



**Planning Committee
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road
Tuesday, December 19, 2023
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-3 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on December 5, 2023.*



NEXT COMMITTEE MEETING DATE

January 9, 2024, (tentative date) at 4:00 p.m. in the Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY BC HOUSING MANAGEMENT COMMISSION FOR A TEMPORARY USE PERMIT AT 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND 9031 BRIDGEPORT ROAD**
(File Ref. No. TU 23- 032827) (REDMS No. 7454490)

PLN-7

See Page PLN-7 for full report

Designated Speaker: Alex Costin and Wayne Craig

Planning Committee Agenda – Tuesday, December 19, 2023

Pg. #

ITEM

STAFF RECOMMENDATION

- (1) *That the application by BC Housing Management Commission for an extension to Temporary Use Permit (TU 20-918062) that permits a three-storey supportive housing building with 40 studio units at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road be considered for a period of three-years; and*
- (2) *That the application be forwarded to the January 22, 2024 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*



2. **APPLICATION BY KULDIP KHAKH FOR REZONING AT 10200 CAITHCART ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE**

(File Ref. No. RZ 20-904781) (REDMS No. 7470320)

PLN-37

See Page PLN-37 for full report

Designated Speaker: Laurel Eyton and Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10521, for the rezoning of 10200 Caithcart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.



3. **MANAGER'S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, December 5, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo,
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs

Also Present: Councillor Laura Gillanders (by teleconference)
Councillor Michael Wolfe (by teleconference)

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on November 21, 2023, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

December 19, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

AGENDA ADDITION

The Chair advised that Trees and Soil will be considered as Item No. 2A.

PRESENTATION

1. Staff presented MyPermit: Richmond's new online permitting system, and referred to their PowerPoint presentation (copy on file, City Clerk's Office), highlighting the following:
 - the online portal is to streamline and modernize the whole permitting process, improving processing and approval timelines;
 - MyPermit will enhance the customer experience through the online self-serve option to apply, manage and track applications; and
 - the first phase of the permit optimization project was launched with over the counter permits and this new initiative will allow for the application, processing, and payment and issuance of a permit in one session, from anywhere and anytime.

In response to queries from Committee, staff advised that (i) the new program will have provisions for a multi channel service and additional assistance is available in-person at City Hall or by phoning or emailing the City, (ii) the expansion of the MyPermit portal will support sprinkler permits in the new year, (iii) staff are in the planning stages on the addition of single family dwelling permits, and (iv) staff will keep Committee informed of future launch and communication schedules.

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY PAKLAND PROPERTIES (KHALID HASAN) FOR REZONING AT 2200 MCLENNAN AVENUE FROM THE "SINGLE DETACHED (RS1/D)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE**

(File Ref. No. RZ 21-938395) (REDMS No. 6951214)

In response to queries from Committee, staff advised that the proposed one bedroom secondary suite complies with the City's Affordable Housing Strategy and staff will continue to work with the applicant on options to expand the size of the secondary suite.

Planning Committee
Tuesday, December 5, 2023

Staff updated Committee on recent Provincial legislation related to Public Hearing requirements for developments, noting that the Province granted royal assent to *Bill 44 Housing Statutes Residential Development Amendment Act 2023*, which prohibits local governments from holding public hearings on rezoning bylaws that are consistent with the Official Community Plan. Furthermore, staff advised that the proposed application meets the conditions established in Bill 44, and as such will not be proceeding to a Public Hearing. Should the item proceed, staff suggested that in order to meet public notice requirements, that the item be considered at the January 15, 2024 Council meeting for first reading.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10409, for the rezoning of 2200 McLennan Avenue from the “Single Detached (RS1/D)” zone to the “Single Detached (RS2/B)” zone to create two lots, be introduced and given first reading.

CARRIED

2A. TREES AND SOIL

Discussion ensued with regard to the retention of native soil in the planting areas of new developments, including soil protection for trees that are to be retained. Staff advised that soil surrounding a retained tree is retained and that developers generally maximize the amount of retained soil on-site.

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

It was moved and seconded

That staff to look at options for and feasibility of retaining native soil planting areas for replacement trees on new developments and report back to Committee with recommendations.

CARRIED

3. MANAGER’S REPORT

Rosewood Village

Staff noted that the City received a rezoning application for 8240, 8280 No. 2 Road involving a multi phase redevelopment of the site consisting of approximately 850 rental units which will replace the existing 138 units on site. The redevelopment proposal will be arranged in 8 buildings ranging in height from four stories to twelve and staff is currently reviewing the application.

Planning Committee
Tuesday, December 5, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:33 p.m.).

CARRIED

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

Councillor Bill McNulty
Chair

Mizuguchi, Andrea
Legislative Services Associate



City of Richmond

Report to Committee

To: Planning Committee

Date: December 4, 2023

From: Wayne Craig
Director, Development

File: TU 23-032827

Re: Application by BC Housing Management Commission for a Temporary Use Permit at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road

Staff Recommendation

1. That the application by BC Housing Management Commission for an extension to Temporary Use Permit (TU 20-918062) that permits a three-storey supportive housing building with 40 studio units at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road be considered for a period of three-years; and
2. That the application be forwarded to the January 22, 2024 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.

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

WC:ac
Att. 5

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

Staff Report

Origin

The BC Housing Management Commission (BC Housing) has applied to the City of Richmond to extend the existing Temporary Use Permit (TUP) at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. This would enable the continued operations of the three-storey 40-unit modular supportive housing building, known as Aster Place, accessed from Smith Street (Attachment 1). The 2,348 m² City-owned site is zoned “Light Industrial (IL)”

Background

Council considered the original TUP at General Purposes Committee (GP) on February 16, 2021 and subsequently approved and issued the permit at the Public Hearing held on March 15, 2021. The existing permit is set to expire on March 15, 2024, three years from the original date of issuance.

Following Council approval of the TUP in 2021, BC Housing entered into a three-year ground lease with the City to use the subject site and also provided Capital and Operating funding for the new temporary supportive housing. The primary purpose of the development was to transition individuals experiencing homelessness, including clients who were residing at the Richmond Emergency Response Centre (located at the former Minoru Place Activity Centre) during the COVID pandemic, into housing. The Council approved ground lease includes a mutual provision that enables the extension of the lease for an additional three years subject to and in conjunction with the extension of the TUP over the same period. BC Housing has an operating agreement with Community Builders which secures the terms regarding building operations. The City has also entered into a Memorandum of Understanding with BC Housing and Community Builders to secure the City’s terms and conditions regarding roles and responsibilities, as well as other aspects related to operations.

This staff report addresses the relevant policies as well as the form and character of the constructed building and details the landscaping secured and installed under the existing TUP. If approved by Council, the TUP extension would be valid for a period of up to three years beginning March 15, 2024, the date the original temporary use permit is set to expire. This is the only extension permitted under this application, after which a new application is required.

Findings of Fact

There is an existing three-storey modular supportive housing building with 40 studio units and access from Smith Street at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. The building achieved occupancy and residents began moving on September 19, 2022. A Development Application Data Sheet providing the details about the development is attached (Attachment 2).

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Across Charles Street, a parking lot on property zoned “Light Industrial (IL),” which is subject to a Temporary Commercial Use Permit (TU 20-891050) to temporarily permit the outdoor storage of rental vehicles on site.
- To the South: A vacant lot zoned “Light Industrial (IL),” which is subject to a proposed Development Permit (DP 18-825663) for a three-storey light industrial building with vehicle access from Beckwith Road.
- To the East: Across Great Canadian Way, a vacant lot zoned “Single Detached (RS1/F)” and a warehouse building on property zoned “Light Industrial (IL)”.
- To the West: Across Smith Street, single-family dwellings, a warehouse building and several vacant lots on properties zoned “Light Industrial (IL)”.

Related Policies & Studies

Official Community Plan and City Centre Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Commercial”. The City Centre Area Plan (CCAP) and Bridgeport Village Land Use Map designation for the subject site is “Urban Centre T5,” which permits a range of uses including commercial, retail and service uses. The CCAP also identifies the subject site as being included within the CCAP Commercial Reserves and Richmond Arts District. As provided in the OCP, a TUP extension may be considered by Council on the subject site due to its designation as “Commercial”.

Flood Plain Designation and Protection Bylaw 8204

The development meets the requirements of Richmond Flood Plain Designation and Protection Bylaw 8204.

Aircraft Noise Sensitive Development Policy

The subject site is located within Aircraft Noise Area 1A, where aircraft noise-sensitive land uses (i.e., residential, institutional, hospital and daycare) are discouraged. The building has been constructed to meet both CMHC residential interior noise standards and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy”. The operator of the facility has been responsible for advising all potential residents of the aircraft noise exposure in the area, which is a condition of the existing operating agreement between BC Housing and the operator.

Local Government Act

The *Local Government Act* states that TUPs are valid for a period of up to three years from the date of issuance and that an application for one extension to the Permit may be made and issued for up to three additional years.

Only one extension is permitted, after which a new application is required. The *Local Government Act* allows Council to consider TUP issuance on its own merits and does not limit the number of TUP issuances allowed on a site.

Analysis

Urban Design and Site Planning

- The site has been developed in response to the limited area available for the building footprint when accounting for tree retention and the required space for vehicle parking and loading (Attachment 3).
- The existing building is oriented parallel to Great Canadian Way with a 3 m (10 ft.) landscaped setback that creates a suitable interface with the street and sidewalk.
- The main pedestrian entrance to the building is provided from Smith Street, which provides separation from high-traffic streets and convenient access by emergency response vehicles. There are two secondary entrances on the north and south ends of the building which may be accessed by residents and staff only. An entrance to the electrical room on the main floor is also provided along the west side of the building, restricted to access by staff only. All building entrances are accessed by stairs, with an accessible ramp provided to the main pedestrian entrance.
- Vehicle access is also provided from Smith Street. The driveway was located to achieve maximum tree retention on site as well as minimize conflict with local vehicle traffic.
- The garbage/recycling enclosure exists within the vehicle parking and loading area along the internal (south) side yard setback to minimize visual impacts from street frontages. The location of the enclosure across from the driveway provides convenient access by waste collection vehicles.
- Eight on-site vehicle parking spaces, including one accessible space, are located at the property. 40 Class 1 bicycle parking spaces in the form of a secured bicycle locker are located within the north amenity area along the fence fronting Great Canadian Way. The class 1 bicycle locker area is secured with a 1.8 m (6 ft.) tall chain link fence with gates. 24 Class 2 bicycle parking spaces in the form of bike racks are located near the main building entrance for use by residents, visitors and staff.
- One vehicle parking space is located immediately along the west property line abutting Smith Street. Richmond Zoning Bylaw 8500 requires a 3 m (10 ft.) landscaped setback for parking spaces that abut a public road. The current parking layout is in response to the irregular shape of the subject site and the requirement for adequate on-site vehicle parking and truck turn-around facilities to support the development. The parking space will be screened from the street by 1.2 m (4 ft.) tall fencing and landscaping which will also provide separation from the future sidewalk along Smith Street.
- The operator provided a letter confirming that based on their experience to date, the eight parking spaces and 64 bicycle parking spaces are sufficient in meeting their daily needs for staff and visiting professionals (Attachment 4).

Conditions of Adjacency

- The site and constructed building are located in the Bridgeport Village area of the CCAP and have frontages on Smith Street (west), Charles Street (north), Great Canadian Way (east) and a portion of Beckwith Road (south). The location of the outdoor amenity areas and cedar perimeter fencing is supplemented by a variety of trees and plantings, helping to provide an active and pedestrian-friendly environment along all street frontages.
- To the south, the subject site surrounds a vacant lot which is proposed to be the site of a three-storey light industrial development (DP 18-825663). The proposed light industrial building to the south is proposed to be located along the shared property lines. A 1.8 m (6 ft.) tall chain link fence will be provided along the shared property line.

Architectural Form and Character

- The three-storey building constructed on site is 10 m (33 ft.) in height and is comprised of stacked rectangular modules with large inset windows and architectural frame elements to provide articulation to the elevations. The dominant building materials and colours on the front (west) and rear (east) building facades are light brown Hardi panel with white Hardi trim accents.
- The side (north and south) facades of the building are clad in brown metal cladding, with each facade having several windows and main floor doors at the ends of the building's corridors and stairwells that help enhance accessibility and visual surveillance on site.
- The front building entrance, office and kitchen, located along Smith Street, is inset by approximately 1.5 m (5 ft.), creating shading and a covered front entry deck which is accessed by stairs and an accessible ramp leading down to the ground level.
- The building entrances are weather-protected with a dark brown metal canopy.
- Exterior stairways, the accessible ramp and the front entrance deck are surrounded by black aluminum railings.

Landscape Design and Open Space Design

- At the time of the original TUP application, the applicant provided an Arborist Report identifying on-site and off-site tree species, assessing tree structure and condition and providing recommendations on tree retention, removal or relocation (Attachment #5). Following construction of the building and implementation of the approved landscape and tree management plans, staff inspected the site and can confirm that landscaping, tree planting and tree relocation was carried out and planting are in good condition. This included the following:
- Two Katsura trees (tags# 1 and 2) located on-site along the Great Canadian Way frontage were in good condition and were relocated to the south amenity area at the southeast corner of the subject site to provide a pleasant, landscaped area for residents as well as to enhance the interfaces between the development, Great Canadian Way and Beckwith Road.
- Two English oak trees (tags# 3 and 4) located along the Smith Street frontage were in good condition and have been retained and protected.

