVERY OF APPLE PRODUCTS**

(File Ref. No. 04-1300-01) (REDMS No. 7763977)

It was moved and seconded

- (1) *That Contract 8334P – Supply and Delivery of Apple Products be awarded to Island Key Computer Ltd. for a three-year term for an estimated value of \$594,714.00, excluding taxes, as described in the report titled “Award of Contract 8334P – Supply and Delivery of Apple Products”, dated August 1, 2024, from the Director, Information Technology;*
- (2) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services, be authorized to extend the initial three-year term up to the maximum total term of six years for an estimated total value of \$1,189,428.00, excluding taxes; and*
- (3) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services, be authorized to execute the contracts and all related documentation with Island Key Computer Ltd.*

CARRIED

LAW & COMMUNITY SAFETY DIVISION

2. **APPLICATION TO AMEND FOOD PRIMARY LIQUOR LICENCE #304698 CHINA PRO ENTERPRISES LTD., DBA KUNG FU NOODLE AT 4380 NO 3 ROAD UNIT 1150**

(File Ref. No. 12-8275-05) (REDMS No. 7723624)

It was moved and seconded

- (1) *That the application from China Pro Enterprises Ltd., doing business as Kung Fu Noodle, for an amendment to Food Primary Licence #304698, requesting an increase to their hours of liquor service from Sunday to Saturday, 11:00AM to Midnight, to Sunday to Saturday, 11:00AM to 2:00AM, be supported; and*
- (2) *That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information set out in Attachment 1 to this report, advising that Council recommends the approval of the liquor licence amendment.*

General Purposes Committee

Tuesday, September 3, 2024

The question on the motion was not called as a brief discussion ensued with respect to the proposed increased hours of liquor service.

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

3. **BUSINESS LICENCE APPLICATION ELIGIBILITY**

(File Ref. No. 12-8060-20-010597) (REDMS No. 7755518)

In response to queries from Committee, staff noted (i) the proposed bylaw amendment attempts to close loopholes for cancelled or suspended business licenses, to prevent businesses from being able to apply under a different business name or by using shareholder, officer, director or a relative applying for a new business license, (ii) the amendment is limited to a business of the same nature at the same location, and do not extend to other locations, (iii) the existing loopholes are a problem also experienced throughout the Lower Mainland, and (iv) there is no general database that shows which businesses are suspended or cancelled in each municipality, however the Province's *Business Corporation Act* has a registry that provides the capability for staff or law enforcement to access that database as well as a series of other transparency measures that will be coming into affect in the future.

It was moved and seconded

- (1) *That Business Licence Bylaw No. 7360, Amendment Bylaw No. 10597, be introduced and given first, second and third readings; and*
- (2) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10598, be introduced and given first, second and third readings.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

4. **PROVINCIAL ORDER – TRANSIT-ORIENTED AREA FOR ABERDEEN STATION (BURKEVILLE)**

(File Ref. No. 08-4045-30-02) (REDMS No. 7772802)

Tamás Revoczi, President, Sea Island Community Association, expressed support, in principal, of the recommendations, acknowledging the City and YVR's awareness and consideration of the Burkeville community and, further to the recommendations, offered to send a letter of support from the Association, to strengthen the position the City is taking. In the interest of Burkeville residents and community affairs, Mr. Revoczi further noted the importance of having Burkeville representation at the table to take part/make suggestions during the consultation process, when possible.

General Purposes Committee
Tuesday, September 3, 2024

Discussion ensued with respect to the impact to the Burkeville community if there was a requirement for the (impractical) increased density noted in the Provincial Order, given the lack of resources within walking distance.

It was further noted that the stations on the Sea Island portion of the Canada Line are exempt from this procedure as they are on federal property and federal jurisdiction.

It was moved and seconded

- (1) *That a letter be prepared for the Mayor's signature addressed to the Minister of Transportation and Infrastructure and the Minister of Housing, advising that the area in Burkeville to be included in the Aberdeen Station Transit-Oriented Area is not suitable for inclusion for reasons identified in this report and requesting that the TOA area for Aberdeen Station be adjusted accordingly, with copies of this letter sent to the Premier of BC, Members of the Legislative Assembly and Members of Parliament for Richmond, the YVR Board Chair, in addition to the Federal Minister of Transport and the Sea Island Community Association;*
- (2) *That Council seek discussions with the Minister of Housing and the Minister of Transportation and Infrastructure at UBCM or as otherwise possible to discuss the outstanding issues relating to Burkeville.*
- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10603, to add policy indicating Burkeville is not suitable for denser forms of residential development, be introduced and given first reading;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10603, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *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; and*
- (5) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10603, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*

CARRIED

General Purposes Committee
Tuesday, September 3, 2024

CAO'S OFFICE

5. RICHMOND CELEBRATES FIFA WORLD CUP 26 – PROPOSED COMMUNITY EVENT CAMPAIGN

(File Ref. No. 01-0005-01) (REDMS No. 7696082)

In response to queries from Committee, staff advised that (i) Tourism Richmond and other local partners have been engaged and additional sponsorship opportunities can be examined, (ii) the recommended option will take place across all sectors of Richmond for the entire 6 weeks, (iii) Burkeville and Hamilton can be examined as potential event venues, (iv) there is strong support from local soccer groups and community associations for this event, (v) the number of people anticipated at each event will depend on the scale and location of the event, (vi) Nations Cup organizers have not finalized their plans for 2026 but have shown interest in collaborating with the City, (vii) any of the options outlined are scalable, (ix) the recommended option has extended days as it incorporates a culture and diversity component, (x) the purpose of this campaign is to allow everyone access to the events at no cost, and (xi) engagement with other stakeholders hosting private events, and working with local community groups will be part of the planning process.

It was moved and seconded

That the recommended Option 3, as outlined in the report titled “Richmond Celebrates FIFA World Cup 26 – Proposed Community Event Campaign”, dated August 20, 2024, from the Director, Intergovernmental Relations and Corporate and Strategic Planning, be referred back to staff to obtain more detail on the possibilities focussing on Options 2 and 3.

CARRIED

General Purposes Committee
Tuesday, September 3, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:36 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 3, 2024.

Mayor Malcolm D. Brodie
Chair

Lorraine Anderson
Legislative Services Associate



Planning Committee

Date: Wednesday, September 4, 2024

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Michael Wolfe

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on July 16, 2024, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY DF ARCHITECTURE INC. FOR REZONING AT 9951, 9991 BLUNDELL ROAD AND 7951 NO. 4 ROAD FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO THE "MEDIUM DENSITY TOWNHOUSES (RTM2)" ZONE**
(File Ref. No. RZ 19-856171) (REDMS No. 7650741)

It was moved and seconded

Planning Committee
Wednesday, September 4, 2024

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10596, for the rezoning of 9951, 9991 Blundell Road and 7951 No. 4 Road from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first, second and third reading.

CARRIED

2. APPLICATION BY WAYNE FOUGERE FOR REZONING AT 9511 GRANVILLE AVENUE FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO THE "TOWN HOUSING (ZT105) – NORTH MCLENNAN (CITY CENTRE)" ZONE AND THE "SCHOOL & INSTITUTIONAL USE (SI)" ZONE

(File Ref. No. 7743441) (REDMS No. RZ.22-023116)

It was moved and seconded

(1) *That Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10587, which proposes amendments to the northern portion of 9511 Granville Avenue, including to amend:*

- (a) *Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), including amending the land use designation of the northern portion of 9511 Granville Avenue (area marked as "A" on Schedule A attached to and forming part of this Bylaw) from "Neighbourhood Residential" to "School"; and***
- (b) *Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw 7100, including amending the land use designations of the northern portion of 9511 Granville Avenue (area marked as "A" on Schedule A attached to and forming part of this Bylaw) in the Generalized Land Use Map (2031), Specific Land Use Map: McLennan North Sub-Area Plan and reference maps throughout the plan;***

be introduced and given first reading;

(2) *That Bylaw 10587, having been considered in conjunction with:*

- (a) *the City's Financial Plan and Capital Program; and***
- (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans; is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;***

Planning Committee
Wednesday, September 4, 2024

- (3) *That Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10588, to create the “Town Housing (ZT105) – North McLennan (City Centre)” zone and to rezone 9511 Granville Avenue from the “Small-Scale Multi-Unit Housing (RSM/XL)” to the “Town Housing (ZT105) – North McLennan (City Centre)” zone and the “School & Institutional Use (SI)” zone, be introduced and given first reading.*

CARRIED

3. **APPLICATION BY WAYNE FOUGERE INC. FOR REZONING AT 9311/9331 FERNDAL ROAD FROM “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)” ZONE TO THE “TOWN HOUSING (ZT104) - NORTH MCLENNAN (CITY CENTRE)” ZONE**

(File Ref. No. RZ 22-023114) (REDMS No. 7725364)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10586 to create the “Town Housing (ZT104) – North McLennan (City Centre)” zone, and to rezone 9311/9331 Ferndale Road from “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Town Housing (ZT104) – North McLennan (City Centre)” zone, be introduced and given first, second and third reading.

CARRIED

4. **OFFICIAL COMMUNITY PLAN TARGETED UPDATE — PHASE 1 PUBLIC ENGAGEMENT OVERVIEW**

(File Ref. No. 08-4045-30-08) (REDMS No. 7741224)

In response to queries from Committee, staff advised that (i) engagement feedback will be analyzed and a summary will be shared with Council in the next stage as it relates to the Strategic Options, and the second phase will involve drafting policy directions that are informed by the background research and engagement feedback, (ii) rationale will be sought for each submission in the *Get Snapping* engagement activity and the expectation from the first phase of engagement is to receive meaningful feedback from members of the public regarding proposed refinements to the Official Community Plan (OCP) vision and goals as well as objectives for each of the targeted areas prior to preparing strategic options and policy frameworks, (iii) since the beginning of the review, a considerable amount of effort has been spent on the issue of housing affordability in terms of the six target areas, and (iv) the open houses regarding Provincial housing legislation changes garnered a lot of interest and the OCP must be consistent with the TOA and SSMUH related bylaws.

It was moved and seconded

3.

Planning Committee
Wednesday, September 4, 2024

- (1) *That the proposed Phase 1 public engagement framework for the Official Community Plan targeted update, as outlined in the staff report dated August 12, 2024, titled “Official Community Plan Targeted Update — Phase 1 Public Engagement Overview” from the Director, Policy Planning, be approved; and*
- (2) *That staff report back with a public engagement summary with next steps in the Official Community Plan targeted update.*

CARRIED

5. MANAGER’S REPORT

Changes to BC Building Code

Staff advised that the Provincial government amended the BC Building Code to allow single egress stair designs in buildings up to six storeys.

In response to queries from Committee, staff advised that this change was announced without consultation and the Fire Chiefs' Association of BC are in opposition of this change.

Discussion ensued regarding (i) the maximum number of units and occupant load per floor plate, (ii) the risks of exterior fire escapes, (iii) safety provisions such as wider stairwells, (iv) consultation with first responders, (v) the option to appeal, and (vi) the update to the building code to facilitate more options for residents who need larger layouts, making it possible to build housing projects on smaller lots and allow greater flexibility for multi-bedroom apartments.

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

It was moved and seconded

That a letter be written to appeal the changes to the BC Building Code.

The question on the motion was not called as discussion ensued regarding (i) the consideration of life, health, and safety concerns through the rezoning and development permit process and (ii) the inability to add requirements beyond the BC Building Code. As a result of discussion, the following **referral motion** was introduced:

It was moved and seconded

That staff conduct a full analysis of the recent changes to the BC Building Code, including consultation with stakeholders, and report back.

CARRIED

Planning Committee
Wednesday, September 4, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:45 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
4, 2024.

Councillor Bill McNulty
Chair

Shannon Unrau
Legislative Services Associate



City of Richmond




Report to Committee

To: General Purposes Committee
From: Grant Fengstad
Director, Information Technology
Date: August 1, 2024
File: 04-1300-01/2024-Vol
01
Re: Award of Contract 8334P – Supply and Delivery of Apple Products

Staff Recommendations

1. That Contract 8334P – Supply and Delivery of Apple Products be awarded to Island Key Computer Ltd. for a three-year term for an estimated value of \$594,714.00, excluding taxes as described in the report titled “Award of Contract 8334P – Supply and Delivery of Apple Products” dated August 1, 2024, from the Director, Information Technology;
2. That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to extend the initial three-year term up to the maximum total term of six years for an estimated total value of \$1,189,428.00, excluding taxes; and
3. That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contracts and all related documentation with Island Key Computer Ltd.

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

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

Staff Report

Origin

The City has adopted a “best practice” program to ensure that the lifecycle for Information Technology assets are providing the best value to the City and refreshed as they become “end of life”. Corporate computers, which include desktops and laptops, are replaced on a five-year cycle. Apple iPads and iPhones are refreshed on a three-year cycle. This provides up-to-date technology on a rolling basis to City employees to enable a high level of performance in serving the needs of the community.

Having a managed refresh program reduces corporate risk by planning and scheduling replacement versus responding to computer failures and breakage. Historically, the City has procured these devices directly from Apple Canada.

The procurement and supply of Apple iPhones is within the scope of the TELUS contract and not in scope of this contract.

This report supports Council’s Strategic Plan 2022-2026 Council’s Strategic Plan 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 of Richmond

4.2 Seek improvements and efficiencies in all aspects of City business

This report supports Council’s Strategic Plan 2022-2026 Council’s Strategic Plan Focus Area #5

A leader in Environmental Sustainability

5.3 Encourage waste reduction and sustainable choices in the City and community.

Analysis

Scope of Work

The City has an ongoing requirement for the supply and delivery of Apple products from an authorized reseller than can provide a supply of various Apple products to ensure City service levels are maintained. Staff determined that a formal procurement process would provide the best value to the City through a longer-term contract with a capable supplier to assure reliable supply, achieve best value for money and pursue circular economy objectives.

Procurement Process

The City issued a Request for Proposal 8334P – Supply and Delivery of Apple Products that was posted to BC Bid on June 6, 2024, and closed on August July 4, 2024. The RFP set out the City's requirements for computer equipment for the initial three-year term, detailing technical specifications, annual quantities and service level expectations.

Bidders were required to provide financial proposals based on the required product requirements for the initial three-year term and demonstrate how they have integrated circular economy principles in their operations. The RFP advised interested bidders that the contract was for an initial three-year term, with the possibility for it to be extended for a further three-year term, to a maximum of six years upon mutual consent of the parties.

Three (3) proposals were received by the closing date from the following proponents:

- Island Key Computers
- 2352242 Ontario Inc. (Solution Stack)
- Jump Plus Stores ULC

Review

The proposals were evaluated by City staff and involved independent reviews of each proposal against the following pre-determined criteria:

- Financial proposal
- Value-added services offered
- The extent that circular economy programs were integrated into the services proposed

Table 1 provides a summary of the financial proposals received and the total score awarded by the evaluation team.

Table 1 - Evaluation Summary of Bid Submissions

Proponent	Evaluation Score out of 100	Proposed price to supply required equipment during initial 3-year contract term
Island Key Computers	94.86%	\$540,648.75
Jump Plus Stores ULC	86.37%	\$536,411.25
Solution Stack	Excluded	Excluded

The proposal from Solution Stack was disqualified as Staff were unable to clarify key information included in their bid submission despite multiple attempts to do so. The proposal from Jump Plus Stores ULC did not score as high as Island Key Computers due to the lack of

local support within the Greater Vancouver area. They have one storefront location in West Vancouver.

Based on the team's evaluation process, the proposal received from Island Key Computers received the highest overall score and was therefore ranked first. Island Key Computers possess the resources and capacity to supply all the required products at competitive prices while also meeting all of the service requirements described in the RFP.

Financial Impact

None. Funding is available within the City's Capital Budget and Consolidated 5-Year Financial Plan.

Conclusion

Staff recommend that Contract 8334P –Supply and Delivery of Apple Products be awarded to Island Key Computers as the most responsive and responsible bidder, with the initial three-year term estimated at \$594,714.00, exclusive of taxes. The initial contract term is for a three-year term with the possibility to extend for one additional three-year term, to a maximum of six years upon mutual consent of the parties. This is for an estimated total value of \$1,189,428.00.

A handwritten signature in black ink, appearing to read 'Grant Fengstad', with a long horizontal stroke extending to the right.

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



City of Richmond

Report to Committee

To: General Purposes Committee
From: Mark Corrado
Director, Community Bylaws and Licencing
Re: **Business Licence Application Eligibility**

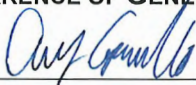


Date: July 18, 2024
File: 12-8060-20-
010597/Vol 01

Staff Recommendations

1. That Business Licence Bylaw No. 7360, Amendment Bylaw No. 10597, be introduced and given first, second and third readings; and
2. That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10598, be introduced and given first, second and third readings.


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

Att. 2

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

Staff Report

Origin

Council can cancel a business license for reasonable cause pursuant to section 60(2) of the *Community Charter* and section 5.2 of the Business Licence Bylaw No.7360 (the Business Licence Bylaw). However, the Business Licence Bylaw does not include any provisions that restrict a person whose business licence has been cancelled or currently suspended, or who has received notice of a hearing contemplating the cancellation or suspension of a licence, from applying for a new licence for the same or similar business, at the same location, under a new business name. Staff propose amending the Business License Bylaw to restrict the ability of certain classes of persons whose licence has been cancelled, currently suspended, or is pending a cancellation or suspension hearing, from applying for a new business licence for the same or similar form of business, at the same location. This restriction would also extend to persons related to a person who is ineligible to apply for a business licence at a specific location. This report supports Council's Strategic Plan 2022-2026 Strategy #2 Strategic and Sustainable Community Growth:

Work collaboratively and proactively to attract and retain businesses to support a diversified economic base.

Analysis

Business Licence Bylaw No. 7360, Amendment Bylaw No. 10597

Business Licence Bylaw No. 7360, Amendment Bylaw No. 10597, provides that no person (which includes a company, society, or partnership) is eligible to apply for a business licence if such person:

- a) had a licence for the same or similar form of business, at the same location, cancelled;
- b) was a director, officer, significant individual or partner of another person who had a licence for the same or similar form of business, at the same location, cancelled; or
- c) is a corporation or partnership, and one or more of its partners, directors, officers or a significant individual in respect of such corporation or partnership:
 - a. had a licence for the same or similar form of business, at the same location, cancelled; or
 - b. was a partner, director, officer or significant individual of another person that had a licence for the same or similar form of business, at the same location, cancelled; or
- d) is related to a person who had a licence for the same or similar form of business, at the same location, cancelled

within the previous two year period, unless determined otherwise by Council.

This bylaw amendment further provides that:

1. the persons listed above are ineligible to apply for a business licence for the same or similar form of business, at the same location, if the current licence for the location is suspended;
2. if a person has been provided with notice of a hearing contemplating the cancellation or suspension of a business licence, then until such time as a decision has been rendered with respect to such hearing, such person, and other entities or individuals involved with or related to such person, are not eligible to apply for or be issued a licence for the same or similar form of business, at the same location, under a different name than that of the current licensee; and
3. the licence inspector may refuse to issue a licence if a person has unpaid fines owing to the City pursuant to this or any other City bylaw.

“Significant Individual” as defined in the bylaw and the *Business Corporations Act*, means a person who holds 25% or more of the shares of a company. While the City will currently have to rely on individuals self reporting on whether or not they are a significant individual, the province has drafted legislation that will create reporting requirements and a publicly accessible database of significant individuals for BC companies.

Additional housekeeping amendments are included, which update references to current legislation, and ensure a consistent use of terminology regarding the suspension or cancellation of business licences.

These amendments will prevent key individuals involved in a business whose business licence was cancelled within the last two years or currently suspended, or that has received notice of a hearing contemplating the cancellation or suspension of a licence, from circumventing the City’s business licence regime.

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw 10598

The Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122 currently provides the ability to issue tickets for businesses operating without a licence. The Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10598 provides Bylaw Enforcement Officers with the additional ability to issue tickets for providing false information in a licence application, and for failing to comply with a term or condition of a licence or the requirements of Business Licence Bylaw No. 7360. These types of tickets may be disputed and are reviewed by an independent adjudicator at hearings held throughout the year.

Financial Impact

None.

Conclusion

The proposed amendments will prevent people whose business licence has been cancelled within the last two years or currently suspended, or who has received notice of a hearing contemplating the cancellation or suspension of a licence, from circumventing the City's business licence regime. The proposed amendments will also ensure businesses looking to renew their business licence must pay any outstanding fines owing to the City, and will further enable staff to enforce the provisions of the Business Licence Bylaw.



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



Brendan Burns
Staff Solicitor
(604-204-8624)



**Business Licence Bylaw No. 7360,
Amendment Bylaw No. 10597**

The Council of the City of Richmond enacts as follows:

1. Business Licence Bylaw No. 7360, as amended, is further amended at Part One: Business Licence Application Process by deleting sections 1.2(h) and (i) and replacing them with the following:
 - “(h) an attestation that the **applicant** is eligible to apply for a **licence** in accordance with the provisions of this bylaw;
 - (i) in the case of a company or society, a copy of that company’s Company Summary or that society’s Society Summary, as the case may be, from the BC Registry Services, for a search conducted no more than seven (7) days prior to the date of submission of the application form;
 - (j) in the case of a **partnership** that is a limited partnership or a limited liability partnership, a copy of that **partnership’s** Partnership Summary, from the BC Registry Services, for a search conducted no more than seven (7) days prior to the date of submission of the application form; and
 - (k) any other information the **Licence Inspector** may require.”
2. Business Licence Bylaw No. 7360, as amended, is further amended at Part One: Business Licence Application Process by adding the following after subsection 1.6:
 - “1.7 No **person** is eligible to apply for a **licence**, and a **licence inspector** must not issue a **licence** to a **person**, if:
 - (a) such **person** had a **licence**;
 - (b) such **person** was a **key individual** of another **person** who had a **licence**;
 - (c) such **person** is a **corporation** or **partnership**, and one or more **key individual** in respect of such **corporation** or **partnership**:
 - (i) had a **licence**; or
 - (ii) is or was a **key individual** of another **person** that had a **licence**; or

(d) a **related person** to such **person** had a **licence**

for the same or similar form of **business**, at the same location, either:

(i) cancelled pursuant to the provisions of this bylaw or the **Community Charter**, within the previous two year period, unless determined otherwise by Council; or

(ii) suspended pursuant to the provisions of this bylaw or the **Community Charter**, and such suspension is still in effect.

1.8 If a **person** has been provided with notice of a hearing contemplating the cancellation or suspension of a **licence**, then until such time as a decision has been rendered with respect to such hearing:

(a) such **person**;

(b) a **key individual** of such **person**;

(c) a **corporation** or **partnership** of which such **person** is or was a **key individual**;

(d) a **corporation** or **partnership** of which one more **key individual** is or was a **key individual** of such **person**; or

(e) a **related person** to such **person**

is not eligible to apply for or be issued a **licence** for the same or similar form of business, at the same location, under a different name than that of the current **licencee**.

1.9 A **licence inspector** may refuse to issue a **licence** to a **person**, if such **person** has an unpaid fine owing to the City pursuant to this bylaw or any other bylaw of the City.”

3. Business Licence Bylaw No. 7360, as amended, is further amended at Part Four: General Provisions, by:

(a) inserting the following at the end of section 4.3.1:

“If a **person** has been provided with notice of a hearing contemplating the cancellation or suspension of a **licence**, then until such time as a decision has been rendered with respect to such hearing, such **person** may not transfer such **licence**.”

(b) deleting section 4.5.3 and replacing it with the following:

“4.5.3 Subject to the *Community Charter*, the **Licence Inspector** has the power to grant, issue, renew, cancel or transfer **licences**.”

4. Business Licence Bylaw No. 7360, as amended, is further amended at Part Five: Bylaw Violations and Penalties by deleting section 5.3 and replacing it with the following:

“5.3 Every **licencee** must comply with:

- (a) the terms and conditions set out in their **licence**;
- (b) the requirements of this, or any other bylaw of the **City**, which governs or regulates the **business** for which such **licence** was granted;
- (c) any requirements imposed by the **Medical Health Officer**; and
- (d) all applicable statutes, regulations, rules, codes and orders of all federal or provincial authorities having jurisdiction of such **business**.

5.4 A violation of any of the provisions identified in this bylaw shall:

- (a) result in liability for penalties and late payment amounts established in Schedule A of the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122*, as amended or replaced from time to time; and
- (b) be subject to the procedures, restrictions, limits, obligations and rights established in the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122* in accordance with the *Local Government Bylaw Notice Enforcement Act*, SBC 2003, c. 60, as they may be amended or replaced from time to time.”

5. Business Licence Bylaw No. 7360, as amended, is further amended at Part Seven: Interpretation by adding the following definitions in section 7.1 in alphabetical order:

“AFFILIATE has the meaning given to that term in the *Business Corporations Act*, [SBC 2002] Ch 57.

BLOOD RELATIONSHIP means persons connected by

- (a) blood relationship if one is a child or other descendant of the other or one is the brother or sister of the other;
- (b) marriage if one is married to the other or to a person who is so connected by blood relationship to the other;
- (c) common-law partnership if one is in a common-law partnership with the other or with a person who is connected by blood relationship to the other; and
- (d) adoption if one has been adopted, either legally or in fact, as the child of the other or as the child of a person who is so connected by blood relationship (otherwise than as a brother or sister) to the other.

COMMUNITY CHARTER means the Community Charter, [SBC 2003] Ch. 26, as amended or replaced from time to time.

CORPORATION	means an incorporated association, company, society, municipality or other incorporated body, where and however incorporated.
KEY INDIVIDUAL	means a person who is or was: <ul style="list-style-type: none"> (a) a director, officer or significant individual of a corporation; or (b) a partner of a partnership.
PARTNERSHIP	has the meaning given to that term in section 2 of the <i>Partnership Act</i> , [RSBC 1996] Ch. 348, and includes, without limitation, a limited partnership, a limited liability partnership and a general partnership.
RELATED GROUP	means a group of persons each member of which is related to every other member of the group.
RELATED PERSON	means: <ul style="list-style-type: none"> (a) individuals connected by blood relationship, marriage or common-law partnership or adoption; (b) a corporation and <ul style="list-style-type: none"> (i) a person who controls the corporation, if it is controlled by one person, (ii) a person who is a member of a related group that controls the corporation, or (iii) any person related to a person described in (i) or (ii) above; and (c) any two corporations that are affiliates.
SIGNIFICANT INDIVIDUAL	has the meaning given to that term in section 119.11(2) of the <i>Business Corporations Act</i> , [SBC 2002] Ch. 57.”

6. Business Licence Bylaw No. 7360, as amended, is further amended by:
- (a) replacing the words “suspended, cancelled or revoked” in sections 2.1.30.3(c) and 4.2.1 with the words “suspended or cancelled”;
 - (b) deleting the word “revoke” in section 2.3.3 and replacing it with the word “cancel”;
 - (c) replacing the words “cancelled, suspended, revoked” in section 2.3.4 with the words “suspended, cancelled”;
 - (d) deleting the words “revoke or” in section 5.2(b); and
 - (e) deleting the words “*Local Government Act*” in sections 4.1.1, 4.4.3, 5.2 and 7.1 and replacing them with the words “*Community Charter*”.

7. This Bylaw is cited as **“Business Licence Bylaw No. 7360, Amendment Bylaw No. 10597”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating Division H.C.
APPROVED for legality by Solicitor B.B.B.



City of Richmond

Bylaw 10598

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10598

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the content of the table in Schedule A attached to and forming part of this bylaw to "Schedule – Business Licence Bylaw No. 7360 (2002)" in Bylaw No. 8122 in numerical order.
2. This Bylaw is cited as "Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10598".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. M.C.
APPROVED for legality by Solicitor B.R.B.

MAYOR

CORPORATE OFFICER

Schedule A to Bylaw No. 10598

Schedule – Business Licence Bylaw No. 7360 (2002)							
Designated Bylaw Contraventions and Corresponding Penalties							
A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
Business Licence Bylaw No. 7360 (2002)	Period of Time from Receipt (inclusive)		n/a	29 to 60 days	1 to 28 days	61 days or more	n/a
	Failing to provide information or concealing required information in licence application	1.4	No	\$ 450.00	\$ 400.00	\$ 500.00	n/a
	Failure to comply with term or condition of a licence	5.3(a)	No	\$ 450.00	\$ 400.00	\$ 500.00	n/a
	Failure to comply with requirements of Business Licence Bylaw No. 7360	5.3(b)	No	\$ 450.00	\$ 400.00	\$ 500.00	n/a



To:	General Purposes Committee	Date:	August 19, 2024
From:	John Hopkins Director, Policy Planning	File:	08-4045-30-02/Vol 01
Re:	Provincial Order – Transit-Oriented Area for Aberdeen Station (Burkeville)		

Staff Recommendations

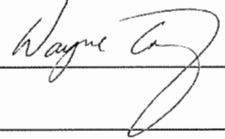

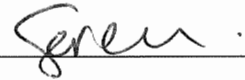
1. That a letter be sent to the Minister of Transportation and Infrastructure and the Minister of Housing advising that the area in Burkeville to be included in the Aberdeen Station Transit-Oriented Area is not suitable for inclusion for reasons identified in this report and requesting that the TOA area for Aberdeen Station be adjusted accordingly, with copies of this letter sent to the Premier of BC, Members of the Legislative Assembly and Members of Parliament for Richmond and the YVR Board Chair and CEO, in addition to the Federal Minister of Transport;
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10603, to add policy indicating Burkeville is not suitable for denser forms of residential development, be introduced and given first reading;
3. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10603, having been considered in conjunction with:
 - a. the City's Financial Plan and Capital Program; and
 - b. 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*; and

4. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10603, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

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

Att. 5

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

Staff Report

Origin

On June 24, 2024, Council adopted Transit-Oriented Areas Designation Bylaw 10560 in order to comply with Provincial requirements established by Bill 47. On July 29, 2024, a letter was received from the Minister of Transportation and Infrastructure and Minister of Housing indicating that the prescribed distance from the Aberdeen Station was not consistent with Order in Council No. 678-2023 (OIC 678). OIC 678 brings into force the amendments to the *Local Government Act* set out in Bill 47 and updates the prescribed Transit-Oriented Area distances from transit stations established by the provincial regulations (Attachment 1). After meeting with Provincial staff, City staff were advised that the letter was in response to the City's exclusion of 11 lots within the Burkeville neighbourhood from the Transit-Oriented Area for Aberdeen Station (Attachment 2) and the Province's expectation that the City's Bylaw (Bylaw 10560) be amended to include these lots by October 31, 2024.

Background

The Province designated Richmond's Transit-Oriented Areas (TOA) by Order in Council (OIC) on December 7, 2023. The stated intent of the Provincial regulations is to achieve transit-oriented development and encourage active transportation modes in close proximity to transit facilities. Local governments were required to align with the Provincial regulations and designate TOAs by bylaw by June 30, 2024. The Province designated TOAs to reflect an 800 m radius from five Canada Line stations (Bridgeport, Capstan, Aberdeen, Lansdowne and Brighthouse). The Provincial regulations also specified a minimum allowable density framework (densities and building height) for residential use within a TOA and prohibited minimum off-street parking requirements, other than accessible parking spaces, for residential uses. The minimum allowable densities and height only apply to lands that are designated for and rezoned to include residential uses. The Province has imposed these requirements on local governments and there is no option for local governments to apply for an extension or exemption. However, the Province's informational material distributed to local governments specifically indicates that while the regulations do not allow TOA boundaries to be changed, updates may be considered in the future to allow municipalities to better account for local conditions.

On June 24, 2024, Council adopted Transit-Oriented Areas Designation Bylaw 10560 in order to comply with Provincial requirements established by Bill 47. Bylaw 10560 excluded 11 properties in the Burkeville neighbourhood that are within an 800 m radius from the Aberdeen Station identified by the Province. These properties were excluded due to the lots being physically separated by the Fraser River from the corresponding public transit station identified as TOA (Aberdeen Station) and over two kilometres walking distance (over 30 minute walk) from the station (Attachment 3).

Including these lots would not be consistent with the Province's intent of the TOA regulations, which is to achieve transit-oriented development and encourage active transportation. In addition, the Province intentionally did not designate any of the Sea Island Canada Line stations as a TOA, which would have included a larger portion of the Burkeville neighbourhood.

Bylaw 10560 also added more areas to TOA than was required, at the City's discretion (e.g., properties in the Spires Road area), which adequately provides sufficient compensation for the exclusion of the Burkeville properties. The Spires Road area is in close proximity to Brighthouse Station, which supports transit-oriented development.

Analysis

In reviewing the impacts to the City's Official Community Plan (OCP), staff conducted a comprehensive review of the TOA density and building height tiers compared to existing OCP land use designations and identified areas where there is significant increases in densities and heights due to the Provincial legislation. As part of the review, staff identified 11 properties in the Burkeville neighbourhood that are within 800 m of the Aberdeen Station TOA. Under TOA and the Provincial Minimum Density framework (MD Framework), the lots would be permitted to achieve a residential density of 3.0 FAR and 8 storeys. Provincial staff confirmed that if the 11 lots in Burkeville are included in TOA, Council could not refuse a proposed rezoning due solely to density and height, but Council retains their discretionary authority to refuse a proposed rezoning based on valid land use considerations.

With respect to Burkeville, the properties are:

- physically disconnected from the rest of the urban areas of Richmond by the middle arm of the Fraser River, and over two kilometres walking distance from the corresponding TOA (Aberdeen Station), which is over a 30 minute walk (Attachment 3);
- located on Sea Island in close proximity to the airport, where further residential densification is not compatible with airport activities, aircraft operations and aircraft noise exposure;
- in an area subject to Airport Zoning Regulations (AZR) (a Federal regulation); and
- due to the lack of connectivity across the Fraser River Middle Arm, any increased residential density is unlikely to result in increased transit usage and instead generate increased private vehicle trips.

Inclusion of these lots is directly contrary to the stated intention of the Provincial regulations, which is to support transit-oriented development and active transportation. In meeting with Provincial staff, there was acknowledgement that the City's rationale for excluding the lots was reasonable and understandable, but confirmed that there is no ability under the legislation for the Province to consider exemptions. However, Provincial informational material distributed to local governments indicates that updates may be considered in the future to allow municipalities to better account for local conditions. City staff also asked for Provincial staff to provide their rationale for excluding the Sea Island Stations as the same land use considerations apply to these lots. Provincial staff indicated that they were excluded primarily due to the jurisdictional authority and federal regulations governing Vancouver International Airport (YVR).

In support of excluding the specific properties in Burkeville from the Aberdeen Station TOA, YVR have provided a letter asserting that allowances for higher density residential in the Burkeville area would negatively impact airport operations (Attachment 4).

The existing OCP land use designation for the Burkeville area is low density residential and the existing OCP does not anticipate increased residential density. In addition, the properties were

rezoned to small-scale multi-unit housing as a result of Bill 44, which is a more appropriate form of development for this area. However, due to the uncertainty associated with the Provincial TOA requirements, staff recommend the OCP be amended to add further policy indicating Burkeville is not suitable for denser forms of residential development (proposed Bylaw 10603), which would be used to assess any future rezoning application in the area.

Next Steps and Options for Consideration

City staff will continue to work with Provincial staff to advocate for a practical approach on this matter, and staff will also continue dialogue with YVR. In order to respond to the letter from the Province, staff have outlined three options below, for Council's consideration.

Option 1: Do Not Amend Bylaw 10560, advise the Province, and amend OCP (recommended)

This option would not amend Bylaw 10560. As part of this option, it is recommended that letters be sent to the Minister of Transportation and Infrastructure and the Minister of Housing with copies of this letter sent to the Premier of BC, Members of the Legislative Assembly and Members of Parliament for Richmond and the YVR Board Chair and CEO, in addition to the Federal Minister of Transport, advising that the area in Burkeville to be included in the Aberdeen Station TOA is not suitable for the reasons outlined in this report. The letter would also request that the Provincial TOA boundary be changed to account for local conditions and be consistent with the City's TOA, in keeping with the Provincial material distributed to local governments. In addition, this option would also amend the OCP to add policy indicating Burkeville is not suitable for denser forms of residential development, other than small-scale multi-unit housing (Proposed Bylaw 10603).

- *Advantages:* This option would keep the properties outside of the City's TOA and additional OCP policy would indicate Burkeville is not suitable for increased residential densification. This would provide added protection for the neighbourhood and provide clear land use policies, including protection of airport operations, if any rezoning applications were brought forward for Council's consideration at a later date.
- *Disadvantages:* This option may risk an order-in-council (OIC) by the Province in which the Province could designate the 11 properties in Burkeville as part of the Aberdeen Station TOA, and which would in effect amend the City's Bylaw 10506. Despite an OIC, Council would still retain their discretionary authority through the rezoning process to accept or reject a proposal that is consistent with the MD Framework on the basis of existing policy and land use considerations.

Option 2: Amend Bylaw 10560 with associated OCP amendment (not recommended)

This option would amend Bylaw 10560 to include the 11 properties in Burkeville to be part of the Aberdeen Station TOA, as required by the Province, and simultaneously introduce the associated amendment to the OCP (Proposed Bylaw 10603) to indicate Burkeville is not suited for denser forms of residential development.

- *Advantages:* Despite the Provincial MD Framework, this option would still provide added protection for the neighbourhood and clear land use policies if any rezoning

applications were brought forward for Council's consideration at a later date. This option would also comply with the Province's requirements as identified in the letter.

- *Disadvantages:* Including the lots within the City's TOA, along with additional OCP policy indicating the area is not suitable for residential densification, may be interpreted as conflicting messaging or result in confusion or misinterpretation by prospective developers or property owners. As indicated by the Province, Council would still retain their discretionary authority through the rezoning process to accept or reject a proposal that is consistent with the MD Framework on the basis of existing policy and land use considerations. However, Council would not be able to reject a rezoning application solely due to height and density provided the application is consistent with the MD Framework (3.0 FAR and 8 storeys).

Option 3: Amend Bylaw 10560 (not recommended)

This option would amend Bylaw 10560 to include the 11 properties in Burkeville to be part of the Aberdeen Station TOA, as required by the Province. No other action would be required.

- *Advantages:* Comply with the Province's requirements and avoid the situation where the Province steps in and amends the City's TOA bylaw without the City's consent.
- *Disadvantages:* By including the properties within the City's TOA without the proposed OCP amendment, it may signal that high density residential development in this area is supported. However, Council would still retain their discretionary authority through the rezoning process.

OCP Amendment Consultation

Staff have reviewed the proposed OCP amendment bylaw (Bylaw 10603) with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements. Attachment 5 provides a summary of OCP consultation.

Financial Impact

None.

Conclusion

On June 24, 2024, Council adopted Transit-Oriented Areas Designation Bylaw 10560 in order to comply with Provincial requirements established by Bill 47. After review by the Province, a letter was received from the Minister of Transportation and Infrastructure and Minister of Housing indicating that the City must amend Bylaw 10560 to include 11 lots within the Burkeville neighborhood in the Aberdeen Station Transit-Oriented Area by October 31, 2024.

As the 11 lots in Burkeville are physically separated by the Fraser River from Aberdeen Station and over a two kilometer walking distance (over 30 minutes), inclusion of the lots in Burkeville is directly contrary to the stated purpose of the Provincial regulations, which is to support transit-oriented development and active transportation.

Rather than amending Bylaw 10560, staff recommend that:

1. A letter be prepared for the Mayor's signature addressed to the Minister of Transportation and Infrastructure and the Minister of Housing advising that the Burkeville area to be included in the Aberdeen Station Transit-Oriented Area is not suitable for inclusion for reasons identified in this report and requesting that the TOA area for Aberdeen Station be adjusted accordingly, with copies of this letter sent to the Premier of BC, Members of the Legislative Assembly, Members of Parliament for Richmond and the YVR Board Chair and CEO, in addition to the Federal Minister of Transportation; and
2. Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10603, to add policy indicating Burkeville is not suitable for denser forms of residential development, be introduced and given first reading.



Steven De Sousa
Planner 3
(604-204-8529)

SDS:cas

- Att. 1: Letter dated July 29, 2024 from MoTI and MoH entitled "Notice of Proposed Recommendation for Designating Order – Transit-Oriented Area(s)"
- 2: Map of Lots Within Transit-Oriented Areas
 - 3: Map of Distance from Burkeville to Aberdeen Station
 - 4: Letter dated August 16, 2024 from YVR
 - 5: OCP Consultation Summary



July 29, 2024

His Worship
Mayor Malcolm Brodie
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Reference: 327635

Via Registered Mail

Dear Mayor Brodie:

Re: Notice of Proposed Recommendation for Designating Order – Transit-Oriented Area(s)

Pursuant to Section 585.52 of the Local Government Act, City of Richmond Council must, by bylaw, designate each transit-oriented area in respect of the City of Richmond and give written notice to the minister, together with a copy of the bylaw, as soon as practicable after adopting that bylaw.

Pursuant to Section 585.53 of the Local Government Act, on the recommendation of the minister, the Lieutenant Governor in Council may make an order designating a transit-oriented area in respect of the City of Richmond. The minister may make such recommendation if:

- (a) The minister is satisfied that:
 - (i) the City of Richmond has failed to designate the transit-oriented area, or
 - (ii) the transit-oriented area designated by the City of Richmond does not meet the requirements under the Act,
- (b) the minister has given notice to the City of Richmond of the minister's proposed recommendation, and
- (c) the City of Richmond Council does not designate the transit-oriented area in accordance with the notice.

This correspondence is notice to the City of Richmond that I am satisfied that one or more transit-oriented area designated by the City of Richmond does not meet the requirements under the Act. Specifically, I propose to make a recommendation in respect of the following transit-oriented area(s):

Item	Station Name	Location (Longitude in Degrees)	Location (Latitude in Degrees)	Type of Transit Station
10	Aberdeen Station	-123.136271	49.184442	Passenger Rail Station

.../2

The reason for this recommendation is that upon review of the bylaw received on June 28, 2024, I am satisfied that the above-listed transit-oriented area(s) are not represented with the prescribed distances pursuant to Section 2 of the Local Government Transit-Oriented Areas Regulation, as amended effective June 30, 2024, by Order in Council No. 678-2023.

Pursuant to Section 585.52 (3) (c), of the Local Government Act the City of Richmond must, no later than October 31, 2024, designate the transit-oriented area(s) in accordance with this notice and give written notice to the Minister of Transportation and Infrastructure in accordance with Section 585.52 (4) of the Local Government Act.

For the most expedient receipt and processing, kindly send notice, including a copy of the adopted bylaw to the Ministry of Transportation and Infrastructure via email to Tran.IntegratedDevelopment@gov.bc.ca.

If you have any questions or need more information on transit-oriented areas, please contact Theresa O'Donnell, Senior Advisor, Integrated Transportation and Infrastructure Services Division, at Theresa.ODonnell@gov.bc.ca and Clarence Lai, Director, Policy and Strategic Partnerships, Integrated Transportation & Infrastructure Services Division, at Clarence.Lai@gov.bc.ca to assist your team.

Sincerely,



Rob Fleming
Minister of Transportation and Infrastructure



Ravi Kahlon
Minister of Housing

.../3

Copy to: Kaye Krishna, Deputy Minister
Ministry of Transportation and Infrastructure

Teri Collins, Deputy Minister
Ministry of Housing

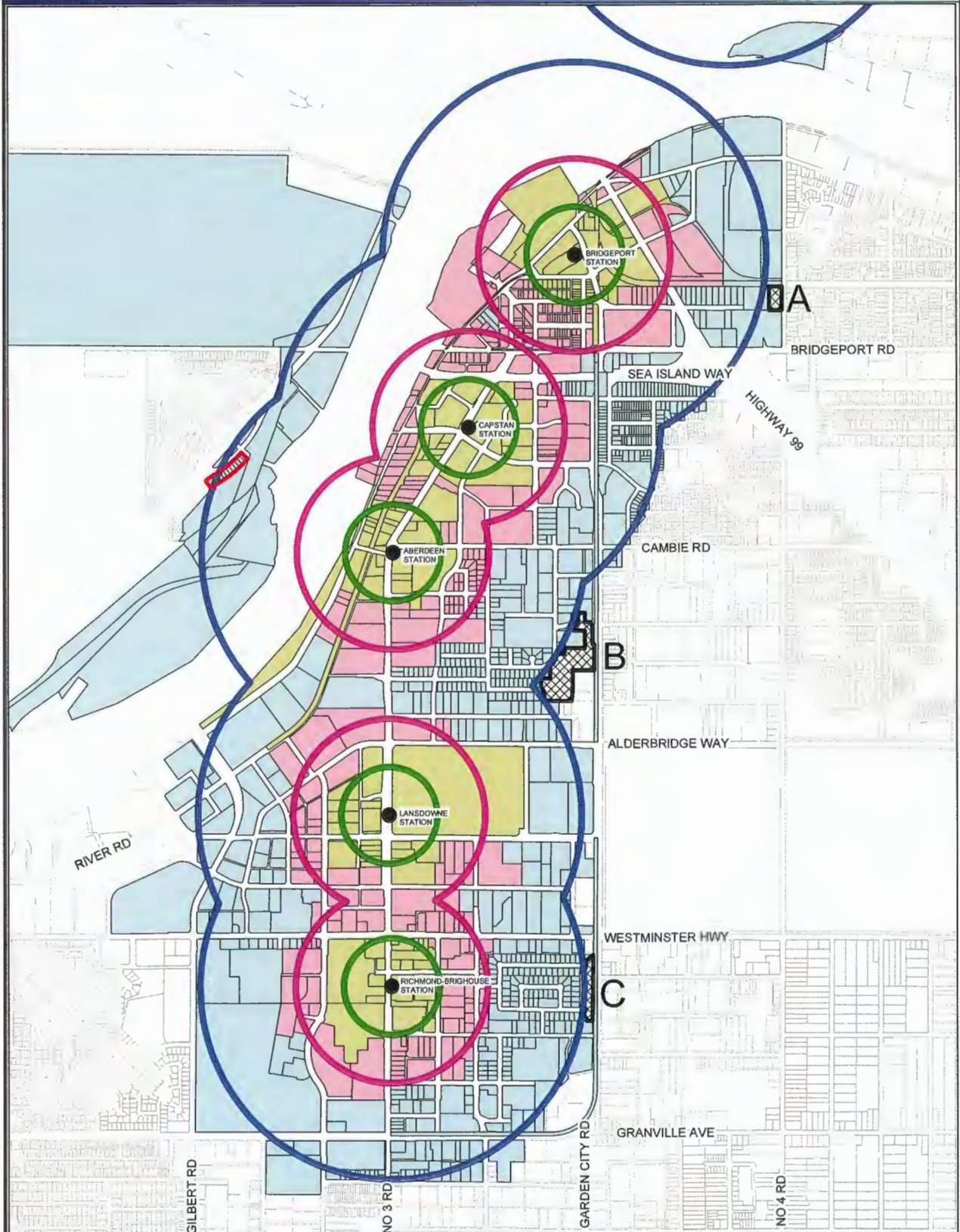
Kevin Volk, Assistant Deputy Minister
Integrated Transportation and Infrastructure Services Division
Ministry of Transportation and Infrastructure

Theresa O'Donnell, Senior Advisor
Integrated Transportation and Infrastructure Services Division
Ministry of Transportation and Infrastructure

Clarence Lai, Director, Policy and Strategic Partnerships
Integrated Transportation and Infrastructure Services Division
Ministry of Transportation and Infrastructure

Serena Lusk, Chief Administrative Officer
City of Richmond

Wayne Craig, General Manager, Planning and Development
City of Richmond



Legend

-  Skytrain Station
-  Tier 1 (200m)
-  Tier 2 (400m)
-  Tier 3 (800m)
-  Lots in TOA 200m
-  400m
-  800m
-  Included in TOA at City's Discretion
-  Excluded from TOA at City's Discretion

Note:
The information shown on this map is compiled from various sources and the City makes no warranty, expressed or implied, as to the accuracy or completeness of the information.
Users are reminded that lot sizes and legal descriptions must be confirmed at the Land Title office in New Westminster.
This is NOT a legal document, and is published for information and convenience purposes only.
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1:14,758



May 10, 2024
Prepared by Parker Buttar

ENCL - 72



P.O. BOX 44638
YVR DOMESTIC TERMINAL RPO
RICHMOND BC
CANADA V7B 1W2

TELEPHONE 604.276.6500
FACSIMILE 604.276.6505
WWW.YVR.CA

16 August 2024

Mr. John Hopkins
Director Policy Planning
Planning and Development Division
City of Richmond
6911 No. 3 Road
Richmond BC, V6Y 2C1

via email: jhopkins@richmond.ca

RE: Burkeville – Aberdeen Canada Line Station Transit Oriented Development Area

Dear Mr. Hopkins,

Further to your correspondence dated 6 August 2024, we understand the Province of British Columbia has indicated that a portion of the Burkeville neighbourhood on Sea Island is in the Transit-Oriented Area (TOA) for Aberdeen Canada Line Station (Aberdeen Station).

We have reviewed the materials that the City of Richmond provided. The area appears to include about 11 residential properties that we understand the City of Richmond initially requested be removed from the TOA for Aberdeen Station. We understand that this was primarily due the properties being physically separated from Aberdeen Station by the Fraser River Middle Arm, and therefore not within close walking distance from Aberdeen Station.

Increased density in the Burkeville neighbourhood raises broader issues some of which are outlined below. We also acknowledge that if the City of Richmond includes the section of Burkeville in the TOA for Aberdeen Station, the City retains full rezoning authority. In other words, any application brought forward to staff and council would be subject to Richmond's municipal planning process.



As such, we ask that the City of Richmond consider enacting a policy that would require developers to consult with the Airport Authority with respect to any higher density residential development in Burkeville.

Further points of note:

1. Further residential densification in this area is not compatible with airport operations and aircraft noise exposure

Given its proximity to the runways, this area is exposed to aircraft noise and is deemed not compatible residential development per the Transport Canada land use planning recommendations published in *TP1247 E - Land Use in the Vicinity of Aerodromes.*

2. Applicability of Airport Zoning Regulations (AZR)

This area is subject to the Transport Canada AZRs that define an Obstacle Limitation Surface. The surface consists of various slopes and horizontal planes, that prescribe the maximum height of structures based on the site location. An analysis would need to be done to determine the specific height limitations in comparison to development requirements of the TOA.

3. Impact to Ground Access

While this area falls within the 800 metre TOA radius surrounding Aberdeen Station, the actual walking distance between the eleven properties and Aberdeen Station is approximately 2,500 metres. Limited pedestrian, active transportation and transit connections exist between these properties and the Aberdeen Station. Due to lack of connectivity across the Fraser River Middle Arm, any increased density in this area is unlikely to result in increased transit usage and instead generate increased private vehicle trips.



Under the Airport's Land Use Plan, which was approved by the federal Transport Minister in February 2022, YVR is investing in new trade-enabling cargo development that requires efficient and seamless connections to the regional highway network. The Airport Authority is currently partnering with the B.C. Ministry of Transportation and Infrastructure to study improvements to the Moray Channel corridor to reduce delays and increase travel time reliability to Highway 99. The proposed density and subsequent increase in private vehicle usage would have a negative impact on Russ Baker Way, which is the critical artery connecting the Moray Channel corridor and the new trade-enabling cargo development in Airport South. Russ Baker Way already operates at capacity due to non-airport commuter travel between Lulu Island and the City of Vancouver.

If you have any questions about our comments, please contact Peta Wolmarans, Director Planning, at (604) 276-6309 or peta_wolmarans@yvr.ca.

Sincerely,

VANCOUVER AIRPORT AUTHORITY



Mike McNaney
Vice President and Chief External Affairs Officer

cc: His Worship Malcolm Brodie, Mayor - City of Richmond
Steven De Sousa, Senior Planner - City of Richmond
Serena Lusk, Chief Administrative Officer - City of Richmond
Wayne Craig, General Manager, Planning and Development - City of Richmond
Peta Wolmarans, Director Planning - YVR
Trevor Boudreau, Director, Government Relations - YVR
Mark Christopher Cheng, Supervisor Noise Abatement & Air Quality - YVR
Hon. Rob Fleming, Minister of Transportation and Infrastructure - Government of BC
Kaye Krishna, Deputy Minister - Ministry of Transportation and Infrastructure - Government of BC
Teri Collins, Deputy Minister - Ministry of Housing - Government of BC
Kevin Volk, Assistant Deputy Minister, Ministry of Transportation and Infrastructure - Government of BC
Theresa O'Donnell, Senior Advisor, Ministry of Transportation and Infrastructure - Government of BC
Clarence Lai, Director, Policy and Strategic Partnerships, Ministry of Transportation and Infrastructure - Government of BC



OCP Consultation Summary

Staff have reviewed the proposed OCP amendment, with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements. The table below clarifies this recommendation as it relates to the proposed OCP amendment.

Stakeholder	Referral Comment (No Referral Necessary)
Agricultural Land Commission (ALC)	No referral necessary because the area is not located in the Agricultural Land Reserve (ALR).
Richmond School Board	No referral necessary because the Richmond School Board is not affected.
The Board of Metro Vancouver	No referral necessary because the Regional District is not affected.
The Councils of adjacent Municipalities	No referral necessary because adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary because First Nations are not affected.
TransLink	No referral necessary because TransLink is not affected.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	Letter from YVR provided in Attachment 3.
Richmond Coastal Health Authority	No referral necessary because the Health Authority is not affected.
Stakeholder	Referral Comment (No Referral Necessary)
Community Groups and Neighbours	Public notification for the Public Hearing will be provided as per the <i>Local Government Act</i> .
All relevant Federal and Provincial Government Agencies	The recommendation includes writing letters to the Minister of Transportation and Infrastructure, Minister of Housing, Premier of BC, Members of the Legislative Assembly and Members of Parliament for Richmond and the YVR Board Chair, in addition to the Federal Minister of Transport.



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10603 (Burkeville)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 3.0 (Connected Neighbourhoods with Special Places) by:
 - 1.1. In Section 3.5 (Specific Richmond Neighbourhoods), Sub-Section 1. Sea Island (Burkeville), adding the following under “Policies”:

“Burkeville

a) Burkeville is not suitable for denser forms of residential development, other than small-scale multi-unit housing, due to the following:

 - The area is physically disconnected from the rest of the urban areas of Richmond by the middle arm of the Fraser River;
 - Further residential densification in this area is not compatible with airport activities, aircraft operations and aircraft noise exposure;
 - The area is subject to Airport Zoning Regulations (AZR); and
 - Due to the lack of connectivity across the Fraser River Middle Arm, any increased residential density is unlikely to result in increased transit usage and instead generate increased private vehicle trips.”
2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10603”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER

Subject: Sunshine List for City of Richmond-Owned Corporation Employees

Member of Council: Kash Heed

Meeting: Finance Committee Meeting

Notice Provided on: August 27, 2024

For Consideration: By way of a resolution to add an additional item to the agenda on September 3, 2024 in accordance with Procedure By-law No 7560

Background

Transparency and accountability are key components of sunshine lists, which disclose the salaries and benefits of top earners in public funded companies to the public. This transparency ensures that taxpayer money is being used responsibly and effectively. By revealing the salaries of top earners, these lists build trust in organizations and show a commitment to honesty and openness.

In addition, sunshine lists facilitate comparisons between different public funded companies, highlighting any disparities in compensation. This information can guide decision-making and promote fairness in pay practices within and across organizations.

Public disclosure of salaries can act as a motivator for top earners to excel in their roles and justify their high pay. It also pinpoints areas for improvement, fostering greater efficiency and effectiveness in public funded companies. Furthermore, sunshine lists play a crucial role in ensuring that public funded companies adhere to regulations and guidelines regarding executive compensation and transparency. This oversight helps prevent the misuse of public funds and encourages good governance practices.

Motion

That Council direct the General Manager of Finance and Corporate Services to require each City-owned corporation through their respective Boards to compile a sunshine list for employees who earn \$75,000 or more. Following each year-end, this list must be submitted to the City's Finance Committee for public release. This covers employees from entities such as the Richmond Olympic Oval Corporation, Lulu Island Energy Company, and Richmond Public Library.



City of Richmond

Report to Committee

To: Planning Committee

Date: July 4, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 23-024173

Re: Application by 1142327 B.C. Ltd. for Rezoning at 8171/8175 Calder Road from the "Two-Unit Dwellings (RD1)" Zone to the "Small-Scale Multi-Unit Housing (RSM/M)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10581, for the rezoning of 8171/8175 Calder Road from the "Two-Unit Dwellings (RD1)" zone to the "Small-Scale Multi-Unit Housing (RSM/M)" zone, be introduced and given first, second and third reading.

Wayne Craig
General Manager, Planning and Development

WC:le
Att. 7

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

Staff Report

Origin

1142327 B.C. Ltd. (Directors: Anwer Kamal and Nayyer Kamal Jilani) has applied to the City of Richmond to rezone 8171/8175 Calder Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone to facilitate subdivision into two lots and the development of two single-family dwellings, each with a secondary suite and vehicle access from Calder Road (Attachment 1). The proposed subdivision plan is provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

This site is currently occupied by an existing stratified duplex (two-family) dwelling, which is proposed to be demolished. Both of the duplex units are tenant-occupied and do not contain any secondary suites.

Surrounding Development

To the North: An existing single-family dwelling on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

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

To the East: An existing single-family dwelling on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” across Calder Road.

To the West: Existing single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. The redevelopment proposal is consistent with this designation.

Single-Family Lot Size Policy

The subject site is located within the area governed by Single-Family Lot Size Policy 5453, adopted by Council on November 15, 1993, and subsequently amended in 2001 and 2003 (Attachment 4). The Single-Family Lot Size Policy permits properties with duplexes to be rezoned and subdivided into two equal halves, provided that each lot created meets the requirements of the “Single Detached (RS2/B)” zone.

With the recent adoption of the Zoning Bylaw amendments for small-scale multi-unit housing, the proposed “Small-Scale Multi-Unit Housing (RSM/M)” zone is approximately equivalent to the “Single Detached (RS1/B)” zone. The redevelopment proposal is consistent with the provisions of the policy.

This redevelopment proposal would allow for the creation of two lots that are 13.3 m (43.6 ft) in width and 446 m² (4,805 ft²) in area, consistent with the requirements of the “Small-Scale Multi-Unit Housing (RSM/M)” zone.

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 received two pieces of correspondence from adjacent neighbours. The property owners of 5051 Calder Court, located to the southwest of the site, expressed concerns regarding the size and maintenance of an existing onsite tree. The existing onsite tree is proposed for retention and protection, as it is a significant tree (120 cm dbh Horse chestnut tree) in good condition. Staff informed the property owners of the importance of the retention of significant trees whenever possible during re-development, in order to preserve and enhance the City’s tree canopy. The applicant was advised to discuss the tree’s ongoing maintenance with the owners of the neighbouring 5051 Calder Court.

The neighbouring property owner at 8131 Calder Road, located to the north of the site, expressed concerns about potential privacy overlook and potential for additional dwelling units to be constructed on the site in keeping with the Province’s adoption of Bill 44. Staff have received confirmation from the applicant that they intend to construct a single-family dwelling with a secondary suite on each lot and do not intend on including any above grade decks in the proposed buildings. The building height and side yard setbacks applicable to the proposed buildings are similar to what would be permitted under the existing “Two-Unit Dwellings (RD1) zone”. Staff have also asked the applicant to meet with the adjacent property owner to discuss their concerns and to keep them apprised of the plans moving forward.

