



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Wednesday, February 20, 2019
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on February 5, 2019.*



NEXT COMMITTEE MEETING DATE

March 5, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2018 ANNUAL REPORT AND 2019 WORK PROGRAM**
(File Ref. No. 07-3300-01) (REDMS No. 6088363 v. 2)

PLN-9

See Page PLN-9 for full report

Designated Speaker: Dorothy Jo

STAFF RECOMMENDATION

That the staff report titled “Richmond Intercultural Advisory Committee 2018 Annual Report and 2019 Work Program,” dated January 31, 2019, from the Manager of Community Social Development, be approved.



2. **NAMING OF CHILD CARE FACILITY, 10311 RIVER DRIVE**

(File Ref. No. 07-3070-01) (REDMS No. 6087358 v. 6)

PLN-21

See Page PLN-21 for full report

Designated Speaker: Chris Duggan

STAFF RECOMMENDATION

That the City's child care facility being constructed at 10311 River Drive (Northview Estates/Parc Riviera) be named River Run Early Care and Learning Centre, as outlined in the report titled "Naming of Child Care Facility, 10311 River Drive," dated February 11, 2019, from the Manager of Community Social Development, be approved.



PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY ZGET HOLDINGS CORP. FOR REZONING AT 6031 BLUNDELL ROAD FROM "LAND USE CONTRACT 128" TO "COMMUNITY COMMERCIAL (CC)"**

(File Ref. No. 12-8060-20-009891; RZ 16-745849) (REDMS No. 6080245)

PLN-26

See Page PLN-26 for full report

Designated Speakers: Cynthia Lussier and Wayne Craig

STAFF RECOMMENDATION

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9891 to:*

- (a) *rezone 6031 Blundell Road from "Land Use Contract 128" to the "Community Commercial (CC)" zone; and*
- (b) *discharge "Land Use Contract 128", entered into pursuant to "Eugene Clarence Neumeyer and Mildred Neumeyer Land Use Contract By-law No. 3614 (RD81039)" from the title of 6031 Blundell Road;*

(2) *be introduced and given first reading.*



4. **APPLICATION BY PENTA BUILDERS GROUP FOR REZONING AT 7671 ACHESON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-009946; RZ 18-827880) (REDMS No. 5995558)

PLN-53

See Page PLN-53 for full report

Designated Speakers: Natalie Cho and Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9946, for the rezoning of 7671 Acheson Road from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, be introduced and given first reading.



5. **APPLICATION BY KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. FOR A ZONING TEXT AMENDMENT TO THE “VEHICLE SALES (CV)” ZONE TO INCREASE THE FLOOR AREA RATIO TO 0.94 AT 13171 AND A PORTION OF 13251 SMALLWOOD PLACE**

(File Ref. No. 12-8060-20-009969; ZT 18-835424) (REDMS No. 6025145)

PLN-68

See Page PLN-68 for full report

Designated Speakers: David Brownlee and Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9969, for a Zoning Text amendment to the “Vehicle Sales (CV)” zone to increase the maximum Floor Area Ratio (FAR) to 0.94 at 13171 and a portion of 13251 Smallwood Place, be introduced and given first reading.



6. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, February 5, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Carol Day
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Michael Wolfe

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

AGENDA ADDITIONS

It was moved and seconded
That Affordable Housing be added to agenda as Item No. 4A.

CARRIED

MINUTES

It was moved and seconded
That the minutes of the meeting of the Planning Committee held on January 22, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

February 20, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. RICHMOND SENIORS ADVISORY COMMITTEE 2018 ANNUAL REPORT AND 2019 WORK PROGRAM

(File Ref. No. 01-0100-30-SADV1-01) (REDMS No. 6076734 v. 2)

Discussion ensued with regard to opportunities to develop affordable housing projects for seniors and activities of the RSAC's subcommittees.

Committee thanked the RSAC for their service to community.

It was moved and seconded

That the staff report titled "Richmond Seniors Advisory Committee 2018 Annual Report and 2019 Work Program," dated January 18, 2019, from the Manager, Community Social Development, be approved.

CARRIED

2. CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2018 ANNUAL REPORT AND 2019 WORK PROGRAM

(File Ref. No. 07-3070-01) (REDMS No. 6068581 v. 4)

Discussion ensued with regard to (i) activities of the CCDAC's subcommittees, (ii) available childcare funding from senior levels of government, (iii) available childcare spaces for school-aged children and toddlers, and (iv) potential Provincial modifications to licensing regulations related to outdoor childcare programs.

Committee thanked the CCDAC for their service to community.

It was moved and seconded

That the Child Care Development Advisory Committee's 2018 Annual Report and 2019 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2018 Annual Report and 2019 Work Program," dated January 10, 2019, from the Manager of Community Social Development, be approved.

CARRIED

Planning Committee
Tuesday, February 5, 2019

3. **HOUSING AGREEMENT BYLAW NO. 9955 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 23200 GILLEY ROAD**

(File Ref. No. 08-4057-05) (REDMS No. 6044155 v. 2)

It was moved and seconded

That Housing Agreement (23200 Gilley Road) Bylaw No. 9955 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ16-754305.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

4. **APPLICATION BY ERIC STINE ARCHITECT INC. FOR REZONING AT 8600, 8620, 8640 AND 8660 FRANCIS ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-009986; RZ 18-814702) (REDMS No. 6077908)

Staff reviewed the application noting that (i) the proposed development complies with the City’s Arterial Road Policy, (ii) the applicant is proposing to provide a cash-in-lieu contribution to the City’s Affordable Housing Fund, (iii) the proposed development will include convertible units, (iv) the proposed parking layout is consistent with the City’s parking regulations and the proposed driveway will allow for the full movement of vehicles onto the site, and (v) the proposed development will be built to achieve BC Energy Step Code 3.

Discussion ensued regarding improvements to the intersection of Francis Road and Garden City Road, and as a result of the discussion staff were directed to provide Council with information related to improvements to the Francis Road and Garden City Road intersection and the ultimate design of Francis Road.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9986, for the rezoning of 8600, 8620, 8640 and 8660 Francis Road from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone, to permit the development of 18 townhouse units with vehicle access from Francis Road, be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, February 5, 2019

4A. AFFORDABLE HOUSING

(File Ref. No.)

It was moved and seconded

That staff be directed to review all future city projects to assess if they are compatible with senior and or affordable housing units using the airspace above the projects. Furthermore staff to report back on the option of creating a policy that makes the creation of affordable housing a priority whenever possible in the future City projects and to actively look for partners with Richmond, Provincial and Federal stakeholders.

The question on the **referral motion** was not called as discussion ensued with regard to (i) the need for Provincial and Federal subsidies for non-market affordable housing projects, (ii) the development of seniors housing on parkland in other municipalities, and (iii) utilizing cash-in-lieu affordable housing contributions from developments towards affordable housing projects.

In reply to queries from Committee, staff noted that some City sites may not be appropriate for seniors housing or affordable housing and any modifications to the City's Official Community Plan would require considerable public consultation. Also, staff noted that information on funding available in the City's Affordable Housing Fund can be provided to Council.

As a result of the discussion, the referral motion was restated as follows:

It was moved and seconded

That the following referral motion be incorporated into an existing referral examining Senior's Housing:

That staff be directed to review all future city projects to assess if they are compatible with senior and or affordable housing units using the airspace above the projects. Furthermore staff to report back on the option of creating a policy that makes the creation of affordable housing a priority whenever possible in the future City projects and to actively look for partners with Richmond, Provincial and Federal stakeholders.

CARRIED

Planning Committee
Tuesday, February 5, 2019

5. **MANAGER'S REPORT**

Underlying Zoning - Land Use Contracts

Wayne Craig, Director, Development, briefed Committee on the process to introduce underlying zoning for commercial, industrial and multi-family lots governed by Land Use Contracts in East Richmond. He added that information letters will be sent to affected property owners and tenants. Also, he noted that the letters will include a Frequently Asked Questions about introducing underlying zoning and City contact information, should anyone want additional information. Furthermore, Mr. Craig noted that a copy of the letter can be distributed to Council.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:43 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, February 5, 2019.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator



City of Richmond

Report to Committee

To: Planning Committee **Date:** January 31, 2019
From: Kim Somerville
Manager, Community Social Development **File:** 07-3300-01/2019-Vol
01
Re: **Richmond Intercultural Advisory Committee 2018 Annual Report and 2019
Work Program**

Staff Recommendation

That the staff report titled "Richmond Intercultural Advisory Committee 2018 Annual Report and 2019 Work Program," dated January 31, 2019, from the Manager of Community Social Development, be approved.

Kim Somerville
Manager, Community Social Development
(604-247-4671)

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

The Richmond Intercultural Advisory Committee (RIAC) was established in 2002 to act as a resource and provide advice to City Council in support of enhancing and strengthening intercultural harmony and cooperation in Richmond. In addition, the RIAC responds to Council requests as they arise.

This report supports the City's Social Development Strategy's Strategic Direction #2 Engaging our Citizens Action:

15 Implement, monitor and update the Intercultural Strategic Plan and Work Program

This report also supports the City's Social Development Strategy's Strategic Direction #6 Support Community Engagement and Volunteerism Action:

26.2 Mechanisms for ensuring that committees are best positioned to provide helpful and timely advice to City staff and elected officials including:

- *Work programs that reflect Council Term Goals*

Analysis

The 2017–2022 RIAC Intercultural Strategic Plan was adopted by City Council on February 27, 2017. This plan identifies actions to be undertaken to help advance the RIAC's intercultural vision "for Richmond to be the most welcoming, inclusive and harmonious community in Canada." The City supports the RIAC by providing an annual operating budget, a Council liaison and a staff liaison.

2018 Annual Report

Below are activities undertaken by the RIAC as outlined in the 2018 Annual Report (Attachment 1). Highlights of the Committee's work include:

- Provided an intercultural lens on various City strategies and initiatives, including the Arts Strategy, Resilient Streets Program, Smart Cities Challenge, and the development of the Cultural Harmony Plan;
- Supported the 2018 Diversity Symposium by participating in the planning of the symposium and providing on-site support during the event;
- Participated in the Resilient Streets Steering Committee and provided input regarding the rollout of the project;
- Worked with the Richmond School District to bring the "Hi Neighbour" concept to elementary school children and promote the importance of promoting social connectedness in neighbourhoods; and

- Received information from RIAC organizational members and guest speakers regarding programs, services and initiatives available for Richmond residents, including:
 - Richmond Multicultural Community Services—overview of programs and services;
 - Richmond Centre for Disability—overview of programs and services;
 - Richmond School District—overview of the Settlement Workers in Schools (SWIS) program;
 - Vancouver Coastal Health—update on the opioid overdose emergency and response in Richmond; and
 - BC Responsible Gambling Program—overview of programs and services.

2019 Work Program

On January 16, 2019, the RIAC approved for City Council's consideration the proposed 2019 Work Program (Attachment 2). This year the RIAC will give priority to:

- Developing recommendations for improving newcomers' access to information;
- Inviting presentations from RIAC organizational representatives and guest speakers that can inform the City's policies and practices to promote intercultural connection;
- Providing input on the development of the Cultural Harmony Plan;
- Supporting and promoting initiatives that address the perception and reality of racism in the community;
- Providing input to City staff for the planning and implementation of the 2019 Diversity Symposium; and
- Serving as a resource on intercultural integration and inclusion on City initiatives and events, as opportunities arise.

Financial Impact

There is no financial impact.

Conclusion

The Richmond Intercultural Advisory Committee's 2018 Annual Report provides information on the activities undertaken by the Committee in the previous year. The 2019 Work Program outlines the Committee's intention to continue to act as a resource and provide advice to City Council and staff in support of enhancing and strengthening intercultural harmony in the

January 31, 2019

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community. Staff recommend that the Richmond Intercultural Advisory Committee 2018 Annual Report and 2019 Work Program be approved.

Dorothy Chua Jo
Dorothy Jo
Inclusion Coordinator
(604-276-4391)

- Att. 1: Richmond Intercultural Advisory Committee 2018 Annual Report
2: Richmond Intercultural Advisory Committee 2019 Work Program

Richmond Intercultural Advisory Committee 2018 Annual Report

Introduction

The Richmond Intercultural Advisory Committee (RIAC) was established by City Council in February 2002 to assist the City of Richmond in advancing its vision to be the “most appealing, liveable, and well-managed community in Canada”. The mandate of the RIAC, as outlined in its Terms of Reference, is to “act as a resource and provide advice to City Council in support of enhancing and strengthening intercultural harmony and co-operation in Richmond”. The RIAC achieves this mandate by providing information and recommendations regarding intercultural issues and opportunities referred to the RIAC by Council.

In 2018, the RIAC was comprised of 16 Council appointed members with representatives from Richmond Community Services Advisory Committee, Richmond Seniors Advisory Committee, RCMP, School District 38, Vancouver Coastal Health, Richmond Centre for Disability, and individual citizen appointees.

RIAC’s 2019 Work Program is intended to complement the prioritized actions of the City of Richmond’s Council Term Goals and Social Development Strategy.

The RIAC 2017-2022 Intercultural Strategic Plan outlines four strategic directions to help guide RIAC’s work program:

- Address language, information and cultural barriers;
- Address the perception and reality of racism;
- Explore areas of alignment between RIAC’s intercultural vision and governmental and stakeholder systems; and
- Support the development and integration of Richmond’s immigrants.

The 2018 RIAC Annual Report is prepared for City Council in accordance with the Terms of Reference. This document serves as a summary of RIAC’s activities during the 2018 calendar year and is based on input from the RIAC members with support from the Staff Liaison.

Major Projects for 2018

Newcomer’s Guide

The Newcomer’s Guide was developed by RIAC in 2011 and is available in English, Chinese, Tagalog, Punjabi and Russian to serve the City’s diverse population. The print edition is distributed by the City of Richmond and the online edition is available on the City website. The Newcomer’s Guide has become a valuable resource for new residents in Richmond thanks to the numerous hours of work RIAC members have put into its development. In 2018, the Guide underwent ongoing review by City staff with input from RIAC.

City of Richmond Diversity Symposium

The Diversity Symposium is a free one-day conference focused on sharing best and emerging practices in creating diverse, equitable, and inclusive communities. The theme for 2018 was

Moving from Diversity to Inclusion: Exploring Pathways to Inclusion for Diverse Communities. RIAC members helped plan and provide strategic direction to City staff, and provided invaluable on-site support on the day of the event. The 2018 City of Richmond Diversity Symposium was held on November 2, 2018 at Richmond City Hall. Over 160 delegates were in attendance, participating in keynote and closing presentations, and 9 workshops offered throughout the day. In addition, 18 community agencies, including the RIAC, were represented at community resource tables which facilitated networking and dialogue.

Cultural Harmony Plan

The RIAC has been an important contributor in the development of the Cultural Harmony Plan and continues to provide an intercultural lens in the review and implementation of City policies and programs. The Plan is being conducted in three phases, the first two of which have been completed. The first phase looked at best and emerging practices from other municipalities and the second phase reviewed existing City of Richmond programs and practices. The third and final phase in 2019 will include recommendations to enhance intercultural harmony in Richmond.

Hi Neighbour

In 2018, RIAC members planned and delivered the Hi Neighbour project in cooperation with the Richmond School District. Several elementary school classes were given a project to design and draw pictures that best represented what “Hi Neighbour” meant to them. Over 100 children participated in the project, delivering the Hi Neighbour messaging through their school and family networks.

Resilient Streets Program

In 2018, the City of Richmond received a grant to promote neighbourhood building activities in the East and West Cambie neighbourhoods. The initiative involved the provision of micro-grants to residents of between \$50 and \$200 to facilitate neighbourhood bonding activities, such as potlucks, block parties, and BBQs, and to promote localized connections among immediate neighbours. The RIAC members participated in the Resilient Streets Steering Committee and provided guidance and support for the rollout of the project.

Activities for 2018

Guest Speakers and Organizational Presenters

Throughout 2018, the RIAC invited guest speakers and organizational representatives to present on current initiatives that support the integration of Richmond’s residents. In addition, the RIAC members also provided feedback and suggestions on various initiatives that fall within the RIAC’s mandate.

March

- Liesl Jauk, Manager of Arts Services with the City of Richmond, presented on the City’s new Richmond Arts Strategy, which will guide the future work of the City’s Arts Services section.

- Ashok Rattan, Coordinator of Settlement, Counselling and Support Services with Richmond Multicultural Community Services (RMCS), presented an overview of RMCS programs and services.

April

- Carli Williams, Manager of Community Bylaws and Licensing with the City of Richmond, provided an overview of the upcoming federal legalization of non-medical cannabis and its impact on Richmond.
- Ella Huang, Executive Director of the Richmond Centre for Disability (RCD), talked about the organization's inclusive approach to ensuring that services are available to meet the needs of individuals with diverse abilities.

May

- Ellen Demlow, Epidemiologist with the Vancouver Coastal Health Surveillance Unit, presented on the *My Health My Community Social Connection and Health Report* and discussed the health benefits of strong social connections.

June

- David Weber, Chief Elections Officer with the City of Richmond, presented on the upcoming Richmond Election.
- Debbie Hertha, Seniors Coordinator with the City of Richmond, provided an overview of the City's Seniors Services and its Dementia-Friendly Community Action Plan.
- Shams Jilani, organizational representative of the Richmond Seniors Advisory Committee to the RIAC, shared his personal experience of settling into a new country and offered insights on how to successfully integrate into the host country.

September

- Rebeca Avendano, Supervisor of the Settlement Workers in Schools (SWIS) program, discussed the Richmond School District's role in facilitating newcomer settlement and integration through the work of its settlement workers, cultural interpreters, and the Newcomer Youth program.
- Zavi Swain, Community Development Coordinator at City Centre Community Centre, reported that the Resilient Streets project engaged 70 individuals in three community events and disbursed a total of \$700 in micro-grants to residents in the Cambie neighbourhood.

October

- Dr. Meena Dawar, Richmond Medical Health Officer, gave an update on the Opioid overdose emergency and response in Richmond.

November

- Ted Townsend, Director of Communications and Marketing with the City of Richmond, discussed the City's participation in the Government of Canada's Smart Cities Challenge.

- Phyllis Chan and Adam Hall of the BC Responsible and Problem Gambling Program discuss the prevention and clinical services they offer.

Members of the 2018 Richmond Intercultural Advisory Committee

Citizen Appointees

1. Rod Belleza
2. Nick Chopra
3. Mohinder Grewal
4. Andy Hobbs
5. James Hsieh
6. Joan Page
7. Kanwarjit Sandhu
8. Linda Sum

Organizational Representatives

1. Phyllis Chan, Richmond Community Services Advisory Committee (BC Responsible and Problem Gambling Program)
2. Dr. Meena Dawar, Vancouver Coastal Health
3. Michaela Fengstad, Richmond Community Services Advisory Committee (Back in Motion Rehabilitation Inc.) (June to December)
4. Shams Jilani, Richmond Seniors Advisory Committee
5. Hieu Pham-Fraser, Richmond School District
6. Nigel Pronger, RCMP
7. Ashok Rattan, Richmond Community Services Advisory Committee (Richmond Multicultural Community Services)
8. Diane Sugars, Richmond Community Services Advisory Committee (Chimo Community Services) (January to May)
9. Viet Vu, Richmond Centre for Disability

Council Liaison

Councillor Derek Dang (January to October)

Councillor Linda McPhail (November to December)

Staff Liaison

Donna Lee, Inclusion Coordinator (January to June)

Dorothy Jo, Inclusion Coordinator (July to December)

Financial Summary

As a voluntary Advisory Committee to City Council, the RIAC's activities are fully supported by the City's operating budget coordinated by the Staff Liaison.

Revenue	
City funding	\$2,500.00
Expenses	
<i>Meeting Refreshments</i>	\$2,100.00
<i>Printing</i>	\$200.00
Total Expenses	\$2,300.00
Balance	\$200.00

Conclusion and Acknowledgements

As an advisory body to City Council, the RIAC has created an effective forum for meaningful interaction among citizens and organizations regarding intercultural issues in the community, as well as providing an intercultural lens to City strategies and initiatives.

Through various presentations on intercultural issues from City staff, organizational representatives and partners, as well as discussions and information sharing among members during the meetings, the RIAC members are well-informed on intercultural issues in the city and are well-equipped in disseminating useful information to our respective networks in the community.

The RIAC held a total of nine monthly meetings in 2018 as scheduled in its work plan and all of the meetings were well attended. We acknowledge the significant commitment and contributions of outgoing members in 2018, namely Mohinder Grewal (citizen), Andy Hobbs (citizen), Dr. Meena Dawar (Vancouver Coastal Health), Hieu Pham-Fraser (Richmond School District), Viet Vu (Richmond Centre for Disability), Diane Sugars (Richmond Community Services Advisory Committee) and Shams Jilani (Richmond Seniors Advisory Committee). We would also like to take this opportunity to thank Councillors Derek Dang and Linda McPhail for their support of the RIAC; their Council Update has been a highlight at every meeting. We are delighted to announce that we have received multiple applications from youth to the Intercultural Advisory Committee in 2019 and we look forward to mentoring and working with the successful youth representative in the new year.

We would like to express our appreciation to Donna Lee, Staff Liaison from January to June 2018, who is currently on maternity leave, and Dorothy Jo, who assumed the Staff Liaison role since September 2018, for their extensive work and support of RIAC. We appreciate their hard work and meticulous preparation; all RIAC meetings were well-planned and supported.

Respectfully submitted by:

James Hsieh
Chair, Richmond Intercultural Advisory Committee

RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2019 WORK PROGRAM

The Richmond Intercultural Advisory Committee (RIAC) 2019 Work Program will focus on the RIAC's role as an Advisory Committee to City Council. The Work Plan supports the following Social Development Strategy (2013-2022) Strategic Direction:

Strategic Direction 5: Build on Richmond's Cultural Diversity.

"To facilitate a socially healthy and inclusive community, it is important for the City to be able to appropriately respond to all its residents – refugees, other immigrants and Canadian born households alike".