- One English holly tree (tag# 5) located on-site was in very poor condition and was removed and replaced at 2:1.
- Four Cherry plum trees (tags# C01, C02, C03, C04) located on the City boulevard along Great Canadian Way were in fair condition and have been retained and protected.
- Three Norway maple trees (tags# C05, C06, C07) located on the City boulevard along Great Canadian Way were in good condition and have been retained and protected.
- Three Red Flowering dogwood trees were planted along the Charles Street frontage at the north end of the site to enhance the street frontage.
- There are two outdoor amenity areas for building residents:
- The north amenity area includes a gazebo with covered seating, benches and grassed areas. The gazebo is centrally located within the north amenity area.
- The south amenity area includes resident garden plots.
- Both outdoor amenity areas are screened from surrounding streets by wood fencing supplemented by trees and a mixture of hedges and shrubs.
- The garbage/recycling enclosure exists within the internal (south) side yard setback to minimize visual impacts from the street. The enclosure is made of 2 m (6.5 ft.) tall wood fencing.

Crime Prevention Through Environmental Design

- The existing building includes a substantial number of windows providing surveillance of all main street frontages, including overlook onto the outdoor amenity areas, vehicle parking and loading area, garbage/recycling enclosure and bicycle locker areas.
- The north common outdoor amenity area is enclosed by wood fencing and gates which may be accessed by residents and staff only. The combination of low-height fencing and a mixture of hedges and shrubs enhance casual visual surveillance of the surrounding streetscapes while providing privacy to residents.
- The south common outdoor amenity area is enclosed by wood fencing and gates which may be accessed by residents and staff only. The provision of chain link fencing within the site allows for visibility throughout the site while also restricting access to these areas.
- To prevent light pollution, exterior lighting was designed and placed to focus lighting on the site and avoid unnecessary light spilling onto surrounding properties.

Accessibility

- The existing building includes four barrier-free studio units located on the main floor that are designed to be fully accessible by residents with wheelchairs and walkers.
- An accessible ramp exists on site leading to the main entrance of the building from Smith Street. Two refuge areas are located on the main floor at the north and south ends of the building.

- All of the units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell handrails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Environmental Sustainability

- This building was required to meet Step 3 of the City's Energy Step Code. Energy modeling was reviewed at the Building Permit stage to confirm compliance.

Site Servicing and Frontage Improvements

- Improvements to the Charles Street and Smith Street frontages included a new 2 m (6.5 ft.) wide asphalt sidewalk immediately behind the existing curb, taking into account tree preservation along Smith Street. The new sidewalk connects to the existing sidewalk from Great Canadian Way and to the future sidewalk at the south end of Smith Street which will be constructed as part of the adjacent three-storey light industrial development (DP 18-825663).
- All frontage improvements and engineering servicing requirements were constructed through a City Work Order as part of the Building Permit process.

Financial Impact

None.

Conclusion

The purpose of this Temporary Use Permit application is to allow the extension of an existing three-storey modular supportive housing building with 40 studio units on the properties at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road.

The proposed use at the subject site is supported by City staff on the basis that it is temporary in nature. If endorsed by Council, the applicant is required to submit the required securities and reports prior to consideration at the January 22, 2024 Public Hearing.



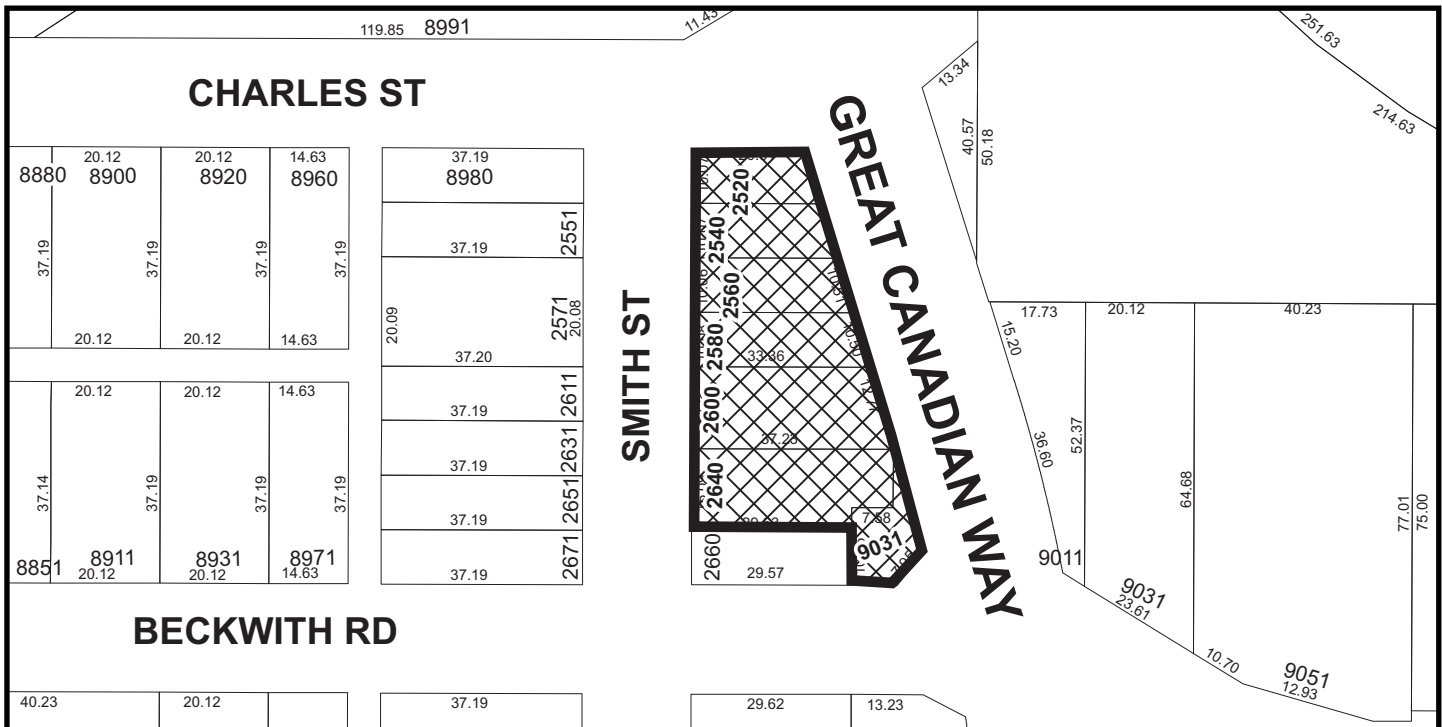
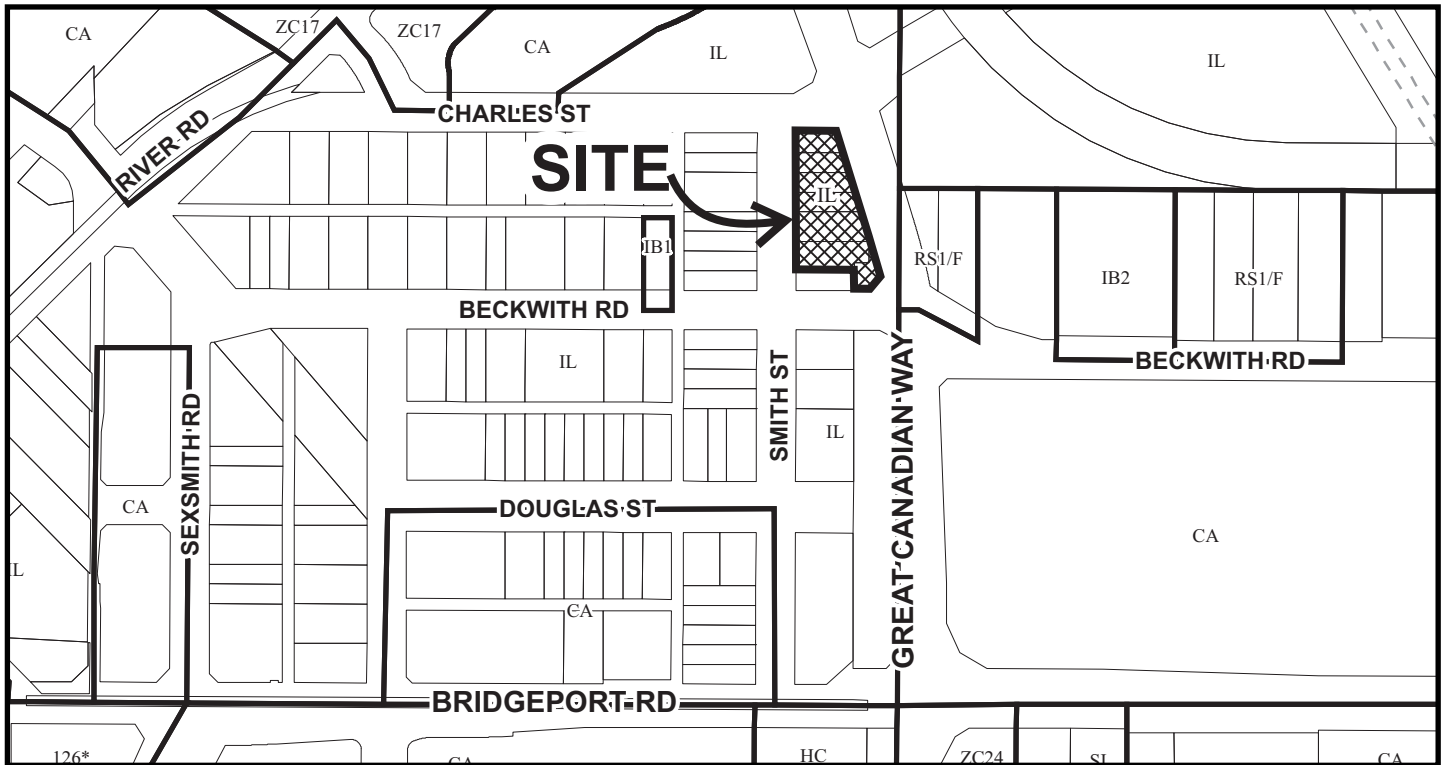
Alexander Costin
Planning Technician – Design
(604-247-4200)

AC:js

- Att. 1: Location Map
 2: Development Application Data Sheet
 3: Site Plan
 4: Letter from Community Builders dated November 22, 2023
 5: Tree Management Plan



City of Richmond



TU 23-032827

PLN - 14

Original Date: 11/27/23

Revision Date:

Note: Dimensions are in METRES



City of Richmond



TU 23-032827

PLN - 15

Original Date: 11/28/23

Revision Date:

Note: Dimensions are in METRES



TU 23- 032827

Attachment 2

Address: 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road

Applicant: BC Housing Management Commission Owner: City of Richmond

Planning Area(s): City Centre

Floor Area: Gross: 2,022 m² Net: 1,908 m²

	Existing	Proposed
Site Area	2,347.6 m ²	No change
Land Uses	Vacant	Residential
Zoning:	"Light Industrial (IL)"	No change
Number of Units	None	40

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.2	0.81	None
Lot Coverage for Buildings:	Max. 80%	28%	None
Setback – Front Yard (Smith Street):	Min. 3.0 m	9.5 m	None
Setback – Exterior Side Yard (Charles Street):	Min. 3.0 m	18.5 m	None
Setback – Interior Side Yard (South/Beckwith Road):	None	8.5 m	None
Setback – Rear Yard (Great Canadian Way):	None	3.0 m	None
Height (m):	Max. 15.0 m	10.0 m	None
Lot Size:	None	2,347.6 m ²	None
Off-street Parking Spaces – Accessible:	None	1	None
Off-street Parking Spaces – Total:	0.3 spaces per unit, plus 1 space per staff member (20 spaces)	1 space per staff member (8 spaces)	See Temporary Use Permit
Total Class 1 Bicycle Parking:	1.25 spaces per unit (50 spaces)	40 spaces	See Temporary Use Permit
Total Class 2 Bicycle Parking:	0.2 spaces per unit (8 spaces)	24 spaces	None
Common Indoor Amenity Space:	None	109 m ²	None
Common Outdoor Amenity Space:	None	118 m ²	None

Attachment 3



SUPPLY & INSTALL (3) 3"
PRIMARY CONDUITS C/W
PULLSTRINGS FROM POLE
BASE TO NEW PMT LOCATION

- APPROXIMATE LOCATION OF EXISTING
BCH HYDRO POLE, NEED TO UPGRADE
FOR THREE PHASE SERVICE

SMITH STREET



AS-BUILT DRAWINGS Date: October 20/ 2023

A1.1

BC HOUSING
2520-2640 SMITH STREET, RICHMOND, BC

SITE PLAN

20-09	Author: DB	Checker:GB	October 28/ 2022
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GENERAL CONTRACTOR:
LANDSEA
7-38921 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE COYNE | 604-815-4500

PLN-17
 REGULAR CONSULTANT:
 WEST COAST HIGHLAND BUILDING SOLUTIONS
 VANCOUVER, BC
 CONTACT: NIGEL HARRISON | 604-313-6506

**BUILDING
PERMIT
REVISION**

Gerry Blonski
architect a.i.b.c.

Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9



November 29, 2023

Shauna Semenowich
Community Builders
325-1130 West Pender Street
Vancouver, BC
V6E 4A4

File number: TU23 032827

Re: Parking and bike storage at 2600 Smith Street (program: Aster Place)

To the attention of the City of Richmond Planning & Development Division,

This letter is to confirm that the proposed eight parking stalls at 2600 Smith Street meet and exceed our requirements for vehicle parking at this site. These eight stalls sufficiently meet the maximum anticipated need for staff and visiting professionals.

We have provide the following parking statistics based on Community Builders' current parking needs at our other supportive housing and shelter sites:

Full-Time Staff:	2 Support Workers
	1 Building Caretaker
	0-1 Chef, currently only 1 of our housing sites
	has a chef working full-time

Visiting Community Builders Staff:	1-2
Visiting Professionals:	1-2
Visitors with Vehicles:	Rarely
Total:	5-8

We will also ensure all tenants are informed that this onsite parking is reserved for the use of staff and visiting professionals only during the application process.

We also confirm that there is sufficient bike storage for staff and residents.



Please note that we will also advise all potential tenants of the aircraft exposure in the area so that they can make an informed decision before pursuing tenancy with us.

We thank you for your ongoing support and look forward to continuing to work with the City of Richmond.

Please reach out to me if you have any further questions.

Kind regards,

Shauna Semenowich

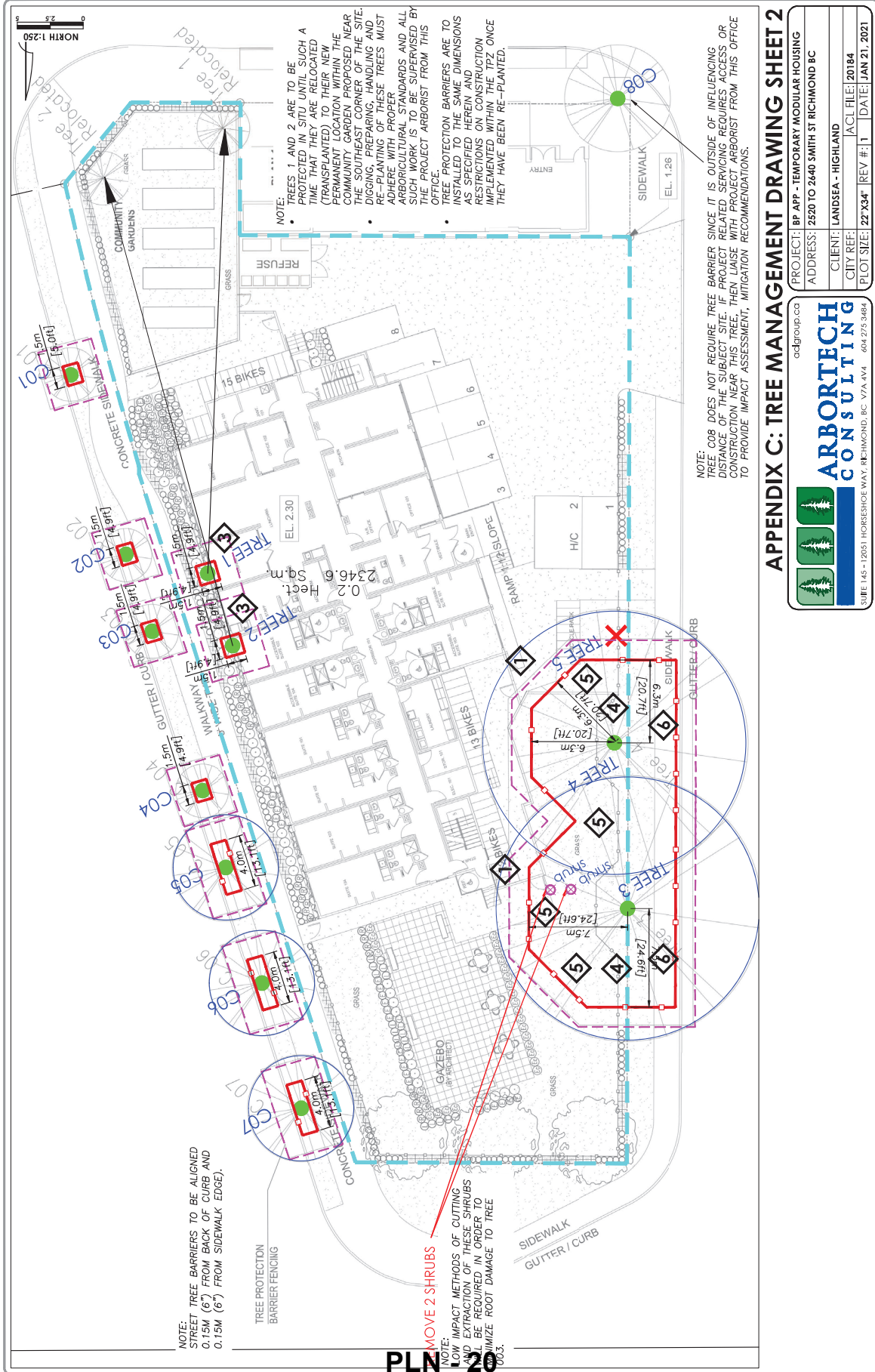
Shauna Semenowich

Director of Operations

Community Builders

325-1130 West Pender St. Vancouver, BC

(o) 778.379.3940





No. TU 23-032827

To the Holder: BC HOUSING MANAGEMENT COMMISSION

Property Address: 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND
9031 BRIDGEPORT ROAD

Address: UNIT 1701 – 4555 KINGSWAY
BURNABY, BC V5H 4V8

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for a three-storey modular supportive housing building with 40 studio units and vehicle access from Smith Street.
4. The "Richmond Zoning Bylaw 8500" is hereby temporarily varied to:
 - a) reduce the required landscaped parking setback from 3.0 m to zero;
 - b) reduce the number of required vehicle parking spaces from 20 to 8 spaces; and
 - c) reduce the number of required Class 1 bicycle parking spaces from 50 to 40 spaces.
5. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this Permit or cessation of the use, whichever is sooner.
6. As a condition of issuance of this Permit, Council is retaining the \$43,366.40 in security associated with TU 20-891050 for this three year extension to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this Permit within the time set out herein and comply with all the undertakings given in Schedule "B" attached hereto, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of

To the Holder: BC HOUSING MANAGEMENT COMMISSION

Property Address: 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND
9031 BRIDGEPORT ROAD

Address: UNIT 1701 – 4555 KINGSWAY
BURNABY, BC V5H 4V8

the completed landscaping in order to ensure that the agreed upon plant material has survived.

7. As a condition of the issuance of this Permit, the City has received written confirmation from the project mechanical engineer confirming that the PTAC and HRV systems within the Building Permit submission meet the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living spaces while also meeting the acoustic requirements in the report from BAP Acoustics, dated January 7, 2021.
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications in Schedule “B” attached hereto.
9. This permit provides the Holder a 3-year extension from the date the current TUP expires. This TUP extension is valid from March 15th, 2024 to March 15th, 2027.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

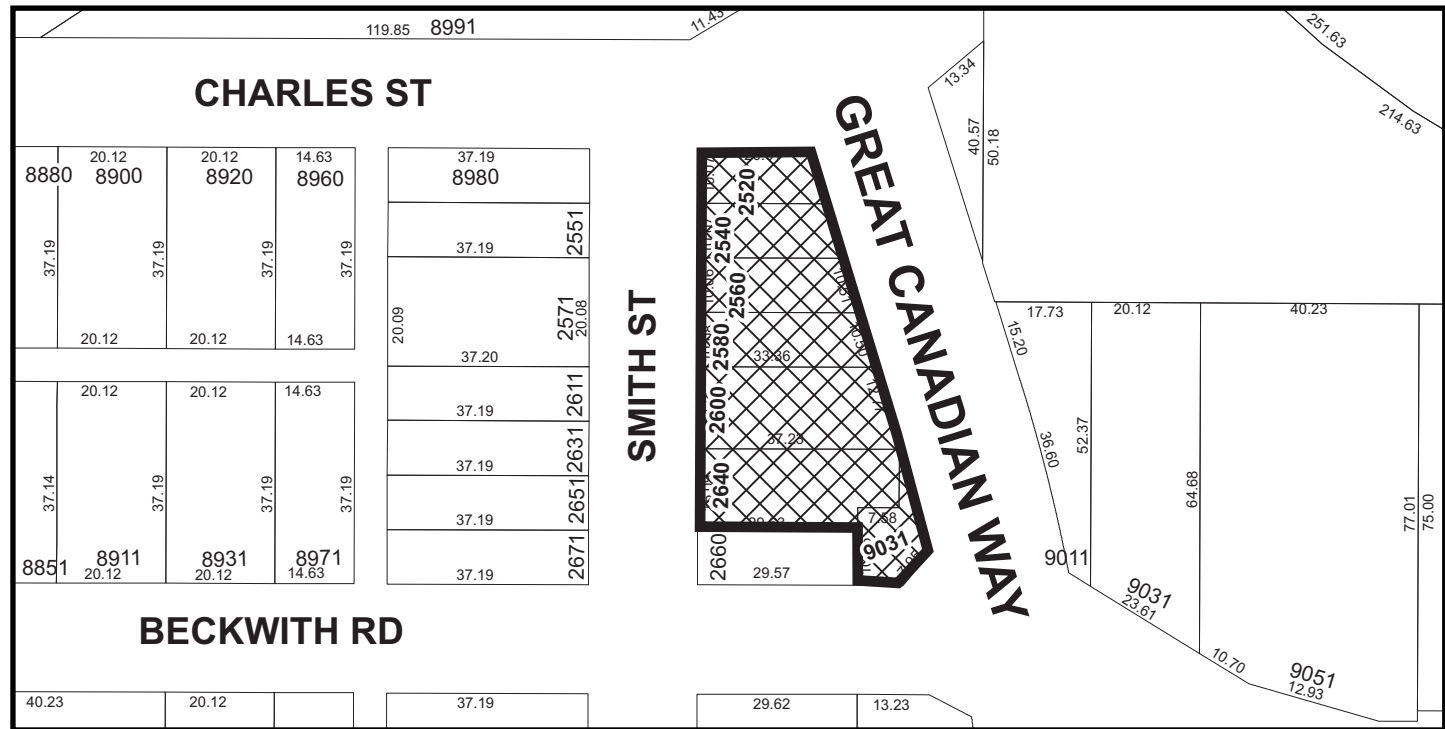
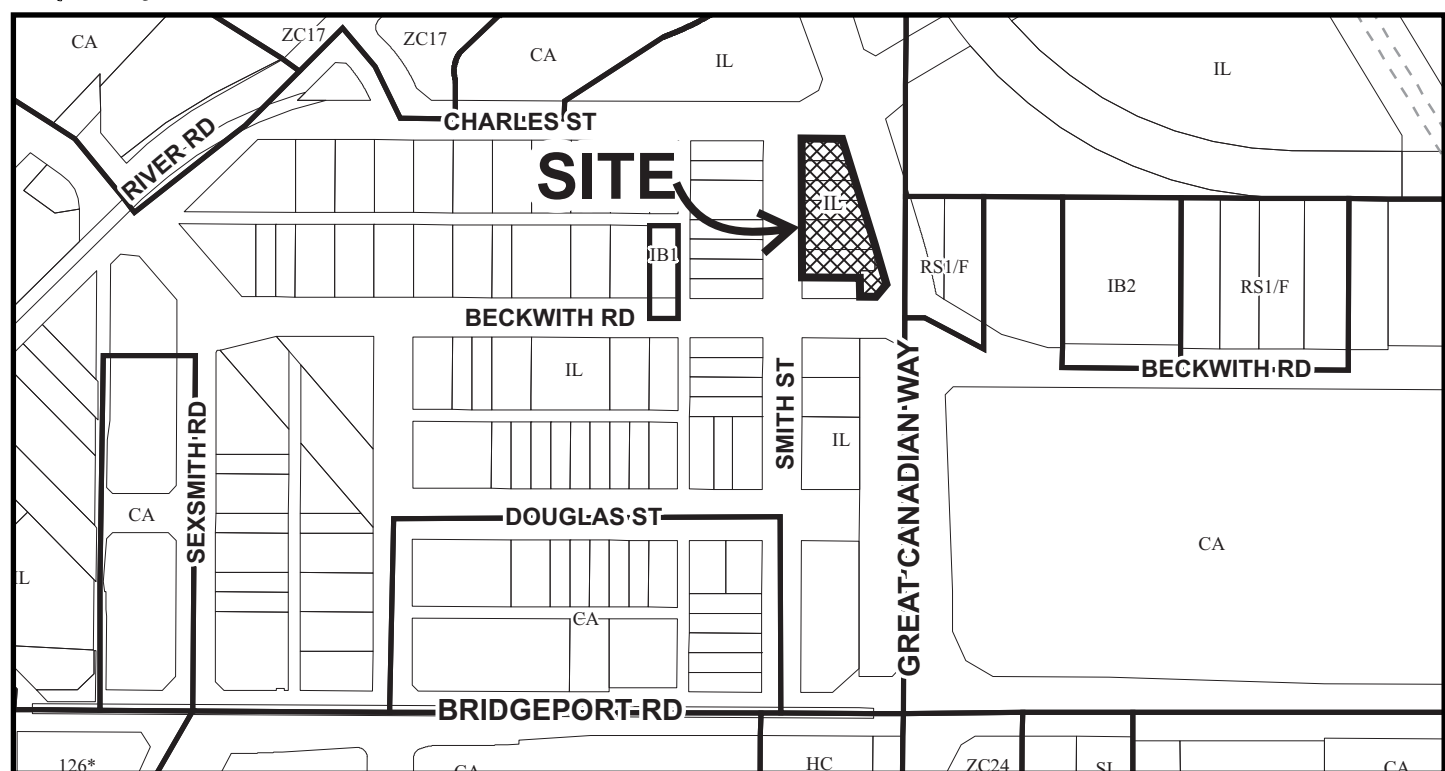
DELIVERED THIS DAY OF , .

