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**General Purposes Committee**

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

**Monday, June 1, 2020  
4:00 p.m.**

Pg. #      ITEM

MINUTES

**GP-5**      *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on May 19, 2020.*



FINANCE AND CORPORATE SERVICES DIVISION

1.    **AWARD OF REQUEST FOR QUOTATION (RFQ) 6867Q “SUPPLY & DELIVERY OF NETWORK EQUIPMENT” TO TELUS**  
(File Ref. No. 04-1300-20-01/2020) (REDMS No. 6466332 v.5)

**GP-14**

**See Page GP-14 for full report**

*Designated Speaker: Grant Fengstad*

STAFF RECOMMENDATION

- (1)    *That Request For Quotation (RFQ) 6867Q be awarded to TELUS Communications Inc. in the amount of \$1,659,552 over a 3-year term based on the public RFQ process; and*
- (2)    *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contract with TELUS Communications Inc.*



COMMUNITY SAFETY DIVISION

2. **APPLICATION TO REQUEST A FOOD PRIMARY ENTERTAINMENT ENDORSEMENT FOR FOOD-PRIMARY LIQUOR LICENCE # 051872 - PACIFIC GATEWAY HOTEL AT VANCOUVER AIRPORT - 3500 CESSNA DR.**  
(File Ref. No. 12-8275-30-001/2020) (REDMS No. 6435323 v.3)

GP-18

See Page GP-18 for full report

*Designated Speaker: Carli Williams*

STAFF RECOMMENDATION

- (1) *That the application from Van-Air Holdings Ltd., doing business as, Pacific Gateway Hotel at Vancouver Airport, operating at 3500 Cessna Drive, requesting a Food-Primary Patron Participation Entertainment Endorsement to Food-Primary Liquor Licence No. 051872, to enable patrons to dance at the establishment, be supported with;*
- a) *No change to person capacity currently in place; and*
  - b) *No change to service hours currently in place.*
- (2) *That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information attached as Appendix A, advising that Council supports the amendment for a Patron Participation Entertainment Endorsement on Food-Primary Liquor Licence No. 051872 as this request has been determined, following public consultation, to be acceptable in the area and community.*



Pg. # ITEM

3. **CONTRACT AWARD (REQUEST FOR PROPOSAL 6762P) – SUPPLY AND DELIVERY OF A QUINT AND ENGINE FOR RICHMOND FIRE RESCUE (RFR)**  
(File Ref. No. 02-0775-50-6762) (REDMS No. 6456143 v.12)

GP-28

See Page GP-28 for full report

*Designated Speaker: Tim Wilkinson*

STAFF RECOMMENDATION

*That contract 6762P be awarded for the supply and delivery of a Quint and Engine for Richmond Fire Rescue (RFR) to Commercial Emergency Equipment Co. for a total cost of \$2,417,373, exclusive of taxes.*



PLANNING AND DEVELOPMENT DIVISION

4. **APPLICATION BY CDS-CHEN DESIGN STUDIO LTD. FOR REZONING AT 6560 GRANVILLE AVENUE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**  
(File Ref. No. RZ 18-825323) (REDMS No. 5981494 v.4)

GP-33

See Page GP-33 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10109, for the rezoning of 6560 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.*



5. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 8231 AND 8251 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**  
(File Ref. No. RZ 18-824503) (REDMS No. 6436354 v.3)

GP-52

See Page GP-52 for full report

*Designated Speaker: Wayne Craig*

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ITEM

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10173, for the rezoning of 8231 and 8251 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone to permit the development of ten townhouse units, be introduced and given first reading.*

ADJOURNMENT



## General Purposes Committee

Date: Tuesday, May 19, 2020

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day (attending via teleconference)  
Councillor Kelly Greene (attending via teleconference)  
Councillor Alexa Loo (attending via teleconference)  
Councillor Bill McNulty (attending via teleconference)  
Councillor Linda McPhail (attending via teleconference)  
Councillor Harold Steves (attending via teleconference)  
Councillor Michael Wolfe (attending via teleconference)

Call to Order: The Chair called the meeting to order at 4:01 p.m.

### AGENDA ADDITIONS

It was moved and seconded

*That Meeting Schedule be added to the agenda as Item No. 10 and Farm Signs be added to the agenda as Item No. 11.*

**CARRIED**

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on May 4, 2020, be adopted as circulated.*

**CARRIED**

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**COUNCILLOR KELLY GREENE**

**1. PATIO APPLICATIONS**

(File Ref. No.)

It was moved and seconded

*That the issue of patio applications be referred back to staff to create and report back on a streamlined application and permitted process for outside patios to expand the usable floor space for existing restaurants, cafes, and pubs until the end of 2020, and that the proposed program would be reviewed three months after final adoption.*

The question on the motion was not called as discussion ensued with regard to (i) the proposed initiative's temporary time period and implementation process, (ii) options to use some sidewalk, parking and road space, (iii) opportunities to expand the initiative to include vehicle dine-in options, (iv) options to implement permanent policies related to expansion of patio space, (v) limiting the proposed initiative only for restaurant businesses, and (vi) implementing a review process for the proposed initiative.

In reply to queries from Committee, staff noted that (i) the City is in contact with other municipalities that are exploring similar initiatives and that staff can explore other uses for temporary outdoor space for restaurants, (ii) staff anticipate that the proposed initiative on the temporary outdoor space will not have significant impact to heritage buildings and as such, participating properties will not require a Heritage Alteration Permit, and (iii) the size of sidewalks vary throughout the city and staff can explore appropriate patio configurations to maximize pedestrian safety.

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

Discussion then took place on the enforcement of Heritage Alteration Permit requirements in the Steveston area, and as a result the following **motion** was introduced:

It was moved and seconded

*That staff be directed to take steps to temporarily suspend enforcement of Heritage Alteration Permit requirements in the Steveston Village Heritage Conservation Area (SVHCA) to allow temporary installation of patios.*

The question on the motion was not called as staff provided further advice on the timing of presenting a resolution to suspend enforcement of Heritage Alteration Permit requirements to Council, and as a result there was agreement from the mover, the seconder and all members present to withdraw the motion, and the motion was **WITHDRAWN**.

2.

## General Purposes Committee

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### 2. LETTER FOR LIQUOR LICENSING

(File Ref. No.)

It was moved and seconded

*To write a letter to the BC Attorney General, B.C. Minister of Jobs, the Liquor and Cannabis Regulation Branch (LCRB), and the Richmond MLAs, in favour of a temporary, expedited, and low-cost application process for liquor licenses for businesses who are adding patio space as a response to the COVID-19 pandemic.*

CARRIED

### COUNCILLOR CHAK AU

### 3. A STATEMENT AGAINST RACIST SPEECH AND VIOLENCE RELATED TO THE COVID-19 PANDEMIC

(File Ref. No.)

Discussion ensued with regard to options to mitigate recent hate incidents related to the Pandemic occurring in the Lower Mainland and as a result, the following motion was introduced:

It was moved and seconded

*That Council adopt and endorse the following statement:*

#### *A Statement Against Racism Related to the COVID-19 Pandemic*

*In Richmond, we are a community that celebrates a rich history of culture, diversity and heritage linked to the arrival and influence of immigrants that began over a century ago.*

*The City of Richmond does not - and never will - condone or tolerate racist behaviour in any form. Such attitudes and actions do not reflect our community's cultural diversity or the spirit of inclusion that we are all proud of.*

*Events of the past few months have created uncertainty, frustration and fear for some. But that is no excuse to cast blame on others. COVID-19 should not be blamed on any single culture or country and it is certainly not the fault of anyone in our community.*

*Now, more than ever, we must stand together and be true to our shared values of diversity, inclusion and respect. Racial and discriminatory responses and actions have no place in Richmond. They have no place in our society.*

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The question on the motion was not called as it was suggested that staff provide online resources supporting individuals impacted by such incidents.

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

## ENGINEERING AND PUBLIC WORKS DIVISION

4. **2019 CLIMATE ACTION REVENUE INCENTIVE PROGRAM AND CORPORATE CARBON NEUTRAL PROGRESS REPORT**

(File Ref. No. 10-6000-01/2020) (REDMS No. 6451162 v.13)

It was moved and seconded

*That the Climate Action Revenue Incentive Program Report and Carbon Neutral Progress Report, as described in the staff report titled, “2019 Climate Action Revenue Incentive Program and Corporate Carbon Neutral Progress Report” dated April 24, 2020, from the Director, Sustainability and District Energy, be posted on the City’s website for public information, in accordance with Provincial requirements.*

The question on the motion was not called as discussion ensued with regard to (i) the Sun Hor Lum Conservation Area Credits, (ii) carbon credits generated by the City’s corporate activities, (iii) options to encourage adoption of a higher BC Energy Step Code, (iv) monitoring water use and water pressure during summer months, and (v) exploring the use of microorganisms to strengthen the City’s dike system.

In reply to queries from Committee, staff noted that (i) a memorandum can be provided on the carbon credits previously received, (ii) staff can provide residents with information on natural lawn demonstration sites in the city, and (iii) the Community Energy and Emissions Plan is the City’s main initiative to mitigate greenhouse gases.

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

## COMMUNITY SAFETY DIVISION

5. **PROPOSED BYLAW AMENDMENT TO ALLOW BACKYARD CHICKENS ON PROPERTIES WITHIN THE AGRICULTURAL LAND RESERVE**

(File Ref. No. 08-4040-01) (REDMS No. 6404325 v. 7)



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It was moved and seconded

*That the Animal Control Regulation Bylaw No. 7932, Amendment Bylaw No. 10157, to allow the keeping of backyard chickens on properties located within the Agricultural Land Reserve, be introduced and given first, second and third readings.*

The question on the motion was not called as discussion ensued with regard to (i) lot size requirements to raise chickens, (ii) concerns related to potential neighbourhood complaints related to odours and noise, (iii) concerns related to potential diseases and attracting predators and pests such as coyotes and rodents, (iv) options to allow backyard chickens in residential single-family lots, (v) the backyard chicken regulations in other municipalities, (vi) options to limit the number of chickens permitted on-site, (vii) options for building and fencing requirements, and (viii) encouraging chicken farming as a way to help address food security issues.

In reply to queries from Committee, staff noted that the proposed bylaw amendment would align the City's regulations with the *Farm Practices Protection (Right to Farm) Act* and would allow backyard chickens on agricultural lots that are at least 2000 m<sup>2</sup> in size.

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

It was moved and seconded

*That the staff report titled "Proposed Bylaw Amendment To Allow Backyard Chickens On Properties Within The Agricultural Land Reserve", dated April 22, 2020, from the General Manager, Community Safety, be referred back to staff to examine the following:*

- (1) building and fencing requirements;*
- (2) the maximum number of chickens; and*
- (3) other related requirements;*

*for backyard chickens in Agricultural Land Reserve lots, and report back.*

The question on the referral motion was not called as it was suggested that the matter be forwarded to the Food Security and Agricultural Advisory Committee for consultation.

In reply to queries, staff noted that more information related to introducing regulations that align with the *Farm Practices Protection (Right to Farm) Act* can be provided to Committee.

The question on the motion was then called and it was **CARRIED** with Cllrs. Day, Greene, Steves and Wolfe opposed.

Discussion then ensued with regard to options to permit backyard chickens on single-family residential properties, and as a result, the following **referral motion** was introduced:

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It was moved and seconded

*That staff investigate allowing backyard chickens in single-family residential properties, including the maximum number of chickens, lot size requirements and other related requirements, and report back.*

The question on the referral motion was not called as discussion ensued with regard to mitigation of potential noise and odours and options for public consultation opportunities.

The question on the referral motion was then called and it was **CARRIED** with Mayor Brodie opposed.

**6. UBCM COMMUNITY EMERGENCY PREPAREDNESS FUND**

(File Ref. No. 09-5126-01/2020) (REDMS No. 6439542 v. 3)

It was moved and seconded

- (1) *That the application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund for up to \$25,000 in grant funding to support Emergency Support Services for the City of Richmond be endorsed;*
- (2) *That the application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund for up to \$25,000 in grant funding to support Emergency Operations Centres & Training for the City of Richmond be endorsed;*
- (3) *That the application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund for up to \$25,000 in grant funding to support Evacuation Route Planning for the City of Richmond be endorsed;*
- (4) *That should the funding application be successful, the Chief Administrative Officer and the General Manager, Community Safety be authorized to execute the agreements on behalf of the City of Richmond with the UBCM; and*
- (5) *That should the funding application be successful, the 2020-2024 Five Year Financial Plan Bylaw be adjusted accordingly.*

**CARRIED**

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**COMMUNITY SERVICES DIVISION**

**7. 2019 RICHMOND FILM OFFICE YEAR IN REVIEW**

(File Ref. No. 08-4150-09-01/2020) (REDMS No. 6433763 v.2)

It was moved and seconded

*That the staff report titled, "2019 Richmond Film Office Year in Review", dated March 17, 2020, from the Director, Arts, Culture and Heritage Services, be received for information.*

**CARRIED**

**8. REVISED CITY EVENT PROGRAM 2020**

(File Ref. No. 11-7000-01/2020) (REDMS No. 6450908 v.5)

It was moved and seconded

*(1) That the Revised City Event Program 2020 and budget as outlined in Table 1 of the staff report titled "Revised City Event Program 2020", dated April 20, 2020, from the Director, Arts, Culture and Heritage Services be approved; and*

*(2) That \$808,000 be returned to the Rate Stabilization Account.*

The question on the motion was not called as discussion ensued with regard to (i) proceeding with the 2020 Richmond Maritime Festival, (ii) options to support existing farmers markets, and (iii) opportunities to work with local artists in the Welcome Back Richmond event.

In reply to queries from Committee regarding the Neighbourhood Celebration Grants, staff noted that staff are recommending that the deadline for proposed activities be extended to 2021 with options for applicants to host events this year or in 2021.

Discussion then ensued with regard to increasing funding to support farmers markets and cancelling the 2020 Richmond Maritime Festival due to uncertainties stemming from the COVID-19 Pandemic, and as a result the following **amendment motions** were introduced:

It was moved and seconded

*That the Revised City Event Program 2020 be amended to cancel the 2020 Richmond Maritime Festival and related funds returned to the Rate Stabilization Account.*

**CARRIED**

Opposed: Cllrs. Loo  
McPhail  
Steves  
Wolfe

7.

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It was moved and seconded

*That funding to support farmers' markets be increased to \$20,000.*

**CARRIED**

Staff clarified that the Richmond Arts Coalition has applied for a \$65,000 grant towards programming for the 2020 Richmond Maritime Arts Festival, pending approval by the Department of Canadian Heritage.

In response to a Point of Order, staff noted that events under the 2020 Richmond Maritime Festival would be cancelled, however some boat-related programming through the Britannia Shipyards operating budget may proceed.

The question on the main motion, as amended, was then called and it was **CARRIED**, with Cllrs. Day, McPhail, Steves and Wolfe opposed.

**9. AMENDMENTS TO THE COUNCIL PROCEDURE BYLAW – PUBLIC DELEGATIONS AND PUBLIC HEARINGS BY ELECTRONIC MEANS**

(File Ref. No. 2-8060-20-010188) (REDMS No. 6467146)

It was noted that the proposed amendments would be a temporary measure during times of emergency such as the current COVID-19 Pandemic and that members of the public are permitted to attend Council and Committee meetings in person.

It was moved and seconded

*(1) That Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10188, be introduced and given first, second and third readings.*

*(2) That Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10188, be adopted.*

**CARRIED**

**10. MEETING SCHEDULE**

(File Ref. No.)

Discussion ensued with regard to proceeding with Council meetings in August 2020, and as a result, the following **referral motion** was introduced:

It was moved and seconded

*That staff review the Council meeting schedule for the month of August 2020 and report back.*

**CARRIED**

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**11. FARM SIGNS**

(File Ref. No.)

In reply to queries from Committee, staff noted that staff have reviewed current city regulations and examined farm sign regulations in other municipalities. Staff added that staff have consulted with the Food Security and Agricultural Advisory Committee on the matter and staff are planning further communication with the farming community. Furthermore, staff noted that a report on the matter is forthcoming.

Discussion ensued with regard to (i) options to retain legacy farm signs and bring farm signs into compliance, (ii) timely clarification of sign regulations, (iii) supporting farmers during the harvest season, and (iv) potential locations for the placement of farm signs.

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

It was moved and seconded

*That matter related to the compliance of farm signs including the farm sign at W&A Farms be referred to staff for review and report back.*

**CARRIED**

Opposed: Cllr. Steves

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (6:25 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, May 19, 2020.

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Mayor Malcolm D. Brodie  
Chair

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Evangel Biason  
Legislative Services Associate



**To:** General Purposes Committee **Date:** May 13, 2020  
**From:** Grant Fengstad **File:** 04-1300-20-01/2020-  
 Director, Information Technology Vol 01  
**Re:** **Award of Request for Quotation (RFQ) 6867Q "Supply & Delivery of Network Equipment" to TELUS**

**Staff Recommendation**

1. That Request for Quotation (RFQ) 6867Q be awarded to TELUS Communications Inc. in the amount of \$1,659,552 over a 3-year term based on the public RFQ process; and
2. That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contract with TELUS Communications Inc.

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

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

## Staff Report

### Origin

The purpose of this report is to request approval to award the contract to procure equipment for the annual refresh of critical infrastructure through TELUS Communications Inc. for the total of \$1,659,552. This procurement is in compliance with the City's Procurement Policy 3104 and the 5 Year (2020-2024) Financial Plan Bylaw (5YFP).

The award of the contract will provide the ability for the City to procure the required hardware outlined in RFQ 6768Q, "Supply and Delivery of Network Hardware" publically issued through BC Bid. The procurement of the equipment is required to refresh our existing end-of-life network infrastructure with new Cisco equipment. Staff have reviewed the response, and recommended TELUS Communications Inc. as the vendor best-suited to provide the equipment.