Strategy/Initiative	RIAC Actions/Steps	Expected Outcome of RIAC Actions	Timeframe
1. Address language, information and cultural barriers			
1.1 Provide recommendations on improving the access of information to newcomers in Richmond.	1.1.1 Explore options for providing information to new residents in Richmond. 1.1.2 Provide input to City staff on the review of the Newcomer's Guide.	Newcomers are able to access current information on how to get involved in civic and community life in Richmond.	February to November 2019
1.2 Build on and improve RIAC members' knowledge of intercultural issues through information sharing, guest speakers, and educational opportunities.	1.2.1 Invite guest speakers to present on intercultural issues facing the community and share relevant information and educational opportunities. 1.2.2 Encourage the RIAC members to present on specific intercultural initiatives from their respective organizations and/or affiliated groups that can inform the City's policies or practices.	A summary of key findings from the various speakers that are specifically related to newcomer integration and/or intercultural bridging in Richmond is compiled. Best and emerging practices being undertaken by its members help to inform City strategies and initiatives.	February to November 2019 February to November 2019
2. Address racism and misconceptions			

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Strategy/Initiative	RIAC Actions/Steps	Expected Outcome of RIAC Actions	Timeframe
2.1 Support and promote initiatives that address the perception and reality of racism and discrimination in the community.	2.1.1 Seek opportunities to participate in initiatives that address racism and discrimination in the community. 2.1.2 The RIAC to liaise with advisory groups from other municipalities and participate in and/or promote their activities.	The RIAC members identify and participate in initiatives and relay relevant information back to the RIAC.	Ongoing
2.2 Assist City staff with the planning and implementation of the 2019 City of Richmond Diversity Symposium.	2.2.1 Provide RIAC representatives to sit on the 2019 Diversity Symposium Advisory Committee to develop ideas for themes and topics, options for keynote speakers and presenters, and to select final presenters for the workshop sessions. 2.2.2 Provide event support at the 2019 Diversity Symposium, including promoting the event to Richmond-based community organizations, speaker introduction, networking, and hosting a community resource table.	The RIAC members actively participate in the planning of the 2019 Diversity Symposium program.	March to September 2019
PLN		The RIAC members play an active role during the 2019 Diversity Symposium.	October to November 2019
3. Ensure that City & other governmental and stakeholder systems, policies and planning processes are aligned with RIAC's intercultural vision.			
3.1 Further actions within the RIAC's Intercultural Strategic Plan are reflected in City events and strategies.	3.1.1 Provide an intercultural lens to City events and initiatives as opportunities arise, such as: <ul style="list-style-type: none"> • World Festival • Doors Open • Culture Days • Arts Strategy • Wellness Strategy • Cultural Harmony Plan 	The RIAC provides an intercultural lens in the planning of City events and/or strategies.	As needed through 2019
	3.1.2 Provide a summary of key activities and learnings from 2019 to City Council via the RIAC Annual Report.	The RIAC submits a summary of the year's key activities to City staff which is included in the 2019 RIAC Annual Report that is submitted to City Council.	October to November 2019

<i>Strategy/Initiative</i>	<i>RIAC Actions/Steps</i>	<i>Expected Outcome of RIAC Actions</i>	<i>Timeframe</i>
3.2 Provide input on the development of the Cultural Harmony Plan (CHP).	3.2.1 Participate in CHP community engagement sessions, such as surveys, open houses, and focus groups; and 3.2.2 Provide input on the draft recommendations for the Cultural Harmony Plan.	The RIAC members are involved in the development of the Cultural Harmony Plan.	2019
4. To support the development and integration of Richmond's immigrants while doing this in a way that respects family and cultural traditions			
4.1 Assist the City in engaging the community in building 'cultural bridges' and learning opportunities that allow sharing and understanding of cultural traditions.	4.1.1 Serve as a resource and provide advice on intercultural integration and inclusion on new City initiatives or events, as opportunities arise.	The RIAC provides advice or recommendations on cultural bridging.	Ongoing
5. Committee development and housekeeping			
5.1 Participate in an orientation of the Richmond Intercultural Advisory Committee.	5.1.1 Members receive an orientation to the RIAC and the City of Richmond and learn about the roles and responsibilities of advisory committee members, meeting process, and the RIAC Terms of Reference.	Members receive information on the role of the Intercultural Advisory Committee and learn about the RIAC's Intercultural Strategic Plan, Terms of Reference, Social Development Strategy and Council Term Goals.	January 2019



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 11, 2019
From: Kim Somerville **File:** 07-3070-01/2019-Vol
Manager, Community Social Development 01
Re: Naming of Child Care Facility, 10311 River Drive

Staff Recommendation

That the City's child care facility being constructed at 10311 River Drive (Northview Estates/Parc Riviera) be named River Run Early Care and Learning Centre, as outlined in the report titled "Naming of Child Care Facility, 10311 River Drive," dated February 11, 2019, from the Manager of Community Social Development, be approved.

Kim Somerville
Manager, Community Social Development
(604-247-4671)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

The future City-owned child care facility under construction by Western-Citimark River Front Townhouse Project Ltd. (“Western-Citimark”) is part of the Northview Estates (Parc Riviera) townhouse development located in the Bridgeport area at 10311 River Drive. The provision of this community amenity was secured through the original rezoning application (RZ 07-380169); with the construction of the child care facility being authorized as part of a development permit (DP16-721500). A no build covenant (BB4018181) and child care construction agreement (CA6783406 and CA6783413) are registered on Title.

The development is comprised of approximately 86 townhouse units and a two-storey, mixed use building including the child care and resident indoor and outdoor amenity space. The child care facility has been designed to accommodate 61–81 children in various licensed child care programs with the final number of licensed spaces to be confirmed by the Operator in consultation with the City and Vancouver Coastal Health Community Care Facilities Licensing. The types of child care programs to be provided include: Group Child Care Under 36 Months, Group Child Care 30 Months to School Age, and Preschool and/or School Age Care.

On November 13, 2018, the Atira Women’s Resource Society was approved by City Council to be the future operator of the child care facility. Construction of the facility is now underway and it is currently anticipated to be completed in the Fall of 2019, although timing is dependent upon a number of factors, including the final timeline for construction. Once the facility is completed it will be conveyed by Western-Citimark to the City in the form of a strata unit. As the facility will be a City asset, it will require a name in keeping with the City Policy 2016: Naming Public Buildings – Parks or Places.

This report supports the City’s Social Development Strategy 2013–2022, Strategic Direction 4 Action 10:

Support the establishment of high quality, safe child care services in Richmond through such means as: 10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers.

This report also supports the 2017–2022 Richmond Child Care Needs Assessment and Strategy, Strategic Direction 2. Action 7:

Continue to secure community amenity contributions through rezoning processes, focusing on the creation of early childhood development hubs.

Analysis

Naming Options for the Child Care Facility

During the planning and development of the child care amenity it has been informally referred to as the Northview Estates/Parc Riviera child care. As the child care facility is due to be substantially completed in 2019, staff are proposing that a different name be chosen to give the facility its own identity as a civic building.

Staff have consulted with both the future operator and the developer and considered the following questions to help narrow the name selection to three options:

- 1) Will the name have historical or current relevance to the site?
- 2) Will it distinguish the child care facility from others in the Lower Mainland?
- 3) Will the name resonate with Bridgeport Planning Area residents?

The three suggested options for naming consideration are derived from the child care facility's proximity to the Fraser River.

1. River Run Early Care and Learning Centre – Recommended

The Fraser River is the longest river within British Columbia and the middle arm is located to the north of the Northview Estates child care facility. The run of the river describes the flow of the river without any human interference. The name "River Run" signifies the close proximity to the Fraser River, and is recommended.

2. Dragonfly Early Care and Learning Centre – Not Recommended

The dragonfly is a significant species in Richmond with a variety of species found along freshwater communities in British Columbia. While this name is unique from other child care facilities, it does not strongly relate to the specific location of Northview Estates.

3. Firefly Early Care and Learning Centre – Not Recommended

The firefly is an insect known for its ability to glow at night. They are declining in numbers with only small colonies found on the South Coast of British Columbia. While this name is unique from other child care facilities, it does not strongly relate to the specific location of Northview Estates.

The name recommendation put forward in the report is in keeping with the City Policy 2016: Naming Public Buildings – Parks and Places (Attachment 1).

Financial Impact

None.

Conclusion

The City continues to support accessible and affordable child care spaces through obtaining child care amenities. This new child care facility will provide 61–81 child care spaces to families in the community. Staff are recommending that the child care facility currently under construction at 10311 River Drive be named the River Run Early Care and Learning Centre.



Chris Duggan
Program Manager, Child Care
(604-204-8621)

Att. 1: Naming Public Buildings – Parks or Places



**City of
Richmond**

Policy Manual

Page 1 of 2

Naming Public Buildings – Parks or Places

Policy 2016

Adopted by Council: May 12, 1997

POLICY 2016:

It is Council policy that:

The naming of public buildings, parks or places within the City shall be undertaken to:

1. Honour or memorialize individuals, corporations, events, and places that have attained achievements of extraordinary and lasting distinction and contribution to the City, or
2. Pay tribute to an association with an activity or program which is specific to the use of the public building, park, or place.

In all cases, staff will review the proposals/submissions based on the following "Guidelines for Naming", prior to making a recommendation to City Council. The final decision rests with City Council by means of a resolution adopted by majority vote of Council. In the absence of a clear direction or decision from staff, the final decision will be made by Council.

After the final decision on the naming of public facilities, parks and spaces has been made, the City Clerk shall notify all parties affected by, or interested in, such new public buildings, parks or places.

Community Services Division



GUIDELINES FOR NAMING

1. Proposals/submissions for naming a public building, park or place may be received from the public (including residents, community associations and organizations), staff, and corporations.
2. A proposal for naming a public building, park or place in honour of a person who has rendered outstanding service to the City, will be considered. Names of living individuals may be considered, but the use of individual names should be minimized.
3. A proposal for naming a public building, park or place, other than in honour of an individual, will be considered if:
 - an organization has had historical and exceptional ties to the City.
 - an event or date is significant in the City's history.
 - a place has significant meaning for, or ties to, the City.
 - a program, activity, or symbol is pertinent to the life of the City specific to the location and may be used to effectively promote and market the program or activity both within and outside the community.
4. In a proposal for naming "joint sites" between the City and School District, the park and school names should coincide through consultation between the two organizations.
5. A proposal for naming "parks and open spaces" may consider the name of the abutting road. Similarly, a public building accommodated on a park, the park name, or the building, should relate to each other.
6. A proposal for naming a "character area" such as a neighbourhood and/or open space should be designated by names linking persons, events, places or activities with appropriate references to location and activities to be conducted on the site or land form.
7. A proposal for naming a public building or park in recognition of a corporation which has made a significant gift or contribution to the City may be considered.
8. A named facility will retain that name as long as it exists. However, if a name is designated for a facility associated with a specific program or activity and that activity is subsequently changed, the name may be applied to a similarly-used facility, if possible, and if not, to another facility.



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

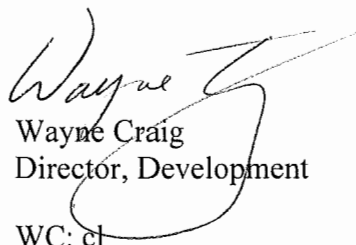
Date: February 6, 2019
File: RZ 16-745849

Re: Application by Zget Holdings Corp. for Rezoning at 6031 Blundell Road from
"Land Use Contract 128" to "Community Commercial (CC)"

Staff Recommendation

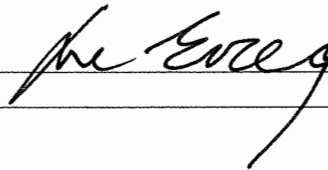
1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9891 to:
 - a) rezone 6031 Blundell Road from "Land Use Contract 128" to the "Community Commercial (CC)" zone; and
 - b) discharge "Land Use Contract 128", entered into pursuant to "Eugene Clarence Neumeyer and Mildred Neumeyer Land Use Contract By-law No. 3614 (RD81039)" from the title of 6031 Blundell Road;

be introduced and given first reading.


Wayne Craig
Director, Development
WC: cl
Att. 6

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Zget Holdings Corp. has applied to the City of Richmond for permission to rezone 6031 Blundell Road from “Land Use Contract 128” to the “Community Commercial (CC)” zone and to discharge “Land Use Contract 128”, entered into pursuant to “Eugene Clarence Neumeyer and Mildred Neumeyer Land Use Contract By-law No. 3614 (RD81039)” from the subject property, in order to permit a two-storey building of approximately 726 m² (7,818 ft²) in area, containing retail and office uses (Attachment 1).

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

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site is 1,537 m² in size and is located on the north side of Blundell Road, between No. 2 Road and Cheviot Place. The former one-storey pub building on the site was demolished in July 2018.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North are the rear portions of the properties at 7680 No. 2 Road and 6500 Chatsworth Road, zoned “Community Commercial (CC)” and “Single Detached (RS1/E)”, respectively. The property at 7680 No. 2 Road contains a surface parking lot associated with the Coast Capital Savings Credit Union immediately to the west of the subject site, while the property at 6500 Chatsworth Road contains a newer two-storey single-family dwelling.
- To the South, immediately across Blundell Road, is the Blundell Plaza neighbourhood shopping centre, which consists of a series of one-storey buildings on three properties zoned “Community Commercial (ZC14) – Blundell Road”, “Community Commercial (CC)”, and Land Use Contract 087 (6020, 6060, 6140 Blundell Road, 8100, 8120, 8140 and 8180 No. 2 Road).
- To the East is an existing non-conforming two-storey duplex at 6051/6071 Blundell Road on a property zoned “Single Detached (RS1/E)”.
- To the West is a one-storey building containing the Coast Capital Savings Credit Union at 7950 No. 2 Road on a property zoned “Community Commercial (CC)”.

Existing Legal Encumbrances

There are existing statutory right-of-ways (SRW) registered on title of the property for the sanitary sewer located on-site along the north property line and for a portion of the sidewalk along Blundell Road, which meanders around mature trees located in the boulevard on City-owned property (note: a portion of the SRW for the sidewalk will be dedicated as road prior to rezoning approval). Encroachment into the SRWs is not permitted.

The existing Land Use Contract (LUC) registered on title restricts the use and development of the property to a neighbourhood pub with a maximum seating and standard area of 123 m² (1,330 ft²), a maximum total building area of 276 m² (2,975 ft²), and for a maximum of 70 occupants. The LUC also specifies requirements for site planning, on-site parking, landscaping, and signage. The LUC is to be discharged from title prior to final adoption of the rezoning bylaw.

Related Policies & Studies

Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Service Centre”, which is intended to accommodate a mix of uses to serve area residents’ needs, including retail, commercial, office, and institutional uses. The proposed development is consistent with this land use designation.

Noise Management

To mitigate unwanted noise from commercial areas on residential properties, the OCP requires that new commercial redevelopment proposals within 30 m of any residential use demonstrate that:

- the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City’s noise bylaw (i.e., Public Health Protection Bylaw No. 6989); and,
- noise generated from rooftop HVAC units will comply with the City’s noise bylaw.

To secure these objectives, the applicant must register a legal agreement on title which includes a requirement for the submission of an acoustical report with recommendations prepared by an appropriate registered professional prior to the Development Permit application being forwarded to the Development Permit Panel for consideration, which demonstrates that the interior noise levels and the proposed noise mitigation measures to be incorporated into building construction comply with the City’s noise bylaw requirements.

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 1st 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

Site Planning, Access and Transportation Improvements

The applicant has submitted conceptual development plans of the proposed development, as shown in Attachment 4. Further review of the plans will be undertaken as part of the Development Permit Application review process to ensure consistency with the design guidelines in the OCP.

The proposed concept plans show a two-storey building in the southwest portion of the subject site, with front yard and perimeter landscaping, and a surface parking area predominantly in the rear (north) portion of the site. The main floor of the building is proposed to contain commercial/retail space and a lobby entrance to access the second floor. The ground floor also contains mechanical, electrical, service areas, and long-term bike storage at the rear and sides of the building. The second floor contains office space and a small sundeck in the southwest corner.

Vehicle access to the site is proposed from Blundell Road at the existing driveway crossing location. Pedestrian access to the site is proposed from the sidewalk along Blundell Road via concrete pathways that connect to the lobby and the individual ground-floor unit entries.

On-site vehicle and bike parking is provided consistent with Richmond Zoning Bylaw 8500. Surface parking for a total of 17 vehicle parking spaces is proposed on-site, and a bike room that can accommodate long-term storage of two bikes for employees is proposed to be incorporated along the east side of the building. A bike rack for short-term visitor parking is proposed in front of the building near the entries to the commercial units.

The applicant is required to enter into a Servicing Agreement for the design and construction of boulevard improvements along Blundell Road, to include (but is not limited to): a 1.5 m wide concrete sidewalk at the new property line and a minimum 1.5 m treed/grassed boulevard. The existing mature trees in the Blundell Road frontage are proposed to be retained with the boulevard improvements. Further details on the scope of the improvements are included in Attachment 6. To accommodate the boulevard upgrades and to provide for future road widening, the applicant is required to provide a road dedication of 2.58 m along the entire south property line on Blundell Road.

A variety of upgrades to existing traffic signal infrastructure at the Blundell and No. 2 Road intersection as well as Transportation Demand Management (TDM) measures are associated with this proposal, including (but not limited to):

- a contribution by the applicant to the City prior to rezoning approval in the amount of \$95,600 for uninterruptible power supply, audible pedestrian signalization, LED street name signs and street light luminaires, traffic cabinet wrap, and new high definition traffic cameras; and
- upgrades to the bus stop located directly opposite the subject site on Blundell to current City and Translink Accessible Bus Stop standards (via the Servicing Agreement) and a contribution by the applicant to the City prior to rezoning approval in the amount of \$30,000 towards the purchase and installation of a bus shelter at this bus stop location.

Variances Requested

The proposed development, as illustrated in the conceptual development plans in Attachment 4, is generally in compliance with the “Community Commercial (CC)” zone, with the exception of the following requests by the applicant to vary the provisions to Richmond Zoning Bylaw 8500 at the Development Permit Application stage:

- 1) to reduce the minimum interior side yard from 6.0 m to 0.15 m for the west side yard;
- 2) to increase the maximum building height from 9.0 m to 9.6 m for rooftop mechanical equipment and screening; and
- 3) to allow eight small car parking spaces (50% of the required parking).

Staff is supportive of the variance requests for the following reasons:

- the reduced interior side yard setback enables the proposed building to be positioned in essentially the same location as the former pub building, immediately abutting the blank east façade of the Coast Capital Savings Credit Union building on the adjacent property to the west, which maintains the former large east side yard setback to the existing neighbouring residential property.
- the screening of the rooftop mechanical equipment is consistent with the design guidelines in the OCP to lessens its’ visual impact and to assist with noise mitigation; and
- Richmond Zoning Bylaw 8500 allows small car parking spaces (up to a maximum of 50%) only when more than 31 parking spaces are proposed on-site. Transportation Department staff support the proposed variance as the proposed eight small car parking spaces (50%) meets the intent of the Zoning Bylaw, as it would otherwise comply if the parking area contained more than 31 spaces.

Further review of the proposed variances will be undertaken as part of the Development Permit application review process.

Tree Retention/Replacement and Landscaping

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:

- 14 bylaw-sized trees on the subject property (Trees # 43, 50 to 59, 74 to 76);
- Six trees on neighbouring properties (Trees # os1 to os6); and
- Two trees in the boulevard on City-owned property (Trees # ci1, ci2).

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

- Tree # 43 located on-site along the east property line is to be retained and protected, with a minimum 2.5 m tree protection zone.

- 13 trees located in the rear of the subject site along the north property line are in good condition and should be retained and protected as described in the Arborist's Report (Trees # 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 74, 75 and 76).
- Six trees located on neighbouring properties should be protected (Trees # os1, os2, os3, os4, os5 and os6).
- Tree protection fencing is required to be installed as described in the City's Tree Protection Information Bulletin Tree-03.

The City's Parks Department arboriculture staff has reviewed the Arborist's Report and support the Arborist's findings, with the following comments:

- Tree # ci1 within the Blundell Road boulevard on City-owned property is in fair condition but is a large significant tree, and is required to be retained. Tree protection is to be provided as described in the Arborist's Report and the City's Tree Protection Information Bulletin TREE-03. Tree protection measures will be incorporated into the Servicing Agreement design for the frontage improvements on Blundell Road.
- A survival security in the amount of \$9,400 is required to ensure the tree is not impacted by the proposed development.
- Since the critical root zone of Tree # ci2 is located outside of the proposed area of construction impact, no tree protection fencing or survival security is required.

Tree Protection

All 14 on-site trees are to be retained and protected, as are the off-site trees on neighbourhood properties and in the boulevard on City-owned property. The applicant has submitted a tree retention plan showing the trees to be retained and the measures to be 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.
 - Tree survival securities in the amounts of \$9,400 for Tree # ci1, \$10,000 for Tree # 43, and \$55,000 for Trees 50 to 75 (which function as a single mature hedge with limited work proposed within its tree protection zone). The securities will be held until construction and landscaping on-site is completed, an acceptable post-construction impact assessment report is received, and a site inspection is conducted to ensure that the trees have survived. A portion of the securities may be retained for a one-year period following construction to ensure that there is no subsequent decline associated with the redevelopment of the site.

- Prior to any works being conducted on-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 and must remain in place until construction and landscaping on-site is completed.

Tree Replacement & Planting

The preliminary Landscape Plan in Attachment 4 illustrates that three 6 cm caliper Japanese Snowbell trees are proposed to be planted within the front yard. The Landscape Plan will be further refined as part of the Development Permit application review process. To ensure that the proposed trees are installed and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10% contingency) prior to Development Permit issuance.

Site Servicing

Prior to rezoning, the applicant is required to enter into a Servicing Agreement and pay servicing costs associated with the design and construction of the required water, storm, and sanitary service connection works, as well as the required boulevard and transportation infrastructure upgrades, as described previously. The required works involve the granting of a SRW for the new water meter prior to rezoning approval.

Further details on the scope of the servicing improvements are included in Attachment 6.

Sustainability and Energy Step Code

The proposed commercial building is not subject to the energy efficiency requirements under the Energy Step Code as it does not contain a residential occupancy, is less than three-storeys, and has a site coverage of less than 600 m². The proposed commercial building must therefore meet the standard energy efficiency requirements under the BC Building Code (9.36).

Over and above the design guidelines for commercial buildings in the OCP, the applicant is proposing to provide one electric vehicle charging station on-site, to be secured through a legal agreement registered on title prior to rezoning approval, as well as to equip three parking spaces (17%) with 240-volt electrical outlets to accommodate electric vehicles.

Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for commercial buildings contained within the OCP, and to ensure continued consideration of the existing neighbourhood context.

Further refinements to the proposal will be made as part of the Development Permit application review process, including:

- Increasing the use of non-porous surface materials for on-site permeability and to create visual interest.

- Exploring additional opportunities for weather protection for pedestrians at the lobby entrance to the building.
- Additional design development to provide adequate building facade articulation and to create visual interest on exposed elevations.
- Review of the proposed colour palette and exterior building materials.
- Review of the applicant's design response to the accessibility guidelines in the OCP.
- Review of the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining a better understanding of the proposed sustainability features to be incorporated into the project.

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 the property at 6031 Blundell Road from "Land Use Contract 128" to the "Community Commercial (CC)" zone and to discharge the LUC from the subject property, in order to permit a two-storey building containing retail and office uses.

This proposal is consistent with the land use designation for the subject site and applicable policies contained within the OCP.

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 9891 be introduced and given first reading.