The correspondence from the public is contained in Attachment 5.

Public notification will be provided prior to third reading as per the *Local Government Act* and City’s Zoning Bylaw 8500.

Analysis

Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide into two single-family lots, each with a secondary suite, with access from Calder Road. The proposal includes the retention of existing trees along the property’s frontage and a significant tree in the rear yard.

Staff worked with the applicant to ensure the building envelope of the southern lot was adjusted to keep out of the tree protection zone in support of the retention of the tree. This development proposal is consistent with development in the area. The proposed subdivision plan is shown in Attachment 2.

Existing Legal Encumbrances

There are a number of Statutory Right-of-Way's (SRW's) located on the southern property line for sewer utility services. The applicant has been advised that encroachment into the SRW's is not permitted.

There is a SRW (38276) in the back yard of the subject property for sanitary servicing of the subject property which will be removed as the proposed new sanitary connections will be located in the front yard. This SRW can be discharged prior to subdivision. There are two additional SRWs (39890 & 53918) for sanitary servicing along the southern property line of the subject property which will remain in place as they service the two single-family residential lots to the west fronting onto Railway Avenue (8180 and 8188 Railway Avenue). The existing services will be inspected and upgraded as necessary, with arborist supervision of the work and methods taken to ensure no damage to the existing significant tree in the southwest corner of the site.

A City Covenant (AE49553) is registered on 8171/8175 Calder Road that restricts the land use to a two-family dwelling only. Therefore, prior to rezoning, this covenant must be discharged from Title. As the duplex is currently stratified, the strata must be dissolved prior to subdivision.

Transportation and Site Access

Vehicle access is proposed to be from Calder Road for both of the proposed lots. The existing driveways are to be removed and reconstructed to meet the City's Engineering Design Specifications.

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 two bylaw-sized trees on the subject property, one bylaw-sized tree on the neighbouring property to the north and two trees on the City boulevard.

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

- One 23 cm dbh European white birch tree in good condition (tag# T1) is located onsite adjacent to the front property line; recommended for retention and protection.
- One significant tree in the southwest corner of the subject property (tag# T5), a 120 cm dbh Horse chestnut tree is identified to be in good condition; recommended for retention and protection.

- Two London plane trees (one 93cm dbh tag# C2 and one 83 cm dbh tag# C3) located on the City boulevard adjacent to the road frontage are both in good condition; recommended for retention and protection.
- One 25 cm dbh Blue spruce tree located off-site in the southwest corner of the neighbouring property to the north (Tag# OS1) is in good condition; recommended for retention and protection.

There are four cedar hedges located onsite directly adjacent to the existing dwelling (one on the west side in the southwestern corner, one along the south side, and two along the east side). These hedges are recommended for removal, as they are leaning and will be damaged during building demolition. No compensation is required for the removal of these hedges.

There is one hedge along the shared property line with the adjacent property to the north and onto the City property fronting onto Calder Road. This hedge is in good condition and is recommended for retention and protection.

Tree Protection

Two trees on the subject property are recommended for retention, tags# T1 and T5. Tree protection zones have been identified around both onsite trees proposed for retention, and no impingement within the Tree Protection Zone is permitted without the supervision of the Project Arborist. The building envelope has been adjusted adjacent to Tree tag# T5 for this tree protection zone on the southern lot, which may be modified upon further root mapping by a certified arborist. These modified setbacks will be secured through a legal agreement registered on Title. While the applicant is providing a secondary suite on each lot in the future development, as a result of the reduced setback on the southern lot the secondary suite will be smaller in size.

One tree (Tag# OS1) on the neighbouring property to the north is to be retained and protected. Two trees on City property (tags# C2 & C3) are in good condition and recommended for retention and protection. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during the development stage (Attachment 6). New connections for City water services to the two new lots from Calder have been rerouted to avoid removal of the City trees.

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

- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security of \$46,080.00 for the four trees to be retained (\$20,480.00 for the significant tree tag# T5; \$5,120.00 for tree tag# T1; and \$10,240/each for tree tags# C2 & C3).
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees and the hedge to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family zoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu voluntary contribution to the City's Affordable Housing Reserve Fund of the total buildable area of the remaining lots; or a cash-in-lieu contribution of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite, minimum one-bedroom, minimum 37 m² [400 ft²] on Lot 1 and a secondary suite, minimum one-bedroom, minimum 33 m² [355 ft²] on Lot 2.

Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 37 m² [400 ft²] on Lot 1 and a minimum one-bedroom secondary suite of approximately 33 m² [355 ft²] on Lot 2 is constructed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

Prior to the adoption of the rezoning Bylaw, the applicant must enter into a Servicing Agreement for the servicing and frontage improvements as outlined in Attachment 7. Servicing improvements include the installation of new utility connections and associated Rights-of-Way. Frontage improvements include the removal the existing driveways and construction of new driveways to the City's Engineering standards while accommodating the retention of existing City trees in the front of the site.

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

1142327 B.C. Ltd. has applied to the City of Richmond to rezone 8171/8175 Calder Road from the "Two-Unit Dwellings (RD1)" zone to the "Small-Scale Multi-Unit Housing (RSM/M)" zone in order to subdivide the existing duplex lot into two small-scale multi-unit housing lots, each with vehicle access from Calder Road.

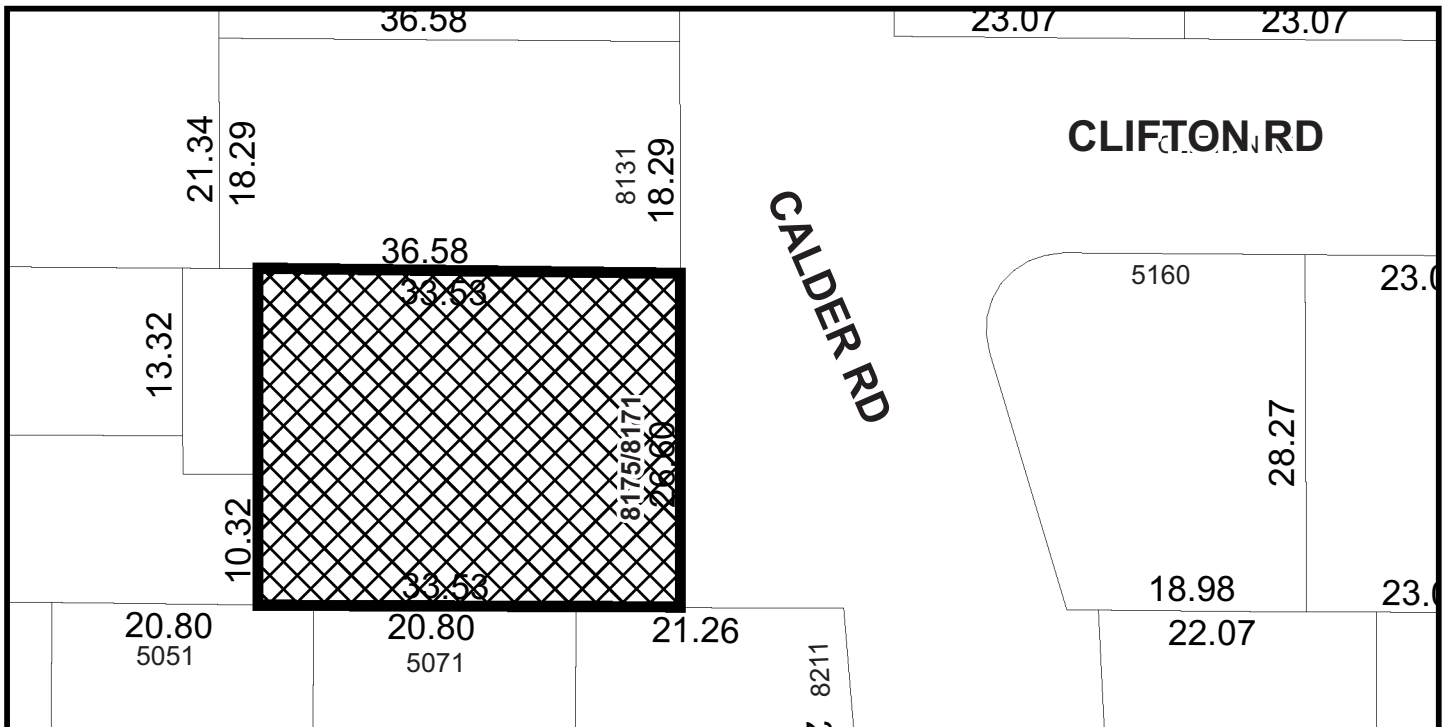
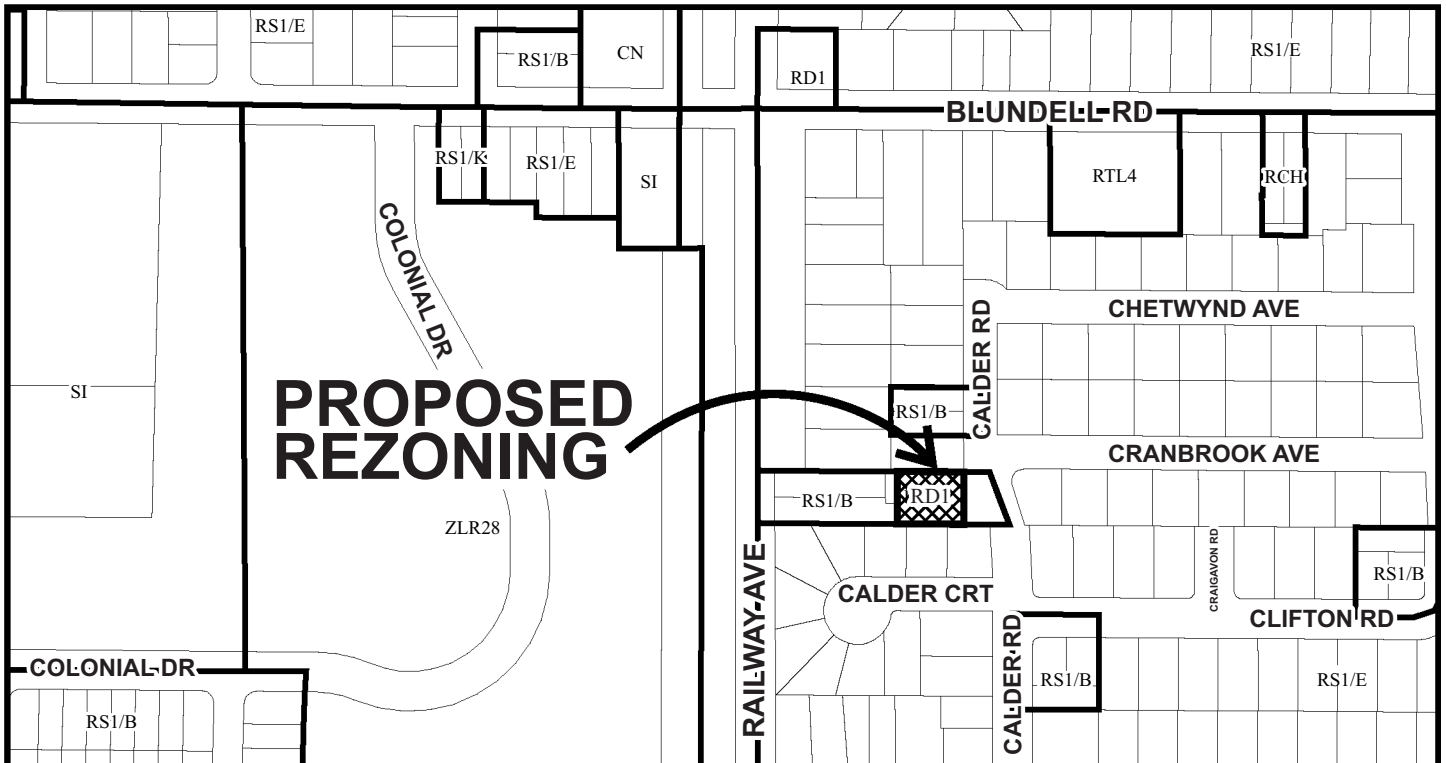
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10581 be introduced and given first, second and third reading.



Laurel Eyton
Planning Technician
(604-276-4262)

LE:he

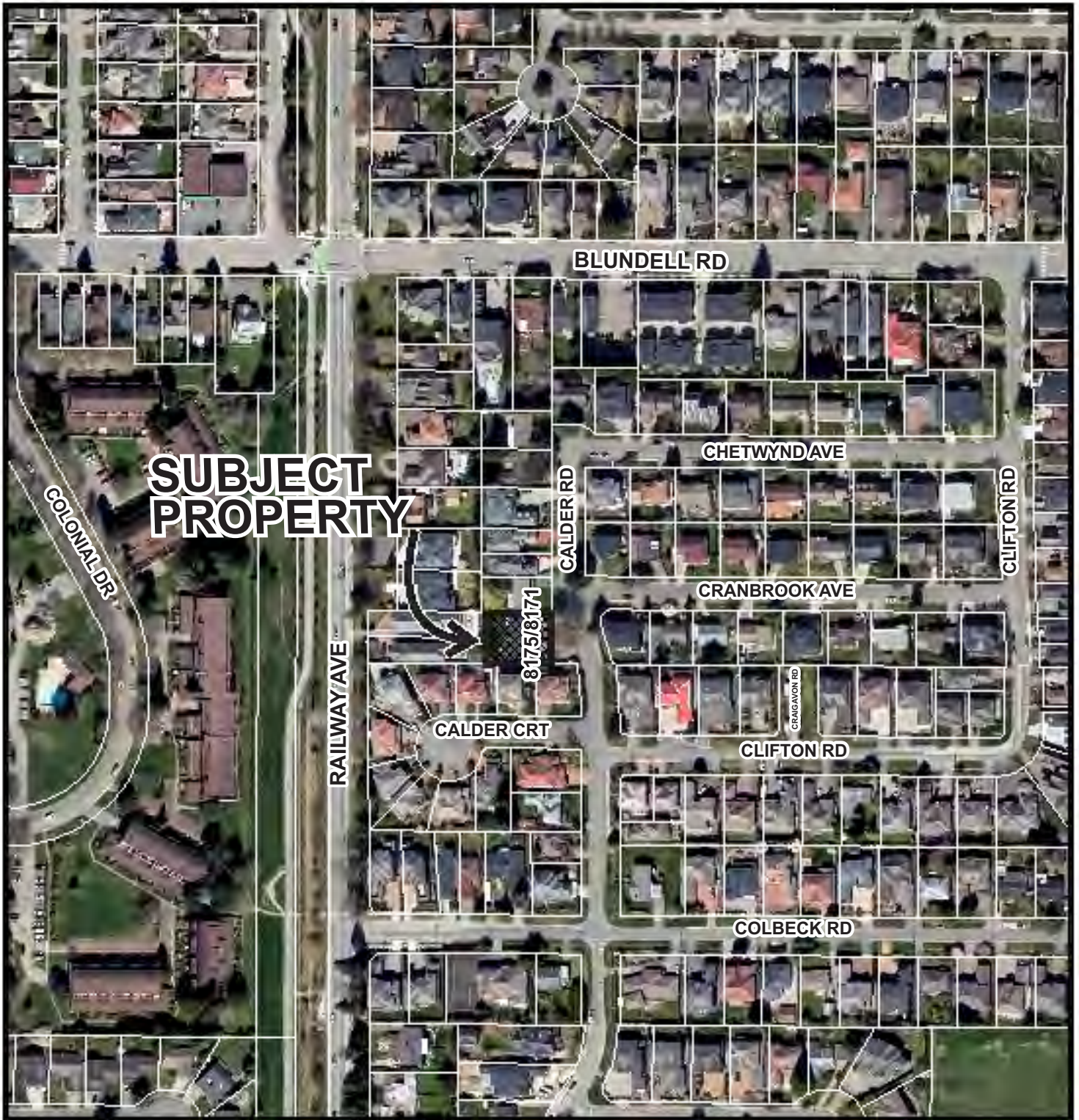
- Att.
- 1: Location Maps
 - 2: Subdivision Plan
 - 3: Development Application Data Sheet
 - 4: Single Family Lot Size Policy 5453
 - 5: Neighbour Letters
 - 6: Tree Management Plan
 - 7: Rezoning Considerations



	<h1>RZ 23-024173</h1>	<p>Original Date: 08/11/23</p> <p>Revision Date: 08/14/23</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 23-024173

Original Date: 08/11/23

Revision Date: 08/14/23

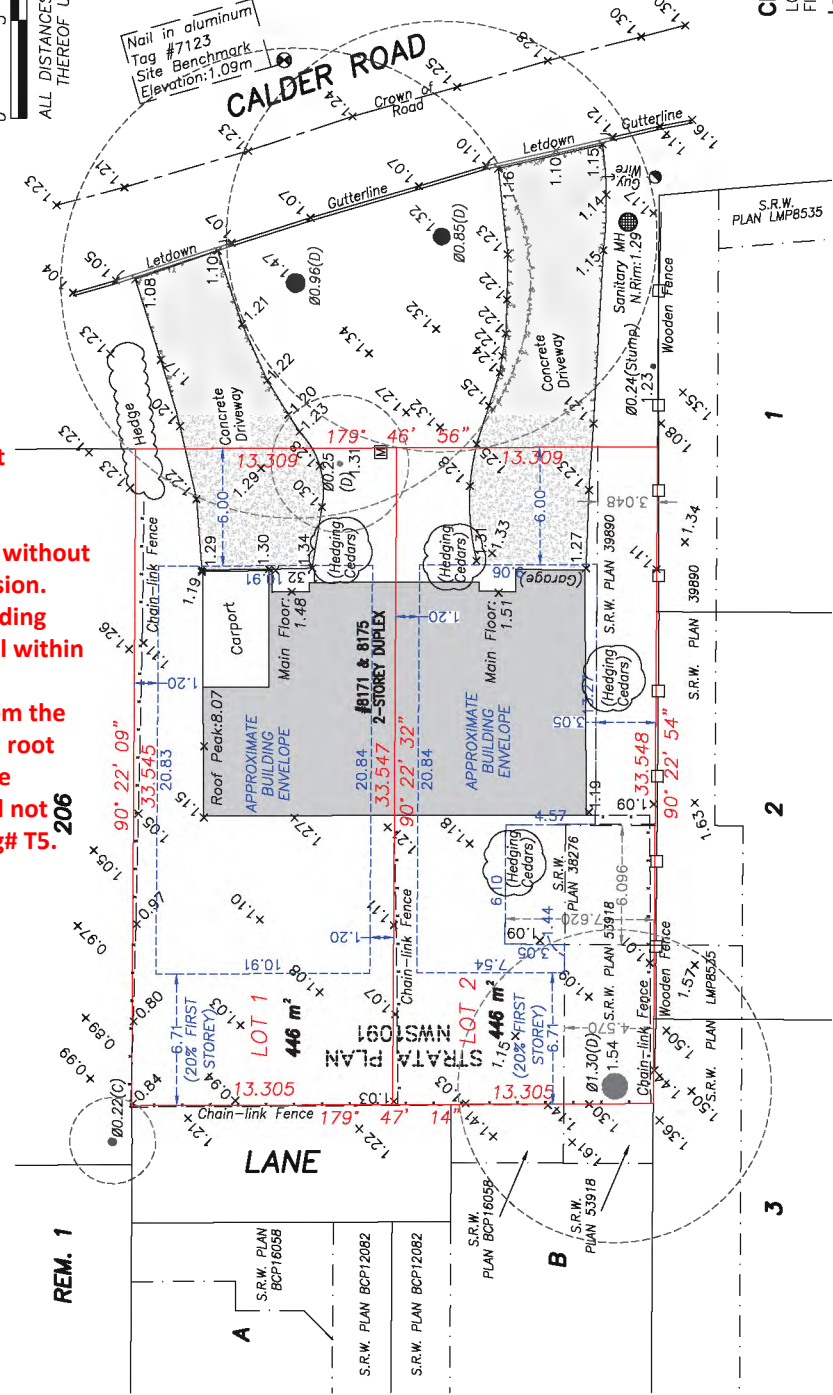
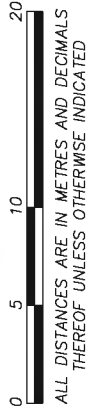
Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NWS1091 SECTION 24 BLOCK 4 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT

#8171 & 8175 CALDER ROAD,
RICHMOND, B.C.
P.I.D. 001-650-220 (Strata Lot 1)
P.I.D. 001-650-238 (Strata Lot 2)

LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- denotes manhole
- ⊕ denotes water meter
- ⬇ denotes power post
- ⬇ denotes anchor



No impingement permitted within the Tree Protection Zone without arborist supervision. None of the building envelope can fall within the TPZ without confirmation from the arborist through root mapping that the construction will not damage Tree tag# T5.

CNCL 89

NOTE:
Elevations shown are based
City of Richmond HPN
Benchmark network.
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.128m
Benchmark: HPN #235
Control Monument 77H4885
Elevation: 1.106m

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 8042
FB-424 P30-32; FB-433 P39
Drawn By: LK/JMY

NOTE:
Use this Benchmark Tag #7123
for construction elevation control.

DWG No. 8042-TOPO-04

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.
Johnson Tam JQ05M3
Digitally signed by
Johnson Tam JQ05M3
Date: 2024.06.26
12:18:50 -0700
JOHNSON C. TAM, B.C.L.S., C.L.S.
November 30th, 2023.



RZ 23-024173

Attachment 3

Address: 8171/8175 Calder Road

Applicant: 1142327 B.C. Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	1142327 B.C. Ltd.	Lot 1: TBD Lot 2: TBD
Site Size (m²):	893 m ²	Lot 1: 446 m ² Lot 2: 446 m ²
Land Uses:	Duplex residential	Single Family Residential
OCP Designation:	Neighbourhood Residential	no change
Zoning:	"Two Unit Dwellings (RD1)"	"Small-Scale Multi-Unit Housing (RSM/M)"

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 245.3 m ² Lot 2: Max. 245.3 m ²	Lot 1: Max. 245.3 m ² Lot 2: Max. 245.3 m ²	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Minimum 360 m ²	Lot 1: 446 m ² Lot 2: 446 m ²	none
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Width: 13.3 m Depth: 33.5 m	none
Setbacks (m):	Front: Min. 6.00 m Side: Min. 1.20 m Rear: greater of 6.0 m or 20% of lot depth	Front: Min. 6.49 m Side: Min. 1.27 m Rear: Min. 6.70 m	none
Height (m):	Max. 2.5 Storeys	Max 2.5 Storeys	none

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



Page 1 of 2

Adopted by Council: November 15, 1993
Amended by Council: January 15, 2001 *
October 20th, 2003

POLICY 5453

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7

POLICY 5453:

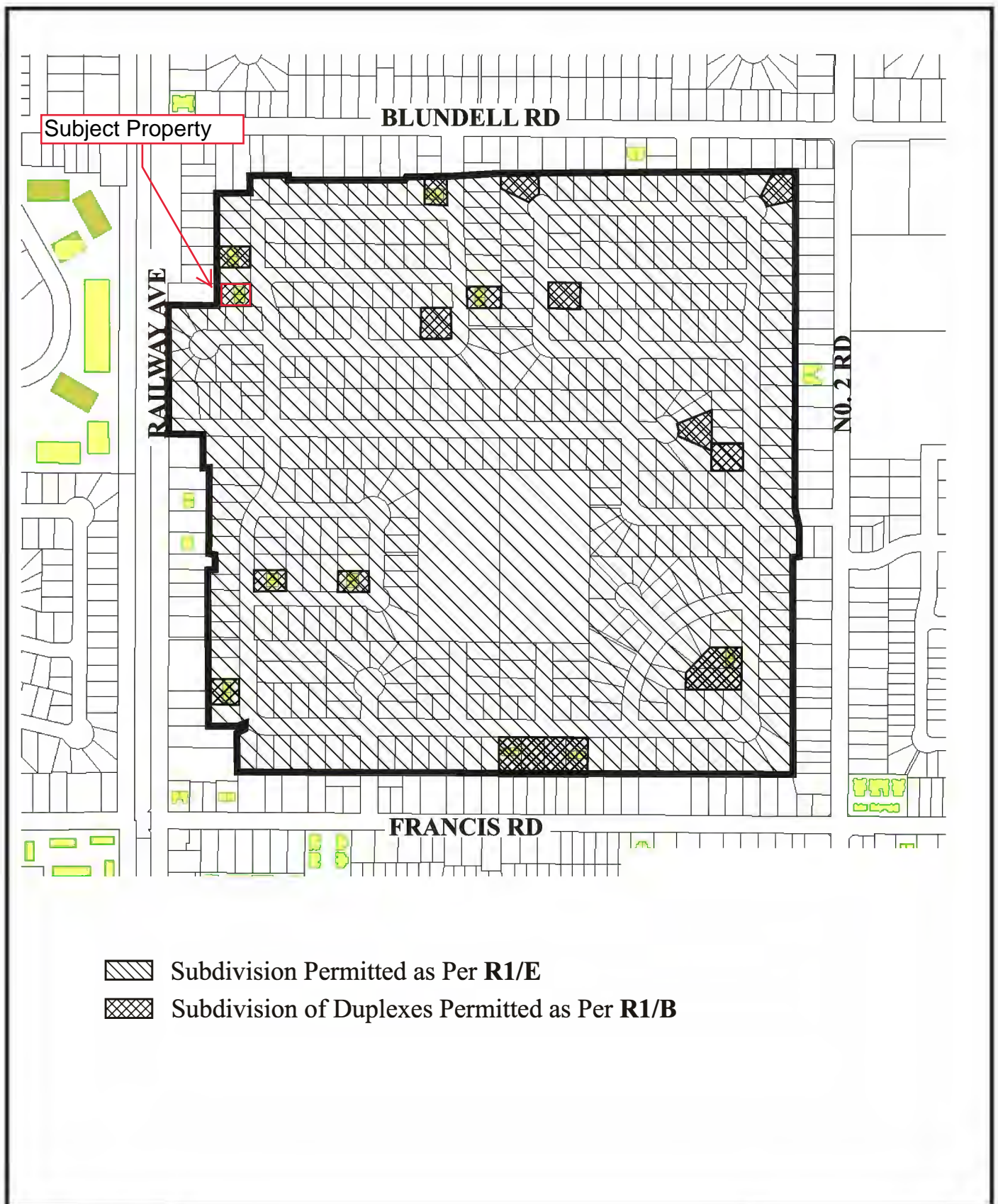
The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:



That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect



-  Subdivision Permitted as Per **R1/E**
-  Subdivision of Duplexes Permitted as Per **R1/B**



Policy 5453 Section 24-4-7

Adopted Date: 11/15/93
Amended Date: 10/20/03

Eyton, Laurel

From: Eyton,Laurel
Sent: May 31, 2024 4:16 PM
To: Pannell,Janet
Subject: RE: Rezoning App 8171, 8175 Calder

Hi Janet,

Thanks for your inquiry. I'm the Planner assigned to the review of this application.

Please be advised that we do not control the form and character of buildings as part of the Rezoning application. Your best bet for influencing the form and character of the development would be to talk to your neighbour and advise them of your concerns.

I am available to discuss the proposal and any questions you may have at the below number.
I'm in the office today until 5pm and next week Monday to Thursday 8:15am to 5:00pm

Thanks and Kind Regards,

Laurel Eyton, MCRP

Planning Technician | Planning and Development Department | City of Richmond
(p) 604-276-4262 | (e) leyton@richmond.ca

From: Janet Pannell
Sent: May 8, 2024 5:29 PM
To: DevApps <DevApps@richmond.ca>
Subject: Rezoning App 8171, 8175 Calder

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

Hi,

I live next door to the proposed development at 8171/8175 Calder rd. Would I be able to see the plans for the development, just want to see what windows and decks will be overlooking my property.

Thank you,

Janet Pannell

From: [Eyton,Laurel](#)
To: ["stella lo"](#)
Cc: [Henry Lo](#)
Subject: RE: Neighbour Opinion on rezoning application no. RZ23-024173 8171 & 8175 Calder Rd., Richmond.
Date: November 2, 2023 2:58:33 PM

Hi Stella,

Thanks for your comments and thanks for your patience in waiting for a response.

This application is still under review, including what trees will be removed or retained.

However, generally, the City's position is to retain large and healthy trees whenever possible.

I encourage you to reach out directly to your neighbour for discussions regarding how to best manage existing trees that cross property boundaries.

Thanks and Kind Regards,

Laurel Eyton, MCRP

Planning Technician | Planning and Development Department | City of Richmond
(p) 604-276-4262 | (e) leyton@richmond.ca

From: stella lo
Sent: October 5, 2023 10:30 AM
To: Eyton,Laurel <LEyton@richmond.ca>
Cc: Henry Lo
Subject: Neighbour Opinion on rezoning application no. RZ23-024173 8171 & 8175 Calder Rd., Richmond.

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

Hi madam,

Further to my previous email dated Sep 12, I would like to attach herewith photos taken by my husband Henry on the recent burden created by the huge chesnut tree belonging to the above neighbour redeveloping strata lot. These chesnut fruits also hit onto our windows from time to time.

We sincerely wish something could be done during the redevelopment, and we look forward to hearing from you soon.

Many thanks for your attention to this matter.

Yours sincerely, Stella



Henryvlo Van 2015

27 September, 1:22 p.m.





From: [stella lo](#)
To: [DevApps](#)
Cc: [Henry Lo](#)
Subject: Re: Neighbour Opinion on rezoning application no. RZ23-024173 8171 & 8175 Calder Rd., Richmond.
Date: September 12, 2023 5:07:03 PM
Attachments: [20230912_162509.jpg](#)
[20230912_162444.jpg](#)

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

Hi,

I forgot to attach photos in my last email just sent. I hereby attach the photos here for your kind reference.

Yours truly,
Stella Wong

On Tue, Sept 12, 2023, 5:03 p.m. stella lo wrote:

Dear sir,

I am a resident of the neighborhood. I recently noted a sign just put up in front of 8171 and 8175 Calder Road regarding redeveloping the two duplexes into two single houses.

I would like to draw your attention to a hugh chesnut tree inside the backyard of unit 8175.

By visual examination, the tree has grown to about five storeys high. However, it's main tree trunk is less than three feet from the fence separating our backyard and unit 8175.

Nearly 1/3 of the tree branches and leaves and fruits (in terms of diameter) grow above our shallow backyard. Attached are some photos for your reference.

This situation posed potential danger to our family and friends visiting us when we are at the backyard especially in summer times. My husband and I are over 65 now, and feel very stressed that hundreds of chestnuts are falling down weekly, and sometimes hitting our heads or making us slip and fall. I would like to suggest that this tree be removed and replaced by a less dangerous non-fruit bearing tree such as maple. Or at least it should be substantially trimmed to avoid posing danger to its neighbour's family and house.

I welcome any government officials to come to our place and examine the situation, and hopefully come up with possible solutions to remedy the current situation before the completion of the redevelopment of 8175 Calder Road.

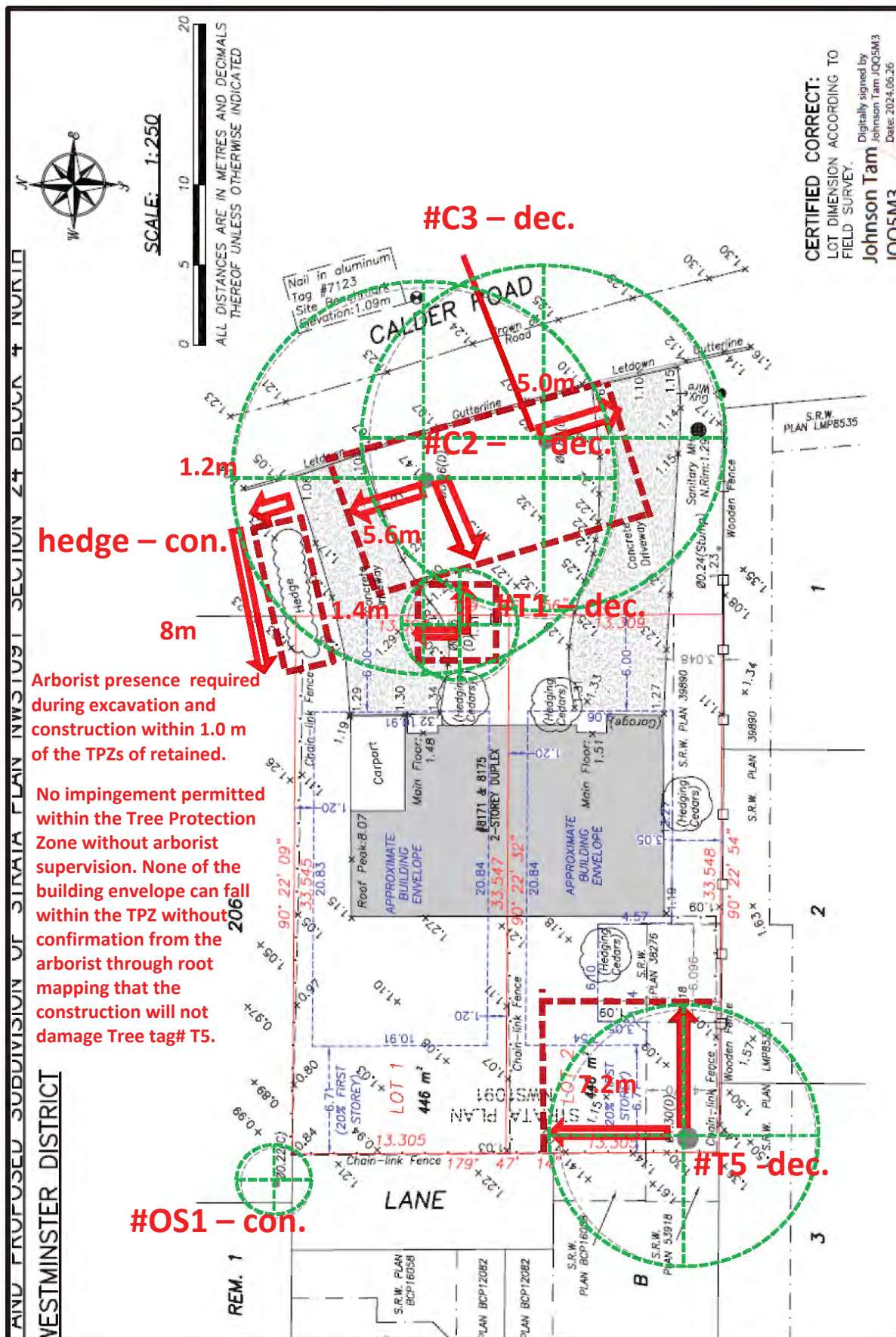
Many thanks for your kind attention to this matter and look forward to your early reply. I could be contacted by email or by phone. I also c.c. my husband's email in case I am out of town.

Yours truly,
Stella Wong



CNCL - 98







Address: 8171/8175 Calder Road

File No.: RZ 23-024173

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10581, the developer is required to complete the following:

1. Discharge of Covenant AE49553, restricting development on the subject site to duplex development only.
2. Registration of a legal agreement on title for modified setbacks of portions of the west and south setbacks on Lot 2 to ensure the retention of tree tag #T5.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$46,080 for the four trees [\$20,480.00 for the significant tree tag# T5; \$5,120.00 for tree tag# T1; and \$10,240/each for tree tags# C2 & C3] to be retained.
5. Registration of a flood indemnity covenant on title (2.9m GSC- Area A).
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum 37 m² one-bedroom secondary suite is constructed on proposed Lot 1 and a minimum 33 m² one-bedroom secondary suite is constructed on proposed Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. 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.
8. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure 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:

- a) Using the OCP Model, there is 397 L/s of water available at 20 psi residual at the hydrant fronting 5151 Cranbrook Ave and 458 L/s of water available at 20 psi residual at the hydrant fronting 8260 Calder Rd. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At the Developer's cost, the Developer is required to:
 - Submit Fire Underwrite Survey (FUS) or International Organization for Standardization (IS) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use. The Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's frontage.
 - Contact the City's Operations (Water Department) to confirm whether the 25mm diameter water service connections at the frontage shown in the City's RIM are existing and suitable for reuse. Reuse the 25mm diameter water service connections if they are existing and suitable for reuse.
 - Provide a water meter and 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) + and appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- c) At the Developers cost, the City will:

- Install two new water service connections complete with meter and meter box to service the two new lots if it's confirmed, as per inspections by Water Department, that there are no existing water service connections to the property or if existing water service connections are not suitable for reuse.
- Cut and cap at main, existing water service connections at the Calder Rd frontage if the existing water service connections are not suitable for reuse, as per inspections by Water Department.

Storm Sewer Works:

d) 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.
- Install 600mm storm sewers, approximately 55 meters, from mid-frontage or at the common property line of the new lots at Calder Rd to the nearest existing larger storm sewers south at Calder Crt. Manholes are required at the high point and at every change in pipe size and alignment. Service connections are not permitted to connect to the existing lane drainage systems located west of the propose site.
- Install a new storm sewer service connection complete with an inspection chamber and dual service leads at the common property line fronting Calder Rd of the two lots that will be created.

e) At Developer's cost, the City will:

- Cut and cap the existing storm lead at the northeast corner of the subject site.
- Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

f) At the Developer's cost, the Developer is required to:

- Complete and obtain acceptance of the following required sanitary works prior to approval of the proposed subdivision.
- Confirm the material and condition via video inspection of the existing sanitary main section between existing manhole SMH2869 and manhole SMH6863 prior to any tree removal. The developer shall be responsible to immediately repair the sanitary section if it is impacted by the tree removal.
- Not impact the existing 200mm AC sanitary main along the south property line from existing manhole SMH2869 to existing manhole SMH6863, approximately 32 meters, by replacing it to a 200mm diameter PVC sanitary main after demolition and clearing of existing onsite structures.
- Confirm the material and condition via video inspection of the existing sanitary main section between existing manholes SMH6860 and SMH2869 located in the middle of the south property line. Replace the 3m long section with PVC pipe if the existing section is of AC material.
- Confirm the material and condition via video inspection of the existing sanitary lateral sections located west of the existing manhole SMH6860 (e.g., existing sanitary lateral sections contained in rights of ways numbered 53918 and BCP16058 located at the southwest corner of the proposed site). Replace the laterals with PVC pipe if the existing are of AC material.
- Not start onsite excavation or foundation construction until completion of side-yard sanitary works by City crews.
- Install 200mm diameter PVC sanitary sewer along the east property line via a manhole tied to the required sanitary main along the south property line of the proposed site and terminate via a manhole at the common property line of the two lots that will be created. A manhole at the high end is required.
- Install a sanitary sewer connection off of the new sanitary manhole at the common property line fronting Calder Rd complete with an inspection chamber in a 1.5m by 1.5m right of way and dual service leads to service the proposed two lots.
- Discharge the existing Right of Way numbered 38276 located in the middle of the south property line.

g) At Developer's cost, the City will:

- Perform all tie-ins of proposed works to existing City infrastructure.
- Cut and cap the existing sanitary service connection at the southwest corner of the subject site.

Frontage Improvements:

h) The Developer is required to:

- Coordinate with BC Hydro, Telus, and other private communication service providers:
 - (a) To underground Hydro service lines as the existing BC Hydro, Telus, and Shaw services in the area are underground.
 - (b) Provide pre-ducting for future Hydro/ Tel/ Cable utilities, if required.
 - (c) To determine if above ground structures are required and coordinate their locations on-site (e.g. LPT, Shaw cabinets, Telus Kiosks, etc) and provide right of ways for the above ground structures.
- Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.

General Items:

- i) Driveway Locations:
 - Lot 1: The existing driveway can be kept. This driveway is to be reconstructed to meet City Engineering Design Specifications.
 - Lot 2: The existing driveway can be kept. This driveway is to be reconstructed to meet City Engineering Design Specifications.
- j) Driveway Design Standards: Per Bylaw 7222 and Design Specifications (R-7a-SD), the following design standards are to be met:
 - Minimum 1.65 m separation measured from the top of driveway letdown to the closest common property line with the neighbouring site.
 - The width of each driveway is to be set at 4.0 m maximum at the property line.

At Demolition* stage, the applicant must complete the following requirements:

- 9. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin Tree-03, prior to any construction activities, including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

Prior to Subdivision* stage, the developer must complete the following requirements:

- 10. Discharge of Strata Plan NW1091.
- 11. Payment of the current year's taxes, applicable Development Cost Charges (City, Metro Vancouver, and TransLink), School Site Acquisition Charges, and Address Assignment Fees.
- 12. Complete the required sanitary works as outlined above.
- 13. Discharge the existing Right of Way numbered 38276 located in the middle of the south property line.

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

- 14. The Developer is to contact City Traffic Operations to determine if a Construction Parking and Traffic Management is required. If required, the Plan is to address the requirements for: parking for services, deliveries, workers, and loading; application for traffic lane closures; and proper construction traffic controls. The Plan must meet the requirements as laid out in "Traffic Control Manual for Works on Roadways" (by Ministry of Transportation) and MMCD Traffic Regulations Section 01570.
- 15. 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 10581 (RZ 23-024173)
8171/8175 Calder 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 **“SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)”**.

P.I.D. 001-650-220

Strata Lot 1 Section 24 Block 4 North Range 7 West New Westminster District Strata Plan NW1091, together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-650-238

Strata Lot 2 Section 24 Block 4 North Range 7 West New Westminster District Strata Plan NW1091, together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10581”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee

Date: June 28, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 20-919115

Re: Application by 1096255 B.C. LTD. for Rezoning at 12071 2nd Avenue from
"Steveston Commercial (CS3)" Zone to "Commercial Mixed Use (ZMU58) – 2nd
Avenue (Steveston Village)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10571 to create the "Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)" zone, and to rezone 12071 2nd Avenue from "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)" zone, be introduced and given first, second and third reading.

Wayne Craig
General Manager, Planning and Development

WC:mp
Att. 7

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

Staff Report

Origin

1096255 B.C. LTD. (Directors - Ahmad Ayyaz Bajwa & Khalid Hasan) has applied to the City of Richmond for permission to rezone 12071 2nd Avenue from “Steveston Commercial (CS3)” to a new “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” zone in order to develop a three-storey, mixed use building containing approximately 100 m² (1,076 ft²) of commercial space at grade and six residential units above, with vehicular access from the lane to the west. A location map and aerial photo are contained in Attachment 1. Conceptual development plans are provided in Attachment 2.

The subject site is located in the Steveston Village Heritage Conservation Area. It does not contain an identified heritage resource.

Findings of Fact

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

Subject Site Existing Uses

The subject site is currently vacant.

Surrounding Development

To the North: Immediately to the north is an existing three-storey, mixed-use building at 12051 2nd Avenue, zoned “Steveston Commercial (CS3)” with commercial at grade and residential on upper floors.

To the South: Immediately to the south is an existing two-storey, commercial building at 3551 Moncton Street and parking lot zoned “Steveston Commercial (CS2)”. A rezoning application (RZ21-934507) is under staff review for a two to three storey, mixed-use development and will be subject to a separate staff report at the conclusion of staff review.

To the East: Across 2nd Avenue is a one-storey building known as Marine Garage, which is one of the 17 identified heritage resources in Steveston Village, at 3611 Moncton Street zoned “Gas & Service Stations (CG2)”. Also, to the East is a rear portion of 3651 Moncton Street, which is zoned “Steveston Commercial (CS2)”, and has a Development Permit (DP) application (DP24-036438) to add a new storefront on the rear elevation of the existing building for a retail store. The DP application is under staff review and will be subject to a separate staff report at the conclusion of staff review.

To the West: Across the lane is a one to three-storey, mixed-use development, known as the Roderick, zoned “Commercial Mixed Use (ZMU33) – Steveston Village”. The parking access is from the lane.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject site is located in the Steveston Village Core Area, and is designated “Neighbourhood Service Centre” in the Official Community Plan and “Heritage Mixed-Use” in the Steveston Area Plan. The proposed mixed-use development is consistent with these land use designations.

The Steveston Village Land Use Density and Building Height Map (Attachment 4) in the Steveston Area Plan allows for the maximum Floor Area Ratio (FAR) of 1.6 and the maximum building height of 12 m (39.4 ft.) and three storeys on the subject site.

The proposed height and density for this project is consistent with the Steveston Area Plan. Permitting density up to 1.6 FAR can be considered where the developer provides voluntary financial contributions to the Steveston Village Heritage Conservation Grant (SVHCG) Program. The contribution amount is applicable to all developable floor area over 1.2 FAR up to a maximum 1.6 FAR and the current contribution rate is \$72.93 per sq. ft. for a total of \$192,156. Of the total contribution, the SVHCG Program contribution may be reduced by the amount of the voluntary cash-in-lieu contribution provided under the City’s Affordable Housing Strategy for the same development. The total required contribution amount is \$50,196.

Affordable Housing Strategy

The City’s Affordable Housing Strategy requires that all rezoning applications that propose 60 or fewer apartment units provide a voluntary cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant has agreed to submit a voluntary cash-in-lieu contribution to the Affordable Housing Fund in the amount of \$15 per buildable square foot (excluding the proposed commercial floor area) for a total contribution of \$141,960 prior to the final adoption of the rezoning bylaw.

Market Rental Housing Policy

The City’s Official Community Plan establishes a policy framework for the provision of market rental housing. Projects including less than 60 residential units are not required to provide purpose-built market rental units, so long as a cash-in-lieu contribution is provided. The applicant has agreed to provide a contribution of \$28,392 (\$3 per buildable square foot, excluding the proposed commercial floor area) prior to the final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

Two rezoning signs have been installed on the subject property: one fronting 2nd Avenue and the other fronting the lane. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning signs on the property.

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

Richmond Heritage Commission

The rezoning application was reviewed by the Richmond Heritage Commission on May 10, 2023. An excerpt from the meeting minutes is included in Attachment 5.

The Richmond Heritage Commission supported the application subject to the applicant giving considerations to the comments of the Commission. Comments made by the Commission on the proposal will be addressed through the Development Permit application process.

Analysis**Heritage Consultant Report**

The application was submitted prior to Council's endorsement of the enhanced development application review process. However, the applicant has voluntarily engaged a heritage consultant to research the historical context of the site and guide the design development process. The original design was revised based on the recommendations in the consultant's report (Attachment 6) to better reflect the historic residential character of 2nd Avenue.

Built Form and Architectural Character

The proposed development is a three-storey, mixed-use building with at-grade commercial fronting 2nd Avenue and six residential units on the upper levels. Vehicular access to the parkade is from the existing lane to the west. Shared commercial and residential visitor parking for the development are provided directly off the lane, and the residential parking is secured by an overhead gate. The residential units can be accessed through a central courtyard on the second level, and each unit will have a private rooftop deck accessed by an open stairwell. The stair access design avoids any protruding structures, and the rooftop decks are screened from the street by parapets and setback in keeping with the design guidelines.

The proposed building design is directly informed by the historic residential use of the subject site. The building facades are divided into smaller portions and the top storey is set back to express the historic scale and footprint of residential uses on the site. The proposed building also features an asymmetrical design and the residential roof form, which emulates the roof form of the historic house.

In accordance with the Steveston Area Plan Development Permit Guidelines, the building is generally sited at zero lot line to both road frontage and the lane. The commercial entries are recessed to reflect the character of historic buildings in Steveston Village.

Additional design refinement of the architectural form and character, including consideration of comments from the Richmond Heritage Commission, will be addressed thorough the Development Permit application.

Proposed Mixed Use Zone (ZMU58) – 2nd Avenue (Steveston Village) Zone

The proposed new zone allows for similar uses as other mixed-use zones in Steveston Village that include general commercial and residential (apartment) uses.

The new proposed zone includes the following specific provisions:

- General base density of 1.6 FAR;
- A maximum building height of 12 m (3 storeys);
- Parking reductions in accordance with Steveston Area Plan policies; and
- Allowance of 50% of the parking spaces provided to be small car spaces.

With the introduction of new Provincial legislation related to density bonus measures, the proposed application would have a total base density of 1.6 FAR. The rezoning considerations agreed to by the applicant include the voluntary cash contributions toward affordable housing and heritage funds in keeping with existing Official Community Plan Policy.

Registration of a covenant identifying that the building is a mixed-use building and indicating that the building is designed to avoid unwanted noise generated by internal use from penetrating into residential areas will be secured as a rezoning consideration for this project.

Existing Legal Encumbrances

None.

Housing Type and Tenure

The proposed apartment units are all sized to be family-friendly (five three-bedroom units and one two-bedroom units). Consistent with OCP policy respecting multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Transportation and Site Access

Vehicle access will be through the existing lane to the west.

The development contains a total of ten parking spaces: two commercial parking spaces and eight residential parking spaces. Two residential visitor parking spaces will be shared with the

commercial spaces, and 50% of the parking spaces (i.e., five spaces) provided will be small car spaces. The proposal is consistent with the Steveston Area Plan policies that allow 33% reduction for commercial uses and 13% reduction for residential uses from the applicable Zoning Bylaw parking requirements.

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 (tag#A) bylaw-sized trees 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#A) located on the site is a 9” calliper maple. The tree abuts a chain link fence near the property line and has been affected by proximity. The tree exhibits low vigour and is also in conflict with the proposed building envelope. This tree is not a good candidate for retention and should be removed and replaced.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

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

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

The applicant proposes to plant at least two trees on-site in the central courtyard. As part of the Development Permit application review process, the number and species of proposed replacement trees is to be refined and additional planting opportunities are to be further examined where appropriate.

BC Energy Step Code and Zero Carbon Step Code

As a Part 3 building under the BC Building Code, the proposed development is subject to the City’s Step Code and Zero Carbon Step Code requirements. The project architect has submitted a letter confirming that the applicable performance targets for each Code have been considered in the proposed design.

Additional details on the Code compliance and the integration of applicable building mechanical systems into the development will be provided through the Development Permit application.

Amenity Space

For each residential unit, private outdoor decks on the rooftop are provided. The sizes of these rooftop decks exceed the minimum required (6 m²) for apartment units. A common outdoor amenity area is not provided for this small-scale mixed use development.

A cash-in-lieu contribution of \$9,600 (\$1,600 per unit) will be required as a rezoning consideration for indoor amenity space based on the Official Community Plan guidelines.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 7. The required works and upgrades include, but not limited to, the following:

- Upgrade the existing water main on 2nd Avenue from Moncton Street to Chatham Street to obtain adequate fire flow, and install a new fire hydrant on 2nd Avenue as per City spacing standards;
- Install a new water service connection and grant a SRW to locate a water meter on-site;
- Install a new storm sewer from Moncton Street to the north property line, complete with manholes;
- Along 2nd Avenue, pavement marking and signage to add angled parking; and
- Upgrade the west lane to match the design and works completed as part of the Roderick Servicing Agreement.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to adoption of the rezoning bylaw. Further design refinements to the proposed form and character will be undertaken as part of the Development Permit application review process, including, but not limited to:

- Compliance with Development Permit Guidelines in the 2041 Official Community Plan and the Steveston Area Plan, including the Sakamoto Guidelines;
- On-site landscape design development, including detailed design for the outdoor courtyard and rooftop decks and review of the size and species of on-site trees to ensure bylaw compliance;
- Further design development in response to the Richmond Heritage Commission's comments, refinement of the proposed window and door treatments and signage design;

- Review of details of the proposed awning projecting over City sidewalk (an encroachment agreement to be obtained prior to issuance of Building Permit);
- Review of acoustical and thermal reports and recommendations prepared by an appropriate registered professional, demonstrating that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements;
- Review of the aging-in-place features and accessibility measures; and
- Review of the sustainability measures.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to create a new "Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)" zoning district and to rezone 12071 2nd Avenue to this new zone to permit development of a three-storey, mixed use development with commercial at grade and six residential units on the upper levels.

Staff support the rezoning application as it is consistent with the land use, density and height policies within the Steveston Area Plan.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10571 be introduced and given first, second and third reading.

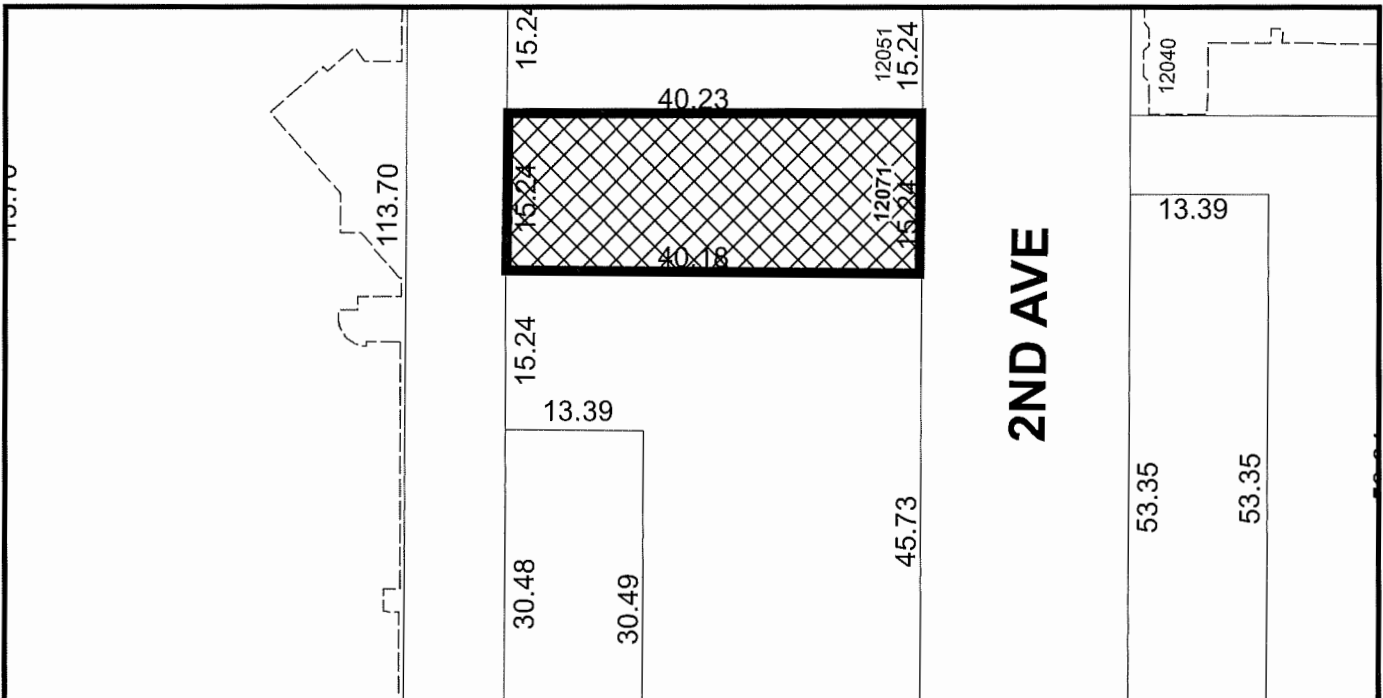


Minhee Park
Planner 3

MP:cas

- Att.
- 1: Location Map and Aerial Photo
 - 2: Conceptual Development Plans
 - 3: Development Application Data Sheet
 - 4: Steveston Village Land Use Density and Building Height Map
 - 5: Excerpt from the May 10, 2023 Richmond Heritage Commission Meeting Minutes
 - 6: Heritage Consultant Report
 - 7: Rezoning Considerations

The map illustrates the proposed rezoning area in Chatham, New Brunswick. The streets shown are Chatham St, Moncton St, Bayview St, 1st Ave, 2nd Ave, and 3rd Ave. The map is divided into several zoning districts, including CS3, ZMU26, ZMU32, ZMU33, ZMU22, ZMU11, ZR6, RAM1, SI, IL, CG2, and CS2. A specific parcel on Chatham St, between 2nd Ave and 3rd Ave, is highlighted with a cross-hatch pattern and labeled 'PROPOSED REZONING' with an arrow pointing to it.



RZ 20-919115

Revision Date:

CNCL - 114



City of
Richmond



RZ 20-919115

Original Date: 12/10/20

Revision Date:

Note: Dimensions are in METRES

Attachment 2

PROPOSED BUILDING

(H) SETBACK:	NO REQUIREMENT	NO REQUIREMENT
FRONT YARD	0.04M (2')	
NORTH SIDE YARD	0.08M (3')	
SOUTH SIDE YARD	0.05M (2')	
REAR YARD	0.02M (1')	

REDUCTION ALLOWABLE IN STEVESTON VILLAGE
33% REDUCTION COMMERCIAL ALLOWABLE
3 CARS X 67% = 2 CARS
13% REDUCTION RESIDENTIAL ALLOWABLE
9 CARS X 87% = 8 CARS

(L) OPEN SPACE

- (d) STAIRWELL HANDRAILS
- (e) LEVER TYPE HANDLES
- (f) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE TOILETS, BATHUBS AND SHOWERS.



SITE



67.3 SM 725.1 SO. FT.

TOTAL = 2
6 SM PER DWELLING UNIT X 6 = 36 SM
387 SF

(L) OPEN SPACE

DEVELOPMENT SUMMARY

**MIXED USE
DEVELOPMENT AT
12071 2ND AVENUE
RICHMOND BC**

DEVELOPMENT SUMMARY

PROJECT NUMBER: 20-13
ISSUED: 7/2/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 20-13_TSA-240702-RZ.DWG

A1

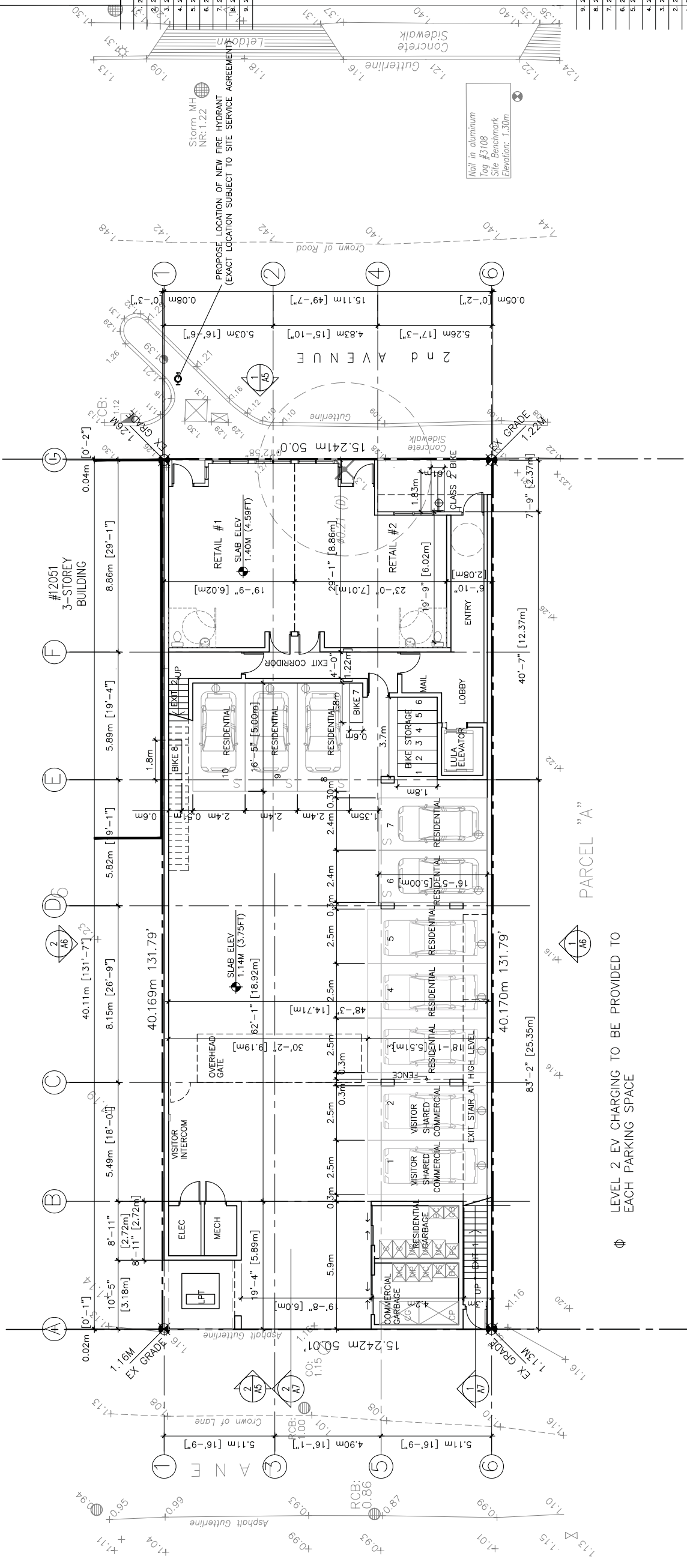
REFZONE

RZ 20-919115

Eric Law Architect
216 288 1878 WEST AVENUE VANCOUVER BC
V5Y1N5
TEL: (604) 505-2099

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PERMISSION.