This report supports Council's Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

*Accountable, transparent, and responsible financial management that supports the needs of the community into the future.*

*5.3 Decision-making focuses on sustainability and considers circular economic principles.*

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

*Leadership in effective and sustainable growth that supports Richmond's physical and social needs.*

*6.6 Growth includes supports and/or services for Richmond's vulnerable populations, including youth, seniors, individuals with health concerns, and residents experiencing homelessness.*

This report supports Council's Strategic Plan 2018-2022 Strategy #7 A Supported Economic Sector:

*Facilitate diversified economic growth through innovative and sustainable policies, practices and partnerships.*

*7.1 Demonstrate leadership through strategic partnerships, collaborations and exploring innovative and emerging economic practices and technical advancements.*

### Analysis

In 2018, the City issued an Request for Proposal (RFP) to invite vendors to provide responses, specifically to refresh the City core backbone network that facilitates communication to all City facilities and sites but also to enable City staff to align on a network design and select a new City

network vendor standard. The contract based on RFP 6244P, “Provision of Hardware and Implementation Services for a Core Network Refresh/Architecture” was awarded to TELUS Communication Inc. as they provided the lowest cost and best value option for the City. Simultaneously the Information Technology department began the planning of the refresh program for all critical City network infrastructure. This planning resulted in a comprehensive plan that would be executed over five (5) years, beginning in 2018 with the Network Core refresh. The existing equipment has outlived its’ useful life and on average, is twelve years old. As part of the RFP conducted in 2018, the City selected a new network vendor to support the evolving needs of the City.

The Network Core refresh project has been completed and the City is now fully operational on the new core backbone infrastructure. The next components will include data centre and the facilities.

A multi-year plan has been developed to support the refresh and implementation of new network infrastructure at all City facilities. This includes the data centres, Fire Halls and Community Centres and will support requests to enhance the public Wi-Fi at many Community Centres by offering signal coverage outdoors.

The detailed list of equipment required to support this multi-year deployment was submitted in the RFQ order to meet cash flow, achieve the highest economies of scale and achieve the best discount levels from the vendor.

#### Scope of Work

TELUS Communications Inc. will supply and deliver all the network equipment including the specifications and required quantities on an as needed and as requested basis over the course of the three year contract term.

#### Public Bidding

Request for Quotation “Supply and Delivery of Network Hardware” 6768Q, was posted on BC Bid on March 16, 2020. Bidders were instructed to provide unit pricing for all required products over a three year term. In addition, bidders were requested to respond to a questionnaire relating to their circular economy practices.

The response received from TELUS Communications Inc. was the only response received by the closing date of April 14, 2020. The review team noted that:

- TELUS are an approved reseller of Cisco products
- The response received met all the requirements described in the RFQ
- TELUS provided a positive response to the circular economy assessment in the RFQ that described how their current business practices align to the City’s goals for a circular economy



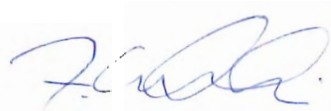
### **Financial Impact**

The overall value for the contract is \$1,659,552 over three years:

- Funding for the first phase is available within previously approved capital projects totaling \$846,648.
- Funding for the second phase of \$501,539 and third phase of \$311,329 is included within 2021 and 2022 of the 5 Year Capital Plan (2020-2024) with final approval subject to the 2021 Capital Budget process and the 2022 Capital Budget process. The RFQ includes a clause which limits future year purchases subject to Council's approval of the budget.

### **Conclusion**

This request is in compliance with the City's Procurement Policy and the Officer and General Manager Bylaw 8215. It is therefore recommended that RFQ 6867Q be awarded to TELUS Communications Inc. for procurement of the network equipment.



Frank Wakelin  
Senior Technical Analyst  
(604-276-4190)

FW:gf




# City of Richmond

## Report to Committee

**To:** General Purposes Committee **Date:** May 7, 2020  
**From:** Cecilia Achiam **File:** 12-8275-30-001/2020-Vol 01  
 General Manager, Community Safety  
**Re:** **Application to Request a Food Primary Entertainment Endorsement For Food-Primary Liquor Licence # 051872 - Pacific Gateway Hotel at Vancouver Airport - 3500 Cessna Dr.**


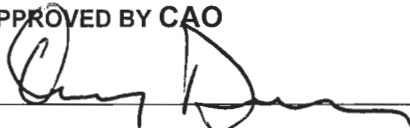
### Staff Recommendation

1. That the application from Van-Air Holdings Ltd., doing business as, Pacific Gateway Hotel at Vancouver Airport, operating at 3500 Cessna Drive, requesting a Food-Primary Patron Participation Entertainment Endorsement to Food-Primary Liquor Licence No. 051872, to enable patrons to dance at the establishment, be supported with;
  - a) No change to person capacity currently in place; and
  - b) No change to service hours currently in place.
2. That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information attached as Appendix A, advising that Council supports the amendment for a Patron Participation Entertainment Endorsement on Food-Primary Liquor Licence No. 051872 as this request has been determined, following public consultation, to be acceptable in the area and community.



Cecilia Achiam  
 General Manager, Community Safety  
 (604-276-4122)

Att. 4

REPORT CONCURRENCE	
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* (the Act) and the Regulations made pursuant to the Act. This report deals with an application to the LCRB and the City of Richmond by Van-Air Holdings Ltd., doing business as Pacific Gateway Hotel at the Vancouver Airport, (hereinafter referred to as “Pacific Gateway”) for an amendment to its Food-Primary Liquor Licence No. 051872 to:

- add patron participation entertainment endorsement which must end by midnight;
- maintain the current hours of liquor service; and
- maintain the current total person capacity.

The City of Richmond is given the opportunity to provide written comments by way of a resolution to the LCRB with respect to the liquor licence applications and amendments. For an amendment to a 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 2018-2022 Strategy #7 A Supported Economic Sector:

*Facilitate diversified economic growth through innovative and sustainable policies, practices and partnerships.*

### Analysis

With the current measures in place to prevent the spread of COVID-19, it is unlikely that the Pacific Gateway will be hosting events that include patron participation. However, the City has completed the public notification process and granting the licence now will allow the business to operate as soon as possible, once permitted by the health regulations.

Pacific Gateway has operated the establishment since 2014. The property is zoned Auto-Oriented Commercial (CA) and the use of a hotel with restaurant, banquet rooms and meeting rooms is consistent with the permitted uses in this zoning district.

Pacific Gateway is requesting a permanent change to add patron participation, which initiates a process to seek local government approval. Their current licencing for total person capacity will remain unchanged at 1388 indoors and 432 outdoors, including staff and patrons.

Pacific Gateway’s request for a patron participation entertainment endorsement is to enable patrons to dance or have karaoke and sing-alongs in the food primary licenced area of the hotel. This would add a greater operational flexibility to Pacific Gateway and an added amenity for patrons

Impact of Noise on the Community

The location of this establishment is such that there should be no noise impact on the community. The patron participation entertainment endorsement must end by midnight and the establishment should not operate contrary to its primary purpose as a food primary establishment.

Impact on the Community

The community consultation process for reviewing applications for liquor related licences is prescribed by the Development Application Fees Bylaw 8951 which under Section 1.8.1 calls for:

- 1.8.1 Every **applicant** seeking approval from the **City** in connection with:
  - (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*;  
must proceed in accordance with subsection 1.8.2.
- 1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:
  - (a) 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 February 18, 2020 and three advertisements were published in the local newspaper on February 20, 2020, February 27, 2020 and March 5, 2020.

In addition to the advertised signage and public notice requirements, staff sent letters to businesses, residents and property owners within a 50 meter radius of the establishment. On February 11, 2020, 15 letters were sent to residents, businesses and property owners. The letter provided information on the proposed liquor licence application and contained instructions to comment on the application. The period for commenting for all public notifications ended March 23, 2020.

As a result of the community consultative process described, the City has not received any responses opposed to this application.

### Other Agency Comments


As part of the review process, staff requested comments from other agencies and departments such as Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue, Building Approvals Department and the Business Licence Department. These agencies and departments generally provide comments on the compliance history of the applicant's operations and premises. No concerns were raised by Vancouver Coastal Health, Richmond RCMP, or Building Approvals Department. Richmond Fire-Rescue has relatively minor outstanding issues for the building and one issue with the suppression system however with the COVID-19 virus protocols for the technicians, Pacific Gateway are finding they are unable to have a technician attend. With this in mind, Richmond-Fire Rescue has initiated the development of an interim additional safety protocol program for the property management for the kitchen staff.

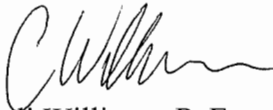
### **Financial Impact**

None.

### **Conclusion**

The results of the community consultation process of Pacific Gateway's application for patron participation entertainment endorsement were reviewed based on LCRB criteria. This process began before the regulations were introduced to prevent the spread of COVID-19. The analysis concluded there should be no noticeable noise impacts, no significant impact to the community and there were no concerns raised by City departments or other agencies other than Richmond-Fire Rescue, which is being addressed. With this in place, staff recommend that Council approve the application from Pacific Gateway to permit a patron participation entertainment endorsement with no changes to the seating capacity or the hours of liquor service permitted. If approved, this endorsement would be available to the Pacific Gateway once health orders allow them to host patrons on site.

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

  
Carli Williams, P. Eng.  
Manager, Business Licence and Bylaws  
(604-276-4136)

VMD:vmd

- Att. 1: Letter of Intent  
2: Appendix A  
3: Arial Map with 50 metre buffer area  
4: Email From Chief Fire Prevention Officer

**APPLICATION FOR A PATRON PARTICIPATION ENDORSEMENT  
ON THE FOOD PRIMARY LICENSE**

**AT**

**PACIFIC GATEWAY HOTEL AT VANCOUVER AIRPORT  
3500 CESSNA DRIVE,  
RICHMOND, B.C. V7B 1C7**

**APPLICANT: VAN-AIR HOLDINGS LTD**

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**LETTER OF INTENT  
FOR THE APPLICATION FOR A PATRON PARTICIPATION ENDORSEMENT ON THE  
FOOD PRIMARY LICENSE NUMBER 051872**

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The Applicant Van-Air Holdings Ltd is applying for a Patron Participation Entertainment Endorsement for their food primary license number 051872 at the Pacific Gateway Hotel at Vancouver Airport to enable patrons to dance in the food primary licensed areas of the Hotel and also from time to time have karaoke and singalongs.

The nature of the food primary licensed areas is such that there should be no noise impact on the community and the Hotel will not operate the food primary licensed areas contrary to their primary purpose.

The patron participation entertainment will end at 12 Midnight as required by the Liquor & Cannabis Regulation Branch.

The Pacific Gateway Hotel at Vancouver Airport has a positive record with the Liquor & Cannabis Regulation Branch, the City of Richmond and the Richmond RCMP Detachment.

Having a patron participation entertainment endorsement offers an added amenity for patrons and adds greater operational flexibility to the Pacific Gateway Hotel at Vancouver Airport. The Applicant is requesting this patron participation entertainment endorsement to cover all their food primary licensed areas including The Deck Kitchen & Bar, Ballrooms, Banquet Rooms and Meeting Rooms to offer this added amenity to their patrons both in small parties and in larger parties.

The licensed hours of the food primary licensed areas at the Hotel are from 11 am to 1 am Monday to Saturday and 11 am to Midnight on Sunday.

**The Pacific Gateway Hotel at Vancouver Airport does not foresee any adverse impacts on the community with the addition of a Patron Participation Entertainment Endorsement. Indeed, there will be positive benefits of the addition of this patron participation entertainment endorsement as set out above.**

**All of which is respectfully submitted this 10<sup>th</sup> day of February, 2020.**

**Rising Tide Consultants  
Suite 1620 – 1130 West Pender Street  
Vancouver, B.C. V6E 4A4**

Appendix A

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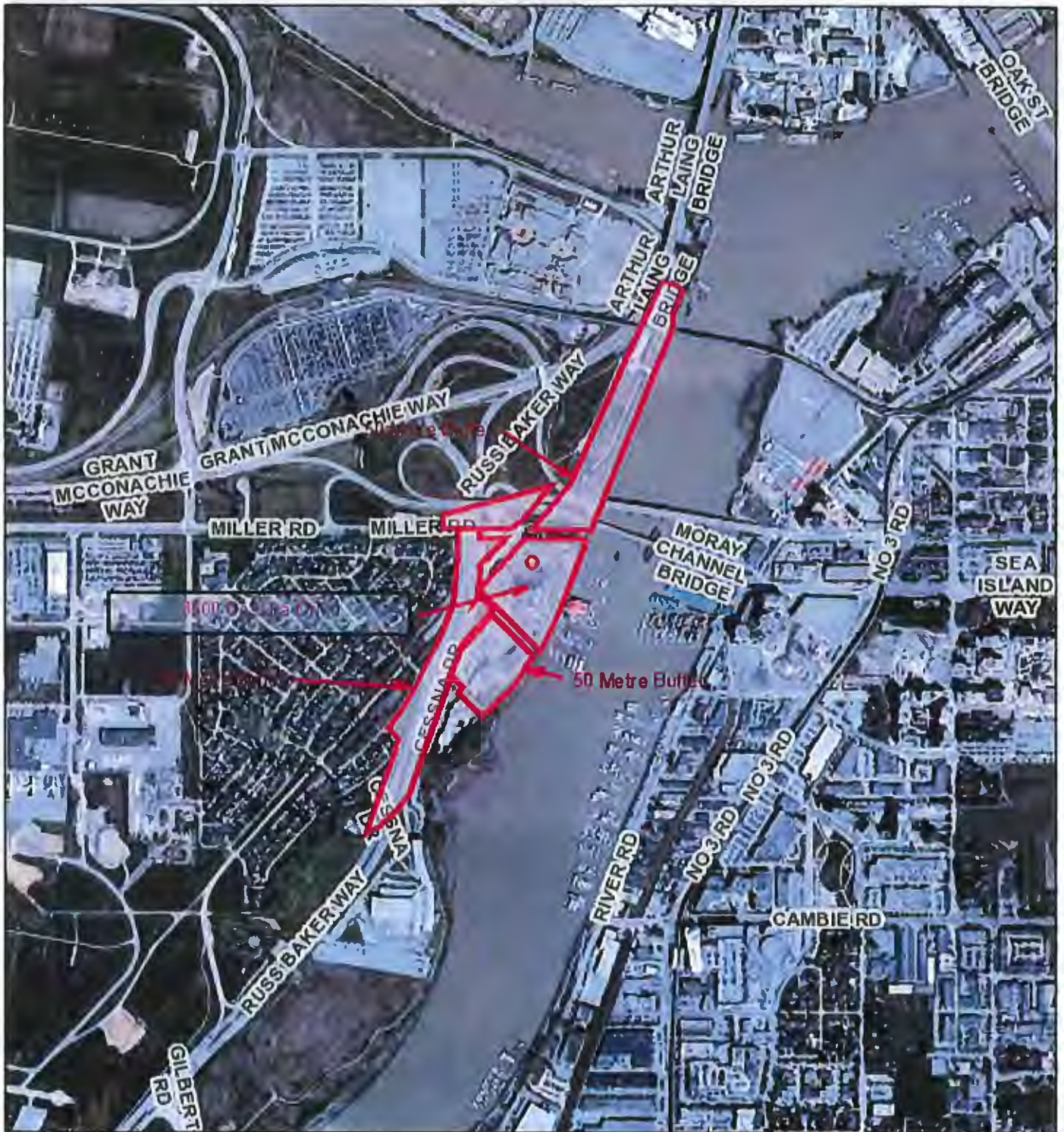
**Re: Application For A Permanent Change To Food Primary Licence For Patron Participation Entertainment Endorsement – Pacific Gateway Hotel At Vancouver Airport - 3500 Cessna Drive, Richmond BC**

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1. That the application from Van-Air Holdings Ltd., doing business as, Pacific Gateway Hotels At Vancouver Airport, operating at 3500 Cessna Drive, requesting a permanent change to Food Primary Liquor Licence number 051872 for patron participation entertainment endorsement to enable patrons to dance in the food primary licenced areas of the Hotel and, from time to time, to have karaoke or sing-alongs, be supported, and;
2. That a letter be sent to Liquor and Cannabis Regulation Branch advising that:
  - a) Council supports the amendment for a Patron Participation Entertainment Endorsement on Food Primary Liquor Licence number 051872 as the endorsement will not have a significant impact on the community;
  - b) The hours of liquor sales will remain the same at:
    - i) Monday to Saturday, 9:00 AM to 1:00 AM;
    - ii) Sunday, 9:00 AM to Midnight;
  - c) The seating capacity will remain the same, set at 1388 indoors and 432 outdoors, both including staff and patrons:
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 history of non-compliance with the operation, the amendment to permit patron participation entertainment endorsement under the Food Primary Liquor Licence should not change the establishment such that it is operated contrary to its primary purpose;
  - d) As the operation of a licenced establishment may affect nearby residents, businesses and property owners, the City gathered the views of the community through a community consultation process as follows:



- i) Residents, businesses and property owners within a 50 meter radius of the establishment were notified by letter. The letter provided information on the application with instructions on how to submit comments or concerns; and
  - ii) Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how to submit comments and concerns.
- e) Council's comments on the general impact of the views of residents, businesses and property owners are as follows:
- i) The community consultation process was completed within 90 days of the application process; and
  - ii) The community consultation process did not generate any comments and views of residents, businesses and property owners.
- f) Council recommends the approval of the permanent change to add patron participation entertainment endorsement to the Food Primary Licence for reasons that the addition of the endorsement proposed is acceptable to the majority of the residents, businesses and property owners in the area and the community.