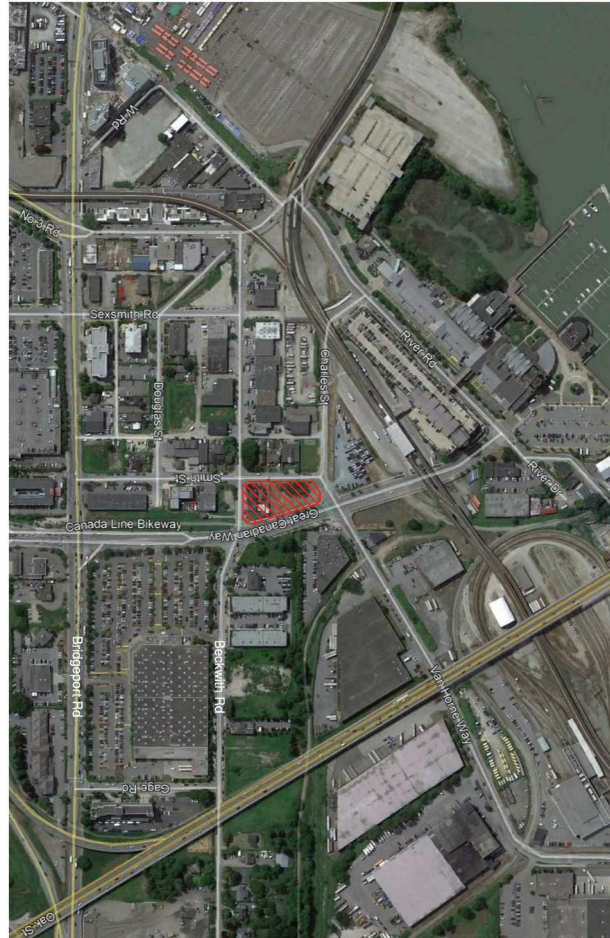
MAYOR

CORPORATE OFFICE



City of Richmond





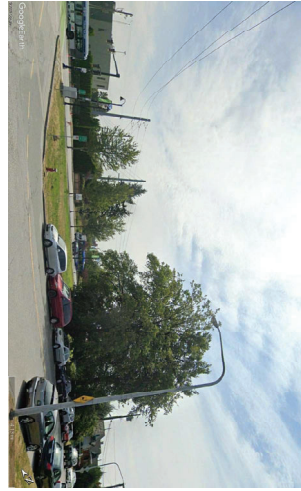
PROJECT STATISTICS			
SITE AREA			
FLOOR AREA			
FLOOR	GROSS	STAIRS / SERVICE	NET
FIRST	658	37	621
SECOND	661	37	644
THIRD	661	37	644
TOTAL	2000	111	1888

F.A.B.	1000 / 2247 λ = 41%
SITE COVERAGE	909 / 2247 λ = 39%

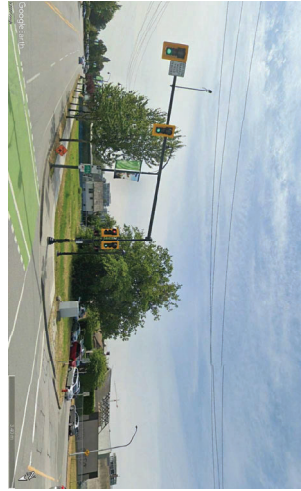
	MR	PROVERB
BATH	9.28	4.28
CHAIR	3.3	0.78
EXTERIOR SIDE	0	0
HEAD	0	3.6
INTERIOR SIDE	0	8.62

	STANDARD	ACCESSIBLE	TOTAL
FRONT	4	4	8
REAR/END	18	0	18
TOTAL	22	4	26

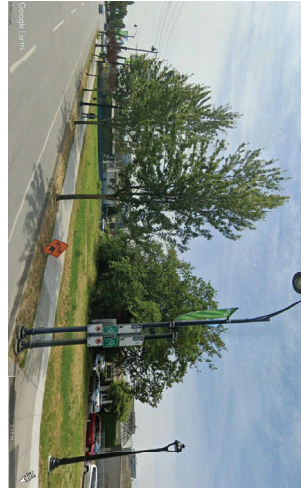
7	PARKING PROVIDED
6	STANDARD
5	ACCESSIBLE
4	TOTAL
3	RESIDENT BICYCLE LOCKER
2	40 SLEETES X 1 =
1	VISITOR BICYCLE STALL
0	40 SLEETES X 2 =



1. GREAT CANADIAN WAY & CHARLES ST. LOOKING SOUTHEAST



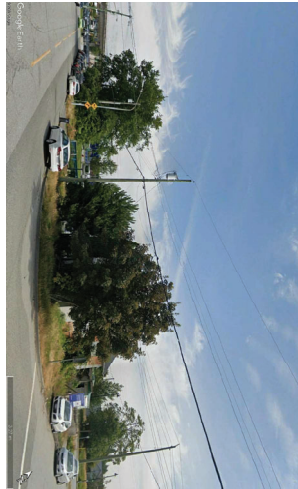
2. GREAT CANADIAN WAY & CHARLES ST. LOOKING SOUTHWEST



3. GREAT CANADIAN WAY LOOKING SOUTHWEST



4. GREAT CANADIAN WAY & BECKWITH RD. LOOKING NORTHWEST



5. SMITH ST. & BECKWITH RD. LOOKING NORTHEAST

SUBMITTED FOR TUP

A0.2
DRAWING NO.

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**

SITE PHOTOS

20-09	Author	Checker	Nov 03, 2020
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CLIENT: LANDSEA 738627 PROGRESS WAY SQUAMISH, BC CONTACT: MIKE COYNE | 604-815-4500
MODULAR UNIT: 25 VANCOUVER, BC CONTACT: NIGEL HARRISON | 604-313-5586

Gerry Blonski
architect a.i.b.c.

Suite 1A, 12468 - 82nd Ave., Surrey B.C. V3W 3E9
Ph : 672-3626 Fax: 672-3750



VIEW FROM SOUTH WEST CORNER OF THE BUILDING



VIEW FROM NORTH EAST CORNER OF THE BUILDING



VIEW FROM SOUTH EAST CORNER OF THE BUILDING

SUBMITTED FOR TWP

A0.3

DRAWING NO.

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**

2520-40 SMITH STREET, RICHMOND, BC

RENDERINGS

25-09 Author Checker Rev. 03, 2020

CLIENT:
LANGSEA
7380 MIDWINTER WAY
SQUAMISH, BC
VANCOUVER OFFICE | 604-873-4300

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
VANCOUVER, BC
CONTACT: TAMEL HARRISON | 604-310-0306

Gerry Blonski
architect a.l.b.e.

Suite 14 - 12669 - 62nd Ave., Surrey, B.C. V3W 3E9

PH: 604-598-8888 Fax: 604-598-8888

1/28/2021 9:45:44 AM

CHARLES DEALI WITH

- PFI: 004-5.6-513

COMMENT CARD ADDRESSES:

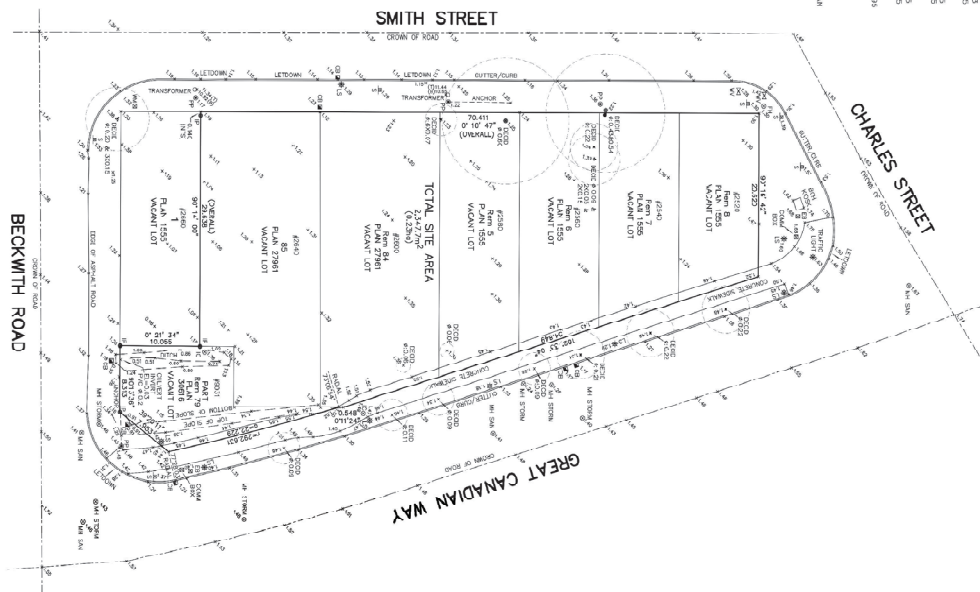
RICHMOND, BC



SCALE 1:250



- | | |
|------|------------------------|
| A | INDICATES HOOT FLAME |
| P | INDICATES POOL FLAME |
| Q | INDICATES CATCH BASIN |
| BB | INDICATES ELECTRICAL |
| Q | INDICATES FUR HYDRANT |
| CS | INDICATES LAMP STAND |
| Q | INDICATES MANHOLE |
| C | INDICATES INSPECTION C |
| EP | INDICATES POWER POLE |
| LS | INDICATES SIGN |
| W | INDICATES WATER VALVE |
| WV | INDICATES WATER VALVE |
| E | INDICATES ELEVATION |
| BN | INDICATES BURN |
| BN | INDICATES BURNT |
| BN | INDICATES BURN |
| B) | INDICATES BOTTOM |
| COM | INDICATES COMMUNICAND |
| DECO | INDICATES DECORATIONS |
| NIS | INDICATES NOT TO SCALE |



R-20-15243-TPC	CLIENT REF: LAMC
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LAND TITL OFFICE RECORDS AND FIELD SURVEYS.

CHIEF OF POLICE: JOHN J. CONNELLEY

SUBMITTED FOR THE

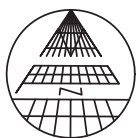
**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**

SURVEY PLAN

CLIENT: **PLN** MODULAR UNIT: **27**
 LANDSEA 7,38921 PROGRESS WAY WE COME HIGH-RISE AND BUILDING SOLUTIONS
 SQUAMISH, BC VANCOUVER, BC
 CONTACT: MIKE COYNE | 604-815-4500 CONTACT: NIGEL HARRISON | 604-313-6505

Gerry Blonsky
architect a.i.b.c.