- ISSUED
- 2020.11.05 ISSUED FOR REZONING APPLICATION
 - 2021.01.08 ISSUED FOR REZONING REVIEW
 - 2022.06.09 ISSUED FOR REZONING REVIEW
 - 2023.03.31 ISSUED FOR CITY REVIEW
 - 2023.04.29 ISSUED FOR CITY REVIEW
 - 2023.06.09 ISSUED FOR CITY REVIEW
 - 2023.06.25 ISSUED FOR CITY REVIEW
 - 2023.06.28 ISSUED FOR CITY REVIEW
 - 2023.07.02 ISSUED FOR CITY REVIEW



GARBAGE NOTES	
	G= GARBAGE
	FS= FOOD SCARPS
	GB= GLASS JARS & BOTTLES
	BC= BEVERAGE CONTAINERS
	MC= MIXED CONTAINER
	MP= MIXED PAPER
	CG= 3CU YD COMMERCIAL GARBAGE
	OP= 3CU YD PAPER BIN

FINISH GRADE:
NW LOT & BLDG CORNER: 1.16
NE LOT & BLDG CORNER: 1.26
SW LOT & BLDG CORNER: 1.22
NW LOT & BLDG CORNER: 1.13
AVERAGE GRADE: 1.19 M (3.9')
MAX CROWN OF THE ROAD: 1.42M
SLAB LEVEL: 1.40M



MIXED USE
DEVELOPMENT AT
12071 2ND AVENUE
RICHMOND BC
1/F SITE PLAN

PROJECT NUMBER: 20-13
ISSUED: 7/2/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 20-13_TSA_240702-RZ.DWG

A2

REZONE

RZ 20-919115

TEL: (804) 505-2098
OWENS

- | DATE | STATUS |
|---------------|---------------------------------|
| 1. 2023.11.05 | ISSUED FOR REZONING APPLICATION |
| 2. 2023.01.08 | ISSUED FOR REZONING REVIEW |
| 3. 2023.06.09 | ISSUED FOR REZONING REVIEW |
| 4. 2023.02.21 | ISSUED FOR CITY REVIEW |
| 5. 2023.04.29 | ISSUED FOR CITY REVIEW |
| 6. 2023.06.08 | ISSUED FOR CITY REVIEW |
| 7. 2023.06.25 | ISSUED FOR CITY REVIEW |
| 8. 2023.08.29 | ISSUED FOR CITY REVIEW |
| 9. 2023.07.02 | ISSUED FOR CITY REVIEW |

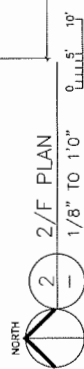
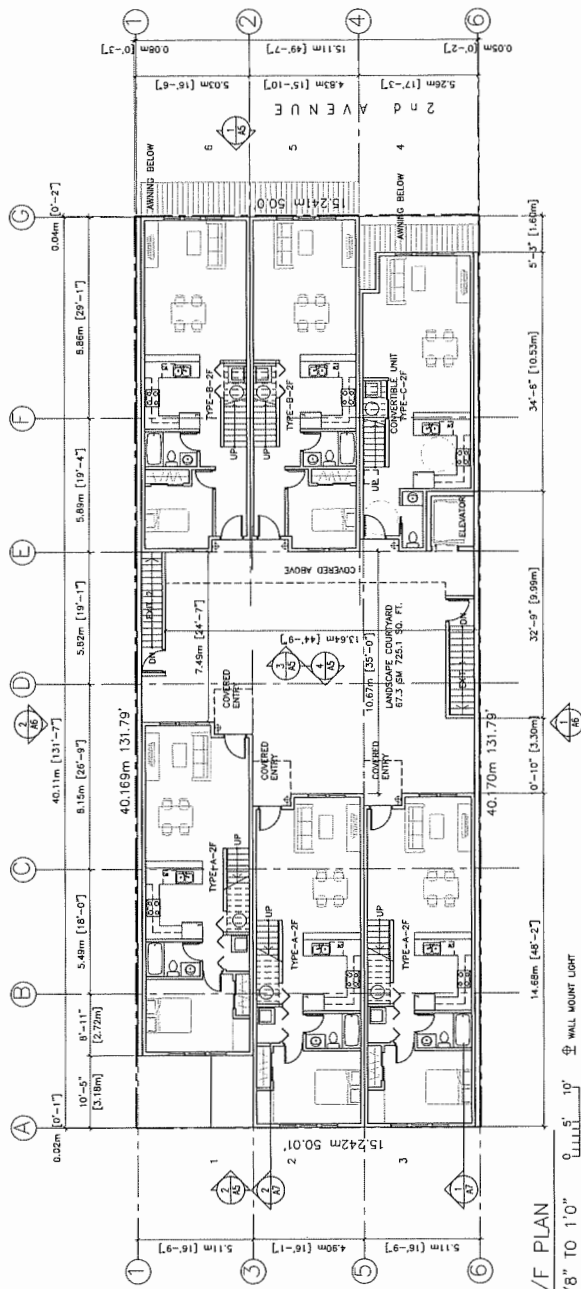
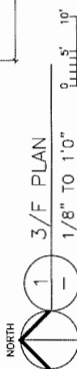
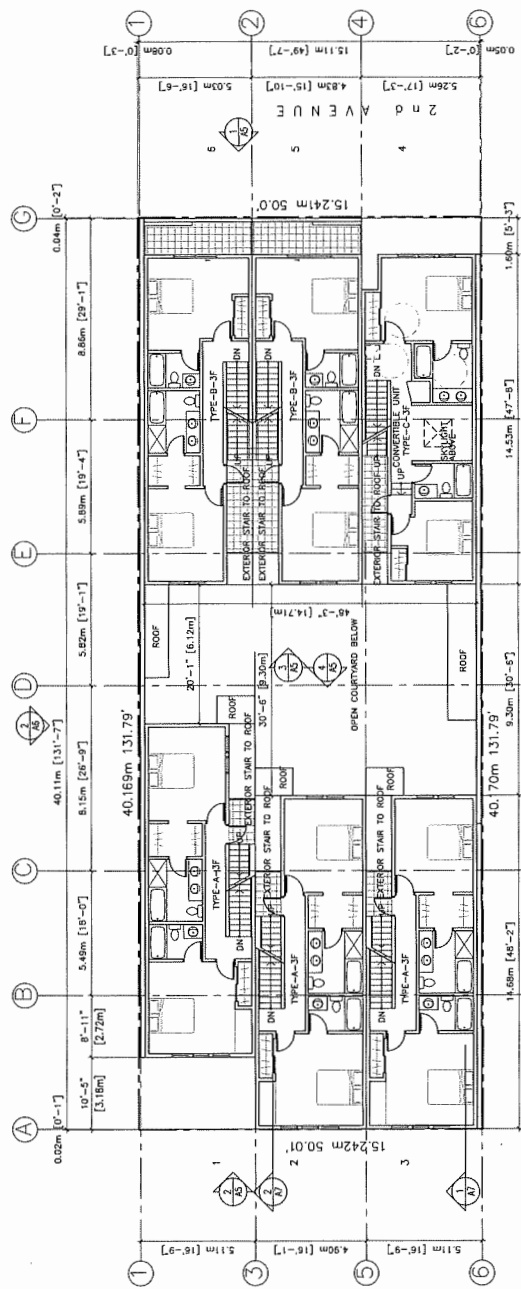
- | | | | | |
|---|------------|----------------|---|----------|
| 9 | 2021-07-02 | BOLITE | VARIANCE IN SMALL PARKING | |
| 8 | 2021-06-28 | BOLITE | VARIANCE IN PARKING NUMBER | |
| 7 | 2021-06-25 | ACCESS | ENTRY DOOR PER CITY COMAUNT | |
| 6 | 2021-06-04 | REMOVED | PER CITY EMAIL COMAUNT | |
| 5 | 2021-04-29 | REMOVED | PER CITY COMAUNT FOR CITY COMAUNT
STREET AND ELEVATION COMAUNT | |
| 4 | 2022-03-21 | FOUNDED | PER CITY COMAUNT | |
| 3 | 2022-06-09 | REMOVED | PER CITY COMAUNT | |
| 2 | 2021-03-28 | PARKING LAYOUT | ADJUSTED | |
| 1 | 2021-01-06 | PARKING LAYOUT | REMOVED | |
| | | | | REVISION |

**MIXED USE
DEVELOPMENT AT
12071 2ND AVENUE
RICHMOND BC
2/F AND 3/F**

PROJECT NUMBER: 20-13
ISSUED: 7/2/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 20-13_TSA_240702-RZ DWG

A3

REZONE



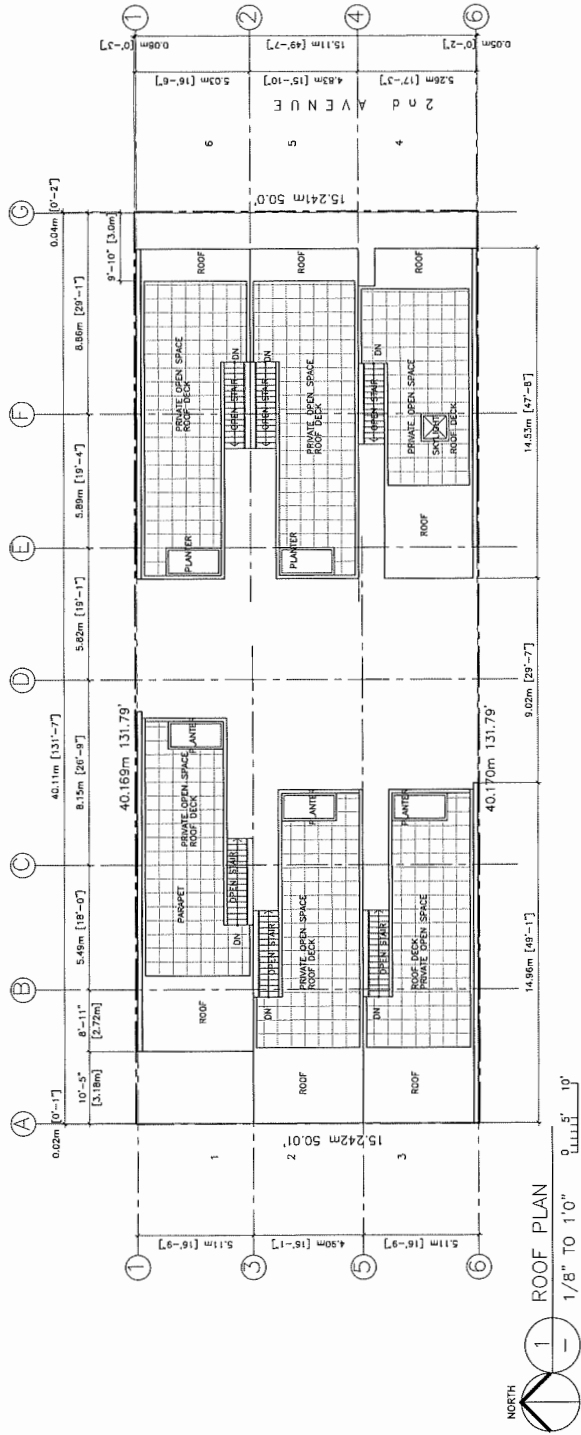
RZ 20-919115

ERIC LAW ARCHITECT

1000 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 1T5
 TEL: (604) 566-3079

COMPANY: REZONE, INC. (N/A) AND
 ERIC LAW ARCHITECT (N/A)
 PROJECT: REZONE, INC. (N/A) AND
 ERIC LAW ARCHITECT (N/A)
 DRAWING: REZONE, INC. (N/A) AND
 ERIC LAW ARCHITECT (N/A)
 SHEET: REZONE, INC. (N/A) AND
 ERIC LAW ARCHITECT (N/A)

NO.	DESCRIPTION
1	2020.11.18 ISSUED FOR REZONING APPLICATION
2	2021.04.16 ISSUED FOR REZONING REVIEW
3	2021.04.16 ISSUED FOR REZONING REVIEW
4	2021.04.16 ISSUED FOR CITY REVIEW
5	2021.04.16 ISSUED FOR CITY REVIEW
6	2021.04.16 ISSUED FOR CITY REVIEW
7	2021.04.16 ISSUED FOR CITY REVIEW
8	2021.04.16 ISSUED FOR CITY REVIEW



NO.	DESCRIPTION
1	2020.11.18 ISSUED FOR REZONING APPLICATION
2	2021.04.16 ISSUED FOR REZONING REVIEW
3	2021.04.16 ISSUED FOR REZONING REVIEW
4	2021.04.16 ISSUED FOR CITY REVIEW
5	2021.04.16 ISSUED FOR CITY REVIEW
6	2021.04.16 ISSUED FOR CITY REVIEW
7	2021.04.16 ISSUED FOR CITY REVIEW
8	2021.04.16 ISSUED FOR CITY REVIEW

MIXED USE
 DEVELOPMENT AT
 12071 2ND AVENUE
 RICHMOND BC
 ROOF

PROJECT NUMBER: 20-13
ISSUED: 7/2/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 20-13_154_240102-112.DWG

A4
 REZONE

RZ 20-919115

2 WEST ELEVATION (LANE)
A5 1/8" TO 1'0"

ERIC LAW

ARCHITECT

2071 2ND AVENUE, RICHMOND BC
V6V 1G6
TEL: (604) 564-3099

CONCEPT, DESIGN, PERMIT, AND
CONSTRUCTION ADMINISTRATION
FOR THE DEVELOPMENT OF A
MIXED-USE RESIDENTIAL AND
COMMERCIAL BUILDING AT
12071 2ND AVENUE, RICHMOND BC
SPECIFIC PROJECT AND ALL THE
PERMITS, VARIANCES, AND
REVISIONS.

1	2020.11.05	ISSUED FOR PERMITTING APPLICATION
2	2021.01.05	ISSUED FOR PERMITTING REVIEW
3	2021.08.05	ISSUED FOR PERMITTING REVIEW
4	2022.03.25	ISSUED FOR CITY REVIEW
5	2022.04.25	ISSUED FOR CITY REVIEW
6	2022.05.25	ISSUED FOR CITY REVIEW
7	2022.06.25	ISSUED FOR CITY REVIEW
8	2022.07.25	ISSUED FOR CITY REVIEW
9	2022.08.25	ISSUED FOR CITY REVIEW

10	2022.09.25	RELATIVE VARIANCE IN SMALL PARKING
11	2022.10.25	RELATIVE VARIANCE IN PARKING NUMBER
12	2022.11.25	RELATIVE VARIANCE IN PARKING NUMBER
13	2022.12.25	RELATIVE VARIANCE IN PARKING NUMBER
14	2023.01.25	RELATIVE VARIANCE IN PARKING NUMBER
15	2023.02.25	RELATIVE VARIANCE IN PARKING NUMBER
16	2023.03.25	RELATIVE VARIANCE IN PARKING NUMBER
17	2023.04.25	RELATIVE VARIANCE IN PARKING NUMBER
18	2023.05.25	RELATIVE VARIANCE IN PARKING NUMBER
19	2023.06.25	RELATIVE VARIANCE IN PARKING NUMBER
20	2023.07.25	RELATIVE VARIANCE IN PARKING NUMBER

MIXED USE

DEVELOPMENT AT

12071 2ND AVENUE

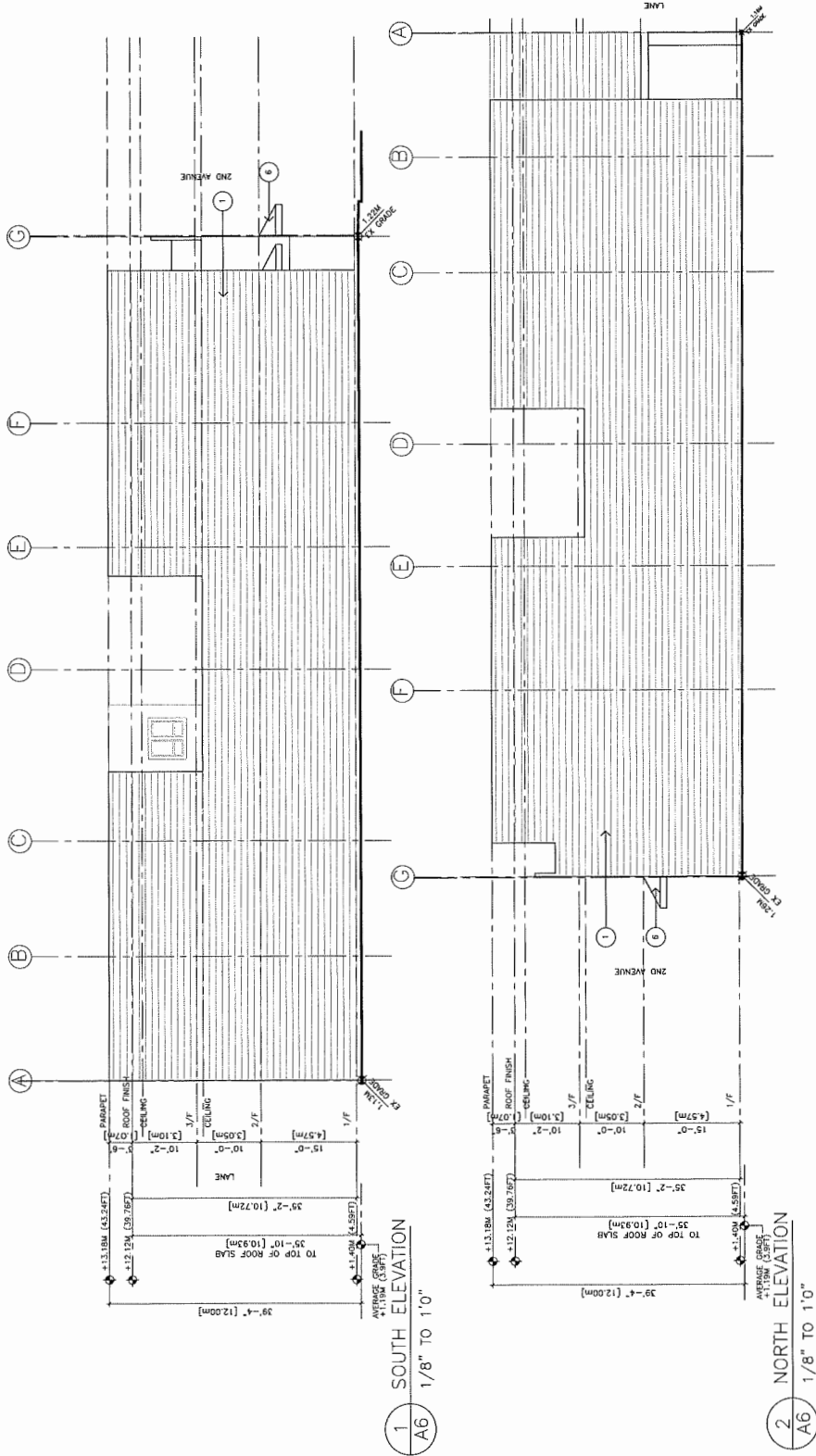
RICHMOND BC

ELEVATIONS

PROJECT NUMBER	20-13
ISSUED	7/2/2024
DRAWN BY	EL
CHECKED BY	EL
FILE NAME	20-13_04_240702-82.DWG

A6

REZONE



enclaw.architect@gmail.com
216 288 WIRTH AVENUE VANCOUVER BC
V6T 1V6
TEL: (604) 505-2099

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9	2024-07-03	DUPLICATE VARIANCE IN SMALL PARKING
8	2024-06-28	DUPLICATE VARIANCE IN PARKING NUMBER
7	2024-06-25	RECEIVED ENTRY DODGE PER CITY COMMAINT
6	2024-06-06	REVISED PER CITY EMAIL COMMENT
5	2024-04-29	REVISED PER CITY COMMENT FOR SECURITY AND LICENSE COMPLAINTS
4	2023-02-31	REVISED PER CITY COMMENT
3	2022-06-09	REVISED PER CITY COMMENT
2	2021-03-26	PARKING VIOLATION REQUESTED
1	2021-01-05	PARKING VIOLATION REQUESTED
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**MIXED USE
DEVELOPMENT AT
12071 2ND AVENUE
RICHMOND BC**

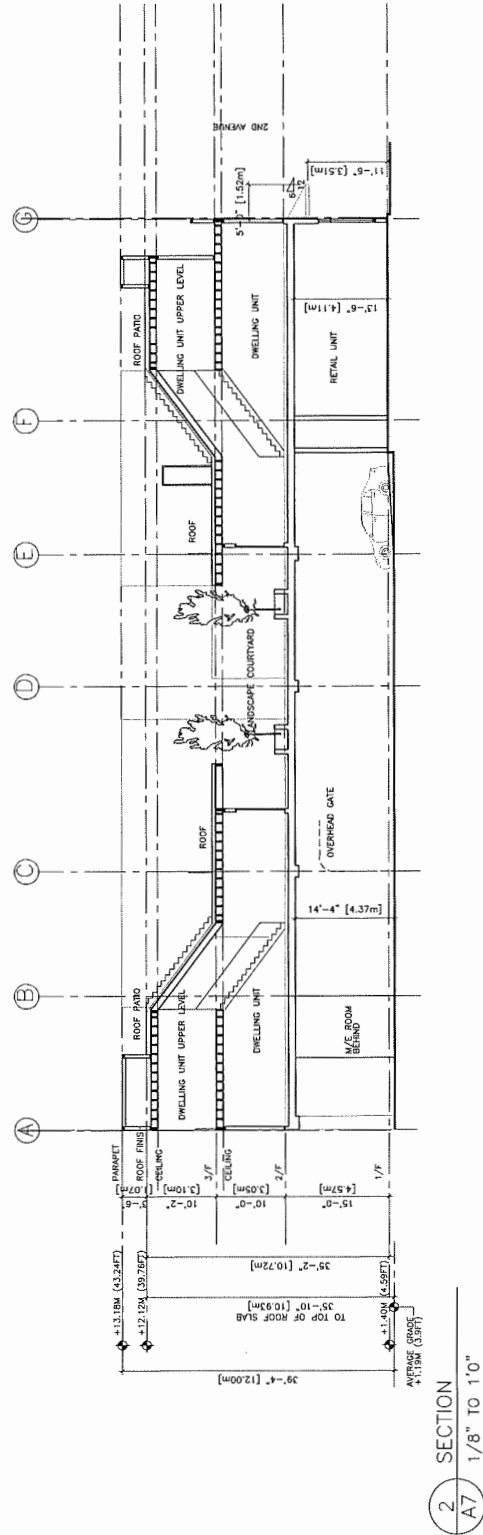
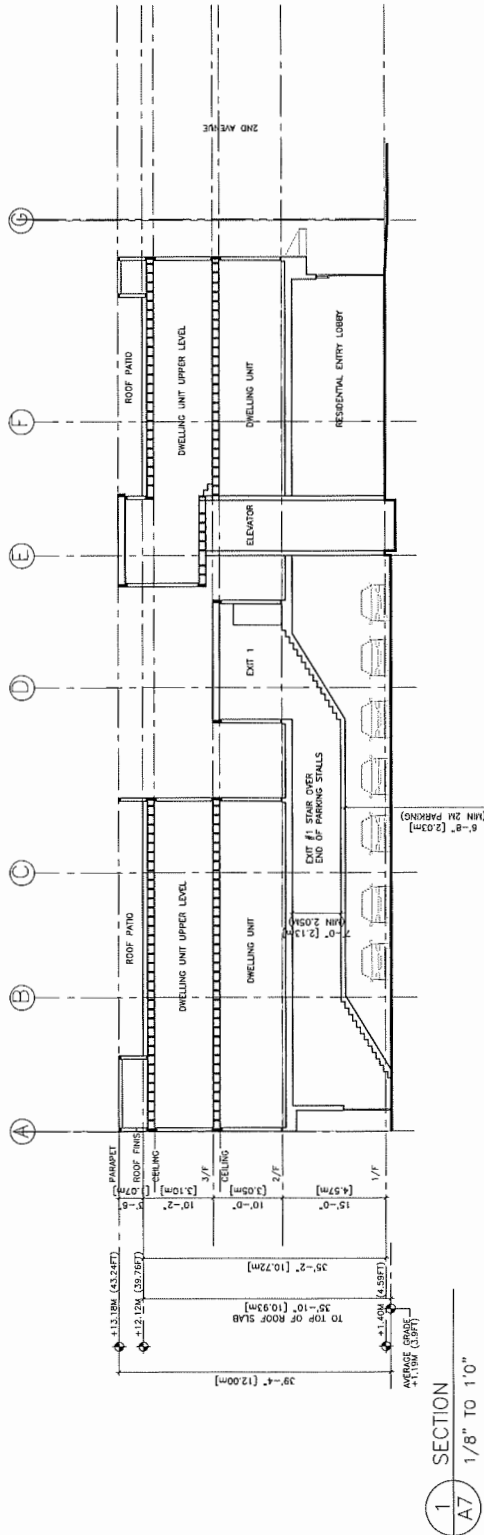
SECTIONS

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A7

REZONE

RZ 20-919115



ERIC LAW
ARCHITECT

12071 2ND AVENUE, RICHMOND BC
 V6V 1Y9
 TEL: (604) 360-3899

COMMERCIAL, RESIDENTIAL, DUES, DUES AND
 CONSTRUCTION, AND ALL OTHERS. THE
 ARCHITECT'S DESIGN AND CONSTRUCTION
 OF THE BUILDING SHALL BE IN ACCORDANCE
 WITH THE CITY OF RICHMOND'S ZONING
 BY-LAW, THE BUILDING ACT, AND THE
 BUILDING REGULATIONS. THE ARCHITECT
 SHALL BE RESPONSIBLE FOR OBTAINING
 ALL NECESSARY PERMITS AND APPROVALS
 FROM THE CITY OF RICHMOND AND THE
 BC BUILDING DEPARTMENT. THE ARCHITECT
 SHALL BE RESPONSIBLE FOR THE DESIGN
 AND CONSTRUCTION OF THE BUILDING
 AND SHALL BE RESPONSIBLE FOR THE
 COMPLETION OF THE BUILDING.



1

EAST ELEVATION (CONTEXT)

1/8" TO 1'0"

CNCL - 123

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MIXED USE

DEVELOPMENT AT

12071 2ND AVENUE

RICHMOND BC

COLOURS

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ISSUED: 7/7/2024
DESIGNED BY: EL
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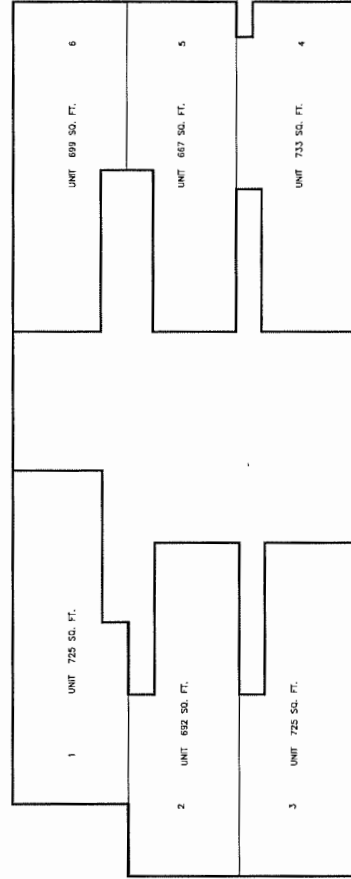
REZONE

RZ 20-919115

REFZONE

3/F

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DWELLING UNIT 6
TOTAL 1408 SQ. FT.

DWELLING UNIT 2
TOTAL 1457 SQ. FT.

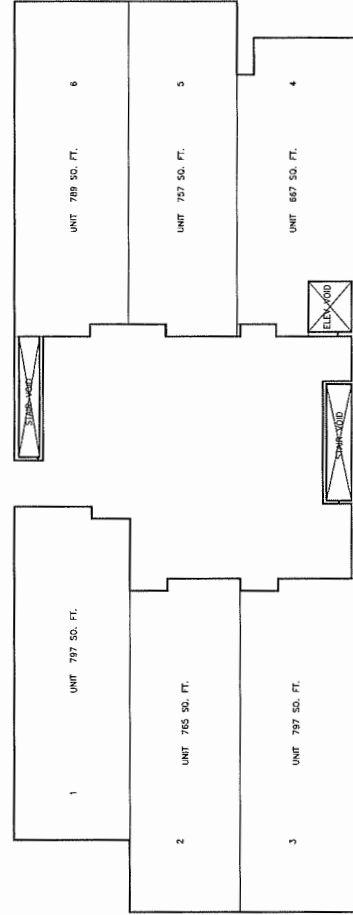
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DWELLING UNIT 3
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DWELLING UNIT 4
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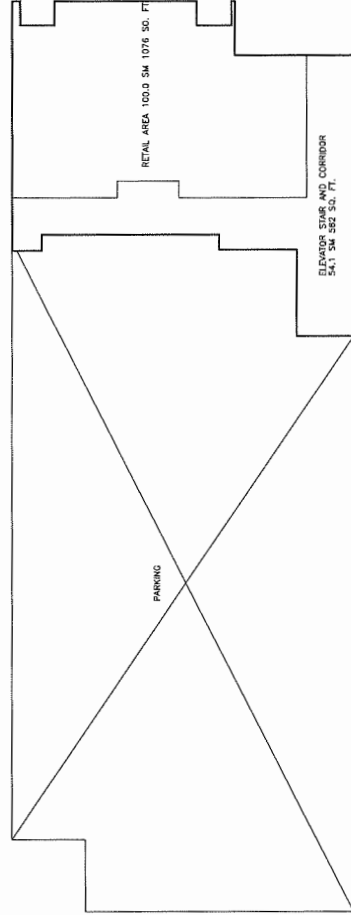
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2/F



2/F OVERALL FAR AREA 431.0 SM 4640 SQ. FT.

1/F



1/F OVERALL FAR AREA 154.1 SM 1659 SQ. FT.

RZ 20-919115

REZONE

ERIC LAW ARCHITECT

1000 10TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: (303) 340-3099

CONTRACT NO. 20-13-15A-240702-REZONE
PROJECT NO. 20-13-15A-240702-REZONE
DATE: 7/2/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 20-13-15A-240702-REZONE

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9	2021-01-18 ISSUED FOR RECORDING

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**MIXED USE
DEVELOPMENT AT
12071 2ND AVENUE
RICHMOND BC
FAR AREA**

PROJECT NUMBER: 20-13-15A-240702-REZONE
ISSUED: 7/2/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 20-13-15A-240702-REZONE

FAR



RZ 20-919115

Attachment 3

Address: 12071 2nd Avenue

Applicant: 1096255 B.C. LTD.

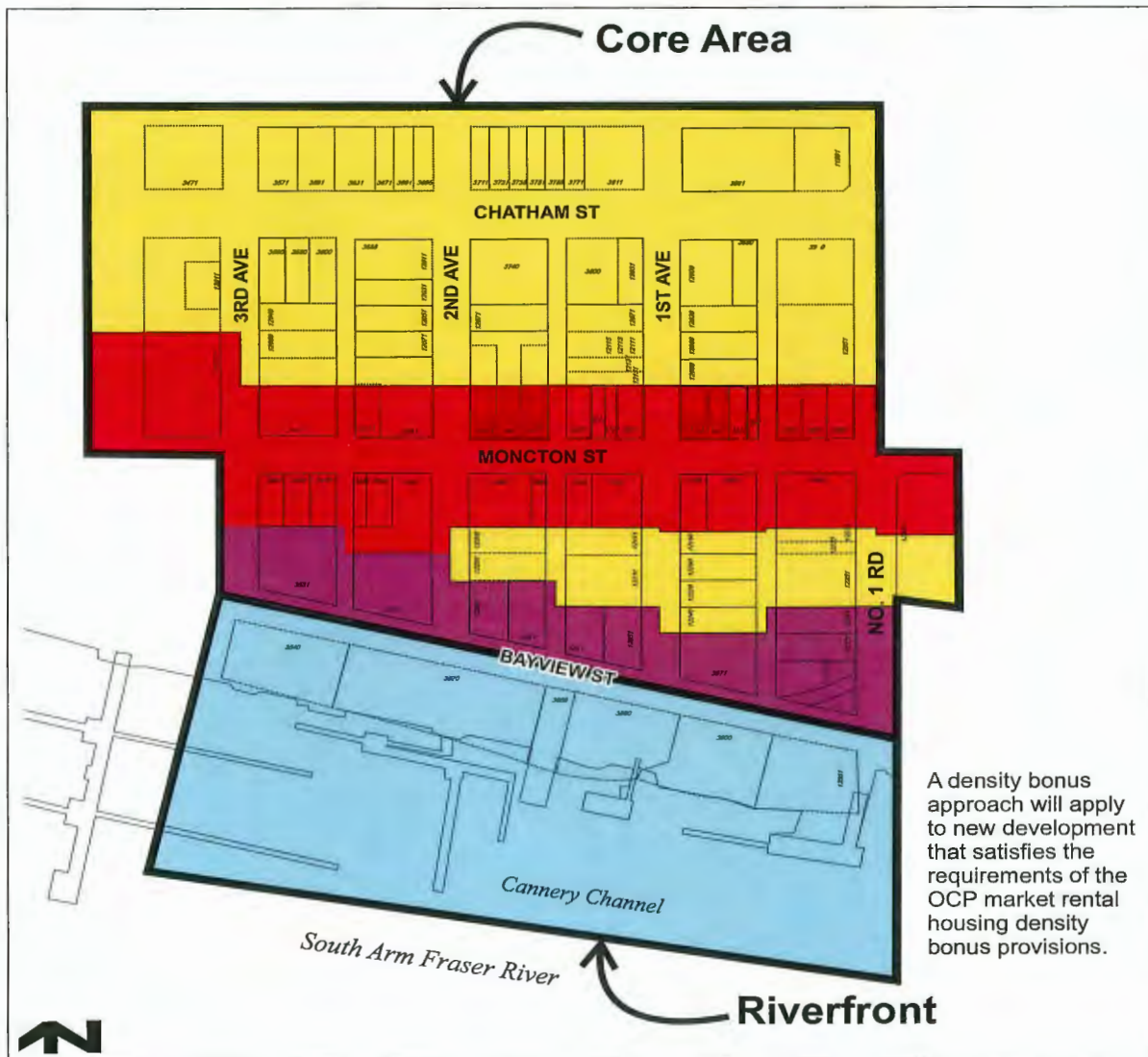
Planning Area(s): Steveston

	Existing	Proposed
Owner:	1096255 B.C. LTD.	TBD
Site Size (m²):	612 m ²	No Change
Land Uses:	Vacant	Mixed Use (commercial and residential)
OCP Designation:	Neighbourhood Service Centre	No Change – complies
Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office above)	No Change – complies
Zoning:	Steveston Commercial (CS3)	Commercial Mixed Use (ZMU58) - 2nd Avenue (Steveston Village)
Number of Units:	Vacant	At grade commercial units and six residential units above

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.6	1.6	None permitted
Lot Coverage (% of lot area):	Max 100%	96%	None
Setbacks (m):	No front, rear or side yard setback	No front, rear, side yard setback	None
Height (m):	Max 12 m	12 m	None
Off-street Parking Spaces – Total:	Commercial - 2 spaces Residential - 8 spaces Visitor (shared with Commercial)	Commercial - 2 spaces Residential - 8 spaces Visitor (shared with Commercial)	None
Off-street Parking Spaces – Small car	Max 50% (5 spaces)	Max 50% (5 spaces)	None
Class 1 Bicycle Parking Spaces	8 spaces (1.25 space per unit)	8 spaces	None
Class 2 Bicycle Parking Spaces	2 spaces (0.2 space per unit)	2 spaces	None

Steveston Village Land Use Density and Building Height Map

Bylaw 10392
2022/12/22



	Maximum FAR	Maximum Storeys	Maximum Building Height
Core Area, generally	1.6	3	12 m *
Core Area, Bayview Street (North)	1.2	3**	Varies due to grade elevation difference north of Bayview Street
Moncton Street **	1.2	2	9 m *
Riverfront Area	1.2	2	9 m***

Bylaw 10392
2022/12/19

* Maximum building height may increase where needed to improve the interface with adjacent existing buildings and streetscape, but may not exceed the maximum storeys.

** Three storey building height for buildings along the north side of Bayview Street shall include two storeys over a parkade structure.

Bylaw 10392
2022/12/19

*** Maximum building height along the south side of Bayview Street shall not exceed two storeys above finished site grade.

**Richmond Heritage Commission
Excerpt of Meeting Minutes
May 10, 2023, 7:00 pm**

Cisco Webex Online Meeting

3. New Business

a) Rezoning Application for 12071 2nd Avenue (RZ20-919115)

Virendra Kallianpur, Program Manager, Urban Design, provided an introduction highlighting the site context, and requested the Commission provide commentary on the alignment of the proposal with the Steveston Village Conservation Strategy, the proposed façade to reflect historical lot lines, and the overall design aspects including scale, massing, height and materials.

Elana Zysblat, Ance Building Services, provided the history of the site, its heritage significance and development chronology, with the aid of a visual presentation, highlighting the following:

- From the 1880s up until the late 1970s, the avenues between Moncton Street and Chatham Street were primarily residential blocks, dominated by single-family, wood-frame dwellings. Most of the houses in the block shared a simple vernacular design.
- With the industrialization of the town in the 1970s, the lot was used by Rod's Building Supplies for over 40 years. After the Sakamoto guidelines were published in the 1980s, new mix-used buildings were constructed to the north of the subject lot, and these buildings fundamentally altered the historic character of 2nd Avenue.
- The proposed design reflects the historical single family residential use of the subject lot, and evolution of this section of Steveston Village.

Eric Law, Eric Law Architecture Inc., with the aid of a visual presentation, provided a design rationale and site layout, noting the following:

- The proposed design includes the following elements that reflect the historic use of the site: a smaller scale façade footprint, reduced perceived building height, vernacular details in the façade design, a low-pitched gable roof, and the use of historic colours.
- The proposed building consists of ground-level retail space and six residential units above with parking access from the lane.

Donald V.S. Duncan, landscape architect, with the aid of a visual presentation, provided an overview of the landscape design. Mr. Duncan noted that the design intent was to create a courtyard reminiscent of an early 20th century aesthetic with a series of planter boxes with a variety of planting materials. Tiles are proposed as a paving material to provide a friendly courtyard appearance.

In response to the Commission's questions, the consultant provided the following additional information:

- Historic landscaping was rural with no urban infrastructure. Most homes had gardens in the back, and landscaping was simple and vernacular.
- The trees proposed in the courtyard meets the City's replacement tree requirements.
- No additional landscaping is proposed in front of the site, and the off-site changes will be mainly the sidewalk upgrade.
- All the utilities and servicing is provided on the lane side, and the parking area is not secured with a gate.
- The proposed building is about 3.5 ft. taller than the neighbours' building to the north due to the higher ceiling height requirement for the ground level to meet the transportation requirements.
- The front façade of the proposed building aligns with the façade of the neighbouring building, but the top level would be recessed.
- The south elevation will be finished with Hardi-siding. A three-storey building is proposed immediately to the south, so the south elevation would not be visible once the adjacent development is complete.

The comments from the Commission were as follows:

- The asymmetrical approach works well, and the front façade design is appealing.
- A steeper roof pitch was suggested to make the building more in keeping with the earlier era and provide a more distinct character.
- One member suggested a simpler colour palette for fabric awnings.
- Further refinement of the façade with architectural details, particularly detailing of the era such wood trims, extended overhangs, decorative light fixtures, cornice details and thicker railing, would add more visual interest.
- A mix of Hardi siding and wood would be helpful to give the building a sense of historical feeling.
- The proposed design is consistent with the character of Steveston Village. Depth created by recesses and notches is effective. Different façade treatments can be further enhanced to distinguish the façades as much as possible.
- Further design development is required for the flat parapet of the top storey. Planters can be placed or the depth can be increased.
- Attention needs to be paid to minimize the look of the firewall between the proposed building and the neighbouring building to the north.
- It would be helpful to understand the history of the landscaping on the site. Some background in the heritage report would be helpful to reference and provide guidance.

- The proposed roof top garden is charming, but poplar would not be an appropriate species. Other trees such as Japanese Maple, Native Crab Apple, which allude to the Japanese Canadian history of the site should be considered.
- The lane façade can be refined with landscaping such as a trellis, planters, vines to add to the vibrancy of the lane.

It was moved and seconded:

That the rezoning application for 12071 2nd Avenue (RZ20-919115) be supported subject to the applicant, City staff and Council giving consideration to the comments of the Commission.

CARRIED

12071 Second Avenue, Richmond, B.C.

Heritage Review

June 2024



Prepared by: Elana Zysblat, CAHP - Ance Building Services

Research and analysis by: Jurian ter Horst

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New Proposal’s Alignment with the Statements of Significance
for Steveston Townsite, the Three Avenues, the Three Lanes
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[illegible]

Throughout the 1880s settlers built homes, farms and shops in what would become known as Steves, later as Steveston. By the early 1890s, there were canneries, a post office, an opera house, churches, a butcher shop, a barber shop, stables, a wharf and hotels. The town flourished in the 1890s and 1910s, mostly relying on farming and canneries (at one point there were fourteen canneries and packing companies in Steveston).

The rapid growth of Steveston in the 1880s and early 1890s can be largely contributed to William Herbert Steves, son to Manoah Steves, after whom the town was named. His luck was short-lived, however, as by 1893 the B.C. Land Company had confiscated all of Steves' properties, including 160 acres of land north of Chatham Street which he had purchased in 1880. Beside settlers originating from Europe, Indigenous peoples and Asian settlers worked and lived in "huts" around the canneries, and made up a large part of the town's community.



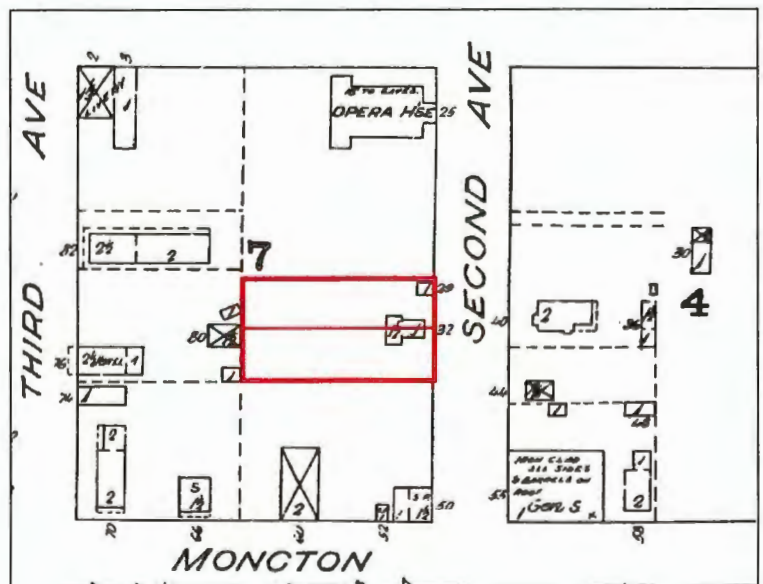
Archival photograph of 2nd Avenue from Bay View Street to the Methodist Church on the northeast corner of Chatham Street and 2nd Avenue in the middle of the picture, c. 1898. (Source: City of Vancouver Archives, Out P681)

Steveston was hit by several large fires, including disastrous fires in 1901 on October 2 and October 8, and a big fire on April 5, 1907 which destroyed a part of Steveston's Chinatown. The Steveston fire of May 14, 1918, which started in a bunkhouse of the Star Cannery, destroyed a great amount of buildings between No. 1 Road and Third Avenue, and south of Moncton Street.



Archival photograph of Moncton Street and 2nd Avenue showing the damage that was caused by the fire on May 14, 1918. (Source: City of Richmond Archives, 1984-17-15)

Prior to the fire of 1918, Second Avenue was Steveston's main street. On Second Avenue south of Moncton Street, stood the town's wharf, the town's first general store, a post office, a bakery, a photography shop, and the Richmond hotel. The Opera House stood at the corner of Chatham Street and 2nd Avenue. Second Avenue north of Moncton Street was transitioned the commercial area of Steveston into the residential area north of Chatham Street.



Built between 1891 and 1895, among the first buildings on Second Avenue between Moncton and Chatham Streets, were a one storey, shack-like structure and a 1.5 half storey dwelling

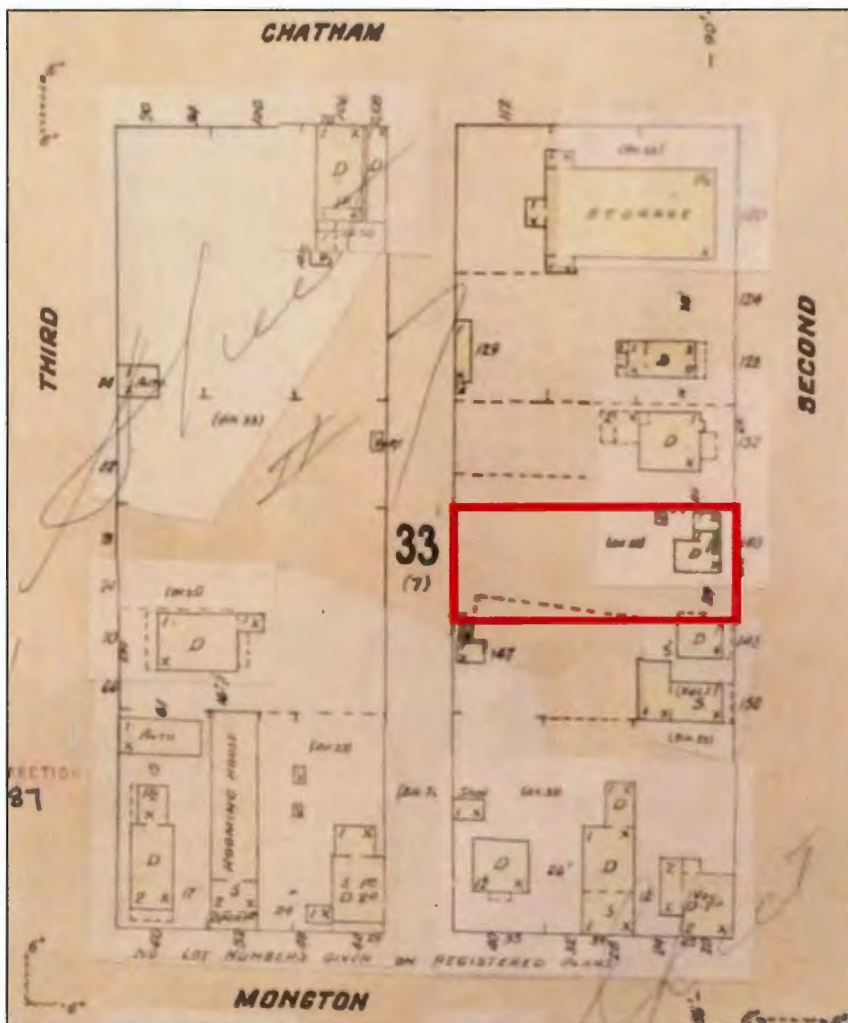
Map of Steveston, c. 1895. It shows Second Avenue between Moncton and Chatham Streets. The building at 32 Second Avenue was built on the property line of lots 4 and 5, outlined in red, both owned by Mrs. Sidney McDonald. (Source: City of Richmond Archives, 1985-132-1)

on lots 4 and 5, with addresses 29 Second Avenue and 32 Second Avenue.

The first-known owner of these lots was Mrs. Sidney McDonald (1854-1933), who also owned lot 6 on this block. Mrs. Sidney McDonald, a widow who was originally from Quebec, ran the Steveston Club. The Steveston Club was founded in 1895 as a club for "mutual recreation and improvement" and served liquor.

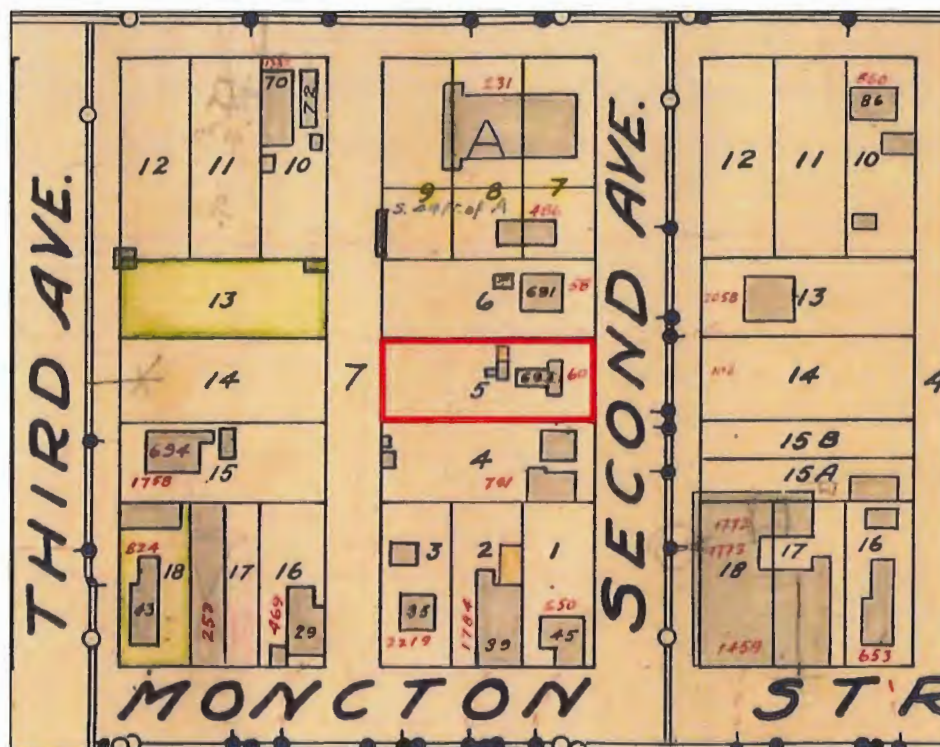
During the first two decades of the twentieth century, Mrs. McDonald developed all three lots she owned on Second Avenue. By 1905 a new structure had replaced the older structure that was built on lots 4 and 5, and new structures were built on lot 4 as well. In 1917, a house was built on lot 6.

The below 1924 map shows the subject lot (lot 5) outlined in red. It now houses the 'new' 1905 house, addressed as 140 Second Avenue. This map also shows the 1917 house on lot 6, and a new dwelling on lot 4.



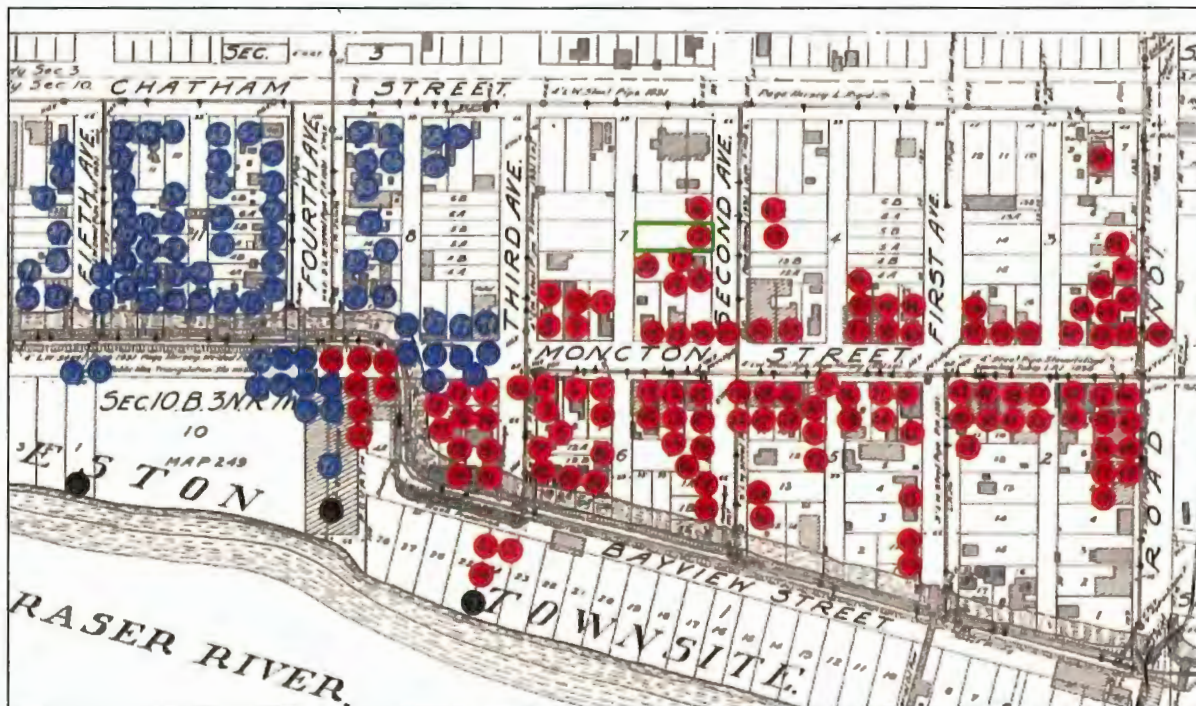
Fire Insurance Map of
Steveston, 1924. (Source:
Preliminary Site
Investigation, 12071
Second Avenue,
Richmond, BC / UBC
Special Collections)

In 1931, a one-storey house with four rooms, wood cladding and shingles was built on the subject lot, which replaced the 1905 house. There was also a wood shed behind the house. Mrs. McDonald lived on Second Avenue when she died on January 28, 1933 (her precise house number is unknown). Her properties were purchased by Samuel A. Moore from Vancouver's Court House in 1936.



Waterworks map from Steveston, 1936. It shows the 1931 house and shed on the subject lot, with the address 693 2nd Avenue. (Source: City of Richmond Archives, 1991-40-18)

Japanese-Canadian fisherman Isamu Shinde, purchased the property in 1937. He lived there with his wife Masako, their two daughters Kiyoko and Norma, and his parents, Kiri and Yoshimatsu. The Japanese-Canadian community was omnipresent in Steveston since it was first settled, and was especially active in the fishing industry. Steveston's Japanese Fishermen's Benevolent Association was founded in 1896, and in the early twentieth century, Japanese institutions such as a Japanese Methodist Mission building on the south side of Chatham and No. 1 Road, Japanese schools, and a Buddhist temple on 1st Avenue, south of Moncton Street were built. By 1919, the Japanese fishermen controlled nearly half of the fishing licenses in Steveston, and at a peak in the 1930s, there were around 3,500 Japanese descendants living in the Steveston area, compared to around 500 European descendants.



The map shows a part of Steveston and the houses that were the homes of Japanese-Canadians in the 1930s. The green box marks the subject lot. The blue and red circles represent the Gulf of Georgia Cannery and Steveston Old Town. (Source: The Japanese Connection in Steveston, British Columbia)

In April 1942, all 250 Japanese-Canadian families that were living in Steveston at the time were forcefully removed from the town and interned in BC's Interior or even further away. Steveston's Japanese community was gone, including the Shinde family, who were moved to Emerson, MB. Their house at 693 Second Avenue was expropriated and rented to Mrs. E. Hackett in July 1942. In March 1943, Robert Manary took over the lease, followed by S.C. Robinson in February 1944. Despite protests by Isamu Shinde, the property was sold later that year to Steve and Anne Tuchak.

The 1931 house was demolished in 1974 or 1975. The residential use of the lot ceased after this and was instead used for lumber storage by Rod's Building Supplies, which was located on the southwest side of the block, at 3471 Moncton Street, until circa 2018.

The subject lot is located within the Steveston Village Character Area (1985/1987) and the Steveston Heritage Conservation Area (2009).

Development Chronology

Year	Development	Address	Source(s)
c.1892/1895 – c.1905	One and one-and-a-half storey dwelling	32 2 nd Avenue	Tax Assessment Rolls 1891/1905
	Small structure	29 2 nd Avenue	Map of Steveston, c. 1895 (CRA, 1985-132-1)
c. 1905 - 1930	One-storey dwelling	140 2 nd Avenue	Tax Assessment Rolls 1905/1906
			Map of Steveston, c. 1911 (CRA, 1985-132-6)
			Fire Insurance Map of Steveston, 1924 (UBC Special Collections)
1931-1974/1975	One-storey dwelling with four rooms	693 2 nd Avenue / 1207 2 nd Avenue	Tax Assessment Rolls 1931
	Shed		Waterworks atlas, 1936 (CRA, 1991-40-18) Landscapes of Injustice / 683 – Isamu Shinde
1974/1975	Demolition	-	City Directories 1974-1975 View of Steveston, 1977 (CRA, 1978-41-9)
c. 1977-2018	Storage place for lumber (Rod's)	12071 2 nd Avenue	View of Steveston, 1977 (CRA, 1978-41-9) Richmond Interactive Map
2018	Vacant	12071 2 nd Avenue	Richmond Interactive Map Google Street View

12071 Second Avenue, Richmond, B.C.

Research Findings

Street Address: 12071 2nd Avenue, Richmond, B.C. V7E 3A5

Legal Address: LOT 5 SEC 10 BLK 3N RG 7W PL NWP249 Lot 5, Block 3N, Sub Block 7, Plan NWP249, Section 10, Range 7W, New Westminster Land District

Dates of Construction:

- c. 1892/1895
- c. 1905
- 1931

Sources: Tax Assessment Rolls 1891/1905, Map of Steveston, c. 1895 (CRA, 1985-132-1)

Use:

- Residential: c. 1895-1974/1975
- Commercial: c. 1975/1977-current

Sources: Tax Assessment Rolls 1891-1942, Map of Steveston, c. 1911 (CRA, 1985-132-6), Fire Insurance Map of Steveston, 1924 (UBC Special Collections), Waterworks atlas, 1936 (CRA, 1991-40-18), Landscapes of Injustice / 683 – Isamu Shinde, City Directories 1947/1969/1973-1975

Original owner: Mrs. Sidney McDonald

Architect(s): Unknown

Residents/owners:

- c. 1905-1933: Mrs. Sidney McDonald
- 1936: Samuel A. Moore (Court of Vancouver)
- 1937-1942 (1944): Isamu & Masako Shinde
- 1942: Mrs. E. Hackett (tenant)
- 1943: Robert Manary (tenant)
- 1944: S.C. Robinson (tenant)
- 1944-c. 1947 (or later): Steve & Anne Tuchak
- 1969: Michael Smith
- 1973-1974: M.E. Frank
- c. 1977-2018: Rod's Building Supplies (storage)

Immediate Context



The subject site is an empty lot (outlined in red in the above 2020 Google Streetview photo), located on the middle lot of the 12000 block's west side on Second Avenue, between Chatham Street and Moncton Street.