3/25/2020, 2:37:07 PM

1:18,056

Lines

— Override 1

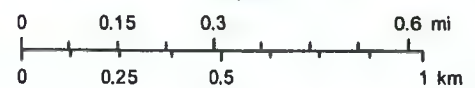
Areas

Override 1

Points

○ Override 1

Select properties based on spatial relation to a layer\_Query result



**Duarte,Victor**

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**From:** Jansen, Sandra  
**Sent:** March 18, 2020 14:04  
**To:** Duarte,Victor  
**Subject:** RE: Van-Air Holdings Ltd dba: Pacific Gateway Hotel at Vancouver Airport - Amendment to Food Primary Liquor Licence - For Patron Participation Entertainment Endorsement- 3500 Cessna Drive

Hi Victor,

This property has relatively minor outstanding violations for the building itself at this time; however, there is one outstanding kitchen suppression system item (fusible link) that the owner/operator is trying to have corrected but with the COVID-19 virus protocols for the technicians, they are finding they are unable to have a technician attend. They are continuing to try and have a technician attend.

Knowing this, we (RFR) have initiated the development of an interim additional safety protocol program with the property representative for the kitchen staff.

The dock system has a current violation as they have not corrected a water supply issue to one of the fingers though this is not directly related to the areas you have identified.

If I can offer more clarity please let me know,

Sandra.

Sandra Jansen  
Chief Fire Prevention Officer | Richmond Fire-Rescue  
6960 Granville Ave. | Richmond, BC | V7C 3V4  
O 604.303.2758 | C 778.836.9362

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**From:** Duarte,Victor <[VDuarte@richmond.ca](mailto:VDuarte@richmond.ca)>  
**Sent:** March 18, 2020 8:04 AM  
**To:** Jansen, Sandra <[SJansen@richmond.ca](mailto:SJansen@richmond.ca)>; Chiang, Paul <[PChiang@richmond.ca](mailto:PChiang@richmond.ca)>  
**Subject:** RE: Van-Air Holdings Ltd dba: Pacific Gateway Hotel at Vancouver Airport - Amendment to Food Primary Liquor Licence - For Patron Participation Entertainment Endorsement- 3500 Cessna Drive



# City of Richmond

## Report to Committee

**To:** General Purposes Committee **Date:** May 14, 2020  
**From:** Tim Wilkinson **File:** 02-0775-50-6762/Vol  
 Fire Chief 01  
**Re:** **Contract Award (Request for Proposal 6762P) – Supply and Delivery of a Quint and Engine for Richmond Fire Rescue (RFR)**

### Staff Recommendation

That contract 6762P be awarded for the supply and delivery of a Quint and Engine for Richmond Fire-Rescue (RFR) to Commercial Emergency Equipment Co. for a total cost of \$2,417,373.00, exclusive of taxes.

Tim Wilkinson  
 Fire Chief  
 (604-303-2701)

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

## Staff Report

### Origin

This report supports City Council 2018-2022 Strategic Focus Areas:

*A Safe and Resilient City: Enhance and protect the safety and well-being of Richmond.*

1. *Enhance safety services and strategies to meet community needs.*

*Sound Financial Management: Accountable, transparent, and responsible financial management that supports the needs of the community into the future.*

1. *Maintain a strong and robust financial position.*
2. *Clear accountability through transparent budgeting practices and effective public communication.*
3. *Decision-making focuses on sustainability and considers circular economic principles.*

### Analysis

Staff are proposing to purchase two vehicles (Quint and Engine) to replace vehicles that are coming to end of life and to facilitate Richmond Fire-Rescue's operational needs.

Further, staff propose to delay the purchase of two additional vehicles (Hazardous Materials Response Truck and Initial Attack Fire Apparatus) in consideration of the financial impacts of the COVID-19 Pandemic.

The funding source for Quint and Engine vehicle replacements is through the Fire Vehicle and Equipment Reserve.

In 2019, Council approved 36 additional firefighters along with the addition of a new engine truck and a new rescue truck (Initial Attack Fire Apparatus), funded by the Rate Stabilization Account. To date, 24 of the 36 firefighters have been hired allowing for their assignment to the engine.

### Request for Proposal Process

Request for Proposal (RFP) 6762P for the Supply and Delivery of a Quint, Hazardous Materials, Initial Attack Fire Apparatus (Rescue) and Engine for Richmond Fire-Rescue (RFR) was posted to BC Bid on November 22, 2019 and closed January 23, 2020. The RFP included detailed specifications and operational requirements for the supply of the following vehicles:

- 1 (one) x 75ft. Quint;
- 1 (one) x Hazardous Materials Response Truck;
- 1 (one) x Initial Attack Fire Apparatus (Rescue); and
- 1 (one) x Engine (To accommodate 24 new staff).

The RFP 6762P was issued for four vehicles with approved funding by Council totalling \$3,454,376.00.

The RFP advised interested proponents that the City was looking for innovative financial and technical solutions in regards to fire apparatus design and production matching with industry standards and the City of Richmond’s operational needs.

An information meeting was held on December 11, 2019 to provide interested proponents with an opportunity to seek clarification and receive additional information about the RFP requirements.

To minimize risk to the City, a performance, labour and material bond representing 50 per cent of the value of the contract was a requirement of the RFP.

The following proponents submitted proposals for all four apparatus by the closing date:

- Commercial Emergency Equipment Co. (Commercial) - distributor of Pierce Manufacturing Fire Trucks
- Safetek Emergency Vehicles Ltd. (Safetek) - distributor of Smeal, SVI and Metalfab Fire Trucks

Table 1: Financial Proposals (Canadian Dollars)

<b>Proponent</b>	<b>Initial Attack Fire Apparatus (Rescue)</b>	<b>Engine</b>	<b>75ft. Quint</b>	<b>HazMat Truck</b>
<b>Commercial</b>	\$322,020.70	\$1,027,873.05	\$1,389,500.00	\$714,982.00
<b>Safetek</b>	\$418,836.00	\$793,564.00	\$1,284,663.00	Did not meet the criteria

Review Process

Proponents were instructed to submit individual proposals for each apparatus described in the RFP. This requirement allowed staff to undertake a separate evaluation for each apparatus allowing for the potential of multiple contract awards. Proposals for all apparatus were scored and evaluated by staff against pre-determined criteria that included:

- understanding of RFR’s objectives and requirements;
- financial offer and total cost of ownership;
- business and technical reputation and capabilities;
- specification of the proposed apparatus; and
- value added services.

Aside from the financial proposals received, other areas of evaluation included:

- a. compliance to all applicable standards, laws, regulations;
- b. performance that prioritizes ergonomics and firefighter safety;
- c. operational safety and efficiency;

- d. the Proponent’s Preventative Maintenance Program; and
- e. information related to environmental, circular economy, corporate and/or end of life initiatives and strategies.

Table 2 provides a summary of the overall scores awarded by the evaluation team for each apparatus. Although Safetek submitted lower prices for the supply of the engine and the 75ft. Quint, the proposals for these apparatus received lower overall scores from the team due to a lack of understanding of RFR’s operational requirements, less detailed specifications provided and a proposed schedule that only allowed for limited opportunities for staff members to attend on site inspections.

Table 2: Evaluation Summary

<b>Proponent</b>	<b>Initial Attack Fire Apparatus (Rescue)</b>	<b>Engine</b>	<b>75ft.Quint</b>	<b>Hazmat</b>
<b>Commercial</b>	65%	65%	69%	55%
<b>Safetek</b>	55%	63%	63%	Did not meet the criteria

The evaluation team determined that Commercial’s proposal created the best value for the City of Richmond.

**Award Recommendation**

The recommendation is to award a single contract to Commercial for the supply of two of the four vehicles identified within RFP 6762P for a total cost of of \$2,417,373.00, exclusive of taxes for the following reasons:

- The delivery schedule of a Quint and Engine is approximately 14 months from the date of Purchase Order (PO) creation to operational readiness.
- The current Quint is at end of life and is costing the department to maintain it in a roadworthy manner.
- The Engine most closely aligns with the operational needs of the department and is scheduled to accommodate the 24 new staff; in the interim RFR is using a reserve vehicle for this purpose.
- The Hazardous Materials Truck while close to end of life can be maintained in a roadworthy manner for two more years.
- The Initial Attack Fire Apparatus is a new vehicle for the 12 additional firefighters which will be considered during the 2021 budget process.

The proposals provided by Commercial provide the greatest value to the City as they:

- demonstrated a strong understanding of RFR’s objectives;
- proposed apparatuses that either met or exceeded the requirements described in the RFP;

- have the required capacity, skills and experience, training programs and reporting capabilities; and
- provided a proposal which was very comprehensive and clearly laid out.

Corporate policies and procedures have been followed in the soliciting and award of this contract. The award of this contract requires Council approval, as the total amount exceeds the authorized amount under Officer and General Manager Bylaw No. 8215.

RFR does have a need for a Haz Mat and the Initial Attack Fire Apparatus (Rescue) trucks, RFR is recommending the deferral of these vehicles to another budget cycle due to the financial impacts of the COVID-19 Pandemic. This represents a delay in spending of \$1,036,003.00.

### **Financial Impact**

The total value of the proposed contract is \$2,417,373 CDN exclusive of taxes, with the Commercial submission payment term of Option A: Net 30 of delivery with 10 per cent holdback for 55 days.

If Council approves the purchase of the Initial Fire Attack Apparatus (Rescue) and Haz Mat Response Truck in advance of considering the additional 12 firefighters during the 2021 budget process, the total value of that contract would be \$3,454,376.00.

The pricing provided in Commercial's proposal is originally valid until May 29, 2020. They have provided a verbal price guarantee for the two vehicles proposed in this report and an extension to June 12, 2020 at the City's request. The figures quoted in this report are in Canadian dollars, due to the recent impact of the decline in the CAD versus USD exchange rate, there is a risk that not proceeding with the contract at this time will result in higher prices in the future.

### **Conclusion**

Staff recommend that contract 6762P be awarded for the supply and delivery of a Quint and Engine for Richmond Fire Rescue (RFR) to Commercial Emergency Equipment Co. for a total cost of \$2,417,373.00, exclusive of taxes.



Kevin Gray  
Deputy Chief  
(604) 303-2700

KG:kg





**To:** General Purposes Committee

**Date:** May 19, 2020

**From:** Wayne Craig  
Director, Development

**File:** RZ 18-825323

**Re:** Application by CDS-Chen Design Studio Ltd. for Rezoning at  
6560 Granville Avenue from the "Single Detached (RS1/E)" Zone to the "Compact  
Single Detached (RC2)" Zone

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10109, for the rezoning of 6560 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be introduced and given first reading.

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

WC:na  
Att. 6

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

## Staff Report

### Origin

CDS-Chen Design Studio Ltd. has applied to the City of Richmond for permission to rezone 6560 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, each with vehicle access from the rear lane (Attachment 1). The proposed subdivision is shown in Attachment 2. The proposed site plan is shown in Attachment 3.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

#### Subject Site Existing Housing Profile

There is an existing owner-occupied single-family dwelling on the subject property, which would be demolished. The applicant has confirmed that there are no existing secondary suites in the dwelling.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)”, fronting Granville Crescent.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/B)”, fronting Livingstone Place.

To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, fronting Granville Avenue.

To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, fronting Granville Avenue.

### Related Policies & Studies

#### Official Community Plan/Blundell Area Plan

The subject property is located in the Blundell planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). This designation provides for a range of housing including single-family and townhouses. The proposed rezoning and subdivision is consistent with this designation.

### Arterial Road Policy

The subject property is designated “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from the rear lane only. The proposed rezoning and ensuing development are consistent with this Policy.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should comply with the guidelines of the OCP’s Arterial Road Policy and include any required replacement trees identified as a condition of rezoning.

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Analysis**

#### Existing Legal Encumbrances

There is an existing 1.5 m wide Statutory Right-of-Way (SRW) along the rear portion of the property for the sanitary sewer, which will not be impacted by the proposed rezoning or subdivision. The applicant is aware that encroachment into the SRW area is not permitted.

#### Transportation and Site Access

Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 restricts vehicle access to properties designated arterial roads to the rear lane only. Vehicle access is proposed from the rear lane via separate driveways to each new lot, consistent with this Bylaw.

### 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 in the form of a Tree Management Plan (Attachment 5). The Arborist Report assesses four bylaw-sized trees and two undersized trees on the subject property, and two trees on the neighbouring property to the east for a total of eight trees.

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

- One Cypress tree (Tree# 52, multi-stem 48 cm dbh) and one Rubinia tree (Tree# 57, multi-stem 34 cm dbh) located on the development site are either dead, dying (sparse canopy foliage), infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- Two Cypress trees (Tree# 53, multi-stem 54 cm dbh; Tree# 54, 43 cm dbh) located on the subject property are in fair to good condition. Tree# 53 is just outside of the allowable building envelope and Tree# 54 is located outside the proposed building envelope. In order to protect both trees as per the Tree Protection Bylaw 8057, trees will require a minimum of 4 m of tree protection area from the base of the stems for successful retention. To ensure this retention is successful, the front yard setback needs to be significantly increased from 6.0 m to 8.6 m. This then triggers the need to provide a house with an attached garage on Lot B due to the shift of the building footprint to the rear to accommodate the front yard trees. In order to comply with zoning requirements for an attached garage a separate Development Variance Permit will be required to enable a reduced rear yard setback from 6.0 m to 1.73 m allowing an attached garage in the rear yard and tree protection in the front yard. The relocation of private outdoor space to the front yard will also require a variance as an attached garage and secondary suite parking would limit the availability of space in the rear yard.
- Two undersized trees, one Pear (Tree# 55), and one Plum (Tree# 56), located on the development site and along the rear property line are in fair to poor condition. With existing stem defects, structural damage, poor quality pruning, and conflict with the proposed driveway access and new sanitary connections, these trees are not good candidates for retention and should be removed.
- One Cedar tree (Tree# A, 43 cm dbh) and one Fir tree (Tree# B, 62 cm dbh) located on the neighbouring property to the east are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The City's Parks Department has reviewed the Arborist's Report and supports the Arborist's findings, with the following comment:

- One hedge along Granville Avenue (not tagged on the Tree Management Plan) located on City property is in good health and condition, but will be in conflict with the construction and restrict pedestrian access to the front entrance of the second lot. Its removal is authorized and no compensation is required. The hedge is also to be removed in accordance with the Arterial Road Policy, which does not permit continuous hedges in the front yard for CPTED purposes.

*Tree Replacement*

The applicant wishes to remove two bylaw-sized on-site trees (Tree# 52, 57) and two undersized trees (Tree #55, 56). The 2:1 replacement ratio for bylaw sized trees would require a total of four replacement trees. The applicant has agreed to plant two replacement trees on each lot proposed in addition to one more new tree in Lot A, for a total of five 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
1	6 cm	3.5 m
2	8 cm	4 m
2	9 cm	5 m

*Tree Protection*

Two trees (Tree# 53, 54) on the subject property and two trees (Tree# A, B) on the eastern neighbouring property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). 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 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 final adoption of the rezoning bylaw, submission of a \$20,000 Tree Survival Security based on the sizes of the bylaw-sized trees on the subject property to be retained (Tree# 53, 54).
- 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 is completed.

### Variances Requested

The proposed development is generally in compliance with the “Compact Single Detached (RC2)” zone in Richmond Zoning Bylaw 8500. However, in order to provide a 4 m tree protection fencing area around Tree# 53 and Tree# 54, an increased front yard setback is required. This would result in a shifted building footprint towards the rear which then in turn impacts the rear yard setback to the garage as well as the provision of private outdoor space. If building separation between the house and the garage was available and compliant with “Compact Single Detached (RC2)” zoning, the rear yard setback would be a minimum of 1.2 m. By reducing the rear yard setback requirement of 6.0 m to 1.73 m, an attached garage can be provided, the front yard trees can be protected, and the 1.5 m wide SRW for City Utilities along the rear lot line respected. With the building footprint on Lot B shifted towards the rear, tree protection and secondary suite parking requirements, the private outdoor space will need to be included in the front yard instead of the rear yard. Therefore, a variance will be required to amend the regulation of a minimum of 20 m<sup>2</sup> of private outdoor space on the lot outside of the front yard.

The applicant is requesting two variances to reduce the minimum rear yard setback in Lot B from 6.0 m to 1.73 m for a one storey garage to be attached to a proposed single-family dwelling zoned “Compact Single Detached (RC2)”, and to allow the minimum 20 m<sup>2</sup> of private outdoor space to be provided in the front yard on Lot B.

Staff support the requested variance as the Arterial Road Guidelines for Compact Lot Development in the OCP encourage retaining existing trees wherever possible, particularly if the trees are in the front yard. The requested variances will enable successful retention of the tree and further use of the front yard space. The variances will be considered through a Development Variance Permit (DVP) process which would follow the adoption of the rezoning bylaw. Subdivision approval is required prior to DVP issuance as the variances are requested for Lot B only.

### Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite in both dwellings to be constructed on Lot A and Lot B. Parking for both secondary suites will be accessed by the lane, adjacent to each garage. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until the secondary suite on Lot A and Lot B is constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw. The secondary suites on Lot A and Lot B will comprise a one bedroom suite proposed to be 33.1 m<sup>2</sup> (356 ft<sup>2</sup>) in size.

### Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements, as described in Attachment 6. Frontage improvements include, but may not be limited to, the following:

- Construction of a new 1.5 m wide concrete sidewalk next to the new property line, and a new 2.0 m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of No. 2 Road. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the west and east of the subject site.
- Removal of the existing driveway letdowns and replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described above.
- Renewal of the existing bike land road markings north of the subject development site.
- Lane upgrades to the City's standard cross-section R-6-DS, including full-width repaving and new rollover curb and gutter along both the north and south edge of pavement.

At the Subdivision stage, the applicant is also required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees, and the costs associated with the completion of the site servicing and frontage improvements as described in Attachment 6.