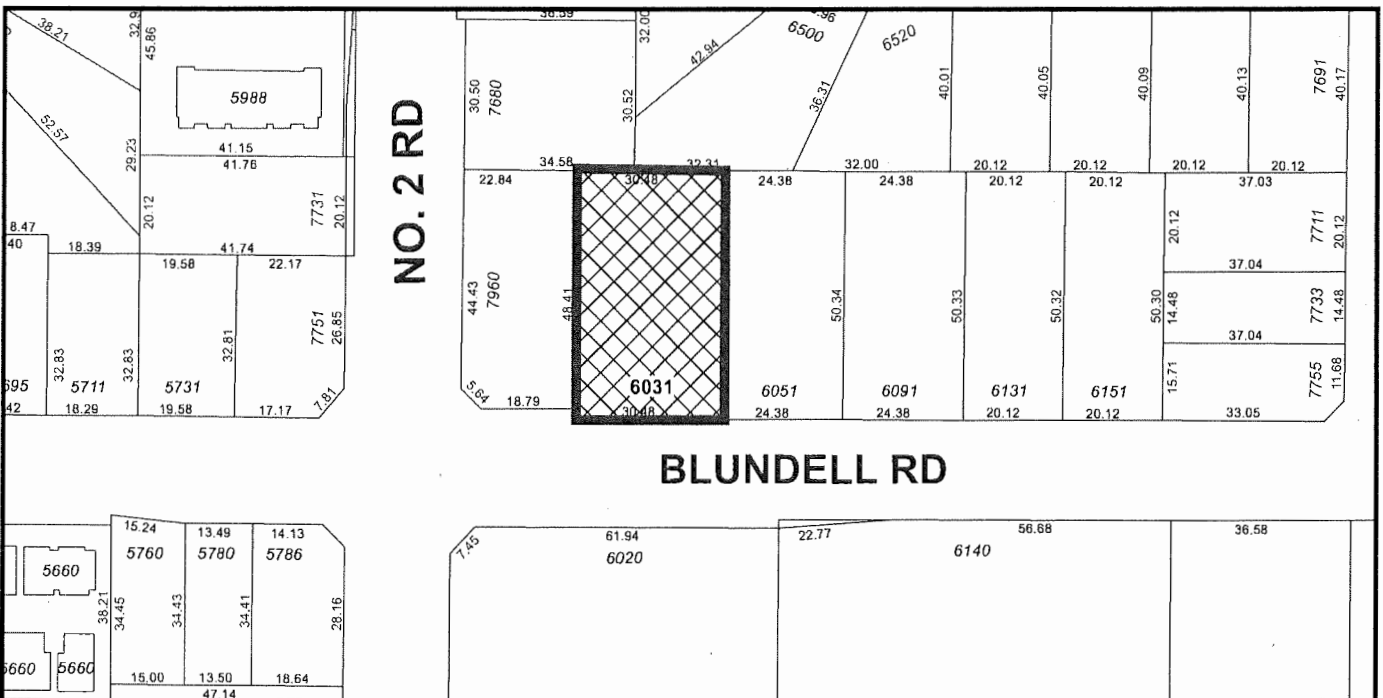


Cynthia Lussier
Planner 1

CL: rg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Site Survey
Attachment 4: Conceptual Development Plans
Attachment 5: Tree Retention Plan
Attachment 6: Rezoning Considerations

City of
Richmond

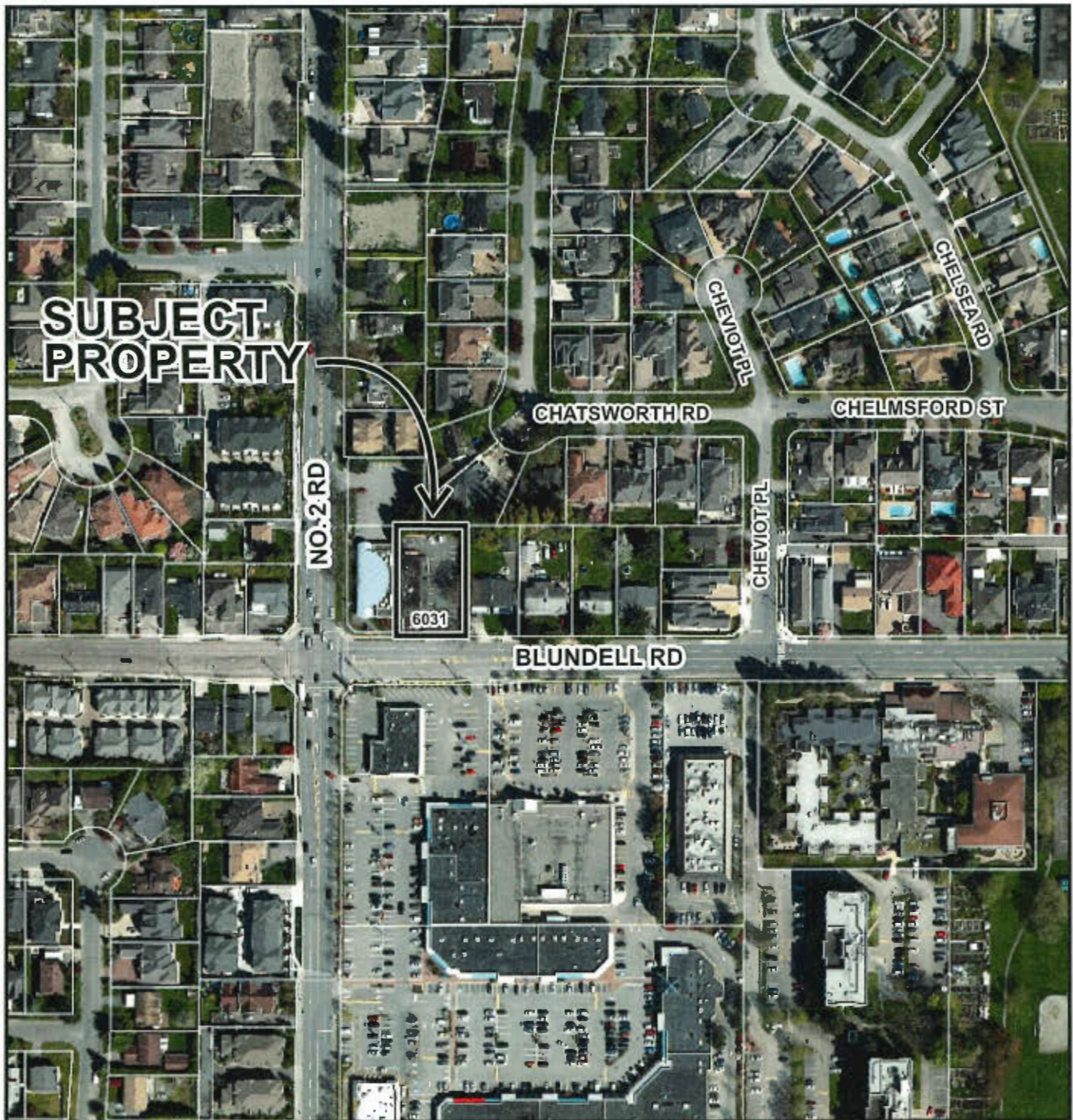


RZ 16-745849

Note: Dimensions are in METRES



City of
Richmond



RZ 16-745849

Original Date: 09/30/16

Revision Date:

Note: Dimensions are in METRES



RZ 16-745849

Attachment 2

Address: 6031 Blundell Road

Applicant: Zget Holdings Corp.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Zget Holdings Corp.	No change
Site Size (m²):	1,537 m ²	1,457.8 m ² after 2.58 m wide road dedication along Blundell Rd
Land Uses:	Vacant Lot	2-storey Commercial Building
OCP Designation:	Neighbourhood Service Centre	No change
Zoning:	LUC 128	Community Commercial (CC)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50	0.50	None permitted
Buildable Floor Area (m ²):	Max. 729 m ² (7,847 ft ²)	726 m ² (7,818 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 35%	Building: 30.8%	None
Lot Size (Min.):	N/A	1,457.8 m ²	None
Lot Dimensions (m):	N/A	Width: 30.50 m Depth: 47.83 m	None
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 6.0 m Side (west): Min. 6.0 m Side (east): Min. 6.0 m	Front: 3.7 m Rear: 18.05 m Side (west): 0.15 m Side (east): 12.25 m	To reduce the west side yard from 6.0 m to 0.15 m
Height (m):	9.0 m	<ul style="list-style-type: none"> 8.98 m to top of building roof parapet 9.59 m to top of rooftop mechanical equipment screening 	To increase the building height from 9.0 m to 9.6 m for rooftop mechanical equipment screening
On-site Parking Spaces:	19 spaces minus a 10% reduction (2 spaces) with TDM measures	17 spaces with TDM measures	None
Standard Spaces:	100%	8 spaces (50%)	To allow 8 small spaces (Max. 50%)
Small Spaces:	N/A	8 spaces (50%)	
Van Accessible Spaces:	2%	1 space (>2%)	None

**TOPOGRAPHIC SURVEY OF LOT 153 EXCEPT: THE EAST 80 FEET.
SECTION 18 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 29201**

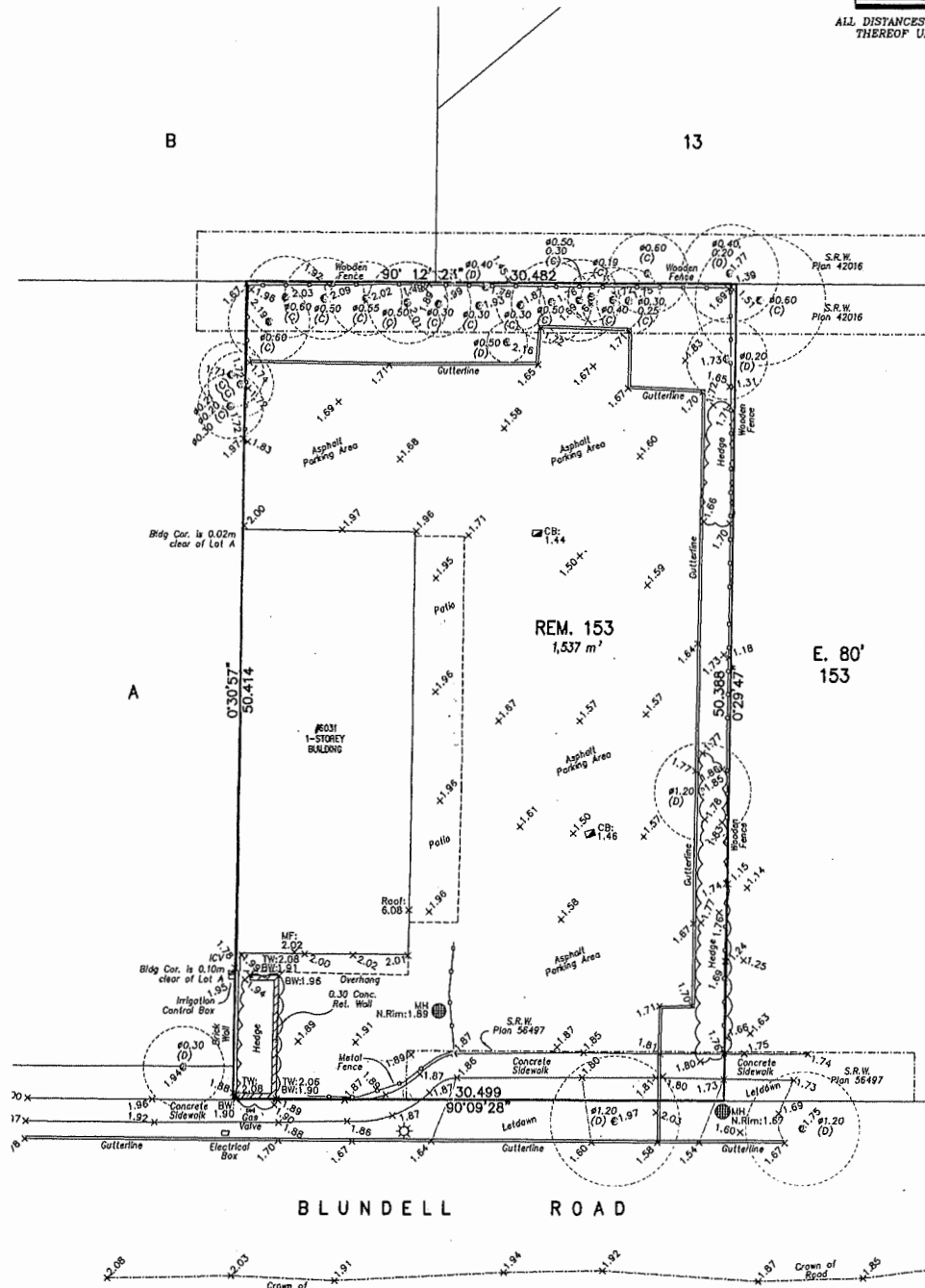
#6031 BLUNDELL ROAD,
RICHMOND, B.C.
P.I.D. 003-729-605

ATTACHMENT 3



SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

(C) denotes contour
(D) denotes deciduous
WV denotes water valve
● denotes manhole
⊙ denotes lamp standard
MF denotes main floor
BW denotes bottom of retaining wall
TW denotes top of retaining wall

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6719
FB-308 P54-61
Drawn By: IO

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmarks network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m

NOTE:
Use site Benchmark Tag #11 for
construction elevation control.

Not in aluminum
Tag #11
Site Benchmark
Elevation: 1.73m

PLN - 37

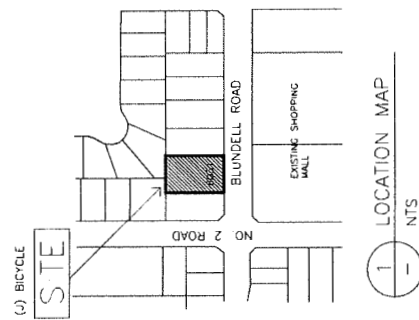
CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
SEPTEMBER 13th, 2016.

DEVELOPMENT DATA

(A) CMC ADDRESS: 6031 BLUNDELL ROAD, RICHMOND, BC
(B) LEGAL DESCRIPTION: LOT 153, SECTION 18, BLOCK 4 NORTH, RANGE 6 WEST, WMD PLAN 29201
(C) LOT AREA: ORIGINAL LOT AREA 1537 SQ. METER 2.58M ROAD DEDICATION 1457.8 SQ. METER
(D) ZONING USE: LAND USE CONTRACT 128

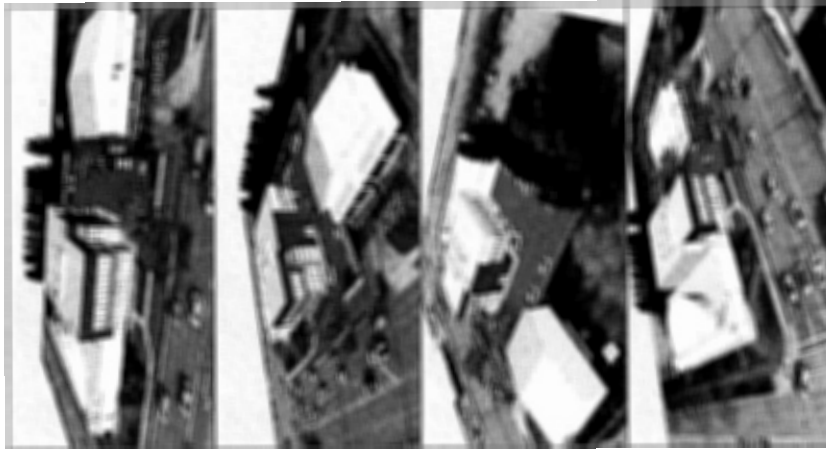
CURRENT ZONING (LAND USE CATEGORY)	PROPOSED REZONING COMMUNITY COMMERCIAL	PROPOSED BUILDING
(E) FLOOR AREA RATIO	MAX 2975 SQ FT MAX 1330 SQ FT DINING AREA 60 SEATS AND 10 STANDING	0.50 729.5M [0.50 X 15685 SQ. FT. = 7847 SF]
(F) BUILDING COVERAGE:	NIL	30.6% (449.4 SM 4618 SQ. FT.)
(G) BUILDING HEIGHT:	NIL	9.99M TO TOP OF BUILDING ROOF PARAPET 9.99M TO TOP OF HVAC SCREEN [VARIANCE REQUIRED] FRONT YARD 3.7M (12'2") WEST SIDE YARD 0.15M (6") [VARIANCE REQUIRED] EAST SIDE YARD 12.25M (40'2") REAR YARD 18.05M (59'3")
(H) SETBACK:	FRONT YARD - 3M INTERIOR SIDE YARD - 6M REAR YARD - 6M	8 REGULAR PARKING 1 DISABLED VAN PARKING 8 SMALL PARKING [VARIANCE REQUIRED] TOTAL: 17 PARKING [CONTRIBUTION TO TRANSPORTATION DEMAND MANAGEMENT FOR 2 CARS (10%) REDUCTION ALLOWED]
(I) PARKING:	GLA RETAIL: 266.3 SM (2867 SQ. FT.) 3 CAR PER 1005M (1076SF) = 8 GLA OFFICE: 352.7 SM (3797 SQ. FT.) 3 CAR PER 1005M (1076SF) = 11 TOTAL 19 CAR	2 UNDESIGNATED MEDIUM LOADING SPACE
1. LOADING	GLA RETAIL: 266.3 SM (2867 SQ. FT.) UP TO 500SM= 1 UNDESIGNATED MEDIUM LOADING SPACE GLA OFFICE: 352.7 SM (3797 SQ. FT.) UP TO 500SM= 1 UNDESIGNATED MEDIUM LOADING SPACE	
(J) BICYCLE	CLASS 1: 0.27 PER 100 SM GLA 0.27 X 619 /100 = 2 CLASS 2: 0.4 PER 100 SM GLA 0.4 X 619 /100 = 2	2 BIKE 3 BIKE



DRAWING LIST

A1	DEVELOPMENT SUMMARY
A2	SITE PLAN 1/1"
A2A	PARKING PLAN
A3	2 ND AND ROOF PLAN
A4	ELEVATIONS
A5	ELEVATIONS
A6	AREA DIAGRAM

1 LOCATION MAP
NTS



**PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC**

DEVELOPMENT SUMMARY

PROJEC NUMBER: 6-20
ISSUED: /24/20-9
DRAWN BY: EL
CHECKED BY: EL
PER NAME: 16-20 CBS 160124-87 PAC

A1

REZONF

RZ 16-745849

№	Имя	Фамилия	Год рождения	Пол	Возраст	Средняя оценка
1	Иванов	Иван	1990	М	28	4.5
2	Петров	Петр	1985	М	33	4.0
3	Сидоров	Сидор	1995	М	23	4.8
4	Климов	Клим	1980	М	38	3.5
5	Попов	Попов	1992	М	26	4.2

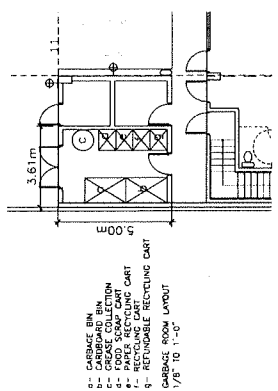
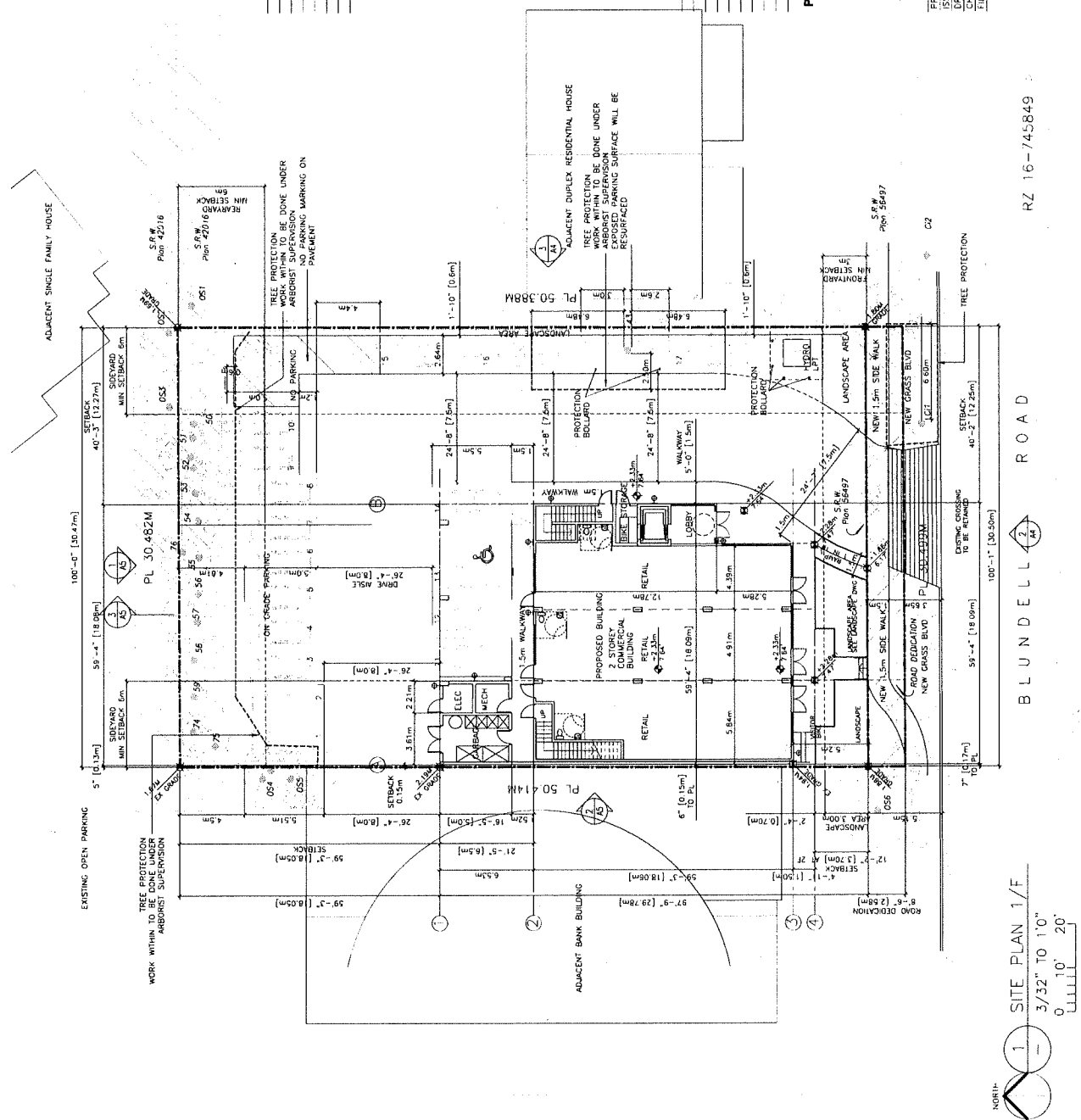
**PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC**

SITE PLAN - 1F

PROJECT NUMBER: 6-20
ISSUED: /24/2003
DRAWN BY: E
CHECKED BY: E
FILE NAME: 16-20_50P_190124-R2.DWG

A2

REGION



N O. 2 R O A D

PLN - 39

FINISH GRADE:

NW LOT CORNER	1.67	NE BLOC CORNER	2.33
NE LOT CORNER	1.69	SE BLOC CORNER	2.33
SW LOT CORNER	1.60	SW BLOC CORNER	2.33
NW LOT CORNER	1.88	NW BLOC CORNER	2.33
	1.76		2.33

AVERAGE GRADE: 2.04' ± (6.69')
MAX CROWN OF THE ROAD: 2.03'

BUILDING HEIGHT: 11.02' - 2.04M ± = 8.98'
AVL SCREEN HEIGHT: 11.64' - 2.04M ± = 9.60'

DATE	DESCRIPTION
2016.03.22	FOR REVIEW, APPROVAL
2016.03.22	FOR REVIEW, APPROVAL OF DESIGN
2016.03.22	FOR REVIEW, APPROVAL OF DESIGN
2016.03.22	FOR REVIEW, APPROVAL OF DESIGN
2016.03.22	FOR REVIEW, APPROVAL OF DESIGN
2016.03.22	FOR REVIEW, APPROVAL OF DESIGN

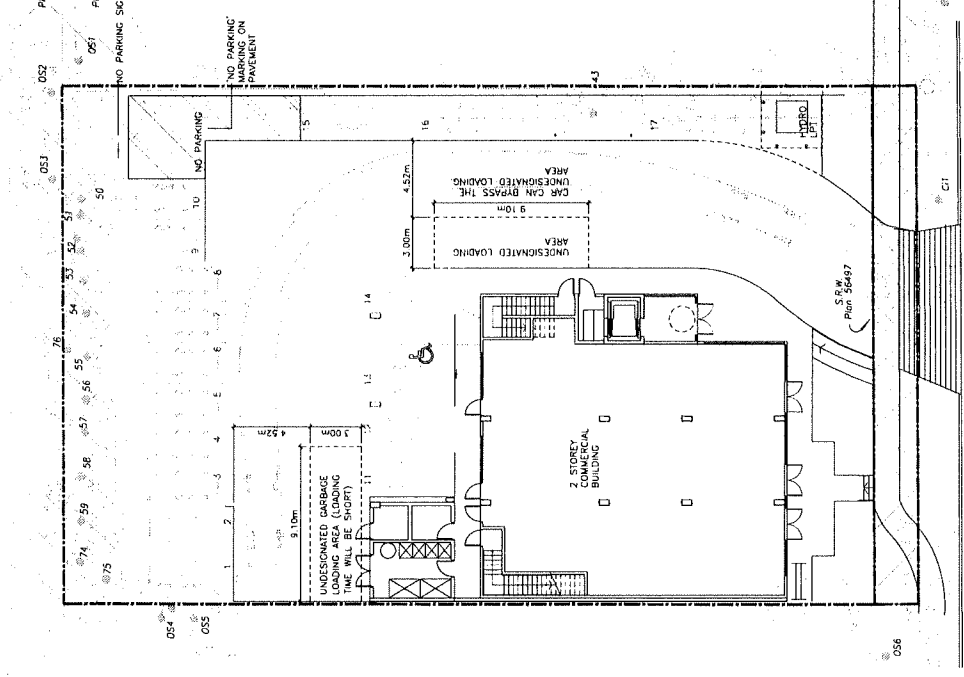
**PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC**