The lot to the south of the subject property is a parking lot that serves the commercial building at the northwest corner of Moncton Street and Second Avenue. The two buildings north of the subject site were built in 1990 (12051 Second Avenue) and 1988 (12031 Second Avenue). Both buildings are a product of the Steveston Village Character Area and the Sakamoto Guidelines, which were introduced in 1987.

A similar Sakamoto-informed structure was built on the lot opposite to the subject site in 1996 (12040 Second Avenue). All three buildings are three-storey, mixed-use buildings, with commercial units at ground level and residential units on the second and third floors. The two buildings north of the subject site sit at the property line and have recessed entries.

12071 Second Avenue, Richmond, B.C.



12051 (left) and 12031 (right) Second Avenue. (Source: Google Street View, 2020)



12040 Second Avenue. (Source: Google Street View, 2020)

Subject Site's Summary of Heritage Significance

The site has heritage value for its association with the growth of Steveston in the late 19th- and early 20th- century as a colonial settlement that became of interest to European land speculators, entrepreneurs and Asian settlers - the latter predominantly working in the town's large fishing and cannery industry. It is valued for its historical association with two owners (McDonald and Shinde), for its residential use for over 70 years, as well as its industry-serving use for over 40 years.

The site is valued for its association with the growth of Steveston as a colonial settlement along the Fraser River. The narrow lot is testament to the subdivision of the town in the 1880s and 1890s, when European land speculators claimed and purchased large amounts of land to plan and subdivide Steveston into small lots. Whereas the blocks south of Moncton Street were predominantly planned for commercial use, land-use along the avenues between Moncton and Chatham Streets marked the transition into residential use and farmland north of Chatham Street. The site has further historical value as an example of a growing township (Steveston) and city (Richmond) throughout the 20th century, evident in the recurring address change of the subject lot (from 29 and 32, to 140, 639, 1270 and eventually 12701 Second Avenue).

The site has heritage value for its association with a rare example of a late 19th- and early 20th-century female entrepreneur - Mrs. Sidney McDonald. Mrs. McDonald owned the subject lot as well as the two adjacent lots to the north and south of it, and initiated the first developments on all three lots. She also owned and ran the Steveston Club, one of the many places in Steveston that served liquor.

The site has further heritage value for its association with Steveston's fishing and cannery industry, and the settlement and later internment of Japanese descendants in Steveston. The site was owned by Japanese-Canadian Isamu Shinde, who lived at the house with his wife, their two daughters, and his parents. During the internment of Japanese-Canadians in 1942, the Shinde family was forcefully removed from their house, and they eventually lost their property in 1944. The house was rented between 1942 and 1944.

The site is also valued for over 40 years of industry-serving use, and is testament to the changing character of Steveston that started with the industrialization of the town in the 1970s. The lot was used by Rod's Building Supplies for lumber storage. Rod's served the local community for over 40 years, and was located southwest of the subject site, on Moncton Street.

Archival Images



Aerial view of Steveston, 1947. The red circle marks the four-room house at 1207 Second Avenue.
(Source: Vintage Air, BO-47-1466)



Aerial view of Steveston, February 1952. The red circle marks the house at 1207 2nd Avenue. (Source: CRA, 1997-16-73)



Aerial view of Steveston, July 1952. The red circle marks the house at 1207 Second Avenue. Note the shed on the west elevation. (Source: CRA, 1997-16-86)



Aerial view of Steveston, 1966. The red circle marks the house at 1207 2nd Avenue. (Source: CRA, 1985-4-210)



Aerial view of Steveston, 1977. The red box marks the subject lot, used for storage by Rod's Building Supplies. (Source: CRA, 1978-41-9)



Aerial view of Steveston, 2020. The red box marks the subject lot. (Source: Richmond Interactive Map)

Mrs. Sydney McDonald Of Steveston Is Dead

A well-known resident of Lulu Island, Mrs. Sydney McDonald, aged 86, who came to British Columbia forty years ago, died on Saturday at her home on Second avenue, Steveston. She was a native of Quebec.

She is survived by a brother, Luke Brown of Steveston, and two sisters, Mrs. M. J. Baldwin of Quebec and Mrs. Anne Knowles of Steveston.

Funeral services will be held in T. Edwards Co.'s chapel on Tuesday at 2:30 p.m. Rev. A. J. Williams will officiate and interment will be in the family plot, Mountain View Cemetery.

Mrs. Sidney McDonald passed away in January 1933. (Source: The Province, January 30, 1933)

MCDONALD--PASSED AWAY ON JAN. 28, at the residence, 2nd Avenue, Steveston, Mrs. Sydney McDonald, in her 87th year, leaving to mourn her loss one brother, Mr. Luke Brown, and one sister, Mrs. Anne Knowles of Steveston; also one sister, Mrs. M. J. Baldwin of Quebec. Remains are resting at T. Edwards Co.'s parlors, 10th Avenue and Granville St. Funeral arrangements will be announced later.

Mrs. Sydney McDonald, residing on Second Avenue in Steveston, passed away on January 28, 1933. (Source: The Vancouver Sun, January 28, 1933)

New Proposal Design Rationale

From the 1880s up until the late 1970s, the avenues north of Moncton and south of Chatham were primarily residential blocks, dominated by single-family, wood-frame dwellings, with front and back yards. In the case of the subject property and its immediate block, the entire 12000 block of Second Avenue was made up of single-family homes on both sides, apart from the Moncton Garage which still stands at the southeastern corner.



Crop from Richmond Archives photograph 1997-0016-00073, dated February 1952.

The two existing commercial buildings to the north of the subject lot, and the large corner building to its south on Moncton, are all replacements for historic single-family homes (the one on Moncton was a house with a corner store). These commercial buildings were all built soon after the Sakamoto Guidelines were introduced in 1987. Although these structures adhere to the Sakamoto Guidelines, they have fundamentally altered the historic character of 2nd Avenue, and present false historic buildings, creating confusion about what is old and what is new, and as well as around the authentic story and evolution of this section of Steveston.



Rendering of the proposed development. Source: Eric Law Architect.

The proposed development, above, also adheres to the Sakamoto Guidelines, but rather than present a random commercial building design chosen from the Sakamoto illustrations, it is directly informed by the history of the subject lot in the following ways:

1. The facade expresses the smaller scale/footprint of the single-family house documented to have stood here until 1975, by being visually divided into two smaller 'buildings'.
2. The perceived height of the building is lowered to a more residential scale by setting back the third storey.
3. The facade incorporates two vernacular designs that lack the formality and symmetry of the Sakamoto illustrations, and which better reflect not only the vernacular, informal design of the former historic house, but which better reflect the documented historic streetscape character of these avenues of Steveston.
4. A dominant feature of the new design is a low-pitched gable element which emulates the roof form of the 1931 house which stood on this lot until 1975.
5. The facade colours are chosen from an early 1930s General Paint palette, a Canadian paint company that was created in 1931 and which sold paint locally in BC until it was recently purchased by Sherwin Williams.

The following sections contain the Statements of Significance for the Village, the Avenues and Lanes. Values and Character Defining Elements that the proposed development align with are underlined. *Italic text* explains the alignments.

Proposal Alignment with Steveston Village - Statement of Significance

Values

The heritage value of Steveston lies in the complex threads of its history which, combined with the integration of its natural landscape and resources with human activity, have determined its form, character and cultural associations. This history is embodied in Steveston's historic, aesthetic, social, associative, and natural values.

Steveston is significant as a Fraser River settlement which is representative of British Columbia's natural resource-based development since the 1880s. Its heritage values lie in the evidence it retains of the influences of the agriculture and fishing industries on its growth over time, which enabled it to become one of the most important early West Coast towns. True to William Herbert Steves's vision to make this settlement a major economic centre, destination, and terminus when he pre-empted the land in 1880,

Steveston's history and intrinsic heritage resonate across the province and beyond. Steveston is valued as Richmond's earliest example of city planning. Its grid pattern layout, characterized by small blocks, narrow lots, and rear service lanes, dates to 1888 and reflects the original survey which focused the town site on the river and ensured that the local infrastructure accommodated the needs of both fishing fleets and canneries which were abundant here at the time and continued to thrive until the mid twentieth century.

The proposed development's facade emulates the early 1880s grid pattern of narrow lots.

The location of the commercial core of the village is also significant, as it reflects the importance of the interrelationship between water, rail, and road which played a crucial role in the economic and physical development of the town in the late nineteenth and early twentieth centuries.

Steveston is valued for the extent of its historic character and intrinsic heritage values, seen less in individual buildings than in the cumulative effect its physical and intangible elements have had on its heritage significance since 1880. Its unpretentious working

environment and aesthetic character provide an important counterpoint to its traces of urban complexity, diverse commercial service and retail uses, and range of building types which embody the complexity and vitality of its economic and social history. It evokes a sense of a bygone era, and most significantly retains the character of an early twentieth century small town in an area that is surrounded by major urban development.

The proposed development's facade reflects an unpretentious, working-class design of diverse commercial character, inspired by historic architecture.

Steveston's social values are reflected through its use over almost a century as a community gathering place for residents and business people from the surrounding area. Moncton Street in particular is a testament to the importance of the commercial core of small-town British Columbia; it continues to evolve as the economic and social heart of the village and the primary local source for goods and services, much as it was historically.

The proposed development maintains and contributes to the tradition of a commercial and residential community gathering place. It will offer homes and retail services, as was this area historically.

Steveston's associative values make it an excellent representative example of the effects of boom-and-bust cycles in British Columbia's economic and cultural development since the late nineteenth century. A significant contributor to the social value of the town site is the multi-cultural nature of the residential community and the work force, brought into existence because of the early canneries and fishing fleets. It is significant that Steveston resonates throughout British Columbia, both for its role as an inter-racial community and as a central place of prosperity and promise.

Steveston exists in its current form in part because of the physical and natural environment found in its location at the mouth of the Fraser River. The town site reflects significant natural heritage values; these values are embodied in the ecology of the Fraser River, traces of surviving indigenous vegetation, riverine and terrestrial habitat values, and open spaces such as nearby Garry Point Park. It is also important that the town site is visually connected to its surrounding natural landscapes, with views of Shady Island in the Fraser River and the North Shore Mountains.

Character-Defining Elements

The proposed development is aligned with the CDEs underlined below:

Built/Planned Environment

- Small commercial buildings with wood framed facades and false fronts
- Building details including cornices, brackets
- Strong street wall edges created by the buildings at Moncton Street
- Pedestrian scale
- Commercial streets parallel to the water
- Cross-grid of north/south streets
- North/south streets with visual access to the dyke
- Associative gathering places (Net Shed, hotel)
- Historical patterns and buildings on the north side of Chatham
- Proximity of the residential area to the commercial area

Residential components of the streets:

- Varying street widths
- Original grid layout
- Exposed drainage ditches
- Lack of street curbs in lanes
- Way in which the site reflects original development

Archetypal main street pattern of Moncton Street:

- Multi-use utilitarian lanes and alleyways
- Variety of building styles and construction types
- Evidence of multi-culturalism in the town
- Industrial traces such as the railway tracks

Landscape

- Landscape elements including ditches, bridges, fences, lawn areas and planted areas
- Mature trees which differentiate the residential area north of Chatham
- Containment of the place by the physical landscape feature of the ocean to the west and river to the south
- Slope of the land down from the dyke
- Location of the site 5 kilometres from the mouth of the South Arm of the Fraser River
- Traces of residential gardens
- Significant open spaces that frame the townsite such as Steveston Park, Garry Point Park
- Views from the townsite to the Gulf of Georgia to the south and west, and to the north shore mountains to the north
- Roughness and unfinished nature of parts of the site
- Waterfront

- Direct connection to the waterfront
- Small scale elements including pilings and wharves, rip-rap river edges, fences, signs
- Presence of marine industrial heritage – boats, masts, rigging, wharves, fish sales, fish store
- Sounds, smells of the waterfront
- Relationship of the site to the waterfront
- Evidence of the use of the waterfront
- Clean water and the natural landscape of the river

Uses

- Diverse business activity – you can get most everything you need
- Working nature of the town reflected by commercial and industrial businesses and businesses related to the fishing industry
- Informal pedestrian use of the streets (eg. jaywalking)
- Ability to access the waterfront and the wharves on foot
- Sense of being in a small town, characterized by such elements as diagonal parking on the street, informal lane parking, shortcuts through properties, small scale building, limited area overall.

Proposal Alignment with Steveston's Three Avenues - Statement of Significance

Values

Steveston's three avenues are valued for their physical contribution to the village; they reflect the orientation of the village planning and development to the landscape, and provide view corridors to the North Shore Mountains and Shady Island. With their openness and features which continue to reflect the original survey of the townsite, they make a significant contribution to the small-town sense of place which characterizes Steveston's heritage.

The proposed development reflects the original village orientation, retains mountain views and contributes to the small-town sense of place.

Character-Defining Elements

- Clear corridor for view to mountains
- Lack of traffic lights
- Angled parking in places

Proposal Alignment with Steveston's Three Lanes - Statement of Significance

Values

The lanes in Steveston possess historical value as products of the initial survey for Steveston, which occurred in 1880. They reflect the earliest planning and development of the village, intended to accommodate the needs of both commercial and residential uses in an efficient and logistical manner. The village lanes are also important as informal spaces which connect residential and commercial areas with the dyke and shoreline both physically and visually. Providing informal parking opportunities within the village, they contribute significantly to the cultural value of the small-town sense of place which characterizes Steveston's heritage.

The proposed development introduces a lane building which emphasizes the original lanes and retains their use of connecting informal residential and commercial areas with the dyke and shoreline. The lane aspect of the development contributes to the small-town sense of place.

Character-Defining Elements

- 33' width
- amorphous paved ground plane
- little differentiation between public and private property

Proposal Alignment with Second Avenue - Statement of Significance

Values

Second Avenue is valued for its contribution to the small-town aesthetic of the village. The north/south orientation of the avenues, and their relationships to the natural geography of this area are important reflections of the early land surveys and planning which created the village at this location. Second Avenue is also valued as a thoroughfare in the village, which runs between the residential neighbourhood to the north and the boardwalk associated with Fisherman's Wharf to the south. The historical value of the name of 2nd Avenue is also noteworthy, as it reflects the original survey of the townsite.

The proposed development contributes to the small-town aesthetic of the village, to the thoroughfare aspect of the avenue, to the residential origins of Second Avenue and to the original townsite survey.

Character-Defining Elements

- The absence of traffic lights and the casual flow of pedestrian and vehicle traffic
- The views north to the North Shore Mountains, and south to the dyke and the waterfront
- Angled parking
- The north / south orientation
- Its physical relationships to the residential neighbourhood north of Chatham Street, and the boardwalk at Fisherman's Wharf

Proposal Alignment with West Lane - Statement of Significance

Values

The West Lane possesses historical value as a product of the initial survey for Steveston. It reflects the earliest planning and development of the village, intended to accommodate the needs of both commercial and residential uses in an efficient and logistical manner. Important as an informal space in the village core, it connects residential and commercial areas with the dyke and shoreline both physically and visually. As the most working lane in the village, the West Lane contributes significantly to the cultural value of the small-town sense of place which characterizes Steveston's heritage.

The proposed development's facade emulates the early 1880s grid pattern of narrow lots. The proposed development introduces a lane building which emphasizes the original lanes and retains their use of connecting informal residential and commercial areas with the dyke and shoreline. The lane aspect of the development contributes to the small-town sense of place.

Character-Defining Elements

- 33' width
- amorphous paved ground plane
- little differentiation between public and private property
- abrupt rise to dyke (Bayview Street)
- good view from southern end of North Shore Mountains.
- Loading bays, garage doors

References

Ancestry.ca (<https://www.ancestry.ca/>)

BC Assessment (<https://www.bcassessment.ca/>)

Birmingham & Wood. "Steveston Village Conservation Program" (July 2007)

City of Richmond Archives:

- Archival photographs
- City Directories (1902-1976)
- Maps, including Steveston, B.C. [ca. 1895-1911], Steveston Townsite [c. 1932] and Water Works Map [1936]
- Tax Ledgers (1881-1891)
- Tax Assessment Rolls (1905-1942)

City of Vancouver Archives:

- Archival photographs

Community Stories (<https://www.communitystories.ca/>)

Historic Steveston (<https://historicsteveston.ca/>)

Landscapes of Injustice (<https://www.landscapesofinjustice.com/>)

McNulty, Bill. Steveston: A Community History (The Steveston Community Society, 2011)

Mizuta, Haruji. The Japanese Connection in Steveston, B.C. (2006)

Newspapers.com (<https://www.newspapers.com/>)

Next Environmental Inc. "Stage 1 Preliminary Site Investigation for 12071 2nd Avenue, Richmond, BC." Project: 109090101.01 (October 28, 2020)

Richmond Interactive Map (<https://maps.richmond.ca/rim/>)

UBC Special Collections:

- BC Historical Newspapers

Vintage Air Photos (<https://vintageairphotos.com/>)



Address: 12071 2nd Avenue

File No.: RZ 20-919115

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10571, the developer is required to complete the following:

1. **(Flood Protection)** Registration of a flood indemnity covenant on title.
2. **(Affordable Housing)** Contribution of \$15 per buildable square foot (e.g. \$141,960) to the City's affordable housing fund.
3. **(Market Rental)** Contribution of \$3 per buildable square foot (e.g. \$28,392) to the City's affordable housing fund.
4. **(Heritage)** Contribution of \$72.93 per buildable square foot for 0.4 FAR of the site's density (e.g., \$192,156), minus the applicable affordable housing cash-in-lieu contribution (under consideration 2 above) for the development, in accordance with the Steveston Village Heritage Conservation Grant Program (Policy 5900). The total required amount is \$50,196.
5. **(Mixed Use Noise)** Registration of a legal agreement on title that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
6. **(Housing Tenure and Age Restriction)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
7. **(Indoor Amenity)** Contribution of \$1,600 per dwelling unit (e.g. \$9,600) in-lieu of on-site indoor amenity space.
8. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
9. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of the following works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 205.4 L/s of water available at a 20 psi residual at the 3551 2nd Avenue frontage. Based on the proposed development, the site requires a minimum fire flow of 220 L/s.
- b) At developer's cost, remove and legally dispose of the existing water main on 2nd Avenue.
- c) Upgrade the existing water main on 2nd Avenue to obtain adequate fire flow. At developer's cost, provide a 200mm diameter water main along 2nd Avenue from the existing 200mm diameter water main in Moncton St to Chatham St. The portion from the north property line up to Chatham St will be paid for by the city subject to funding approval. The tie in of the new water main at Moncton St and Chatham St, which will be done by the city crew, shall be paid for by the developer.
- d) Install a new water service connection c/w water meter to be located on-site in a ROW. Dimensions of the ROW, location of the service connection and meters shall be finalized during the SA design process.
- e) Install a fire hydrant on 2nd Avenue as per city spacing standards. The developer will need to coordinate and confirm the location of the hydrant with the Richmond Fire Department.
- f) Prior to the rezoning staff report being written, the Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's lane frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.
- g) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.

- ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
- iii) 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 (or via the servicing agreement process, if one is required).
- h) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Install a new storm sewer from Moncton Street to the north property line, complete with manholes. Tie the new storm sewer into the existing drainage system north of the property line. Conduct a capacity analysis to determine the acceptable diameter size required to service the proposed site.
 - iii) At developers cost, install new storm service connections for the development site, 3611 Moncton Street, 12040 2nd Avenue, and 3551 Moncton Street complete with inspection chambers.
 - iv) Remove and legally dispose of existing dual system drainage spanning Moncton Street up to the north property line.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Upgrade and extended the existing sanitary line on 2nd Avenue with a new 200mm sanitary sewer to the north property line, complete with manholes.
 - iii) Install new sanitary service connection, complete with inspection chamber.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

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

General Items:

- a) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m

- BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- v) Provide a video inspection report of the existing UTILITIES along the ROAD frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
- (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- xi) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Transportation Works

The Developer is to enter into a Servicing Agreement for the design and construction of the frontage improvements and other Transportation-related works described below. All works are to be completed at the cost of the Developer and to the satisfaction of the City. A functional road plan is required based on the following comments:

- a) Along the Second Avenue site frontage, renew the existing frontage treatments.
- b) Development to install wheel stops in the five (5) angle parking spaces adjacent to the site's frontage on 2nd Ave using the P-TAC design vehicle to ensure no overhang or encroachment onto the sidewalk.
- c) Upgrade the west laneway to match Steveston lane design and works completed as part of the Roderick Servicing Agreement. This will be included as part of the servicing agreement and will need consultation and confirmation by Engineering.
- d) Reinstate/back-fill street signage and pavement marking affected by the frontage works.
- e) The exact dimensions of the frontage works are to be determined based on legal surveys and the functional road plan design process.
- f) Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works and design off site works to accommodate tree preservation requirements and Transportation elements as noted.
- g) Consult Engineering on lighting and other utility requirements as part of the frontage works.

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

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

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

Prior to a Development Permit* issuance, the following must be completed:

1. **(Landscape Security)** Submission of an appropriate landscape bond/letter of credit for on-site landscaping and registration of an accompanying legal agreement. The landscape plan must include at least two replacement trees with the following minimum sizes:

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

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. Enter into an encroachment agreement for the proposed awnings along 2nd Avenue and any other encroachments.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10571 (RZ 20-919115)
12071 2nd Avenue**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following into Section 20 – Site Specific Mixed Use Zones, in numerical order:

“20.58 Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)

20.58.1 Purpose

The **zone** provides for a combination of commercial, industrial and residential **uses** in the Steveston Village Conservation Area.

20.58.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- government service
- health service, minor
- housing, apartment
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general

20.58.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.58.4 Permitted Density

1. The maximum **floor area ratio** is 1.6.
2. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.58.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.58.6 Yards & Setbacks

1. There is no minimum **front yard, rear yard** or **side yard setback**.

20.58.7 Permitted Heights

1. The maximum **building height** for the **site** is 12.0 m, containing not more than three **storeys**.

20.58.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width, lot depth** or **lot area** requirements.

20.58.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provision of Section 6.0.

20.58.10 On-Site Parking

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set-out in Section 7.0 except that:
 - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.
 - b) On-site **vehicle** parking shall be provided at the following rate:
 - i) Non-residential **uses** – on-site parking requirements contained in Section 7.0 of this Bylaw are reduced by 33%

with the exception that a rate of 2 spaces per 100 m² of **gross leasable floor area** be applied to **retail convenience, retail general, retail second hand, service business support, service financial and service personal**.

- ii) Residential **uses** – on-site parking requirements contained in Section 7.0 of this Bylaw are reduced by 13%.

- c) A minimum of 50% of the spaces provided shall be standard spaces.

20.58.11 Other Regulations

1. For **apartment housing**, no portion of the **first storey** of a **building** within 9.0 m of the **lot line abutting a road** shall be used for residential purposes.
 2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 3.0 m in width.
 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“COMMERCIAL MIXED USE (ZMU58) – 2ND AVENUE (STEVESTON VILLAGE)” zone**.

P.I.D. 003-448-614

Lot 5 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10571”**.

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Joshua Reis
Director, Development

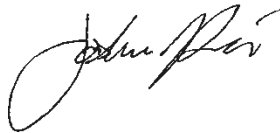
Date: August 20, 2024
File: RZ 22-023116

Re: **Application by Wayne Fougere for Rezoning at 9511 Granville Avenue from the “Small-Scale Multi-Unit Housing (RSM/XL)” Zone to the “Town Housing (ZT105) – North McLennan (City Centre)” Zone and the “School & Institutional Use (SI)” Zone**

Staff Recommendation

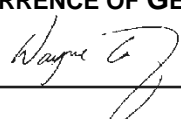
1. That Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10587, which proposes amendments to the northern portion of 9511 Granville Avenue, including to amend:
 - a) Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), including amending the land use designation of the northern portion of 9511 Granville Avenue (area marked as “A” on Schedule A attached to and forming part of this Bylaw) from “Neighbourhood Residential” to “School”; and
 - b) Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw 7100, including amending the land use designations of the northern portion of 9511 Granville Avenue (area marked as “A” on Schedule A attached to and forming part of this Bylaw) in the Generalized Land Use Map (2031), Specific Land Use Map: McLennan North Sub-Area Plan and reference maps throughout the plan;be introduced and given first reading.
2. That Bylaw 10587, having been considered in conjunction with:
 - the City’s Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans; is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;
3. That Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10588, to create the “Town Housing (ZT105) – North McLennan (City Centre)” zone and to rezone 9511 Granville Avenue from the “Small-Scale Multi-Unit Housing (RSM/XL)” to the “Town Housing (ZT105) – North McLennan (City Centre)” zone and the “School & Institutional Use (SI)” zone, be introduced and given first reading.



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

JR:ta
Att. 8

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

Staff Report

Origin

Wayne Fougere has applied on behalf of the owner, Western Granville Developments Ltd. (Directors: Kelvin W. Leung and Thomas C. Leung), to the City of Richmond to rezone 9511 Granville Avenue from the residential “Small-Scale Multi-Unit Housing (RSM/XL)” zone to a new site-specific zone, “Town Housing (ZT105) – North McLennan (City Centre)” and the “School & Institutional Use (SI)” zone on the northern portion of the site (approximately 392.0 m² in area), to develop 12 townhouse units. A location map and aerial photograph are provided in Attachment 1.

An associated Official Community Plan (OCP) Bylaw 9000 and 7100 Amendment 10587 is proposed to re-designate the northern portion of the property to reflect its future school use and support the voluntary transfer of the north portion of the site to the Henry Anderson Elementary School located north of the site.

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

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

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site consists of a single lot containing a single-family dwelling with a storage barn in the rear yard. The dwelling is currently tenanted. The applicant has indicated that there is no secondary suite on site. The applicant is committed to providing notice in keeping with the Residential Tenancy Act. The existing dwelling is proposed to be demolished.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North: Henry Anderson Elementary School on property zoned “School & Institutional Use (SI)”.
- To the South: Across Granville Avenue, a 16-unit two-storey townhouse development fronting Granville Avenue on property zoned “Medium Density Townhouses (RTM2)”.
- To the East: A 31-unit three-storey townhouse development fronting Granville Avenue on property zoned “Town Housing (ZT56) – North McLennan (City Centre)”.

To the West: A 30-unit two to three-storey townhouse development fronting Granville Avenue on property zoned “Medium Density Townhouses (RTM1)”.

Related Policies & Studies

Official Community Plan/ McLennan North Sub-Area Plan

The subject site is designated as “Neighbourhood Residential” in the 2041 Official Community Plan (OCP) and is located in the City Centre Area Plan (CCAP). The City Centre Area Plan designates the subject site as “General Urban T4” and the McLennan North Sub-Area Plan (Schedule 2.10C of the City Centre Area Plan, OCP Bylaw 7100) designates the subject site as “Residential Area 3” (Attachment 4), which allows for two and three storey townhouses with a base density of 0.65. The Residential and Land Use section of the McLennan North Sub-Area Plan also provides allowances for additional density in instances where the developer makes a contribution to the City’s community facilities and/or services. The proposed development is consistent with the McLennan North Sub-Area Plan. The application is generally consistent with the OCP and the CCAP.

In support of the applicant’s proposal to voluntarily transfer the northern portion (approximately 392.0 m² in area) of the site to the Henry Anderson Elementary School located to the north of the site, a minor housekeeping OCP amendment is proposed to designate that area for school use. In the Land Use Map of Schedule 1 of OCP Bylaw 9000, this portion of the site is to be re-designated from “Neighbourhood Residential” to “School”; in the Generalized map of Schedule 2.10 (City Centre Area Plan) of OCP Bylaw 7100, this portion of the site is to be re-designated from “General Urban T4” to “School” and in the Land Use Map of the Schedule 2.10C (McLennan North Sub-Area Plan) of OCP Bylaw 7100, the northern portion of the site is to be re-designated from “Residential Area 3” to “School”.

Staff support the proposed OCP amendment as it will allow for the voluntary transfer of the northern portion of the site to be used as an additional field for the adjoining Henry Anderson Elementary School (6611 No. 4 Road) located north of the site. The OCP amendment will also improve the function and alignment of the adjacent north trail that currently wraps around the north portion of the lot. A letter has been received from the Richmond School District confirming acceptance of the proposed voluntary transfer of the northern portion of the subject site with the adjoining Henry Anderson Elementary school.

Prior to zoning bylaw adoption, the north portion of the site is required to be transferred and consolidated with the Henry Anderson Elementary School. The applicant will be required to prepare a subdivision plan and a consolidation plan for the land transfer. Prior to consolidation, the applicant will also be responsible for the demolition of the rear storage barn. The developer shall be responsible for all costs associated with the transfer and consolidation unless otherwise agreed to by the developer and the Richmond School District.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to make a cash contribution at the current rate of \$0.34 per buildable square foot, for a total contribution of \$5,026.27 prior to final adoption of the rezoning bylaw.

Registration of a legal agreement on Title is required before final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other developments that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy “Area 4”. All new aircraft sensitive noise uses may be considered in this area, in accordance with the ANSD policies contained in the OCP.

There is an existing ANSD covenant on Title which is to be discharged and replaced. Registration of a new aircraft noise sensitive use covenant on Title of the residential portion of the site is required prior to final adoption of the rezoning bylaw to acknowledge that the subject lands are located within an aircraft noise sensitive area and that appropriate building design measures are incorporated to mitigate against aircraft noise.

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 of the residential portion of the site is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. In response to the placement of the rezoning sign on the subject property, staff have received written submissions from the public about the application. The written submissions include two emails from residents of the neighbouring townhouse development (9533 Granville Avenue) located to the east of the proposed development (Attachment 5).

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

- Concerns regarding the applicability of the easement agreement registered on 9533 Granville Avenue in favour of 9511 Granville Avenue.

There is a cross-access easement registered on the Title of 9533 Granville Avenue in favour of 9511 Granville Avenue. This was secured as part of the rezoning (RZ 03-245733) and development permit (DP 03-252267) application associated with the development of 9533 Granville Avenue. The applicant’s lawyer has confirmed that the developer can rely on use of the Statutory Right-of-Way (SRW) for access to the subject site and this opinion has been reviewed and confirmed by the City’s Law department. The applicant and the neighbouring strata have confirmed that they have reached an agreement on the use of the easement area.

- Concerns regarding the developer's use of the easement area/driveway located on 9533 Granville Avenue during construction.

During construction, the developer would be required to obtain construction access to/from Granville Avenue using their property (9511 Granville Avenue). The applicant has been advised by the City that the easement area is not to be used for construction access. Prior to Building Permit Issuance, the applicant will be required to provide the City's Transportation department with a Construction Parking and Traffic Management Plan. The developer also offered the neighbour the option of documenting the condition of the driveway before and after construction.

- Concerns regarding consistency in the design between the proposed development at 9511 Granville Avenue and the existing townhouse complex at 9533 Granville Avenue.

Both developments are three storey townhouse developments with comparable densities. The architectural form and character will be reviewed further for consistency with applicable design guidelines as part of the development permit review.

- Concerns regarding the Floor Area Ratio (FAR) proposed by the developer.

The 0.70 FAR proposed for the development is consistent with the City's OCP and is comparable to the FAR applicable to adjacent townhouse developments in the area.

- Concerns regarding the potential for the unauthorized use of the visitor parking spaces at 9533 Granville Avenue.

The developer has contacted the adjacent Strata and offered to cover the costs to put up signs for the visitor parking stalls at 9533 Granville Avenue. The signs would indicate that the 9511 Granville Avenue strata cannot use the visitor parking stalls located at 9533 Granville Avenue.

- Concerns regarding the cost recovery for a recently installed fence the Strata paid for located along the shared property line where the driveway is proposed to be extended through.

The applicant offered to fix the neighbour's front fence as goodwill for the removal of the applicable portions of the fence along the shared property line. The interface between the proposed development and the existing east and west townhouse developments will be reviewed further as part of the development permit application.

In accordance with the Local Government Act, should this application proceed, Council would be prohibited from holding a public hearing as a result of the proposed residential townhouse use as the use is consistent with the OCP. The overall Zoning Bylaw amendment involves the transfer of a portion of the subject site to the Richmond School District, and requires an amendment to the OCP to redesignate that portion of land to "School" use. Should 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.

OCP Consultation Summary

Staff have reviewed the Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10587, having been considered in accordance with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders. An OCP consultation summary clarifying this recommendation is attached (Attachment 6).

Richmond Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

Built Form and Architectural Character

The proposed development consists of four three-storey buildings containing a total of 12 townhouse units (including one secondary suite). The proposed conceptual development plans are included in Attachment 2.

The buildings are positioned in a north-south orientation across the site with three units (Building One) fronting onto Granville Avenue. One secondary suite and two convertible units are provided in Building 3, which is adjacent to the proposed 90.0 m² common outdoor amenity space. Private outdoor spaces are proposed at grade in either the north or south yards of each unit along with small additional outdoor spaces proposed in balconies on the second storey of each unit.

Proposed OCP, CCAP and McLennan North Sub-Area Plan Amendment

The applicant has voluntarily offered to transfer the northern portion (approximately 392.0 m²) of the subject site to the Richmond School District No. 38. The School Board has confirmed acceptance of the voluntary transfer, which will be consolidated with their property at 6611 No. 4 Road, which includes Henry Anderson Elementary School and A. R. MacNeill Secondary School.

The school board intends to use the transferred lands as field to be joined with the existing school field at Henry Anderson Elementary School. Accordingly, the applicant is to demolish the rear storage barn. Prior to final adoption of the rezoning bylaw, the applicant is required to transfer a fee simple parcel of not less than 392.0 m² in area to the Richmond School District for consolidation with their lands at 6611 No 4 Road.

To facilitate this voluntary land transfer to the Richmond School District No. 38, a minor technical/housekeeping amendment to the OCP Bylaw 9000 and 7100 is proposed to re-designate the land use of the northern portion of the subject site for school purposes.

Staff support the proposed amendment as it will align the OCP with the site's intended future use.

Proposed Site-Specific Zone

The applicant proposes to create a new "Town Housing (ZT105) – North McLennan (City Centre)" zone and apply this new zone to the southern portion of the property. This new zone would permit a maximum density of "0.70" and incorporate setbacks, lot dimensions and areas and parking standards that respond to the specific conditions of the subject site. The proposed site-specific zone is drafted based on the existing standard Medium Density Townhouses zones and is consistent with the Sub-Area Plan and its objective to redevelop the area from a predominantly single-family neighbourhood to a higher density neighbourhood with varied housing clusters.

Staff support the proposed density, building height and setbacks of this new zone based on the following:

- The applicant's voluntary transfer of the northern portion (392.0 m²) of the subject site to the Richmond School District.
- The proposed density is generally consistent with other townhouse developments in the area and is in keeping with the policies of the North McLennan Area Plan, where an increase in the density may be considered for developments where community facilities and services are provided.
- A 0.65 m wide road dedication along Granville Avenue will be provided prior to rezoning adoption to facilitate frontage improvements to be secured through a subsequent Servicing Agreement as part of the future Building Permit.
- Facilitates the redevelopment of a remnant property to a development type that is consistent with the adjacent townhouse developments located on either side of the subject site.

The proposed zoning bylaw amendment would also rezone the northern portion (approximately 392.0 m² in area) of the subject site from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the standard "School & Institutional Use (SI)" to facilitate the voluntary transfer of that portion of the site as park to the Henry Anderson Elementary School located to the north of the site.

Existing Legal Encumbrances

There is an existing Aircraft Noise Sensitive Use covenant [BW495680] on Title restricting the owner of the subject site from developing the Property unless the building is designed to ensure the development on site does not exceed specified sound levels. This covenant is to be discharged and a new Aircraft Noise Sensitive Use covenant will be registered on Title for the new development on the residential portion of the site prior to rezoning bylaw adoption.

Housing Type and Tenure

This proposal is for 12 townhouse units that are intended to be strata-titled. Consistent with OCP policy respecting townhouse and multiple-family housing development projects and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Amenity Space

The applicant proposes a voluntary contribution to the City's Recreation Facilities Reserve Fund in the amount of \$2,066.00/unit for a total contribution of \$24,792.00 in-lieu-of providing common indoor amenity space on-site. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.

A common outdoor amenity space is required on-site. Based on the preliminary design, the proposed common outdoor amenity space of 90.0 m² exceeds the minimum requirement (6.0 m² of outdoor space per unit for a total of 72.0 m²) of the Official Community Plan (OCP). Staff will work with the applicant at the Development Permit stage to ensure the configurations and the design of the common outdoor amenity space meets the Development Permit Guidelines in the OCP.

Transportation and Site Access

A 0.65 m wide road dedication will be required along the site's entire frontage for the future road widening of Granville Avenue, as well as new treed/grassed boulevards and sidewalks along the portion of Granville Avenue adjacent to the site. The frontage improvements will be provided through the servicing agreement for the project.

Access to the subject site is proposed from Granville Avenue through an easement (BW209087) located on the neighbouring townhouse development (9533 Granville Avenue) to the east. The easement is on an existing driveway that is currently in use by the residents of the 31-unit townhouse development at 9533 Granville Avenue. The cross-access agreement in favour of 9511 Granville Avenue, was secured via a rezoning (RZ 03-245733) Bylaw 7638 adopted on May 25, 2004, and a development permit (DP 03-252267) issued on June 14, 2004, respectively. The applicant's transportation consultant has confirmed that the drive aisle is sufficient to accommodate two-way passenger vehicle traffic. The applicant's lawyer has provided an opinion letter confirming that the applicant can rely on the easement for access, and the applicant proposes to exercise the right as provided by the easement. The applicant has met with the neighbouring strata to discuss an agreement for cost sharing and maintenance of the easement area. The applicant and the neighbouring strata have confirmed that they have reached an agreement on the use of the easement area.

Pedestrian access to each unit is proposed via individual pathways from the public sidewalk and interior pathways within the site.

On-site vehicle parking is proposed consistent with the Zoning Bylaw requirements. Resident vehicle parking spaces are mostly provided in side-by-side or tandem arrangements within each unit's garage. Prior to rezoning bylaw adoption, the applicant is required to register a legal agreement on Title prohibiting the conversion of the tandem parking spaces into habitable floor area.

Three surface parking spaces for visitors are located in the east side yard of the site and a visitor bicycle rack is also proposed in the east side yard of the development in proximity to the common outdoor amenity space. Resident bicycle parking is proposed within each unit's garage.

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:

- 22 trees (tag# 707, 708, 709, 710, 713, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734 and 735) bylaw-sized trees on the subject property.
- 15 trees (tag# A, B, C, D, E, F, G, H, 711, 712, 714, 715, 716, 717 and 718) trees on neighbouring properties.
- There are no street trees on City property.

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

- Four trees, specifically one Gingko tree (tag# 707 – 17.0 cm DBH), one Norway maple tree (tag# 713 – 44.0 cm DBH), and two Western Red cedar trees (tag# 719 – 58.0 cm DBH and 720 – 33.0 cm DBH), located on site at the Granville Avenue frontage and along the west property line, are identified to be retained and protected in the Arborist report.
- Three trees (tag# 730, 732 and 733) located on site, are identified to be in good condition, but are located in the middle of the development site. These trees are recommended for removal as per the Arborist Report.
- 15 trees (tag# 708, 709, 710, 721, 722, 723, 724, 725, 726, 727, 728, 729, 731, 734 and 735) located throughout the development site, are in poor condition - either dying (sparse canopy foliage), have been historically topped and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts) and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- 15 trees (tag# A, B, C, D, E, F, G, H, 711, 712, 714, 715, 716, 717 and 718) located adjacent to the east and west property lines of subject property on neighbouring properties, are to be protected as per the Arborist report or as per the City of Richmond Tree Protection Information Bulletin Tree-03.

Replacement trees should be specified at 2:1 ratio as per the OCP, i.e. 36 replacement trees.

Tree Replacement

The applicant intends to remove 18 on-site trees (tag # 708, 709, 710, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733 734 and 735). The OCP requires a 2:1 replacement ratio for trees removed, this would therefore require a total of 36 replacement trees. Based on the preliminary landscape plan (Attachment 2) provided as part of this rezoning application, the applicant has indicated 19 trees to be planted on site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
19	8.0 cm		4.0 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$13,056.00 (\$768.00/tree) to the City's Tree Compensation Fund in lieu of the remaining 17 trees that cannot be accommodated on the subject property after redevelopment. Through the DP application review process, the landscape plan will be further reviewed to provide for a mix of coniferous and deciduous tree species.

Prior to DP issuance, to ensure that the replacement trees are planted and the landscape plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency). A legal agreement is to accompany the Security, which is to set the terms for its use and release.

Tree Protection

Four on-site trees (tag# 707, 713, 719 and 720) located on-site at the Granville Avenue frontage and along the west side property line and 15 trees (tag# A, B, C, D, E, F, G, H, 711, 712, 714, 715, 716, 717 and 718) located adjacent to the east and west property lines of subject property on neighbouring properties, are to be retained and protected as per the Arborist report or as per the City of Richmond Tree Protection Information Bulletin Tree-03. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). In some instances those measures include cantilevering portions of the garage floor slab and maintaining site grades in and around the trees. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the amendment bylaw, a Tree Survival Security in the amount of \$35,840 for the four on-site trees (tag# 707, 713, 719 and 720) is required to ensure the protection of retained trees.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures

required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site are completed.

Public Art

In response to the City's Public Art Program, prior to bylaw adoption, the applicant will provide a voluntary cash contribution to the City's Public Art Reserve Fund; at a rate of \$1.02/ ft² (2024 rate) for a total amount of \$15,079.00.

Affordable Housing Strategy

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

The applicant is required to provide a CIL contribution to the Affordable Housing Reserve Fund in the amount of \$18.00 per buildable square foot consistent with the Affordable Housing Strategy and Section 5.15 of Richmond Zoning Bylaw 8500 for rezoning applications that propose the "Town Housing (ZT105) – North McLennan (City Centre)" zone inside the City Centre.

The lands subject to this application are 21,118.79 ft² in area. The site specific (ZT105) zone will establish a floor area ratio (FAR) of 0.70 with an additional 0.1 FAR to accommodate amenity space, therefore the maximum residential floor area available to the property, if the rezoning is approved, is 14,783.15 ft². The affordable housing cash-in-lieu requirement applicable for this application is \$266,096.78 and the applicant must provide this to the City prior to final adoption of the rezoning bylaw.

The applicant also proposes to provide one studio secondary suite with a minimum size of 29.0 m² (312.15 ft²) in Building 3 - Unit C. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title stating that no Occupancy Certificate will be granted until one studio secondary suite with a minimum size of 29.0 m² (312.15 ft²) is constructed onsite to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Market Rental Housing Policy

The City of Richmond's Official Community Plan establishes a policy framework for the provision of market rental housing. Smaller-scale projects including townhome proposals with more than five units are not required to provide purpose-built market rental units so long as a CIL contribution is made to the City's Affordable Housing Reserve Fund.

The CIL contribution amount for townhouse developments is \$2.65 per buildable square foot (\$28.52 per buildable m²). Consistent with the OCP, the CIL contribution applicable to this proposal is \$39,175.36 and must be provided to the City prior to final adoption of the rezoning bylaw.

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all of the units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower). In addition, the applicant proposes two Convertible Units in Building Three (Unit B and Unit C). Further review of the Convertible Unit design will be undertaken as part of the Development Permit (DP) application review process.

Energy Efficiency

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

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

Development Permit Application

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

- Site plan: Refinement of the site plan to finalize the drive-aisle design, on-site parking (vehicle and bicycle) and pedestrian circulation.
- Landscape plan: Enhancement of the tree and plant schedule in the landscape plan to provide for a mix of deciduous and coniferous trees, as well as examination of additional planting opportunities to provide for visual interest and screening at key areas.
- Residential Interface: Refinement of the DP drawings to provide for appropriate edge conditions with the adjacent east and west townhouse developments.
- Building Material: Reviewing and finalizing the proposed exterior building material and colour palette.
- Accessibility: Confirming that all aging-in-place and convertible unit features have been incorporated into dwelling unit designs.
- Crime Prevention Through Environmental Design (CPTED): Reviewing the applicant's response to the principles of Crime Prevention Through Environmental Design (CPTED).

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

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

Site Servicing and Frontage Improvements

Prior to Building Permit issuance, the applicant is required to enter into a servicing agreement (SA) for the design and construction of the following, including but not limited to:

- A 0.65 m wide road dedication and boulevard improvements for future road widening of Granville Avenue, as well as new treed/grassed boulevards and sidewalks along the portion of Granville Avenue adjacent to the site.
- A new water service connection to the existing watermain along Granville Avenue frontage.
- A storm sewer upgrade to 600.0 mm along entire span of the 9511 Granville Avenue frontage.
- A new sanitary service connection off of the existing 200.0 mm along the rear-yard of the proposed site to be connected to the existing manhole at the northwest corner of 9533 Granville Avenue.
- The applicant is also to undertake a capacity and condition analysis of the one existing storm connection and inspection chamber to determine their adequacy, and if they are inadequate the applicant will then be required to design and upgrade the inadequate lines as part of the SA.

Complete details on the scope of the frontage improvements and site servicing are included in Attachment 8.

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 9511 Granville Avenue to a new site-specific zone, “Town Housing (ZT105) – North McLennan (City Centre)” and the “School & Institutional Use (SI)” zone on the northern portion of the site, to develop 12 townhouse units with access from Granville Avenue through a neighbouring townhouse development (9533 Granville Avenue).

To facilitate the subject development, Official Community Plan (OCP) and City Centre Area Plan (CCAP) bylaw amendments are proposed to change the land use designation of the north portion of the subject site from “Neighbourhood Residential” to “School” in order to allow for the voluntary transfer of the north portion of the site to Henry Anderson Elementary School located north of the site.

Road and engineering improvement works required with respect to the subject development will be secured through the City's standard Servicing Agreement. The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that OCP Community Plan Bylaw No. 9000 and 7100, Amendment Bylaw 10587 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10588 be introduced and given first reading.



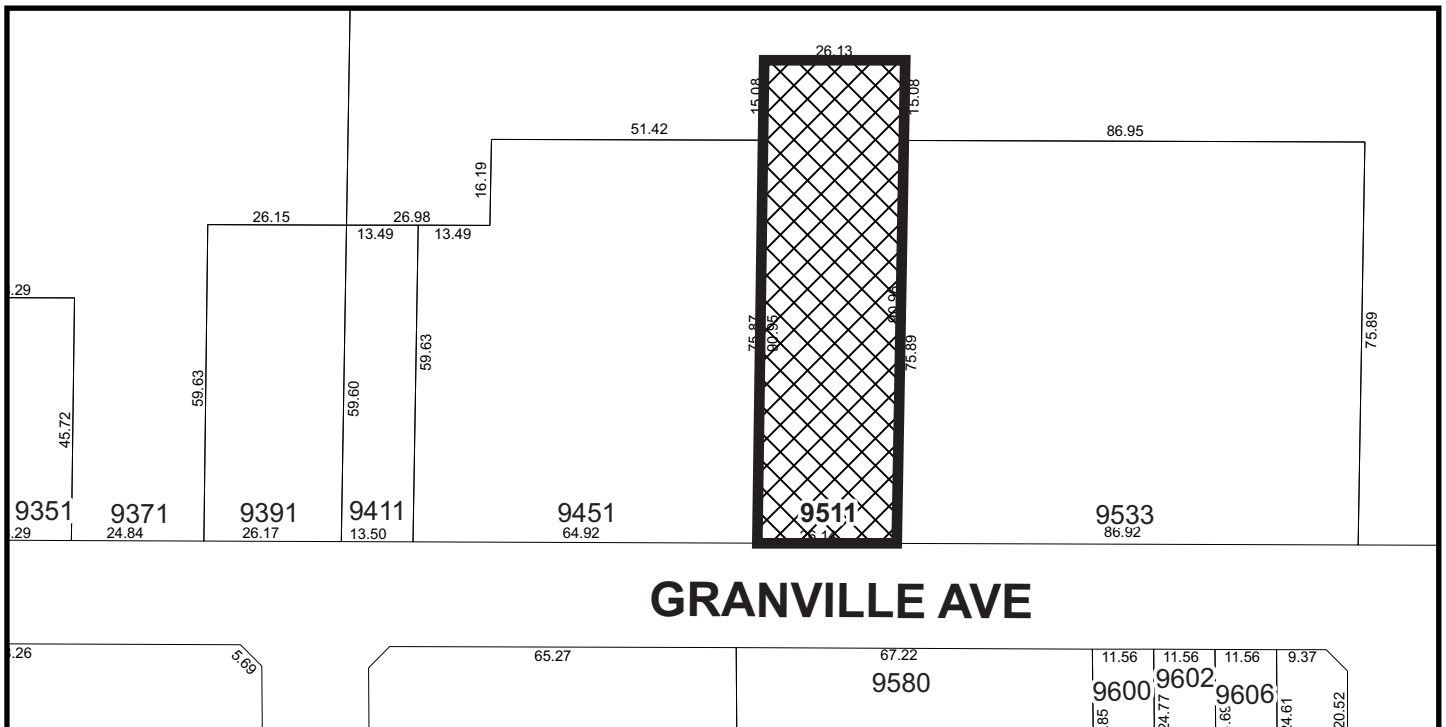
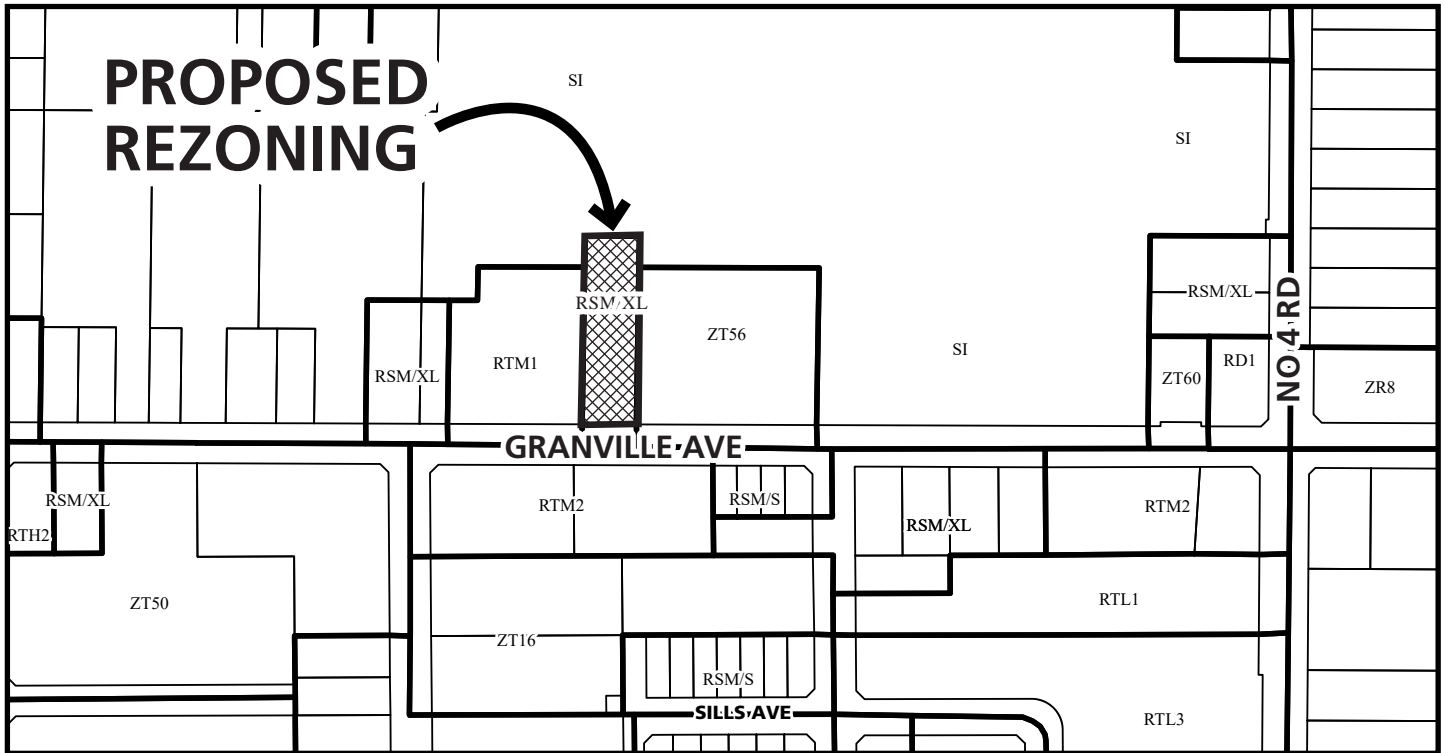
Tolu Alabi, MCIP, RPP
Planner 2
(604-276-4092)

TA:he

- Att. 1: Location Map
 2: Conceptual Development Plans
 3: Development Application Data Sheet
 4: McLennan North Sub-Area Plan
 5: Public Correspondence
 6: OCP Consultation Summary
 7: Tree Management Plan
 8: Rezoning Considerations



City of Richmond



RZ 22-023116

Original Date: 10/07/22

Revision Date: 07/10/24

Note: Dimensions are in METRES



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14	SITE SECTIONS		

PROJECT TEAM

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CONTEXT PLAN



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9511
Granville Avenue
for
Western Construction
RZ 22-023116 & DP 22-023117
AUGUST 01, 2024

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202-245-0446
FOUGERE ARCHITECTURE INC.

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 29, EXCEPT: PART ON PLAN BCP14107
SECTION 10 BLOCK 4 NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 23818**

#9511 GRANVILLE AVENUE,
RICHMOND, B.C.
P.I.D. 000-472-689

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.339m
Benchmark: HPN #196
Control Monument 77H4983
Elevation: 1.001m

NOTE:
Use site Benchmark Tag#6576
for construction elevation control.

LEGEND:
(c) denotes conifer
(d) denotes deciduous
(MT) denotes multiple-trunk
[] denotes catch basin
[] denotes round catch basin
[] denotes water valve
[] denotes water meter
[] denotes manhole
[] denotes inspection chamber
T denotes top of retaining wall
MF denotes main floor
RF denotes roof
[] denotes inspection chamber
[] denotes sign post
[] denotes power pole

SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN
BCS3032

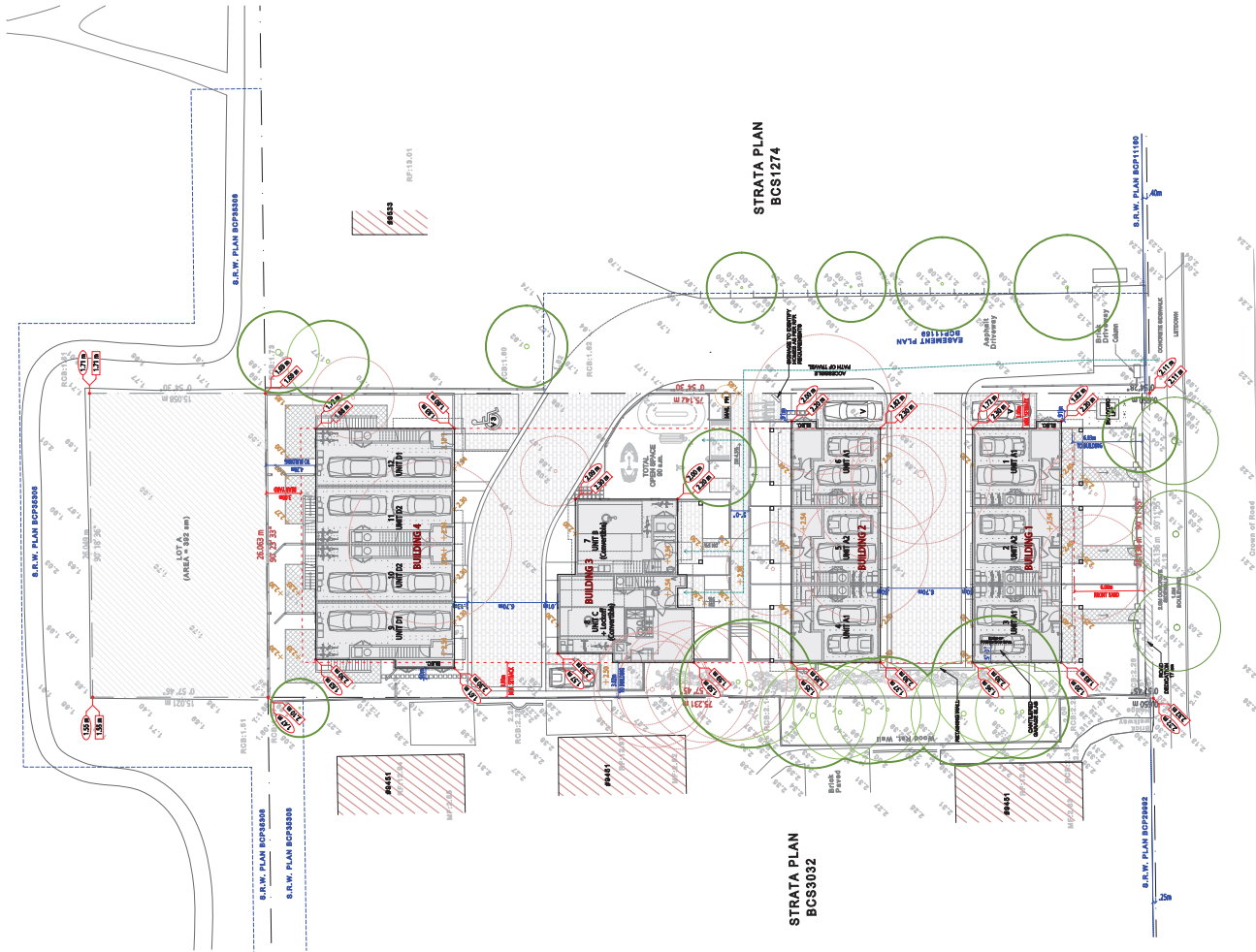
STRATA PLAN
BCS1274

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Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
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E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7925
FB-412 P95
Drawn By: TH/KA

DWG No. 7925-Topo-02

GRANVILLE AVENUE - 187

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.
Johnson Tam JQQ5M3
Digitally signed by
Johnson Tam JQQ5M3
Date: 2023.03.05
10:20:56 -0800
JOHNSON C. TAM, B.C.L.S., C.L.S.
OCTOBER 18th, 2023



SITE DATA

GROSS SITE AREA	2,371 sm
ROAD DEDICATION (SOUTH)	17 sm
LAND DEDICATION (NORTH)	392 sm
NET SITE AREA	1,962 sm

UNIT COUNT	12 UNITS
DENSITY	50.78 UPH
GROSS FLOOR AREA	2,156 sm
NET FLOOR AREA	1,373 sm
PERMITTED ZONING	BS1F
PROPOSED ZONING	BS1F
GARAGE/RECYCLING	DOOR-TO-DOOR PICKUP

	Required	Proposed
DENSITY (FAR)	0.70	0.70
OPEN SPACE	72 sm	90 sm
PLAY AREA	36 sm	72 sm
COVERAGE	40%	38%
BUILDING HEIGHT	12.00 m	11.60 m
Front Yard Setback (South)	6.0 m	6.03 m
Side Yard Setback (West)	3.0 m	3.00 m
Side Yard Setback (West)	3.0 m	3.00 m
Rear Yard Setback (North)	3.0 m	4.26 m

Flood Construction Level	2.9 m - Area A
Ground Floor Sill Elevation	2.54 m
Highest Point in Crown of Road	2.24 m
Average Site Grade	2.08 m

AVERAGE FINISHED SITE GRADE CALCULATION

Site	1.69 m
	2.11 m
	2.32 m
	2.10 m
Blgd 1	2.30 m
	1.83 m
	1.83 m
	2.30 m
Blgd 2	2.20 m
	2.30 m
	1.35 m
Blgd 3	2.30 m
	2.20 m
	1.59 m
	2.30 m
Blgd 4	1.88 m
	1.80 m
	2.30 m
Average	2.08 m

LEGEND

- Existing Grade Elevation
- Finished Grade Elevation
- Survey grades
- Proposed grades
- Trees to retain
- Trees to remove



SITE PLAN

SCALE 1/16" = 1'-0"

0 5.0m 10.0m

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RZ 22-023116 & DP 22-023117
AUGUST 01, 2024

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604.673.2507
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GRANVILLE AVENUE



OPENSOURCE CALCULATION

BUILDING NO.	UNIT NO.	YARD AREA AT GROUND LEVEL (sq.m.)	BALCONY AREA (MAIN FLOOR) (sq.m.)	OPEN SPACE (sq.m.)
Building 1	Unit 1	43.2	11.0	54.2
	Unit 2	43.3	9.4	52.7
	Unit 3	71.3	11.0	82.3
Building 2	Unit 4	24.3	11.0	35.3
	Unit 5	25.7	11.0	36.7
	Unit 6	26.7	11.0	37.7
Building 3	Unit 7	29.7	8.3	38
	Unit 8	26.5	11.9	38.4
	Lock off	11.1	-	11.1
Building 4	Unit 9	51.7	9.1	60.8
	Unit 10	24.9	9.4	34.3
	Unit 11	25.2	9.4	34.6
	Unit 12	65.3	9.1	74.4
Outdoor Amenity				90.0
Children's Play				72.0



OPEN SPACE CALCULATION

SCALE 1/16" = 1'-0"



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PARKING DATA

CAR PARKING CALCULATION


Bylaw reference	Unit Count	Required/ Permitted
7.9.3 Residential use at City centre parking - Zone 3	1.4 per Unit	12 17 23
Visitor parking	0.2 per Unit	3 3 3
Total		20 25 26
7.5.6 Max. 50% tandem parking		9 (max) 4
7.5.13 Small Spaces		0 7 (variance requested)
7.5.14 Min. 2% Accessible Spaces		1 3

100% of residential parking spaces and one visitor parking (V3) will comply with Level 2 EV Charging requirement.
One visitor parking space will have a charging feature capable of providing at least 6.66 kW of power at all times.