### **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 application is to rezone 6560 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from the rear lane.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site, with the exception of requested variances to the rear yard setback outdoor private space on Lot B which will be addressed through a subsequent Development Variance Permit process.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10109 be introduced and given first reading.



Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

Attachments:

Attachment 1: Location Map and Aerial Photo

Attachment 2: Proposed Subdivision Plan

Attachment 3: Proposed Site Plan

Attachment 4: Development Application Data Sheet

Attachment 5: Tree Retention Plan

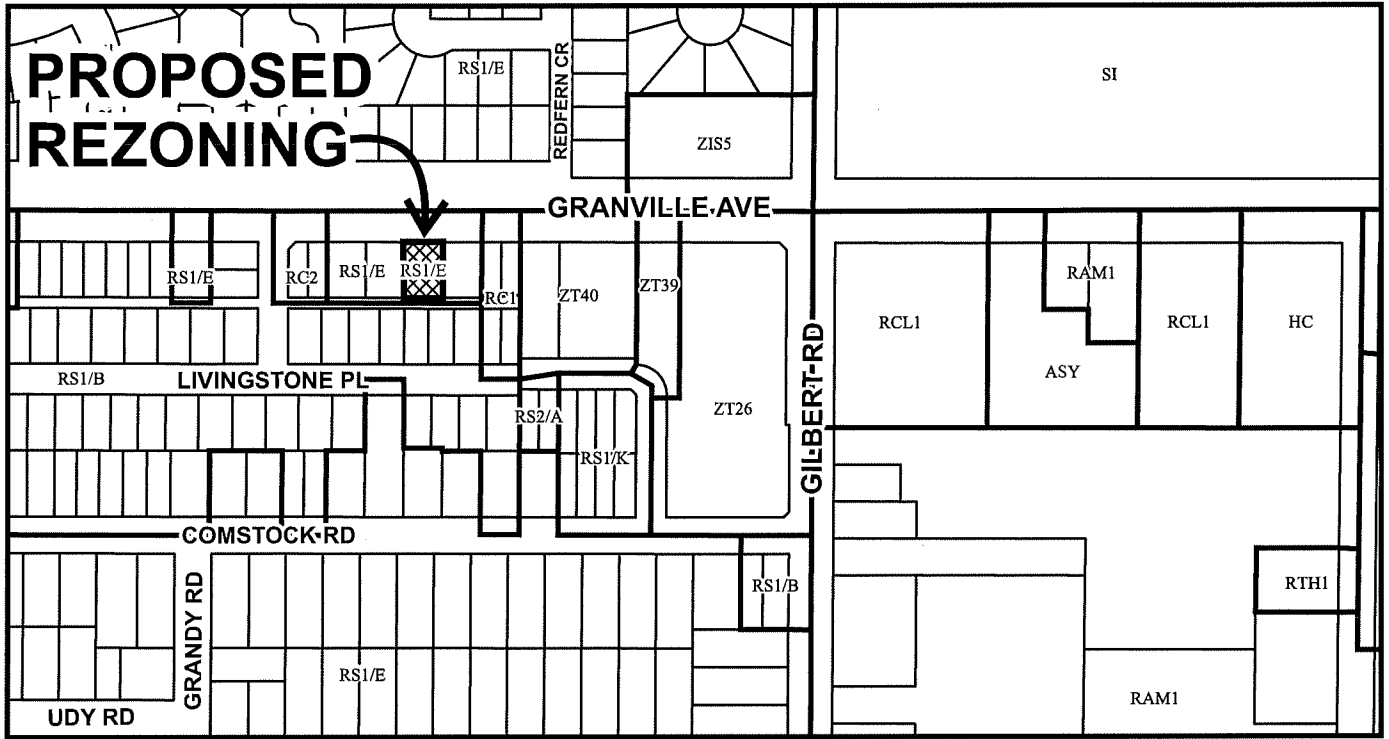
Attachment 6: Rezoning Considerations





# City of Richmond

ATTACHMENT 1



## RZ 18-825323

Original Date: 06/19/18

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



**RZ 18-825323**

Original Date: 06/19/18

Revision Date:

Note: Dimensions are in METRES







**RZ 18-825323**

**Attachment 4**

Address: 6560 Granville Avenue

Applicant: CDS-Chen Design Studio Ltd.

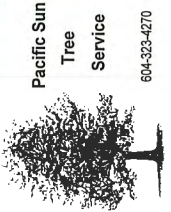
Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	Ben Zhen Chen	To be determined
<b>Site Size (m<sup>2</sup>):</b>	651.5 m <sup>2</sup> (7,012.0 ft <sup>2</sup> )	Lot A: 325.7 m <sup>2</sup> (3,505.8 ft <sup>2</sup> ) Lot B: 325.7 m <sup>2</sup> (3,505.8 ft <sup>2</sup> )
<b>Land Uses:</b>	One single-family dwelling	Two single-family dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Other Designations:</b>	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.60 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 195.4 m <sup>2</sup> (2,103.6 ft <sup>2</sup> )	Max. 195.4 m <sup>2</sup> (2,103.6 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 270 m <sup>2</sup>	325.7 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10.67 m Depth: 30.53 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 6.0 m	Front: Min. 6.0 m Side: Min. 1.2 m Lot A Rear: Min. 6.0 m Lot B Rear: Min. 1.73 m	Variance requested for Lot B only
Setbacks for Attached and Detached Garage Homes (m):	Attached: Min. 6.0 m	1.73 m	Variance
	Detached: Min. 1.2 m	1.73 m	none
Height (m):	Max. 2 ½ Storeys (9.0 m)	8.99 m	none
Private Outdoor Space (m <sup>2</sup> ):	Min. 20 m <sup>2</sup> (min.3.0 width and depth) provided on the lot outside front yard	Min. 20 m <sup>2</sup> in the front yard	Variance on Lot B only

Other: Tree replacement compensation required for loss of significant trees.

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



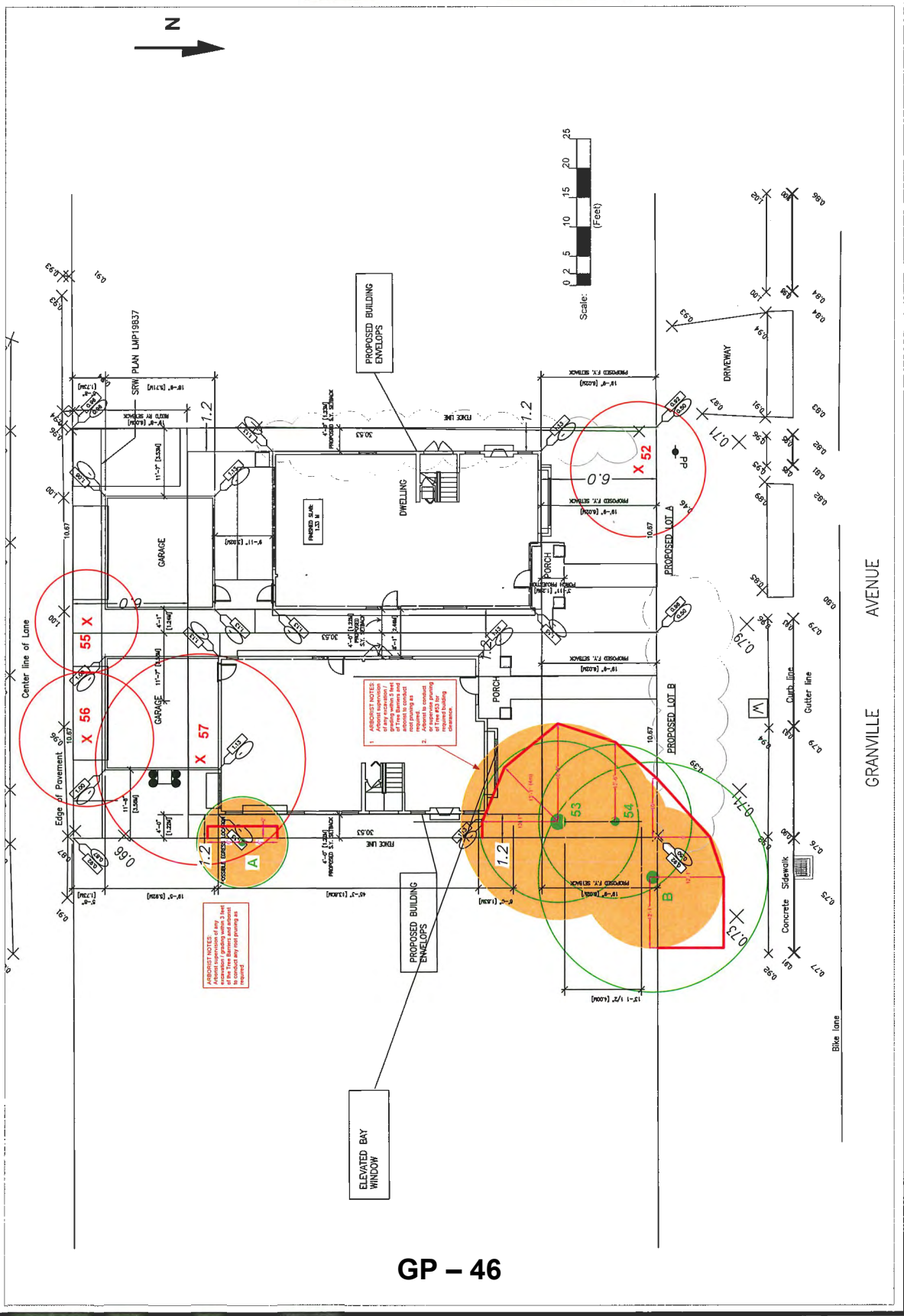
**Pacific Sun  
Tree  
Service**  
604-323-4270  
andrematt.fores@shaw.ca  
pacificsuntree.com  
Suite #460  
130 - 1559 - 152 Street  
Surrey, B.C.  
V4A 0C4

### Tree Management Plan

Date: February 11, 2020  
Client: The One Construction Ltd.  
Project: Single Family Detached  
Project Address: 6560 Granville Avenue  
Richmond, B.C.

<span style="color: green;">●</span> Tree Recommended for Retention:	<span style="color: red;">X</span> Tree Recommended for Removal:	<span style="color: black;">●</span> Not Permit Size Tree:	<span style="color: green;">○</span> Crown Damage for Retain Tree:	<span style="color: red;">○</span> Remove Tree:	<span style="border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> Tree Protection Barrier:	<span style="background-color: orange; width: 20px; height: 10px; display: inline-block;"></span> Critical Root Zone:
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Note: For heights, where trees are densely clustered and are recommended for removal, the crown dipline is not shown.





**Address:** 6560 Granville Avenue

**File No.:** RZ 18-825323

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10109, the developer is required to complete the following:**

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP’s Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the five required replacement trees (three on Lot A, two on Lot B) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	6 cm		3.5 m
2	8 cm		4 m
2	9 cm		5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City’s Tree Compensation Fund for off-site planting is required.

2. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$20,000 for two on-site trees (Trees #53, 54) to be retained. The applicant is required to provide a post-construction impact report upon completion of all construction activities on-site, at which time the City may return all or a portion of the Tree Survival Security. The remainder may be held for a one year monitoring period, to ensure that the tree survives. The City may transfer the remaining security to the City's Tree Compensation Fund if the tree is not successfully retained.
4. Registration of a flood indemnity covenant on title.
5. The submission and processing of a Development Variance Permit\* for Lot B completed to a level deemed acceptable by the Director of Development.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted for Lot A or Lot B until a secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.

**Prior to a Demolition Permit\* issuance, the developer must complete the following requirements:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. Payment of property taxes up to the current year, Development Cost Charges (City, Metro Vancouver, & TransLink), School Site Acquisition Charges, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, if applicable.

2. 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 183 L/s of water available at a 20 psi residual at the Granville Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b. At Developer's cost, the Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- c. At Developer's cost, the City will:
  - Cut and cap the existing 20mm diameter water connection.
  - Install two new 25mm water service connection complete with water meters, one for each lot, at the Granville Avenue frontage.

*Storm Sewer Works:*

- a. At Developer's cost, the Developer is required to:
  - Confirm the capacity and condition (via video inspection) of the existing storm service connection at the Granville Avenue frontage. If the existing connection is adequate to serve the proposed development, at the City's digression, the existing connection may be retained to serve the proposed development. If the existing connection is not adequate to serve the proposed development, the existing connection shall be replaced by the City at the developer's cost.
- b. At Developer's cost, the City will:
  - 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:
  - Confirm the capacity and condition (via video inspection) of the existing sanitary service connection at the Granville Avenue frontage. If the existing connection is adequate to serve the proposed development, at the City's digression, the existing connection may be retained to serve the proposed development. If the existing connection is not adequate to serve the proposed development, the existing connection shall be replaced by the City at the developer's cost.
- b. At Developer's cost, the City will:
  - Complete all tie-ins for the proposed works to existing City infrastructure.

*Frontage Improvements:*

- a. At Developer's cost, the Developer is required to:
  - Coordinate with BC Hydro, TELUS and other private communication service providers:
    - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
    - To underground overhead service lines.
  - Review street lighting levels along all road and lane frontages, and upgrade as required.
  - Parking to be provided per zoning bylaw requirements.
- b. Granville Avenue Frontage Improvement works include, but are not limited to, the following:
  - Sidewalk, boulevard and curb/gutter:
    - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.



- Construct a new 2.0 m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of No. 2 Road.
  - The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the west and east of the subject site.
  - Renew the existing bike lane road markings north of the subject development site.
  - The existing driveway along the Granville Avenue development frontage is to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described above.
  - Retaining walls with handrails will be required through the servicing agreement design.
  - Unless otherwise specified, all road works should be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.
- c. Lane S/O Granville Avenue Development Frontage works include, but are not limited to, the following:
- Upgrade the lane to the City's standard cross-section R-6-DS, including full-width repaving and new rollover curb and gutter along both the north and south edge of pavement.
  - Unless otherwise specified, all road works should be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.
- d. Statutory Right-of-Way (SRW) Requirements
- Any above ground third party utilities (e.g. hydro/telephone kiosks) must not be placed within any frontage works area including sidewalk and boulevard. SRW within the subject site is to be secured for the placement of this equipment if proposed.
  - Development signage is to be placed on-site and behind the property line.

*General Items:*

- a. At Developer's cost, the Developer is required to:
- Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
  - 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.

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

1. Registration of Development Variance Permit on Title for Lot B.
2. 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.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director, 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, Development. All agreements to be registered in the Land Title Office shall, unless the Director, 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.

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Signed

---

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10109 (RZ 18-825323)
6560 Granville Avenue

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 "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 004-311-892

Lot 22 except: part subdivided by Plan LMP19836, Section 18 Block 4 North Range 6 West New Westminster District Plan LMP12891

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10109".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording dates and conditions.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



**To:** General Purposes Committee

**Date:** May 19, 2020

**From:** Wayne Craig  
Director, Development

**File:** RZ 18-824503

**Re:** Application by Zhao XD Architect Ltd. for Rezoning at 8231 and  
8251 Williams Road from the "Single Detached (RS1/E)" Zone to the "Low  
Density Townhouses (RTL4)" Zone

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10173, for the rezoning of 8231 and 8251 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone to permit the development of ten townhouse units, be introduced and given first reading.

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

WC:jr  
Att. 6

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

## Staff Report

### Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to rezone 8231 and 8251 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, in order to permit the development of ten townhouse units with vehicle access from the adjacent development to the east. A location map and aerial photo are provided in Attachment 1.

### Findings of Fact

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

### Subject Site Existing Housing Profile

The subject site consists of two lots, each containing a single-family dwelling. The applicant has indicated that both dwellings are owner-occupied and do not contain a secondary suite. Both dwellings would be demolished at a future development stage.

### Surrounding Development

Existing development immediately surrounding the subject site is generally as follows:

- To the North: Single-family dwellings on properties zoned “Single Detached (RS1/E)” with vehicle access from Pigott Road.
- To the South: Single-family dwellings on properties zoned “Single Detached (RS1/E)” with vehicle access from Williams Road.
- To the East: Single-family dwellings on two properties currently zoned “Single Detached (RS1/E)”, which are proposed to be rezoned to “Low Density Townhouses (RTL4)” in order to develop ten townhouse units (RZ 17-788945). The rezoning bylaw received third reading at the Public Hearing on September 3, 2019 and a Development Permit (DP 18-829083) is currently under review.
- To the West: Single-family dwellings on properties zoned “Single Detached (RS1/E)” with vehicle access from Williams Road.

### Related Policies & Studies

#### Official Community Plan

The subject site is located in the Broadmoor planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP), which permits single-family, duplex, and townhouse development (Attachment 3). The proposed rezoning is consistent with this designation.

### Arterial Road Policy

The subject site is designated “Arterial Road Townhouses” on the Arterial Road Housing Development Map. The proposed rezoning is consistent with this designation.

### 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.

### Affordable Housing Strategy

The City’s Affordable Housing Strategy requires a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City’s Affordable Housing Reserve Fund for all rezoning applications involving townhouses. A \$105,374.50 contribution is required prior to final adoption of the rezoning bylaw.

### Public Art Program Policy

The applicant will be participating in the City’s Public Art Program by making a voluntary contribution to the City’s Public Art Reserve Fund for City-wide projects on City lands. The total contribution will be \$10,537.45, based on \$0.85 per buildable square foot. This contribution is required to be submitted to the City prior to final adoption of the rezoning bylaw.

### **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Analysis**

#### Urban Design and Site Planning

The applicant proposes ten units in two duplexes and two triplexes, which are arranged on either side of a central east-west drive aisle. The site plan and massing are generally consistent with the Development Permit Guidelines for Arterial Road Townhouses. Conceptual development plans are provided in Attachment 4.