PARKING PLAN

PROJECT NUMBER	6-20
ISSUED	1/27/2019
DRAWN BY	EL
CHECKED BY	EL
TELEPHONE	604-278-1234

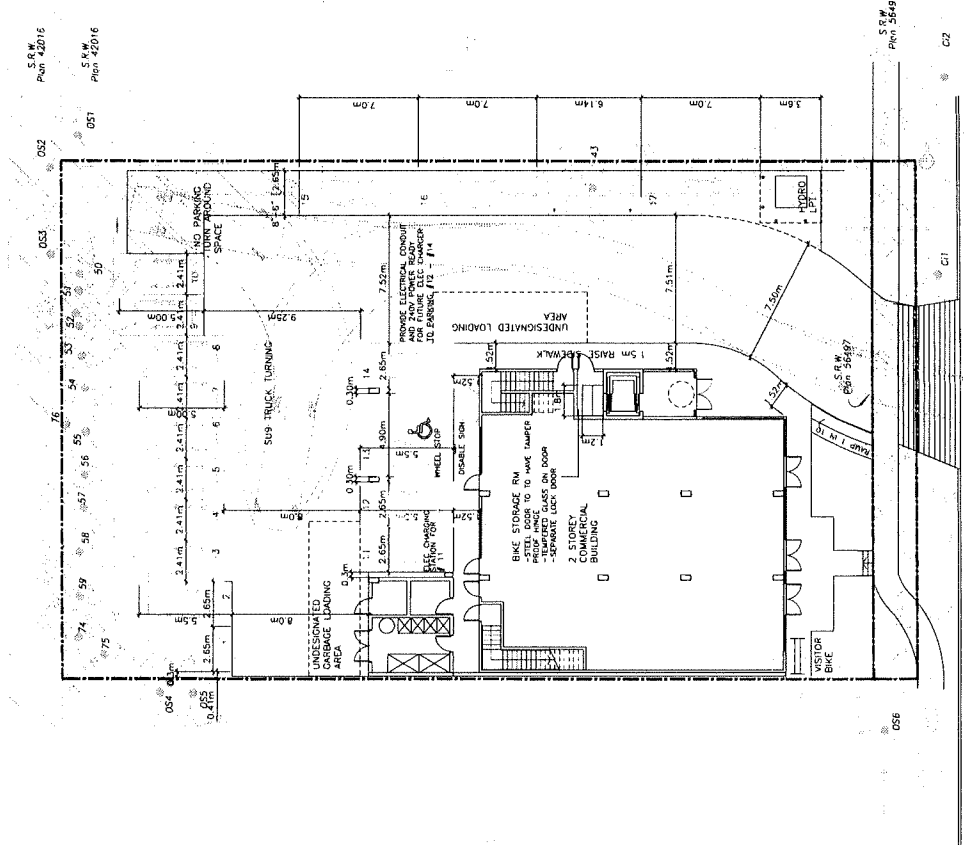
A2A

REZONE



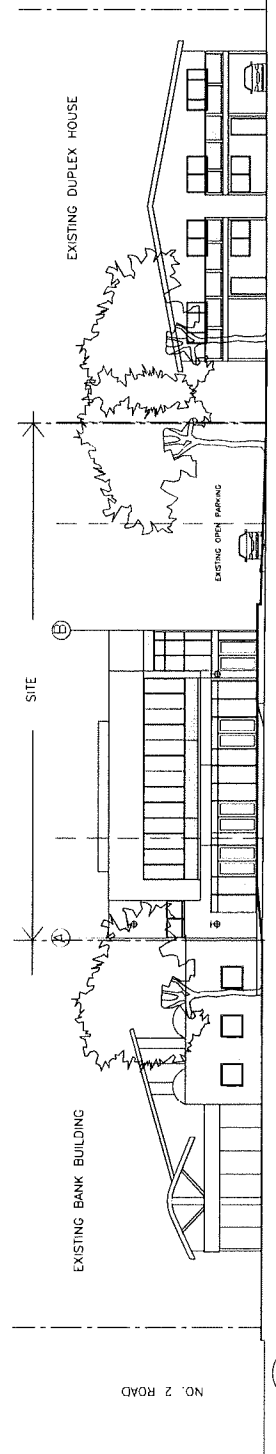
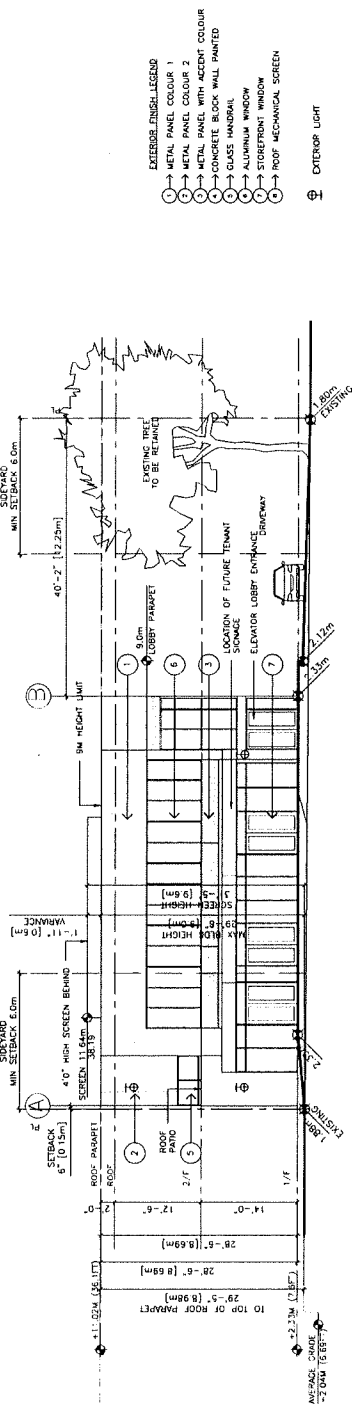
2 **DIAGRAM SHOWING LOADING BYPASS**
3/32" TO 1"=0"

RZ 16-1/45849



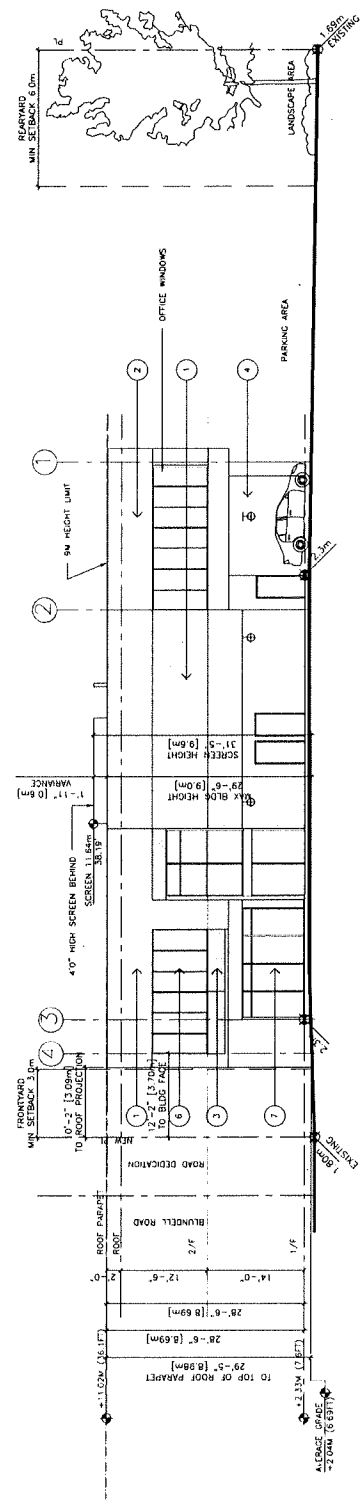
1 **PARKING PLAN**
3/32" TO 1"=0"



[illegible]

1 CONTEXT ELEVATION (FACING BLUNDELL)
A4 3/32" TO 1'-0"

2 SOUTH ELEVATION
A4
1/8" TO 1'-0" 0 5' 10'



3	EAST ELEVATION
A4	1/8" TO 1'-0"

RZ 16-745849

A4

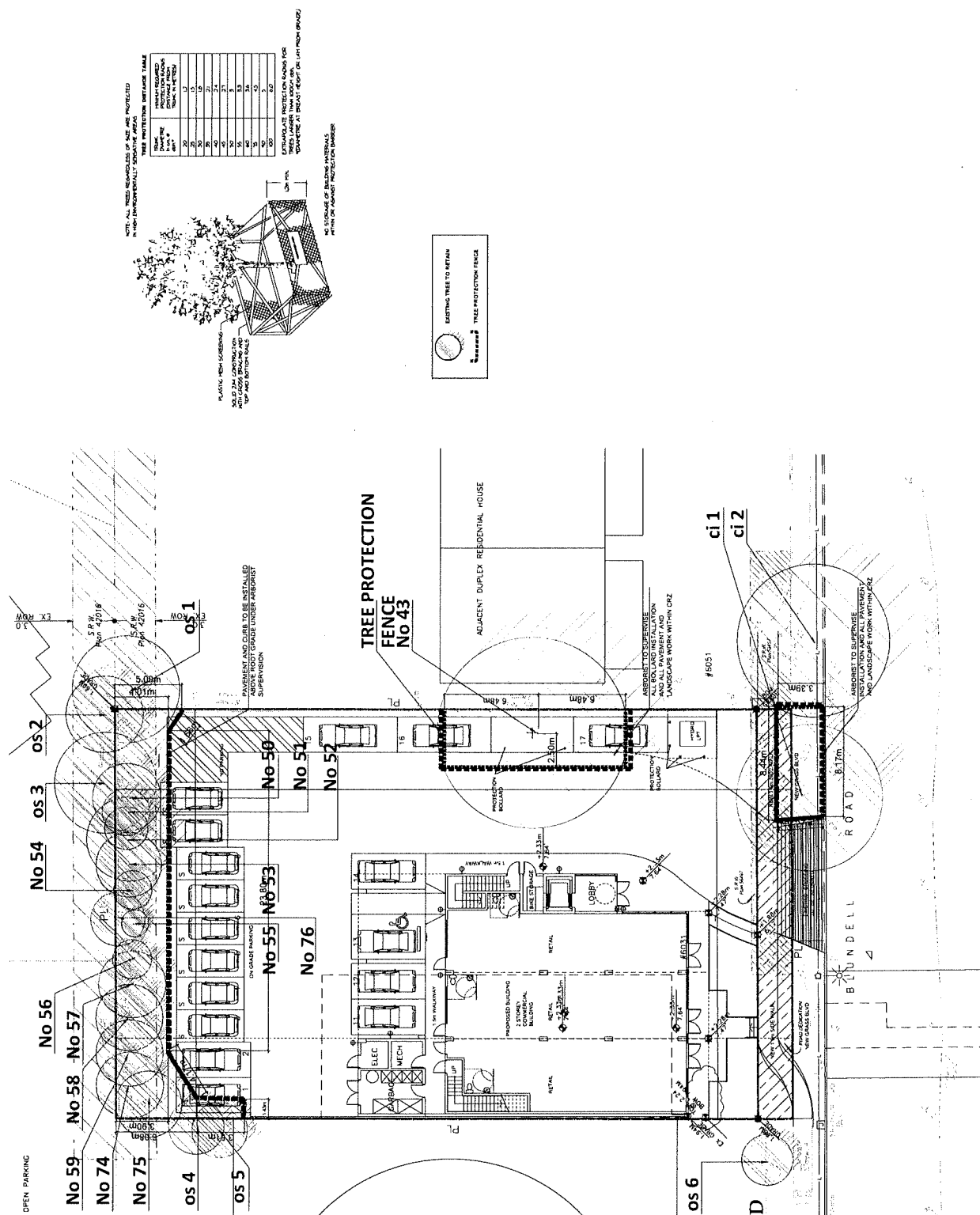
REZONE

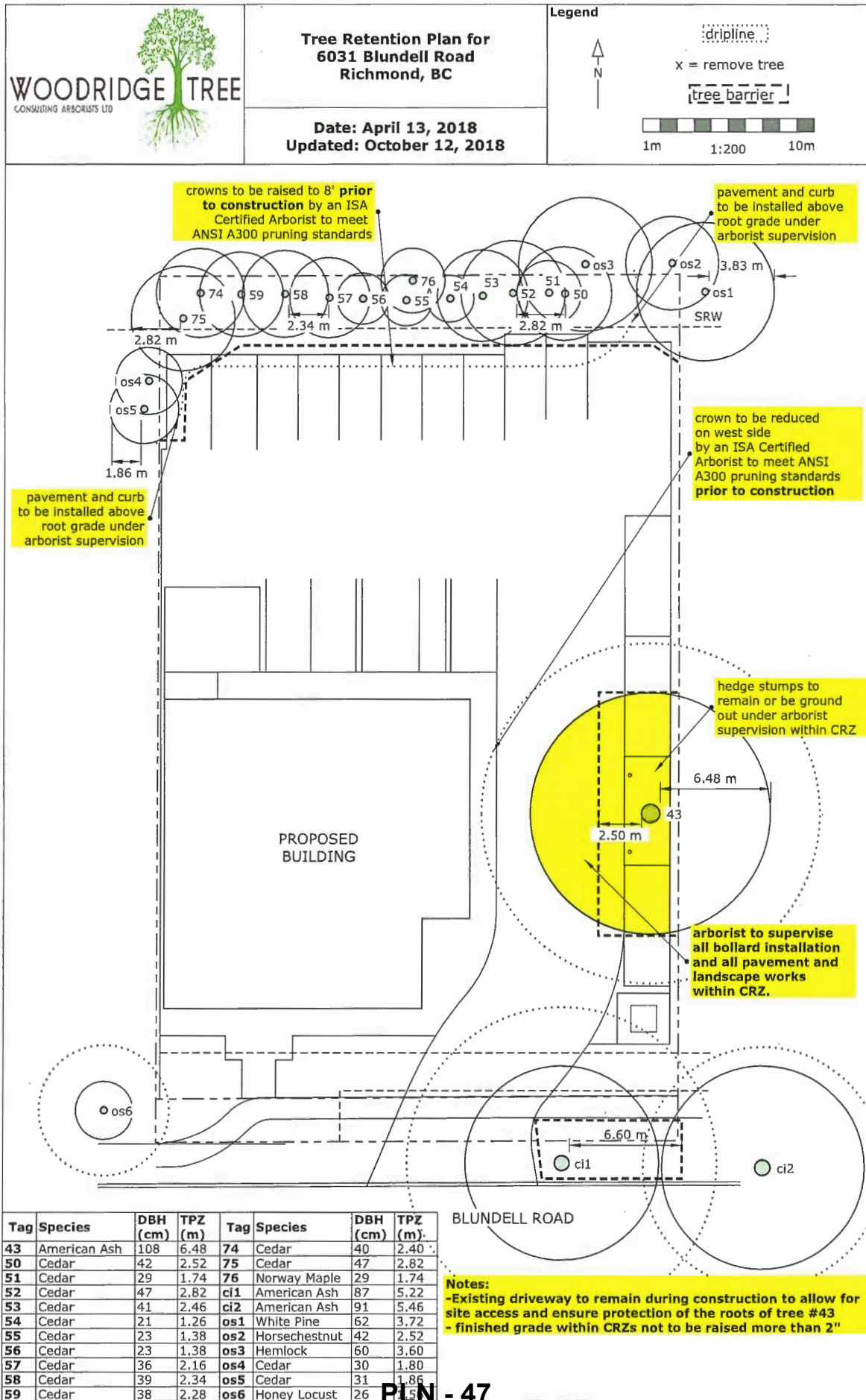
**PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC**

ELEVATIONS

PROJECT NUMBER: 6-20
ISSUED: 1/24/2019
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 16-20-38R, 190124-RZDWG

REZONE







**City of
Richmond**

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

Address: 6031 Blundell Road

File No.: RZ 16-745849

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9891, the applicant is required to complete the following:

1. 2.58 m wide road dedication along the entire Blundell Road frontage.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within the tree protection zone of the trees to be retained (including all on-site and off-site trees, i.e., Trees # 43, 50 to 59, 74 to 76, os1 to os6, ci1). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (during on-site development and during upgrading of the frontage works on Blundell Road), 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 \$65,000 for on-site trees to be retained and protected (\$10,000.00 for Tree # 43 and \$55,000.00 for Trees # 50 to 75). The security will be held until construction and landscaping on-site is completed, an acceptable post-construction impact assessment report from the project Arborist is received, and a site inspection is conducted to ensure that the trees have survived. A portion of the security may be retained for a one-year period following construction to ensure that there is no subsequent decline associated with redevelopment of the site.
4. Submission of a Tree Survival Security to the City in the amount of \$9,400 for Tree # ci1 to be retained and protected. The security will be held until construction and landscaping on-site is completed, an acceptable post-construction impact assessment report from the project Arborist is received, and a site inspection is conducted to ensure that the trees have survived. A portion of the security may be retained for a one-year period following construction to ensure that there is no subsequent decline associated with redevelopment of the site.
5. Voluntary contribution of \$30,000.00 as a Transportation Demand Management (TDM) measure to enhance transit accessibility, towards the purchase and installation of a bus shelter (Account No. 2350 - Developer Business Contributions and Project Code 55132 - Transit Shelter).
6. Voluntary contribution of \$95,600 towards the upgrade of the existing traffic signal infrastructure at the Blundell Road and No. 2 Road intersection, to include: Uninterruptible Power Supply (UPS), Audible Pedestrian Signals (APS), LED Street Name Signs, LED Street Light Luminares, Traffic Cabinet Protection Wrap, and High-Definition Traffic Cameras for traffic monitoring, Labour, Installation, and a 15% contingency (Account 3550-10-556-55135-0000).
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title to require that: the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw (i.e., Public Health Protection Bylaw No. 6989); and, noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
9. Registration of a legal agreement to secure the proposed electric vehicle charging station (parking space # 11) on the subject site.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

11. Entrance into a Servicing Agreement* for the design and construction of servicing and off-site improvements (which includes the provision of a security based on the ultimate costs of the works). The scope of the works includes, but is not limited to the following:

- a) Upgrading of the existing bus stop located directly opposite the subject site on Blundell Road (eastbound Blundell Road just east of No. 2 Road, Bus Stop ID #56579) to current City and Translink Accessible Bus Stop standards, including (but is not limited to): a concrete landing pad (3.0 m x 9.0 m) for the installation of a bus shelter, bus bench, and garbage/recycling receptacles, including conduit pre-ducting for electrical connections.

Water Works:

- b) Using the OCP Model, there is 793.0L/s of water available at a 20 psi residual at the Blundell Road frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
- c) The Applicant is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Obtain approval from Richmond Fire Rescue for all fire hydrant locations, relocations, and removals, as required.
 - iii. Provide a Statutory Right-of-Way (SRW) for the water meter. Minimum SRW dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact SRW dimensions to be finalized during Servicing Agreement design review process.
- d) At the Applicant's cost, the City is to:
 - i. Cut, cap, and remove the existing water service connection and water meter servicing the subject site.
 - ii. Install as replacement a new water service connection, complete with meter and meter box.

Storm Sewer Works:

- e) At the Applicant's cost, the City is to:
 - i. Cut and cap the existing storm service connection STCN34102 located at the southeast corner of the site. The existing inspection chamber STIC1115 shall be retained to service 6051 Blundell Road.
 - ii. Install a new storm service connection off of the existing storm sewer within Blundell Road.

Sanitary Sewer Works:

- f) The Applicant is required to:
 - i. Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews. Also indicate this as a note on the site plan and Servicing Agreement design plans.
 - ii. Provide a Statutory Right-of-Way (SRW) for the proposed inspection chamber, if required.
- g) At the Applicant's cost, the City is to:
 - i. Cut and cap the existing sanitary service connection SCON14199 located at the northeast corner of the subject site. The existing sanitary inspection chamber SIC2098 shall be retained to service 6051 Blundell Road.
 - ii. Install a new sanitary service connection off of the existing sanitary sewer along the north property line, complete with an appropriately sized inspection chamber. If possible, install the new sanitary service connection off of the existing manhole at the northwest corner of the site.

Frontage Improvements:

- h) The Applicant is required to undertake the following improvements to upgrade the existing frontage to current City standards and for future road widening:
 - i. From the east edge of the driveway crossing to the east property line of the subject site:

- If the existing sidewalk on this portion of the Blundell Road frontage is less than 1.5 m wide, it must be widened in its current location northward to meet the current City standard (subject to tree protection measures for Tree # c11);
- ii. From the east edge of the driveway crossing to the west property line of the subject site:
 - Removal of the existing sidewalk along the Blundell Road frontage and construction of a new 1.5 m wide concrete sidewalk at the new property line.
 - Construction of a new 1.5 m wide grass boulevard with street trees next to the new sidewalk. The remaining boulevard width to the curb of Blundell Road is to be treated with grass without any tree planting.
- iii. The new sidewalk and boulevard are to transition to meet the existing treatments east and west of the subject site.
- i) The Applicant is required to review street lighting levels along all road and lane frontages, and upgrade as required.
- j) The Applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - ii. To underground overhead service lines.
 - iii. To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., Statutory Right-of-Way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of Statutory Right-of-Ways (SRW) that shall be shown on the architectural plans/functional plan, the Servicing Agreement drawings, and registered prior to Servicing Agreement design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m

General Items:

- k) The Applicant is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

- Complete an acoustical report with recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- Installation of appropriate tree protection fencing around all trees to be retained on-site and off-site prior to any construction activities occurring on-site (Trees # 43, 50 to 75, os1, os2, os3, os4, os5, os6, cil). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 and must remain in place until construction and landscaping on-site is completed.
- 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.
- 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 original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9891 (RZ 16-745849)
6031 Blundell 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 **"COMMUNITY COMMERCIAL (CC)"**.

P.I.D. 003-729-605

Lot 153 Except: The East 80 Feet, Section 18 Block 4 North Range 6 West New Westminster District Plan 29201

2. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge "Land Use Contract 128" ("Eugene Clarence Neumeyer and Mildred Neumeyer Land Use Contract By-law No. 3614" (RD81039)) from the following area:

P.I.D. 003-729-605

Lot 153 Except: The East 80 Feet, Section 18 Block 4 North Range 6 West New Westminster District Plan 29201

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9891"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

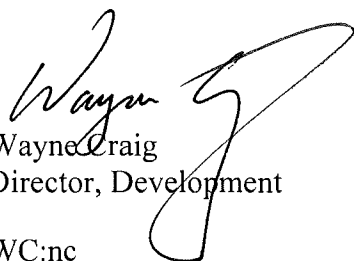
To: Planning Committee
From: Wayne Craig
Director, Development

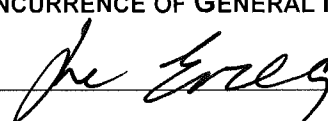
Date: February 8, 2019
File: RZ 18-827880

Re: Application by Penta Builders Group for Rezoning at 7671 Acheson Road from
Single Detached (RS1/E) to Single Detached (RS2/A)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9946, for the rezoning of 7671 Acheson Road from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.


Wayne Craig
Director, Development
WC:nc
Att. 5

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

Staff Report

Origin

Penta Builders Group has applied to the City of Richmond for permission to rezone 7671 Acheson Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two single family lots, each with a secondary suite and vehicle access from a rear lane (Attachment 1). The proposed subdivision plan is shown in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Subject Site Existing Housing Profile

There is an existing single family dwelling on the property, which will be demolished. The applicant has indicated that the dwelling is currently rented and does not contain a secondary suite.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A single family dwelling on a lot zoned “Infill Residential (RI1),” with vehicle access from Bennett Road.

To the South: Two front-to-back duplexes on lots zoned “Infill Residential (RI1),” with vehicle access from Acheson Road.

To the East: A single family dwelling on a lot zoned “Single Detached (RS1/E),” with vehicle access from Acheson Road.

To the West: Single family dwellings on lots zoned “Single Detached (RS1/A),” with vehicle access from Acheson Road.

Related Policies & Studies

Official Community Plan/City Centre Area – Acheson-Bennett Sub-Area Plan

The subject property is located in the Acheson-Bennett Sub-Area of the City Centre. It is designated “Neighbourhood Residential” in the Official Community Plan (OCP) and “Residential (Mixed Single-Family & Small Scale Multi-Family)” in the Acheson-Bennett Sub-Area Plan. The proposed rezoning and subdivision are consistent with these designations.