Ph: 572-3600
Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9 Fax: 572-376



AS-BUILT DRAWINGS Date: October 20/ 2023

A1.1

BC HOUSING

2520-2640 SMITH STREET, RICHMOND, BC

SITE PLAN

20-09	Author: DB	Checker:GB	October 28/ 2022
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GENERAL CONTRACTOR:

LANDSEA
7-38021 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE COYNE | 604-815-4500

PLN - 28

VANCOUVER, BC
CONTACT: NIGEL HARRISON | 604-313-6506

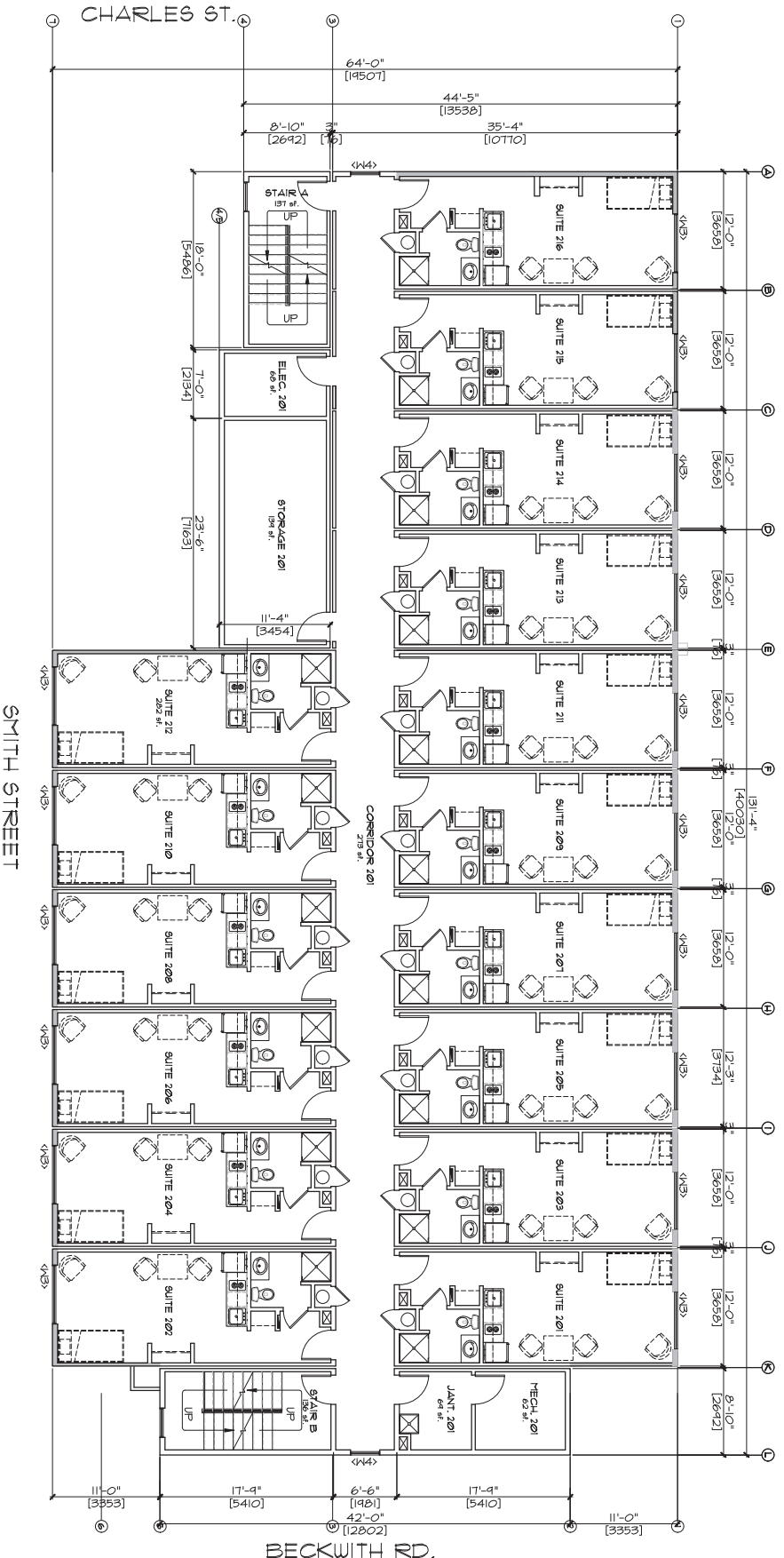
**BUILDING
PERMIT
REVISION**

Gerry Blonski
architect a.i.b.c.

Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9



GREAT CANADIAN WAY



BECKWITH RD.

Architect
Gerry Blonski, a.l.b.c.
Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
01	10/24/20	30
02	12/01/20	AREA DATA
03	12/15/20	GEN. LAYOUT
04	01/12/21	KIT CAB RAMP



Tel: 604.313.6506
Email: nigel@highlandbuilding.ca

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Project
2600 Smith Street, Richmond
BC, Housing

Drawing
SECOND FLOOR PLAN
7,323 sf. (681 sq.M)

Scale : 1/8" = 1'-0"

Drawn: -

Date: SEPT. 20, 2020

Project No. 200956-PIA

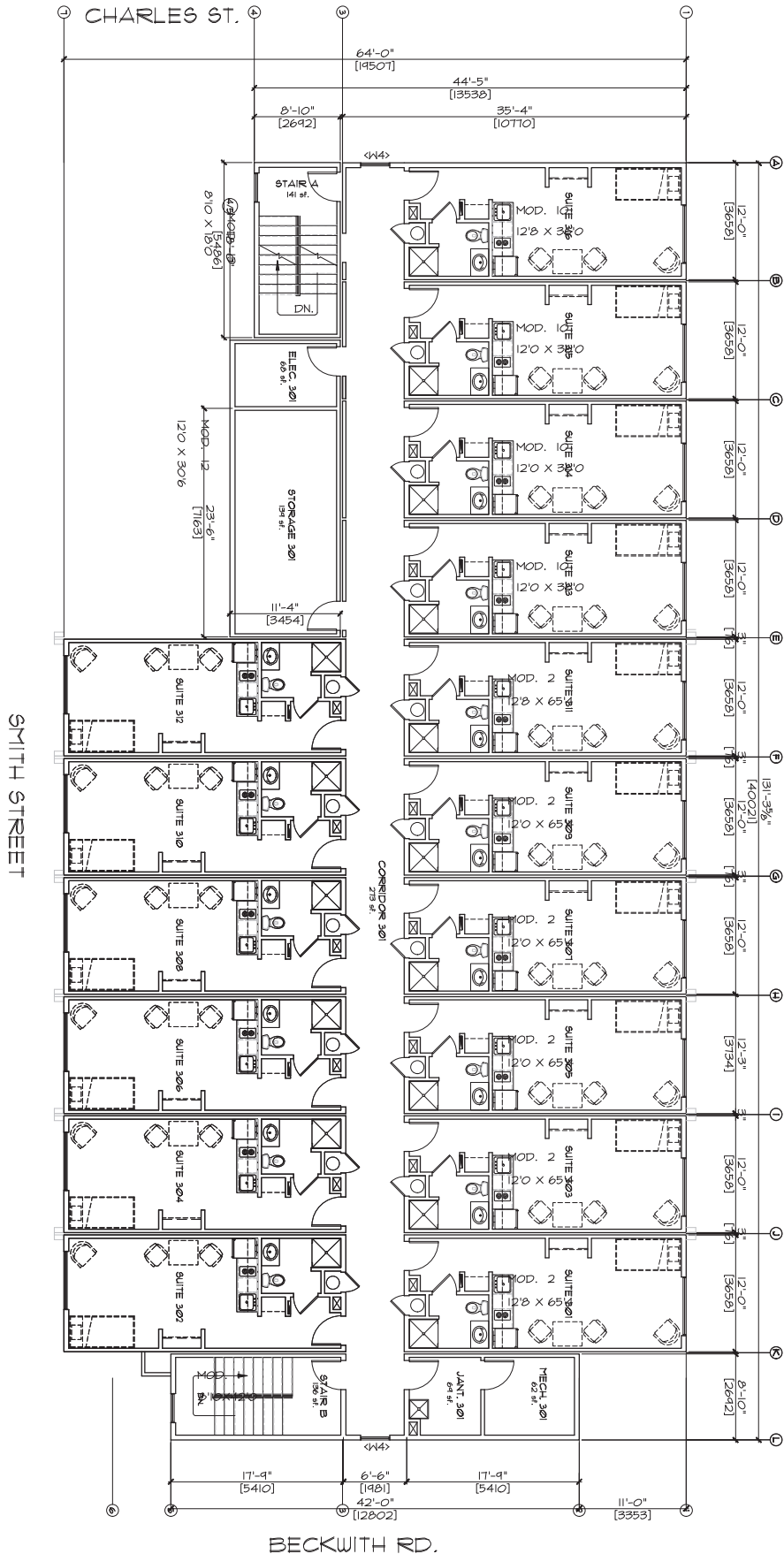
Drawing No.

A12

© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.
These features include:
- Stairwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid blocking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers ©



GREAT CANADIAN WAY



Architect
Garry Blonski, a.l.b.c.
Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
01	10/24/20	REVISED TO SITE
02	12/01/20	AREA DATA
03	12/15/20	GEN. LAYOUT & RM. AREA
04	01/12/21	KIT. CAB. RAMP CON. KIT.



Tel: 604.313.6506
Email: nigel@highlandbuilding.ca

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Project
2600 Smith Street, Richmond
BC, Housing

Drawing
THIRD FLOOR PLAN
7,323 sq. ft. (681 sq. m)

Scale : 1/8" = 1'-0"

Drawn: -

Date: SEPT. 20, 2020

Project No. 200356-PLA

Drawing No.

A1.3

© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.
These features include:
- Stairwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid blocking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers ©



EXTENSION FINISH LEGEND

TYPE	COLOR
1 METAL CLADDING	TAN - 6074 VICWEST
2 METAL FLASHING	METRIC BROWN - 6164 VICWEST
3 HAND PANELS	AUTUMN TAN JH2020
4 HAND TRIM	ARCTIC WHITE JH1040

A2.1

DRAWING NO.

SMITH STREET RICHMOND HOUSING PROJECT - BC HOUSING

2520-40 SMITH STREET, RICHMOND, BC

ELEVATIONS

25-09 Author Nov 03, 2020

CLIENT: LANDRICA 738677 PROGRESS WAY SCAMMIS, BC CONTACT: MIKE COYNE | 604-815-4500

PLN 32

MODULAR BUILDING SOLUTIONS WILLOWDALE, BC CONTACT: NOEL HARRISON | 604-313-0586

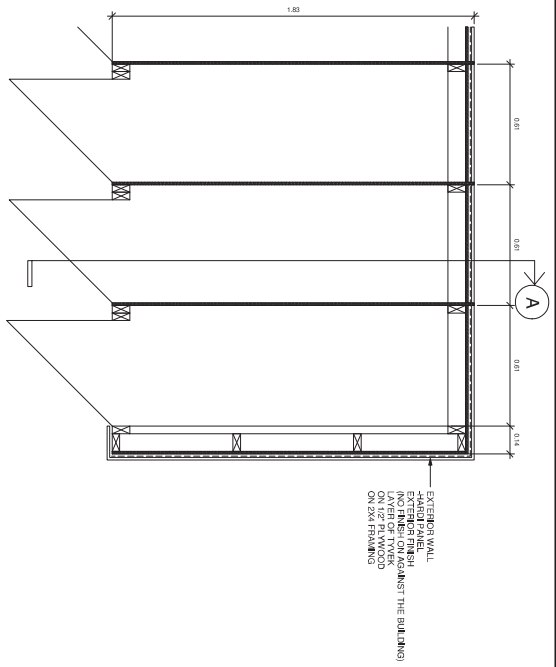
Gerry Blonski

architect a.i.b.c.

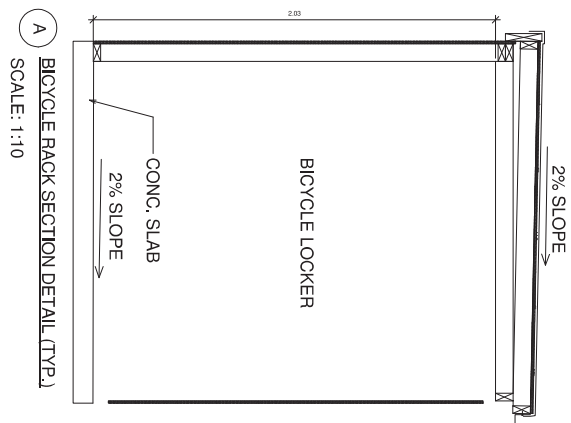
Suite 1A, 12468 82nd Ave., Surrey B.C. V3W 3E9 Ph: 672-3606 Fax: 672-3700

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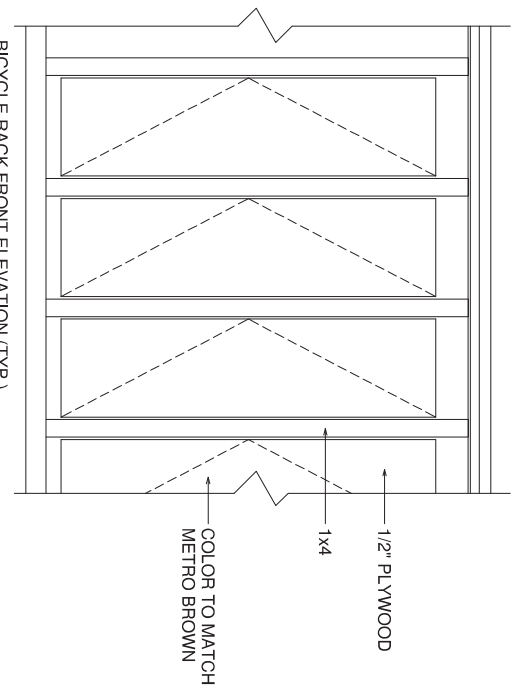
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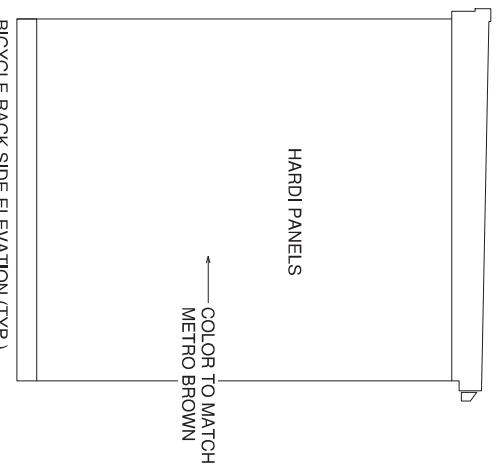
TYP. BICYCLE LOCKERS PLAN
1:10



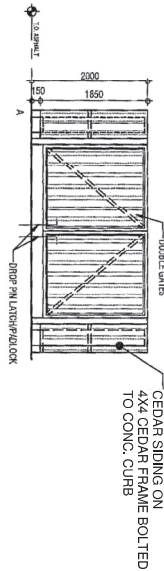
BICYCLE RACK SECTION DETAIL (TYP.)
SCALE: 1:10



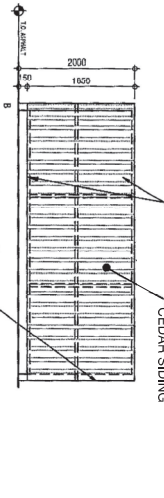
BICYCLE RACK FRONT ELEVATION (TYP.)
SCALE: 1:10



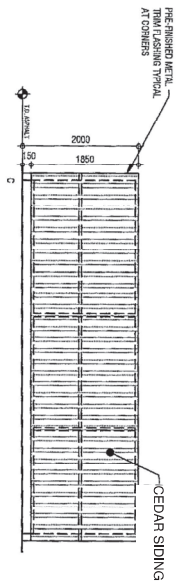
BICYCLE RACK SIDE ELEVATION (TYP.)
SCALE: 1:10



3A Garbage Enclosure Elevation
PT 2 SCALE: 1:50



3B Garbage Enclosure Elevation
PT 2 SCALE: 1:50



3C Garbage Enclosure Elevation
PT 2 SCALE: 1:50

SUBMITTED FOR TYP

A3.1

DRAWING NO.