The central drive aisle would be an extension of the drive aisle located on the proposed development at 8291 and 8311 Williams Road (RZ 17-788945) which has been secured as a condition of the rezoning. Vehicle access to Williams Road would be via this shared drive aisle, while pedestrian access is provided on site via a walkway between the two triplex buildings.

These two triplex buildings at the front of the site contain both two- and three-storey units. Two-storey units are proposed along the side yard interface with the adjacent properties, which will provide a transition in height to the existing two-storey buildings but also add visual interest to the Williams Road streetscape in the long term. Each unit in the two triplexes has pedestrian access from Williams Road. A landscaped private outdoor space is provided in the front yard of each unit.

The two triplexes are separated by the landscaped walkway, which also includes the development site signage, visitor bike parking, mailbox, and garbage enclosure. An existing mature Magnolia tree, that will be protected and retained, forms the centrepiece of this walkway.

The two duplex buildings at the rear of the site are two storeys in order to provide a sensitive transition to the single-family dwellings behind the site. The ground floor of each duplex has a 4.5 m or greater setback from the rear property line. The second storey is set back 6.0 m. These setbacks are intended to reduce overlook to the adjacent single-family rear yards consistent with the OCP guidelines for arterial road townhouse development.

Each unit in the two duplexes has pedestrian access via the internal drive aisle. A landscaped private outdoor space is provided in the rear yard of each unit. All four units will be designed to be convertible units.

The shared outdoor amenity area is proposed at the rear of the site between the two duplexes, and immediately across from the walkway. Detailed design and programming of the private and shared outdoor amenity areas will be reviewed through the Development Permit process.

#### Existing Legal Encumbrances

There are separate restrictive covenants registered on the title of each property, which restrict development to one single-detached dwelling only. These covenants must be discharged prior to final adoption of the rezoning bylaw.

There is an existing 3.0 m wide statutory right-of-way (SRW) along the rear property line for the sanitary sewer. The applicant is aware that no construction or tree planting is permitted within the SRW area.

#### Transportation and Site Access

Vehicle access is proposed via the future development at 8291 and 8311 Williams Road, which is currently in the Development Permit review stage. That development has been designed to provide access to neighbouring sites to the east and west, and a statutory right-of-way (SRW) will be registered on title securing this access arrangement. The developer of the subject site will be required to register a similar SRW agreement – including a requirement to notify buyers of the shared access arrangement – prior to final adoption of the rezoning bylaw.

The Arterial Road Land Use Policy contains guidelines for the location of driveway crossings, including a minimum spacing of 80 m between driveways for townhouse developments and a minimum distance of 50 m from intersections. Direct vehicle access from the subject site to Williams Road is not supported as it would not meet these two distance criteria. If the development at 8291 and 8311 Williams Road does not proceed, a revised rezoning application would be required.

Vehicle and bicycle parking for residents are provided consistent with Richmond Zoning Bylaw 8500, including Level 2 EV charging for all residential vehicle spaces. Each unit includes a two-car garage with space for Class 1 bicycle parking. Six of the units have parking spaces in a side-by-side arrangement, and four have parking spaces in a tandem arrangement. Prior to final adoption of the rezoning bylaw, a restrictive covenant is required to be registered on title prohibiting the conversion of the tandem garage area into habitable space.

Visitor parking is provided consistent with Richmond Zoning Bylaw 8500. Two visitor parking spaces are provided on the east side of the site, and Class 2 bicycle parking is provided adjacent to the central walkway.

A 1.0 m wide road dedication is required across the entire Williams Road frontage in order to accommodate the standard sidewalk and boulevard width. This road dedication is required prior to final adoption of the rezoning bylaw.

The existing crosswalk at Williams Road and Leonard Road will be upgraded to a special crosswalk by the City. The applicant has agreed to contribute \$50,000 towards the total \$100,000 budget for the addition of traffic poles, overhead illuminated signs, amber flashers, lights, audible pedestrian signal, special crosswalk cabinet, Hydro service panel, and conduit/junction boxes. This contribution is required prior to final adoption of the rezoning bylaw.

#### 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 three bylaw-sized trees on the subject property and one tree on a neighbouring property.

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

- One Cherry tree on the subject site (Tag # 321) is in good condition and should be retained and protected.
- One Magnolia tree on the subject site (Tag # 322) is in good condition and should be retained and protected. Development should be designed to allow a minimum 3 m tree protection area from the base of the tree.
- One Birch tree on the subject site (Tag # 323) is in very poor condition (infected with Bronze Birch Borer) and as a result should be removed and replaced.



- One tree on a neighbouring property (Tag # N01) is identified for removal through rezoning application (RZ 17-788945).
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

*Tree Replacement*

The applicant wishes to remove one on-site tree (Tag # 323). 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 tree 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	9 cm	5 m

Review of the proposed replacement trees will be undertaken through the Development Permit process. The Development Permit guidelines encourage a mix of deciduous and coniferous species, with local species preferred. A Landscape Security will be required prior to issuance of the Development Permit to ensure that the agreed upon landscaping is installed.

*Tree Protection*

Two trees (Tag # 321 and 322) on the subject site are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). 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 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 is completed.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$20,000.

### Variance Requested

The proposed development is generally consistent with the “Low Density Townhouses (RTL4)” zone, except for the variances noted below (Staff comments in ***bold italics***).

1. Increase the allowable small parking spaces from 0 to 6 (i.e. 30%)

***The applicant proposes a small parking space in each of the six garages with a side-by-side parking arrangement. Richmond Zoning Bylaw 8500 permits up to 50% small parking spaces where more than 31 spaces are required. Staff support the proposed variance as it applies only to the side-by-side garages, and is consistent with similar developments, including the adjacent development to the east (RZ 17-788945).***

### Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that staff anticipate would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be required to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4). As part of a future Development Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed these required standards.

### Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. The total cash contribution required for the proposed 10-unit townhouse development is \$17,690, based on \$1,769 per unit as per the current OCP rate and must be provided prior to rezoning adoption.

Outdoor amenity space is provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m<sup>2</sup> per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit Guidelines contained in the OCP.

### Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous species on-site.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children’s play and social interaction.

- Review of relevant accessibility features for the four proposed convertible units and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

#### Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 6. Frontage improvements include, but may not be limited to:

- Removal of the existing sidewalk and replacement with 1.5 m concrete sidewalk at the property line, 1.5 m landscaped boulevard, and 0.15 m concrete curb and gutter.
- Removal of the two existing driveway crossings and replacement with frontage works as described above.

A 1.0 m road dedication is required to accommodate the frontage improvements. In addition, the applicant has agreed to provide a cash contribution for the City to upgrade the existing crosswalk at Williams Road and Leonard Road.

#### **Financial Impact**

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

#### **Conclusion**

The purpose of this application is to rezone 8231 and 8251 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of ten townhouse units.

The proposed rezoning and ensuing development of the site is generally consistent with the land use designations and applicable policies contained in the Official Community Plan for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10173 be introduced and given first reading.

A handwritten signature in black ink, appearing to read "J. Rockerbie". The signature is written in a cursive style with a large initial "J".

Jordan Rockerbie  
Planner 1  
(604-276-4092)

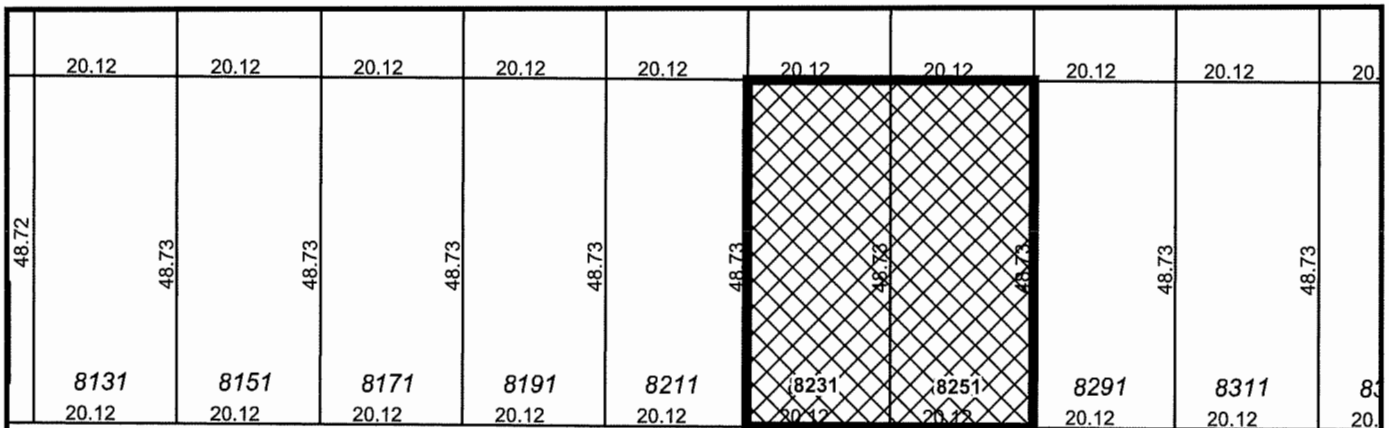
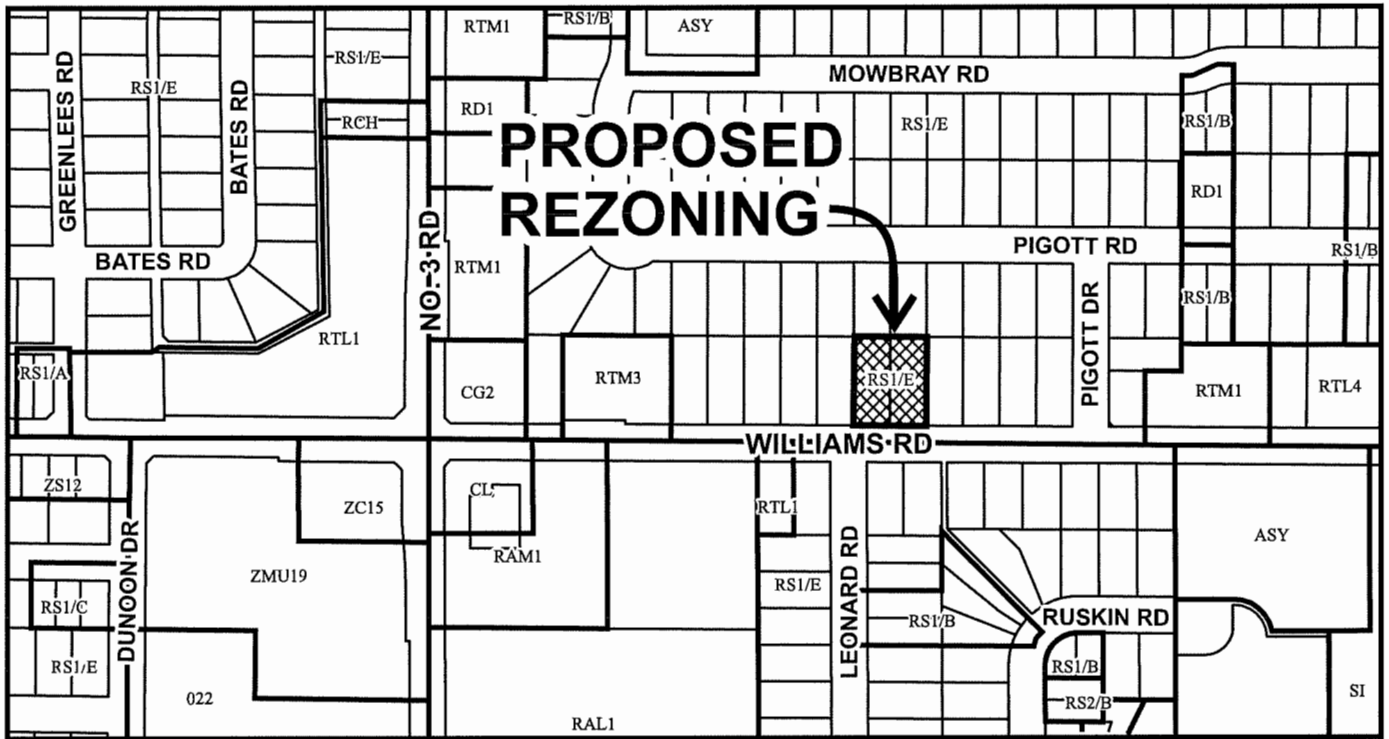
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Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Broadmoor Area General Land Use Map
- Attachment 4: Conceptual Development Plans
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of  
Richmond



**WILLIAMS RD**



**RZ 18-824503**

Original Date: 06/08/18

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



**RZ 18-824503**

Original Date: 06/08/18

Revision Date:

Note: Dimensions are in METRES



**RZ 18-824503**

**Attachment 2**

Address: 8231 and 8251 Williams Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	N & Z Futures Ltd. Y&W Development Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,959.8 m <sup>2</sup>	1,919.5 m <sup>2</sup>
<b>Land Uses:</b>	Single-family	Townhouses
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	2 single-family dwellings	10 townhouse dwellings

On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 1,151.7 m <sup>2</sup> (12,397 ft <sup>2</sup> )	Max. 1,149.6 m <sup>2</sup> (12,374 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	None
Lot Size:	No minimum	1919.5 m <sup>2</sup>	None
Lot Dimensions (m):	Width: 40 m Depth: 35 m	Width: 40.2 m Depth: 47.7 m	None
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 3.0 m	Front: 6.0 m Rear: 4.5 m Side: 3.0 m	None
Height (m):	Max. 12.0 m	12.0 m	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Total:	20 (R) and 2 (V)	20 (R) and 2 (V)	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	8 (40%)	none
Small Parking Spaces	None if fewer than 31 required spaces on site	6 (30%)	<b>Vary to allow 6 small car spaces</b>
Bicycle Parking Spaces – Class 1	1.25 per unit	20 (2 per unit)	None

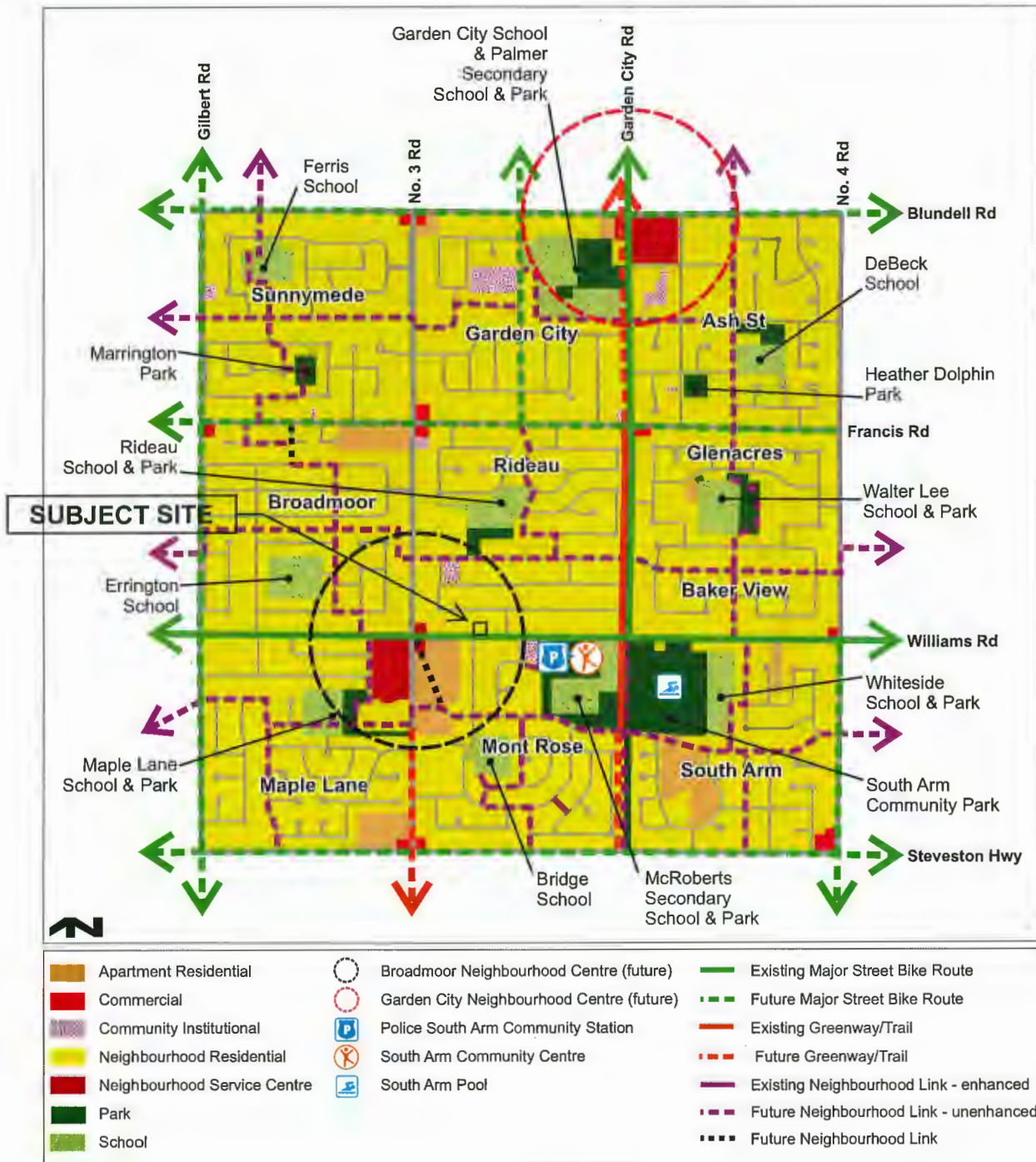
<b>On Future Development Site</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Bicycle Parking Spaces – Class 2	0.2 per unit	2 (i.e. 0.2 per unit)	None
Amenity Space – Indoor:	Min. 50 m <sup>2</sup> or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6.0 m <sup>2</sup> per unit	60 m <sup>2</sup> (i.e. 6.0 m <sup>2</sup> per unit)	none

Other: Tree replacement compensation required for loss of significant trees.