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 1st reading to the rezoning bylaw, the bylaw will be forwarded to 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 also an existing 3.0 m wide Statutory Right-of-Way (SRW) on Title for lane dedication across the entire rear property line (# RD16556). Following dedication of the rear lane, the SRW would not apply to the property and should be discharged from Title prior to final adoption of the rezoning bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on- 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 street tree 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:

- Two trees located on site, one Douglas-fir (Tag # 825; 60" dia.) and one honey locust (Tag # 826; 42" dia.), are in fair condition but are in conflict with the proposed development – remove and replace.
- One pear tree (Tag # 827; 39" dia.) located on site is in good condition but is in conflict with the required rear lane – remove and replace.
- Replacement trees should be specified at 2:1 ratio as per the OCP.
- One hedge located on site along the north and west property lines is in conflict with the proposed lane and development, and will need to be removed.

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

- One flowering cherry tree (Tag # 001; 65" dia.) located on City property is in fair health and condition and is to be retained. Provide Tree Protection Fencing and a \$2,000 Survival Security prior to any works on site.
- One hedge located at the southwest corner of the site is of low value but is in good health and condition. It is in conflict with the proposed development and the applicant will apply for removal.

Tree Replacement

The 2:1 replacement ratio would require a total of six replacement trees. The applicant has agreed to plant three 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. Prior to final adoption of the rezoning bylaw, a Landscape Security in the amount of \$3,000 (\$500/tree) will be required to ensure that the replacement trees will be planted and maintained.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
2	9 cm	5 m
2	11 cm	6 m

Tree Protection

One tree (Tag # 001) on City property is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect it during development stage (Attachment 4). To ensure that the tree identified for retention is 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

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite in each of the dwellings to be constructed on the new lots, for a total of two suites. 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 a secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. The applicant has indicated that each suite is proposed to be approximately 440 ft² with one bedroom.

Site Access, Site Servicing and Frontage Improvements

Vehicle access is proposed from the rear lane. Construction of a rear lane in conjunction with this development will connect the existing lane constructed to the east of the site with the existing lane constructed west of the site. The property to the north, 7880 Bennett Road, was rezoned in 2000 to allow the site to be subdivided to create two single-family lots, and required registration of a 6.0m-wide statutory right-of-way (SRW) property right-of-passage (PROP) along its southern edge as a condition of rezoning. The SRW registered on the 7880 Bennett Road property permits the construction of a public lane by the developer of the subject site. The City collected cash-in-lieu for this future lane construction. Prior to the construction of the lane adjacent to both properties, the owner of the 7880 Bennett Road property will be notified and provided necessary information.

An approximately 3.0m-wide road dedication along the full north property line of the subject site is required to allow this extension of the lane to service the two proposed new lots. Prior to final adoption of the rezoning bylaw, the applicant must enter into a legal agreement to ensure that vehicle access to the proposed new lots will be from the rear lane only, with no vehicle access to Acheson Road permitted.

At Subdivision stage, the applicant must enter into a Servicing Agreement for the site servicing and off-site improvements listed in Attachment 5. These include, but may not be limited to:

- Construction of a 6m-wide rear lane to connect to the east and west portions of the lane complete with curb, lane drainage, and street lighting along the full frontage, within the new road dedication and existing statutory right-of-way (SRW). The City will contribute funds collected from property to the north (7880 Bennett Road) towards the construction of the lane.
- Removal of the existing driveway crossing, replaced with concrete curb and gutter, landscaped boulevard, and sidewalk through a cash-in-lieu contribution.

At Subdivision stage, the applicant is also required to pay DCC's (City & Metro Vancouver), School Site Acquisition Charges, Address Assignment fees, and the costs associated with the completion of the required site servicing works as described in Attachment 5.

Financial Impact or Economic 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 7671 Acheson road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two single family lots, each with a secondary suite and vehicle access from a lane.

This rezoning application complies with the land use designations and applicable policies for the subject property contained in the OCP and Acheson-Bennett Sub-Area Plan.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9946 be introduced and given first reading.



Natalie Cho
Planning Technician - Design

NC:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Retention Plan
- Attachment 5: Rezoning Considerations

PROPOSED REZONING

RZ 18-827880

Original Date: 08/08/18
Revision Date:
Note: Dimensions are in METRES



City of
Richmond



RZ 18-827880

Original Date: 08/08/18

Revision Date:

Note: Dimensions are in METRES

PLN - 60

**SURVEY PLAN OF LOT 7 SECTION 17
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 10313**

FOR CITY OF RICHMOND PERMIT APPLICATIONS

ATTACHMENT 2

PARCEL IDENTIFIER (PID): 001-990-411

CIVIC ADDRESS
#7671 ACHESON ROAD
RICHMOND, B.C.

LEGEND

SCALE 1:100



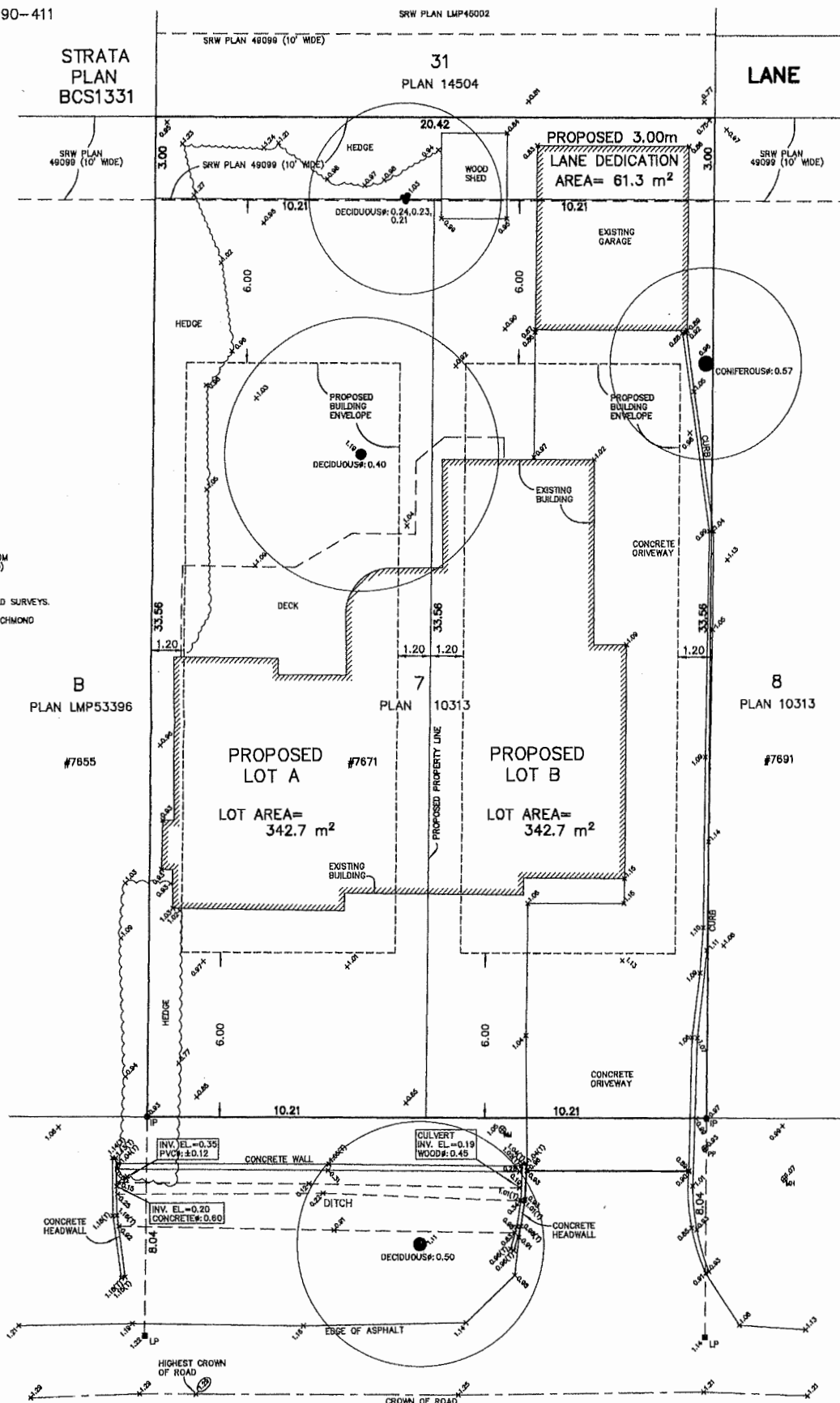
ALL DISTANCES ARE IN METRES

- INDICATES SPOT ELEVATION
- MH INDICATES MANHOLE
- ⊙ PP INDICATES POWER POLE
- WM INDICATES WATER METER
- (T) INDICATES TOP OF WALL
- IP INDICATES IRON POST
- LP INDICATES LEAD PLUG



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #199 (7714970) WITH AN ELEVATION OF 1.793 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.



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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
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RICHMOND, B.C. V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 18736-001-TPG-000.DWG

ACHESON ROAD
PLN - 61

St. Stephen
B.C.L.S.

DATE OF SURVEY: MAY 11, 2018



RZ 18-827880

Attachment 3

Address: 7671 Acheson Road

Applicant: Penta Builders Group

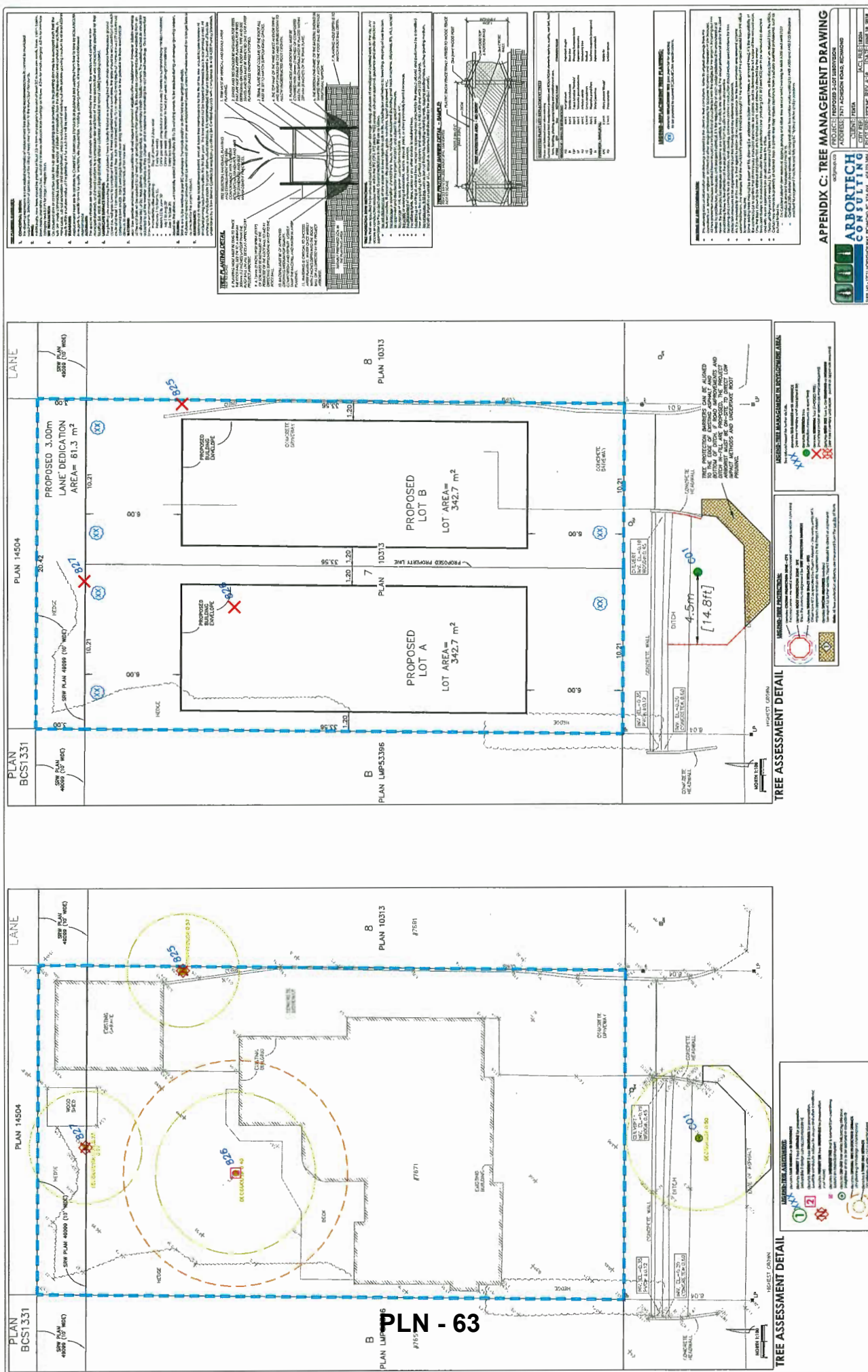
Planning Area(s): City Centre – Acheson-Bennett

	Existing	Proposed
Owner:	Perry Hoogveld	To be determined
Site Size (m²):	746.6 m ² (8,036.3 ft ²)	Lot A: 342.7 m ² (3,688.8 ft ²) Lot B: 342.7 m ² (3,688.8 ft ²)
Land Uses:	Single Family	No change
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Mixed Single-Family and Small Scale Multi-Family)	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)
Number of Units:	One single-family dwelling	Two single-family dwellings, each with a secondary suite

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):*	Max. 188.49 m ² (2,028.83 ft ²)	Max. 188.49 m ² (2,028.83 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 270.0 m ²	342.7 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10.21 m Depth: 33.56 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	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.





Address: 7671 Acheson Road

File No.: RZ 18-827880

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9946, the developer is required to complete the following:

1. 3.0 m lane dedication along the entire north property line.
2. Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of three replacement trees are planted and maintained on each lot proposed (for a total of six trees). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
2	9 cm	5 m
2	11 cm	6 m

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 \$2,000 for one tree to be retained.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title ensuring that the only means of vehicle access is to the proposed back lane and that there be no access to Acheson Road.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Discharge of SRW RD16556, which will no longer apply to the subject site following dedication of the rear lane.

Prior to 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.

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 Division. 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.

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

1. Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, if applicable.
2. Enter into a Servicing Agreement (SA)* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the SA works, as determined by the City, will be required as part of entering into the SA. Works include, but may not be limited to:

Water Works:

- a. Using the OCP Model, there is 192.0 L/s of water available at a 20 psi residual at the Acheson Road 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:
 - Install 2 new 25mm water service connections to serve each of the two newly subdivided lots at the proposed development, complete with meters and meter boxes.
 - Cut and cap, at main, the existing water service connection serving the development site.

Storm Sewer Works:

- a. At Developer's cost, the Developer is required to:
 - Install approximately 22m of storm sewer for lane drainage in the proposed lane north of the property line, c/w appropriately spaced catch basins and manholes.
 - If ditch infill is desired on Acheson Road frontage, apply for a water course crossing permit in order to infill the ditch.
 - Install a new storm service lateral complete with inspection chamber and a dual service connection at the adjoining property line of the newly subdivided lots.
- 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 City will:
 - Install a new sanitary service lateral complete with inspection chamber and a dual service connection at the adjoining property line of the newly subdivided lots.
 - Cut, cap, and remove the existing sanitary connection.

Frontage Improvements:

- a. At Developer's cost, the Developer is required to:
 - Coordinate with BC Hydro, TELUS and other private communication service providers:
 - When relocating/modifying any of the existing power poles, guy wires and above ground structures within the property frontages.
 - To determine if additional above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$20,317.90 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
 - Concrete Curb and Gutter (EP.0641) \$4,288
 - Concrete Sidewalk (EP.0642) \$4,288
 - Pavement Widening (EP.0643) \$7,147

- Roadway Lighting (EP.0644) \$2,757
- Boulevard Landscape/Trees (EP.0647) \$1,838
- Construct a 6m wide rear lane to connect the east and west lanes, complete with curb, lane drainage, and street lighting. The City will contribute funds collected from property to the north (7880 Bennett Road) towards the construction of the lane.

General Items:

- a. At Developer's cost, the Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Not encroach into the rear yard sanitary SRW with proposed trees, retaining walls, non-removable fences, or other non- removable structures.

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 9946 (RZ 18-827880)
7671 Acheson 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/A)"**.

P.I.D. 001-990-411

Lot 7 Section 17 Block 4 North Range 6 West New Westminster District Plan 10313

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9946"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

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



City of Richmond

Report to Committee


To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 12, 2019
File: ZT 18-835424

Re: Application by Kasian Architecture Interior Design and Planning Ltd. for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to Increase the Floor Area Ratio to 0.94 at 13171 and a portion of 13251 Smallwood Place.

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9969, for a Zoning Text amendment to the "Vehicle Sales (CV)" zone to increase the maximum Floor Area Ratio (FAR) to 0.94 at 13171 and a portion of 13251 Smallwood Place, be introduced and given first reading.

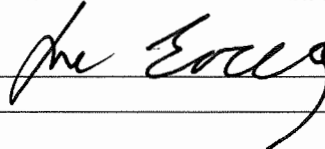


Wayne Craig
Director, Development

WC:dcb
Att. 8

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Kasian Architecture Interior Design and Planning Ltd. has applied for permission to amend the “Vehicle Sales (CV)” zone to increase the maximum Floor Area Ratio (FAR) to 0.94 at 13171, and a portion of 13251 Smallwood Place (Attachment 1).

The intent of the application is to construct a new 7,009 m² (57,361 ft²) Porsche dealership building on a site previously occupied by a KIA dealership in the Richmond Auto Mall. A small parcel of land is proposed to be subdivided off the neighbouring property at 13251 Smallwood Place and consolidated with the subject property to accommodate the proposed development.

The application proposes to construct a three storey structure with rooftop parking. The building will contain a vehicle showroom, vehicle service drive thru, vehicle workshop, vehicle inventory storage, customer and staff parking, vehicle detailing car wash, vehicle photo booth, dealership offices, staff change rooms and staff lounge. The conceptual development plans are provided in Attachment 2.

A separate Development Permit application (DP 18-870720) will be required prior to any construction. A separate Servicing Agreement will be required prior to the issuance of a Building Permit for off-site works including the upgrading of 150 m of storm sewer, installation of one new water service connection and water meter, removal and replacement of two street trees, etc.

Findings of Fact

The subject site is located in the East Cambie Planning Area (Attachment 3).

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

Surrounding Development

The main development property is located at 13171 Smallwood Place within the Richmond Auto Mall and is located near the entrance to the Auto Mall off Jacombs Road.

Development surrounding the subject site is as follows:

To the North: To the north across Smallwood Place road are two lots containing a Mazda dealership and a Mercedes dealership. Both properties are zoned “Vehicle Sales (CV)”. The lots are 0.95 ha (2.34 acres) 0.66 ha (1.64 acres) in size respectively.

To the South: Across Smallwood Place road is a new Open Road Toyota dealership (under construction). The Toyota dealership was originally approved under ZT 16-754143 and DP 16-741123 on October 23, 2017 for a two storey showroom with two levels of parking and inventory storage. Two new

applications (ZT 18-818765 and DP 18-818762) are currently under review that would allow an additional two storeys of vehicle inventory storage and customer/staff parking overtop of the previously approved building. The Zoning Text Amendment application received third reading at Public Hearing on January 21, 2019. Toyota's 1.59 ha (3.94 acres) property is zoned "Vehicle Sales (CV)".

To the East: An existing Volkswagen dealership on a 0.67 ha (1.65 acres) lot and a Hyundai dealership on a 0.86 ha (2.13 acres) lot. Both properties are zoned "Vehicle Sales (CV)".

To the West: Across Jacombs Road is the Richmond Nature Park. There is a small area along the perimeter of the park within the Jacomb's Road right of way that is designated as an Environmentally Sensitive Area (ESA).

Related Policies & Studies

Official Community Plan / East Cambie Area Plan

The subject site is designated "Commercial" in both the Official Community Plan (OCP) and the East Cambie Area Plan (Attachment 3). As a commercial use, the proposed auto dealership at the subject site is consistent with the OCP and Area Plan land use designations.

Floodplain Management Implementation Strategy

The proposed development 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 Zoning Text Amendment Bylaw. Flood Construction Level (FCL) within the East Cambie area is 2.9 m GSC. The applicant's proposal will meet the FCL criteria.

Aircraft Noise Sensitive Development Policy

The OCP's Aircraft Noise Sensitive Development (ANSD) Policy applies to the subject site, which is located within the "Restricted Area (Area 1B)". The proposed auto dealership at the subject site is consistent with the ANSD Policy as it is not a residential use.

Registration on title of an aircraft noise indemnity covenant prior to Bylaw adoption is included in the Zoning Text Amendment Considerations (Attachment 8).

Ministry of Transportation and Infrastructure (MOTI) Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, the Zoning Text Amendment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI) for review and comment. The Zoning Text Amendment Considerations (Attachment 8) include a requirement for MOTI approval prior to Bylaw adoption.

Ministry of Environment (MOE) Approval

As the Site Profile submitted by the applicant for the current application identified Schedule 2 activities having occurred on-site, the Site Profile was submitted to the Ministry of Environment (MOE) in accordance with the Provincial Contaminated Sites Regulation. MOE has subsequently provided a release letter dated September 12, 2018, covering both 13171 and 13251 Smallwood Place. The letter allows the City to proceed with approval of the subdivision, Zoning Text Amendment and Development Permit applications involving these properties.

Analysis

Built Form and Architectural Character

The proposed three story building will be positioned in the centre of the site. Pedestrian and vehicular access to the building will be from the south entry off Smallwood Place which is a one-way road. Proposed building height and other variances are provided later in this report (refer to the “Variances Requested” section).

The applicant has described the building as having two functionally defined spaces. The first will be a rectangular-shaped building section to house the workshop and storage areas. The second will be a curved façade section for the sales and administration areas.

The exterior is a curved aluminum façade complimented by a red Porsche log and black secondary lettering. Curved glazing at grade will allow the show room vehicles to be displayed to the exterior and also highlight the Porsche Centre entrance. High quality finishes will be used on all the building elevations.

Rooftop mechanical structures will be screened by rooftop parapets and additional screening if necessary. Screening requirements will be reviewed through the Development Permit.

The building will be placed facing the entrance to the Richmond Auto Mall off Jacombs Road making a distinctive impression for customers entering the area.

Sustainability Initiatives

The applicant has voluntarily designed the building to comply with the BCBC Part 10 Energy and Water efficiency provisions through ASHRAE 90.1.2010 ECB (Energy Cost Budget) compliance path. Their energy performance model has indicated that *“the energy performance of the proposed building is 15.2% better than the base line model”*.

The development will include the following sustainability measures:

- High efficiency plumbing fixtures;
- High efficiency condensing gas fired hot water tank;
- High efficiency HVAC equipment;
- Energy recovery units for washroom exhaust;
- Energy efficient light fixtures and controls, consisting of occupancy, vacancy and photocell sensors.

In addition, permeable pavers in the parking area for reduced rainwater run-off.

The plans also incorporate five plug-in vehicle charging stations installed around the site with conduit being laid for more future stations.

The owners have been advised that Council has recently passed a referral to staff to examine the potential of a comprehensive policy on solar panels, in particular including the options for incentives, and the environmental and economic impacts. The owners have considered the inclusion of Panels for this project but they have determined that the associated installation and maintenance costs substantially outweigh the benefits of a photovoltaic system in this instance. Based on their assessment they have determined that solar panels would not make for a successful business case. They have opted not to install any solar panels at the Porsche facility.

Existing Legal Encumbrances

A Title Summary prepared by Terra Law, dated October 5, 2018, was submitted for this application. The subject site carries a series existing legal encumbrances including

- Statutory rights of way agreements for utilities;
- Statutory building schemes with the Richmond Auto Mall Association; and
- A zoning regulation and plan under the Aeronautics Act imposing height restrictions and restricting use of the property for disposal or accumulation of any waste material or substance edible or attractive to birds.