BIKE PARKING CALCULATION

Bylaw Reference	Unit Count	Required	Proposed
7.14.10 Class 1 Horizontal bikes Vertical bikes	1.25 per Unit	12	15
Class 2	0.2 per Unit		11 4 (27%) 9 (extra)
Total		3 3	18 27


LEGEND




STANDARD CAR STALL
SIZE: 2.5m*4.5m



SMALL CAR STALL
SIZE: 2.3m*4.6m



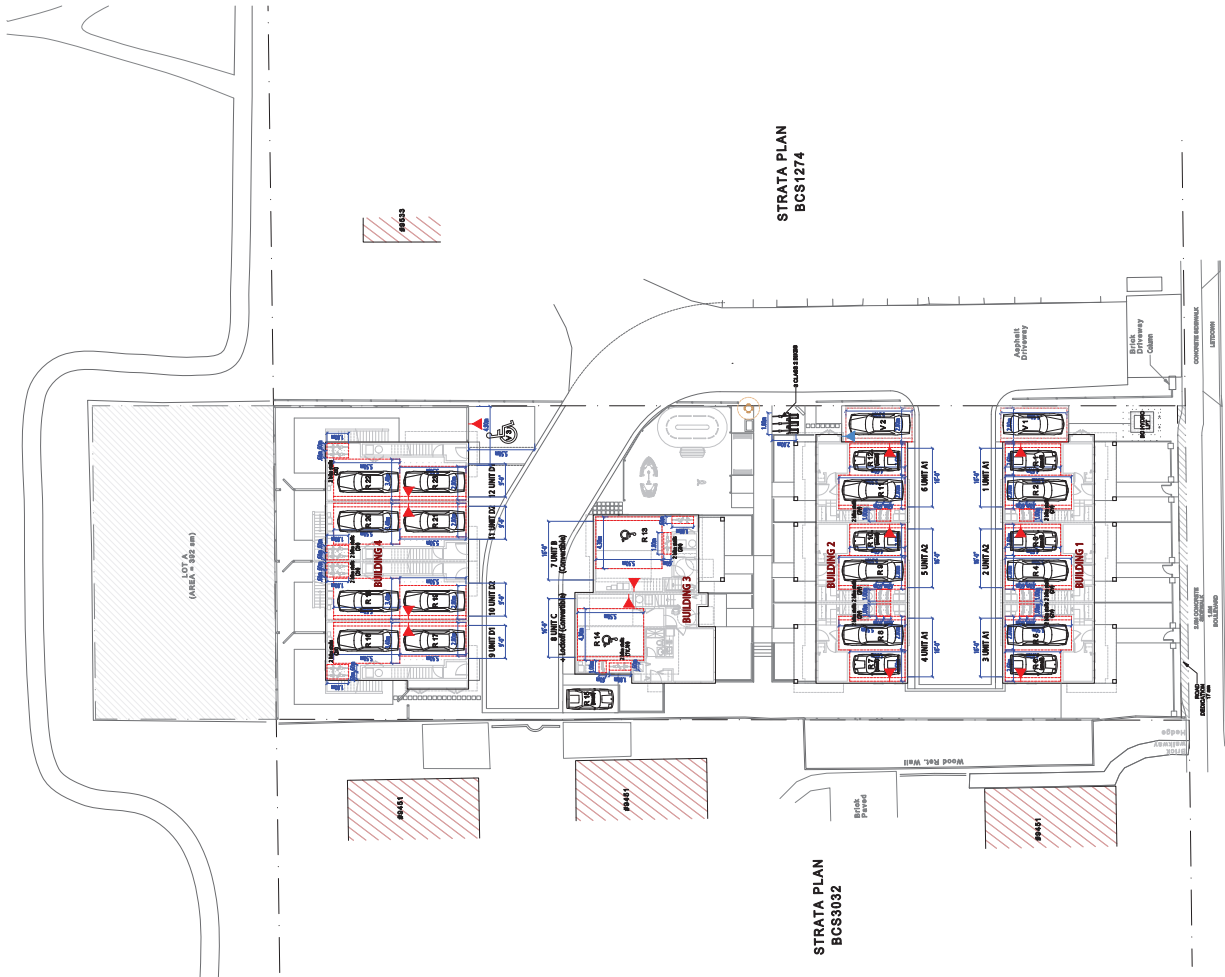
ACCESSIBLE CAR STALL
SIZE: 4.0m*4.5m



VAN ACCESSIBLE CAR STALL
SIZE: 4.0m*4.5m

* Addition 0.3m added where the carstall adjoins a wall.

-  CLASS 1 BIKE STALL
SIZE: 1.8m x 0.6m
-  CLASS 1 BIKE STALL (Vertical)
SIZE: 1.0m x 0.6m
-  ELECTRIC VEHICLE CHARGING PLUG-INS - LEVEL 2
-  ELECTRIC VEHICLE CHARGING PLUG-INS - 6.66 KW



GRANVILLE AVENUE



Green of Reed



PARKING PLAN



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05

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EXTERIOR FINISHES	
1	SP SHINGLES
2	SHADOW BLACK
3	HARDIE PANE, SMOOTH
4	COLOR TO MATCH BENJAMIN MOORE - CHANTILLY LACE 2121-70
5	HARDIE PANE, SELECT CEDAR/MILL
6	MITT BROWN
7	HARDIE LAP SIDING
8	COLOR TO MATCH BENJAMIN MOORE - OVERBOAT CS-64
9	ENTRY DOORS
10	COLOR TO MATCH BENJAMIN MOORE - 2007-30 IMPERIAL BLUE
11	WOOD FASCIA
12	COLOR TO MATCH BENJAMIN MOORE - UNIVERSAL BLACK 2119-10
13	DOWNSPOUTS AND GUTTERS
14	COLOR TO MATCH BENJAMIN MOORE - CHANTILLY LACE 2121-70
15	UNIVERSAL BLACK 2119-10
16	METAL FLASHING
17	COLOR TO MATCH BENJAMIN MOORE - OVERBOAT CS-64
18	HARDIE EXPERT
19	VERTED CEDAR/MILL - MITT BROWN
20	COLOR TO MATCH BENJAMIN MOORE - UNIVERSAL BLACK 2119-10
21	WYLL WINDOWS - GREY
22	GARAGE DOOR - CLORPLAY BRONZE
23	ELECTRICAL CLOSET DOOR
24	COLOR TO MATCH BENJAMIN MOORE - OVERBOAT CS-64
25	GLASS AND ALUMINUM RAILING
26	WOOD POCKET RAILING
27	WOOD POCKET RAILING WITH METAL FRAME AND GLASS

ELEVATIONS

1/8" = 1'0"

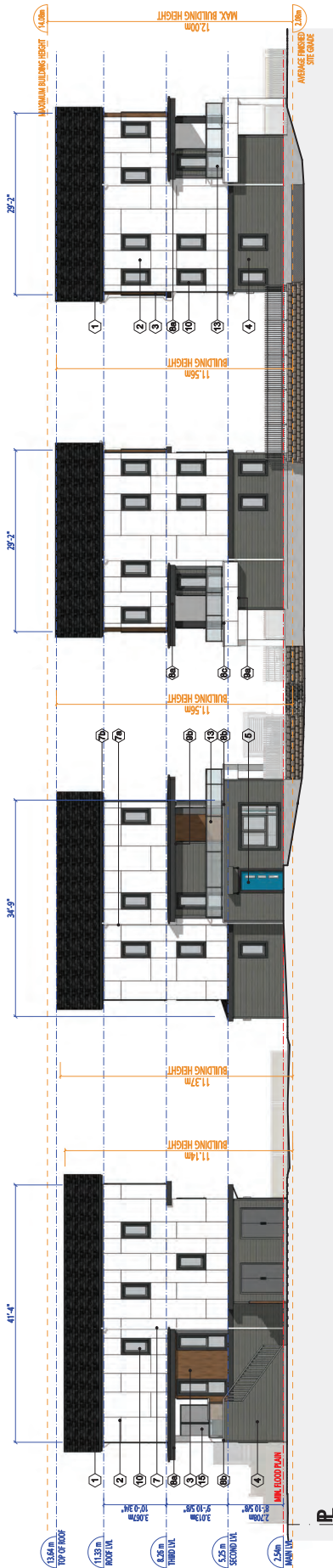
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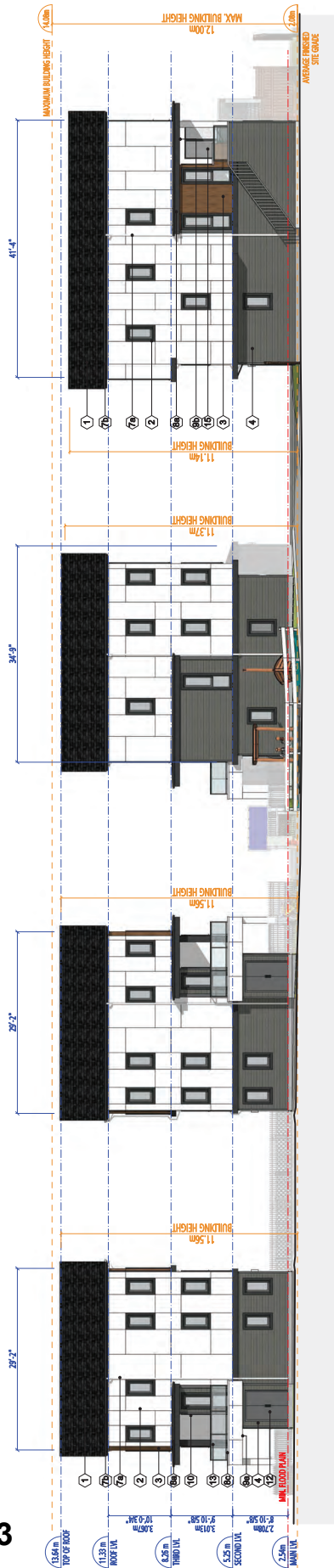
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ELEVATION - WEST



EXTERIOR FINISHES	
1	SP SHINGLES SHADOW BLACK
2	HARDE PANE, SMOOTH COLOUR TO MATCH BENJAMIN MOORE - CHANTILLY LACE 2121-70
3	HARDE PANE, SELECT CEDAR MILL NUT BROWN
4	HARDE LAP SIDING COLOUR TO MATCH BENJAMIN MOORE - OVERBROOK OC-44
5	ENTRY DOORS COLOUR TO MATCH BENJAMIN MOORE - 2007-30 IMPRES BLUE
6	WOOD FASCIA COLOUR TO MATCH BENJAMIN MOORE - UNIVERSAL BLACK 2119-10
7	DOWNSPOUTS AND GUTTERS COLOUR TO MATCH BENJAMIN MOORE - CHANTILLY LACE 2121-70
8	UNIVERSAL BLACK 2119-10
9	METAL FLASHING COLOUR TO MATCH BENJAMIN MOORE - UNIVERSAL BLACK 2119-10
10	OVERBROOK OC-44
11	HARDE SIDING VERTED CEDAR MILL - NUT BROWN
12	COLOUR TO MATCH BENJAMIN MOORE - UNIVERSAL BLACK 2119-10
13	WYLL WINDOWS - GREY
14	GARAGE DOOR - CLORPLAY BRONZE ELECTRICAL CLOSET DOOR
15	COLOUR TO MATCH BENJAMIN MOORE - OVERBROOK OC-44
16	GLASS AND ALUMINUM FINISHING WOOD POCKET FINISHING
17	WOOD POCKET FINISHING WITH METAL FRAME AND GLASS



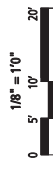
BUILDING 4 ELEVATION - SOUTH

BUILDING 3 ELEVATION - SOUTH

BUILDING 1 ELEVATION - SOUTH
 BUILDING 2 ELEVATION - NORTH (MIRRORED)

CNCL - 194

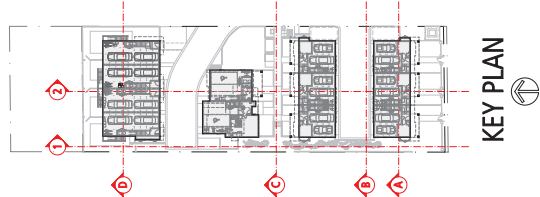
ELEVATIONS



9511
 Granville Avenue
 for
 Western Construction

RZ 22-023116 & DP 22-023117
 AUGUST 01, 2024

FOUGERE
 architecture inc.
 200 - 2425 Oakleaf Street
 Vancouver, BC V5T 4L5
 604.673.2007
 fougerearchitects.ca



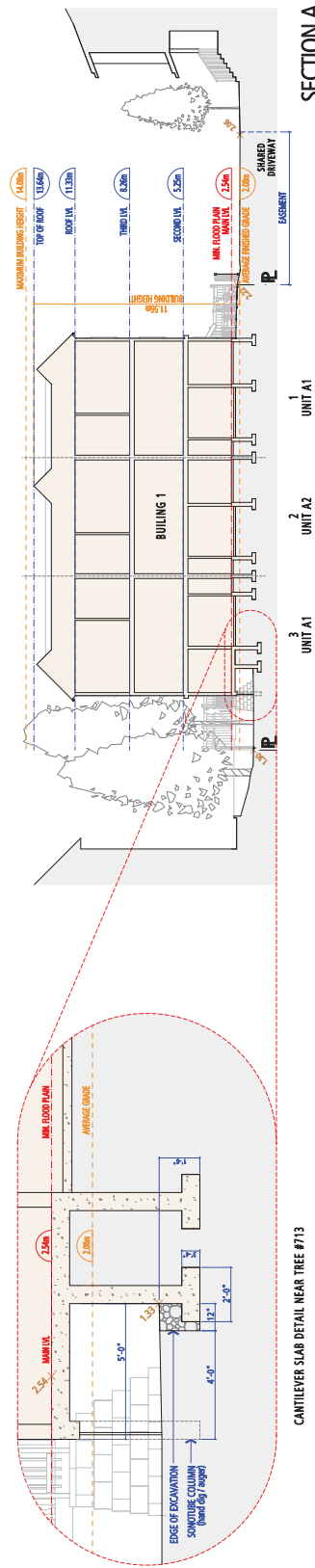
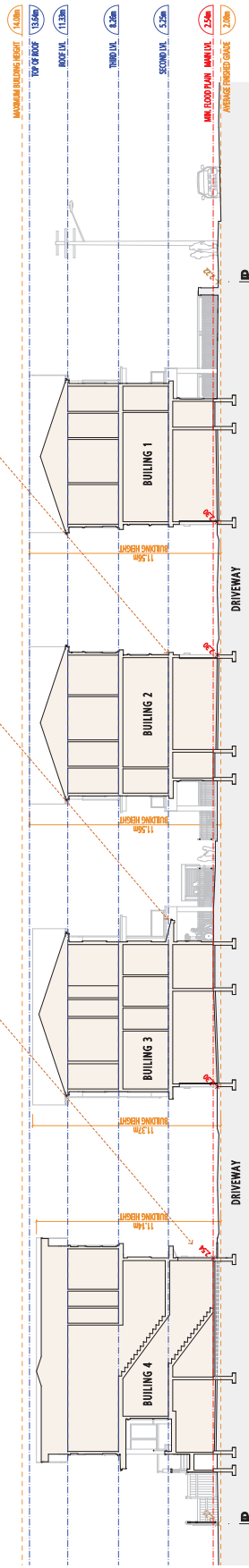
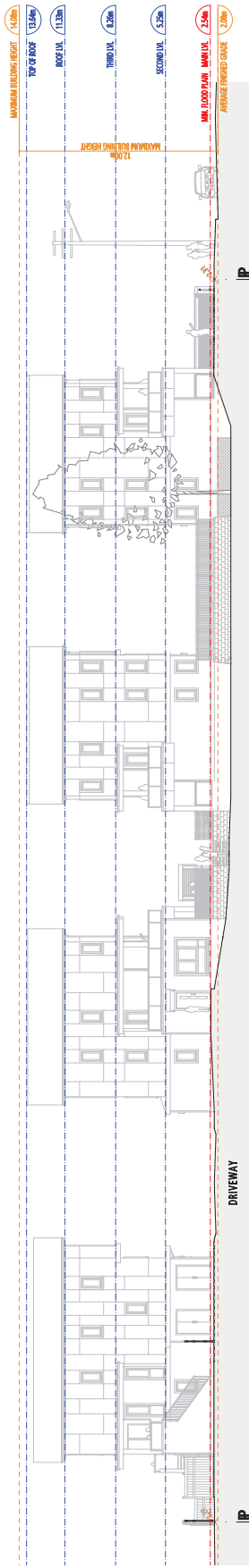
SITE SECTIONS

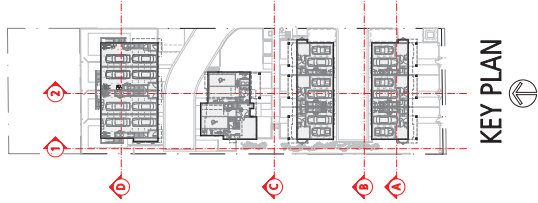


**9511
Granville Avenue**
for
Western Construction

RZ 22-023116 & DP 22-023117
AUGUST 01, 2024

FOUGERE
architecture inc.
1300 - 2455 Oakleaf Street
Weston, WI 53193
608.673.2007
fougerearchitecture.ca



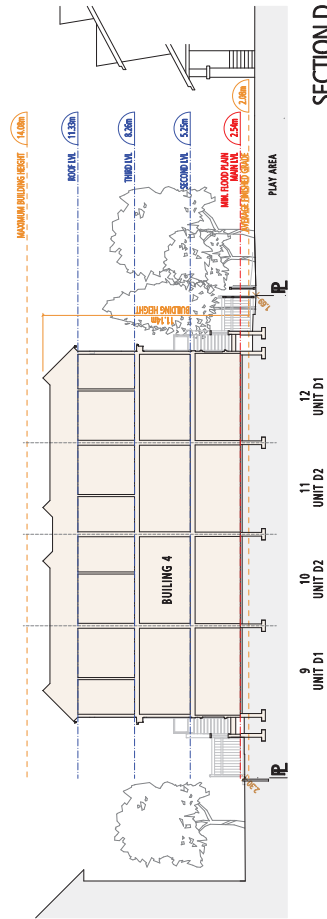
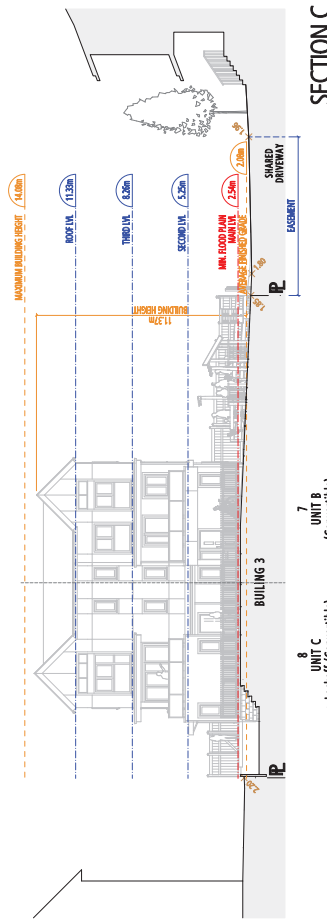
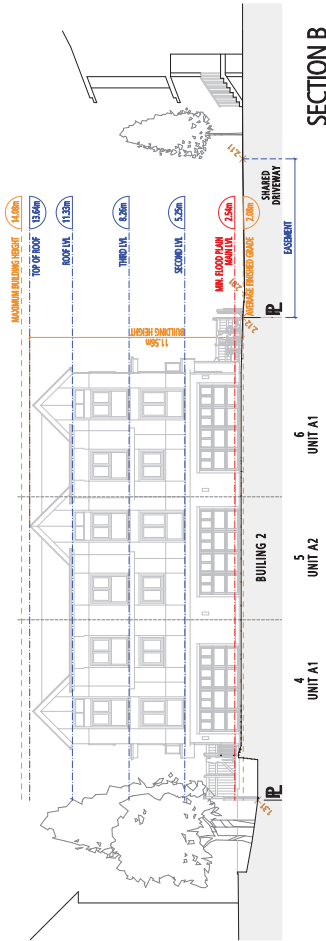


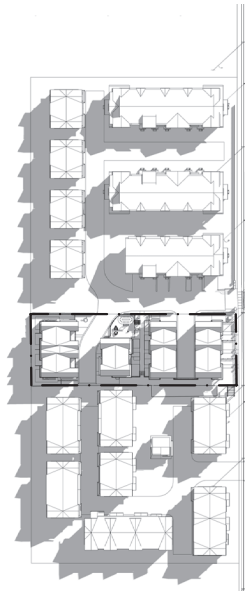
SITE SECTIONS



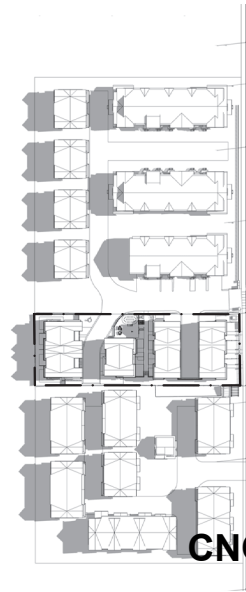
**9511
Granville Avenue**
for
Western Construction

RZ 22-023116 & DP 22-023117
AUGUST 01, 2024

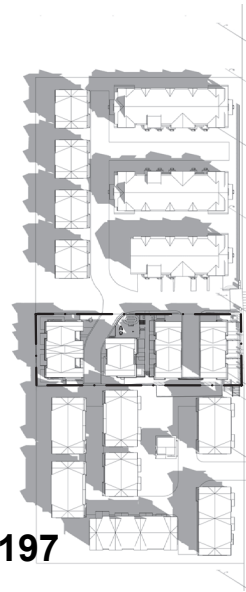




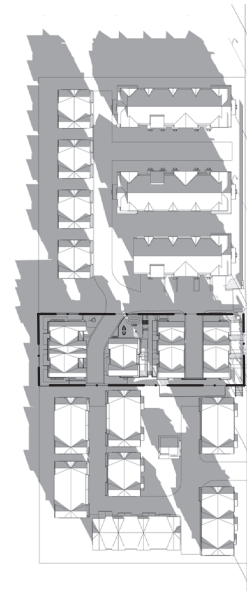
MARCH 21 - 10 A.M.



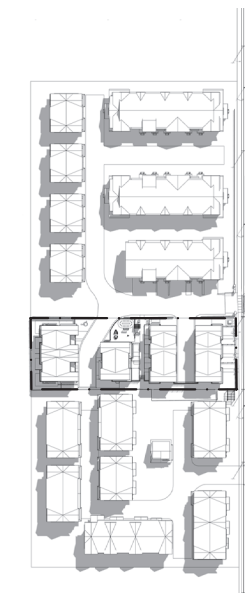
MARCH 21 - 12 P.M.



MARCH 21 - 2 P.M.



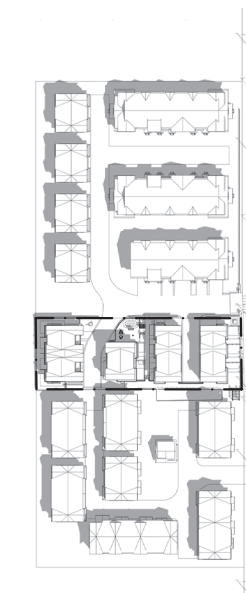
MARCH 21 - 4 P.M.



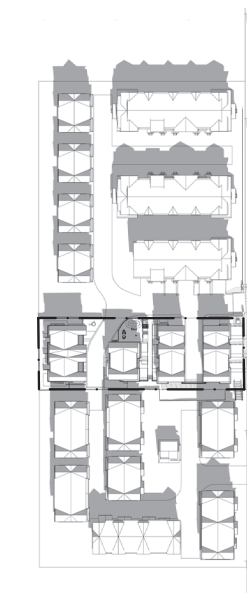
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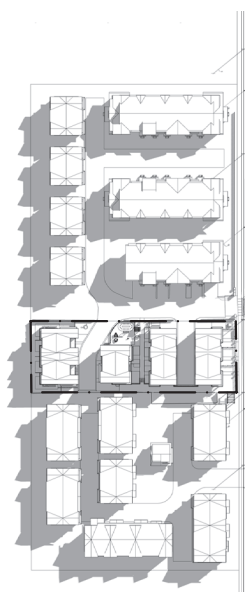
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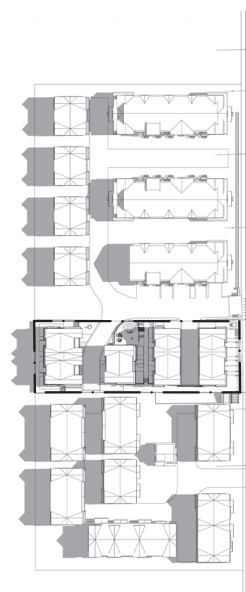
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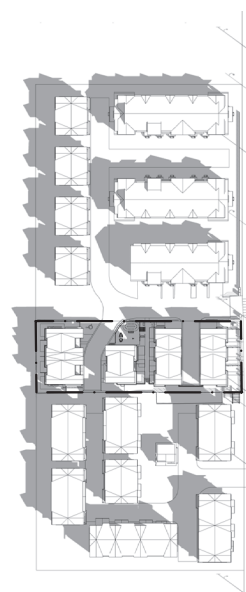
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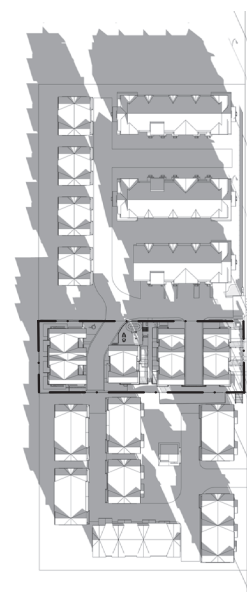
SEPTEMBER 21 - 10 A.M.



SEPTEMBER 21 - 12 P.M.



SEPTEMBER 21 - 2 P.M.



SEPTEMBER 21 - 4 P.M.

CNCL - 197

SHADOW STUDY



9511
Granville Avenue
for
Western Construction
RZ 22-023116 & DP 22-023117
AUGUST 01, 2024

FOUGERE
architecture inc.
200-2450 Oakleaf Street
Vancouver, BC V6T 4E5
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fougerearchitects.ca



KEY PLAN

PERSPECTIVES



9511
Granville Avenue
for
Western Construction
RZ 22-023116 & DP 22-023117
AUGUST 01, 2024

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KEY PLAN

PERSPECTIVES

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200-2425 Quebec Street
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9511
Granville Avenue
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RZ 22-023116 & DP 22-023117
AUGUST 08, 2024

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www.fougerearchitect.com

REV	ISSUED FOR	DATE
A	D.P.	2022-08-22
B	D.P.	2024-02-15
C	D.P.	2024-03-20

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

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

Consultants

Architect: Fougere Architecture Inc.
 Advisor:
 Structural:
 Mechanical:
 Electrical:

Architect: Donald V. S. Duncan
 DEVELOPMENT CONSULTANT
 LANDSCAPE ARCHITECT
 603 - 220 Baverly Street
 Suite 200
 Canada, V3M 8N9
 781-791-4323
 duncan@dvsa.com

Richmond Project #
RZ 22-023116

C PROJECT LEADER
 Drawn: D. Duncan

Multi-Family Residential
9511 Granville Avenue

prepared for:
Western Granville Dev Ltd
 Unit 250 - 8833 Odlin Crescent
 Richmond BC V6X 3Z7

Drawing Title
NOTES AND KEYS

Check & Scale (m/w. by photo reduced)
 Date: _____
 Project No. 22-0141 (WC# 2022-02)

Drawing No. **L0-01**

DRAWING LIST		NOTES AND KEYS	
1-01	AREAS PLAN	1-01	NOTES AND KEYS
2-01	LANDSCAPE CONTEXT	2-01	LANDSCAPE CONTEXT
3-01	HARD LANDSCAPE KEY	3-01	HARD LANDSCAPE KEY
4-01	PLANTING PLAN KEY	4-01	PLANTING PLAN KEY
5-01	SOFT LANDSCAPE DETAILS	5-01	SOFT LANDSCAPE DETAILS
6-01	HARD LANDSCAPE DETAILS	6-01	HARD LANDSCAPE DETAILS
7-01	HARD LANDSCAPE DETAILS	7-01	HARD LANDSCAPE DETAILS
8-01	HARD LANDSCAPE DETAILS	8-01	HARD LANDSCAPE DETAILS

DECIDUOUS TREES		CONIFEROUS TREES	
PE		PO	
MC		MG	

CONIFEROUS SHRUBS		DECIDUOUS SHRUBS	
PM		HP	
TM		GR	

BROADLEAF EVERGREEN SHRUBS		FIRMS	
AL		X	
LA		PD	

DECIDUOUS TREES		CONIFEROUS TREES	
CS		PO	
LA		MG	

CONIFEROUS SHRUBS		DECIDUOUS SHRUBS	
PM		HP	
TM		GR	

BROADLEAF EVERGREEN SHRUBS		FIRMS	
AL		X	
LA		PD	

DECIDUOUS TREES		CONIFEROUS TREES	
CS		PO	
LA		MG	

CONIFEROUS SHRUBS		DECIDUOUS SHRUBS	
PM		HP	
TM		GR	

BROADLEAF EVERGREEN SHRUBS		FIRMS	
AL		X	
LA		PD	

DECIDUOUS TREES		CONIFEROUS TREES	
CS		PO	
LA		MG	

CONIFEROUS SHRUBS		DECIDUOUS SHRUBS	
PM		HP	
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BROADLEAF EVERGREEN SHRUBS		FIRMS	
AL		X	
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DECIDUOUS TREES		CONIFEROUS TREES	
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CONIFEROUS SHRUBS		DECIDUOUS SHRUBS	
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BROADLEAF EVERGREEN SHRUBS		FIRMS	
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DECIDUOUS TREES		CONIFEROUS TREES	
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CONIFEROUS SHRUBS		DECIDUOUS SHRUBS	
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AL		X	
LA		PD	

DECIDUOUS TREES		CONIFEROUS TREES	
CS		PO	

DATE	ISSUED FOR	REV
2022-08-22	D.P.	A
2024-02-15	D.P.	B
2024-03-20	D.P.	C

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Consultants

Architectural: Fougere Architecture Inc.
Arborist:
Civil:
Structural:
Mechanical:
Electrical:

DV
SD

Donald V.S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT

603 - 220 Eleventh Street
New Westminster BC
Canada V3M 6N9
778-791-4323
dvdsduncan@gmail.com

Richmond Project #
RZ.22-023116

Project Leader	D. Duncan
Drawn	D. Duncan

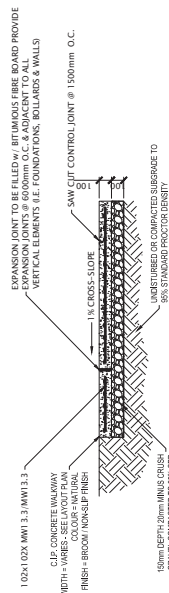
Multi-Family Residential
9511 Granville Avenue
prepared for:
Western Granville Dev.Ltd
Unit 250 - 8833 Odlin Crescent
Richmond BC V6X 3Z7

Drawing Title
HARD DETAILS

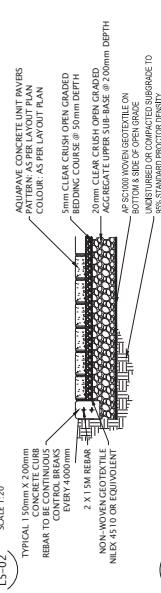
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Project No. 22-0141 (WGD# 2022-02)

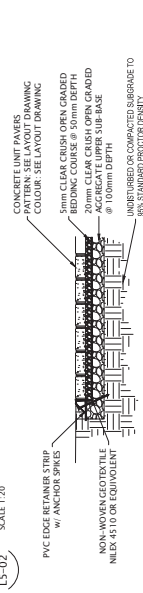
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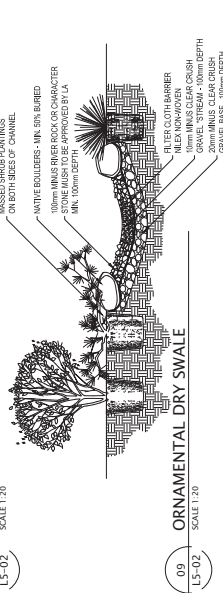
06 PEDESTRIAN CONCRETE PAVING



07 VEHICULAR PERMEABLE PAVING

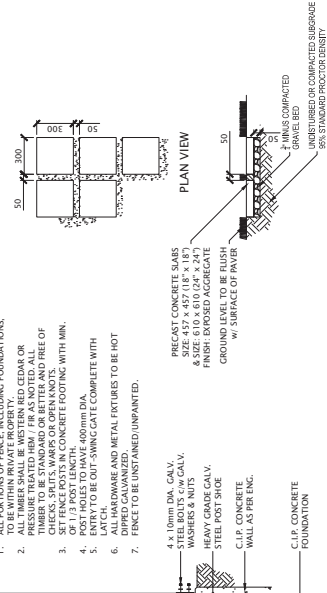


08 PEDESTRIAN CONCRETE UNIT PAVING

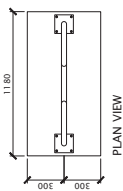


09 ORNAMENTAL DRY SWALE

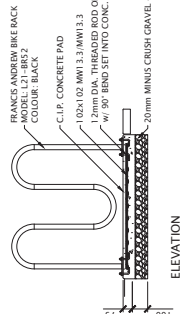
1. ALL PORTIONS OF FENCE, INCLUDING FOUNDATIONS, TO BE FOR TOWN PRIVATE PROPERTY.
2. ALL TIMBER SHALL BE WESTERN RED CEDAR OR ALL PRESSURE TREATED HEM / FIR AS NOTED. ALL CHAINS SHALL BE 3/4" GALVANIZED STEEL AND FREE OF CHECKS, SPLIT, WARPS OR OPENINGS.
3. SET FENCE POSTS IN CONCRETE FOOTING WITH MIN. OF 1/3 POST LENGTH.
4. POST HOLES TO HAVE 400mm DIA.
5. ENTRY TO BE OUT-SWING GATE COMPLETE WITH LATCH.
6. ALL SQUARE AND METAL FIXTURES TO BE HOT DIPPED GALVANIZED.
7. FENCE TO BE UNPAINTED / UNPAINTED.



SECTION
STEPPING STONES



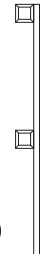
PLAN VIEW



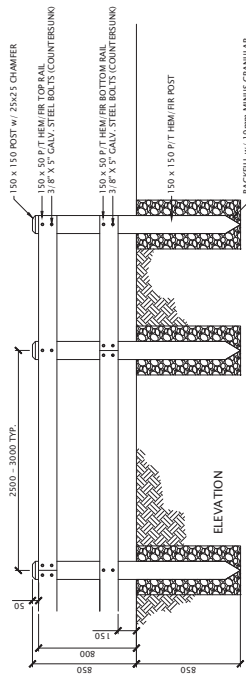
ELEVATION



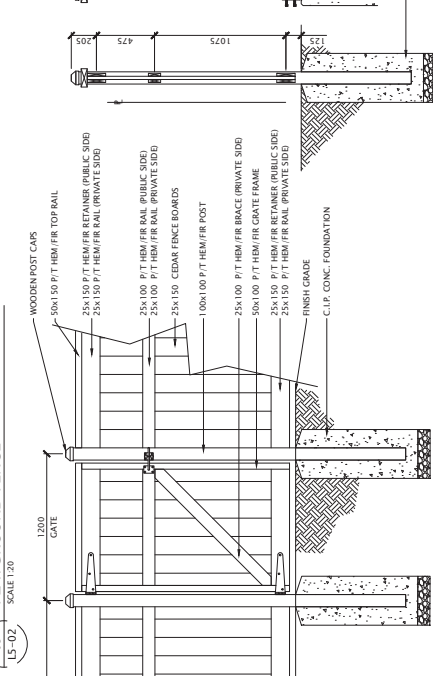
04 BICYCLE RACK



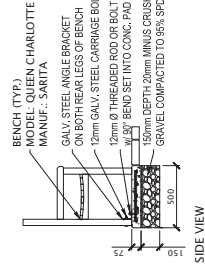
PLAN VIEW



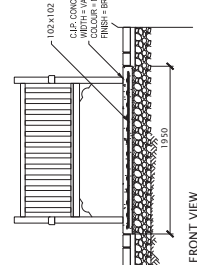
PLAYGROUND FENCE



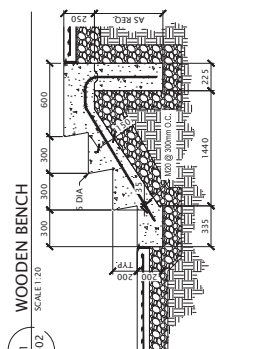
INTERIOR ELEVATION - GATE ENTRANCE



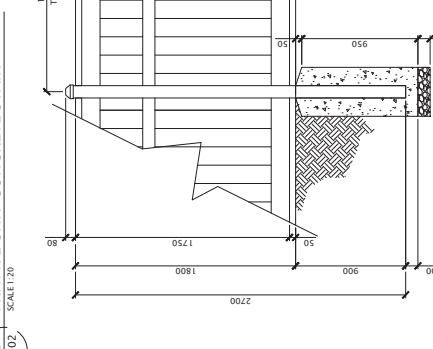
SIDE VIEW



FRONT VIEW



PRIVATE UNIT CONCRETE STAIR



WOODEN BARRIER FENCE

DATE	ISSUED FOR	REV
2022-08-22	D.P.	A
2024-02-15	D.P.	B
2024-03-20	D.P.	C

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Consultants

Architectural: Fugate Architecture Inc.
Architect:
Civil:
Structural:
Mechanical:
Electrical:

Donald V. S. Duncan
Landscape Architect
1000 West 10th Avenue
New Westminster BC
Canada V3M 6N9
604-271-1111
dvduncan@gmail.com

Richmond Project #
RZ-22-023116

Project Lead: D. Duncan
Drawn: D. Duncan

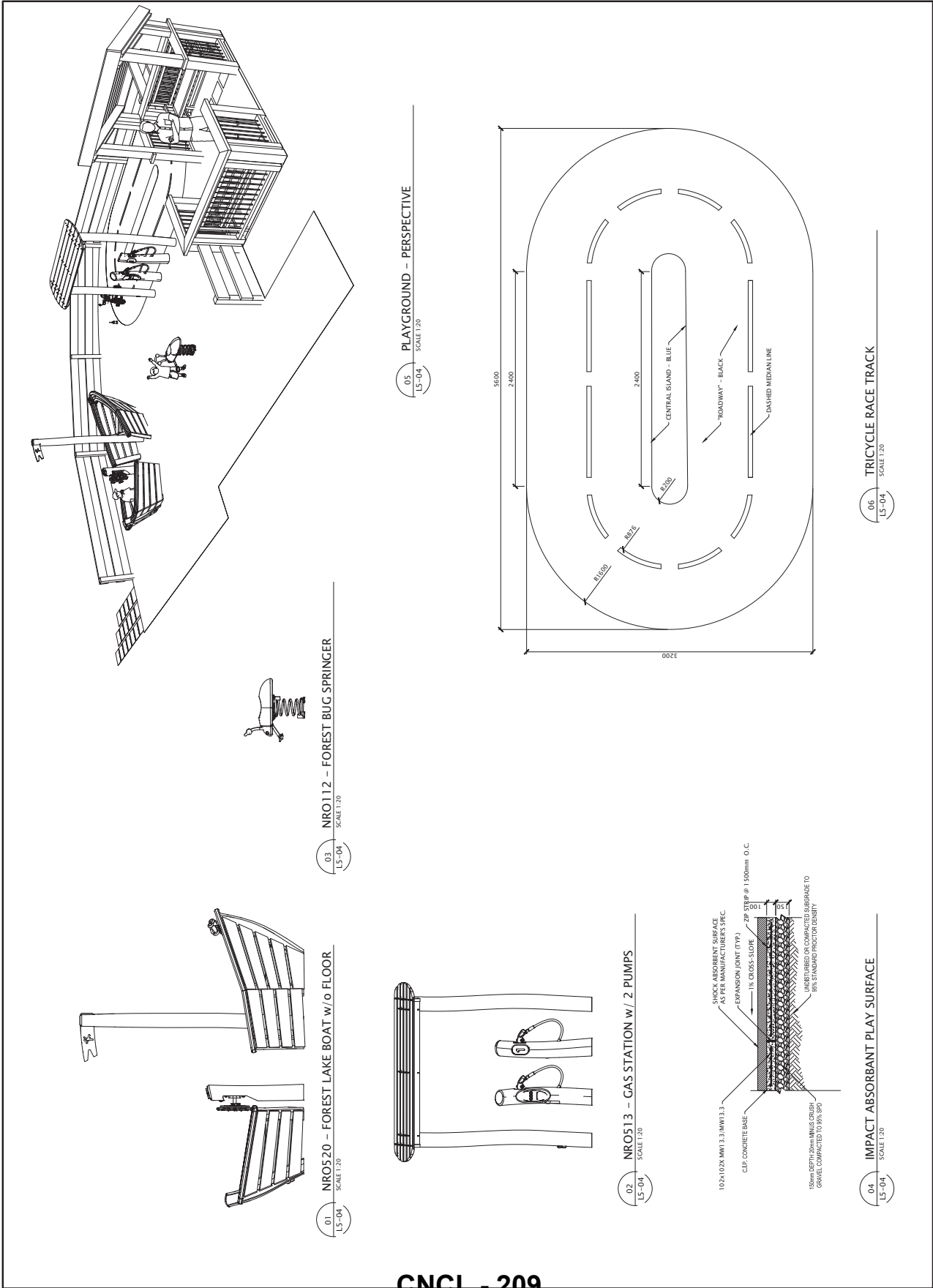
Multi-Family Residential
9511 Granville Avenue
prepared for:
Western Granville Dev Ltd
Unit 250 - 8833 odlin Crescent
Richmond BC V6X 3Z7

Drawing Title
**HARD DETAILS
PLAYGROUND**

Check Scale (may be photo reduced)
0 10mm
0 1m
0 10m

Project No: 22-0141 (WCD# 2022-02)

Drawing No: L5-04



DATE	ISSUED FOR	REV
2022-08-22	D.P.	A
2024-02-15	D.P.	B
2024-03-20	D.P.	C

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Consultants

Architectural: Frugere Architecture Inc.
Architect: Donald V. S. Duncan
Civil: Donald V. S. Duncan
Mechanical: Donald V. S. Duncan
Electrical: Donald V. S. Duncan

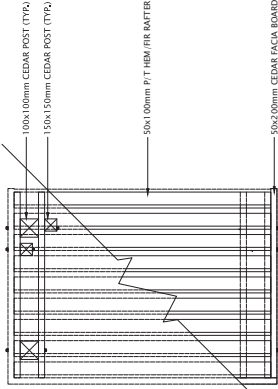
Donald V. S. Duncan
Landscape Architect
1000 West 10th Avenue
New Westminster BC
Canada V3M 0N9
Phone: 604-271-1111
dvduncan@gmail.com

Richmond Project #
RZ-22-4023116

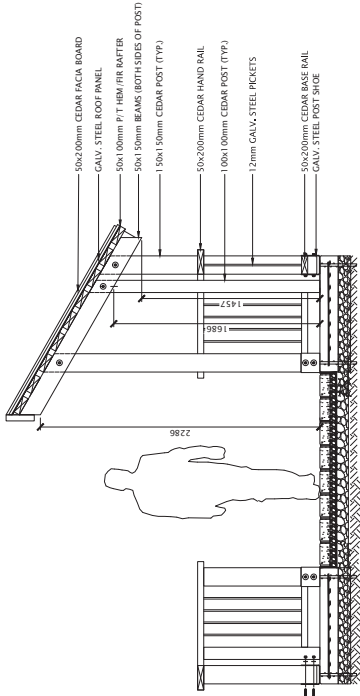
Project Location: D. Duncan
Revision: D. Duncan
Multi-Family Residential
9511 Granville Avenue
prepared for:
Western Granville Dev Ltd
Unit 250 - 8833 Odlin Crescent
Richmond BC V6X 3Z7

Drawing Title
HARD DETAILS
ADULT AMENITY AREA

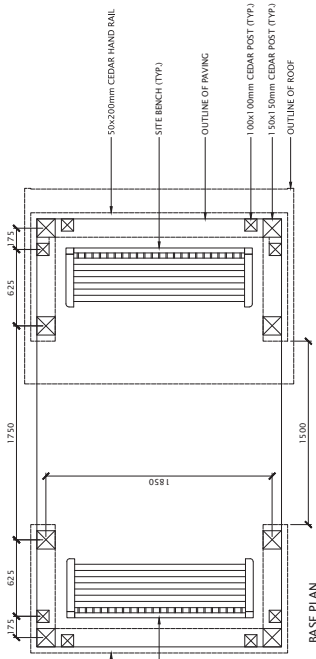
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0 10mm
0 10ft
Project No: 22-0141 (WCD# 2022-02)
Drawing No: L5-05



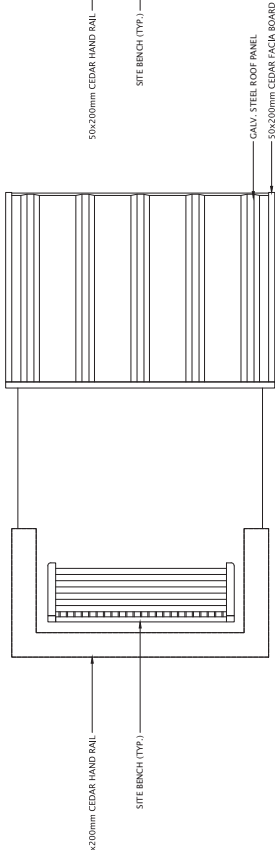
RAFTER LAYOUT



SECTIONAL VIEW



BASE PLAN



PLAN VIEW

01 ADULT SEATING AREA
SCALE: 1:20
L5-05



RZ 22-023116

Attachment 3

Address: 9511 Granville Avenue

Applicant: Wayne Fougere

Planning Area(s): McLennan North Sub-Area Plan

	Existing	Proposed
Owner	Western Granville Developments Ltd.	Western Granville Developments Ltd.
Site Size	2,371.0 m ²	Lot A: 392.0 m ² Lot B: 1,962.0 m ²
Land Uses	Single Family Residential	Townhouses and School
OCP Designation	Neighbourhood Residential (NRES)	Neighbourhood Residential (NRES) and School (SCH)
CCAP Designation	General Urban T4	General Urban T4 and School
Area Plan Designation	Residential Area 3	Residential Area 3 and School
Zoning	Small-Scale Multi-Unit Housing (RSM/XL)	Town Housing (ZT105) – North McLennan (City Centre) and School & Institutional Use (SI)
Number of Units	1	12

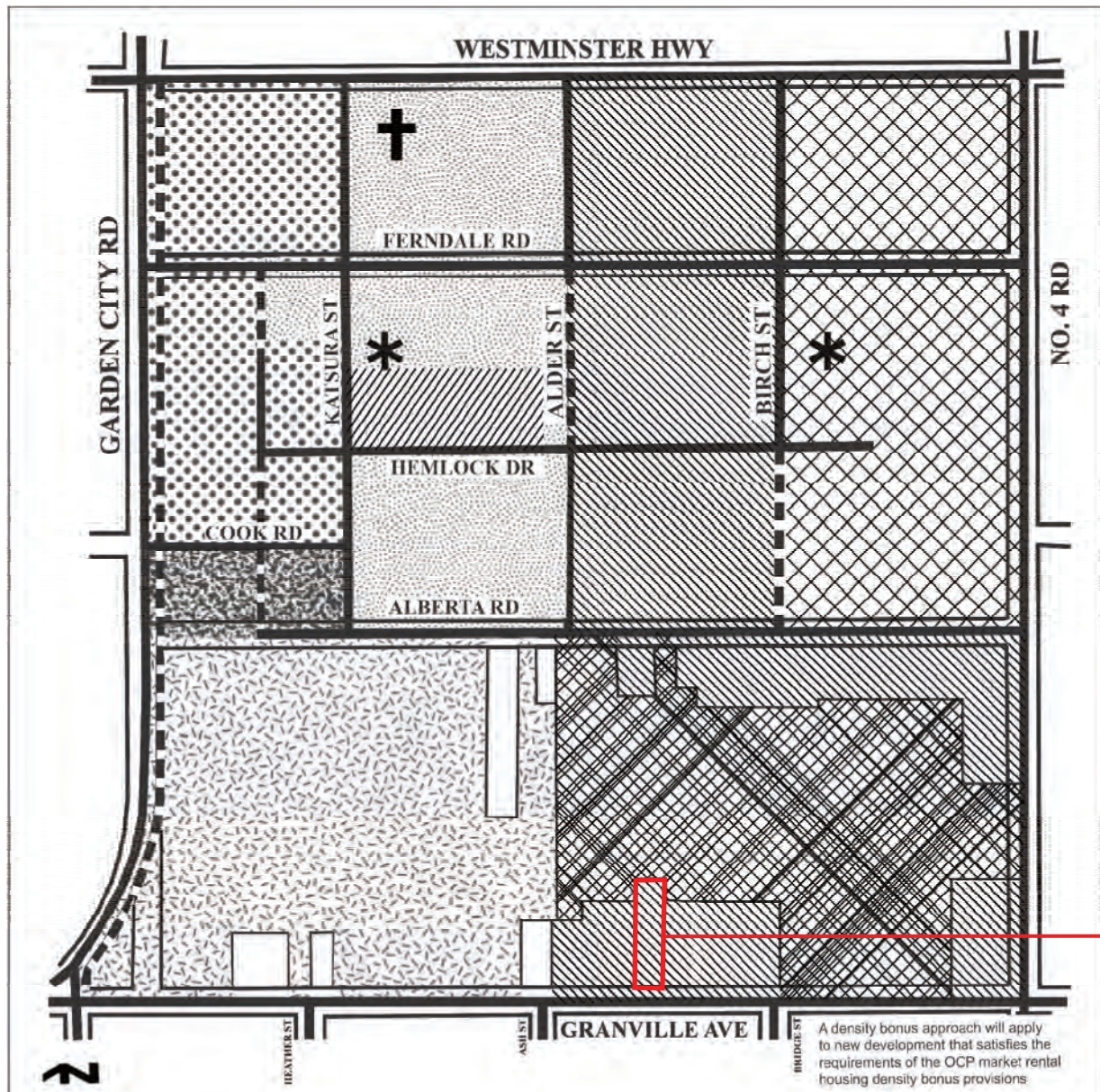
Lot B		Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)		Max. 0.70	0.70	None Permitted
Buildable Floor Area*		Max. 1,373.4 m ² (14,783.15 ft ²)	Max. 1,373.4 m ² (14,783.15 ft ²)	None Permitted
Lot Coverage	Building	Max. 40.0 %	38.0 %	none
	Non-porous Surfaces	Max. 65.0 %	50.0 %	none
	Live Landscaping	Max. 25.0 %	25.0 %	none
Lot Width		Min. 25.0 m	26.1 m	none
Lot Depth		Min. 70.0 m	75.1 m	none
Lot Size		Min. 1,950.0 m ²	1,962.0 m ²	none
Setback – Front Yard		Min. 6.0 m	6.03 m	none
Setback – East Side Yard		Min. 3.0 m	3.00 m	none
Setback – West Side Yard		Min. 3.0 m	3.02 m	none
Setback – Rear Yard		Min. 3.0 m	4.28 m	none
Height – Building		Max. 12.0 m at 3 storeys	11.6 m	none

Lot B	Bylaw Requirement	Proposed	Variance
Parking Spaces (Zone 3) – Resident	Min. 1.4/unit (Min. 17 spaces)	23 spaces	none
Parking Spaces – Visitor	Min. 0.2/unit (Min. 3 spaces)	3 spaces	none
Parking Spaces – Total	Min. 20 spaces	26 spaces	none
Parking Spaces – Accessible	Min. 1 space	3 spaces	none
Small Car Parking Spaces	Max. 7 spaces	7 spaces	none
Tandem Parking Spaces	Max. 50% (11 spaces)	17% (4 spaces)	none
Bicycle Parking Spaces – Class 1	Min. 1.25/unit (Min. 15 spaces)	24	none
Bicycle Parking Spaces – Class 2	Min. 0.20/unit (Min. 3 spaces)	3	none
Amenity Space – Indoor	50.0 m ² / Cash in lieu	Cash in lieu	none
Amenity Space – Outdoor	6.0 m ² (64.59 ft ²)/unit Min. 72.0 m ² (775.0 ft ²)	90.0 m ²	none

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

Land Use Map

Bylaw 10375
2022/06/20



	Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) /Mid-rise Apts. (Up to 8-storeys) /High-rise Apts. (Up to 45 m)		Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 ½ -storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved).		School
	Residential Area 2 0.95 base F.A.R. 2,3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)		Residential Area 5 0.55 base F.A.R. One-Family Dwelling		Neighbourhood Parks
	Residential Area 2A 0.95 base F.A.R. 2, 3,4 & 5-storey Townhouses, low-rise apts. (5-storey max. Up to 19 m)		Mixed Residential/ Retail/Community Uses		Trail
	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses		Community Park		Principal Roads
					Church

Alabi, Tolu

From: Alabi,Tolu
Sent: December 20, 2023 4:31 PM
To: 'Sam Young'
Subject: RE: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

Hello Sam,

Thanks for your email. My apologies for the late response. This application is still in review. The applicant has been provided with staff comments. No formal resubmission has been received from the applicant. There is no approximate date for a public hearing.

Let me know if any additional information is required. Thanks.

Regards,
Tolu Alabi RPP, MCIP
Planner I (Development Review)
Planning and Development Division | City of Richmond
E: talabi@richmond.ca | P: 604-276-4092



From: Sam Young <samsamyoung@gmail.com>
Sent: December 4, 2023 9:00 AM
To: Alabi,Tolu <TAlabi@richmond.ca>
Subject: Re: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

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

Good morning Tolu,

Following up on my e-mail below. Thanks.

Sam

On Fri, Nov 10, 2023 at 11:22 AM Sam Young <samsamyoung@gmail.com> wrote:

Hi Tolu, it has been a while since we connected. Do you have any updates from the developer or any approximate timelines for the public hearings associated with the rezoning?

Cheers,

Sam

On Wed, Aug 30, 2023 at 4:34 PM Alabi,Tolu <TAlabi@richmond.ca> wrote:

Hello Sam,

Thanks for your email. Please see my response (in blue) to your email below.

1) A few residents have previously e-mailed the City about their concerns on this rezoning application, but did not get a response back from the City. Can you please confirm that the City has received their feedback? Thanks for bringing this to my attention. I am unaware of any other concerns received regarding this application. If your fellow residents have any concerns respecting the land use and development proposed, they can contact me directly.

2) Under Clause 2 of the easement agreement, of which the City is a signatory, it says that "The Easement Area may not be used by the Grantee until (a) a multi-family development is **constructed** on Lot 29..." Does that mean that our development has no obligation to allow the developer to use our driveway as access during construction, as the development is not yet considered "constructed"? If the developer requires driveway access for construction purposes, does that mean that we can charge them for using our driveway during construction? The developer would be required to obtain construction access to/from Granville from their property. We will be advising the applicant that the easement area is not to be used for construction access. Any alternative construction access would need to be negotiated between yourselves and the developer. Please consult your legal representative with respect to the interpretation of the easement agreement.