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



### 6. Broadmoor



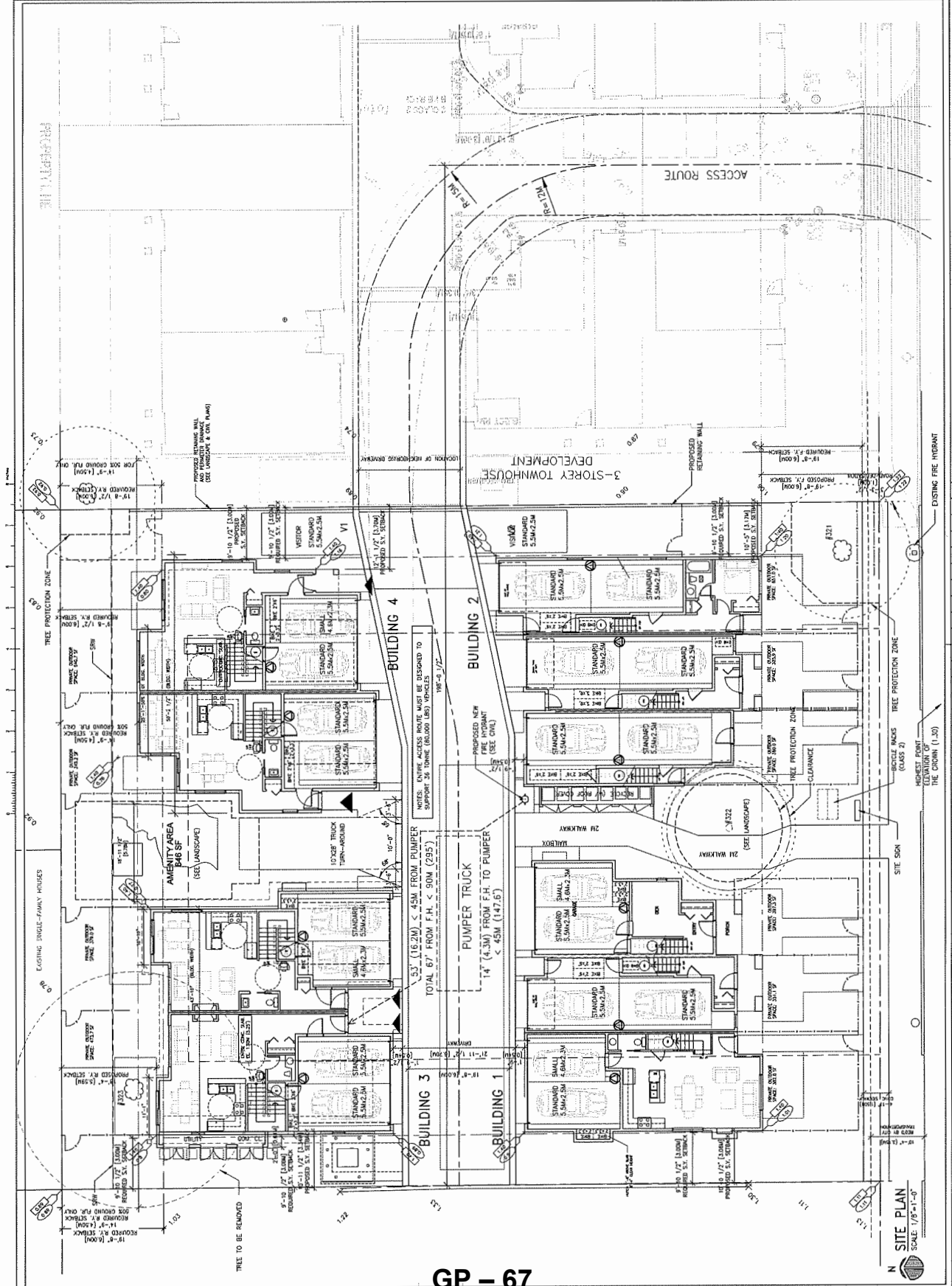




105-11111 Yonge St.  
 6th Floor, Suite 300  
 Toronto, ON M2M 3K6  
 Tel: (416) 273-8882  
 Fax: (416) 598-1726  
 Email: info@zhaxd.com  
 Web: zhaxd.com

DATE	DESCRIPTION
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DEC 19/18	FOR CITY COMMENTS
MAY 21/18	REVISIONS APP
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	Final Pkg
A	DITIAL NUMBER
B	LOCATION SHEET
C	DITIAL SHEET

Project:  
**TOWNHOUSE DEVELOPMENT**  
 8231-83 Wilmara Road  
 Richmond, BC  
 Drawing Title:  
**SITE PLAN & PARKING PLAN**  
 Date:  
 Scale:  
 Drawn By:  
 Checked By:  
 Project No.:  
 Drawing No.: **A1**



**GP - 67**

**SITE PLAN**  
 SCALE: 1/8"=1'-0"

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PROJECT: TOWNHOUSE DEVELOPMENT  
 8331-51 Williams Road, Richmond, BC  
 DRAWING TITLE: FLOOR PLANS  
 SHEET NO.: A2

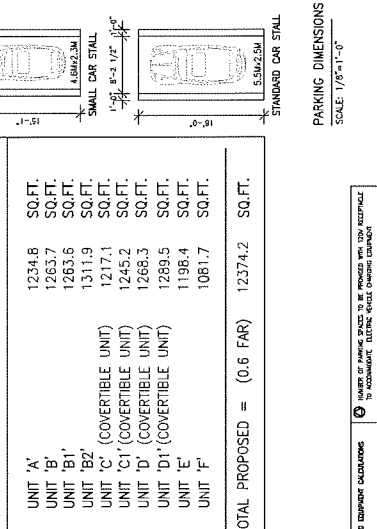
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**DEVELOPMENT DATA**  
 8331 & 8333 WILLIAMS ROAD  
 LOT 4, CARBOROUGH LOTS 1 & 400 12, 8018 1/2 SECTION 28,  
 WEST NEW WESTMINSTER DISTRICT, PLAN 14004  
 P.L.D. NUMBERS: PR0004-871-683 (LOT 11)  
 PR0003-874-991 (LOT 12)  
 PLANNING AREA(S): 06 BROADBANK / AERIAL ROAD POLICY

EXISTING	PROPOSED
1555.9 SQ. M (21094.6 S.F.)	1918.5 (26061.1 S.F.)
SINGLE-FAMILY RESIDENTIAL	TOWNHOUSE
NEIGHBORHOOD RESIDENTIAL	NEIGHBORHOOD RESIDENTIAL
DCP AERIAL ROAD POLICY	DCP AERIAL ROAD POLICY
DCP BROADBANK / AERIAL ROAD POLICY	DCP BROADBANK / AERIAL ROAD POLICY
2	10

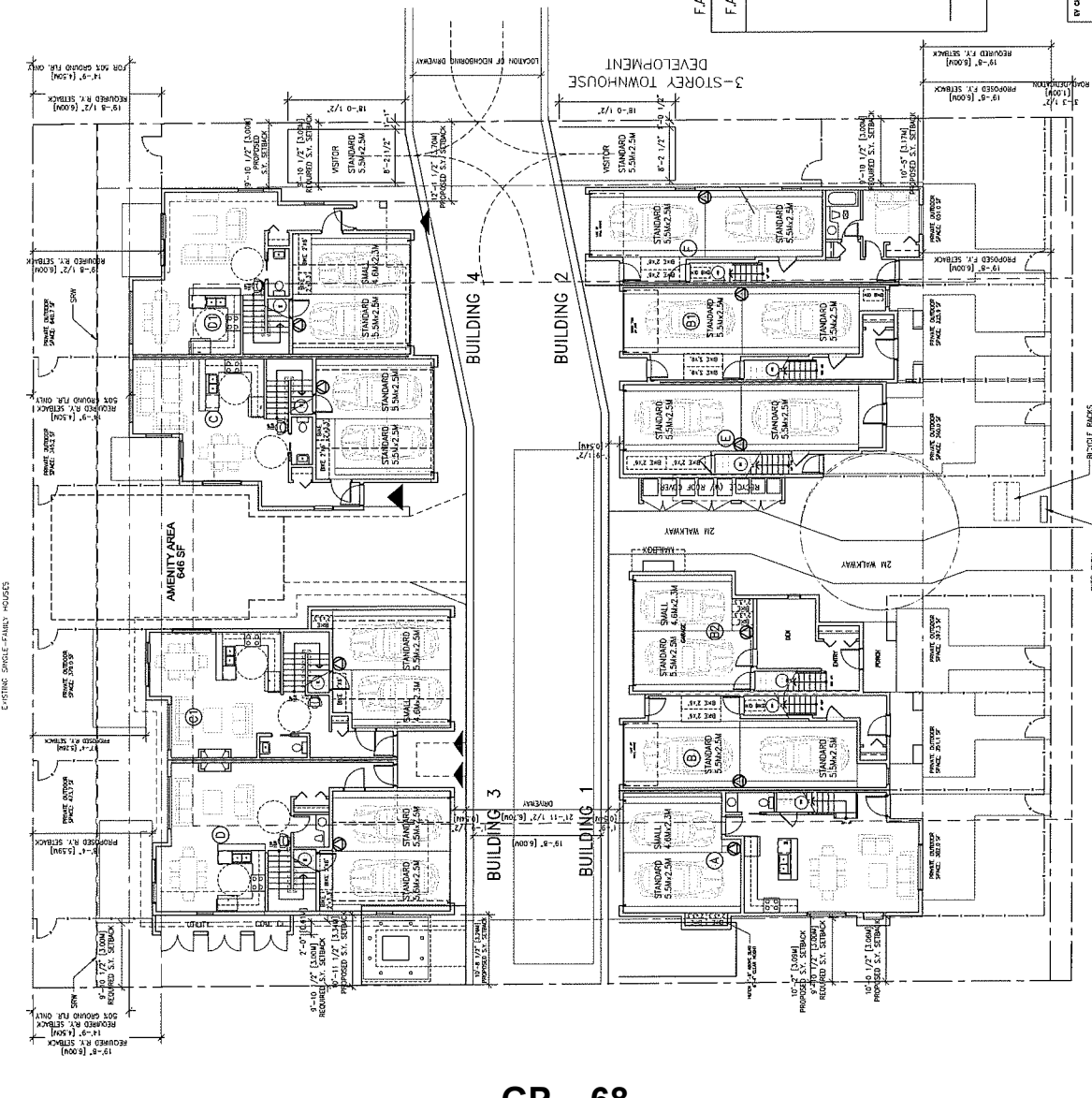
BRAM REQUIREMENT	PROPOSED	VARIANCE
FLOOR AREA RATIO: 0.60 (12396.7 SF)	0.60 (12374.2 SF)	NONE
LOT COVERAGE - BUILDINGS: MAX. 40% (8264.4 SF)	40% (8160.5 SF)	NONE
LOT COVERAGE - LAKE MARGARPANE: MAX. 25% (5162.7 SF)	25% (5132.4 SF)	NONE
LOT COVERAGE - NON-POROUS AREA: MAX. 55% (11171.5 SF)	55% (11405.7 SF)	NONE
SEWERBACK - FRONT SEWERBACK (SOUND): MIN. 6.0M	6.0M	NONE
SEWERBACK - EAST SIDE WARE: MIN. 3.0M	3.0M	NONE
SEWERBACK - WEST SIDE WARE: MIN. 3.0M	3.0M	NONE
SEWERBACK - REAR YARD (NORTH): MIN. 6.0M/4.5M	MIN. 6.0M/4.5M	NONE
SEWERBACK - REAR YARD (SOUTH): MIN. 6.0M/4.5M	MIN. 6.0M/4.5M	NONE
REAR YARD (MIN. DIMENSIONS): 12M (3 STOREYS)	12M (3 STOREYS)	NONE
MIN. 4.8M WIDE (MIN. 4.8M DEEP)	MIN. 4.8M WIDE (MIN. 4.8M DEEP)	NONE
MIN. 4.2M WIDE (MIN. 4.2M DEEP)	MIN. 4.2M WIDE (MIN. 4.2M DEEP)	NONE
RESIDENTIAL PARKING SPACES: 20 SPACES (2/UNIT)	20 SPACES (2/UNIT)	NONE
STREET-PARKING SPACES-TOTAL: 0.2 SPACES/UNIT = 2	2 SPACES	NONE
STREET-PARKING SPACES-TOTAL: 22 SPACES	22 SPACES	NONE
ACCESSIBLE PARKING SPACE: NOT REQUIRED	0	NONE
SMALL CAR PARKING SPACES: NONE PERMITTED	5 SPACES	VARIANCE
TANDEM PARKING SPACES: 20 (MAX. 50% OF TOTAL PARKING)	8 SPACES	NONE
BIKE PARKING SPACE-CLASS-1: 1.25 SPACES PER UNIT	2 SPACES PER UNIT	NONE
BIKE PARKING SPACE-CLASS-2: 0.2 SPACES PER UNIT	2 SPACES	NONE
ACCESSIBLE BIKE PARKING: MIN. 20 IN 30 CONFORMANCE	20 IN 30 CONFORMANCE	NONE
ACCESSIBLE BIKE PARKING: MIN. 20 IN 30 CONFORMANCE	20 IN 30 CONFORMANCE	NONE
ACCESSIBLE BIKE PARKING: MIN. 20 IN 30 CONFORMANCE	20 IN 30 CONFORMANCE	NONE
ACCESSIBLE BIKE PARKING: MIN. 20 IN 30 CONFORMANCE	20 IN 30 CONFORMANCE	NONE
ACCESSIBLE BIKE PARKING: MIN. 20 IN 30 CONFORMANCE	20 IN 30 CONFORMANCE	NONE

FAR CALCULATION:	LOT AREA: 20661.1 SQ.FT.
FAR (0.6):	FAR = 12396.7 SQ.FT.
UNIT 'A'	1234.8 SQ.FT.
UNIT 'B'	1263.7 SQ.FT.
UNIT 'B1'	1263.6 SQ.FT.
UNIT 'B2'	1311.9 SQ.FT.
UNIT 'C' (COVERTIBLE UNIT)	1217.1 SQ.FT.
UNIT 'D' (COVERTIBLE UNIT)	1266.3 SQ.FT.
UNIT 'D1' (COVERTIBLE UNIT)	1289.5 SQ.FT.
UNIT 'E'	1198.4 SQ.FT.
UNIT 'F'	1081.7 SQ.FT.
TOTAL PROPOSED = (0.6 FAR)	12374.2 SQ.FT.



BY CHANGING EXISTING CALCULATIONS	NUMBER OF PARKING SPACES TO BE PROVIDED WITH THIS DEVELOPMENT
REQUIRED	20 SPACES
PROVIDED	22 SPACES
EXCESS	2 SPACES

ENERGUIDE RATING OF B2 OR ABOVE IS TO BE ACHIEVED FOR THE DEVELOPMENT PROJECT.





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ARCHITECT  
LTD.**

225-11181, Woodbine Ave,  
Scarborough, Ont. M1S 2W7  
Tel: (416) 275-8822  
Fax: (416) 808-1728  
Email: info@zhaoxd.com  
Web: zhaoxd.com

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C DETAIL SHEET

Project:  
**TOWNHOUSE  
DEVELOPMENT**

8331-51, Williams Road  
Richmond, BC

Drawing Title:  
**FLOOR PLANS**

Date:  
Scale:  
Drawn By:  
Checked By:  
Project No.:

Drawing No.:  
**A3**



ALL INDOOR FINISHING SPACES WILL BE PROVIDED WITH LEVEL 2 EV CHARGING  
OUTLETS (200V TO 240V AC AND CAPACITY OF 10A TO 16A).  
SEE SITE PLAN AND BUILDING LAYOUT FOR THE LOCATION OF ALL EV CHARGING  
SPOTS.

**SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

ENERGUIDE RATING OF B2 OR ABOVE IS TO BE ACHIEVED  
FOR THE DEVELOPMENT PROJECT.