Terra Law's Title summary report advises that:

1. Covenant Z21818 which limits use on the property to a previously approved development permit (DP 84-254) should be discharged from Lot H (13171 Smallwood Place), and;
2. Covenant Y26364 which limits use on the property to a previously approved development permit (DP 84-254) should be discharged from the 729.9 m² (7,856.58 ft²) portion of land to be subdivided from 13251 Smallwood Place.

Staff concur with Terra Law's recommendations and have included requirements for the two covenants to be released from the subject properties as appropriate through the Zoning Text Amendment Considerations. No other changes are required based upon the Title Summary report.

Transportation and Site Access

Site access is provided via a one way flow from the south to the north through the site. Forty (40) vehicle spaces will be located at grade, nineteen (19) customer parking spaces (including three (3) accessible spaces), six (6) staff spaces, eight (8) demonstration car spaces and seven (7) service parking spaces. The accessible spaces have been dimensioned in accordance with the recently modified requirements under the Zoning Bylaw No. 8500.

A valet parking service will be provided to bring customer vehicles to the top level parking area where another seventy-three (73) customer parking spaces will be located. Only staff will have

access to the upper parkade floors. Transportation staff have reviewed and accepted the proposed layout.

In order to achieve a more intensive use of the limited space available, the project includes thirty-three (33) vehicle stacker units on the third level of the parkade (refer to L3-Parking Plan DP-07). The stacking units allow one car to be lifted overtop of another car for inventory vehicle storage and vehicles waiting service.

In total the development will provide one hundred forty seven (147) vehicle spaces on-site for customer and staff, plus an additional thirty-two (32) spaces for vehicle inventory storage. The provided customer and staff parking full addresses the Zoning Bylaw parking requirements for the development.

Two (2) medium loading spaces and one (1) large loading space are proposed on-site. A variance will be requested to remove a second large loading space (refer to the “Variances Requested” section later in this report).

Nineteen (19) Class 1 (enclosed) bicycle spaces and twenty-four (24) Class 2 (outside) bicycle spaces will be provided through this proposal. This fully addresses the Zoning Bylaw No. 8500 requirements for the provision of bicycle spaces at the site.

As part of the Zoning Text Amendment Considerations (Attachment 8) the Developer is required to make a \$29,300 contribution towards the upgrade of the traffic signal at the Jacombs Road/Westminster Highway intersection. The signal upgrade works will include: APS (Audible Pedestrian Signal); LED street name signs; and LED street light luminaires. The contribution is required prior to Bylaw adoption.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report prepared by Mike Fadum and Associates Ltd (dated May 10, 2018, revised January 11, 2019); 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 nine bylaw-sized trees on the subject property, no trees on neighbouring properties, and ten street trees on City property. The report identifies one street tree to be removed to accommodate the vehicle access driveway.

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

- Nine trees (tag# 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651 and 1652) located on-site to be retained and protected.
- 10 street trees (tag# C1-C10) located on City property to be assessed by Parks Arborists.

The City’s Parks Arborists have assessed the street trees and determined that two trees (tag# C2 & C10) will be in conflict with the new driveway locations rather than the single tree noted in the Arborist’s report. Parks have further advised:

- Parks will authorize the removal of these 2 trees. \$2,600 in compensation is required for the approval to remove these trees.
- In addition, Parks requires replacement trees planted in the location of the two old driveways once they are removed.
- The other 10 trees (including two trees just beyond the subject site) are in good condition and do not conflict with the construction. They will have to be retained and protected. Parks has requested a tree survival security of \$5,000 per tree for the 10 trees. \$50,000 total.

The Zoning Text Amendment Considerations (Attachment 8) include the \$2,600 tree compensation contribution and the tree survival security of \$50,000 to be submitted prior to Bylaw adoption. The two replacement trees will be addressed through the servicing agreement.

Tree Protection

All of the on-site trees are proposed to be retained.

Ten street trees (tag# C1, C3, C4, C5, C6, C7, C8, C9, C11, C12) on City 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 2 see plans T1 and T2). 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.

Landscaping will be reviewed in more detail at the Development Permit stage.

Shadow Impact Analysis

The proposed building will be approximately 100 m (328 ft) to the east of the Richmond Nature Park. The applicant has submitted a detailed shadow impact analysis as part of the conceptual development plan set (Attachment 2 – DP14 through DP18). The shadow impact studies show the summer solstice (Jun. 21), winter solstice (Dec. 21) and the equinox date (Mar. 21 or Sep. 21). The timelines for the shadow studies prescribed are for 10am, 12pm and 2pm. During these times the study indicates that the building will not cast shadows on the nature park. Their detailed analysis showed that if the analysis is extrapolated beyond these times the building's shadow will shade the periphery of the park several times through the year but limited to early morning hours for a brief period (e.g. on the order of an hour after sunrise at the extremes).

Public Art

Based on a maximum buildable floor area of approximately 75,920.48 ft² commercial floor area, the recommended public art contribution based on Administrative Guidelines of \$0.45/ ft² (2018 rate) is approximately \$34,164.21.

As this project will generate a recommended public art contribution of less than \$40,000 and there are limited opportunities for locating public art on the site, as per Policy it is recommended that the public art contribution be directed to the Public Art Reserve for City-wide projects on City lands.

Ornithologist Assessment

Because of the proximity to the Richmond Nature Park, the applicant has submitted a report prepared by an ornithologist with CSR Environmental (report dated December 13, 2018 - see Attachment 7).

The report identifies a moderate risk of bird collision with the at grade glass surfaces on the western façade of the building. The report notes that the upper floors “will be clad in a composite metal panel system which will pose no collision risk”. The report makes a number of recommendations for mitigation and monitoring of bird collisions post construction. Mitigation measures include reviewing for appropriate landscaping in vicinity of the building, appropriate lighting strategies, possible window treatments. The landscaping and lighting strategies will be reviewed through the Development Permit plans. With regard to possible window treatments, the owners have agreed to implement a monitoring program that will lead to the determination of a final strategy to address collision risk.

The Zoning Text Amendment Considerations (Attachment 8) includes a requirement for the submission of a contract with a qualified environmental professional (QEP) to monitor the building for a minimum of 12 months post construction and submit a report outlining the results, recommended strategy and implementation measures for further actions, should they be necessary, to the satisfaction of the Director of Development. The submission of an acceptable contract is required prior to Bylaw adoption.

Property Subdivision and Consolidation

As noted earlier in this report a 729.9 m² (7,856.58 ft²) portion of land will be subdivided off 13251 Smallwood Place and consolidated with the main development site (13171 Smallwood Place) as part of this development. The Zoning Text Amendment Considerations (Attachment 8) include a requirement for the subdivision of the 729.9 m² parcel from 13251 Smallwood Place and consolidation with the subject property to be completed prior to Bylaw adoption.

The subdivision will result in an existing car wash on the neighbouring property (13251 Smallwood Place) being 0.98 m from the new property boundary and would not meet the required 3.0 m property line setback once the subdivision has been registered with Land Titles. Open Road representatives, who currently own both properties have expressed a strong interest in retaining the car wash for the Hyundai dealership that will operate on 13251 Smallwood Place.

Staff do not have an objection to the car wash location as it will be approximately adjacent to the proposed damaged car parts structure on the Porsche site and if torn down would likely need to be rebuilt elsewhere on the site.

To address the legal concerns related to the setback non-conformity, the Zoning Text Amendment Considerations (Attachment 8) includes a requirement for the registration of a covenant on 13251 Smallwood Place. The covenant will require the owners of 13251 Smallwood Place to apply for and be granted a setback variance within two years of the adoption of the Zoning Bylaw. Should the variance not be granted, then the owners of 13251 Smallwood Place must demolish the carwash structure. Submission of a demolition estimate and a security bond will be required prior to Bylaw adoption.

Variances Requested

Based on the proposed preliminary concept plans, the applicant will be requesting to vary the provisions of Richmond Zoning Bylaw 8500 at the Development Permit Application review stage to increase the maximum permitted building height.

The table below shows the requested height variances compared to the Bylaw requirements.

Area Affected	Bylaw Requirement	Variance
Elevator Overrun	12 m	20.33 m ** (rounded to 20.4 m)
Stairwell Roof	12 m	18.38 m ** (rounded to 18.4 m)
Rooftop Mechanical Equipment	12 m	17.26 m ** (rounded to 17.3 m)
Rooftop Parapet	12 m	16.25 m ** (rounded to 16.3 m)
Roof Deck	12 m	15.18 m ** (rounded to 15.2 m)

** Note: these figures are measured from the site's average finished grade which is below slab elevation. The values differ from the plan submission which shows measurements from slab height. The difference is approximately 0.730 m.

The owner's objective is to enclose the automobile display, repair and inventory and maximize the efficiency of the site as much as possible. The incorporation of the 33 stacker units to intensify the use of the site is a factor in the request for the height variance as the stacker units require additional floor to ceiling clearances to maximize the use of the space available.

The applicant has, however, sought to reduce the overall height by reducing the parapet height to the minimum code requirement of 1.07 m (3.5 ft.) keeping the parapet height in line with the proposed parapet height for the Toyota development across the street at 13100 Smallwood Place.

In addition to the above height variances, the applicant will also be requesting variances for the following elements through the Development Permit:

1. A reduction to the rear yard setback from 3.0 m to zero metres to allow a damaged car enclosure to be located behind the main building and adjacent to the eastern property boundary. The enclosure will partially abut an existing car wash building on the adjacent property at 13251 Smallwood Place referred to earlier in this report.
2. A reduction to the number of on-site loading spaces from 3 medium and 2 large spaces to 2 medium and 1 large space. Staff have reviewed this request and do not have any concerns as it is consistent with the general operations within the Richmond Auto Mall where vehicle deliveries are typically confined to early morning or late evening hours by the Richmond Auto Mall Association (RAMA). The owners have also advised that the provided loading spaces will fully meet their functional needs for the site.

The height variances are cloud outlined on plans DP-08, DP-09 and DP-10 in Attachment 2. The setback variance is cloud outlined on plan DP-04 in Attachment 2.

Each of these variances and the applicant's rationale for them will be reviewed through the Development Permit application (DP 18-810720).

The current proposal has been reviewed by the Richmond Auto Mall Association (RAMA) which has provided a letter (Attachment 5) in support of the proposed density increase to 0.94 FAR, as well as the requested variances. Note that RAMA's support letter references a rooftop parapet height of 16.68 m. Working with the proponent this height was subsequently reduced to 16.25 m.

Attachment 6 provides a table of Richmond Auto Mall Building Heights and Densities showing approved and proposed Floor Area Ratios (FAR) and building heights from approximately 60% of the Auto Mall's dealership properties.

Site Servicing and Frontage Improvements

Detailed site servicing and frontage improvements are provided in the Zoning Text Considerations shown in Attachment 8. These improvements will be addressed through a separate Servicing Agreement. The most significant elements include:

- Submission of a Fire Underwriter Survey or International Organization for Standardization fire flow calculations by a professional engineer;
- Removal of the existing water service connection and replacement with a new water service connection;
- Upgrading of approximately 150 m of storm sewer in Smallwood Place;
- Connecting all the existing storm connections and catch basins to the new storm sewer;
- Upgrading the existing sanitary service connection to a minimum 150 mm;
- Coordination with external service providers in terms of the locations of private utility structures.

Development Permit Review

The proposed development will be required to undergo a separate design review via Development Permit application DP 18-810720. Issues to be addressed will include the following:

- Compliance with the Official Community Plan (OCP) Development Permit Guidelines;
- Landscape selections, sizes, locations, irrigation and rationale;
- Submission of landscape securities;
- A review of exterior materials proposed, form and development of the building design;
- Compliance with the Zoning Bylaw – particularly related to vehicle and bicycle parking spaces;
- A review of any screening requirements for rooftop mechanical units;
- Possible agreements to secure EV charging stations and energy efficiency features intended to enhance the building's energy performance;
- Compliance with the tree replacement criteria under the OCP;
- A review of all requested variances;
- Assessment of the garbage and recycling facility to ensure its adequacy for the building.

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

Kasian Architecture Interior Design and Planning Ltd. has applied for permission to amend the "Vehicle Sales (CV)" zone to increase the maximum Floor Area Ratio (FAR) to 0.94 at 13171, and a portion of 13251 Smallwood Place. The intent is to accommodate construction of a new three storey Porsche vehicle dealership and service centre with vehicle inventory storage capabilities in the Richmond Auto Mall.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9969 be introduced and given first reading.



David Brownlee

Planner 2

DCB:dcB

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: East Cambie Land Use Map

Attachment 4: Development Application Data Sheet

Attachment 5: Letter from Richmond Auto Mall Association

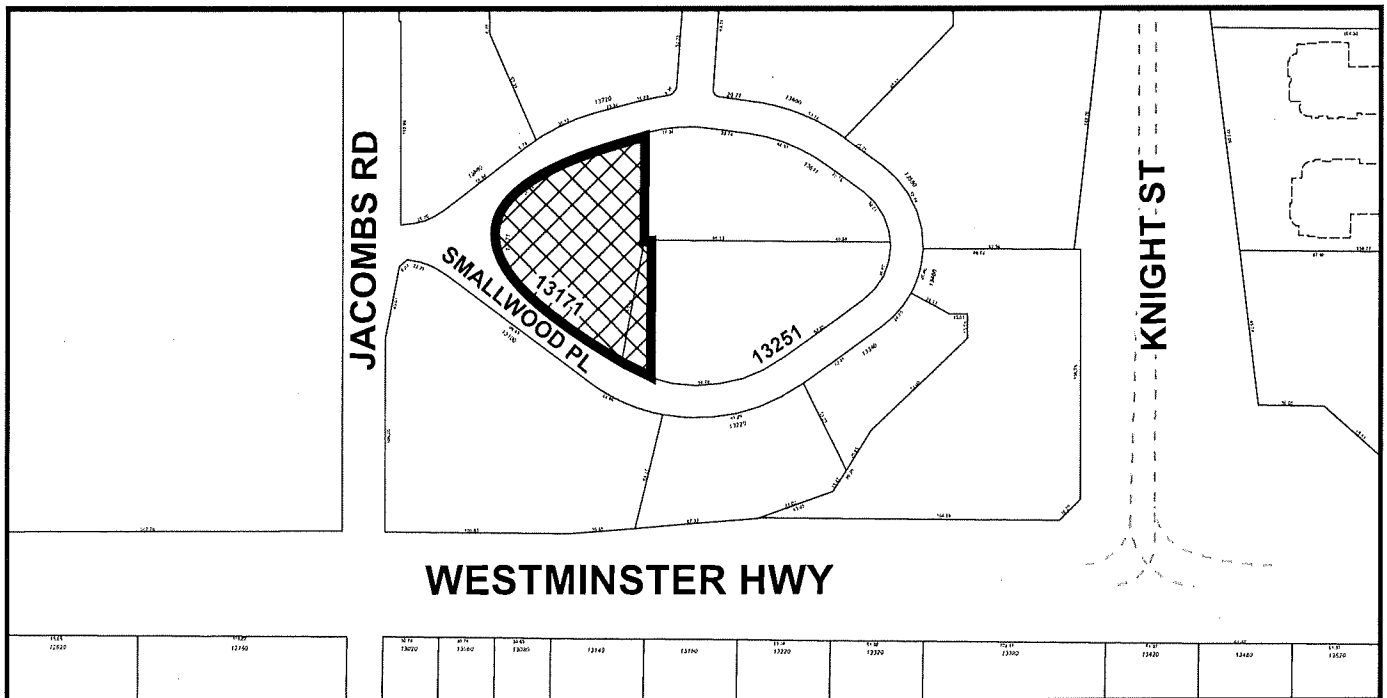
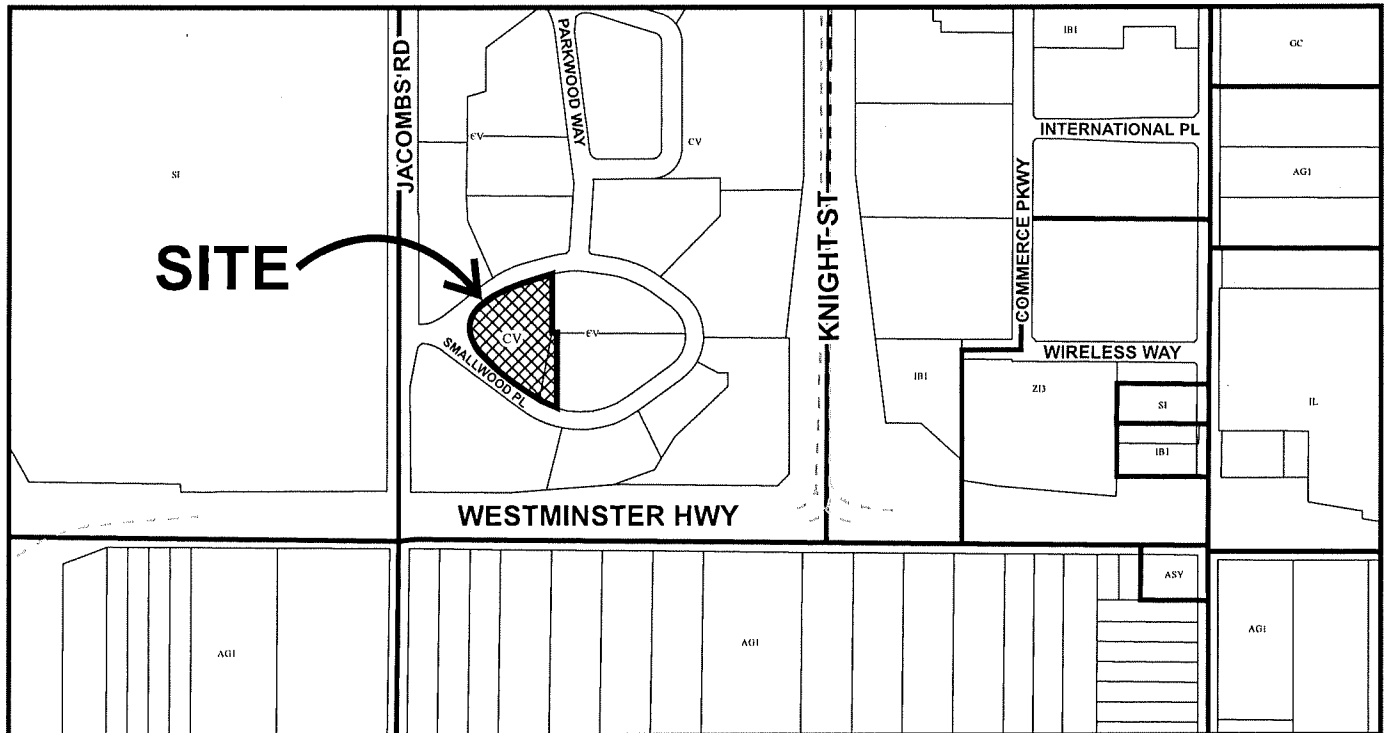
Attachment 6: Richmond Auto Mall Building Heights and Densities

Attachment 7: CSR Environmental Ornithologist Report

Attachment 8: Zoning Text Amendment Considerations



City of
Richmond



ZT 18-835424

Original Date: 09/14/18

Revision Date: 11/15/18

Note: Dimensions are in METRES



City of
Richmond



ZT 18-835424

Original Date: 09/14/18

Revision Date: 11/15/18

Note: Dimensions are in METRES

**13171 SMALLWOOD PLACE,
RICHMOND, B.C.**

PLN - 81



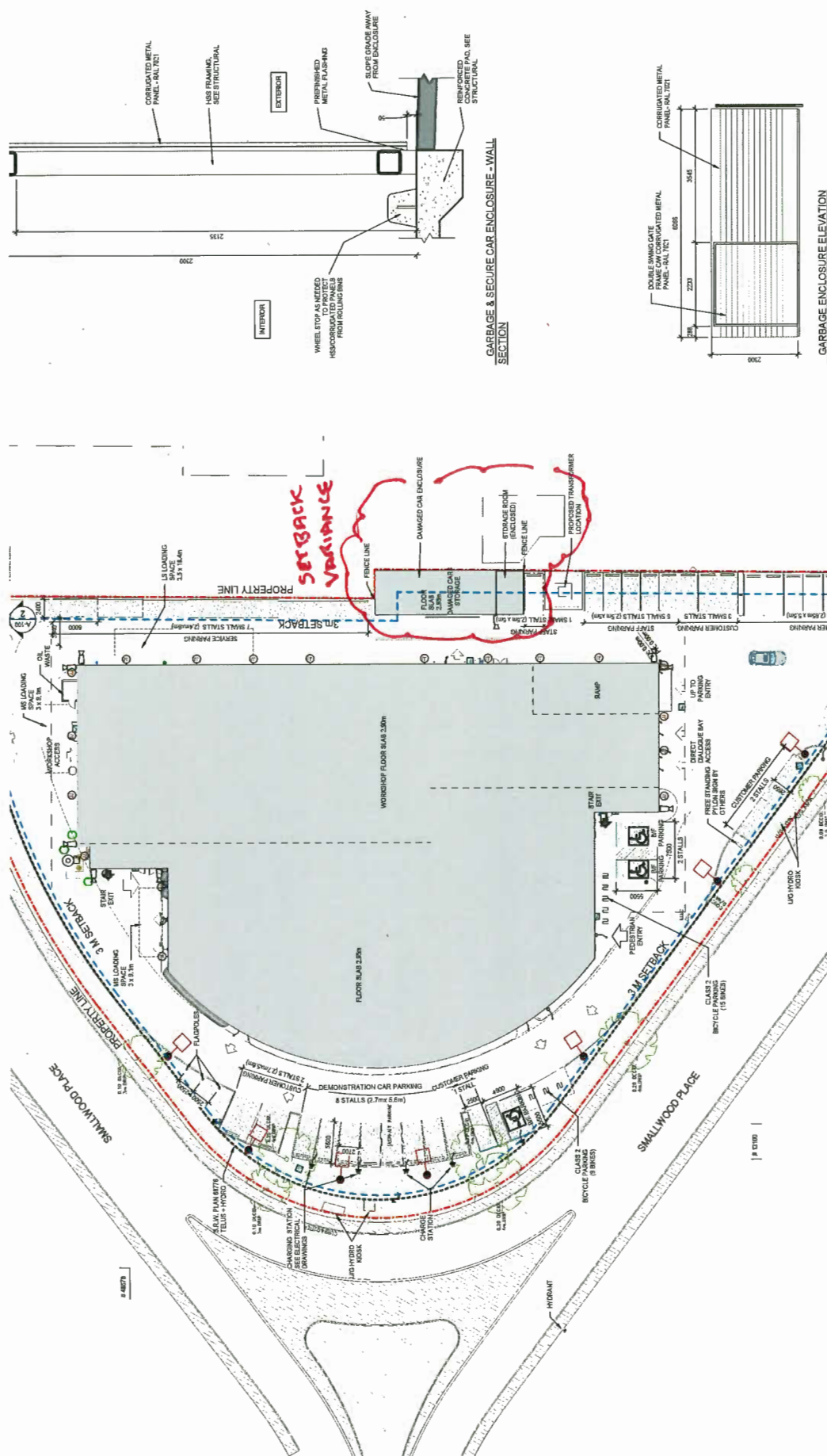
PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