SMITH STREET RICHMOND HOUSING PROJECT - BC HOUSING

2520-40 SMITH STREET, RICHMOND, BC

DETAILS

20-09	Author	Checker	Nov 03, 2020
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CLIENT: LANDSEA 7-08077 PROGRESS WAY SCAMPIER, BC CONTACT: MIKE COYNE | 604-815-4500

MODULAR CONSTRUCTION: WILCOCK BUILDING SOLUTIONS VANCOUVER, BC CONTACT: NIGEL HARRISON | 604-313-6586

PLN 34

Gerry Blonski

architect a.i.b.c.

Suite 1A 12468 82nd Ave., Surrey B.C. V3W 3E9
Ph: 672-3626 Fax: 672-3700



City of Richmond

Report to Committee

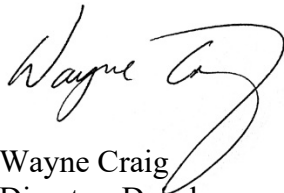
To: Planning Committee
From: Wayne Craig
Director, Development

Date: December 4, 2023
File: RZ 20-904781

Re: Application by Kuldip Khakh for Rezoning at 10200 Caithcart Road from the "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/B)" Zone

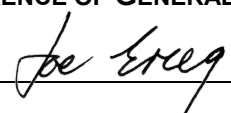
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10521, for the rezoning of 10200 Caithcart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.



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

WC:le
Att. 7

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

Staff Report

Origin

Kuldip Khakh has applied to the City of Richmond, on behalf of the owners Sky Ride Construction Ltd. (Director: Kuldip Khakh) and Anedam Holdings Inc. (Directors: Gurmej Bains and Ravinder Bains), for permission to rezone 10200 Caithcart Road from the “Single Detached (RS2/E)” zone to the “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into three single-family lots. A location map and aerial photo are provided in Attachment 1. A survey showing the proposed subdivision plan is provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing single detached house on the subject site. The existing dwelling is currently tenanted and does not contain any secondary suites.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Across Caithcart Road, single-family homes on lots zoned “Single Detached (RS1/E)”.

To the South: A hotel development fronting onto St. Edwards Drive on a large lot zoned as “Auto-Oriented Commercial (CA)”.

To the East: Along Caithcart Road, single-family homes on lots zoned “Single Detached (RS1/E)”.

To the West: Along Caithcart Road, single-family homes on lots zoned “Single Detached (RS1/B)”.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The subject property is located in the East Cambie Planning Area. The Official Community Plan (OCP) Land Use Map designation for this property is “Neighbourhood Residential”. The East Cambie Area Plan’s Land Use Map designation for this property is “Residential (Single-Family Only)” (Attachment 4). This redevelopment proposal is consistent with these designations.

Single Family Lot Size Policy

The subject property is located within the area covered by Lot Size Policy 5424, adopted by City Council in 1989 (Attachment 5). The Policy permits properties along Caithcart Road to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/B)” zone. The proposed rezoning complies with the Lot Size Policy.

Aircraft Noise Sensitive Development (ANSD) Policy

The ANSD Policy applies to the subject site, which is located within the “Aircraft Noise Notification Area (Area 4)”. In accordance with this Policy, all aircraft noise-sensitive land uses may be considered. Prior to rezoning adoption, the applicants are required to register an aircraft noise-sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Ministry of Transportation & Infrastructure Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI) for review and comment. Preliminary confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

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.

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

Analysis

This application proposes to rezone and subdivide the subject site into three new single-family lots, each with vehicle access from Caithcart Road. The new subdivision pattern will mirror the pattern of smaller lots to the west and create smaller new lots, each with a one-bedroom secondary suite.

Existing Legal Encumbrances

There is an existing 6 m wide utility Statutory Right-of-Way (SRW) for sanitary service services that runs east-west through the rear portion of the subject site. The applicant has been advised that no encroachment into the SRW is permitted.

Transportation and Site Access

Vehicle access to the proposed lots is from Caithcart Road via one driveway for proposed Lot C, and one shared driveway for proposed Lots A and B. Prior to subdivision, the applicant is required to register on Title of proposed Lots A and B, a cross-access easement over the shared driveway for proposed lots A and B.

Road dedication along the western edge of the site is required as part of the application to secure vehicle access and circulation. Minimum lot sizes in compliance with Zoning Bylaw 8500 have been identified as part of the rezoning application. Prior to final adoption of the rezoning bylaw, the applicant is required to provide a functional road plan confirming the amount of road dedication required, to the satisfaction of the Director of Transportation. A Servicing Agreement for road construction, frontage improvements and site servicing will be required prior to subdivision approval.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized tree on the subject property; one bylaw-sized tree, nine under-sized trees and one hedge on neighbouring properties; and, one hedge and two street trees on City property.

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

- One bylaw-sized tree located onsite is a three-stemmed fig tree (tag #3) with a combined diameter of 40 cm which has been previously topped, exhibits a significant lean and is in poor condition. This tree is not a good candidate for retention and is recommended to be removed and replaced.
- Ten trees, including one bylaw-sized tree, a 78 cm Red cedar (tag #9) and nine under bylaw-sized trees (tags #4, 5, 6, 7, 10, 11, 12, 13 & 14) in good condition and located on neighbouring properties are to be protected as per the Arborist report recommendations and/or City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP. Note: A minimum of two new trees are required on each site.

The City's Parks Arborist reviewed the Arborist report and supports the Arborist's findings, with the following comments:

- There is one 26 cm Hawthorn tree on City property (tag #1) in fair condition that was previously pruned for aerial utility clearance; recommended for removal and replacement.
- There is one 22 cm Hawthorn tree on City property (tag #2) in poor condition that was previously pruned for aerial utility clearance; recommended for removal and replacement.

There is also one untagged low hedge on the subject site along the western property boundary in the north-west corner. This hedge is located within the proposed road dedication area, which is required to widen the cul-de-sac to the west to ensure the safe passage of larger vehicles. The existing hedge along the western property boundary in the north-west corner must be removed to facilitate this road widening.

There is a hedge adjacent to the southern edge of the development site. It is located within the existing City SRW along the northern edge of the drive aisle of the neighbouring commercial property to the south which contains a hotel development. As part of the securing of sanitary connections for the proposed lots, there will be some impacts to a portion of this hedge. This will be confirmed and efforts made to mitigate impacts through the Servicing Agreement design process. The applicant will be responsible to consult with the neighbouring property owner regarding the potential partial removal of hedges on their property. The applicant has confirmed their intention to replace any of the removed hedges (subject to agreement from the Property Owner) and to construct a 1.8 m (6.0') wooden fence along the rear property lines as an additional buffer between these two land uses.

Tree Replacement

The applicant wishes to remove one on-site tree (tag #3), a 40 cm fig tree in poor condition in the centre of the subject property. The 2:1 replacement ratio would require a total of two replacement trees. The applicant is required to provide two new trees per lot for new lots. They have agreed to plant two trees on each lot proposed; for a total of six 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
6	8 cm	4 m

The applicant wishes to remove two City trees (tags #1 and #2) along the north side of the subject property's Caithcart frontage. Compensation of \$3,000.00 for the removal of the two City trees is required from the applicant, prior to the final adoption of the rezoning bylaw.

Tree Protection

One bylaw-sized tree (Tree tag #9), a 78 cm Red cedar tree, and nine undersized trees and one hedge on the neighbouring properties to the east, west and along the south (hedge) are to be retained and protected as described above.

The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6).

To ensure that the trees identified for retention are protected at 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.

Affordable Housing Strategy

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

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide: a minimum one-bedroom secondary suite of minimum 33 m² (355 ft²) on proposed Lot A; a minimum one-bedroom secondary suite of minimum 37.4 m² (403 ft²) on each of the proposed Lot B and Lot C, for a total of three suites. Prior to the 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 a one-bedroom secondary suite of the minimum size specified is constructed on each of the three future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At the subsequent subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing works and improvements outlined in Attachment 7, including the installation of a new sidewalk along the Caithcart Road frontage and the installation of new sanitary connections at the rear of the subject property to service each of the proposed lots.

In addition, at the subdivision stage the applicant is required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, and Address Assignment Fees.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 10200 Caithcart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create three single-family lots, each with vehicle access from Caithcart Road.

The rezoning application complies with the land use designation and applicable policies contained within the OCP, East Cambie Area Plan and Lot Size Policy 5424 for the subject site.

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10521 be introduced and given first reading.



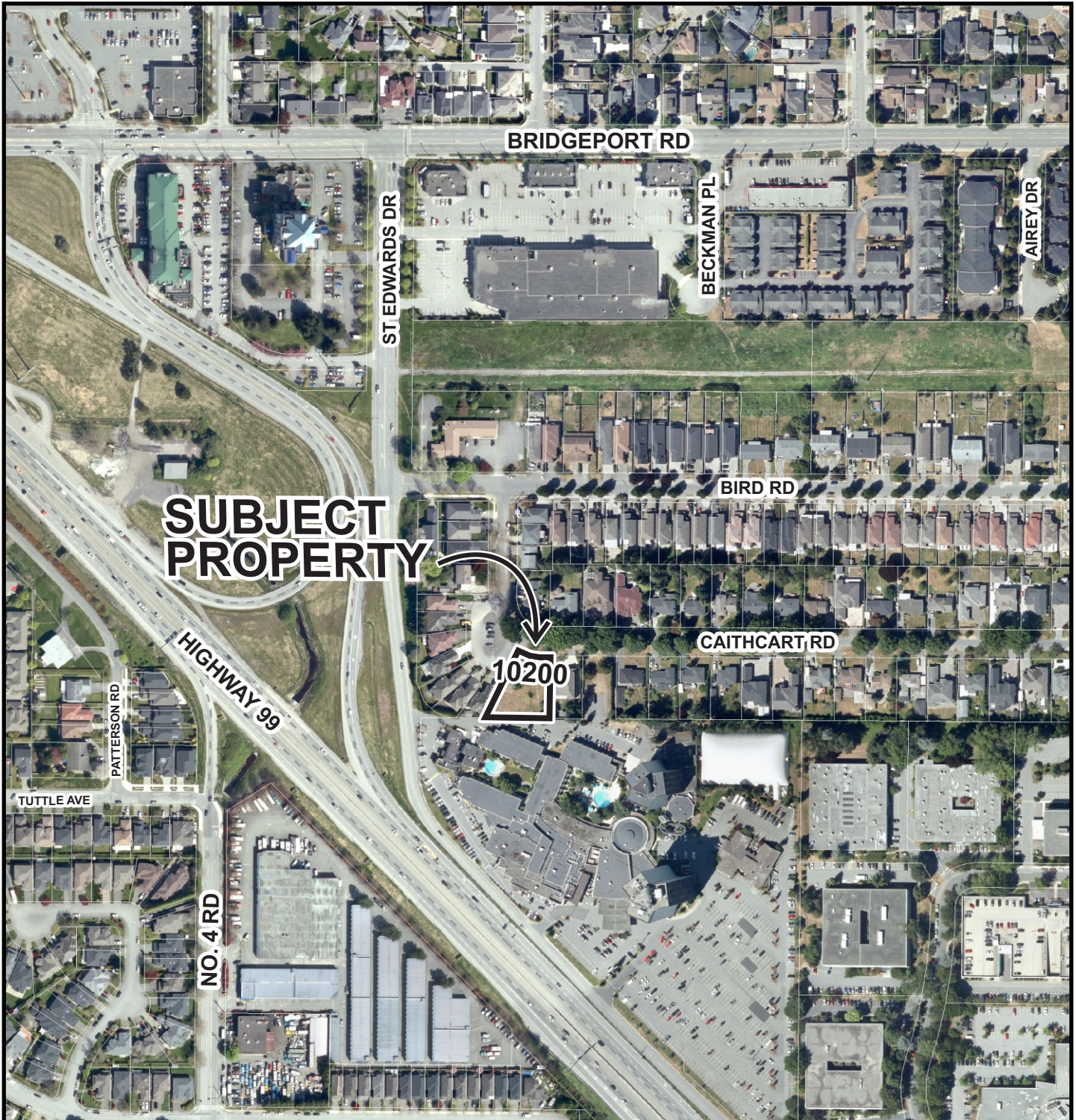
Laurel Eyton
Planning Technician
(604-276-4262)