**CONTEXT PLAN**  
N.T.S.

AGING IN PLACE FEATURES FOR ALL UNITS:  
-SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;  
-LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

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ARCHITECT  
LTD.**

225-1118 Vogelaar Wy.  
Richmond, BC V6V 2G7  
Tel: (604) 275-8882  
Fax: (604) 898-1736  
Email: info@zhaxd.com  
Web: zhaxd.com

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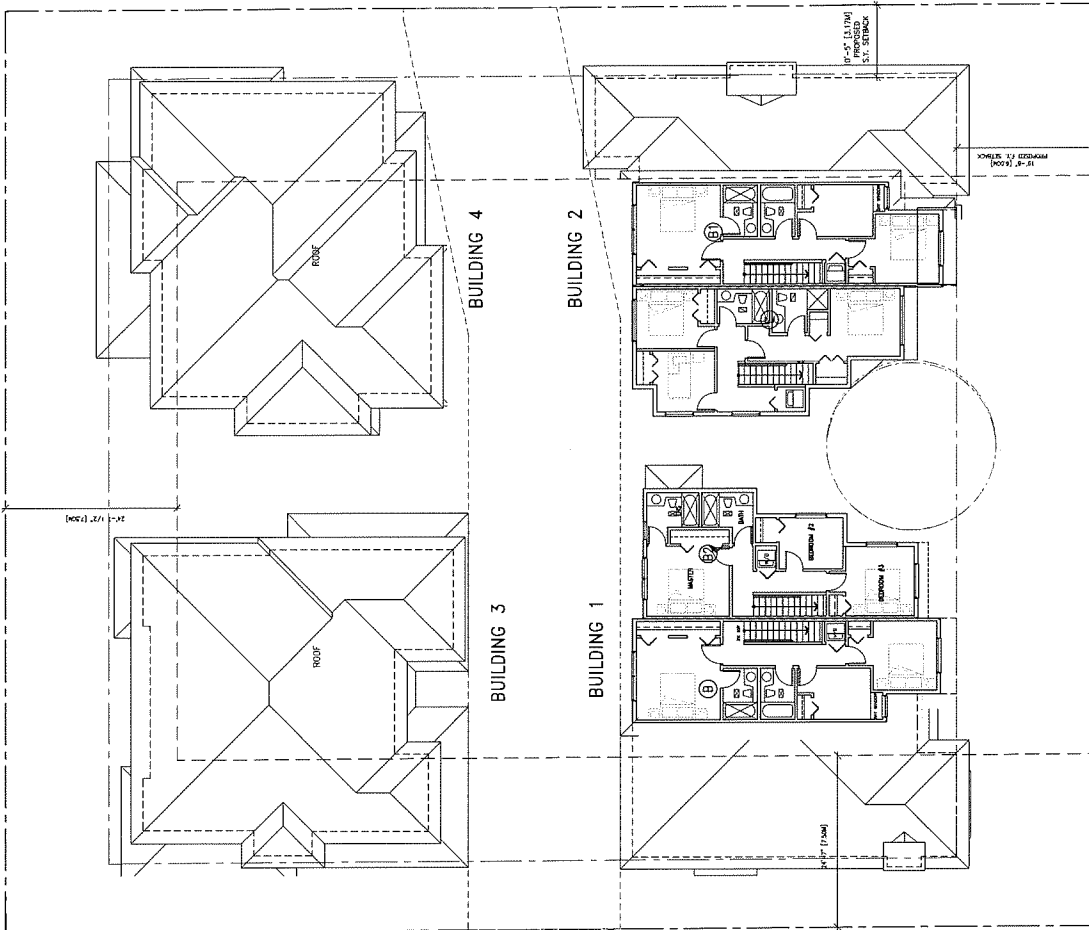
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PROJECT: TOWNHOUSE DEVELOPMENT  
8331-51 Wilgans Road  
RICHMOND, BC  
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Drawing No.: A4

AGING IN PLACE FEATURES FOR ALL UNITS:  
-SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;  
-LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200



N  
ROOF PLAN  
SCALE: 1/8"=1'-0"

N  
THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



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2436-11141 Yonge St.,  
Toronto, ON M2N 2P9  
Tel: (416) 275-8882  
Fax: (416) 809-1708  
Email: info@zhaoxd.com  
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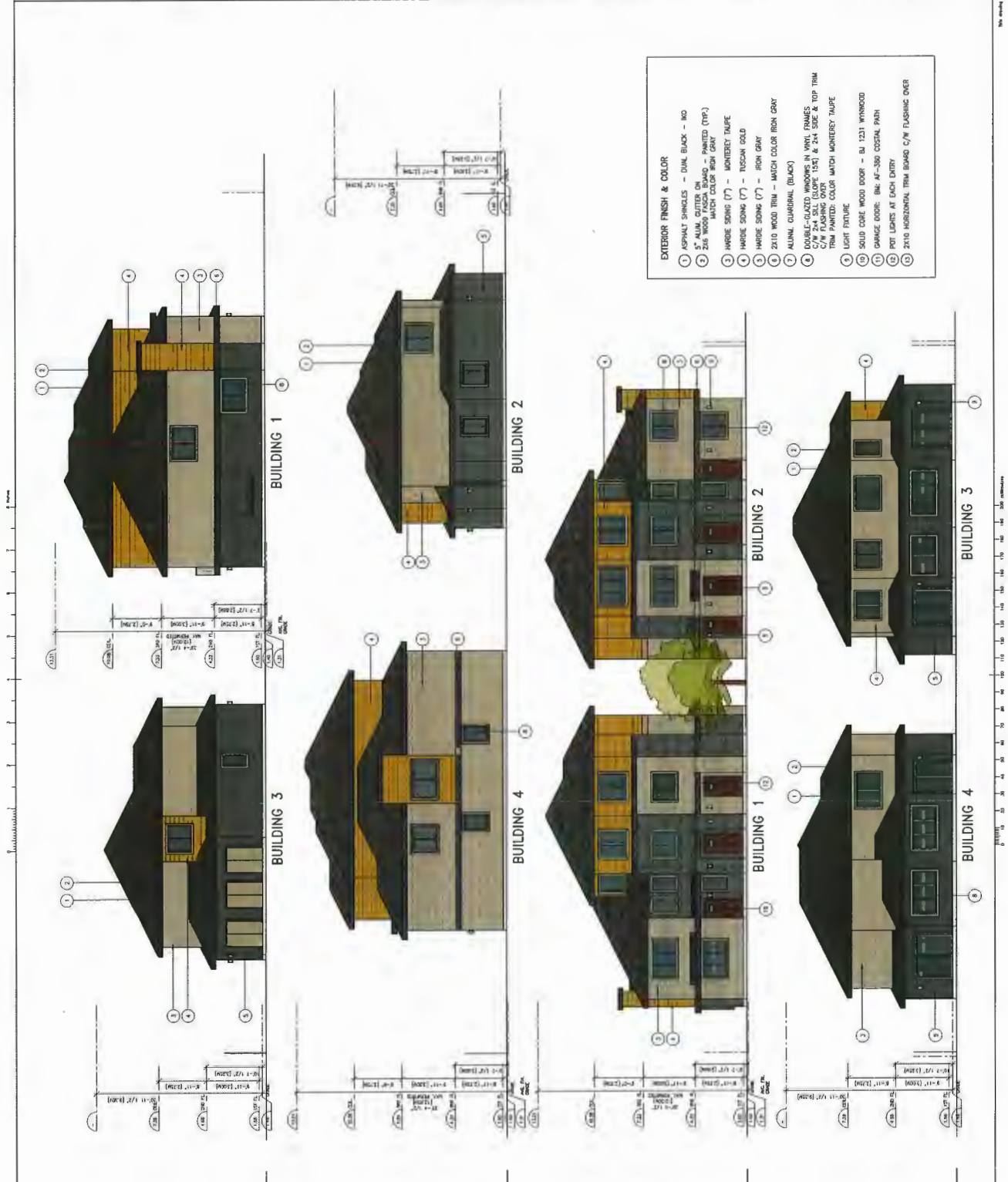
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PROJECT NO.: [Number]  
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- EXTERIOR FINISH & COLOR**
- 1 ASPHALT SHINGLES - DUAL BLACK - MO
  - 2 5" ALUM. GUTTER ON
  - 3 2x6 WOOD BRACKET BOARD PAINTED (TRP.)
  - 4 2x6 WOOD BRACKET BOARD PAINTED (TRP.)
  - 5 HARDIE SIDING (7) - MONTEREY TAUPE
  - 6 HARDIE SIDING (7) - IRON GRAY
  - 7 2x10 WOOD TRIM - MATCH COLOR IRON GRAY
  - 8 ALUM. CLADDING (BLACK)
  - 9 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
  - 10 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
  - 11 C/W FLASHING OVER TRIM PAINTED: COLOR MATCH MONTEREY TAUPE
  - 12 LIGHT FIXTURE
  - 13 SOLID CORE WOOD DOOR - BI 1231 WINDOOD
  - 14 GARAGE DOOR: ENL. AT-380 COSTAL PATH
  - 15 POP LIGHTS AT EACH ENTRY
  - 16 2x10 HORIZONTAL TRIM BOARD C/W FLASHING OVER

**WEST ELEVATIONS**  
SCALE: 1/8"=1'-0"

**EAST ELEVATIONS**  
SCALE: 1/8"=1'-0"

**SOUTH ELEVATIONS**  
SCALE: 1/8"=1'-0"

**NORTH ELEVATIONS**  
SCALE: 1/8"=1'-0"

Not shown to scale. All figures approximate.



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ARCHITECT  
LTD.**

2205-11181 Yonge Street, #100  
Richmond Hill, ON L4B 1A7  
Tel: (904) 275-8882  
Fax: (904) 808-1733  
Email: info@zhaxd.com  
Web: zhaxd.com

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PROJECT: TOWNHOUSE DEVELOPMENT  
LOCATION: 8231-51 Wilshire Road, Richmond, BC

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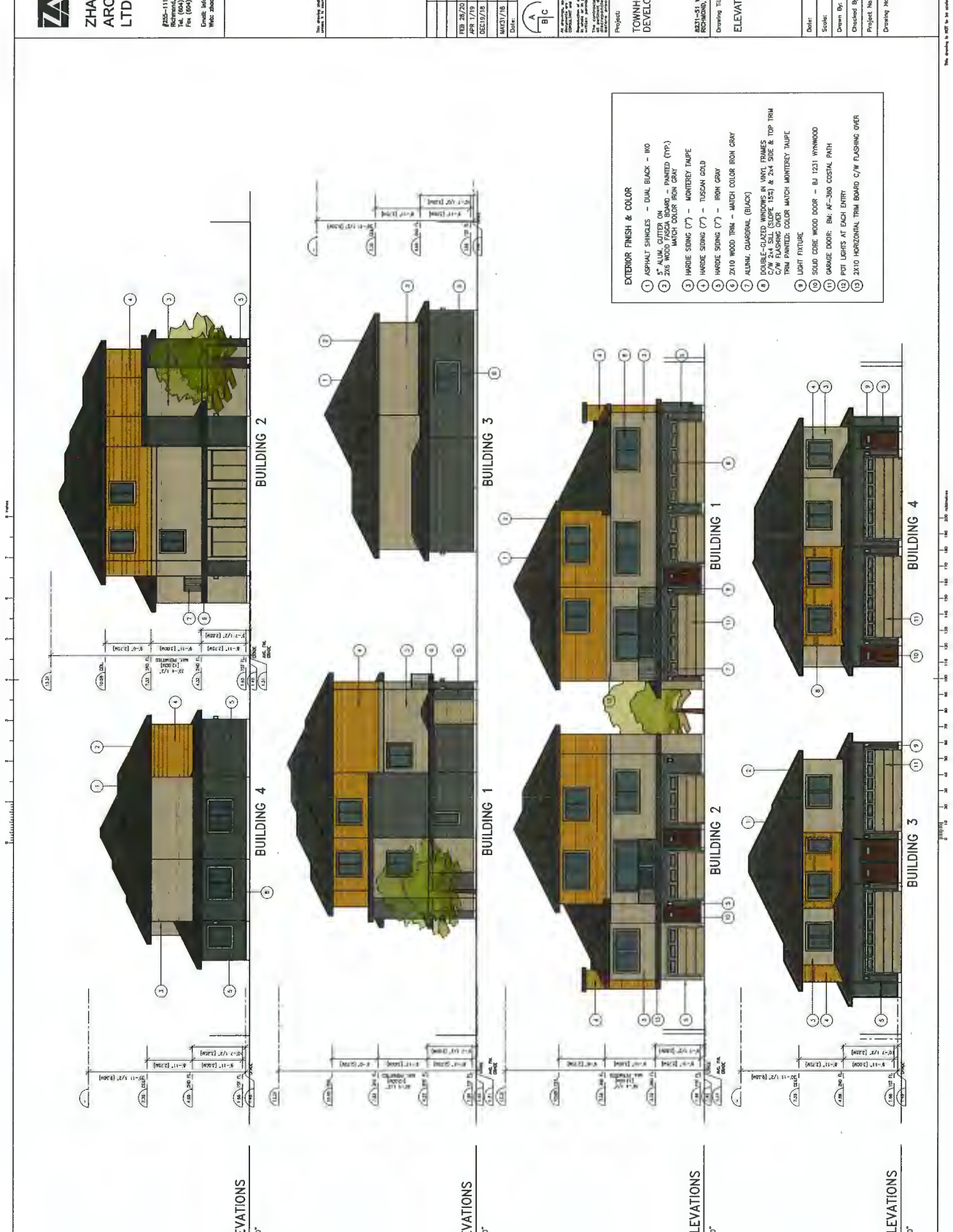
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- EXTERIOR FINISH & COLOR**
- 1 ASPHALT SHINGLES - DUAL BLACK - W/O
  - 2 5" ALUM. GUTTER ON
  - 3 2X6 WOOD FASCIA BOARD - PAINTED (TYP.)
  - 4 2X6 WOOD FASCIA BOARD - MATCH COLOR IRON GRAY
  - 5 HARBIE SIDING (7) - MONTEREY TAUPE
  - 6 HARBIE SIDING (7) - TUSCAN GOLD
  - 7 2X10 WOOD TRIM - MATCH COLOR IRON GRAY
  - 8 ALUM. GUARDRAIL (BLACK)
  - 9 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
  - 10 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
  - 11 C/W FLASHING OVER 1 1/2" x 2 1/4" SIZE & TOP TRIM
  - 12 TRIM PAINTED: COLOR MATCH MONTEREY TAUPE
  - 13 LIGHT FIXTURE
  - 14 SOLID CORE WOOD DOOR - BJ 1231 WYNWOOD
  - 15 GARAGE DOOR: BH: 46-300 COGNAC FINH
  - 16 POT LIGHTS AT EACH ENTRY
  - 17 2X10 HORIZONTAL TRIM BOARD C/W FLASHING OVER

WEST ELEVATIONS  
SCALE: 1/8"=1'-0"

EAST ELEVATIONS  
SCALE: 1/8"=1'-0"

NORTH ELEVATIONS  
SCALE: 1/8"=1'-0"

SOUTH ELEVATIONS  
SCALE: 1/8"=1'-0"

Not shown to scale. For visual reference only.





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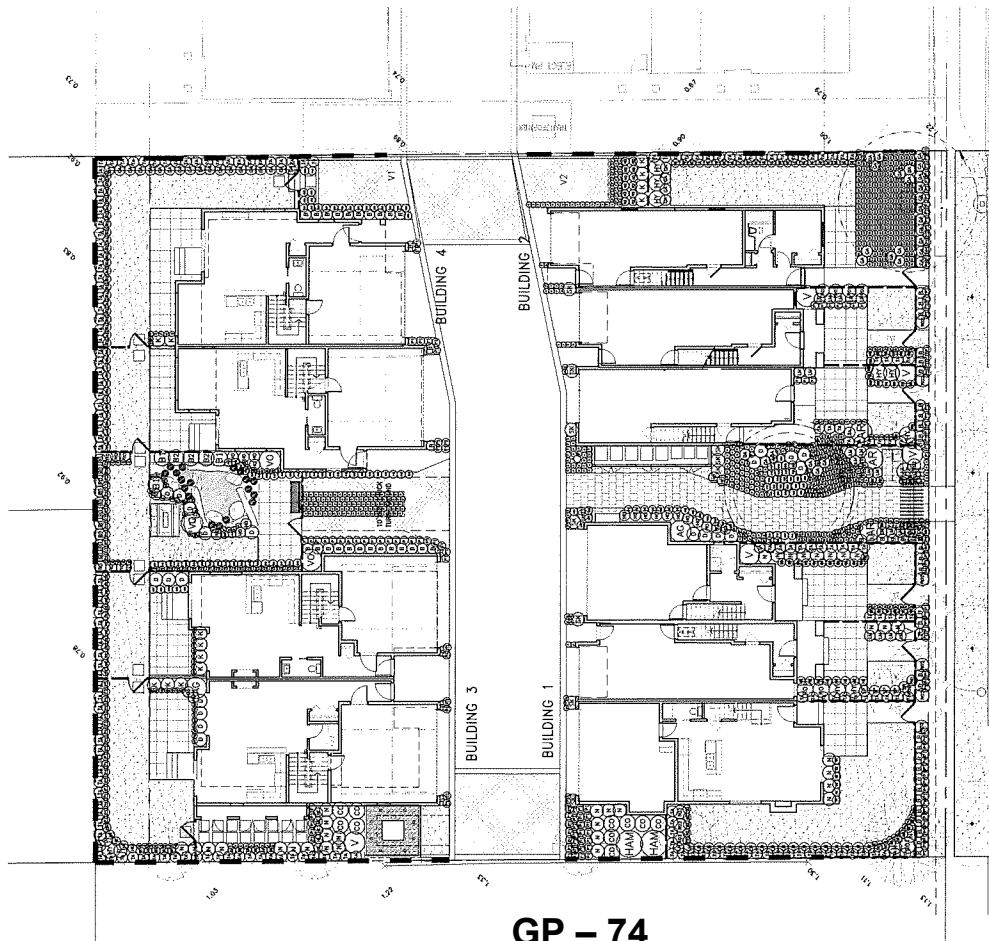
**omg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Richmond, BC V6X 2K6  
P: 604.274.0111 F: 604.274.0222

SCALE

PLANT SCHEDULE

KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1		ARECATHA LINDLEYANA	COMPACT STRAWBERRY BUSH	#1 POT, 8CM
2		ALIBERIA LAPONCA	MALE JAPANESE ANDRUBA	#1 POT, 50CM
3		ALIBERIA LAPONCA	FEMALE JAPANESE ANDRUBA	#1 POT, 50CM
4		ALIBERIA LAPONCA	MALE JAPANESE ANDRUBA	#1 POT, 50CM
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NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANALS STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES - REFER TO SPECIFICATIONS FOR IMPROVED CONTAINER. SOURCE OF SUPPLY: CHECK OF SEARCH TO INCLUDE LOWER MAINLAND AND TRADER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. FOR REQUEST FOR SUBSTITUTIONS, SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. SUBSTITUTIONS OF PLANTS OF A DIFFERENT PLANT MATERIAL MUST BE PROVIDED THROUGH WRITTEN APPROVAL FROM THE ARCHITECT. THIS SCHEDULE NOT BE USED FOR OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.