3) The easement agreement with the City appears to be silent on what happens to existing infrastructure that needs to be removed in order to allow access, such as the existing fence that we had newly built a few years ago. Can the City provide any legal guidance on this matter? Is our strata entitled to a cost recovery of the fence, under the easement agreement? City staff cannot provide any legal advice on this matter. We recommend that you consult with your legal representation.

4) The developer has argued that the floor space ratio of the development will be the same as our existing development. Can you please provide and confirm the FSR of our current development, vs. the proposed development next door? The density proposed with this development is consistent with the policy requirements and is generally consistent with the zoning of the adjacent townhouse sites. The current zoning for the property at 9533 Granville Ave permits a maximum floor area ratio (FAR) of 0.70, together with an additional 0.03-floor area ratio provided that it is used exclusively for covered areas of the principal building which are open on one or more sides.

5) Our strata council has a lot of questions about the easement agreement and what our rights are. Would City planning staff be open to a meeting to answer some of our questions and to hear out some of our concerns ahead of the public hearing? Please contact your legal counsel for specific information regarding the easement agreement. Following this, if you have any specific questions you can send them to me and I will follow up with the appropriate staff as needed. In the event that a meeting is required, I can also set up a meeting with the required attendees.

Please let me know if any additional information is required.

Regards,

Tolu Alabi | Planner I (Development Review)

Planning and Development Division | City of Richmond

E: talabi@richmond.ca | P: 604-276-4092



From: Sam Young <samsamyoung@gmail.com>
Sent: August 29, 2023 9:30 AM
To: Alabi,Tolu <TAlabi@richmond.ca>
Subject: Re: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

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

Hi Tolu,

I would like to follow up on my e-mail below. Thanks for your help.

Cheers,

Sam

On Tue, Aug 22, 2023 at 10:50 AM Alabi,Tolu <TAlabi@richmond.ca> wrote:

Hello Sam,

Thanks for your email. This is a confirmation that it has been received. I will follow up with you as needed.

Regards,

Tolu Alabi | Planner I (Development Review)

Planning and Development Division | City of Richmond

E: talabi@richmond.ca | P: 604-276-4092

From: Sam Young <samsamyoung@gmail.com>
Sent: August 8, 2023 10:18 PM
To: Alabi,Tolu <TAlabi@richmond.ca>
Subject: Re: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

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

Hi Tolu,

Thanks for your reply from June. The developer has reached out to our strata council directly, hoping to negotiate an agreement with us in order to address some of our concerns. After consulting with our strata council, we have the following additional questions for the City before we enter into more discussions with the developer. I appreciate your time and help on this matter.

- 1) A few residents have previously e-mailed the City about their concerns on this rezoning application, but did not get a response back from the City. Can you please confirm that the City has received their feedback?
- 2) Under Clause 2 of the easement agreement, of which the City is a signatory, it says that "The Easement Area may not be used by the Grantee until (a) a multi-family development is **constructed** on Lot 29..." Does that mean that our development has no obligation to allow the developer to use our driveway as access during construction, as the development is not yet considered "constructed"? If the developer requires driveway access for construction purposes, does that mean that we can charge them for using our driveway during construction?
- 3) The easement agreement with the City appears to be silent on what happens to existing infrastructure that needs to be removed in order to allow access, such as the existing fence that we had newly built a few years ago. Can the City provide any legal guidance on this matter? Is our strata entitled to a cost recovery of the fence, under the easement agreement?
- 4) The developer has argued that the floor space ratio of the development will be the same as our existing development. Can you please provide and confirm the FSR of our current development, vs. the proposed development next door?

5) Our strata council has a lot of questions about the easement agreement and what our rights are. Would City planning staff be open to a meeting to answer some of our questions and to hear out some of our concerns ahead of the public hearing?

Thanks for your help and I look forward to your response.

Cheers,

Sam Young

604.813.5685

samsamyoung@gmail.com

On Wed, Jun 28, 2023 at 5:29 PM Alabi,Tolu <TAlabi@richmond.ca> wrote:

Hello Sam,

Thanks for your email and interest in the rezoning and development permit applications at 9511 Granville Avenue. This is an acknowledgement that your comments have been received. This application is currently being reviewed by various City departments. Your email has been saved on file. It will be reviewed and included as part of the report that will be provided to Council at the appropriate time.

If you or your complex would like to provide further input on this application you or any other member of the public can email me directly.

The architectural form and character of the proposal will be reviewed for consistency with City's design guidelines for this area. The area plan designates the property as Residential Area 3 and it allows for Two-Family Dwellings/2 & 3-storey Townhouses. The proposed density will be consistent with the policy requirements. Should the rezoning and development permit be approved and issued, the applicant will be required to submit a construction traffic and parking management plan to the City for approval prior to building permit issuance. The applicant will be advised that the easement area is not to be used for construction access.

A Public Hearing date has not been scheduled for this application. Following a review of the application and provided the applicant has addressed City department comments satisfactorily, staff will move the application to the Planning Committee. If Council allows the application to proceed to a Public Hearing, information regarding the Public Hearing will be posted on the signage on the site. A notice will also be mailed to properties within a 100.0 m radius of the site with details of the Public Hearing. It is advisable that you provide me with your comments prior to the Public Hearing so City staff have the opportunity to review and address any potential concerns ahead of time.

Your concerns will also be provided to the developer for a response. If you have any further comments or questions please contact me.

Regards,

Tolu Alabi | Planner I (Development Review)

Planning and Development Division | City of Richmond

E: talabi@richmond.ca | P: 604-276-4092



From: Sam Young <samsamyoung@gmail.com>

Sent: June 27, 2023 9:15 AM

To: DevApps <DevApps@richmond.ca>

Subject: Re: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

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

Hi,

I am writing this e-mail to follow up on my comments from March, regarding rezoning application (RZ 22-023116) / development permit (DP 22-023117).

- as I did not receive a response back, can the City please confirm receipt?
- may I inquire if the City is working with the developer to address the comments raised?

- I was also wondering if it would be possible for my townhouse complex to put a petition or letter together to communicate our collective concerns to the City.

- has public hearing dates been set yet?

Thanks for your help and I look forward to hearing from you.

Cheers,

Sam

On Wed, Mar 8, 2023 at 8:56 AM Sam Young <samsamyoung@gmail.com> wrote:

Hi,

My name is Sam Young, and I live in the complex immediately east of the subject property that is undergoing the rezoning application (RZ 22-023116) / development permit (DP 22-023117) application. I have the following concerns that I would like to request City staff to consider during your review of the developer's rezoning and dev permit applications.

I understand that there is an easement on our property (9533 Granville Avenue) for a shared use driveway with the adjacent property, should it be redeveloped. In light of this, my concerns are as follows:

1. Building Architecture - Since we will be sharing a driveway, I am concerned that the architectural look of the new complex will be very different than our complex. Efforts should be made to ensure an architectural consistent look and feel, including colours, exterior fencing and landscaping.

2. Unit size / site layout / floor area ratio - our complex at 9533 Granville is unique in that the driveways and drive aisles are very spacious, with lots of landscaping. In contrast, the site being redeveloped is very narrow and squeezing in 12 townhouse units will likely mean extremely narrow drive aisles and limited space for landscaping. Due to the above concerns, I am of the opinion that the adjacent property should stay as Single Detached, or the number of townhouse units significantly reduced so that it's more consistent with the floor area ratio of our existing complex at 9533 Granville Avenue. Having 12 townhouse units in such a narrow and tight parcel will not be consistent with our complex, as well as the townhouse complex immediately to the west (9451 Granville Avenue).

3. **Driveway use during construction** - even though there is an easement for shared driveway use, it is my understanding that the easement does not allow for construction use. I would request that staff impose a condition that our existing driveway not be used for constructing the adjacent development, as it will cause pavement damage. A fence should also be erected at our property line to ensure all construction activities and vehicle access are confined to the adjacent property lines.

4. **Visitor parking** - I have concerns that by sharing a driveway, it is inevitable that our visitor parking spots would be used by the adjacent complex. I would like to understand how this will be mitigated.

5. **Wooden fence along property line** - our complex installed a new wooden fence along our west property line a few years ago. Despite our best attempt, the adjacent property did not contribute to the cost of the new fence. I understand that as part of the site redevelopment, the new fence that we installed will be removed. I would like to understand if it would be possible to recover the cost of this fence from the developer or imposed as a condition of the dev permit, as each unit in our strata spent a large amount of money for this upgrade. If such cost recovery is not possible, I would like the City to request the developer to replace our fence facing Granville Avenue (it's in a very bad state at the moment), so that the street facing fence for both our property and the new development can have a new and consistent looking fence.

I appreciate City staff's time in reviewing my concerns about the rezoning and development permit applications. Can I please request the next steps in the City's review process, as well as public hearing dates?

Thanks.

Regards,

Sam Young

16-9533 Granville Avenue, Richmond

cell: 604-813-5685

Alabi, Tolu

From: Alabi,Tolu
Sent: August 31, 2023 8:58 AM
To: 'Carmen Mah'
Subject: RE: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

Hello Carmen,

Thanks for your email. This is an acknowledgement that it has been received. Your email has been saved on file and will be included as part of the report to council. I have responded to Sam Young, please follow up with him as needed. If you have any specific questions regarding the land use and development proposed you can follow up with me. This application is currently under review by City staff. Following the application review, recommendations and requirements will be provided to the applicant. In the event of a Public Hearing, a notice will be sent via mail to residents within 100 m of the proposed development ahead of the scheduled public hearing.

If you have any further comments or questions, you can contact me directly

Regards,
Tolu Alabi | Planner I (Development Review)
Planning and Development Division | City of Richmond
E: talabi@richmond.ca | P: 604-276-4092



From: Carmen Mah <camah@yahoo.com>
Sent: August 30, 2023 8:39 PM
To: Alabi,Tolu <TAlabi@richmond.ca>
Subject: Fw: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

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

Hi,

I had sent an email on April 6 which I attached below for your ease of reference and had never had any reply from the city.

Best regards,
Carmen

[Sent from Yahoo Mail on Android](#)

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

From: "Carmen Mah" <camah@yahoo.com>
To: "DevApps@richmond.ca" <devapps@richmond.ca>
Cc:
Sent: Thu, Apr 6, 2023 at 2:50 p.m.
Subject: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)
Good afternoon,

My name is Carmen Duong and I live at the complex 9533 Granville Avenue next to the property that is undergoing the rezoning application. Further to one my neighbor Sam Young who emailed you on March 8, 2023, I have the same concerns he addressed in the email as this will affect our complex and would like answers to his questions. Please advise when there will be a public hearing date for this and also advise what the next steps in the City's review process.

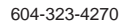
Best Regards,
Carmen Duong
24 - 9533 Granville Avenue, Richmond
Cell# 778-895-6088

OCP Consultation Summary

Staff have reviewed the proposed Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10587, in accordance with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and determined that this report does not require referral to external stakeholders. The table below clarifies this recommendation as it relates to the proposed OCP amendment.

Stakeholder	Referral Comment (No Referral necessary)
Agricultural Land Commission (ALC)	No referral necessary, because the Agricultural Land Commission (ALC) is not affected
Richmond School Board	<p>The applicant consulted with the Richmond School Board (School District No. 38) and voluntarily offered to transfer a portion (approximately 392.0 m²) of the subject site to the School Board (School District No. 38). A letter has been received from the Richmond School District confirming acceptance of the developer's proposal to voluntarily transfer the northern portion of the subject site to the adjoining Henry Anderson Elementary school site.</p> <p>For the residential portion of the site, no additional referral to the Richmond School Board is necessary as this application does not have the potential to generate 25 or more school aged children (an additional 150 or more multiple family housing units or 60 or more single-family housing units), above what the current OCP allows for.</p> <p>According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves 12 townhouse units.</p>
The Board of Metro Vancouver	No referral necessary because the Regional District is not affected.
The Councils of adjacent Municipalities	No referral necessary because adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary because First Nations are not affected.
TransLink	No referral necessary because the proposed amendments will not result in road network changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary because the proposed amendments do not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development (ANSND) Policy.
Richmond Coastal Health Authority	No referral necessary because the Health Authority is not affected.
Community Groups and Neighbours	Public notification for the Public Hearing will be provided as per the <i>Local Government Act</i> .
All relevant Federal and Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.

Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation. The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.



Mailbox #460
Unit 130 - 1959 152 St.
Surrey, BC
V4A 0C4

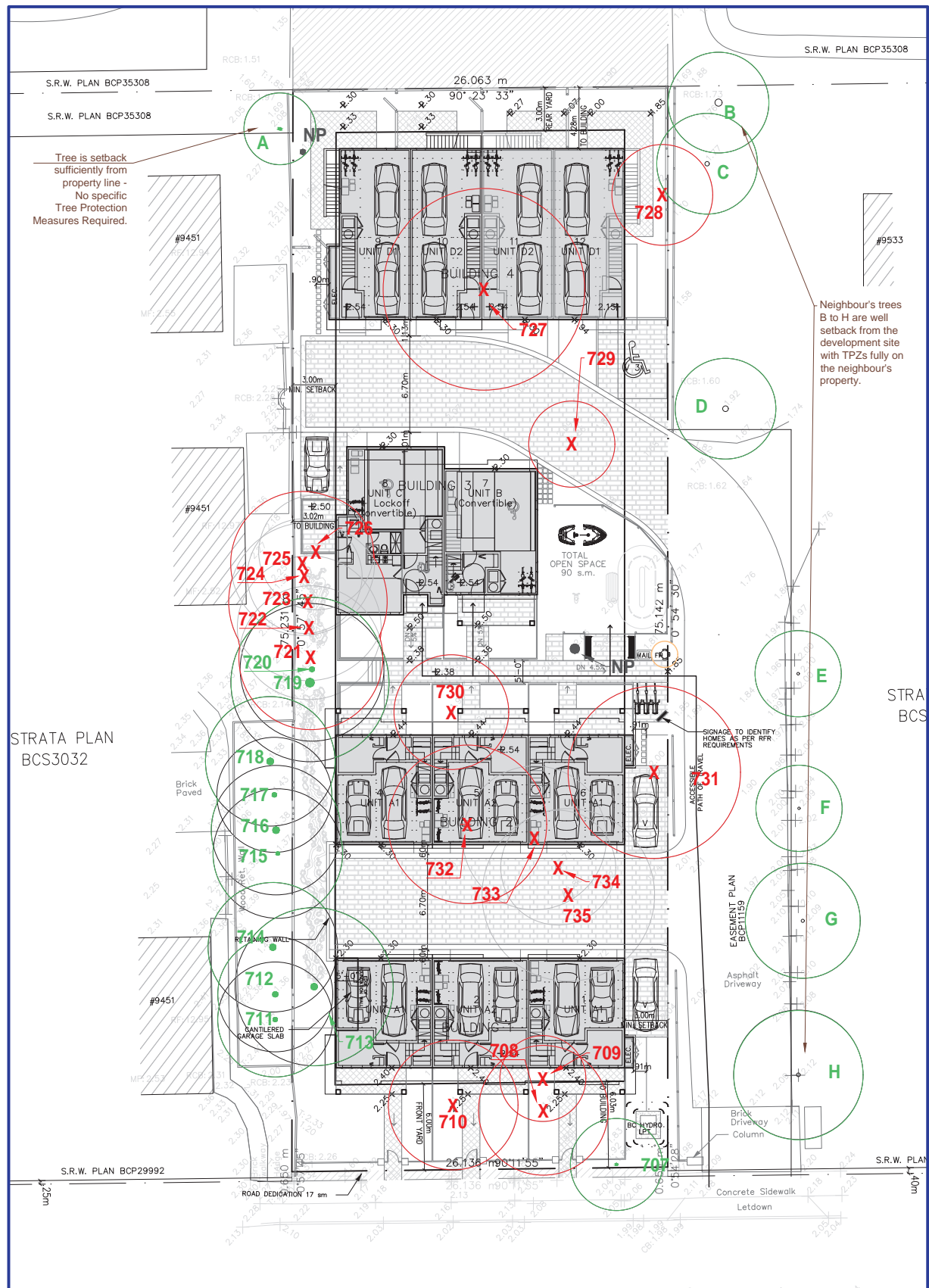
Overview

Project Address:
9511 Granville Ave.
Richmond, BC

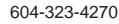
Crown Dripline
for Remove Tree:

NOTES:

1. Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
2. Trees recommended for retention are illustrated with DBH to scale. Multistemmed trees will reflect calculation for purposes of establishing critical root zone.
3. Calculations and measurements for Tree Barriers, TPZ, CRZ etc, are from the outside trunk of the subject tree.



CNCL - 226



Mailbox #460
Unit 130 - 1959 152 St.
Surrey, BC
V4A 0C4

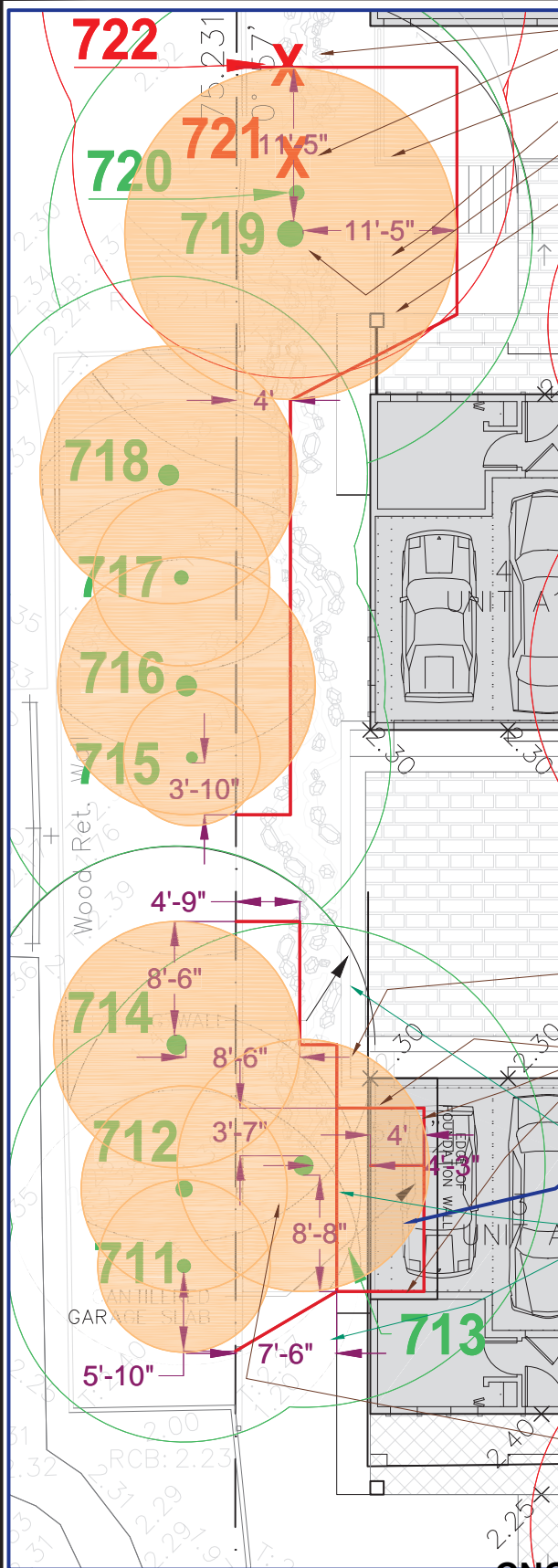
Retention & Protection

Project Address:
9511 Granville Ave
Richmond, BC

Crown Dripline
for Remove Tree:

NOTES:

1. Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
2. Trees recommended for retention are illustrated with DBH to scale. Multistemmed trees will reflect calculation for purposes of establishing critical root zone.
3. Calculations and measurements for Tree Barriers, TPZ, CRZ etc, are from the outside trunk of the subject tree.



LANDSCAPING: BARK MULCH & Planting Area
Within 4 feet of Tree #713 will be Bark Mulch only, placed at a max depth of 6 inches over top existing grade on landscape fabric for weed control. Throughout remainder of Critical Root Zone, soil can be overlaid the existing grade, on top of landscape fabric for weed control. This planting area should be for smaller growing plants only, without developing continuous coverage.



Address: 9511 Granville Avenue

File No.: RZ 22-023116

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10588, the developer is required to complete the following:

1. **(OCP Amendment Adoption)** Final Adoption of OCP Amendment Bylaw 10587.
2. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
3. **(Road Dedication)** a minimum 0.65 m wide road dedication along the entire Granville Avenue frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area.
4. **(Voluntary Land Transfer)** Transfer and Consolidation of the northern portion of 9511 Granville Avenue (approximately 392.0 m²) with Henry Anderson Elementary School (6611 No 4 Road). Prior to subdivision and transfer, the developer shall be required to demolish the rear storage barn. The developer shall be responsible for all costs associated with the transfer and consolidation unless otherwise agreed to by the developer and the Richmond School District.
5. **(Tandem Parking – No Conversion)** Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
6. **(Voluntary Tree Contribution)** City acceptance of the developer's offer to voluntarily contribute \$13,056.00 (\$768/tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City in lieu of planting the balance (17 trees) of required replacement trees on-site.
7. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$35,840 for the four on-site trees (tag# 707, 713, 719 and 720) to be retained.
9. **(Tree Protection Fencing)** As per Arborist report, installation of appropriate tree protection fencing around all 19 trees [Four on-site trees (tag# 707, 713, 719 and 720) located at the Granville Avenue frontage and along the west property line, along with and 15 trees (tag# A, B, C, D, E, F, G, H, 711, 712, 714, 715, 716, 717 and 718) located adjacent to the east and west property lines of the subject property on neighbouring properties] to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
10. **(Aircraft Noise Sensitive Use)** Discharge of the Aircraft Noise Sensitive Development Covenant [BW495680] and registration of a new aircraft noise sensitive use covenant on title.
11. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (2.9 m GSC - Area A).
12. **(Housing Tenure and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
13. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that:
 - a) No Occupancy Certificate is granted until a minimum of one secondary suite with a minimum size of 29.0 m² (312.15 ft²) is constructed onsite, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 - b) The secondary suite cannot be stratified or otherwise held under a separate Title.

14. **(City Centre Future Development Impacts)** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
15. **(Contribution – Indoor Amenity)** Contribution of \$2,066 per dwelling unit (e.g. \$24,792.00) in-lieu of on-site indoor amenity space. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically by the City.
16. **(Contribution – Affordable Housing)** City acceptance of the developer's offer of a voluntary cash-in-lieu contribution of \$18.00 per buildable square foot (e.g. \$266,096.78) to the City's Affordable Housing Reserve Fund.
17. **(Contribution – Market Rental Housing)** City acceptance of the developer's offer of a voluntary cash-in-lieu contribution of \$2.65 per buildable square foot (e.g. \$39,175.36) to the City's Affordable Housing Reserve Fund.
18. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:

- a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate/ft ²	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$1.02	14,783.15 ft ²	\$15,079

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

19. **(CCAP Community Planning)** City acceptance of the developer's voluntary contribution to future City community planning studies (as set out in the City Centre Area Plan) and as indicated in the table below.

	Site Area for Density Purposes (ZT105)	Maximum FAR	Maximum Permitted Floor Area	CCAP Community Planning Rate	Minimum Voluntary Developer Contribution
TOTAL	1,962.0 m ²	0.70	14,783.15 ft ²	\$0.34/ft ²	\$5,026.27

Note: In the event the developer contribution is not provided (cash) within one year of the Rezoning Bylaw receiving third reading of Council (Public Hearing), the contribution rate shall be changed to the Council-approved rate in effect at the time the contribution is provided and the value of the contribution shall be changed accordingly, where the change is positive.

20. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. **(Landscape Plan and Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency. If the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City's Tree Compensation Fund for off-site planting is required.
2. **(Acoustical and Thermal Report)** Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards

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

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

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

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

1. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Servicing Agreement)** Enter into a Servicing Agreement (SA)* for the design and construction of the servicing and frontage improvements described herein. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

I. Frontage Improvements

Frontage improvements are required to meet Engineering Design Specifications, Official Community Plan ("OCP") guidance, and City of Richmond bylaws. The following frontage improvements shall be completed by the development along its Granville Avenue frontage. From north to south, starting at the new south property line:

- (i) Install a 2.0 m sidewalk.
- (ii) Install a 1.5 m landscaped and treed boulevard up to the new curb.
- (iii) Install a new 0.15 m wide curb and gutter to be aligned with the existing curb and gutter along the east and west of the proposed development.
- (iv) Relocation, modification, upgrade, or installation of City-owned and third party assets along the southern frontage of the development site, including but not limited to bus stops, utility and light poles, pre-ducting, fire hydrants, railings and signage, to accommodate the frontage works outlined above.
- (v) Removal of the existing driveway letdown to support the above frontage works.

Note: A 0.65 m road dedication along the entire Granville Avenue frontage is to be provided to support the required frontage improvements. The exact dimensions of the above frontage improvements are to be determined as part of the road functional design process and legal surveys at SA stage.

II. Water Works

- (i) Using the OCP Model, there is 795.0 L/s of water available at a 20 psi residual at the Granville Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- (ii) At Applicant's cost, the Applicant is required to:
 - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.

- (c) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

(iii) At Applicant's cost, the City will:

- (a) Complete all tie-ins for the proposed works to existing City infrastructure.
- (b) Cut and cap and remove the existing water service connection fronting Granville Avenue.
- (c) Install a new water service connection. The tie-in shall be to the existing 300 mm watermain along Granville Avenue frontage.

III. Storm Sewer Works

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

- (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- (b) Replace the existing 525 mm storm sewer along the Granville Avenue frontage of the site with a new 600 mm storm sewer that spans the entire 9511 Granville Avenue frontage. Approximate length of required upgrade is 26.0 m. Tie-in the newly proposed storm sewer to manhole STMH107355 and to a newly installed manhole fronting the east property line of the site.

(ii) At Applicant's cost, the City will:

- (a) Complete all tie-ins for the proposed works to existing City infrastructure.
- (b) Cut and cap and remove three existing storm service connections and inspection chambers located at the frontage along Granville Avenue. Confirm the capacity and condition of the one existing storm connection and inspection chamber. Retain the existing connection and inspection chamber if they are in good condition and have capacity to service the proposed development. If not install a new storm service connection off of the new 600 mm storm sewer along the Granville Avenue Frontage, complete with inspection chamber to service the site.

IV. Sanitary Sewer Works

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

- (a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.

(ii) At Applicant's cost, the City will:

- (a) Complete all tie-ins for the proposed works to existing City infrastructure.
- (b) Install a new sanitary service connection off of the existing 200 mm sanitary sewer along the rear-yard of the proposed site, complete with inspection chamber. The tie-in shall be at the West-face of the existing manhole SMH50796 at the Northwest corner of 9533 Granville Avenue.

V. Street Lighting

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

- (a) Review street lighting levels along the road frontage, and upgrade as required.

VI. General Items

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

- (a) Complete other frontage improvements as per Transportation requirements.
- (b) Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along 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.
- (c) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review

process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- (d) 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.
- (e) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
- Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
- (f) 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, dewatering, 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.
4. **(Construction Hoarding)** Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed concurrence on file)

Signed

Date



**Richmond Official Community Plan Bylaw 9000 and Bylaw 7100
Amendment Bylaw 10587 (RZ 22-023116)
9511 Granville Avenue**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 1, Attachment 1 (2041 OCP Land Use Map) for the area marked as “A” on Schedule A attached to and forming part of this Bylaw, by designating the area marked as “A” as “School”, together with related minor map amendments to accommodate the identified bylaw amendment, as applicable;
2. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.10 (City Centre Area Plan) by:
 - 2.1. at the Generalized Land Use Map (2031) map, for the area marked as “A” on Schedule A attached to and forming part of this Bylaw, by designating the area marked as “A” as “School”;
 - 2.2. at Schedule 2.10C (McLennan North Sub-Area Plan), for the area marked as “A” on Schedule A attached to and forming part of this Bylaw, by designating the area marked as “A” as “School”; and
 - 2.3. making various text and graphic amendments to accommodate the identified bylaw amendments and to ensure consistency with the Generalized Land Use Map (2031) and McLennan North Sub-Area Plan Land Use Map, as amended.
3. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10587”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

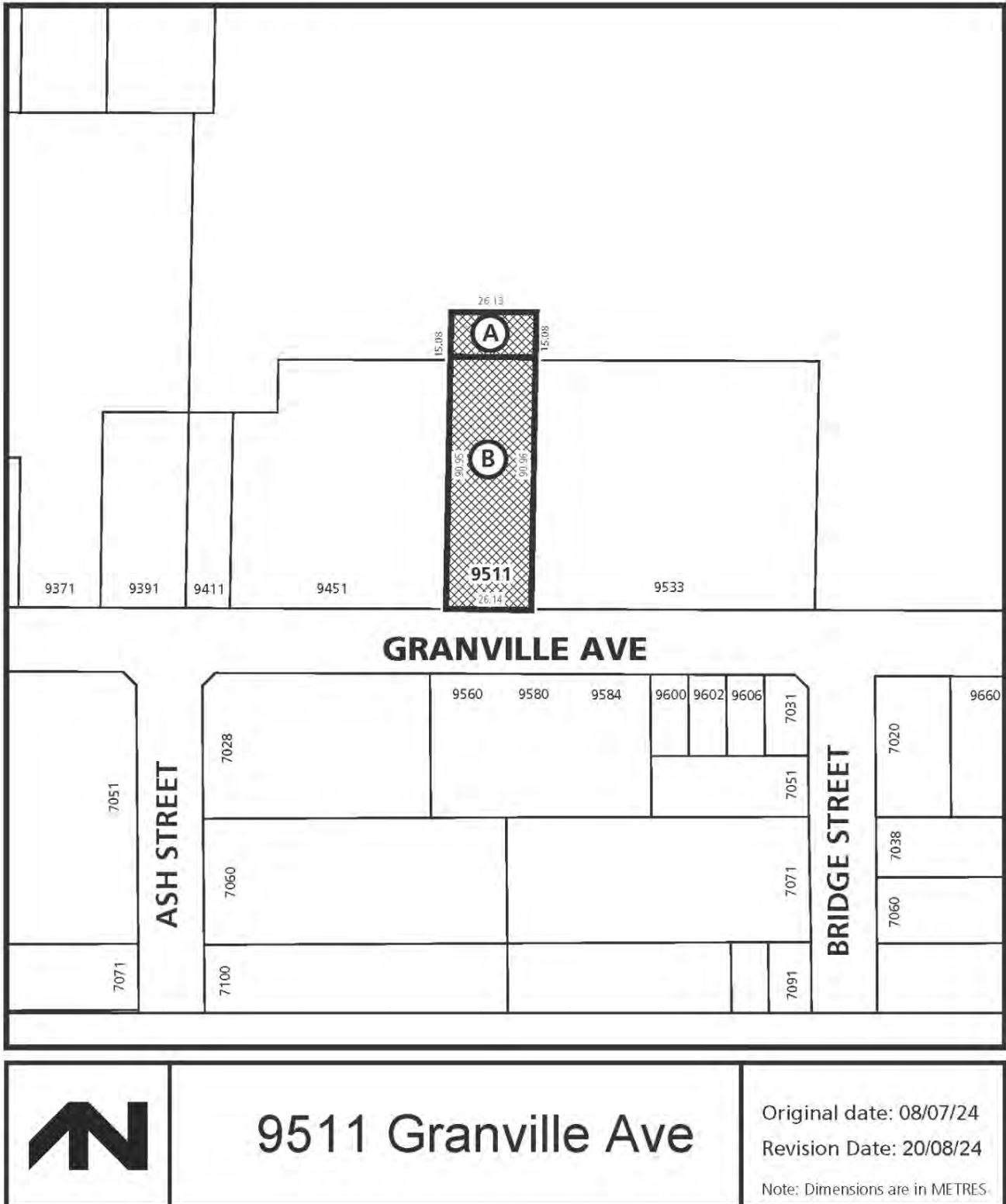
_____	CITY OF RICHMOND
_____	APPROVED by T.A.
_____	APPROVED by Manager or Solicitor DN

MAYOR

CORPORATE OFFICE



City of
Richmond





**Richmond Zoning Bylaw 8500
Amendment Bylaw 10588 (RZ 22-023116)
9511 Granville Avenue**

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

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

"17.105 Town Housing (ZT105) – North McLennan (City Centre)

17.105.1 Purpose

The **zone** provides for **two-unit housing** and **town housing**, along with other compatible **uses**.

17.105.2 Permitted Uses

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

17.105.3 Secondary Uses

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

17.105.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.70 together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.105.5 Permitted Lot Coverage

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

17.105.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** and **rear yard** is 3.0 m.
3. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming parts of the **principal building** may project into the any **yard** or **setbacks** for a distance of not more than 1.2 m.

17.105.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.

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

17.105.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 25.0 m.
2. The minimum **lot depth** is 70.0 m.
3. The minimum **lot area** is 1,950.0 m².

17.105.9 Landscaping & Screening

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

17.105.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0; except that not more than 7 of the required residential **parking spaces** shall be small spaces.

17.105.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following areas and by designating them as follows:

- **“SCHOOL & INSTITUTIONAL USE (SI)”.**

That portion of PID 000-472-689 LOT 29, EXCEPT: PART ON PLAN BCP14107 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 23818 shown hatched and indicated as area “A” on Schedule “A” attached to and forming part of this bylaw.

- **“TOWN HOUSING (ZT105) – NORTH MCLENNAN (CITY CENTRE)”.**

That portion of PID 000-472-689 LOT 29, EXCEPT: PART ON PLAN BCP14107 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 23818 shown hatched and indicated as area “B” on Schedule “A” attached to and forming part of this bylaw.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10588”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

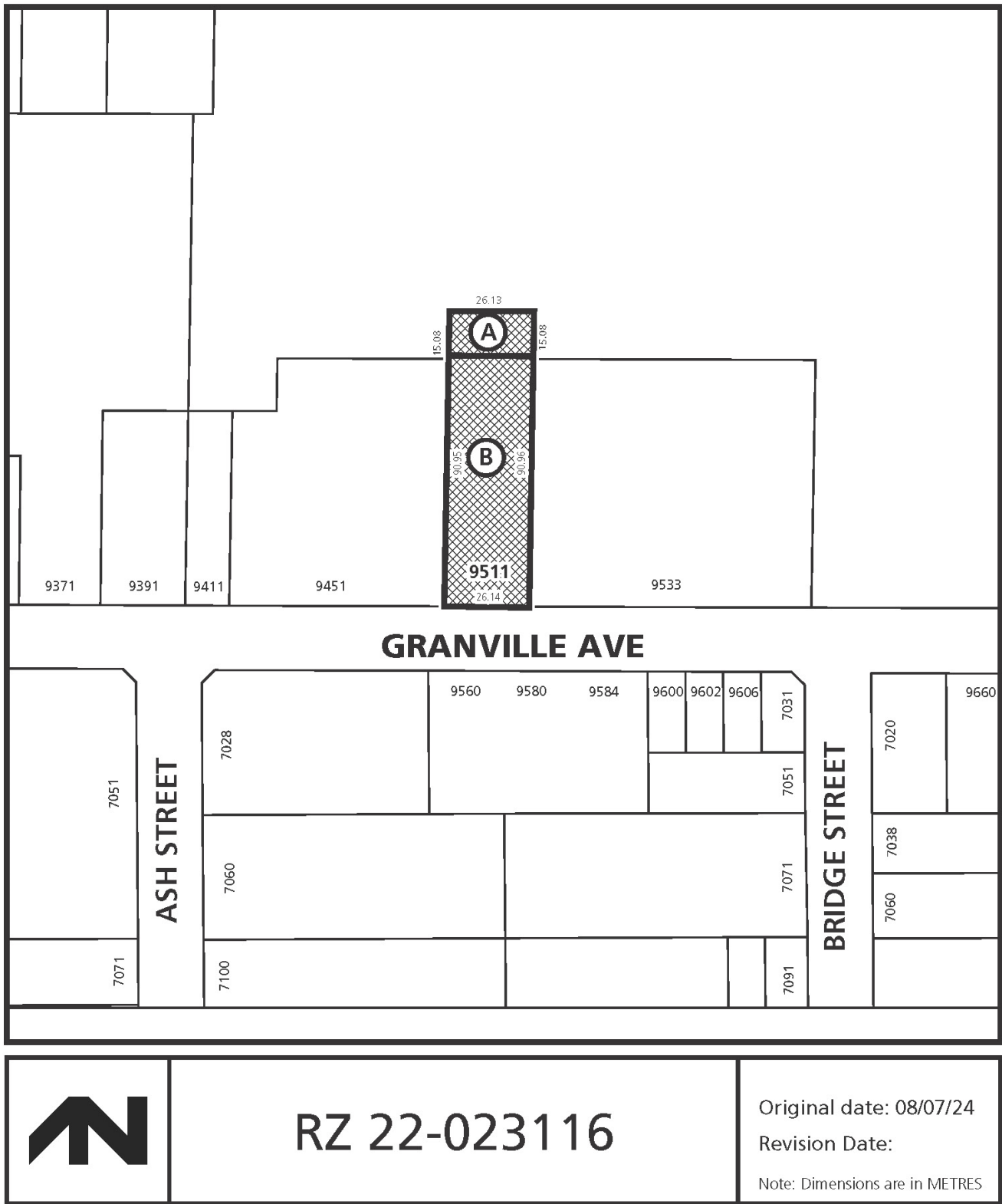
CITY OF RICHMOND
APPROVED by T.A.
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of
Richmond





City of Richmond

Report to Committee

To: Planning Committee **Date:** August 12, 2024
From: John Hopkins **File:** 08-4045-30-08/Vol 01
Director, Policy Planning
Re: **Official Community Plan Targeted Update — Phase 1 Public Engagement Overview**

Staff Recommendations

1. That the proposed Phase 1 public engagement framework for the Official Community Plan targeted update, as outlined in the staff report dated August 12, 2024, titled “Official Community Plan Targeted Update — Phase 1 Public Engagement Overview” from the Director, Policy Planning, be approved; and
2. That staff report back with a public engagement summary with next steps in the Official Community Plan targeted update.

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

JH:eh

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Climate & Environment	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Housing Office	<input checked="" type="checkbox"/>	
Intergovernmental Relations	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

In 2022, Council endorsed a proposed scope and process to review and update the City's Official Community Plan (OCP). This included an in-depth analysis to create a more robust policy framework for the provision of affordable housing, addressing issues as they relate to social equity from a land use perspective, improved environmental protection and enhancement policies, and addressing the challenges of climate mitigation and adaptation. This work was interrupted by the introduction and enactment of several pieces of provincial legislation (Bill 16, 44, 46, and 47) which significantly changed the planning landscape to address housing supply, and the tools that are used to create and retain affordable housing. As a result, an extended break in the OCP review was required to review the new legislation and bring forward the necessary bylaw amendments prior to the June 30, 2024 deadline as mandated by the Province.

This report reintroduces the scope of the OCP targeted update and requests Council's endorsement on the first phase of the public engagement framework.

This report supports Council's Strategic Plan 2022–2026 Strategy #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.

1.3 Increase the reach of communication and engagement efforts to connect with Richmond's diverse community.

1.4 Leverage a variety of approaches to make civic engagement and participation easy and accessible.

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

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

2.1 Ensure that Richmond's targeted OCP update shapes the direction and character of the City.

2.2 Develop and implement innovative and proactive solutions that encourage a range of housing options and prioritize affordability.

2.3 Ensure that both built and natural infrastructure supports sustainable development throughout the City.

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

5.2 Support the preservation and enhancement of Richmond's natural environment.

Findings of Fact

Background

Under the *Local Government Act*, an OCP is a comprehensive policy document that outlines the long-term land use goals and objectives, which enable the City to plan, coordinate and manage its environmental, social, and economic interests over the long term. The existing OCP was adopted in 2012 and since then, Richmond's population and economy has grown and various challenges have arisen and/or intensified over the years. These include but are not limited to housing affordability and climate change, with vulnerable populations experiencing the most impacts. Over the past five years, Council has amended the OCP from time to time to keep it relevant and effective in light of social, demographic, environmental, and economic trends and changes in community values. This has included the Industrial Land Intensification Initiative, Farming First Strategy, Lansdowne Master Plan, and updates to the Market Rental Housing Policy, and No. 5 Road Backlands Policy, to name a few. Despite this, a deeper dive into specific issues is required to strengthen the OCP policy framework.

On February 28, 2022, Council endorsed a proposed scope and process to update the OCP. The overarching themes to guide the OCP update included "Resiliency, Equity and Adaptation" with six target areas such as:

1. Housing Affordability
2. Social Equity
3. Environmental Protection & Enhancement
4. Climate Mitigation & Adaptation
5. Long-Term Planning for Emerging Trends & Transformational Technologies
6. Administrative Updates

Since the beginning of the review, a considerable amount of effort has been spent on the issue of housing affordability. Some of the work has included a contextual understanding of Richmond's housing market, a review of federal, provincial and external agency influences on housing affordability, and a review of case studies around the world on the various approaches to address housing affordability. The introduction of the provincial housing bills in early 2023 significantly altered the planning framework in British Columbia by requiring local governments to allow minimum densities and building heights near rapid transit stations, and small-scale multi-unit housing (SSMUH) across all neighbourhoods in Richmond. The legislation focuses more on

increasing housing supply rather than addressing how to increase the supply of affordable housing and other implications of new provincial bills. Further, the “one-size-fits-all” approach to land use planning undermines long-term planning efforts such as the Arterial Road Land Use Policy; allowing three to six dwelling units per lot would essentially diminish the effectiveness of this policy. The enactment of this legislation with its associated deadlines required staffing resources to focus on the required bylaw amendments and place the OCP review and any kind of public consultation on hold.

The first major deadline with respect to the provincial housing bills included the adoption of bylaws to incorporate Transit-Oriented Areas (TOAs) and pre-zone for SSMUH in selected areas by June 30, 2024. The provincial housing bills also required local governments to conduct the following prior to December 31, 2025:

- endorse an interim Housing Needs Report no later than December 31, 2024 which would consider the housing needs of the community over a 20-year horizon; and
- as local governments will lose the ability to secure amenities through density bonusing in areas impacted by TOA by mid-2025:
 - establish a new Amenity Cost Charge (ACC) bylaw for specific amenities (e.g., community & recreation centres, child care facilities); and
 - utilize inclusionary zoning to secure affordable housing.

By the end of 2025, the OCP must:

- incorporate a new policy framework on how amenities are collected;
- update the density bonus framework for items that are not included in the ACC bylaw, and use inclusionary zoning to secure affordable housing;
- reflect and pre-zone for the 20-year total number of housing units required to meet anticipated housing needs as outlined in the interim Housing Needs Report; and
- be consistent with the TOA and SSMUH related bylaws.

According to the new provincial legislation, the OCP must be updated every five years and include housing policies respecting each class of housing need required in the most recent Housing Needs Report.

With the deadlines outlined by the Province combined with the scope of the Council endorsed OCP review, it is critical to begin public consultation on priorities that need to be considered prior to drafting a revised policy framework.

Analysis

Under section 475 of the *Local Government Act*, local municipalities such as Richmond “must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.” These include but are not limited to adjacent municipalities, provincial agencies, and members of the public. Likewise, this is also supported by Council Policy 5043 (OCP Bylaw Preparation Consultation Policy). By providing opportunities for public engagement, the City is also creating a more comprehensive and inclusive process to ensure the OCP reflects the aspirations of its residents in the long term.

OCP Project Principles

The following Project Principles will guide the OCP targeted update planning process and the preparation of the project deliverables:

1. **Policy Context Alignment:** Establish a renewed vision, goals and planning policies to guide the development of an adaptable, sustainable¹, equitable, and liveable city. The OCP will also align with Council adopted strategies, policies and other initiatives, and is both practical and aspirational.
2. **Comprehensive Engagement:** Provide opportunities for the public to participate in engagement activities and to review and provide feedback on OCP update proposals through a variety of means.
3. **Public Reporting:** Provide various types of accessible documentation throughout the OCP planning process in order to communicate project updates with the general public and establish project transparency.

Phasing and Timeline

Staff are recommending that the project be divided into the following three consultation phases:

Consultation Phases	Timeframe
1. Background Research & Public Engagement: Conduct background and contextual research on the six target areas noted above and other implications of provincial bills. Simultaneously, launch public engagements to garner awareness, educate and provide opportunities for the public to share feedback. Public open houses and an online survey would be scheduled for November. Staff will analyze engagement feedback and produce an engagement summary that will be shared with Council in the next stage as it relates to the Strategic Options.	Q3 to Q4 2024
2. Strategic Options: The second phase will involve drafting policy directions that are informed by the background research and the engagement feedback. Interdepartmental staff, advisory committees, and the public will provide input on the draft policy directions. During this period and into the Summer/Fall 2025, specific but related reports will come forward, per provincial requirements, including such matters as inclusionary zoning on TOA areas, DCC/ACC options, etc.	Q1 to Q2 2025
3. Pulling the Plan Together: The third phase will involve drafting clear policies and implementation actions. The public will provide feedback on the draft policies. Staff will seek Council's consideration of the OCP Bylaw, including a required public hearing, to wrap up the third phase of engagement.	Q3 to Q4 2025

¹ Inclusive of a commitment to a zero-carbon and 100% circular community by 2050 per the Community Energy & Emissions Plan 2050 and Circular City Strategy.

Proposed Engagement and Outreach Activities

Opportunities for online and in-person engagement activities and project updates will be shared on Lets Talk Richmond, the City OCP project webpage and social media channels. Other outreach and communication methods include postcards, newsletters, emails, bus shelters, and posters. Key messaging will be mindful of the targeted audience, with branding, design and graphics to support communication efforts.

For the first phase of public and stakeholder engagement in fall 2024, the intention is to conduct the following engagement activities:

- *Get Snapping:* This activity would invite local residents to take part in the photo sharing opportunity to celebrate their favourite place in Richmond and to generate interest throughout the engagement phase. Submitted photos may be shown at the public open house in November 2024.
- *Focus groups and meetings:* Focus groups and meetings will be conducted with advisory committees, community organizations, and interdepartmental staff for the purposes of carrying out targeted feedback on specific topic areas.
- *Pop-up booths:* Pop-up booths will be organized across different locations in the City to raise awareness and for the public to learn about the project and ways to engage. The intent of pop up booths is to 'go where the people are' in order to connect with those who may not be able to share their input online or attend a scheduled engagement activity.
- *Public open houses:* At the end of phase 1, several in-person public open houses will be held in November 2024 to share engagement highlights and provide further opportunity for feedback on high-level goals and objectives for each of the targeted areas of the OCP review and update.
- *Lets Talk Richmond online survey:* A series of questions will be posted on Lets Talk Richmond where residents can provide input on the high-level goals and objectives presented at the public open house and provide input into the purpose, process and outcome of phase 1 of the OCP targeted review.

The expectation from the first phase of engagement is to receive meaningful feedback from member of the public regarding proposed refinements to the OCP vision and goals as well as objectives for each of the targeted areas prior to preparing strategic options and policy frameworks. For example, the first phase of engagement would inquire on the level of support to have higher densities and building heights up to six storeys along arterial roads and near neighbourhood service centres.

Following this first phase of consultation, phase 2 would be conducted in 2025 with proposed strategic policy directions and amendments which would form the basis of the revised OCP to be adopted by the end of 2025.

Financial Impact

The existing OCP review budget will have no financial impact on existing budgets, have any tax implications, or require additional staff resources.

Conclusion

In 2022, Council endorsed a proposed scope and process to update the OCP. The proposed overarching themes to guide the OCP update included “Resiliency, Equity and Adaptation” with the six target areas to include:

1. Housing Affordability
2. Social Equity
3. Environmental Protection & Enhancement
4. Climate Mitigation & Adaptation
5. Long-Term Planning for Emerging Trends & Transformational Technologies
6. Administrative Updates

Since then, new provincial housing legislation has mandated changes to the planning landscaping by requiring minimum densities and building heights for land within 800 m of a rapid transit station, and a minimum number of units for land in traditionally single-family neighbourhoods depending on lot size and proximity to frequent transit service. This has impacted the timing and scope of the OCP review. The OCP process will accommodate public feedback opportunities related to ongoing implementation of new provincial housing bills in an integrated manner.

Staff propose to relaunch the OCP review by conducting three phases of public engagement with a targeted completion of late 2025 as required by the provincial government. The first phase of public engagement is to begin in the fall of 2024 and will include online and in-person public engagement activities with the general public through pop-up booths, open houses, and online surveys.

It is recommended that the proposed Phase 1 public engagement framework for the OCP targeted update be endorsed, and that staff report back with a public engagement summary with next steps.

Russell Nelson

Russell Nelson
Program Manager, Policy Planning
(604-276-4164)

Emily Huang

Emily Huang
Planner 2
(604-204-8631)

EH:cas



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** July 24, 2024
From: Mark Corrado **File:** 12-8275-05/2024-Vol
Director, Community Bylaws and Licencing 01
Re: **Application to Amend Food Primary Liquor Licence # 304698**
China Pro Enterprises Ltd., dba Kung Fu Noodle at 4380 No 3 Road Unit 1150

Staff Recommendations

1. That the application from China Pro Enterprises Ltd., doing business as Kung Fu Noodle, for an amendment to Food Primary Licence #304698, requesting an increase to their hours of liquor service from Sunday to Saturday, 11:00AM to Midnight, to Sunday to Saturday, 11:00AM to 2:00AM, be supported; and
2. That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information set out in Attachment 1 to this report, advising that Council recommends the approval of the liquor licence amendment.

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"/>	
Building Approvals	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

The Provincial Liquor and Cannabis Regulation Branch (LCRB) issues licences in accordance with the *Liquor Control and Licensing Act* (Act) and the Regulations made pursuant to the Act.

This report pertains to an application to the LCRB and the City of Richmond by China Pro Enterprises Ltd., doing business as Kung Fu Noodle, for an amendment to the Food Primary Liquor Licence #304698, proposing an increase to liquor service hours from 11:00AM to Midnight, Sunday to Saturday, to the proposed hours of 11:00AM to 2:00AM Sunday to Saturday. There will be no increase proposed to the total person capacity, which will remain the same at 104 Persons.

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 amendment application 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 Strategy #2 Strategic and Sustainable Community Growth:

Work collaboratively and proactively to attract and retain businesses to support a diversified economic base.

Analysis

Kung Fu Noodle is situated at 4380 No 3 Road Unit 1150, the location map is appended as Attachment 2. The property is zoned Auto-Oriented Commercial (CA). This zone provides for a mix of commercial and related uses oriented to vehicular access. This zone also provides for a mix of commercial uses such as personal service, office, education commercial, retail general, and restaurants. The operator took over the premises that had a similar business in May 2017.

The applicant has requested an increase in later service hours to better serve their clients and the community. The applicant asserts this will create greater flexibility to the venue and provide a more equitable opportunity to better serve the public in competing with other food venues in the area who have already received the later service hours. Appended as Attachment 3 is the applicant's Letter of Intent.

Impact on the Community

This establishment has operated for seven years and has not been the subject of any prior noise complaints or smoking related complaints. Staff conducted a community consultation effort as per the Development Application Fees Bylaw No. 8951, Section 1.8.1, which 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 April 30, 2024 and three advertisements were published in the Vancouver Sun newspaper on April 30, 2024, May 01, 2024 and May 02, 2024.

In addition to the advertised signage and public notice requirements, staff sent letters to businesses, residents and property owners. On April 30, 2024, 850 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 May 30, 2024. Staff received no responses to this liquor application.

Other Department and Agency Comments

As part of the review process, staff requested comments from the following departments and agencies: Business Licence Department, Building Approvals Department, Richmond Fire-Rescue (RFR), Richmond RCMP, and Vancouver Coastal Health (VCH). A fire violation notice was issued by RFR and multiple deficiencies were found. Following a re-inspection these issues were resolved. None of the departments and agencies contacted have identified issues of concern as part of their due diligence procedures.

Financial Impact

None.

July 24, 2024

-4-

Conclusion

Staff conducted a community impact analysis on Kung Fu Noodle's application for extended service hours. This impact analysis did not identify a significant risk from a noise, smoking and community safety perspective. Staff recommend that the application to amend the Food Primary Liquor Licence be supported.



Kashmiro Kaur Chahal
Licence Inspector
(604-276-4045)

MC:cc

- Att. 1: Particulars of Application and City comments
2: Aerial Map with 50 Metre Buffer Area
3: Letter of Intent

Re: Application to Amend Food Primary Liquor Licence # 304698 - Extended Service Hours – China Pro Enterprises Ltd., DBA: Kung Fu Noodle at 1150 – 4380 No 3 Road, Richmond B.C.

1. That the application from China Pro Enterprises Ltd., DBA: Kung Fu Noodle, operating at, 1150 - 4380 No 3 Road., requesting an increase to hours of liquor service to the Food Primary Liquor Licence #304698, be supported for:
 - a) A permanent change to hours of liquor service;
 - i) **From**, Sunday to Saturday, 11:00 AM to Midnight,
 - ii) **To**, Sunday to Saturday, 11:00 AM to 2:00 AM;
 - b) Total person capacity will remain the same at 104 persons;
2. That a letter be sent to Liquor and Cannabis Regulation Branch advising that Council supports the amendment for a permanent change to hours of liquor service to the Food Primary Liquor Licence # 304698, 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 amendment to change hours of liquor service 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 newspaper delivered locally. 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 amendment to the Food Primary Liquor Licence with extended hours of liquor service to 11:00 AM to 2 AM, Sunday to Saturday, for reasons that the addition of the extended hours proposed is acceptable to the majority of the residents, businesses and property owners in the area and the community.



City of
Richmond



#1150 - 4380 No. 3 Road
50 Metre Map

Original date: 07/02/24

Revision Date:

Note: Dimensions are in METRES

To: City of Richmond

Re: Letter of Intent – Extension of Liquor Service Hours at 1150-4380 No.3 Rd. Kung Fu Noodle

We wish to extend the hours of liquor service from the current time midnight to 2AM.

The primary demographic of this establishment is 20-50-year-olds who come to the restaurant to enjoy the food and beverage service and mingle with friends and acquaintances. Many customers do not come to this restaurant until late evening after finishing work.

The restaurant provides full food service and a late-night menu until 2 AM. This request will enable customers to have liquor with their meal at a late time.

We think these liquor service hours make sense and align well with the City of Richmond's liquor licensing policy for this region. This establishment is low-risk, situated in a bustling commercial area, and there are numerous similar restaurants operating under the same hours just two blocks down on Alexandra Rd.

We are aware that there are notification requirements including a sign and newspaper advertisements and will wait for you to advice of the next steps in the process.

Should you have any questions or require anything further, please contact me directly at 778 891 1811 or call our staff Nancy Yang at 778 707 5306.

We look forward to your assistance in completing this project.

Regards,



Lu, Yanqin (Emily)

P.S. preferred communication Email address = nancyy@hotmail.ca

CITY OF RICHMOND

NOV 02 2023

RECEIVED



**Traffic Bylaw No. 5870
Amendment Bylaw No. 10585**

The Council of the City of Richmond enacts as follows:

1. **Traffic Bylaw No. 5870**, as amended, is further amended by:
 - a. Adding the following to Section 11:

“11.3 No person shall place, maintain or display upon or in view of any **street** any unauthorized sign, signal, marking or device which purports to be, or is in imitation of or resembles any **traffic control device**.

11.4 No person shall move, remove, deface, damage or alter, nor obstruct the view of, or otherwise interfere with any authorized **traffic control device**.
 - b. Deleting subsection 12.4(a) in its entirety and replacing it with the following:

“(a) in or upon any lane, except:

 - i. for commercial vehicles engaged in loading or unloading of materials for a period of time not to exceed 30 minutes; or
 - ii. where parking is designated by signage and/or road markings.”
 - c. Deleting subsection 12A.1 in its entirety and replacing it with the following:

“12A.1 Certain areas may be designated by Council as **block meter zones**.”
 - d. Deleting subsection 12B.1 in its entirety and replacing it with the following:

“12B.1 Certain areas may be designated by Council as **permit zones**.”
 - e. Deleting Schedule K in its entirety.

This Bylaw is cited as “**Traffic Bylaw No. 5870, Amendment Bylaw No. 10585**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

JUL 22 2024

JUL 22 2024

JUL 22 2024

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

MAYOR

CORPORATE OFFICER



City of Richmond

Bylaw 10407

Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10407 (RZ 21-931122) 6071 Azure Road

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

1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it "Apartment Residential".

P.I.D. 002-379-953

Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10407**".

FIRST READING

SEP 26 2022

PUBLIC HEARING

OCT 17 2022

SECOND READING

OCT 17 2022

THIRD READING

OCT 17 2022

OTHER CONDITIONS SATISFIED

AUG 06 2024

ADOPTED

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

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10406 (RZ 21-931122)
6071 Azure Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

“18.45 Low to Mid Rise Apartment (ZLR45) – Thompson

18.45.1 Purpose

The zone accommodates low and mid rise **residential rental tenure apartment housing** and compatible **secondary uses**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing units, moderate income rental units, and market rental units**.

18.45.2 Permitted Uses

- housing, apartment
- housing, town

18.45.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

18.45.4 Permitted Density

1. The maximum **floor area ratio** is 0.6 together with an additional:
 - a) 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.

2. Notwithstanding Section 18.45.4.1, the reference to "0.6" is increased to a higher **floor area ratio** of "2.1", provided that:
 - a) the **owner** provides no less than 50 **affordable housing units** on the **site**, having a combined **floor area** of at least 4,384 m², excluding the **building** area of **moderate income rental units** and **market rental units**;
 - b) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office;
 - c) the **owner** provides no less than 110 **moderate income rental units** on the **site**, having a combined **floor area** of at least 5,941 m², excluding the **building** area of **affordable housing units** and **market rental units**;
 - d) the **owner** enters into a **moderate income rental housing agreement** with respect to the **moderate income rental units** and registers the **moderate income rental housing agreement** against title to the **lot** and files a notice in the Land Title Office;
 - e) the **owner** provides 170 **market rental units** on the **site**, excluding the **building** area of **affordable housing units** and **moderate income rental units**;
 - f) the **owner** enters into a **market rental agreement** with respect to the **market rental units** and registers the **market rental agreement** against title to the **lot** and files a notice in the Land Title Office;

18.45.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

18.45.6 Permitted Yards & Setbacks

1. The minimum **setback** from a **road** is 6.0 m, but may be reduced to 4.5 m where a proper interface is provided as specified in a Development Permit approved by the **City**.
2. The minimum **interior side yard** is 4.5 m.

18.45.7 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m.

18.45.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 80.0 m.
2. The minimum **lot depth** is 100.0 m.
3. The minimum **lot area** requirement is 10,000.0 m².

18.45.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.45.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, EXCEPT that:
 - a) the minimum number of **parking spaces** required by this bylaw may be reduced to be calculated as follows:
 - i) for **affordable housing unit** residents: 0.6 **parking spaces** per **dwelling unit**;
 - ii) for **moderate income rental unit** residents: 0.6 **parking spaces** per **dwelling unit**;
 - iii) for **market rental unit** residents: 0.72 **parking spaces** per **dwelling unit**;
 - iv) for visitor **parking**: 0.16 **parking spaces** per **dwelling unit**.