LE:js

- Att. 1: Location Map
 2: Subdivision Plan
 3: Development Application Data Sheet
 4: East Cambie Area Plan
 5: Single-Family Lot Size Policy 5424
 6: Tree Management Plan
 7: Rezoning Considerations



City of Richmond



RZ 20-904781

PLN - 45

Original Date: 10/27/20

Revision Date: 11/28/23

Note: Dimensions are in METRES

Attachment 2

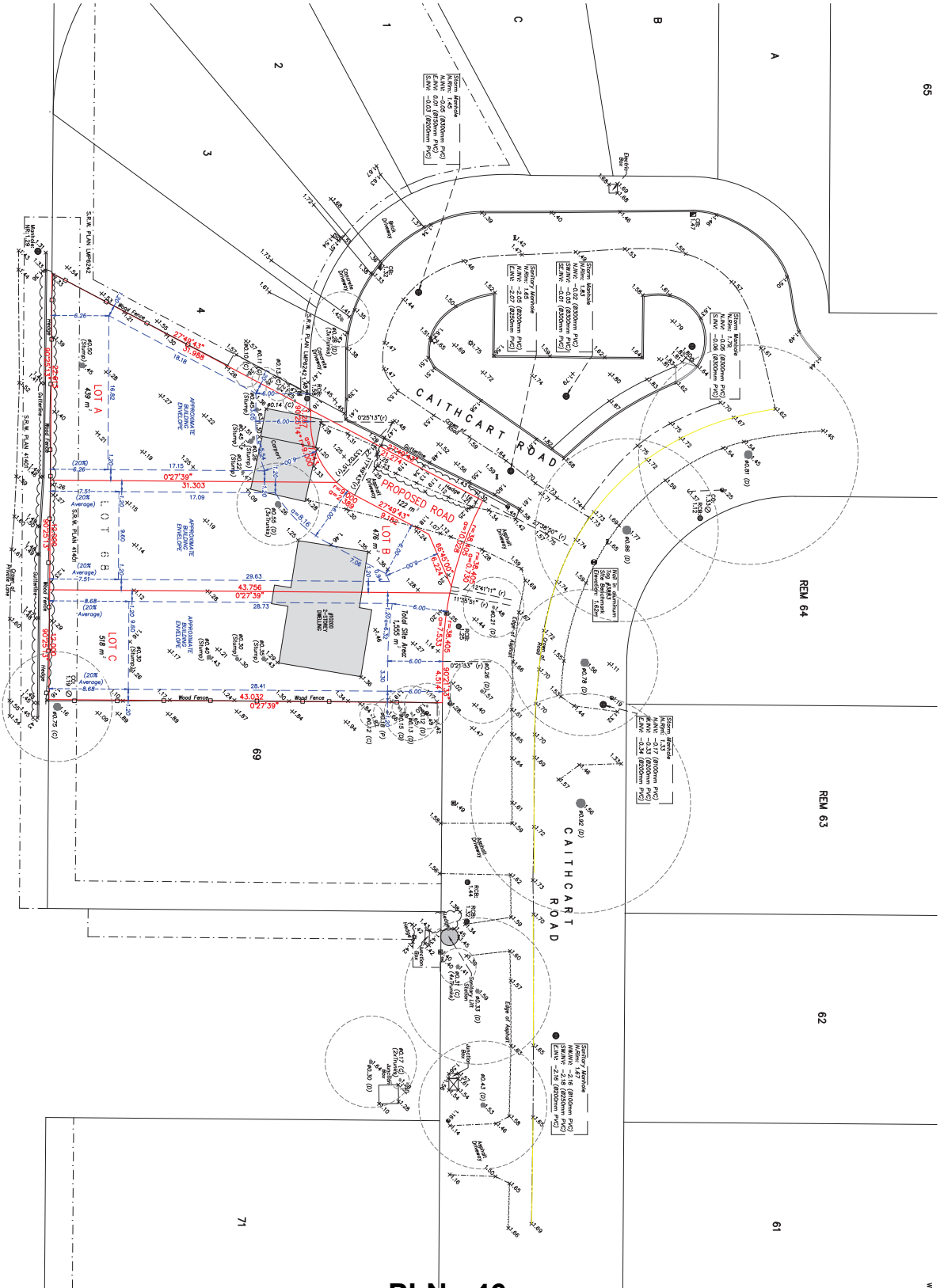
TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 68, SECTION 26, BLOCK 5, NORTH RANGE 6, WEST NEW WESTMINSTER DISTRICT PLAN 15426

65

PROPOSED CAITHCART ROAD
#10200 CAITHCART ROAD
RECONSTRUCTION, B.C.
S1/4, S2/4, S3/4, S4/4, T1/4, T2/4, T3/4, T4/4, R6W
NOTE:
Elevations shown are based on
City of Richmond 1997
benchmark: 1997 819
Control Monument: 0201463
Benchmarks: 1997 8204
Control Monument: 0201462
Elevation: 1.525m

- LEGEND:
- (C) detecter contour
 - (P) detecter point
 - (T) detecter round catch basin
 - (W) detecter water meter
 - (E) detecter electric meter
 - (M) detecter man hole
 - (S) detecter sewer
 - (D) detecter ditch
 - (F) detecter fence
 - (L) detecter lot line
 - (B) detecter boundary
 - (R) detecter road
 - (A) detecter area
 - (V) detecter volume
 - (I) detecter iron
 - (C) detecter concrete
 - (S) detecter steel
 - (W) detecter wood
 - (M) detecter masonry
 - (F) detecter fabric
 - (P) detecter plastic
 - (G) detecter glass
 - (C) detecter ceramic
 - (S) detecter stone
 - (M) detecter metal
 - (L) detecter leather
 - (F) detecter fur
 - (C) detecter cotton
 - (W) detecter wool
 - (S) detecter silk
 - (L) detecter linen
 - (C) detecter cane
 - (B) detecter bamboo
 - (R) detecter rubber
 - (H) detecter hair
 - (S) detecter skin
 - (C) detecter cloth
 - (S) detecter soap
 - (D) detecter detergent
 - (F) detecter fabric
 - (C) detecter cotton
 - (W) detecter wool
 - (S) detecter silk
 - (L) detecter linen
 - (C) detecter cane
 - (B) detecter bamboo
 - (R) detecter rubber
 - (H) detecter hair
 - (S) detecter skin
 - (C) detecter cloth
 - (S) detecter soap
 - (D) detecter detergent

SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METERS AND DECIMALS
HEREOF UNLESS OTHERWISE NOTED



PLN - 46



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RZ 20-904781

Attachment 3

Address: 10200 Caithcart Road

Applicant: Kuldip Khakh

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Anedam Holdings Ltd. (Director: Skyride Construction Ltd. (Director: Kuldip Khakh)	To be determined
Site Size (m²):	1555 m ²	Lot A: min. 439 m ² Lot B: min. 476 m ² Lot C: min. 518 m ²
Land Uses:	Single detached residential	No change
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family Residential	No change
702 Policy Designation:	Lot Size Policy 5424, adopted 1989, amended 2011	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	One single detached house	Three single detached houses, each with a secondary suite
Other Designations:	Aircraft Noise Policy Area 4	No change

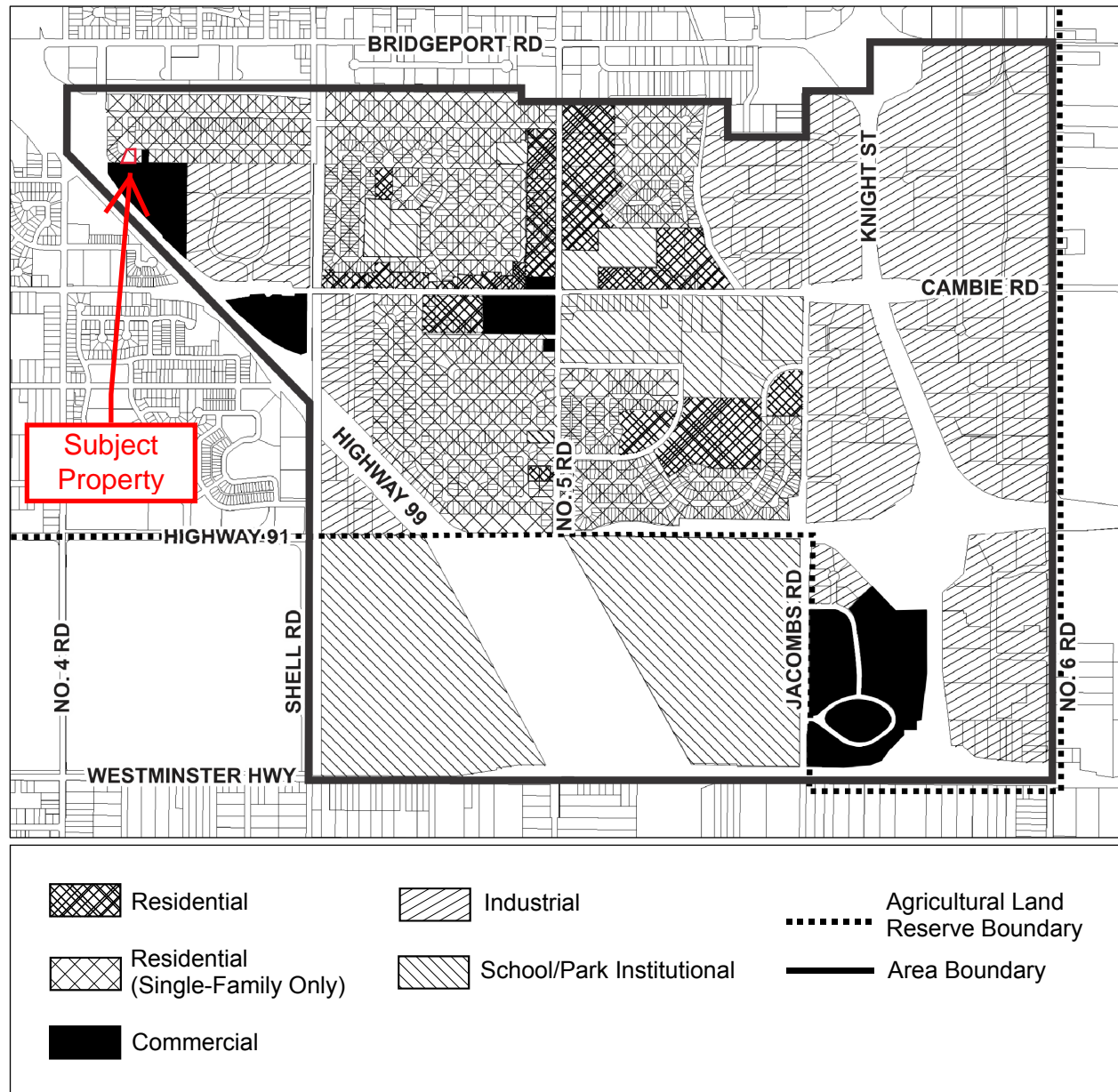
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 241.4m ² (2598 ft ²) Lot B: Max. 258.9 m ² (2787 ft ²) Lot C: Max. 271.5 m ² (2922 ft ²)	Lot A: Max. 241.4m ² (2598 ft ²) Lot B: Max. 258.9 m ² (2787 ft ²) Lot C: Max. 271.5 m ² (2922 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	none
Lot Size:	Min. 360.0 m ²	Lot A: min. 439 m ² Lot B: min. 476 m ² Lot C: min. 518 m ²	none