FEB. 12, 2019



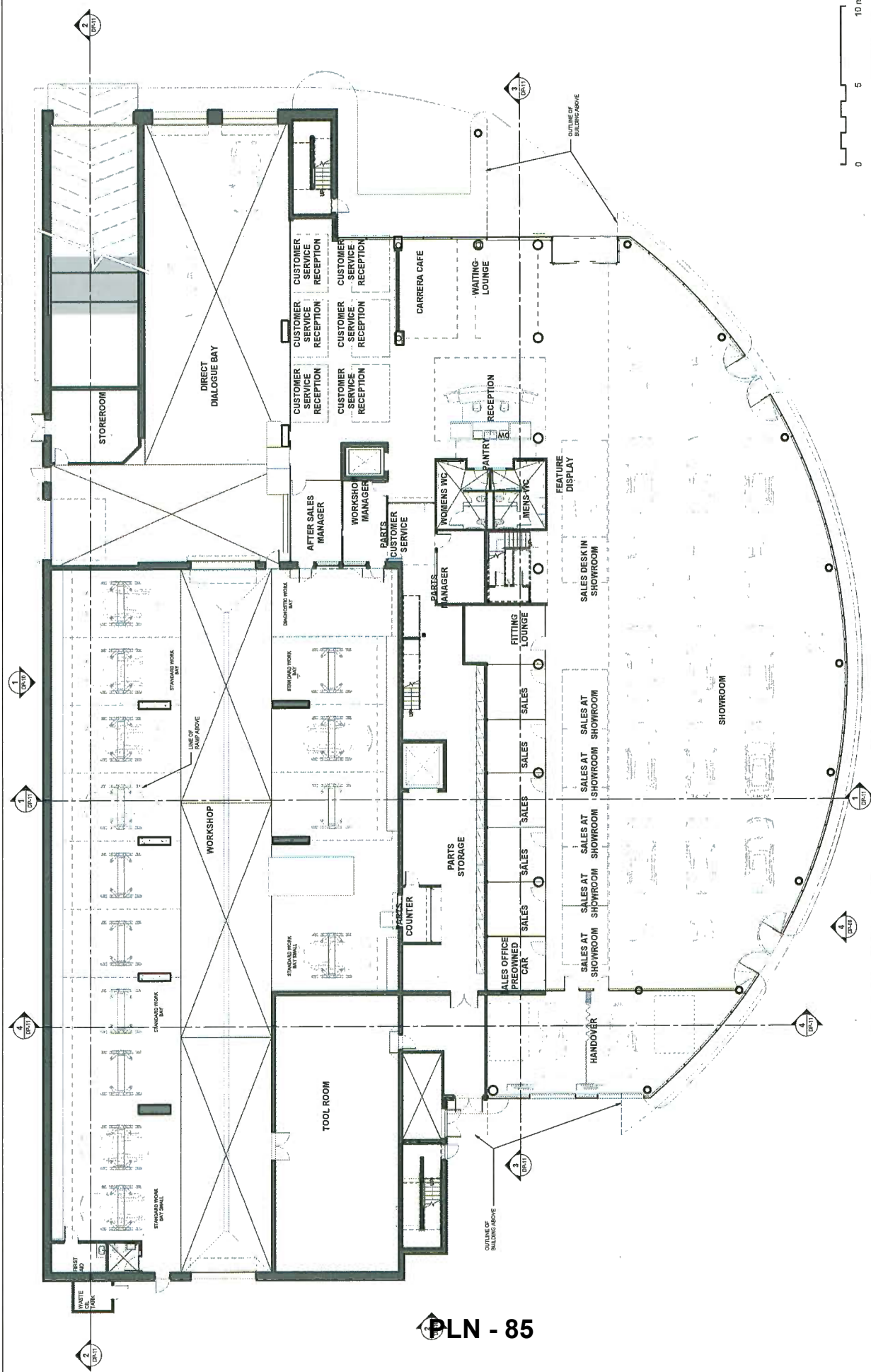
ATTACHMENT 2

*GLFA = Showroom + Offices area+Other uses =7,209m2
 *GLFA=GLFA with other uses=10,000m2









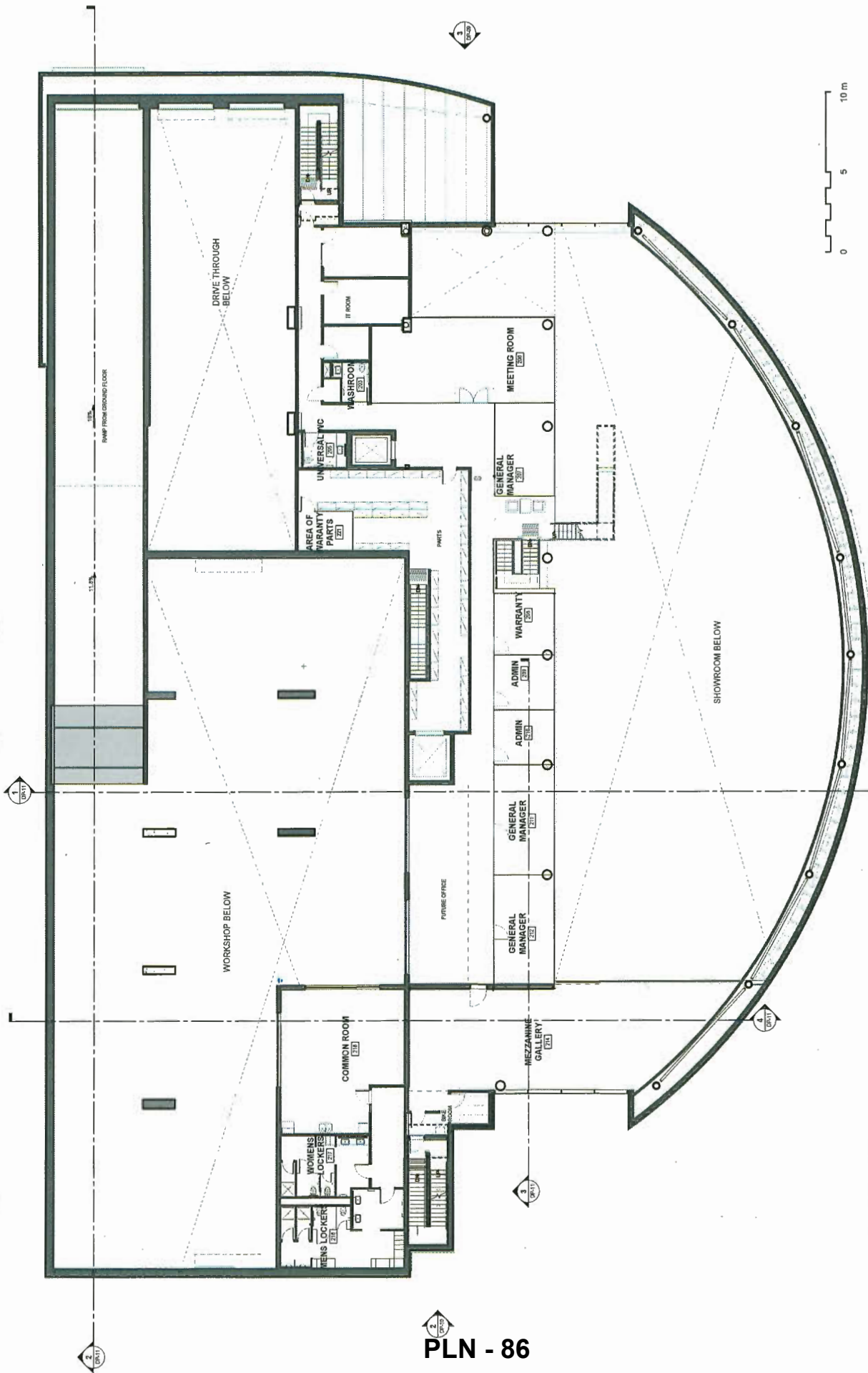
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FEB. 01, 2019

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

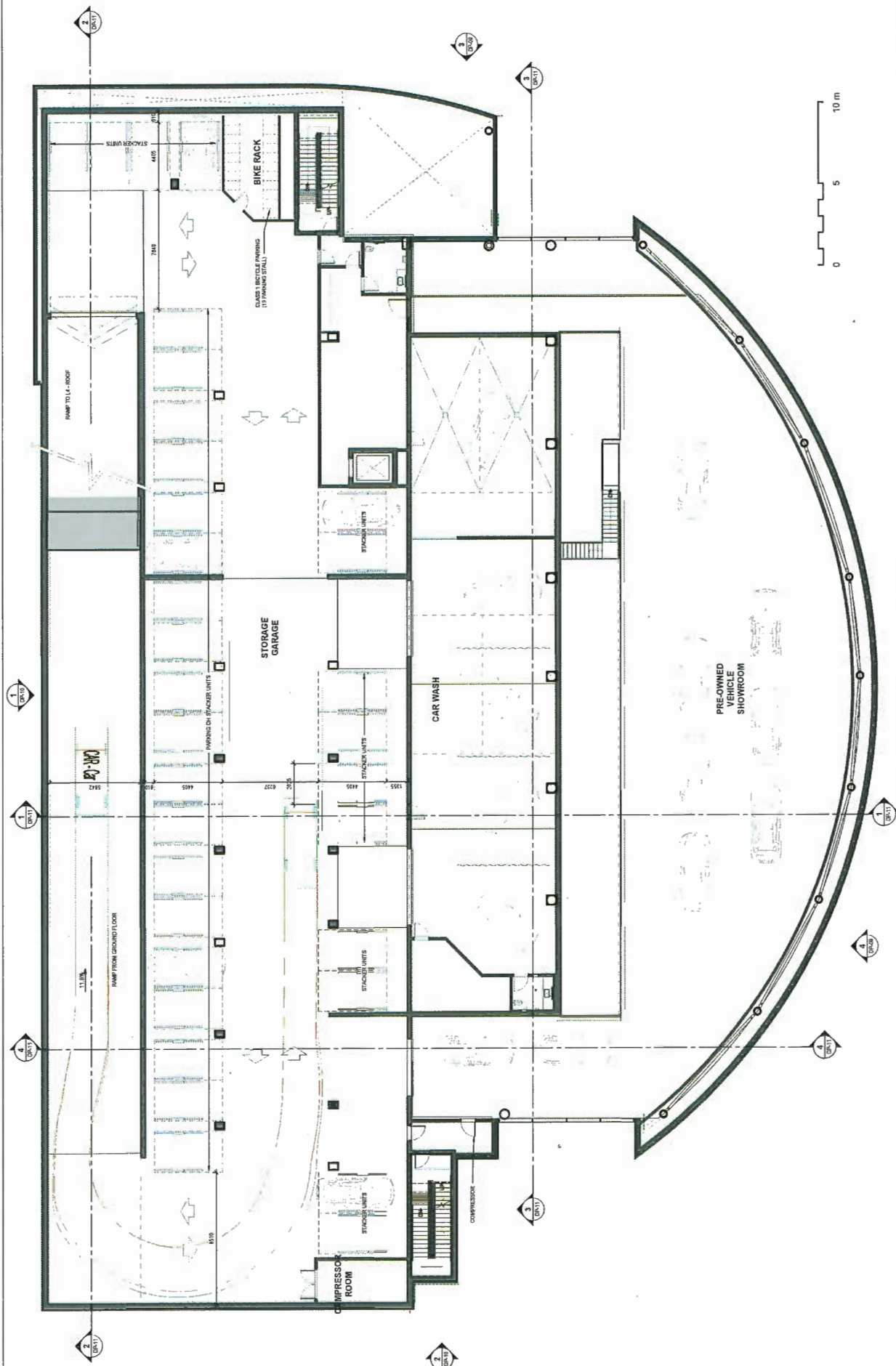
L1-GROUND FLOOR PLAN



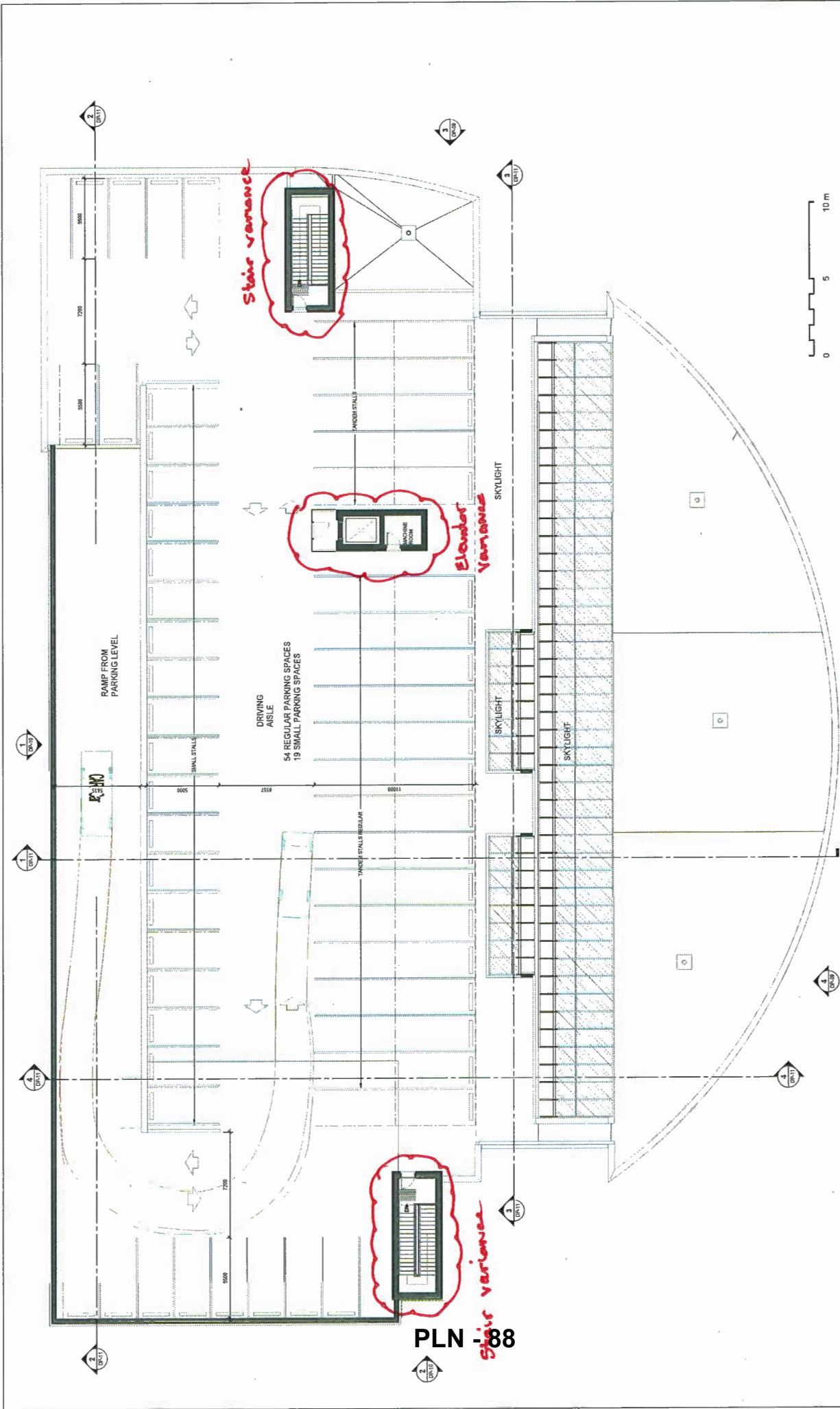


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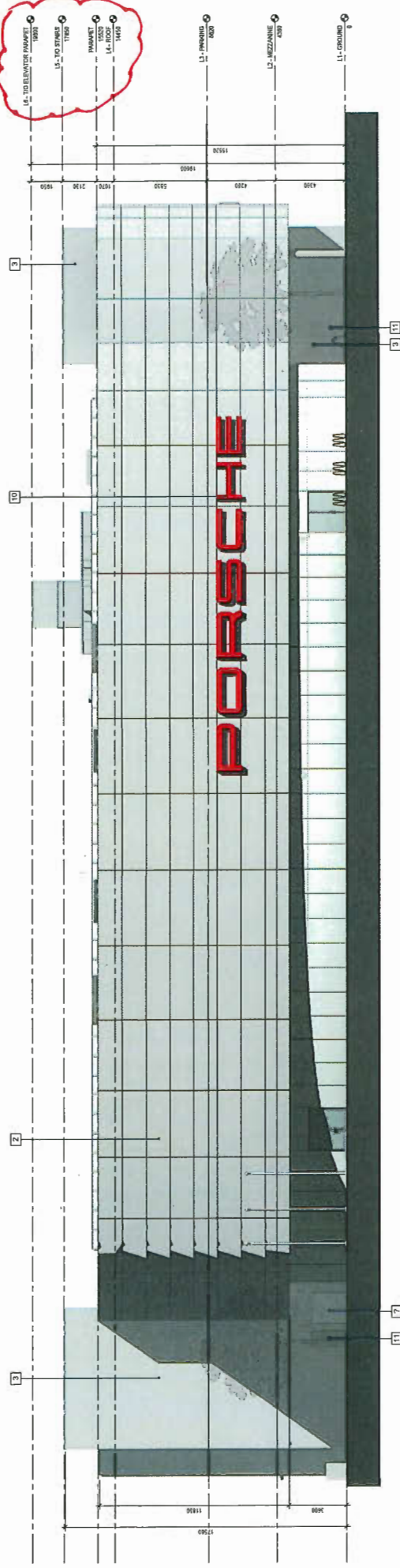


PLN - 87



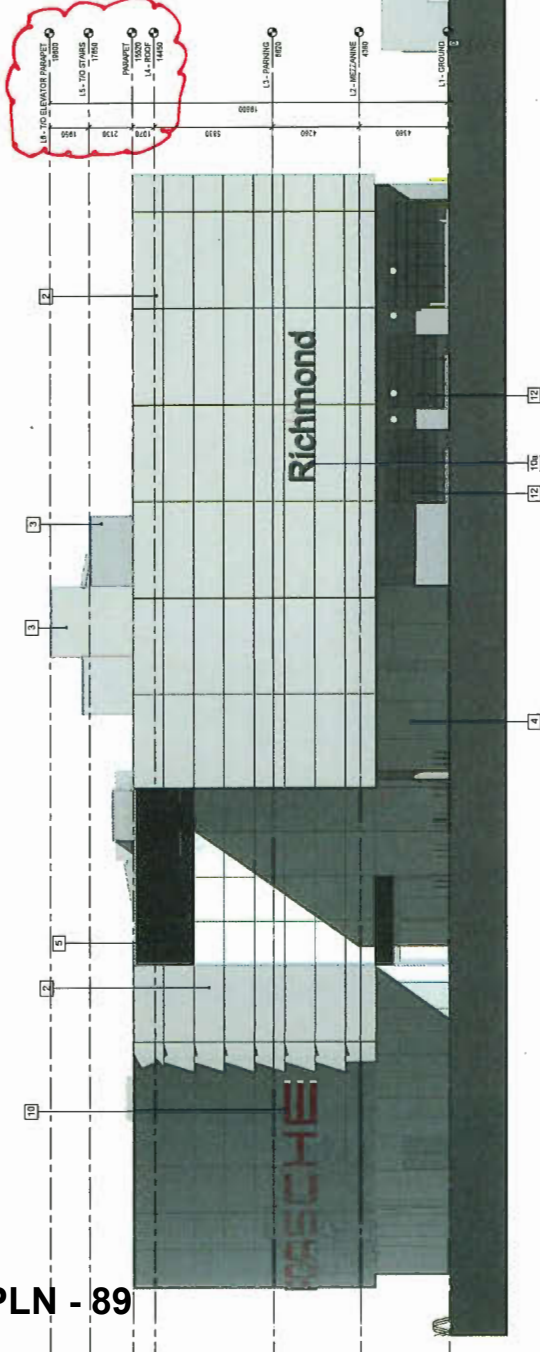
PLN - 88

Height variance



PLN - 89

Height variance



MATERIAL LEGEND

- 2 COMPOSITE METAL PANEL SYSTEM - RAL 9006 (WHITE ALUMINUM)
- 3 HORIZONTAL CORRUGATED METAL PANEL SYSTEM - RAL 7021 (BLACK GREY)
- 4 CLEAR LOW E GLAZING
- 5 SPANDREL GLAZING IN ANODIZED ALUMINUM CURTAIN WALL
- 6 CLEAR LOW E DOUBLE GLAZING W ALUMINUM FRAME - RAL 7021 (BLACK GREY)
- 7 SIGNAGE - BLACK, PROVIDE LETTER IN WOOD BACKING, (REFER TO SIGNAGE PERMIT)
- 10A METAL DOOR - RAL 7021 (BLACK GREY)
- 11 OVERHEAD DOOR - RAL 7021 (BLACK GREY)
- 12 150mm BOLLARD
- 20 I-81
- 21 I-81b

Average SITE GRADE IS 0.73m
BELOW SLAB. ADD 0.73m to
ELEVATIONS SHOWN FOR ACTUAL
HEIGHT PER ZONING BYLAW.



DP-09

200007

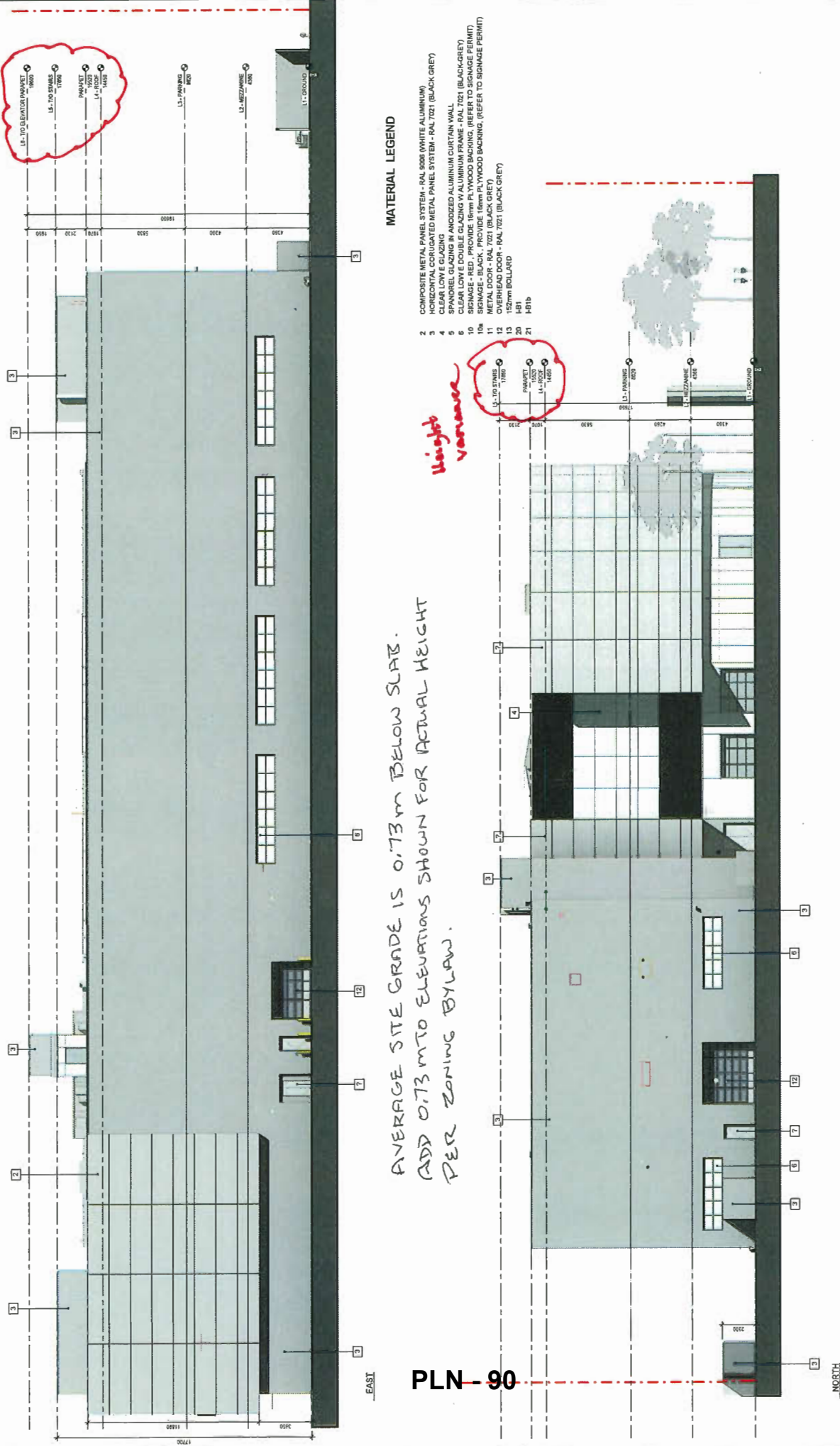
FEB. 01, 2019

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

BUILDING ELEVATIONS



Height Variance



AVERAGE SITE GRADE IS 0.73 m BELOW SLAB.
ADD 0.73 m TO ELEVATIONS SHOWN FOR ACTUAL HEIGHT
PER ZONING BYLAW.