WILLIAMS ROAD

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CLIENT

PROJECT

10 UNIT TOWNHOUSE DEVELOPMENT  
8231 - 8251 WILLIAMS ROAD  
RICHMOND

DRAWING TITLE  
LANDSCAPE SHRUB PLAN

DATE: 15/FEB/20  
SCALE: 1/32"=1'-0"  
DRAWN: N  
DESIGN: N  
CHECK: KCM  
DRAWING NUMBER: L2  
SHEET: 6 OF 6

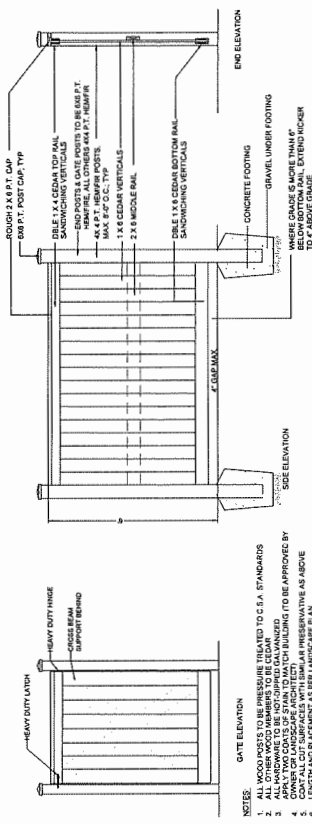
PROJECT NUMBER: 19-028

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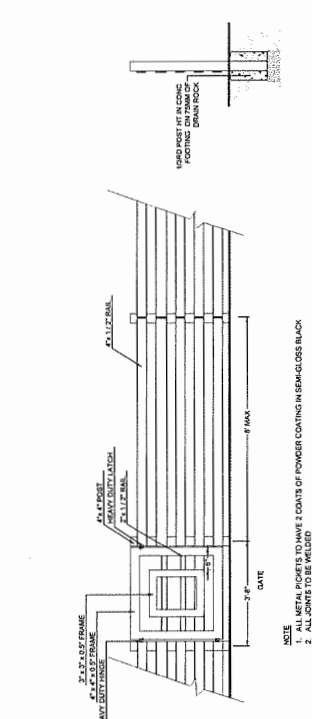
**omg**  
LANDSCAPE ARCHITECTS  
Suite C103 - 4185 Still Creek Drive  
Baltimore, MD 21215  
P: 410-244-0011 | F: 410-244-0022

SEAL



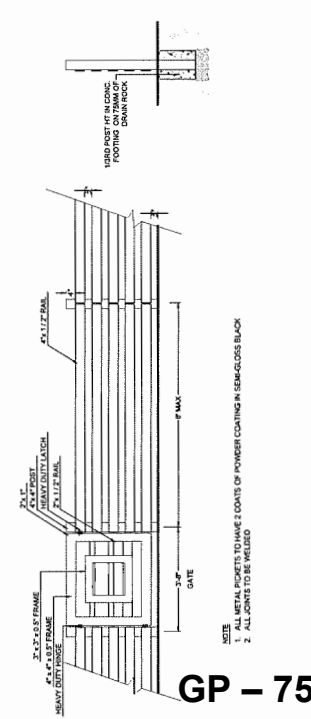
**4 6' HT. WOOD PERIMETER FENCE**  
12'-0" x 12'-0"

- NOTE:
1. ALL WOODS TO BE PRESURE TREATED TO C.S.A. STANDARDS
  2. ALL HARDWARE TO BE NOTCHED OR WELDED
  3. ALL HARDWARE TO BE GALVANIZED
  4. GATE TO BE OPERATED BY HAND
  5. GATE TO BE OPERATED BY HAND
  6. GATE TO BE OPERATED BY HAND
  7. GATE TO BE OPERATED BY HAND
  8. GATE TO BE OPERATED BY HAND



**1 3'-6" HT ALUMINUM FENCE**  
12'-0" x 12'-0"

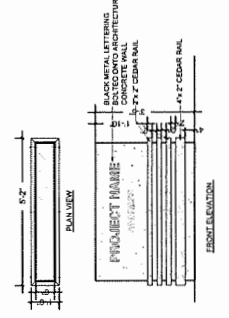
- NOTE:
1. ALL METAL PICKETS TO HAVE 3 COATS OF POWDER COATING IN SEMI-GLOSS BLACK
  2. ALL JOINTS TO BE WELDED



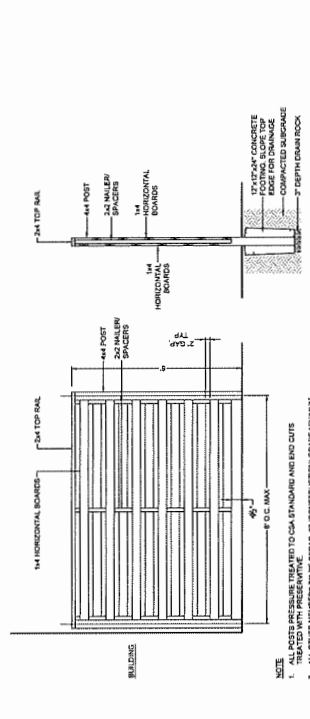
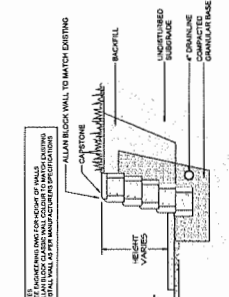
**2 3'-3" HT ALUMINUM STREET FENCE**  
12'-0" x 12'-0"

- NOTE:
1. ALL METAL PICKETS TO HAVE 2 COATS OF POWDER COATING IN SEMI-GLOSS BLACK
  2. ALL JOINTS TO BE WELDED

**5 PROJECT SIGNAGE**  
12'-0" x 12'-0"

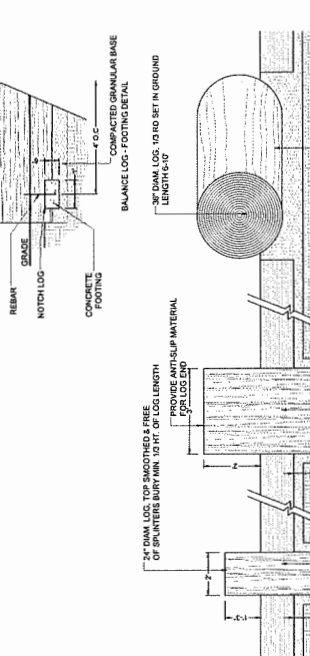


**6 ALLAN BLOCK WALL**  
12'-0" x 12'-0"



**3 6' HT. PRIVACY SCREEN**  
12'-0" x 12'-0"

- NOTE:
1. ALL PICKETS PRESURE TREATED TO C.S.A. STANDARDS AND DUNE
  2. ALL OTHER WOODS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM
  3. ALL HARDWARE NOT DIPPED GALVANIZED
  4. GATE TO BE OPERATED BY HAND
  5. GATE TO BE OPERATED BY HAND
  6. GATE TO BE OPERATED BY HAND
  7. GATE TO BE OPERATED BY HAND
  8. GATE TO BE OPERATED BY HAND



**7 BALANCE LOGS**  
12'-0" x 12'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	10/20/20	ISSUED FOR PERMITS	DR
2	10/20/20	NO CHANGES	DR
3	10/20/20	NO CHANGES	DR
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19	10/20/20	NO CHANGES	DR
20	10/20/20	NO CHANGES	DR

PROJECT:  
**10 UNIT TOWNHOUSE DEVELOPMENT**  
8231 - 8231 WILLIAMS ROAD  
RICHMOND

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 10/20/20  
SCALE: 3/8" = 1'-0"  
DRAWN BY: [Name]  
DESIGN BY: [Name]  
CHECKED BY: [Name]  
DATE: 10/20/20

DRAWING NUMBER: **L5**  
OF 6  
PMS PROJECT NUMBER: 19-028



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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C102 - 4185 Oak Creek Drive  
Brentwood, British Columbia, V0C 1G0  
P: 250-262-1111 F: 250-264-9242

SCALE

# ATTACHMENT 5

**PROJECT:**  
10 UNIT TOWNHOUSE DEVELOPMENT  
8231 - 8251 WILLIAMS ROAD  
RICHMOND

**DRAWING TITLE:**  
TREE MANAGEMENT PLAN

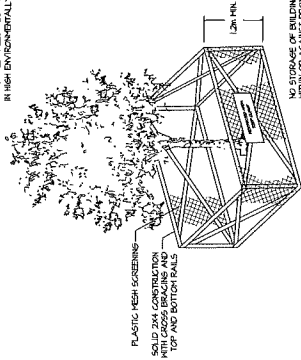
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SCALE: 3/32"=1'-0"  
DRAWN: RJ  
CHECKED: RJ  
DATE: 2/18/23  
PROJECT NUMBER: 19-028

NO.	DATE	REVISION/DESCRIPTION	BY
1	2/18/23	REVISED FOR PERMITS	RJ
2	2/18/23	REVISED FOR PERMITS	RJ
3	2/18/23	REVISED FOR PERMITS	RJ

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE	
TRUNK DIAMETER PROTECTION RADIUS (IN FEET)	
12"	1.2'
18"	1.8'
24"	2.4'
30"	3.0'
36"	3.6'
42"	4.2'
48"	4.8'
54"	5.4'
60"	6.0'
66"	6.6'
72"	7.2'
78"	7.8'
84"	8.4'
90"	9.0'
96"	9.6'
102"	10.2'

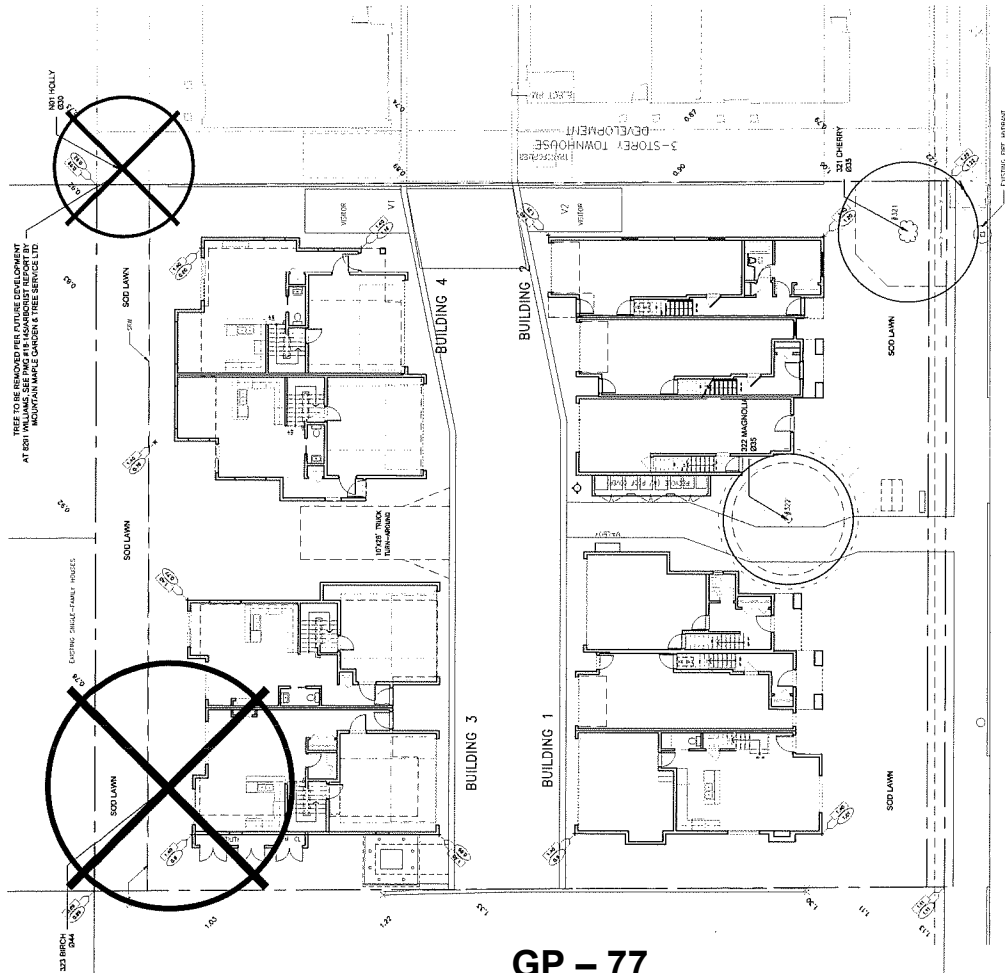
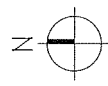
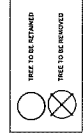
EXTRAPOLATE PROTECTION RADIUS FOR PROTECT LARGER THAN LISTED TRUNK DIAMETERS AT PROPORTIONATE RATIO



NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

## 1. TREE PROTECTION BARRIER

NO.	DATE	REVISION/DESCRIPTION	BY
1	2/18/23	REVISED FOR PERMITS	RJ
2	2/18/23	REVISED FOR PERMITS	RJ





**Address:** 8231 and 8251 Williams Road

**File No.:** RZ 18-824503

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10173, the developer is required to complete the following:**

1. 1.0 m road dedication along the entire Williams Road frontage.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
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 \$20,000 for the two on-site trees to be retained (Tag # 321 and 322).
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title (Area A).
7. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future developments to the east and west, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
8. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$10,537.45) to the City's public art fund.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$105,374.50) to the City's Affordable Housing Reserve Fund.
10. Contribution of \$1,769 per dwelling unit (e.g. \$17,690) in-lieu of on-site indoor amenity space to go towards development of City facilities.
11. Contribution of \$50,000 for upgrades to the existing pedestrian crossing at Williams Road and Leonard Road.
12. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
13. Discharge of Restrictive Covenant 169890C from the Title of 8231 Williams Road, and discharge of Restrictive Covenant 172320C from the Title of 8251 Williams Road, which restrict development to one single-family dwelling.
14. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;

- include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
- include the 2 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Height of Coniferous Tree	Minimum Caliper of Deciduous Tree
2	9 cm	5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

2. 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 townhouse energy efficiency standards (BC Energy Step Code Step 3 or better), in compliance with the City's Official Community Plan.

**Prior to a Development Permit\* being forwarded to Council for consideration, the development must complete the following requirements:**

1. Submission of a Landscape Security based on the cost estimate provided by the Landscape Architect plus a 10% contingency.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
4. 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:**

- Using the OCP Model, there is 818 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
  - Submit, at Building Permit stage, Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) 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 Building designs.
  - Provide an adequately sized utility SRW for a new water meter and its chamber that shall be placed inside the proposed development. A plan showing the location and size of the required utility SRW shall be submitted to the City for review and approval at the servicing agreement stage.
- At developer's cost, the City is to:
  - Install a new service connection off of the existing 300mm PVC watermain at Williams Road.
  - Install a new water meter complete with chamber inside the development site.
  - Remove existing water service connections to 8231 and 8251 Williams Road and cap at main.

**Storm Sewer Works:**

- The Developer is required to:
  - Upgrade approximately 26 meters of the existing 375mm diameter storm sewer at Williams Road frontage to 600mm diameter from existing manhole STMH 2925 to the west property line of 8231 Williams Road, complete with a new manhole on the east end. Existing manhole STMH 2925 shall be replaced with 1200mm diameter manhole as per the City's Engineering standards.
  - Cut and cap at main the existing storm service lateral and remove the inspection chamber STIC46998 and the dual service connection leads at the adjoining property line of 8231 and 8251 Williams Road frontage.
  - Cut and cap the existing service connection at located the west property line of 8231 Williams Road at the IC. Retain STIC54237 which services the neighbouring property.
  - Install an adequately sized storm service connection, complete with a type 3 inspection chamber at PL.
  - Provide latecomer's fee for the installation of approximately 46m of 600mm storm sewer along the frontage of 8251 Williams Road and downstream to Pigott Drive via Servicing Agreement for the neighbouring development, 8291 & 8311 Williams Road (RZ17-788945).
- At Developer's cost, the City is to:
  - Cut and cap the existing service connection at located the east property line of 8251 Williams Road at the IC. Retain STIC47236 which services the neighbouring property.

**Sanitary Sewer Works:**

The Developer is required to:

- Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
- Review, via the SA design, the impact of the required private utility service connections (e.g., BC Hydro, Telus and Shaw) on the existing 350mm diameter AC forcemain along the south side of Williams Road and provide mitigation measures. A utility locate is required to confirm the cover above the existing 350mm AC forcemain at servicing agreement stage to determine whether the required private utility service connections will impact the 350mm AC forcemain. If required, the impacted portion of the 350mm AC forcemain shall be replaced.
- At developer's cost, the City is to:
  - Install an adequately sized sanitary service connection complete with a 600mm diameter inspection chamber.
  - Remove the existing sanitary service connection leads and inspection chamber.

**Frontage Improvements:**

- The Developer is required to:
  - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the 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 SRWs that shall be shown in the functional plan and registered prior to SA design approval:
    1. BC Hydro PMT – 4mW X 5m (deep)
    2. BC Hydro LPT – 3.5mW X 3.5m (deep)
    3. Street light kiosk – 1.5mW X 1.5m (deep)
    4. Traffic signal kiosk – 1mW X 1m (deep)



5. Traffic signal UPS – 2mW X 1.5m (deep)
6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan

- Provide other frontage improvements as per Transportation’s requirements. Improvements shall be built to the ultimate condition wherever possible. Frontage improvements include:
  - Removal of the existing sidewalk and replacement with new 1.5 m wide concrete sidewalk at the property line, 1.5 m wide landscaped boulevard with street trees and street lighting, and 0.15 m curb and gutter; and
  - Removal of the two driveway crossings and replacement with frontage works as described above.

**General Items:**

- The Developer is required to:
  - Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing single family dwellings at 8291 and 8211 Williams Road and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
  - 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.

**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.

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Signed

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Date

**GP – 81**



Richmond Zoning Bylaw 8500
Amendment Bylaw 10173 (RZ 18-824503)
8231 and 8251 Williams Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 004-871-693

Lot 11 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

P.I.D. 003-674-991

Lot 12 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10173".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.



MAYOR

CORPORATE OFFICER