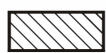
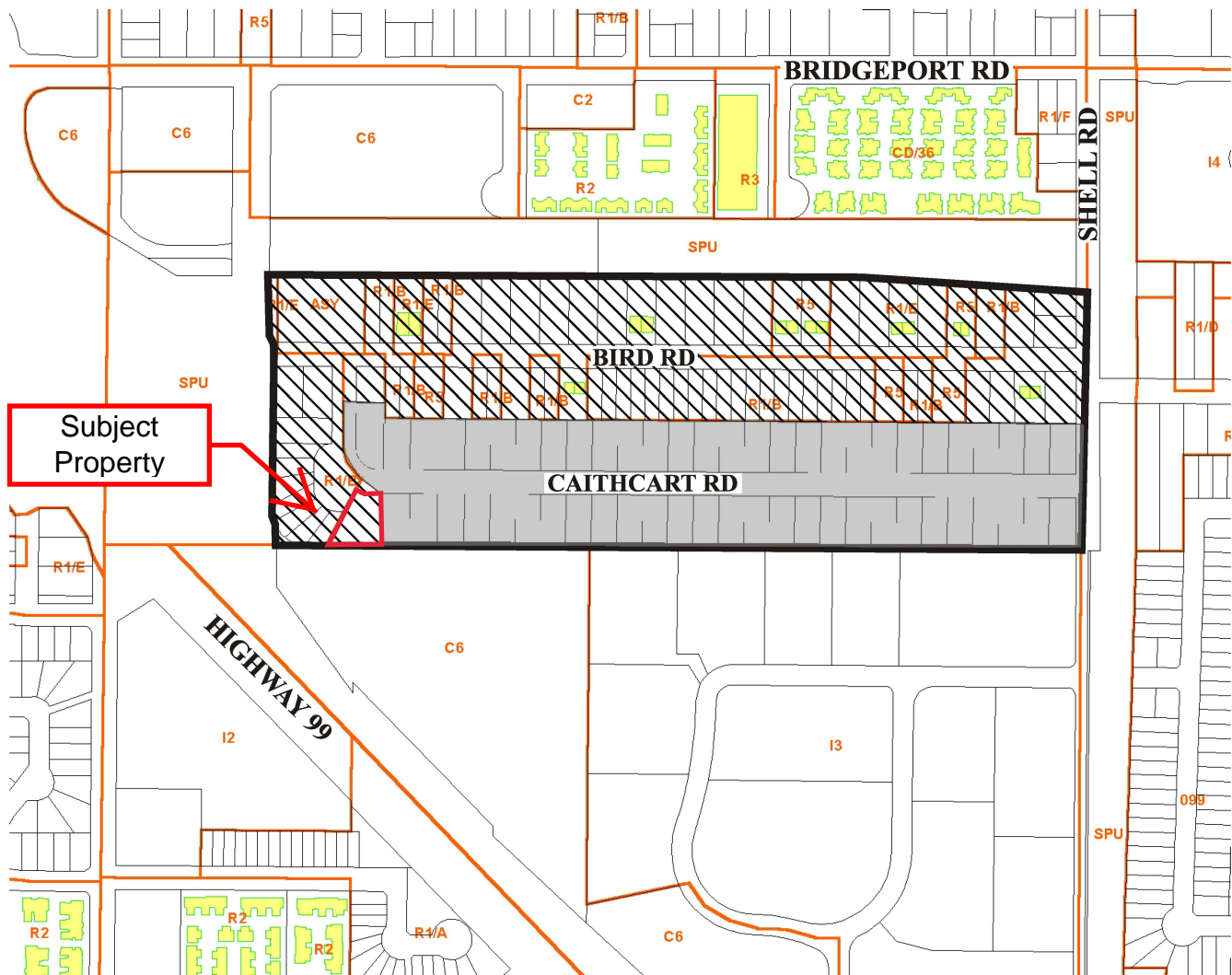
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Dimensions (m):	Min. Width: 12.0 m Min. Depth: 24.0 m	Lot A Width: 15.6 m Lot A Depth: 29.9 m Lot B Width: 14.8 m Lot B Depth: 37.5 m Lot C Width: 12.0 m Lot C Depth: 43.3 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. greater of 6.0 m or 20% of total lot depth Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. greater of 6.0 m or 20% of total lot depth Side: Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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

Land Use Map

Bylaw 8948
2016/10/24





Subdivision permitted as per Single-Family Housing District (R1/B)
on Bird Road and Caithcart Road.



Subdivision permitted as per Single-Family Housing District (R1/E)
on Caithcart Road.



POLICY 5424 **SECTION 26, 5-6**

PLN - 50

Adopted Date: 11/20/89

Amended Date:



Tree Management Plan Subdivision Application

March 20, 2020
10200 Caithcart Road, Richmond

See the attached
Arborist Report for tree details

NOTE:

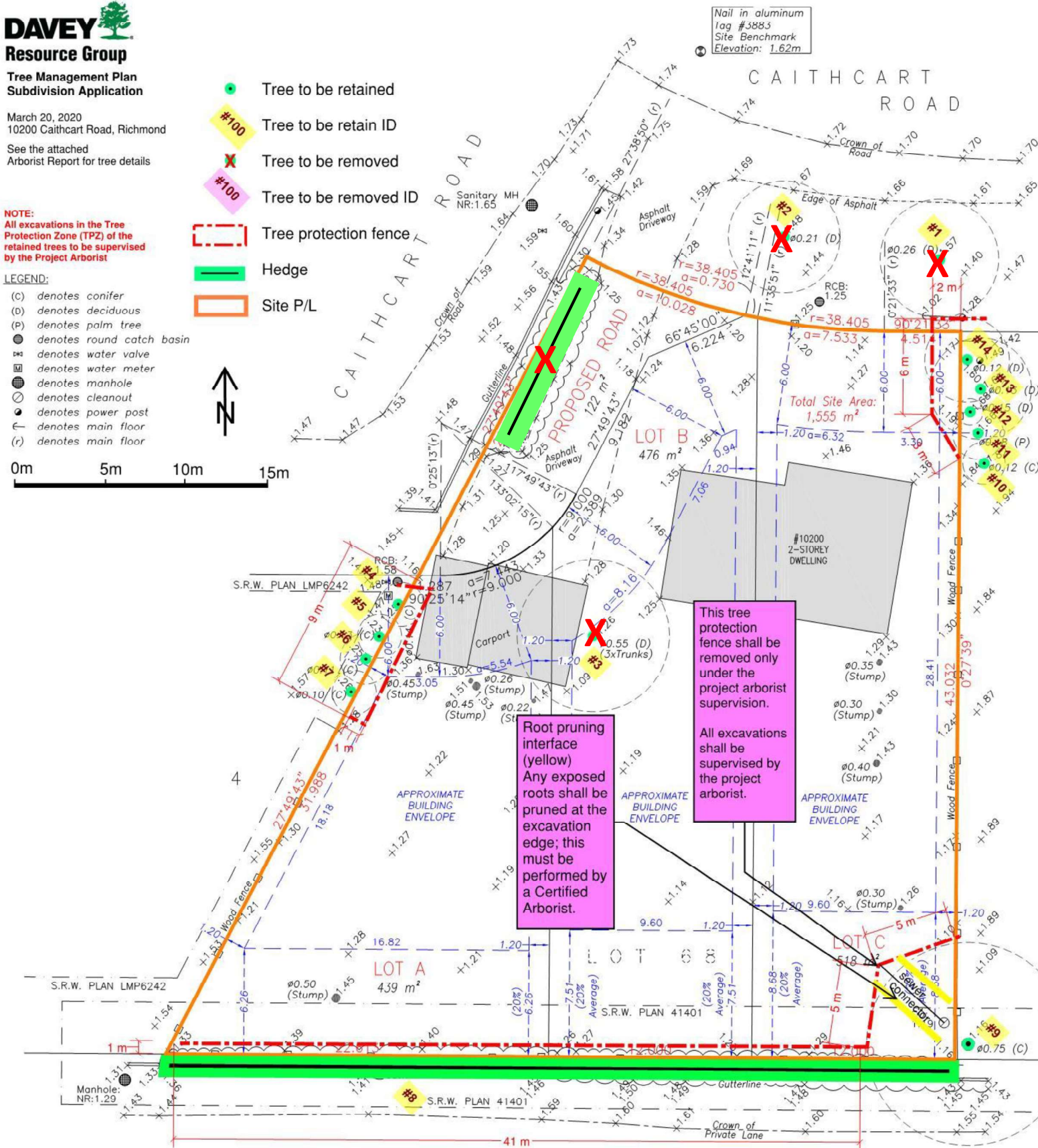
All excavations in the Tree Protection Zone (TPZ) of the retained trees to be supervised by the Project Arborist

LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- (P) denotes palm tree
- denotes round catch basin
- ⊕ denotes water valve
- ⊕ denotes water meter
- ⊕ denotes manhole
- ⊕ denotes cleanout
- ⊕ denotes power post
- ⊕ denotes main floor
- (r) denotes main floor

- Tree to be retained
- #100 Tree to be retain ID
- X Tree to be removed
- #100 Tree to be removed ID
- Tree protection fence
- Hedge
- Site P/L

0m 5m 10m 15m



Tree Management Plan (subdivision)– Scale 1:300



Address: 10200 Caithcart Road

File No.: RZ 20-904781

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10521, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. An approximately 6.0 m road dedication along the existing north-western frontage generally as outlined in the subdivision plan, as confirmed by a functional road plan, acceptable to the Director of Transportation.
3. Submission of a Landscape Security in the amount of \$4,500.00 (\$750/tree) to ensure that a total of two replacement trees are planted and maintained on each lot proposed (for a total of six trees); minimum 8 cm deciduous caliper or 4.0 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
4. City acceptance of the developer's offer to voluntarily contribute \$3,000.00 (for City tree replacement) to the City's Tree Compensation Fund for the planting of replacement trees within the City.
5. 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.
6. Registration of an aircraft noise sensitive use covenant on title.
7. Registration of a flood indemnity covenant on title (2.9m GSC – Area A).
8. Registration of a legal agreement on title of the subject property to ensure that upon subdivision of the property:
 - a) Vehicle access to proposed Lots A and B is via a single shared driveway crossing centered on the proposed shared property line; and
 - b) A cross-access easement for the shared driveway area is registered on the titles of proposed Lots A and B.
9. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until:
 - a minimum one-bedroom secondary suite of minimum 33 m² (355 ft²) is constructed on proposed Lot A; and,
 - a minimum one-bedroom secondary suite of minimum 37.4 m² (403 ft²) is constructed on each of proposed Lots B and C;to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
10. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

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

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

1. Payment of the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, and Address Assignment Fees.
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 158 L/s of water available at 20 psi residual at the west frontage of 10200 Caithcart Road. Based on your proposed development, your site requires a minimum fire flow of 120 L/s.
- b) *At the Developer's cost, the Developer is required to:*
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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.
 - Protect the existing PVC water main during frontage construction works.
- c) *At the Developers cost, the City is to:*
 - Install three new 25mm diameter service connections complete with water meters to service the proposed three lot subdivision. The three new services shall tie-in to the existing water main along the west frontage of 10200 Caithcart Rd. Exact location of service connections will be determined via the servicing agreement design review. Connection to the existing water main along the north side of Caithcart Rd is not permitted to avoid crossing the existing FRP sanitary main.
 - Disconnect all existing water service connections prior to demolition of existing onsite structures. It is the developer's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - Complete all proposed water tie-ins to existing City infrastructures.

Storm Sewer Works:

- d) *At the Developers cost, the City is to:*
 - Install three new storm service connections complete with inspection chambers to service the proposed three lot subdivision. The three new services shall tie-in to the existing storm sewer along the west frontage of 10200 Caithcart Rd. Exact location of service connections will be determined via the servicing agreement design review. Connection to the existing storm sewer along the north side of Caithcart Rd is not permitted to avoid crossing the existing FRP sanitary main.
 - Disconnect all existing storm service connections prior to demolition of existing onsite structures. It is the developer's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - Complete all proposed storm sewer tie-ins to existing City infrastructures.

Sanitary Sewer Works:

- e) *At the Developer's cost, the Developer is required to:*
 - Not plant trees in the required boulevard along the north property line to avoid impact and maintain access to the existing FRP sanitary main. Please note that the existing ageing sanitary main is a critical infrastructure which needs to be accessible/unobstructed at all times.
 - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- f) *At the Developers cost, the City is to:*
 - Install three new sanitary service connections complete with inspection chambers to service the proposed three lot subdivision. The three new services shall tie-in to the existing sanitary sewer along the south frontage of 10200 Caithcart Rd. Exact location of service connections will be determined via the servicing agreement design review.
 - Disconnect all existing sanitary service connections prior to demolition of existing onsite structures. It is the developer's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - Complete all proposed sanitary sewer tie-ins to existing City infrastructures

Frontage Improvements:

- g) *At Developer's cost, the Developer is required to:*
 - Street lighting may be required along the west and north frontages. Review street lighting levels along all road frontages, and upgrade as required.

- Complete other frontage improvements as per Transportation requirements.
- Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires along the frontages and within the proposed site. Pole relocations are required at the Caithcart Rd frontage.
 - To provide underground service lines for the proposed three lot subdivision which may require a BC Hydro Low profile transformer (i.e., LPT). If an LPT is required by BC Hydro, the LPT shall be placed within the proposed development and the developer shall provide a right of way to BC Hydro to contain the required LPT. Written correspondence from BC Hydro is required, prior to subdivision approval, to confirm whether BC Hydro will require an LPT and a right of way to service the proposed subdivision. This is to ensure that placement of the required LPT is coordinated with the proposed subdivision layout.
- If required, locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m

General Items:

- h) 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, activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

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

Note:

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

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

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10521 (RZ 20-904781)
10200 Caithcart 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 “SINGLE DETACHED (RS2/B)”.

P.I.D. 010-104-178

Lot 68 Section 26 Block 5 North Range 6 West New Westminster District Plan 15426

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10521**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 