18.45.11 Residential Rental Tenure

1. For the purposes of this zone, the following definitions apply:
 - a) **moderate income rental unit** means a **dwelling unit** that is subject to a **housing affordability agreement**.
 - b) **moderate income rental housing agreement** means an agreement in a form satisfactory to the **City** that limits the occupancy of the **dwelling unit** that is subject to the agreement to persons, families and **households** that qualify for moderate income housing based on their **household** income level under the terms of the agreement, that restricts the occupancy of the **dwelling unit** to **residential rental tenure**, and that prescribes a maximum rental rate and rate of increase of rental rate for the **dwelling unit**.
2. All **dwelling units** in this **zone** are restricted to **residential rental tenure** only.

18.45.12 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply,"
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"LOW TO MID RISE APARTMENT (ZLR45) – THOMPSON"**.

P.I.D. 002-379-953

Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10406"**.

FIRST READING

SEP 26 2022

PUBLIC HEARING

OCT 17 2022

SECOND READING

OCT 17 2022

THIRD READING

OCT 17 2022

OTHER CONDITIONS SATISFIED

AUG 06 2024

ADOPTED

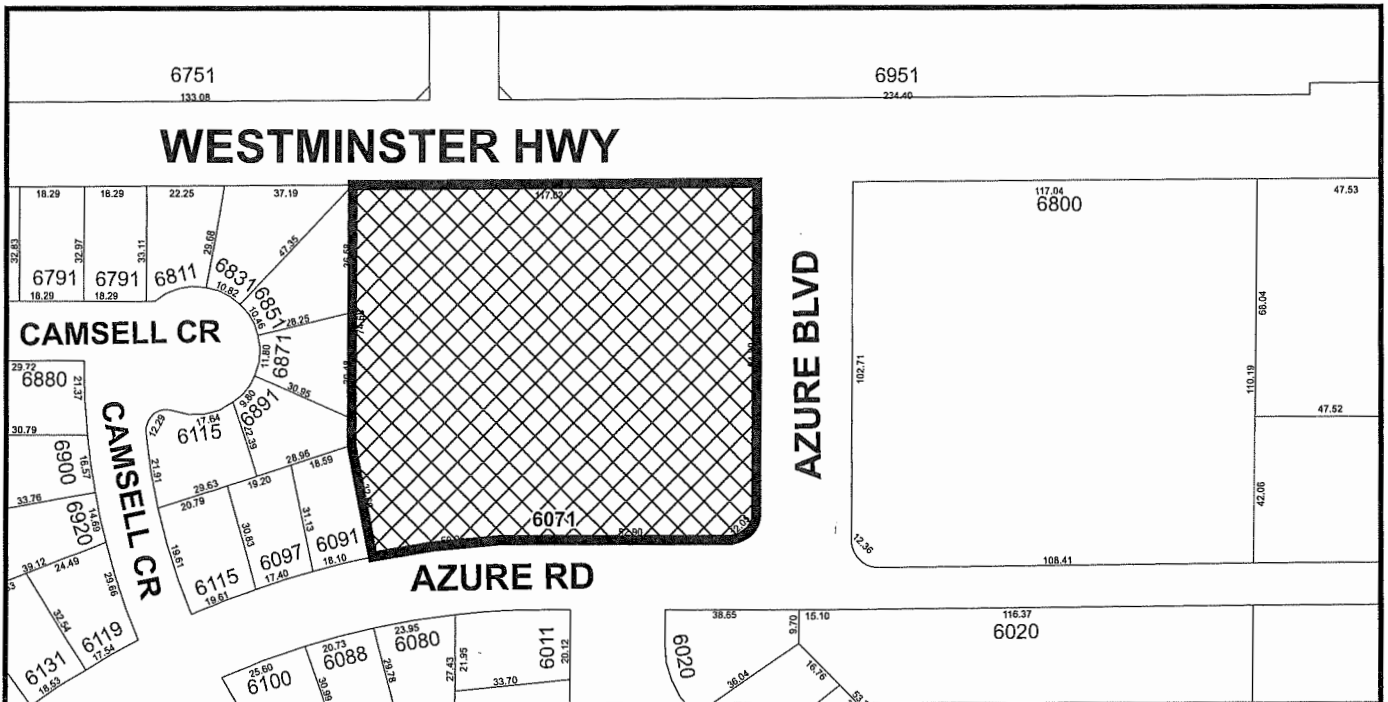
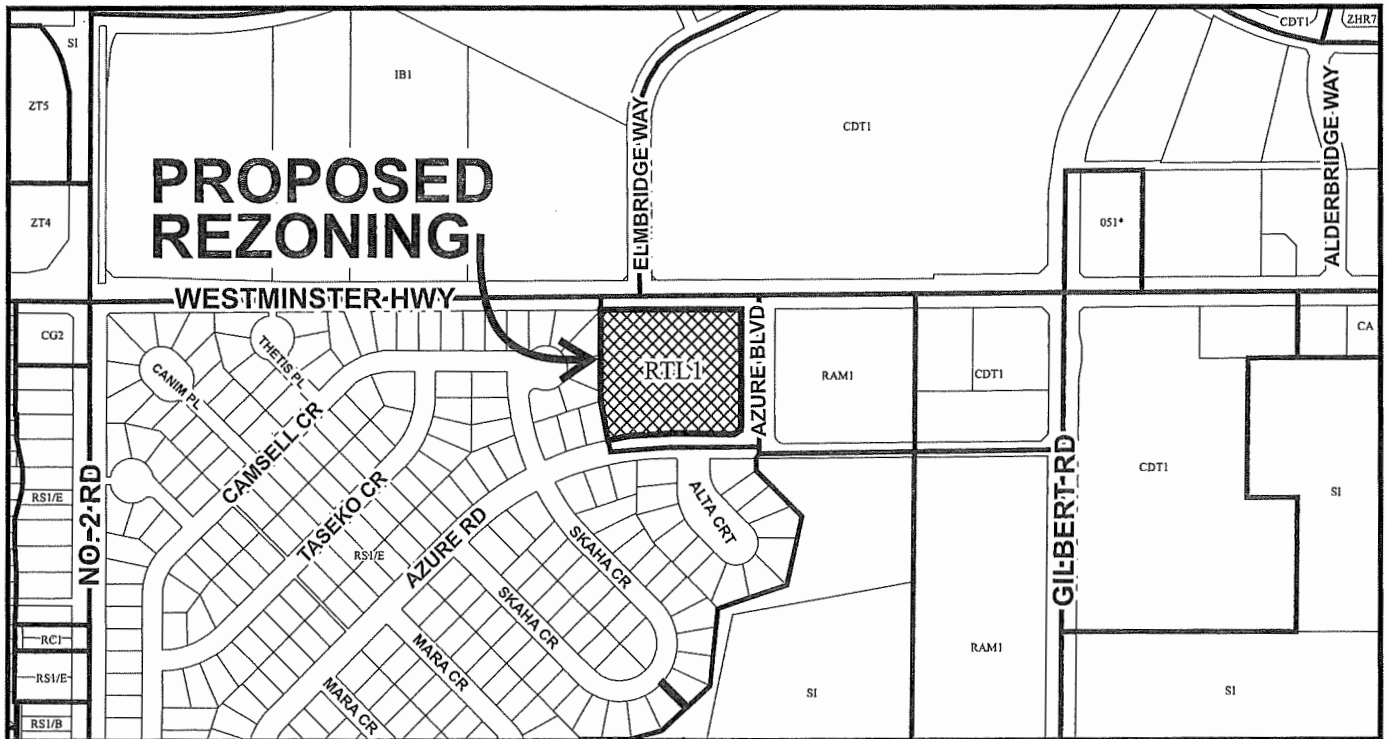
CITY OF RICHMOND
APPROVED by SB
APPROVED by Director or Solicitor <i>LS</i>

MAYOR_____
CORPORATE OFFICER



City of Richmond

Attachment 1
Location Map and Aerial Photo



RZ 21-931122

Original Date: 06/07/21

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10567 (ZT24-035934)
12800 / 12910 No 2 Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following as a new Section 14.1.11.17 (Other Regulations) in the Agriculture (AG1) zone and renumbering accordingly:

“One **greenhouse**, 81 m² in size, with concrete footings is permitted so as to not permit a concrete slab for the entirety of the floor, on the following **site** only:

12800 No. 2 Road / 12910 No. 2 Road
PID 003-950-972

West Half Section 7 Block 3 North Range 6 West Except: Firstly: Part Shown on Reference Plan 1948; Secondly: Part shown on Reference Plan 5169; Thirdly: Part included in Parcel "A" (Explanatory Plan 10350), New Westminster District”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10567**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

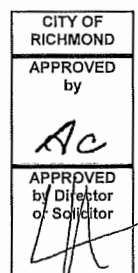
JUN 24 2024

JUL 15 2024

JUL 15 2024

JUL 15 2024

AUG 28 2024



MAYOR

CORPORATE OFFICER



**Development Permit Panel
Wednesday, August 21, 2024**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Marie Fenwick, Director, Arts, Culture and Heritage

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 June 12, 2024 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-934620
(REDMS No. 7701427)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road

INTENT OF PERMIT:

1. Permit the construction of 25 townhouse units at 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road on a site zoned "Medium Density Townhouses (RTM3)"; and

Development Permit Panel

Wednesday, August 21, 2024

2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum front yard (north yard) and exterior side yard (east yard) from 6.0 m to 5.5 m; and
 - (b) reduce the minimum lot width from 50.0 m to 43.0 m.

Applicant's Comments

Xuedong Zhao, Zhao XD Architect Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- vehicular access to the proposed 25-unit townhouse development is from No. 2 Road via a shared driveway with the adjacent townhouse development to the south;
- the three-storey units proposed along Blundell Road step down to two-storeys adjacent to the existing two-storey townhouse end units to the west;
- two-storey duplexes are proposed adjacent to the existing single-family homes to the west of the subject site;
- the architectural character, massing and height of the proposed townhouse development fit well with the neighbourhood;
- the proposed common outdoor amenity area is centrally located to enhance its visibility and usability to users;
- sustainable materials such as stucco are proposed for the exterior cladding of the townhouse buildings; and
- the design of the project incorporates Crime Prevention Through Environmental Design (CPTED) principles.

Yiwen Ruan, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the landscaping and retaining walls along the west edge of the site have been carefully located to preserve the existing trees, (ii) each front yard of units facing the street will be planted with a tree and will have an open space for private outdoor activities, (iii) pedestrian connections from the street are highlighted by decorative pavers and outdoor furniture, (iv) a landscape feature is proposed at the northeast corner of the site, (v) permeable pavers are proposed on portions of the internal drive aisle and on visitor parking stalls, (vi) a play structure providing play multiple opportunities is proposed in the common outdoor amenity area, (vii) 31 trees and a variety of shrubs, grasses, perennial plants and groundcovers are proposed to be planted on the site, and (viii) an automatic irrigation system will be provided for planted areas on the site.

Development Permit Panel

Wednesday, August 21, 2024

Staff Comments

Joshua Reis, Director, Development noted that (i) there is a Servicing Agreement associated with the rezoning bylaw for the project for site servicing and frontage improvements including new sidewalks and treed/grass boulevards along No. 2 Road and Blundell Road and widening of the existing driveway crossing to be shared with the existing development to the south, (ii) the two proposed variances associated with the project are supported by staff as they are technical in nature and resulting from the lot geometry and required road dedications, (iii) the project provides four convertible units and all units include aging-in-place features, and (iv) the proposed design of the project will meet the applicable Energy Step Code with a low carbon energy system.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there are no secondary suites provided in the project as the applicant intended to maximize the number of townhouse units in the subject site, (ii) the internal drive aisle and visitor parking stalls can be used for package deliveries to residents of the townhouse development, (iii) the proposed low bollard lighting and downward-focused building-mounted lighting will not result in light pollution, (iv) the proposed landscaping around the mailbox and bicycle parking area near the driveway entry include two- to three- foot high evergreen shrubs and would address potential headlight glare onto No. 2 Road, and (v) the grading of front yards of units fronting Blundell Road is maintained at sidewalk level.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting (i) the applicant's attention to the design of the project which fits well into the neighbourhood, (ii) the provision of four convertible units, and (iii) the maintaining of the grade of the front yards of units along Blundell Road.

Development Permit Panel
Wednesday, August 21, 2024

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 25 townhouse units at 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road on a site zoned "Medium Density Townhouses (RTM3)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum front yard (north yard) and exterior side yard (east yard) from 6.0 m to 5.5 m; and*
 - (b) *reduce the minimum lot width from 50.0 m to 43.0 m.*

CARRIED

2. DEVELOPMENT PERMIT 24-011767

(REDMS No. 7651471)

APPLICANT: Canadian Tire Ltd.

PROPERTY LOCATION: 11388 Steveston Highway

INTENT OF PERMIT:

Permit exterior renovations to the façade of the existing building located at 11388 Steveston Highway on a site zoned "Industrial Community Commercial (ZC6)".

Applicant's Comments

Rebekka Hammer, MGB Architecture, 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, highlighting the following:

- the project intends to update the exterior finishes of the existing Canadian Tire building, provide new brand signage, improve the existing landscaping, and update paint markings on pedestrian crossings;
- the proposed renovations to the building's exterior finishes will meet the façade upgrade for Canadian Tire stores; and
- the proposed façade improvements to the existing building will not result in additional floor area.

Development Permit Panel

Wednesday, August 21, 2024

Kim Unger, McElhanney, with the aid of the same visual presentation, briefed the Panel on the proposed landscape improvements, noting that (i) some plant species within the landscaped area on the site have died and will be replaced with more hardy plant species currently planted on the site to enhance their survivability, (ii) the size of shrubs planted adjacent to some small car parking stalls will be upgraded, (iii) planting beds in the parking area will be cleaned up and remulched, and (iv) existing pedestrian crossings on the site will be repainted.

Staff Comments

Mr. Reis noted that (i) improvements to the existing façade of the building and landscaping are limited in scope, (ii) there is no change to the existing floor area, and (iii) no new servicing agreements are associated with the project.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the proposed landscape improvements are limited in scope as the existing trees on the subject site are in good condition, and (ii) improvements to the interior of the building are currently done in phases and efforts are being undertaken in order to avoid impacting the surrounding area.

The Chair noted that there are some landscape islands on the site that were not included for landscape improvements and staff were directed to work with the applicant to review the existing landscaping on these landscape islands to ensure that no further improvements are required prior to the application moving forward to Council.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior renovations to the façade of the existing building located at 11388 Steveston Highway on a site zoned "Industrial Community Commercial (ZC6)".

CARRIED

Development Permit Panel

Wednesday, August 21, 2024

3. **DEVELOPMENT PERMIT 24-037979** (REDMS No. 7758844)

APPLICANT: Zeidler Architecture

PROPERTY LOCATION: 6551 No. 3 Road

INTENT OF PERMIT:

Permit exterior upgrades to the main East and West mall entrance of the existing building at 6551 No. 3 Road on a site zoned “Downtown Commercial (CDT1)”.

Applicant’s Comments

Eric Aslan, Zeidler Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the proposed development, highlighting the following:

- the project is located at the CF Richmond Centre Mall and primarily intends to upgrade the exterior of the east and west entries of the galleria at the mall;
- the existing exterior cladding materials will be replaced primarily with curtain glazing with a vertical frit pattern and solid metal panel cladding;
- existing doors at the entrances will be replaced to provide wider egress and new vestibules will be added to enhance the building’s energy efficiency;
- new canopies will be added over the main entrances to provide weather protection to pedestrians;
- an integrated water management system is proposed for the three roof levels at the main building entries;
- lighting will be incorporated into the new building entry façade and the applicant is working with a lighting consultant to mitigate potential light pollution; and
- the modern design of the revised entries to the galleria is consistent with the overall design of the future Richmond Centre mixed-use redevelopments.

Staff Comments

In reply to a query from the Panel, Mr. Reis noted that (i) as part of the Official Community Plan (OCP) amendment associated with the overall redevelopment of the CF Richmond Centre Mall, staff secured a Statutory Right-of-Way (SRW)/Public Right of Passage (PROP) over the galleria entries and interior space, (ii) the SRW/PROP will ensure future public access through the site between Minoru Boulevard and the Brighthouse Canada Line Station on No. 3 Road throughout the transit operating hours, and (iii) the future public access should be in place upon occupancy of the first building in Phase Two of the overall redevelopment.

Development Permit Panel

Wednesday, August 21, 2024

Panel Discussion

In reply to queries from the Panel, the applicant confirmed that (i) only LED fixtures will be installed for lighting at the entrances to the galleria and will be focused on areas where they are needed, (ii) the proposed lighting will be reviewed by a lighting consultant and is not expected to spill out into the mall's parking lot and neighbouring residential developments, (iii) dimmable lighting is an option, and (iv) lighting levels are intended to highlight the mall entries and provide visual interest to residents of future residential developments near the entrances to the galleria.

As a result of the discussion on the proposed lighting, the Chair directed staff to work with the applicant prior to the application moving forward to Council in order to ensure there will be no light spillover into future residential developments near the entrances to the galleria and investigate opportunities to install dimmable lighting should a lighting issue arise in the future.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior upgrades to the main East and West mall entrance of the existing building at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)".

CARRIED

4. New Business

None.

5. Date of Next Meeting: September 12, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:29 p.m.).

CARRIED

Development Permit Panel
Wednesday, August 21, 2024

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 21, 2024.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk



(PERSPECTIVE FOR BUILDING ONLY, SEE LANDSCAPE FOR FENCES, GATES & PLANTS)



25-UNIT TOWNHOUSE
DEVELOPMENT

#8031 - 8071 NO. 2 ROAD
& #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC

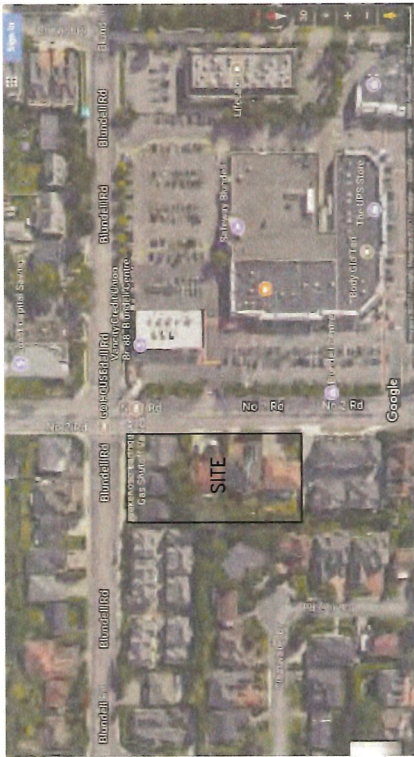


ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882

ISSUED FOR DPP PRESENTATION (AUG. 21, 2024)

25-UNIT TOWNHOUSE DEVELOPMENT

#8031- 8071 NO. 2 ROAD
& #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC



CONTEXT PLAN

SCALE: NTS



The subject townhouse development is located in the planning area designated "Neighborhood Residential (NRES)" in the Official Community Plan (OCP). The Arterial Road Policy in the 2041 OCP, Bylaw 9000, directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject development site meets the Townhouse Development requirements under the Arterial Road Policy. The proposed zone is Medium Density Town Housing (RTM3) with 0.70 FAR. The internal driveway is accessed from No.2 Road via a City designated SRW on south neighboring property as a shared access driveway.

The proposal consists of seven buildings with two 6-unit buildings (No. 1 & No.2) facing No. 2 Road, one fourplex building (No. 3), one triplex (No.4) facing Blundell Road, and three duplex buildings (No. 5, 6 & 7) facing interior drive aisle. The Building Numbers 5, 6 and 7 are directly interfacing with the single-family housing and are designed with 2 storeys in building height. Building 4 is near an existing two-storey townhouse development so that the end unit within 7.5 m (25 ft.) of the side yard on west is designed as 2 storeys.



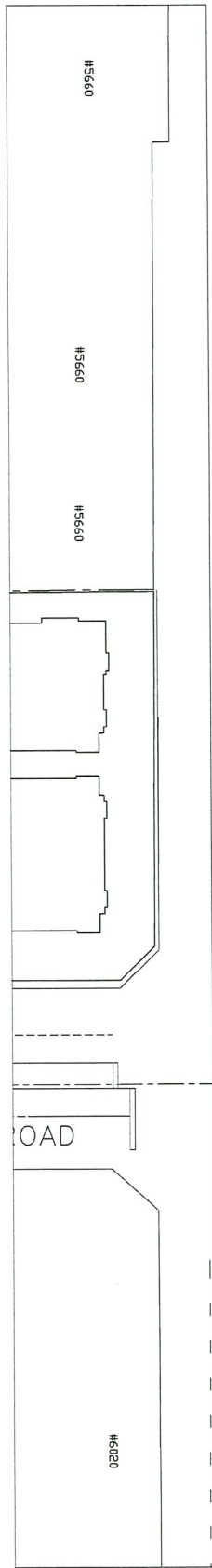


25-UNIT TOWNHOUSE DEVELOPMENT
#8031- 8071 NO. 2 ROAD& #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC

The existing site context contains varieties of developments. The property across No. 2 Road on east is Blundell Centre, a commercial development of shopping mall with restaurants, banks and other commercial retails. The property on west is an existing multiple-family development consists townhouse buildings (5660 5640 Blundell Road). Immediately on south is also an existing 10-unit townhouse development. There are also single-family houses on part of west side of the development. In short walking distance on east there are Blundell Neighborhood Park and a local elementary school which are also within short walking distance.

The subject development of seven buildings is proposed with traditional style with the building height and massing that fits the site context. The massing and height match the neighboring buildings. Efforts have been made for the relationship between the subject development to the existing single-family housing on west, where sloped roof and 2-storey building height are proposed to match the neighbor. The third floor for Building No. 4 is designed with 7.5 m setback on west facing the neighboring 2-storey townhouse properties.

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5660

BUILDING 4

BUILDING 3

STREET SCAPE - BLUDELL ROAD

SCALE: 1"=20'-0"



8133

8091

DRIVEWAY
ENTRANCE

STREET SCAPE - NO. 2 ROAD

SCALE: 1"=20'-0"

BUILDING 2

BUILDING 3

7751

BLUDELL ROAD

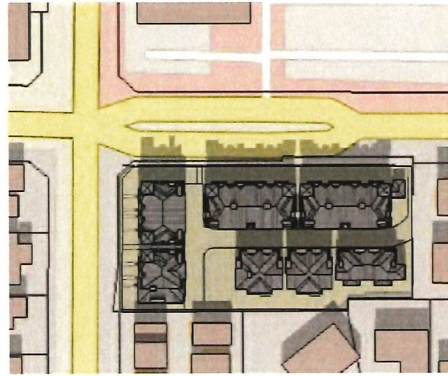
25-UNIT TOWNHOUSE DEVELOPMENT T
#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUDELL ROAD, RICHMOND, BC

For front buildings that adjacent to the neighbors of single-family houses, our buildings are designed with 2 storeys in building height within 7.5 m (25 ft.). This is proposed to be a good transition between the development and the single-family home neighbors for the front elevations.

Sun shading diagram is made to make sure there will not be a big impact to neighbors, as well as for the subject development on the site. Sun shine is provided for the outdoor Amenity Area.

The degree of complexity matches the neighboring buildings. In the respect of both material/color and form composition, including degree of design detailing are all considered. Both harmony and contrast for the design compositions. The architectural character matches the existing neighborhood, emphasizing the residential building character in both building massing and details.

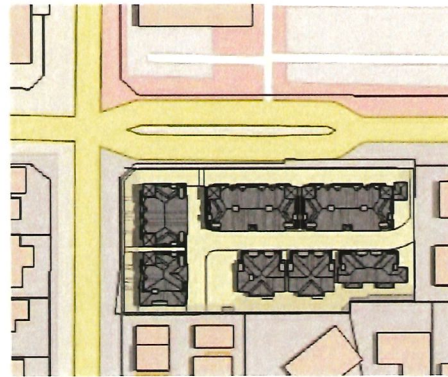
Architectural details to express the individuality of each townhouse units. Repetition of the units as well as a variation to add some break-ups to the repetition. The repetition of the townhouse units follows the function of the building. It also creates a rhythm of architectural expression along the street front.



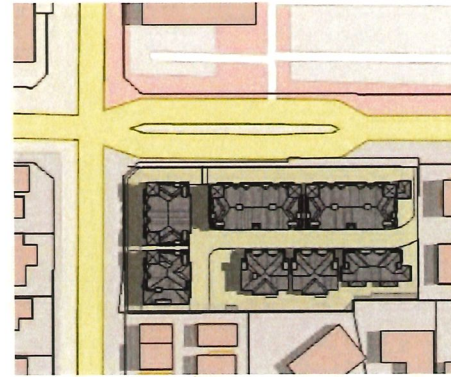
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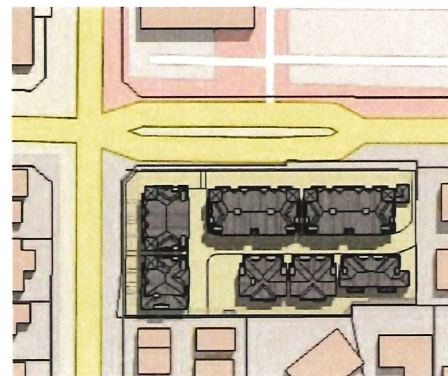
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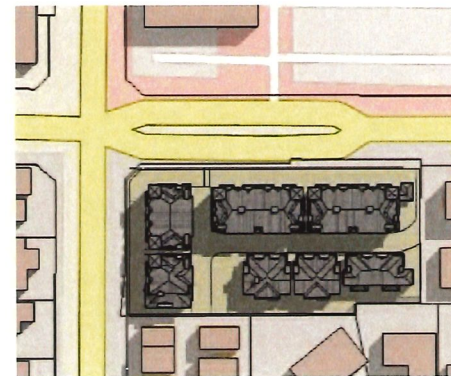
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MARCH 21 12:00 pm



JUNE 21 10:00 am



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ZHAO XD ARCHITECT LTD.

25-UNIT TOWNHOUSE DEVELOPMENT
8031- 8071 No. 2 Road, 5760 - 5786 Blundell Road, Richmond, BC

EXTERNAL FINISH - MATERIAL & COLOR

STAND SEAM METAL ROOF - VICWEST (PRESTIGE)
SIGNATURE -SMP COATED METAL CHARCOAL 56072

5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED
COLOR MATCH TO "AGED PEWTER"

STUCCO WALL FINISH (OFF-WHITE)
BM OC36 NIVEOUS

HARDIE PANEL (EASYTRIM)
AGED PEWTER

HORIZONTAL TRIM & TRIM BOARD MOULDING
-PAINTED
COLOR MATCH TO "AGED PEWTER"

WINDOW & DOOR TRIM
-PAINTED BM OC40 ALBESCENT

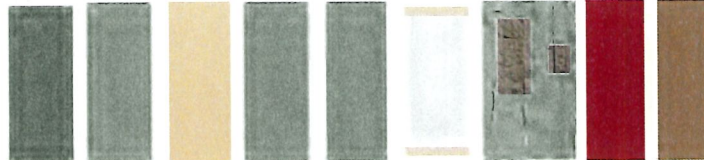
CULTURE STONE - SPAN HEWN STONE
TIGHT-FITTED MORTAR JOINTS

SOLID CORE WOOD DOOR
BJ 1231 WYNNWOOD

GARAGE DOOR
BM AF-105 ELKHORN

#255- 11181 Voyager Way, Richmond, BC V6X 3H9
Email: info@zhuoarch.com

Tel: 604 275-8892 604 312-6278
Web: www.zhuoarch.com



Accessibility Strategy

For proposed 25-Unit Townhouse Development at
8071, 8031, 8051 No. 2 Road & 5760, 5780, 5786 Blundell Road,
Richmond, BC

A. Accessibility within the site

- Accessible path connecting No. 2 Road and Blundell Road public sidewalks, and along the entrance of internal drive aisle;
- Outdoor amenity space along the internal drive aisle and is wheel chair accessible;
- Accessible parking is at a visible location near main development entrance for convenient use. Mailbox is located nearby and covered;
- Access to the recycling and garbage rooms is wheel chair accessible.

B. Accessibility within the house

- Four convertible units are proposed;
- Widened main entrance with wheel chair turnaround space;
- Garage is widened enough to accommodate parking for accessibility;
- Main door and garage door are widened for easy access;
- Kitchen is widened with turning space and counter is to be built with under-counter-knee space;
- Stairs are designed for future stair lift installation;
- Master bedroom and ensuite bathroom are widened to allow accessibility;
- Wall blocking to be installed for future grab bar accessories attachments;

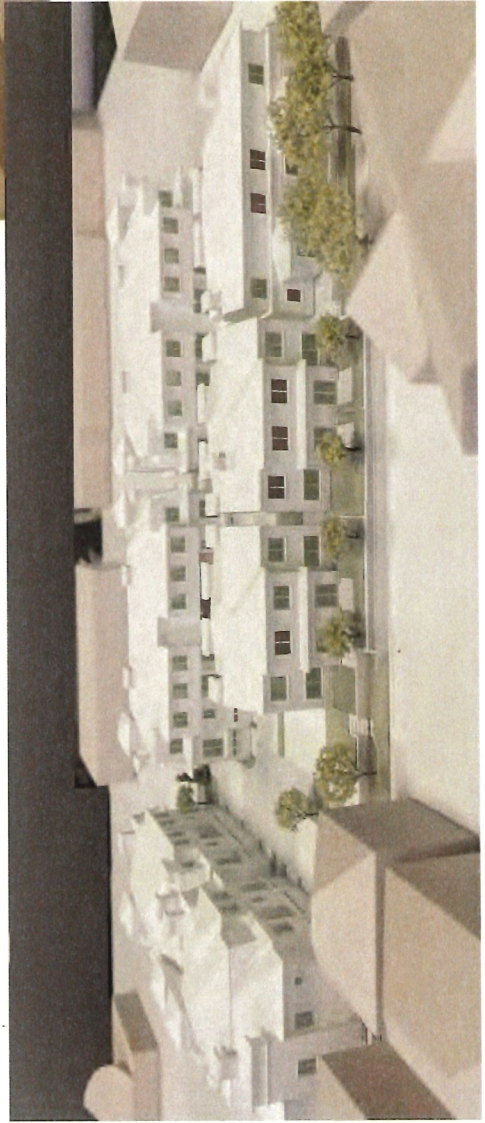
25-UNIT TOWNHOUSE
DEVELOPMENT
#8031 - 8071 NO. 2 ROAD
& #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC



SCALED MODEL



SCALED MODEL



SCALED MODEL



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25-UNIT TOWNHOUSE DEVELOPMENT
#8031-8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC

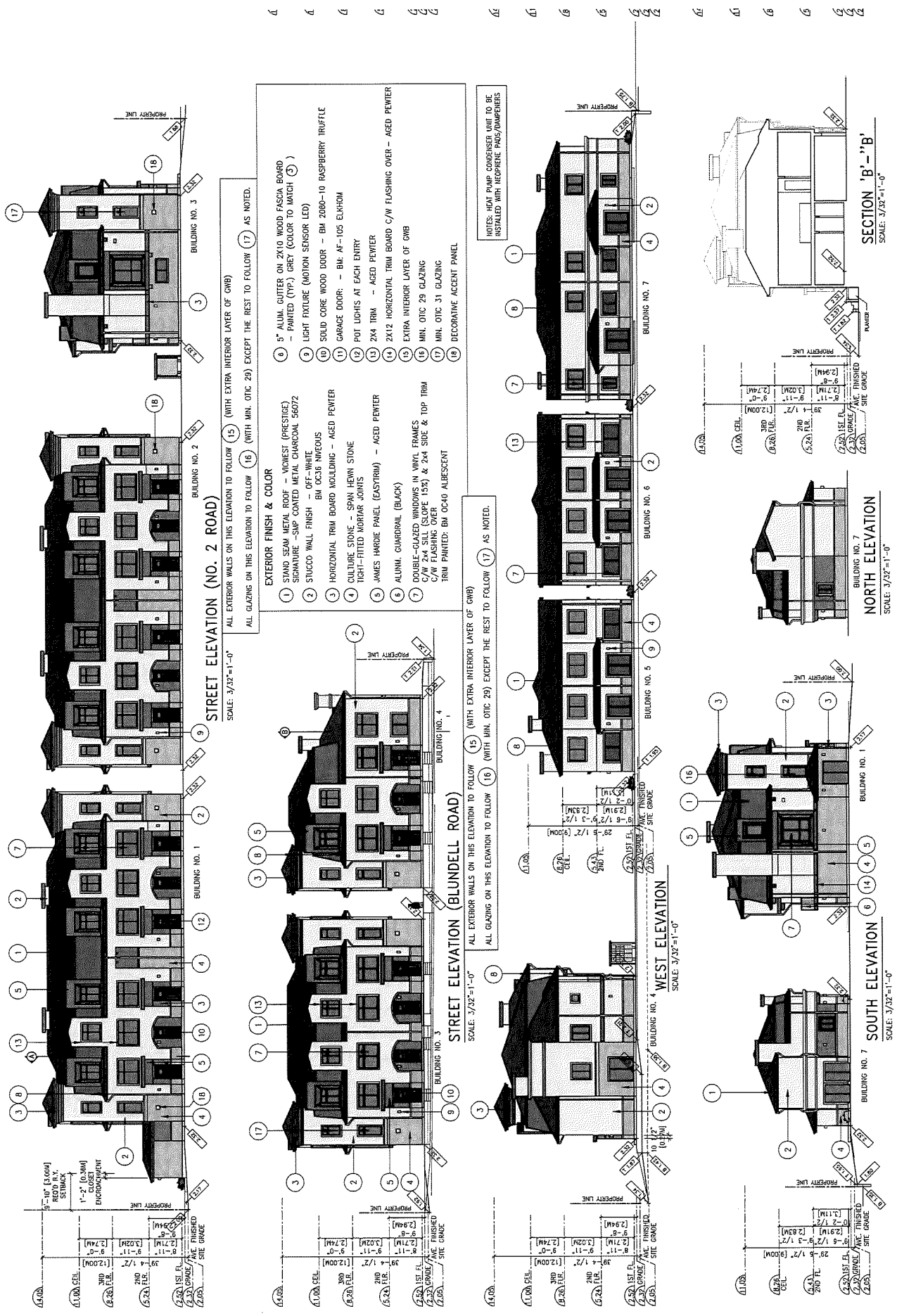
The subject development of seven buildings is proposed. The degree of complexity in both material/color and form composition including design detailing is considered for the architectural character to match the existing single-family house and also the existing townhouse developments of the neighborhood, emphasizing the residential building character with both building massing and details such as the individuality of townhouse units and expressions of unit entrance.

The repetition of the unit facades creates a rhythm of architectural expression along the street front, while proper variations are also added within the repetition with adequate amount of color and detail changes to prevent a monotonous repetition. The same principle applies also to roof lines for both the rhythm and break of repetition. Masonry veneer cladding is proposed for the ground floor wall and traditional cladding (i.e., stucco) on upper stories with associated color selections to achieve the intended building design composition. The architectural character is inspired by French style with an integration of main roof and third floor windows, creating "dormer-like" expression in order to add architectural varieties to the neighborhood.



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- EXTERIOR FINISH & COLOR
- 1 STAND SEAM METAL ROOF - VINEST (PRESTIGE) SIGNATURE - SAMP COATED METAL CHARCOAL 56072
 - 2 STUCCO WALL FINISH - OFF-WHITE
 - 3 HORIZONTAL TRIM BOARD Moulding - AGED PEWTER
 - 4 CULTURE STONE - SPAN HEWN STONE
 - 5 JAMES HARDIE PANEL (EASTRIM) - AGED PEWTER
 - 6 ALUMINUM GUARDRAIL (BLACK)
 - 7 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES C/W 2X4 SILL (SLOPE 15%) & 2X4 SUE & TOP TRIM C/W FLASHING OVER
 - 8 5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED (TYP.) GREY (COLOR TO MATCH 3)
 - 9 LIGHT FIXTURE (MOTION SENSOR LED)
 - 10 SOLID CORE WOOD DOOR - BM 2080-10 RASPBERRY TRUFFLE
 - 11 GARAGE DOOR - BM: AF-105 ELKHORN
 - 12 POT LIGHTS AT EACH ENTRY
 - 13 2X4 TRIM - AGED PEWTER
 - 14 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER
 - 15 EXTRA INTERIOR LAYER OF GWB
 - 16 MIN. OTC 29 GLAZING
 - 17 MIN. OTC 31 GLAZING
 - 18 DECORATIVE ACCENT PANEL

NOTES: HEAT PUMP CONDENSER UNIT TO BE INSTALLED WITH NEOPRENE PADS/DAMPERS

SECTION 'B'-'B'
SCALE: 3/32"=1'-0"

NORTH ELEVATION
SCALE: 3/32"=1'-0"

SOUTH ELEVATION
SCALE: 3/32"=1'-0"

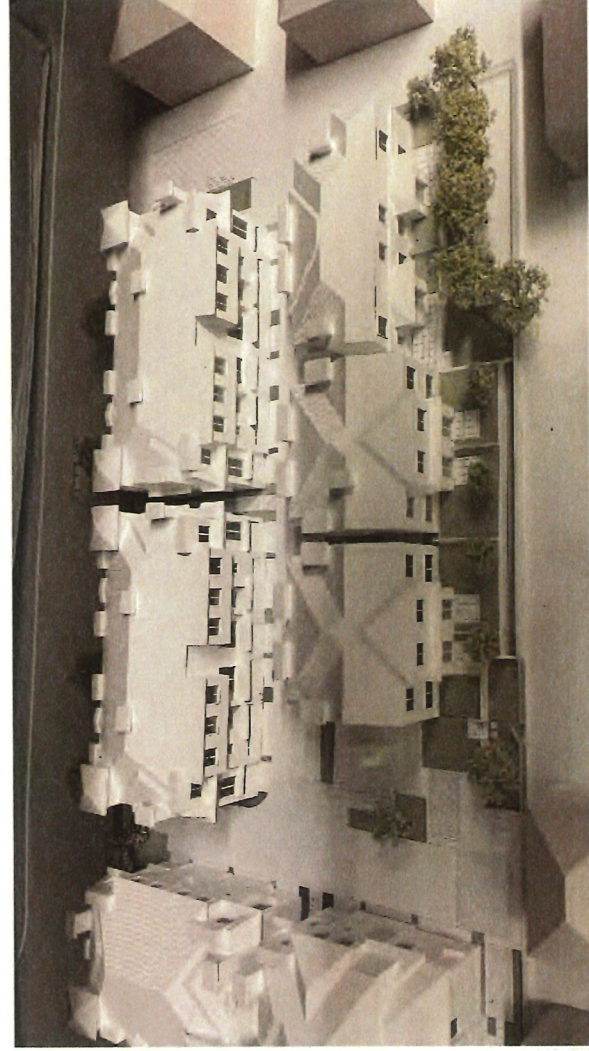


25-UNIT TOWNHOUSE DEVELOPMENT
#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC

The common area is a focal point of the site layout that is centrally located as the outdoor Amenity Area. The corner location in relation to the internal drive aisles provides more visibility and sun exposure for the Amenity Area. The location and layout also enhance convenience and accessibility. Covered mailbox and visitor bicycle racks are proposed at more convenient location near the site entrance for visitors and mail delivery, which is also functionally and visually buffering the garbage/recycling closet. The garbage/recycling closet is also located near the driveway entrance as to be the best location for the use.

Efforts in design and planning have been taken to preserve mature tree on west side of the development site (#385 per Arborist Report). The beauty of preserve tree is shared with Outdoor Amenity Area. The placement of the Outdoor Amenity Area is exposed as it is ideally located for both visibility and convenient use. The adjacency of Outdoor Amenity Area to the drive aisles maximizes its visual exposure for both pedestrian and traffic for functionality, aesthetics and CPTED considerations. The outdoor amenity space is properly landscaped as well as the private outdoor spaces for all dwelling units, which are provided for the development for each unit.

Accessibility is well considered with the convertible units proposed per City requirement. The development is located in the transit-friendly area. Wheelchair circulation routes are well considered for accessibility along the internal drive way (Refer to Accessibility Strategy).





25-UNIT TOWNHOUSE DEVELOPMENT
 #8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC



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Convertible units are proposed for future conversion to accessible units which are located at a secured portion of the internal driveway end for more maneuvering convenience. The requirements of aging-in-place and accessibility are considered into the design. Design details and dimensions comply with city's convertible unit design guidelines

More sustainable materials such as stucco made from all natural ingredients will be used as primary cladding material for buildings. Wood trims and for windows and doors are used on exterior elevations. The introduction of permeable paver allows maximum storm water infiltration potential.

Sustainability strategy has been taken for the proposed development including the energy saving with the proposal by Certified Energy Advisor/ Qualified Energy Modeller. Every building will achieve the applicable BC Building Code requirements and follow the City's Step Code requirements by meeting Energy Step Code 3 + a Low Carbon Energy System.

The design is complied with updated City requirements and BC Building Code (based on specifications provided by project Certified Energy Advisor/Qualified Energy Modeller). The buildings will be provided with electric baseboards for space heating or air source heat pump for heating/cooling, electric hot water tank for DHW, HRV for principal ventilation, etc..

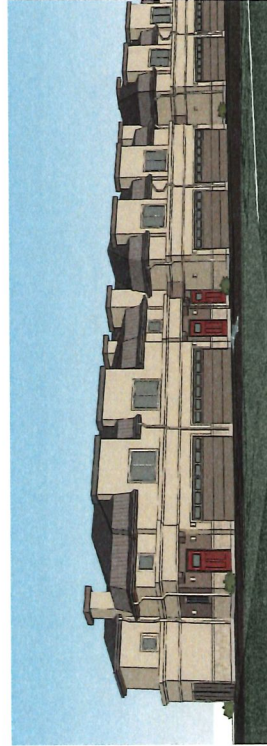
Efficient mechanical system and reductions in air leakage will reduce heating and cooling costs. Increased insulation below concrete slab, in walls, roof and exposed floors will improve the thermal performance of each building when compared to the standard house built in the ways that were used to be. Certified Energy Advisor/ Qualified Energy Modeller is engaged and proper HVAC system will be as-selected to increase livability, energy saving and efficiency. Units will have conduits roughed-in in order to adapt future solar panel installation (Refer to Sustainability Strategy).

25-UNIT TOWNHOUSE DEVELOPMENT

#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC

The design is also guided by principles of CPTED (Crime prevention through environmental design) such as Natural access control, Natural surveillance and Territoriality (defensible space) and Maintenance: Natural access control – Unit entries and vehicle access are exposed as well as low fence and low landscaping; The common public space are centralized with windows and balconies overlooking the drive aisle and walkway;

Space between buildings are exposed to windows on building side elevations for overlook; For space between buildings where windows are limited or prohibited by Building Code's "limiting distance" due to fire safety concerns, the space is designed with good visibility for public surveillance without hidden corners. Buildings facing the streets and/or internal driveway provide surveillance including through windows and balcony/decks. Site lighting and clear site lines provide unobstructed views of surrounding area. Landscaping planting and fence near unit entrances are low in height to maximize the views.



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ISSUED FOR DPP PRESENTATION (AUG. 21, 2024)

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pmg
LANDSCAPE
ARCHITECTS
P.O. BOX 1000
BETHESDA, MD 20814
P: 301-294-0011 F: 301-294-0022

SEAL:



PLANT SCHEDULE			PMG PROJECT NUMBER: 21-041	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
6		ACHILLEA MILLEFOLIUM	YARDING	#3 POT, 60CM
24		BIJOU MICROPHYLLA 'WHITE GEM'	LITTLE LEAF BOX	#3 POT, 50CM
5		HYDRANGEA MACROPHYLLA 'NINKO BLUE'	BIG LEAF HYDRANGEA (BLUE)	#3 POT, 60CM
4		KALMA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT, 50CM
4		KALMA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT, 50CM
91		VALLEY FLY FIRE	VALLEY FLY FIRE	#2 POT, 25CM
14		ROSA 'KNOCKOUT ROSE'	MOP'S DWARF ALDO PINE	#2 POT, 25CM
19		ROSA 'KNOCKOUT ROSE'	ROSAZ KNOCKOUT ROSE	#2 POT, 25CM
100		ROSA 'KNOCKOUT ROSE'	ROSAZ KNOCKOUT ROSE	#2 POT, 25CM
100		ROSA 'KNOCKOUT ROSE'	ROSAZ KNOCKOUT ROSE	#2 POT, 25CM
224		TAUSIS MEDIA 'HICKSII'	SCARLET MEDLAND ROSE	#2 POT, 30CM
4		TAUSIS MEDIA 'HICKSII'	DWARF SKIMMIA	1.00M BAB
4		TAUSIS MEDIA 'HICKSII'	BURKWOOD VIBURNUM	#3 POT, 50CM
4		TAUSIS MEDIA 'HICKSII'	BURKWOOD VIBURNUM	#3 POT, 50CM
GRASS				
32		CALAMAGROSTIS X A. 'KARL FOSTER'	KARL FOSTER FEATHERED GRASS	#2 POT, HEAVY
273		CAREX OSMUNDENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
38		MISCANTHUS SHENSIENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#2 POT
67		OROPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
102		PERNETTUM ALOPECUROIDES 'HARLEIN'	DWARF FOUNTAIN GRASS	#1 POT
PR		PR	PR	PR
6		ASTILBE 'ARENDSEI' 'RED SENTINEL'	FALSE SPIREAE RED	#1 POT
41		RUBROECHIA FALGIDA VAR SULLIVANTII	'GOLDENROD' RUBROECHIA YELLOW ORANGE	15CM POT
65		RUBROECHIA FALGIDA VAR SULLIVANTII	'GOLDENROD' RUBROECHIA YELLOW ORANGE	15CM POT
73		POLYSTICHUM ALUTUM	WESTERN SWORD FERN	#1 POT, 25CM

NOTES: 1. ALL PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT THE TIME OF ORDERING. *SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DESIGNATION OF CLOUTIER'S OF PLANT MATERIAL FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DESIGNATION OF CLOUTIER'S OF PLANT MATERIAL. *ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *BIO-SOLIDS NOT PERMITTED IN GROWING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

12	21.04.21	REVISED FOR CITY COMMENTS	00
11	21.04.21	REVISED FOR CITY COMMENTS	00
10	21.04.21	REVISED FOR CITY COMMENTS	00
9	21.04.21	REVISED FOR CITY COMMENTS	00
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NO DATE REVISION DESCRIPTION DR

CLIENT: 25 UNIT TOWNHOUSE
UNIT: 2502 ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE
DEVELOPMENT
8031-8071 NO. 2 ROAD AND
5760-5766 BUNDELL ROAD
RICHMOND

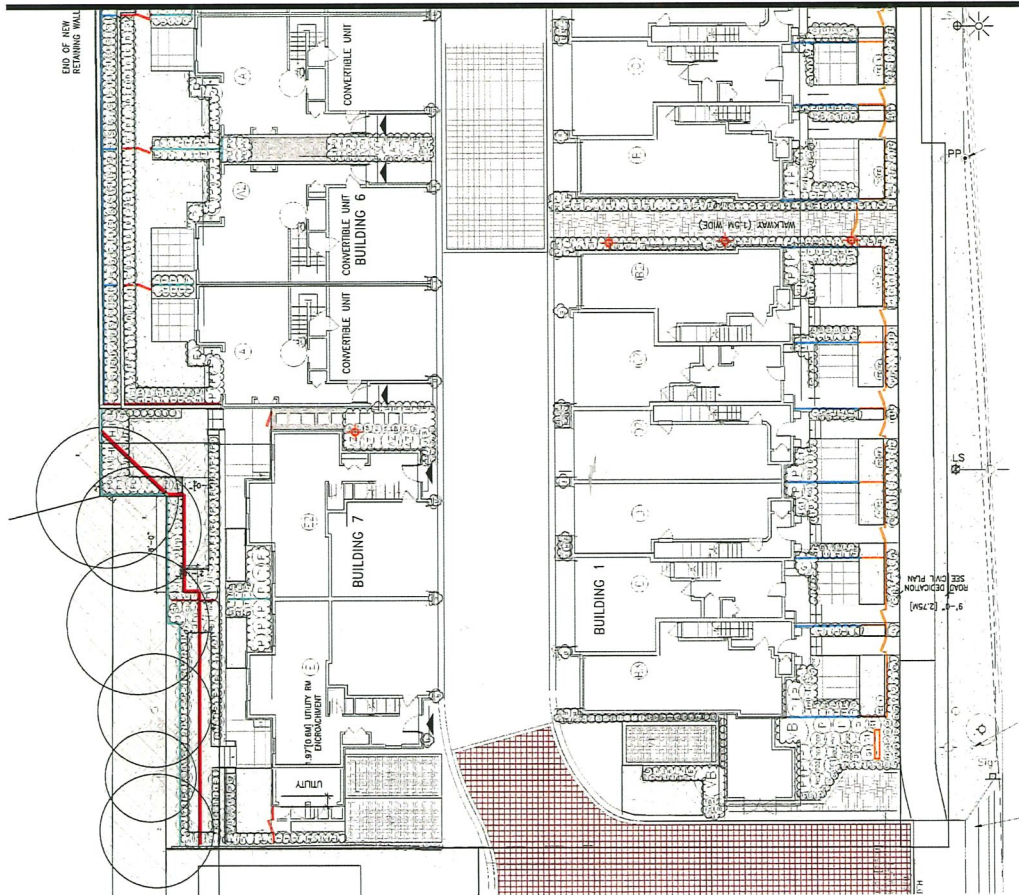
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SHRUB PLAN

DRAWING NUMBER:
DATE: March
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CHECK: PCM
PMG PROJECT NUMBER: 21-041

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PROJECT:
25 UNIT TOWNHOUSE
DEVELOPMENT
8031-8071 NO. 2 ROAD AND
5760-5786 BLUNDELL ROAD
RICHMOND

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SHRUB PLAN

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DRAWING NUMBER: L3 OF 8

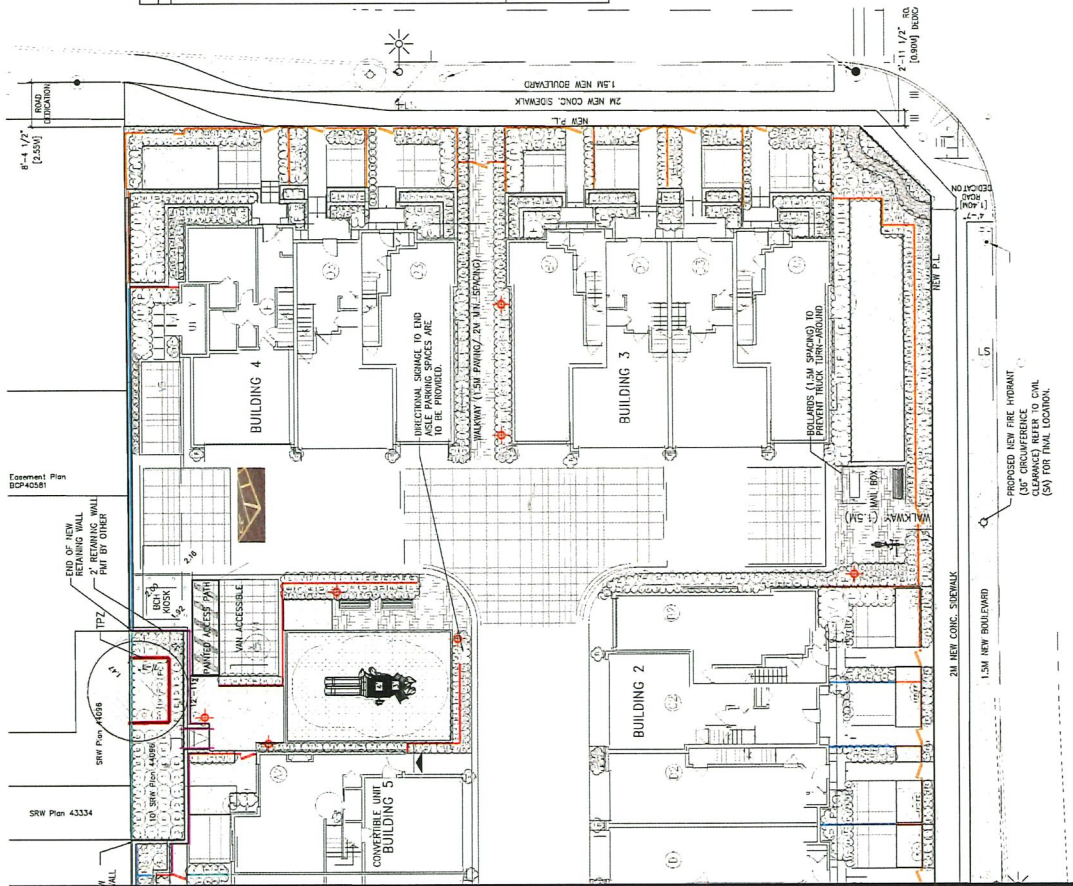
21041-12 ZIP 21-041 PMG PROJECT NUMBER:

PLANT SCHEDULE			COMMON NAME		PLANTED SIZE	IRNG PROJECT NUMBER: 21641
REV	QTY	DATE	TIME			REMARKS
SRUB	1	01/01/2024	08:00	DECIDUOUS AZALEAS VARIETIES	#3 POT, 40CM	
	2	01/01/2024	08:00	BITTLE-LEAF BOX	#3 POT, 50CM	
	3	01/01/2024	08:00	BIGLEAF HYDRANGEA (BLUE)	#3 POT, 50CM	
	4	01/01/2024	08:00	DWARF MOUNTAIN LAUREL	#3 POT, 50CM	
	5	01/01/2024	08:00	DWARF MOUNTAIN LAUREL	#3 POT, 50CM	
	6	01/01/2024	08:00	VALLEY FIRE PERIS	#3 POT, 50CM	
	7	01/01/2024	08:00	MOPS DWARF MUGO PINE	#2 POT	
	8	01/01/2024	08:00	RODRAZZ KNOCKOUT ROSE	#2 POT, 40CM	
	9	01/01/2024	08:00	ROSE 'SCARLET MEDIANO'	#2 POT, 40CM	
	10	01/01/2024	08:00	SHAMBA JAPONICA (10% MALE)	#2 POT, 30CM	
	11	01/01/2024	08:00	TANUS 'J. MEDIA 'HICKS'	1.00M BAB	
	12	01/01/2024	08:00	BUCK'S VIEW	#3 POT, 50CM	
	13	01/01/2024	08:00	HURWOOD VIBURNUM	#3 POT, 50CM	
	14	01/01/2024	08:00	KARL FORSTER FEATHERED GRASS	#2 POT, NEWLY	
	15	01/01/2024	08:00	EXERGOLD JAPANESE SEDGE	#1 POT	
	16	01/01/2024	08:00	MORNING LIGHT AP SILVER GRASS	#2 POT	
	17	01/01/2024	08:00	BLACK MONDO GRASS	#1 POT	
	18	01/01/2024	08:00	DWARF FOUNTAIN GRASS	#1 POT	
	19	01/01/2024	08:00	FALSE SPIREA 'RED	#1 POT	
	20	01/01/2024	08:00	RUBECKIA FLUGIDA VAR SULLIVANTI	15CM POT	
	21	01/01/2024	08:00	ELDERHUS: SILVER VEGEATED	#1 POT, 25CM	
	22	01/01/2024	08:00	WESTERN SNOWD FERN	#1 POT, 25CM	
	23	01/01/2024	08:00	ELDERHUS: JAPONICA 'EMERALD GAET'		
	24	01/01/2024	08:00	POLYTAICUM ANIMUM		
GRASS	1	01/01/2024	08:00	AZALEA MOLLE VIRIDIOS		
	2	01/01/2024	08:00	BUGUS MICROPHYLLA 'WINTER GEM'		
	3	01/01/2024	08:00	HYDRANGEA MACROPHYLLA 'INKO BLUE'		
	4	01/01/2024	08:00	KALIMA LATIFOLIA 'ELP'		
	5	01/01/2024	08:00	KALIMA LATIFOLIA 'ELP'		
	6	01/01/2024	08:00	VALLEY FIRE 'FIRE'		
	7	01/01/2024	08:00	PINUS MUGO 'MOPS'		
	8	01/01/2024	08:00	ROSA 'KNOCKOUT' BAGRZZ		
	9	01/01/2024	08:00	ROSE 'SCARLET MEDIANO'		
	10	01/01/2024	08:00	SHAMBA JAPONICA (10% MALE)		
	11	01/01/2024	08:00	TANUS 'J. MEDIA 'HICKS'		
	12	01/01/2024	08:00	VIBURNUM X 'BURKWOOD'		
PERENNIAL	1	01/01/2024	08:00	CALAMAGROSTIS X A. KARL FORSTER		
	2	01/01/2024	08:00	EXERGOLD JAPANESE SEDGE		
	3	01/01/2024	08:00	MORNING LIGHT 'MORNING LIGHT'		
	4	01/01/2024	08:00	OPHIOPOGON PLANISPAGUS 'INGRESSEUS'		
	5	01/01/2024	08:00	PENNETIUM ALPECEUROIDES 'HAMELI'		
	6	01/01/2024	08:00	FALSE SPIREA 'RED'		
	7	01/01/2024	08:00	RUBECKIA FLUGIDA VAR SULLIVANTI		
	8	01/01/2024	08:00	ELDERHUS: JAPONICA 'EMERALD GAET'		
	9	01/01/2024	08:00	POLYTAICUM ANIMUM		
	10	01/01/2024	08:00	ELDERHUS: SILVER VEGEATED		
	11	01/01/2024	08:00	WESTERN SNOWD FERN		
	12	01/01/2024	08:00	ELDERHUS: JAPONICA 'EMERALD GAET'		

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE GC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AFTER CHINA PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIMUM REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO LOCATE LOWER MAINTENANCE AND PRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THIS LIST. * PLANTS ARE SUBJECT TO GC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORMPASHMENT MUST NOT EXCEED GC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED BUSH NURSERY. * BUSHES NOT PERMITTED IN GROWING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
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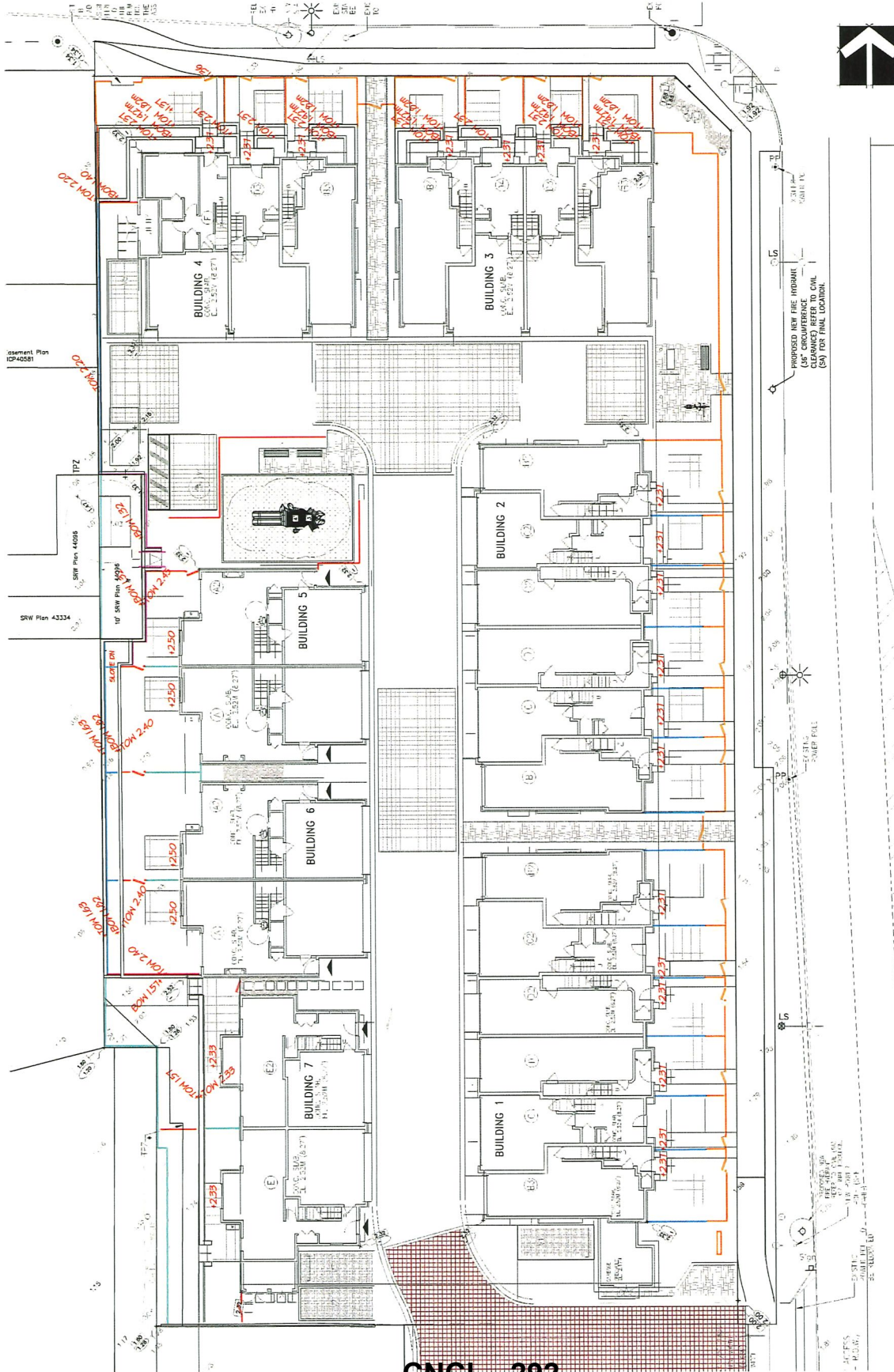
CLIENT: 1209136 BC LTD.
WITH: ZHAO XD ARCHITECT LTD.



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pmg
LANDSCAPE
ARCHITECTS
10000 Rte 100, Suite 100
Baltimore, MD 21244
P: 410-294-0011 | F: 410-294-0022

SEAL:



CNCL - 292

PROJECT:
**25 UNIT TOWNHOUSE
DEVELOPMENT**
8031-8071 NO. 2 ROAD AND
5760-5766 BLUNELL ROAD
RICHMOND

DRAWING TITLE:
GRADING PLAN

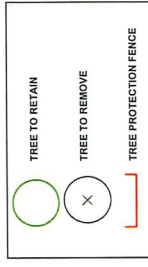
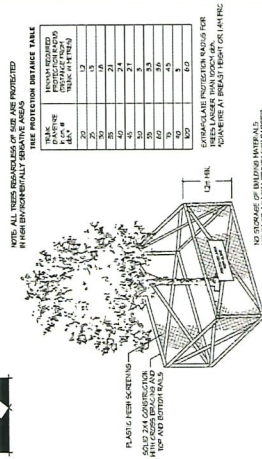
DRAWING NUMBER:
L4
DATE: March
SCALE: 1/8" = 1'-0"
DRAWN BY:
DESIGN BY:
CHECKED BY:

PMG PROJECT NUMBER:
21-041

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CLIENT: 10000 Rte 100, Suite 100
Baltimore, MD 21244

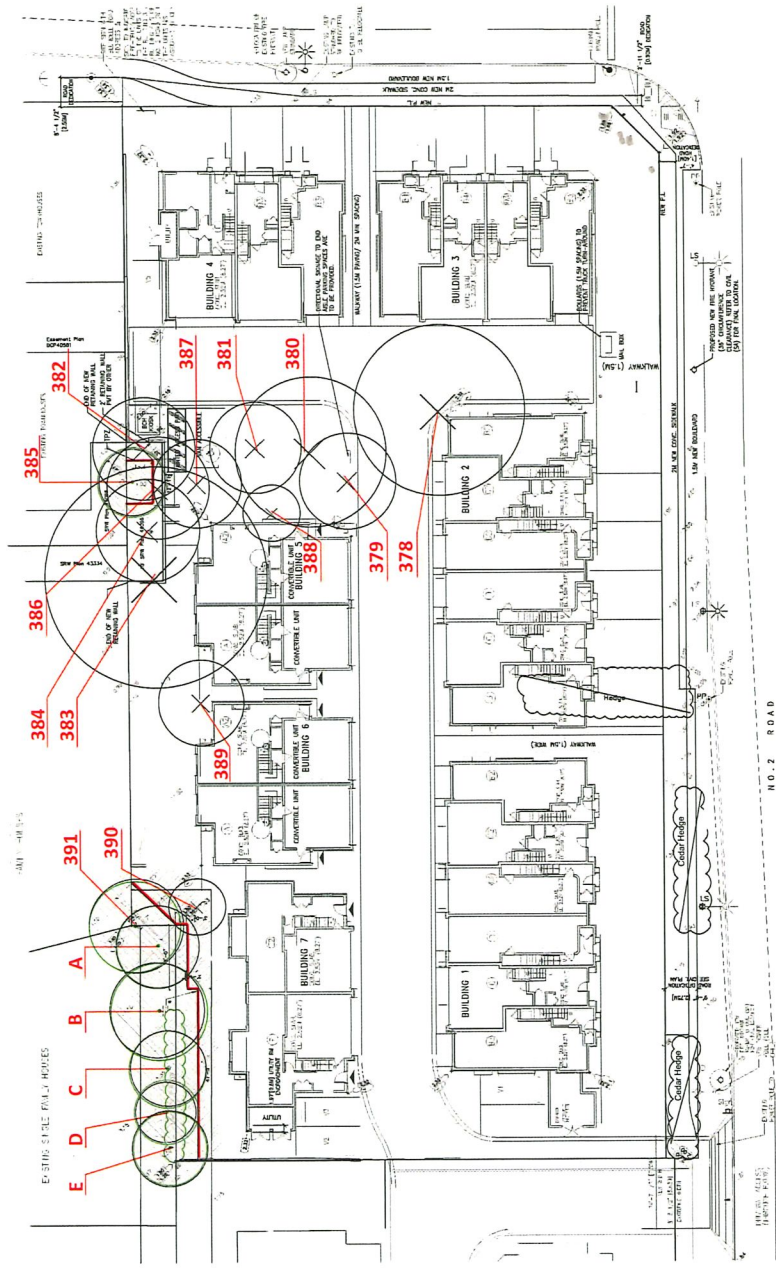
ARCHITECT: PMG LANDSCAPE ARCHITECTS, LTD.



12	24 JUL 31	REVIEW AS PER CITY COMMENTS	EO
11	24 JUL 25	REVIEW AS PER CITY COMMENTS	EO
10	24 JUL 10	REVIEW AS PER CITY COMMENTS	EO
9	24 JUN 10	NEW SITE PLAN	EO
8	24 APR 15	NEW SITE PLAN	EO
7	23 APR 15	REVIEW AS PER CITY COMMENTS	EO
6	23 APR 15	NEW SITE PLAN CITY COMMENTS	EO
5	23 APR 15	NEW SITE PLAN CITY COMMENTS	EO
4	23 APR 15	NEW SITE PLAN CITY COMMENTS	EO
3	23 APR 31	REVIEW AS PER CITY COMMENTS	EO
2	23 APR 04	NEW SITE PLAN	EO
1	23 JUL 12	NEW SITE PLAN	EO
		REVISION OF DECLARATION	EO

NO.	DATE	REVISION DESCRIPTION	CO	DR.
1	21-JUL-12	NEW 31E PLAN		

CUSTOMER: 1209136 BC LTD.
 WITH: ZHAO XD ARCHITECT LTD.



[illegible]

CLIENT: 1209136 BC LTD.
WITH: ZHAO XD ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE
DEVELOPMENT
8031-8071 NO. 2 ROAD AND
5760-5786 BLUNDELL ROAD
RICHMOND

DRAWING TITLE:
**LOT COVERAGE PLAN
LANDSCAPE SECTIONS**

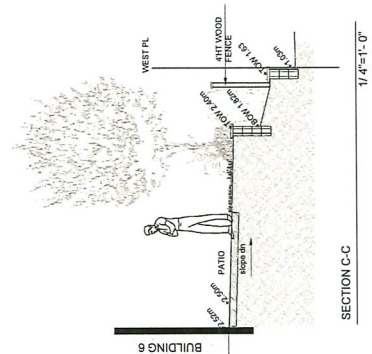
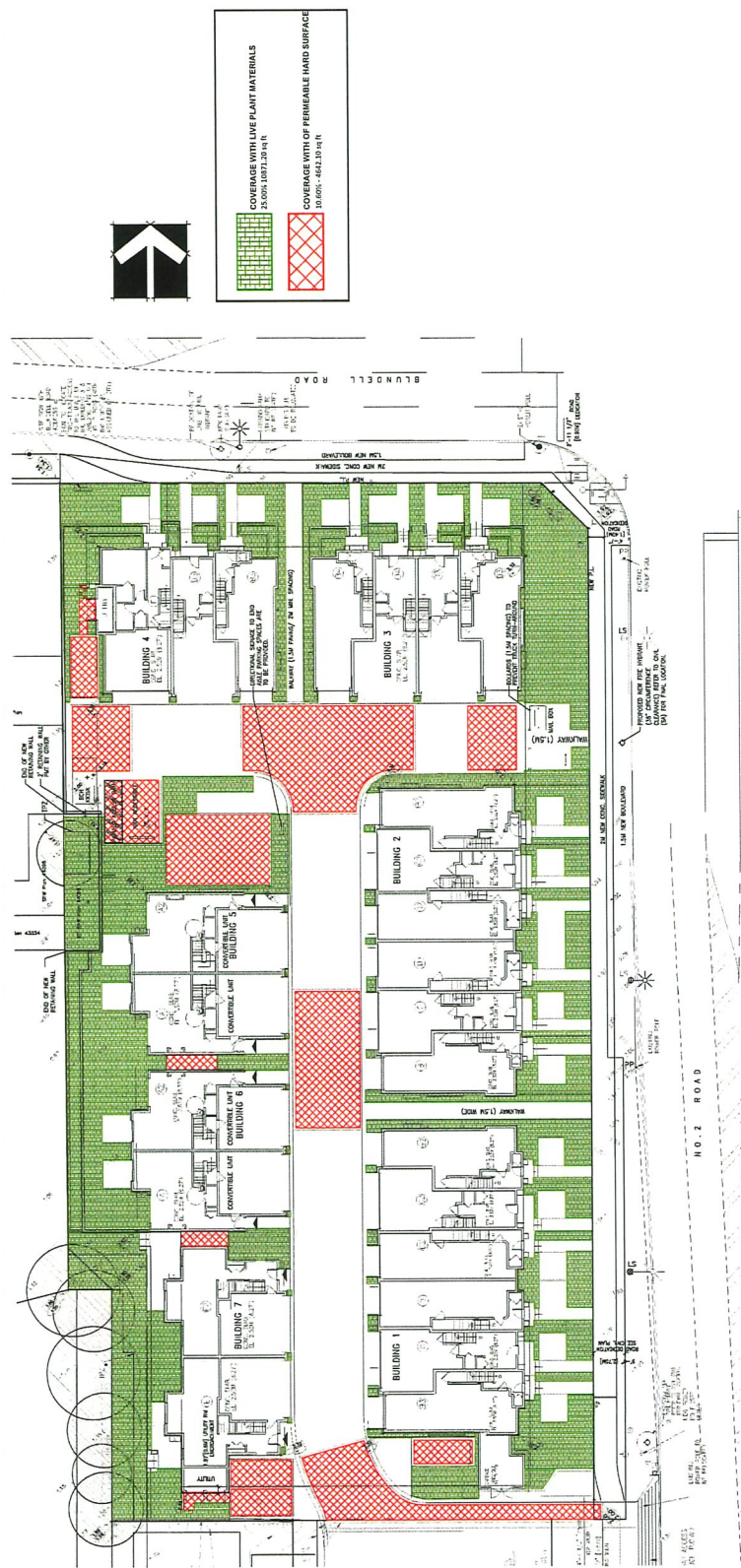
DATE: March 1/16"=1'-0" DRAWING NUMBER:

SCALE:
DRAWN DD
DESIGN DD

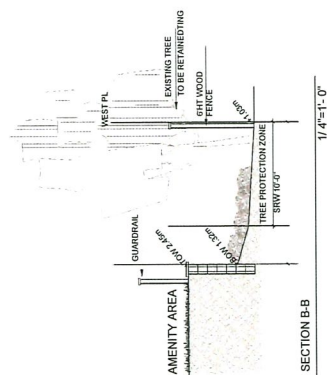
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PMG PROJECT NUMBER: 21-041

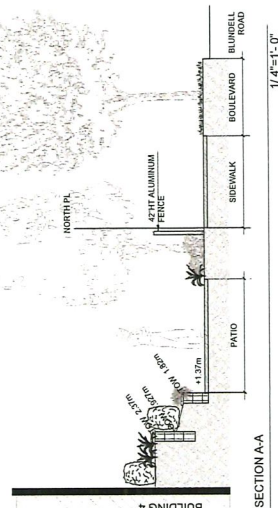
21041-12 ZIP



SECTION C-C



SECTION B-B

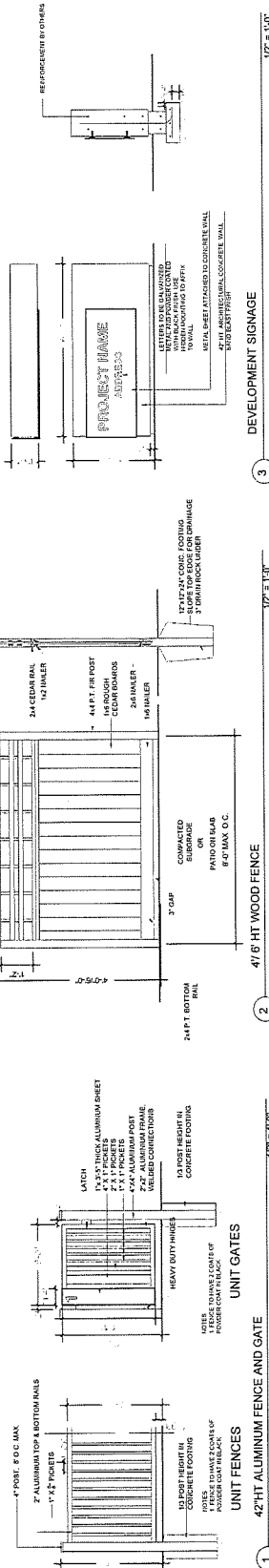


SECTION A A

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png
LANDSCAPE
ARCHITECTS
10001-10002
Boulevard, South Columbia, V.C. 103
P: 804-284-0011 F: 804-284-0022

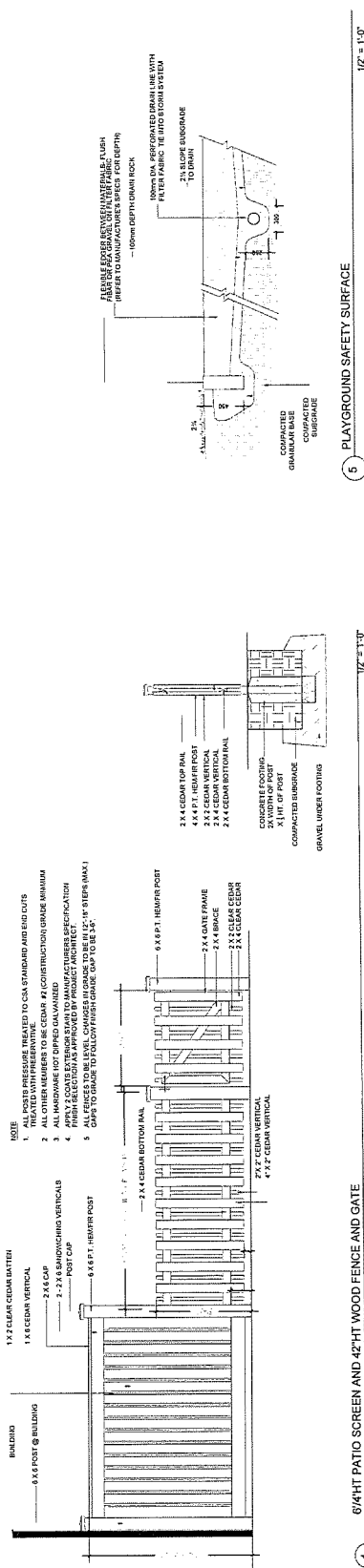
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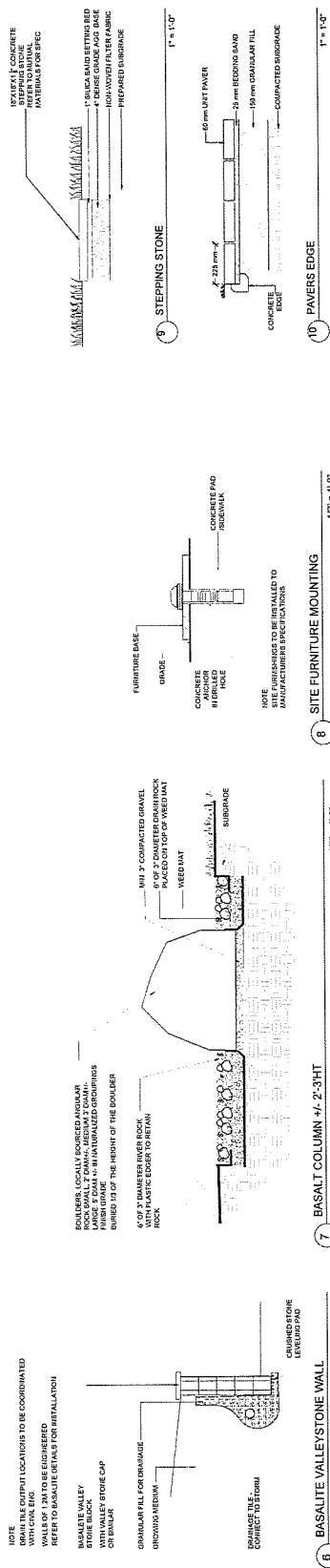
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2 47'6" HT WOOD FENCE 1/2" = 1'-0"

3 DEVELOPMENT SIGNAGE 1/2" = 1'-0"



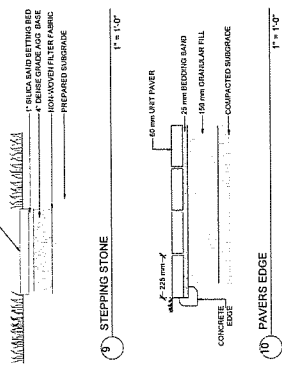
4 6\"/>



5 PLAYGROUND SAFETY SURFACE 1/2" = 1'-0"

6 BASALTITE VALLEYSTONE WALL 1/2" = 1'-0"

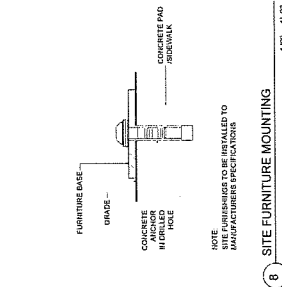
7 BASALTITE COLUMN 4\"/>



8 SITE FURNITURE MOUNTING 1/2" = 1'-0"

9 STEPPING STONE 1" = 1'-0"

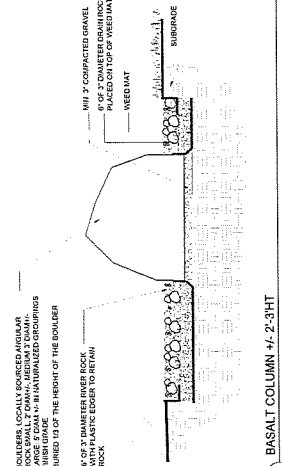
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11 PLAYGROUND SAFETY SURFACE 1/2" = 1'-0"

12 STEPPING STONE 1" = 1'-0"

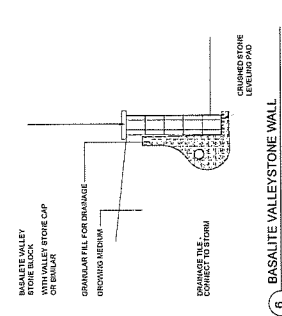
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14 PLAYGROUND SAFETY SURFACE 1/2" = 1'-0"

15 STEPPING STONE 1" = 1'-0"

16 PAVERS EDGE 1" = 1'-0"



17 PLAYGROUND SAFETY SURFACE 1/2" = 1'-0"

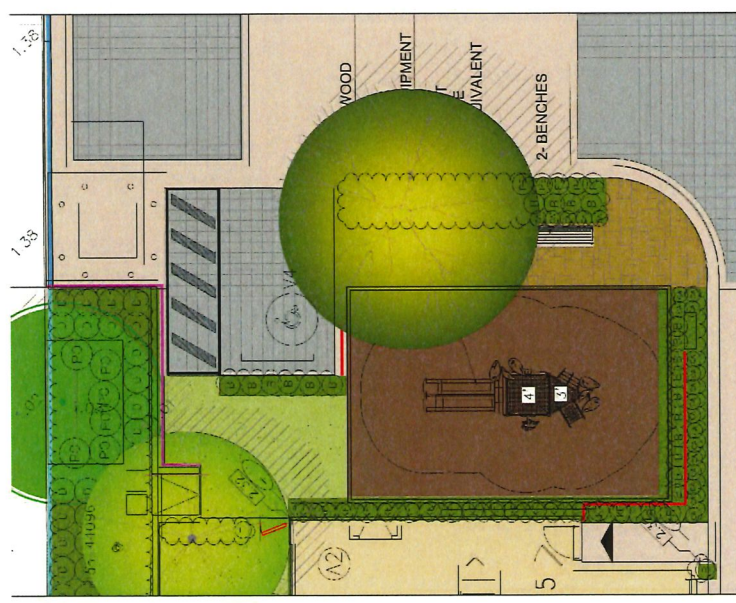
18 STEPPING STONE 1" = 1'-0"

19 PAVERS EDGE 1" = 1'-0"

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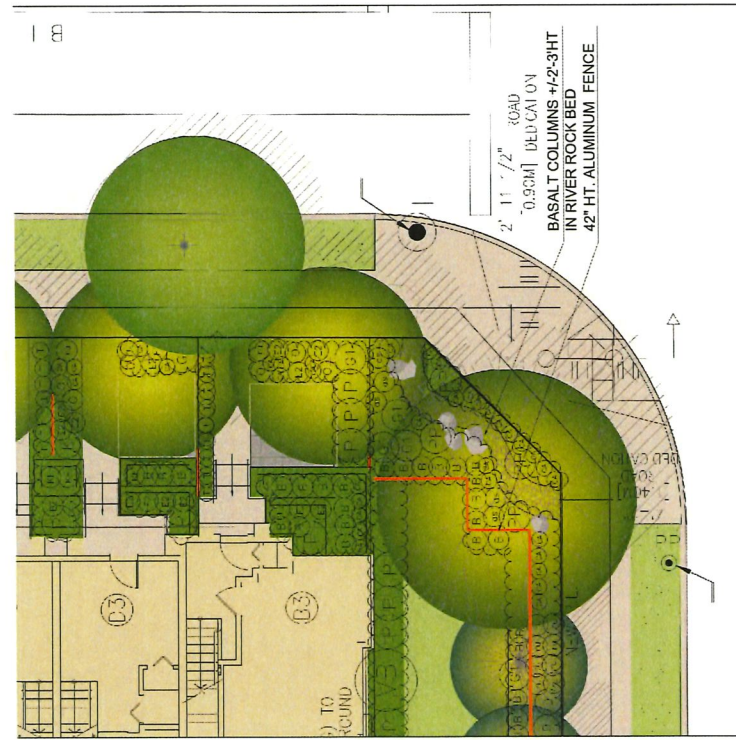
pmg
LANDSCAPE
ARCHITECTS
8031-8071 NO. 2 ROAD AND
5766-5786 BLUNDELL ROAD
RICHMOND
P: 604-264-0011 F: 604-264-0022

3/24/21



AMENITY AREA ENLARGEMENT

SCALE 3/16\"/>



NORTH EAST CORNER ENLARGEMENT

SCALE 3/16\"/>

NO.	DATE	REVISION DESCRIPTION	BY
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CLIENT: 25 UNIT TOWNHOUSE
WITH: ZIMMO ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE
DEVELOPMENT
8031-8071 NO. 2 ROAD AND
5766-5786 BLUNDELL ROAD
RICHMOND

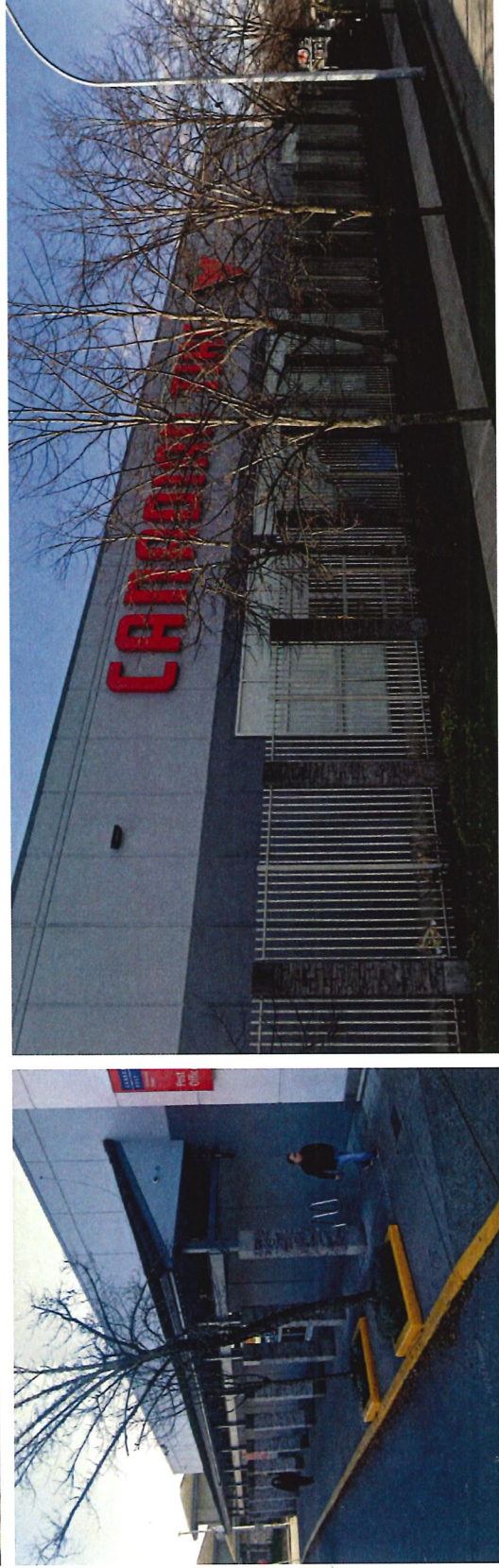
DRAWING TITLE:
LANDSCAPE
ENLARGEMENTS

DATE: March 21, 2021
SCALE: 1/8\"/>

DRAWING NUMBER: 21-041

CANADIAN TIRE - #610 SOUTH RICHMOND

AUGUST 21, 2024



MGBA



MGBA

CTR 610 - SOUTH RICHMOND

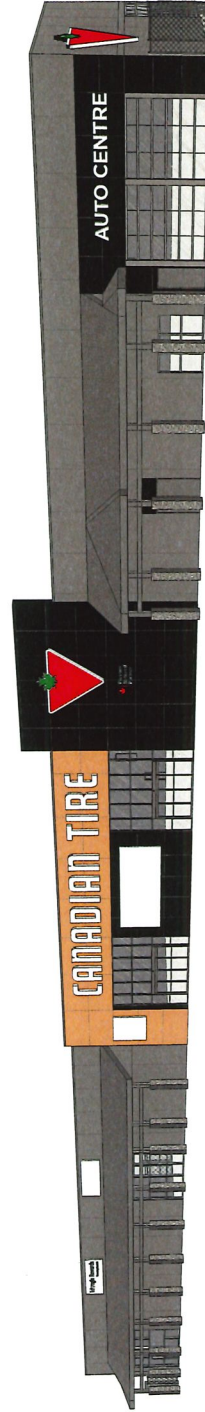
MAY 15, 2024 - ISSUED FOR DEVELOPMENT PERMIT

CLIENT
CANADIAN TIRE CORPORATION LTD.
WESTERN CANADA

ARCHITECTURAL

MGB ARCHITECTURE INC.
REEBEKA HAMMER

SUITE 101 1724 GOVERNMENT STREET,
VICTORIA BC V8W 1Z4
EMAIL: R.HAMMER@MGBA.COM
PH: 250.417.5585



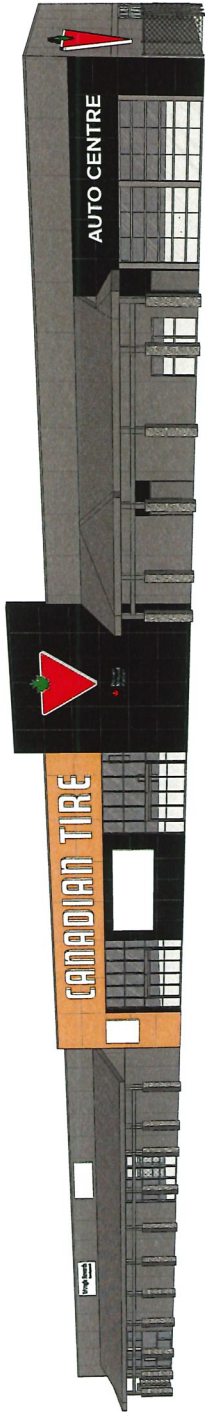
CONTEXT MAP

1
A-101
EXISTING SITE PLAN
SCALE: 1" = 50' 0"

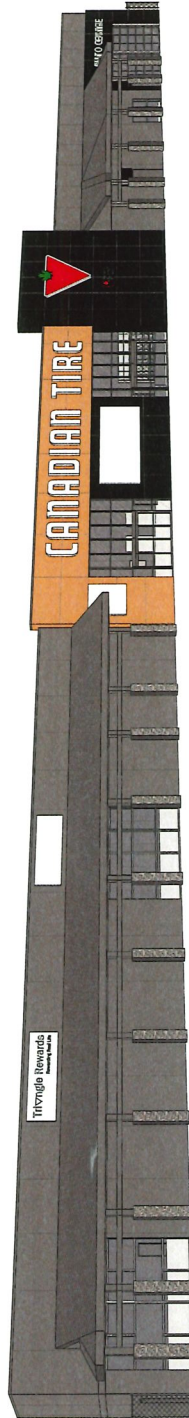
SITE INFORMATION	PROJECT DESCRIPTION	EXISTING ZONING	BUILDING STATUS	RECEIPTION	EXISTING AREA		PROPOSED AREA		
					SQ. FT.	%	SQ. FT.	%	
15300 S. 153RD AVE. (INDUSTRIAL, B2, VAS) SLORE RE-MERCHANDISING AND/OR FACADE RENOVATION PROJECT 200' INDUSTRIAL COMMUNITY COMMERCIAL	1	RETAIL			3,972	3,943	39,070	3,925	66.3%
	1	GROUND FLOOR			0	0	0	0	
	3	SECOND FLOOR			0	0	0	0	
	4	TOTAL			3,972	3,943	39,070	3,924	33.7%
	1	GROUND FLOOR			8,032	8,053	10,615	1,014	
	1	MEZZANINE			0	0	0	0	
	4	TOTAL			18,612	18,612	10,615	1,014	
	1	GROUND FLOOR (RE-IMP)			4,600	4,533	4,668	433	
	1	MEZZANINE			280	263	385	263	
	1	TOTAL			4,880	4,796	5,053	467	
	1	OFFICES			339	348	376	348	
	1	GROUND FLOOR			3,360	3,310	3,860	330	
	1	MEZZANINE			3,360	3,310	3,860	330	
	2	TOTAL			6,720	6,620	7,720	660	
	1	15300 S. 153RD AVE. (INDUSTRIAL, B2, VAS) SLORE RE-MERCHANDISING AND/OR FACADE RENOVATION PROJECT 200' INDUSTRIAL COMMUNITY COMMERCIAL			54,635	53,064	54,646	5,104	
1	CIRCULATION			0	0	0	0		
1	2ND FLOOR (RE-IMP)			0	0	0	0		
1	TOTAL			54,635	53,064	54,646	5,104		
1	15300 S. 153RD AVE. (INDUSTRIAL, B2, VAS) SLORE RE-MERCHANDISING AND/OR FACADE RENOVATION PROJECT 200' INDUSTRIAL COMMUNITY COMMERCIAL			58,370	56,600	58,384	5,063		
1	BUILDING STRUCTURE AREA (145'X171'X15'X17'X15'X17')			47,930	47,930	47,930	4,793		
1	2ND FLOOR (RE-IMP)			0	0	0	0		
1	GROUND FLOOR			47,930	47,930	47,930	4,793		
2	TOTAL			47,930	47,930	47,930	4,793		
1	2ND FLOOR (RE-IMP)			0	0	0	0		
1	GROUND FLOOR			47,930	47,930	47,930	4,793		
2	TOTAL			47,930	47,930	47,930	4,793		
1	15300 S. 153RD AVE. (INDUSTRIAL, B2, VAS) SLORE RE-MERCHANDISING AND/OR FACADE RENOVATION PROJECT 200' INDUSTRIAL COMMUNITY COMMERCIAL			54,635	53,064	54,646	5,104		
1	CIRCULATION			0	0	0	0		
1	2ND FLOOR (RE-IMP)			0	0	0	0		
1	TOTAL			54,635	53,064	54,646	5,104		
1	15300 S. 153RD AVE. (INDUSTRIAL, B2, VAS) SLORE RE-MERCHANDISING AND/OR FACADE RENOVATION PROJECT 200' INDUSTRIAL COMMUNITY COMMERCIAL			58,370	56,600	58,384	5,063		
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PROJECT		Canadian Tire Corp. CTR 610 - SOUTH RICHMOND 11008 STEELES HWY RICHMOND BC V6A 5L5	
DATE		MAY 15, 2024	
DRAWING NO.		23104	
REVISION		A-201	
SHEET NO.		2	



1 NORTHWEST VIEW
A-301 / NTS



2 NORTHEAST VIEW
A-301 / NTS

THANK YOU

CF Richmond Centre
Galleria Entrance Upgrades

CNCL - 306



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

Lucas Gallardo – Studio Director, Vancouver
Eric Aslan – Project Manager

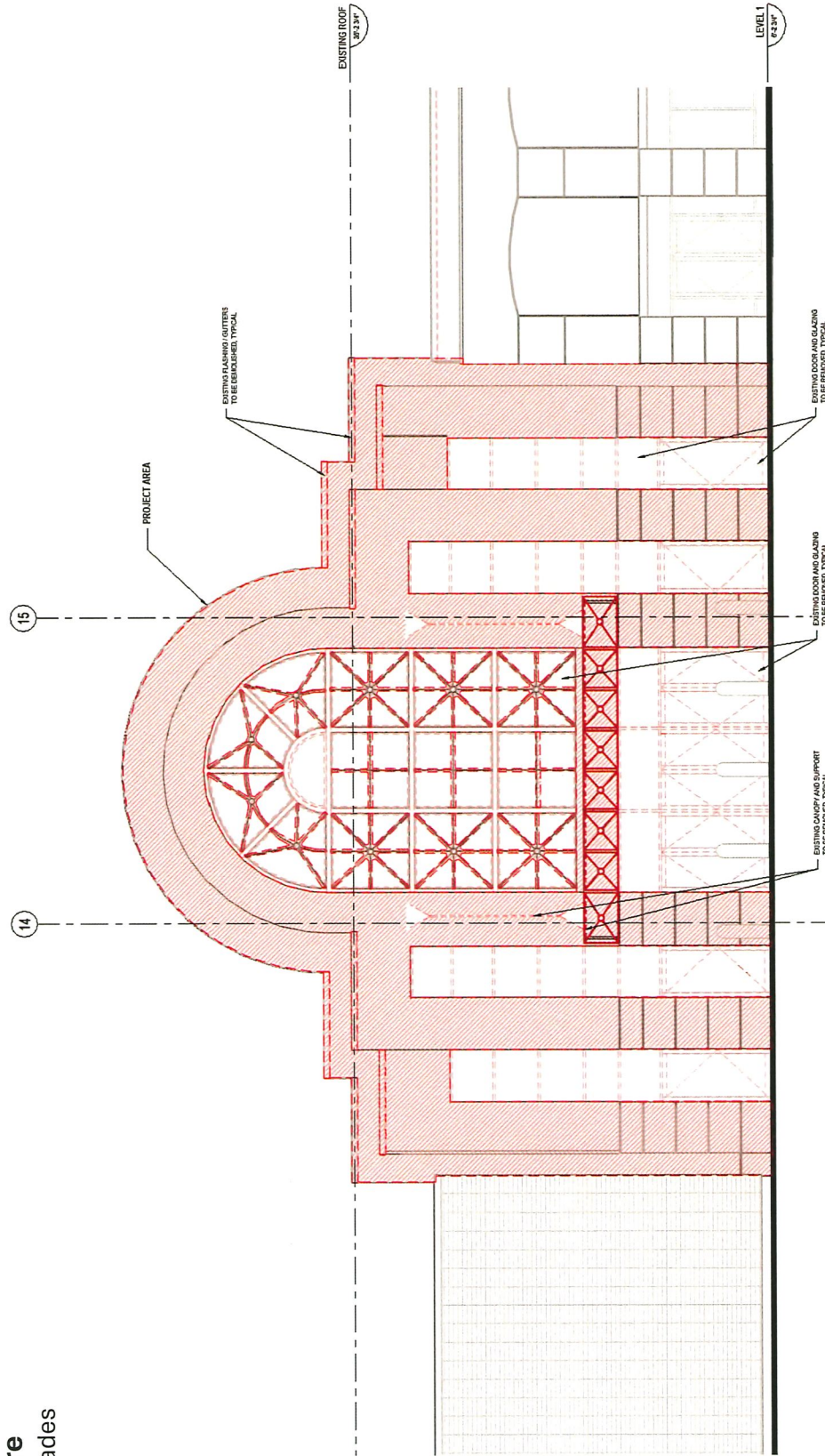
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ARCHITECTURE

Site Plan

CF Richmond Centre Galleria Entrance Upgrades

CNCL - 308

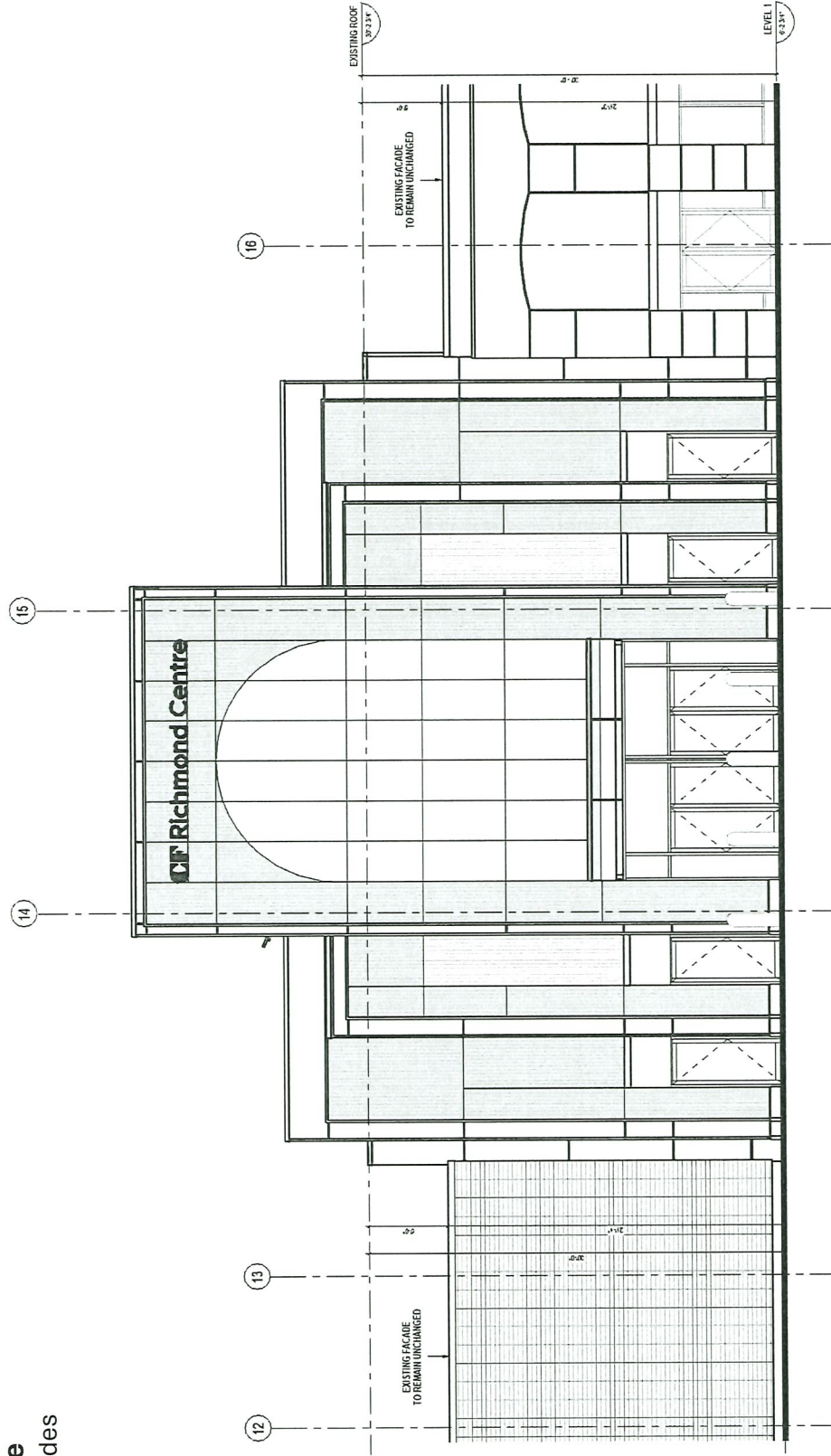


6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024



Renovation Extent

CF Richmond Centre
Galleria Entrance Upgrades



CNCL - 309



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

Renovated Entry

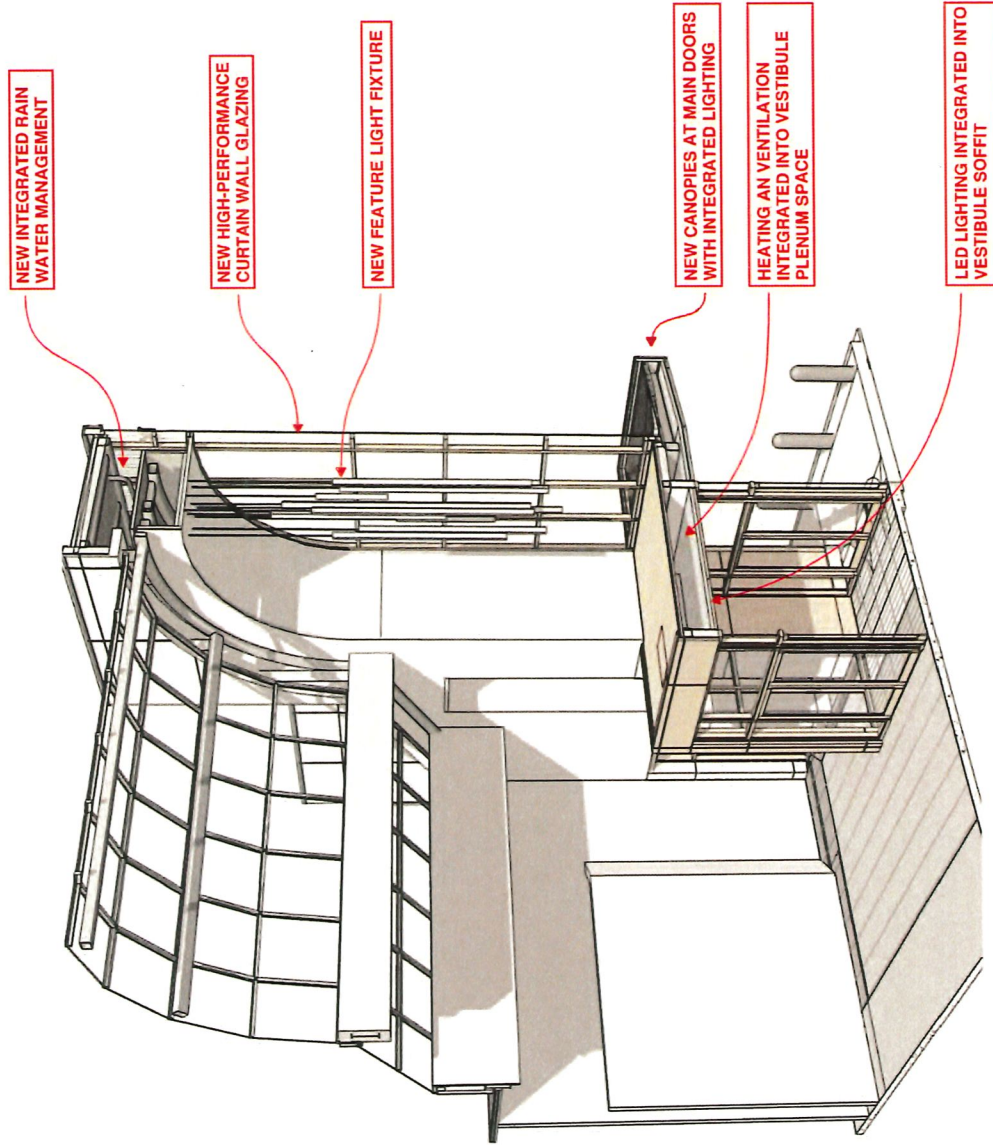
FLOOR PLAN



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

New Vestibules

CF Richmond Centre
Galleria Entrance Upgrades



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024



Renovation Features

CF Richmond Centre
Galleria Entrance Upgrades

CNCL - 312



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

Renderings

CF Richmond Centre
Galleria Entrance Upgrades

CNCL - 313



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024



Renderings

CF Richmond Centre
Galleria Entrance Upgrades

CNCL - 314



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

Renderings



To: Richmond City Council

Date: August 26, 2024

From: Marie Fenwick
Development Permit Panel

File: DP 23-035339

Re: Development Permit Panel Meeting Held on April 24, 2024

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 23-035339) for the property at 18399 Blundell Road, be endorsed and the Permit so issued.

CM Fenwick

Marie Fenwick
Development Permit Panel
(604-276-4288)

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 24, 2024.

DP 23-035339 – GUSTAVSON WYLIE ARCHITECTS INC. – 18399 BLUNDELL ROAD
(April 24, 2024)

The Panel considered a Development Permit (DP) application to permit the construction two single-storey buildings with drive-through restaurant uses at 18399 Blundell Road on a site zoned "Industrial (I)".

The applicant's architect, David Cheung, of Gustavson Wylie Architects Inc., and the applicant's landscape architect, Christy Voelker, of Prospect and Refuge Landscape Architects, provided a brief visual presentation on the project, noting the following:

- The original Development Permit for the project was issued by Council around three years ago; however, due to unforeseen events, the permit lapsed as construction did not take place within the required period.
- Two single-storey buildings are proposed for quick service restaurant and drive-through uses with a central plaza located between the two buildings for outdoor eating area.
- A right-in/right-out vehicle entry/exit and left turn entry are provided on Blundell Road and a right-in/right-out only vehicle entry/exit is proposed on Nelson Road.
- 64 outdoor parking spaces are proposed including two accessible parking stalls near the entrances of the two buildings.
- Nine of the 64 parking stalls will be provided with electric vehicle (EV) charging stations.
- Bicycle parking will be provided on the site.
- Canopies are proposed at restaurant entrances to provide weather protection.
- Tilt-up concrete was proposed to be used in the original design of the buildings but has been changed to an insulated metal panel system to meet sustainability requirements.
- Contrasting colours are proposed for the project to provide visual interest in the industrial neighbourhood.
- The central plaza includes an awning feature and will be landscaped to animate the place and provide visual interest.
- Three pedestrian entries are proposed from the sidewalk to the subject site.
- Areas of pedestrian walkways that cross the drive aisles and vehicle queuing areas are treated with a different colour of permeable pavers to enhance pedestrian safety.
- Shading and a variety of seating opportunities are proposed in the central plaza.
- Proposed planting includes species that are low-maintenance.
- A row of canopy trees is proposed along the south edge of the site to provide some shade in the parking lot.
- On-site irrigation will be provided for planted areas.
- Permeable pavers are proposed for the outdoor eating plaza and pedestrian walkways.

Staff noted that (i) an Automatic Volume Control (AVC) system that adjusts speaker volume will be installed in the drive-through to ensure compliance with the City's Noise Bylaw, (ii) the project includes nine electric vehicle (EV) charging stations, and (iii) there was a Servicing Agreement entered into as part of the previous Development Permit approval for frontage works which have been completed.

In reply to queries from the Panel, the applicant team noted that (i) the AVC system automatically adjusts the speaker volume based on ambient noise levels and has been successfully used by many drive-through restaurants, (ii) shower facilities for restaurant workers biking to work would be difficult to provide in the restaurant buildings due to their size, (iii) automatic irrigation will be provided on-site for all planted areas, and (iv) raised planters in the central plaza will have adequate soil volume for the size of trees to be planted.

The Panel expressed support for the project for restaurant uses, noting that it is a welcome addition to the industrial neighbourhood.

The Panel recommends the Permit be issued.



City of Richmond

Report to Council

To: Richmond City Council

Date: July 10, 2024

From: Wayne Craig
Chair, Development Permit Panel

File: DP 23-023854

Re: **Development Permit Panel Meeting Held on June 12, 2024**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 23-023854) for the property at 6071 Azure Road, be endorsed and the Permit so issued.

Wayne Craig
General Manager, Planning and Development
(604-276-4083)

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 12, 2024.

DP 23-023854 – HNP ARCHITECTURE & PLANNING INC. – 6071 AZURE ROAD
(June 12, 2024)

The Panel considered a Development Permit (DP) application to permit the construction of a low-rise to mid-rise residential development comprising 330 residential units, including 50 low-end-of-rental (LEMR) units, 110 moderate-income rental units and 170 market rental units at 6071 Azure Road on a site zoned “Low to Mid Rise Apartment (ZLR45) – Thompson”. Variances are included in the proposal: to reduce the minimum setback from Westminster Highway from 4.5 m to 4.35 m behind the bus stop and 4.14 m at the Westminster Highway and Azure Boulevard corner cut; and to reduce the minimum manoeuvring aisle width from 6.7 m to 6.1 m.

The applicant’s Architect, Jun Nan, of HNP Architecture and Planning Inc., and the applicant’s Landscape Architect James Whelan, of Durante Kreuk Ltd., provided a brief visual presentation highlighting:

- The existing rental residential site with 50 townhouse units will be redeveloped into two four-storey apartment buildings and one six-storey apartment building with 330 units consisting of 50 low-end-of-market rental (LEMR) units, 110 moderate-income rental housing units and 170 market rental units.
- 46 per cent of the total number of units are family-friendly units or units having two to four bedrooms.
- The building height steps down to provide an appropriate interface with the adjacent single-detached homes.
- The buildings are arranged to surround two major courtyards on podium level with a single-level parking structure below.
- The outdoor amenity spaces provided on the podium level and at the fifth floor of the northeastern building are for the shared use of all residents in the proposed development.
- Indoor amenity spaces are provided in each building and most are located to open up visually or physically to the outdoor amenity spaces.
- The total area proposed for indoor and outdoor amenity spaces exceeds the City requirements.
- The use of different materials and colours visually breaks down the building massing and provides identity to each building.
- The podium level central private amenity courtyard is accessible from the street.
- All of the units meet Basic Universal Housing (BUH) requirements.
- The project meets the City’s energy efficiency and parking requirements.
- The western courtyard has been designed for active uses while the eastern courtyard has been designed for passive uses.
- Urban agriculture areas are located in the podium level outdoor amenity area and at the fifth floor level of the northeastern building which also provides opportunities for social gathering and events.
- All urban agriculture planters have been designed to be accessible for all users.

- Grade changes along the three road frontages are addressed through tiered retaining walls and significant planting.
- A grove of trees along the western edge of the site have been retained.
- Proposed planting includes native and non-native and deciduous and coniferous species.
- Open spaces for private on-site use are proposed at ground level.
- A variety of play equipment and elements are proposed for the children's play area to cater to different children's age groups.

In reply to queries from the Panel, staff noted that (i) there is a Servicing Agreement associated with the project including but not limited to the design and construction of road works including road widening on Westminster Highway and frontage improvements along the three road frontages of the site, traffic calming, utility connections and sanitary sewer upgrades, (ii) the proposed parking complies with the Zoning Bylaw requirements and a package of Transportation Demand Management (TDM) measures is proposed to reduce vehicle ownership in the proposed development, (iii) the subject site is impacted by aircraft noise and the project has been designed to meet the City's aircraft noise interior sound levels and thermal comfort requirements during summer, (iv) the project has been designed to achieve Step 3 of the BC Energy Step Code with a low-carbon energy system and will connect to a City District Energy Utility (DEU) facility for domestic hot water heating when one is available in the area, (v) the rooftop urban agriculture is provided for the shared use of all residents in the proposed development, (vi) a significant number of trees along the west property line of the subject site will be retained and protected to provide a buffer to the single-family homes to west, and (vii) the proposed landscape plan includes the planting of 154 trees which exceeds the required 90 replacement trees.

In reply to queries from the Panel, staff confirmed that (i) the Transit Pass Program is part of the proposed TDM measures and is offered to all residents of the development and provides a two-zone monthly bus pass for a period of one year, (ii) the proposed 50 LEMR rental housing units are replacement units for the existing rental housing units on the subject site and existing tenants will be offered the option of renting a replacement LEMR unit in the proposed development, and (iii) the six rental housing units currently tenanted by Vancouver Coastal Health (VCH) clients will continue to be offered to VCH when construction of the LEMR units in the development is completed.

Discussion ensued regarding access to the podium level central courtyard and it was noted that (i) the central courtyard is only for private use of residents and is not publicly accessible, (ii) there are no gates or fencing proposed at the top or bottom of the ramp and stairs, and (iii) the elevation change from street level sidewalk to the podium level central courtyard marks the transition from the public realm to the semi-private realm.

Following discussion, the applicant was advised to install appropriate signage on the site to inform pedestrians that the podium level courtyard is a private space.

In reply to queries from the Panel, the applicant advised that (i) different types of lighting for different areas in the development are proposed, (ii) all planted areas in the development will be irrigated, (iii) the applicant will work with the arborist to ensure appropriate measures are taken during construction to ensure the protection and survival of existing trees along the west property

line, and (iv) the urban agriculture areas are provided with tool storage spaces as well as potting benches and compost storage areas.

Discussion ensued regarding the location of mechanical units and it was noted that (i) majority of mechanical units for the low-carbon energy system will be located in the parkade, (ii) a limited number of mechanical units for corridor ventilation are proposed to be located on building rooftops, and (iii) the provision of a heat pump for each unit and their proposed location in balconies are currently in the planning stage.

As a result of the discussion, the applicant was advised to take into consideration in their planning the noise that will be generated by the heat pumps and introduce appropriate noise mitigation measures.

In reply to a query from the Panel, staff confirmed a tree survival security is required to be provided by the applicant to ensure the survival of on-site trees identified for retention.

Discussion ensued regarding the proposed architectural and landscape treatment for ground-level exterior walls facing property lines and it was noted that (i) fencing and landscape screening are proposed for the loading area along Azure Boulevard, (ii) there is a high cast-in-place concrete wall adjacent to the bicycle parking area near the parkade entry on Azure Boulevard, (iii) flush landscaping is proposed at the bicycle parking area on Azure Boulevard near the northeast corner of the site, and (iii) there is a long concrete parkade wall along the west property line adjacent to the retained grove of trees.

Following discussion, the applicant was advised to (i) investigate opportunities to add more interest to the treatment of concrete walls along the west property line and adjacent to bicycle parking areas along Azure Boulevard, and (ii) introduce appropriate treatment to discourage tagging on smooth cast-in-place concrete walls.

In reply to the query from the Panel regarding the anticipated time frame for the development of the project and projected start date of tenant relocation, the applicant advised that (i) tenant relocation will only commence after Building Permit issuance, and (ii) subject to the timing of Building Permit issuance and completion of pre-construction activities, construction could start in June of next year at the earliest.

In reply to a query from the Panel regarding details of the tenant relocation plan associated with the proposed development, staff noted that the tenant relocation plan secured at rezoning includes (i) providing tenants with a minimum of four months' notice to end the tenancy, (ii) offering tenants the option of renting a replacement LEMR unit and the six housing units currently tenanted by VCH clients in the existing development will continue to be offered to VCH in the new development, (iii) offering tenants who have resided in the existing development longer than one year the choice of four months' free rent or lump sum equivalent, exceeding the OCP policy requirement of three months' free rent or lump sum equivalent, and (iv) acknowledging that some tenants may require additional assistance throughout the relocation process.

Susan Campbell (6051 Azure Road) submitted correspondence to the Panel expressing concern regarding hospital personnel and visitors using the neighbourhood for parking and opposition to the subject application moving forward.

Staff noted that (i) staff has followed up with the Richmond resident to confirm that parking needs of the proposed development are provided on-site and there are TDM measures proposed to reduce vehicle ownership, (ii) as directed by Council, staff conducted a consultation with residents in the neighbourhood on the potential of introducing a resident only parking program, and (iii) the completed survey indicated little support for the program, except for one small street in the area, (Alta Court) which is proceeding with the program on a pilot basis.

The Panel expressed support for the project, noting that the proposed development provides 100 per cent rental housing units with a high percentage of family-friendly units and varying levels of affordability.

In addition, staff was directed to work with the applicant to (i) investigate opportunities to install access controls such as signage to the outdoor amenity area from public areas, and (ii) review the treatment of exposed walls along the Azure Boulevard frontage and west property line of the subject site.

In response to direction from the Panel, the applicant has advised that signage will be provided at the bottom of the stair and ramp accesses to the podium level resident outdoor amenity space indicating that it is private property and access is permitted for residents and their guests only.

Further, the screening treatment for exposed walls has been improved with: (i) cable trellis-supported vine planting at the loading bay and north side of the parking entrance along the Azure Boulevard frontage and in areas along the west façade; (ii) an additional area of tiered planters at the northeast corner of the Azure Boulevard frontage; and (iii) at ground level along the west façade, a painted pattern referencing the vertical bay treatment of the upper floors.

The Panel recommends the Permit be issued.