PLN - 90

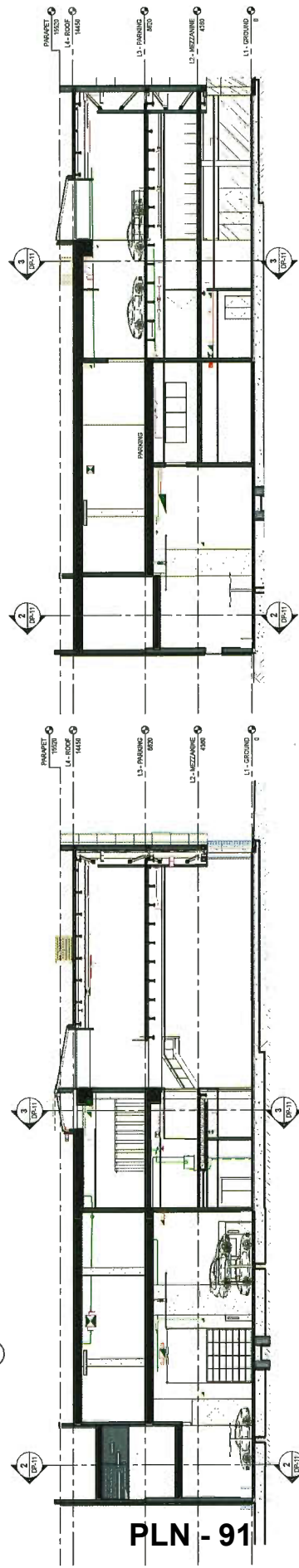
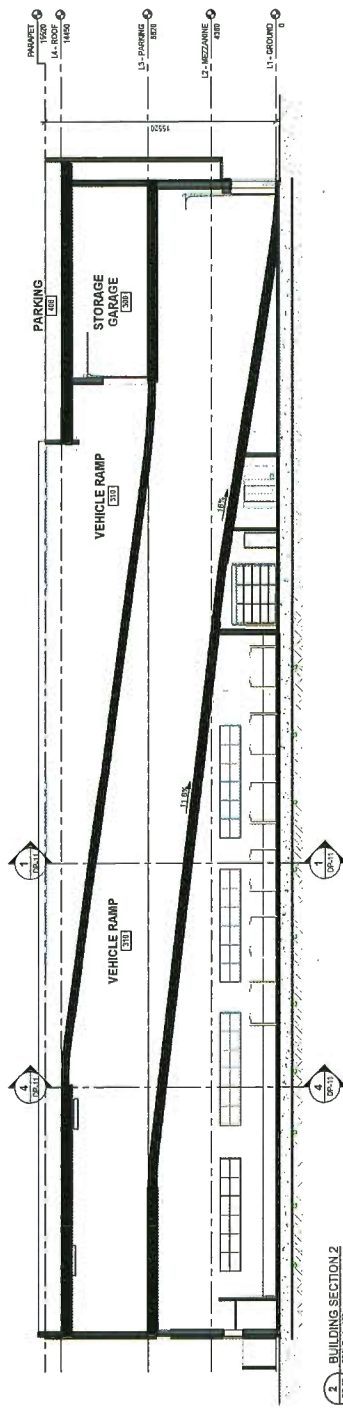


DP-10
200007
FEB. 01, 2019

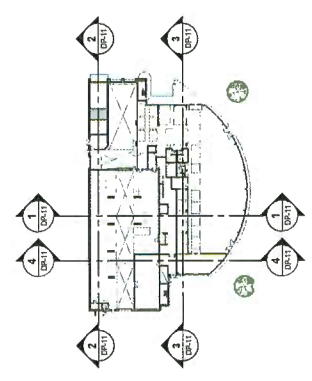
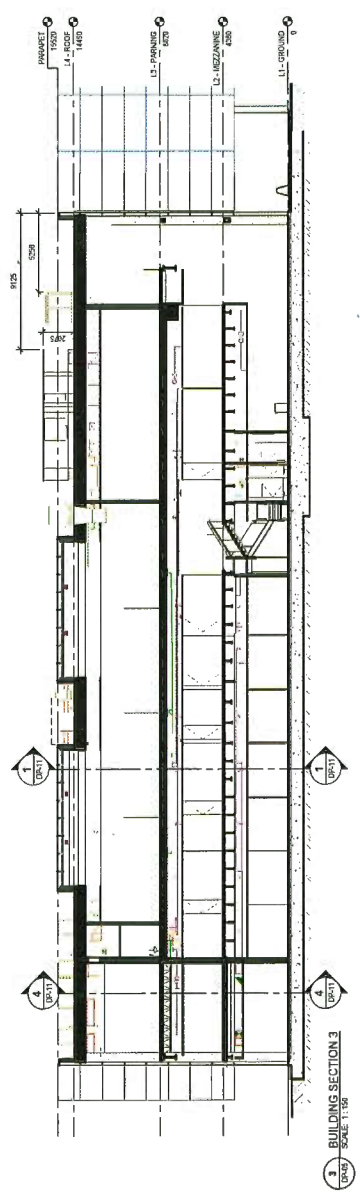
PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

BUILDING ELEVATIONS





4 BUILDING SECTION 4
SCALE 1/8"



PLN - 91



PLN - 92





PLN 94



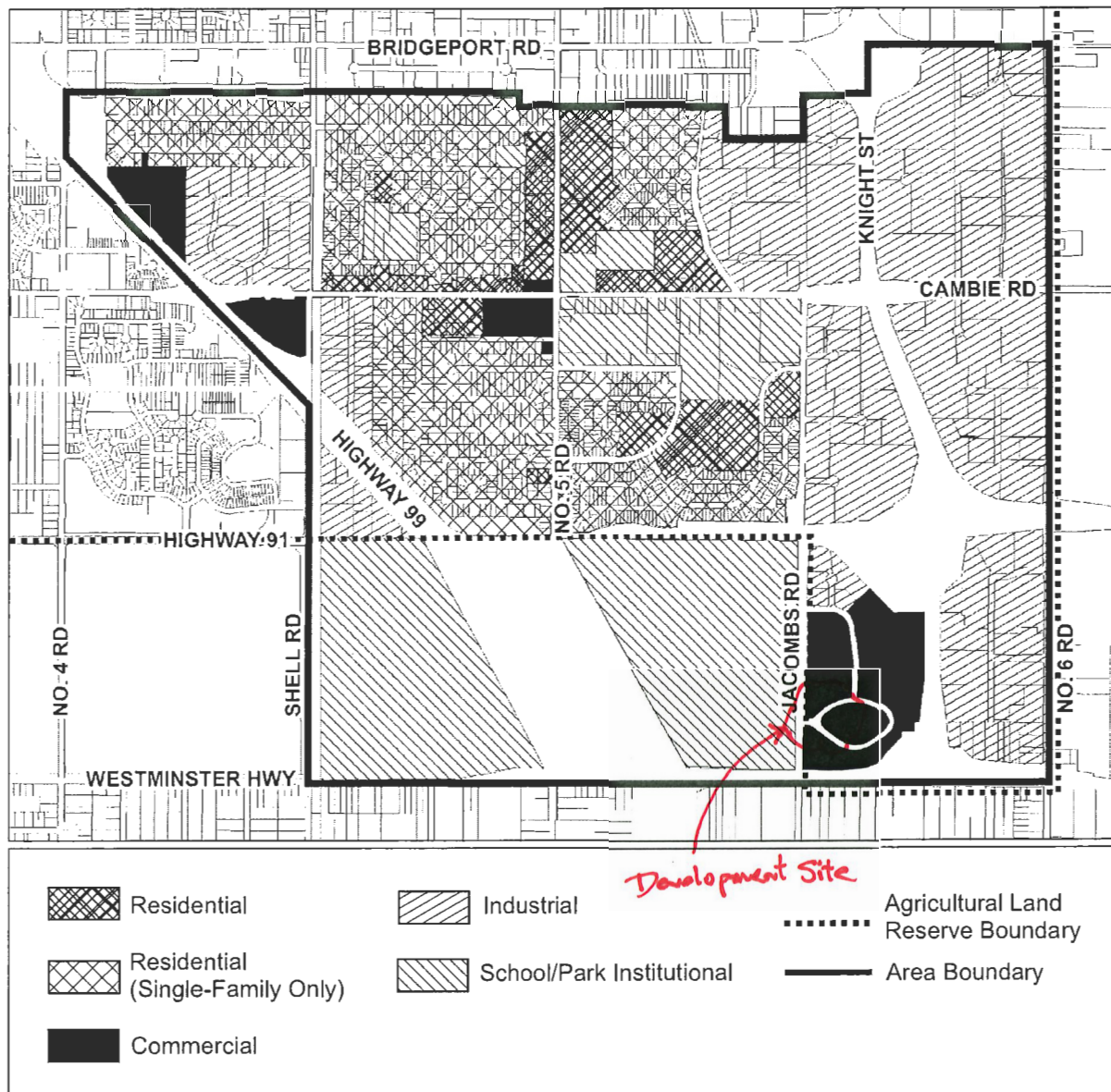
PLN 95



PLN 96

City of Richmond

Land Use Map

 Bylaw 8948
2016/10/24




ZT 18-835424

Attachment 4

Address: 13171 and a portion of 13251 Smallwood Place

Applicant: Kasian Architecture Interior Design and Planning Ltd.

Planning Area(s): East Cambie Planning Area

	Existing	Proposed
Owner:	OpenRoad Auto Group Limited, Inc. No. 283339	Same
Site Size (m²):	6,773.55 m ² (1.67 ac)	7,503.45 m ² after consolidation with a 729.9 m ² portion of 13251 Smallwood Place
Land Uses:	Vehicle Sales and Service	Same
OCP Designation:	Commercial	Same
Area Plan Designation:	Commercial	Same
Zoning:	Vehicle Sales (CV)	Vehicle Sales (CV) with increased FAR to 0.94 at 13171 and a portion of 13251 Smallwood Place

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	0.94	none permitted
Buildable Floor Area (m ²):*	7,009 m ² after ZT Amendment	7,009 m ²	none permitted
Lot Coverage (% of lot area):	50%	45.5%	None
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 3.0 m	Front: Min. 3.0 m Rear: Min. 0 m	Variance (for an accessory building. The Main building is setback more than 3.0 m)
Height (m):	12.0 m	- Elevator over-run: 20.33 m. - Stairwell Roof: 18.38 m - Mechanical Equipment: 17.3 m - Parapet: 16.25 m. - Roof Deck: 15.18 m.	Variance
Off-street Parking Spaces – Staff and Visitor:	147	147 (includes 3 accessible spaces)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Vehicle Inventory Spaces:	N/A	32	none
Small Car Spaces	50% maximum	24% (35/147 spaces)	none
Loading Spaces	3 medium 2 large	3 medium 1 large	Variance
Bicycle Spaces	Class 1: 19 Class 2: 23 Based on Sales and Office Components only.	Class 1: 19 Class 2: 24	None



February 1, 2019

MEMO TO: Christian Chia, Porsche Richmond

FROM: RAMA Board of Directors

RE: Porsche Richmond Development Permit Application

Dear Christian,

This letter is to inform you that your revised building design application submitted January 2019 for the new Porsche Richmond dealership in the Richmond Auto Mall has been approved by RAMA's Board of Directors.

Building Height Variances:

Area Affected	Bylaw Requirement	Variance
Elevator Overrun	12 m	20.33 m ** (rounded to 20.4 m)
Stairwell Roof	12 m	18.38 m ** (rounded to 18.4 m)
Rooftop Parapet	12 m	16.68 m ** (rounded to 16.7 m)
Roof Deck	12 m	15.18 m ** (rounded to 15.2 m)

East P/L Setback Variance

Area Affected	Bylaw Requirement	Variance
Rear Yard Setback (east side)	3.0 m	0 m

Loading Spaces Variance

Area Affected	Bylaw Requirement	Variance
On-site Loading Spaces	3 medium 2 large	2 medium 1 large

Based on the variances granted on the recent Toyota, Audi and Jaguar LandRover applications, the Board has also approved the variances on your application.

If you have any questions, please don't hesitate to call. On behalf of the Directors and myself, we wish you the very best with your new facility.

Kind regards,



Gail Terry

General Manager, Richmond Auto Mall Association

CC: RAMA Board of Directors, Bibiane Dorval

Richmond Auto Mall Building Heights and Densities*

Dealership	Address	Application	Status	FAR	Parapet Height	Built or Max Height**
Acura	5580 Parkwood Cr	DP14-669686	Issued	0.33	8.24 m	11.79 m
Audi	5600 Parkwood Cr	DP14-676613	Issued	0.78	12.8 m	14.5 m
Honda	13600 Smallwood Pl	DP14-677729	Issued	0.35	7.16 m	10.06 m
Jaguar Land Rover	5600 Parkwood Cr	DP14-676613	Issued	0.78	12.8 m	14.5 m
		ZT09-462526				
		DP09-472843				
Lexus	5631 Parkwood Way	DV10-529985	Issued	0.75	10.8 m	14.40 m
Mazda	13800 Smallwood Pl	DP10-539427	Issued	0.15	N/A	10.85 m
		DP05-302568				
Nissan	13220 Smallwood Pl	DP05-307245	Issued	0.385	7.5 m approx.	11.3 m
		ZT18-818765				
Toyota	13100 Smallwood Pl	DP18-818762	Third Reading Jan 21 2019	0.82	16.2 m	19.9 m
			Public Hearing			
Volkswagen	5660 Parkwood Way	ZT18-818164	Feb 19 2019	0.84	13.72 m	16.00 m
		ZT18-835424				
Porsche (Subject Site)	13171 Smallwood Pl	DP18-810720	Planning Committee	0.94	16.25 m	20.33 m

* Data only includes sites with recent applications

** Built or Maximum Height includes elevator over runs, stair covers, ramp covers, etc.

All properties are zoned "Vehicle Sales (CV)"

February 12, 2019



*Your Project
Meets the
Environment*

CSR ENVIRONMENTAL LTD.
113 – 408 E. Kent Avenue S.
Vancouver, BC, V5X 2X7
Phone: 604.559.7100
www.csrenviro.com

December 13, 2018

Multiland Pacific Holdings Ltd.
c/o Mr. Moe Saboune, Director, Project Development
2040 Burrard Street
Vancouver, BC V6J 3H5

Attention: Mr. Moe Saboune
Director, Project Development
VIA EMAIL: moe.saboune@openroadautogroup.com

Reference: Avian Mitigation Measures
13171 Smallwood Place, Richmond, BC

Dear Mr. Saboune,

1.0 INTRODUCTION

CSR Environmental Ltd. (CSR Environmental) has been retained by Open Road Auto to provide a summary of potential strategies for avian mitigation in regard to the proposed development for Porsche Richmond (the Project) at 13171 Smallwood Place in Richmond, BC (the Site). The summary provides professional recommendations for best practices to avoid and mitigate impacts to birds inhabiting nearby environmentally sensitive areas (ESAs) and parks.

1.1 BACKGROUND

The Site occurs at the legal address Lot H Section 5 Block 4 North Range West New Westminster District Plan 70848. An adjacent natural area, the Richmond Nature Park East, occurs approximately 100 meters (m) west of the Project. A Development Variance is required for the Project to address building height and on-site loading areas. Demolition of an older building is currently ongoing. Although the Site does not include an ESA designated by the City of Richmond's 2041 Official Community Plan (OCP), the risk of bird collisions with glass windows on the west façade of the first floor of the Project are a concern. The information provided herein will facilitate the selection of the most suitable mitigation measures given the level of risk.

On December 7, 2018, CSR Environmental conducted a Site visit. We identified moderate risk of bird collision with glass surfaces on the west façade of the building (see Figures 1 and 2).

1.2 APPLICABLE FEDERAL AND PROVINCIAL LEGISLATION

The following legislation prohibits unintentional injury or mortality to birds in British Columbia:

- BC Wildlife Act (§ 34);
- Migratory Birds Convention Act (§ 5 (a)); and
- Species at Risk Act (§ 32 (1)).

2.0 THREATS TO BIRDS AND ENVIRONMENTALLY SENSITIVE AREAS

CSR Environmental has identified the following threats to birds at the Project: window collisions, lighting, and open pipes and ventilation.

Building collisions account for the second highest human-caused mortality rate for birds in Canada, nearly 25 million birds annually¹. The problem is widespread, occurring at both commercial and residential buildings throughout the year. Fortunately, a variety of cost-effective mitigation options exist. Strategies to address this problem during the design stage of development is known as bird-safe design.

Birds collide with buildings because they either do not see glass or see vegetation reflected in glass rather than the surface of the glass. Collisions with glass occur during both day and night and can occur throughout the year. The highest risk of window collisions at the Site occur along the west façade of the building, at large, untreated windows. These reflective glass surfaces occur within 100 m of the Richmond Nature Park East. CSR Environmental recommends that bird-safe design be used on these surfaces to minimize risk of collisions. Factors that contribute to bird collisions with windows include: type of glass used in construction, the two-dimensional area of glass windows at or below tree canopy height (i.e. the first floor of the Site), and vegetation reflected in glass.

CSR Environmental expects low risk of bird collision for glass surfaces on the north, east, and south aspects of the building facing Smallwood Place and adjacent lots. We do not recommend mitigation for these surfaces, but we do recommend ongoing monitoring at these sites. If avian mortality is detected, post-construction mitigation options are available.

Placement of upward facing light can cause light pollution and may negatively influence nocturnal bird migration. Open pipes and ventilation are small openings that can trap birds and cause mortality.

3.0 MITIGATION STRATEGIES

The City of Vancouver Planning and Development Services has a document titled *Bird Friendly Design Guidelines – Considerations for Development Permit*, adopted by City of Vancouver Council in January

¹ Machtans, C. S., Wedeles, C. H. R., and Bayne, E. M. 2013. A first estimate for Canada of the number of birds killed by colliding with building windows. *Avian Conservation and Ecology* 8(2): 6. <http://dx.doi.org/10.5751/ACE-00568-080206>

2015, effective April 24, 2015². The City of Richmond manages biodiversity values as part of the *Ecological Network Management Strategy* introduced by the Richmond 2041 OCP. National and international best practices in bird-friendly design are published by the American Bird Conservancy (ABC) and BirdSafe®, an initiative of the Fatal Light Awareness Program (FLAP). Mitigation strategies drawn from these reference materials are outlined in the following subsections.

3.1 WINDOWS

For the purpose of preventing bird collisions with windows, the use of untreated reflective glass on the west façade of the proposed development is not recommended. The first floor of the Project has reflective glass planned around the showroom floor. The upper floors will be clad in a composite metal panel system (RAL 9006; White Aluminum color), which will pose no collision risk.

The west façade of the Project is described by line C1 in the project architectural drawings (see Figures 1 and 2). The façade area of glass includes 38 panels measuring approximately 1.55 m wide by 3.60 m tall and four glass doors measuring approximately the same dimensions. The total area of glass with untreated glazing is approximately 234 square meters (m²), which is approximately 23% of the surface area of the west façade of the proposed development. CSR Environmental recommends adding visual markers to this surface to minimize potential impacts to birds. Approximate surface areas occupied by glass on the west façade is presented here:

Approximate total façade area of the west façade:	1,038 m ²
• Untreated glazing:	234 m² (22.5% of façade area with glass)
• Composite metal:	804 m ² (77.5% of façade area without glass)

Visual markers should be placed on the outside surface of the glass in the form of frit, etching, or ultraviolet treatments, in order to disrupt the reflection of light from the glass surface. Markers should be spaced to increase visibility to birds: maximum 2 inches (in) or 5 centimetres (cm) of horizontal distance and 4 in or 10 cm of vertical distance between markers. Markers should be lines or dots of at least 0.25 in or 0.64 cm in width and should provide enough contrast to be visible under varying light conditions. Markers should cover the entire glass surface. Additional recommendations are available in the City of Vancouver's *Bird Friendly Design Guidelines – Considerations for Development Permit*.

CSR Environmental recommends using a product that is tested and authorized by the American Bird Conservancy Bird Smart Glass Program. The program provides ratings for glass products based on tests to quantify each product's visibility to birds. Based on our understanding of the purpose of the building, CSR Environmental recommends the following bird-safe products for mitigation at the Project:

² City of Vancouver. 2015. *Bird Friendly Design Guidelines – Considerations for Development Permit*. Retrieved from <https://vancouver.ca/files/cov/appendix-a-bird-friendly-design-guidelines-rt-10847.pdf>.

- **Ultraviolet markers:** This product is visible to birds but nearly invisible to humans. An ultraviolet reflective coating is applied to the interior surface of double glazed and laminated products. The product does not reduce surface reflections, but performs well during bird-safe product testing.
 - Recommended product: *ORNILUX® Mikado*.
 - Available from: *Arnold Glas*.
- **Ceramic frit:** This product is highly visible to birds and disrupts surface reflections, providing superior mitigation qualities when best practices for marker spacing are maintained. Highly durable glass enamel is applied to the outside surface of the glazing prior to installation.
 - Recommended product: *Superneutral® Series SNX-L 62/34 HT*
 - Available from: *Garibaldi Glass*.
- **Acid etching:** This product is highly visible to birds and disrupts surface reflections, providing superior mitigation qualities when best practices for marker spacing are maintained. Decorative textures and patterns are available.
 - Recommended product: *AviProtek® Bird Friendly Acid-etched Glass*
 - Available From: *Walker Glass*.
- **Exterior laminates:** These options are **not** recommended for commercial applications due to poor longevity of materials. Avian collision risk will remain constant through the life of the building, and as such, the mitigation option selected needs to last for the life of the building. Exterior laminates are suitable for post-construction mitigation only.

CSR Environmental recommends manufactured ultraviolet markers for this application to strike a balance between environmental risk and Project requirements. Specifically, the ORNILUX® Mikado product is rated "Effective" by the ABC Bird Smart Glass Program. The ultraviolet reflective coating can be applied for multiple glazing types, including insulating glass with low emissivity or solar control. The product has been used successfully at car dealership and retail showrooms in other municipalities. Ultraviolet laminate products are not recommended.

Where visual markers are not possible or cost prohibitive, physical structures can be used in front of reflective surfaces to mitigate collision risk. Metal cladding, architectural grillwork or decorative grills could be installed in front of windows with traditional glazing and reflective properties.

3.2 LIGHTING

The City of Vancouver Outdoor Lighting Strategy³ contains recommendations for placement of lighting to improve outdoor environment during nighttime, including to minimize ecological impacts. We recommend that upward facing lighting be limited for the Project. Further, lighting spillover to adjacent environmentally sensitive areas should be prevented. Lighting can be shielded to effectively light desired areas without adversely affecting nearby areas. Light can be used judiciously to maintain nighttime safety while minimizing impacts to wildlife.

³ City of Vancouver. 2018. *Outdoor Lighting Strategy Consultation Paper*. Retrieved from <https://vancouver.ca/files/cov/outdoor-lighting-strategy-consultation-paper.pdf>.

3.3 LANDSCAPING

Natural vegetation between the proposed development and Richmond Nature Park East should be minimized to limit vegetation corridors which lead between the Site and nearby natural areas. To facilitate this, CSR Environmental does not recommend planting any vegetation over 30 cm within 10 m of windows of the proposed development to limit bird activity near glass surfaces. The amount of natural vegetation on the development property along the sidewalk on Smallwood Place, west of the Site, should be reduced to limit movement of birds across Jacombs Road. CSR Environmental also recommends refraining from use of ornamental plants inside the building that are visible from the outside, such as potted trees and indoor vegetation which can entice birds to fly toward windows.

3.4 PIPES AND VENTILATION

CSR Environmental recommends caps and screen on open pipes and ventilation systems to limit wildlife entry. Voids greater than 2.5 in or 7 cm square should be covered.

4.0 MONITORING

Mitigation measures must be monitored to ensure success. Bird collisions occur throughout the year, although in southwestern BC collisions peak during fall, winter, and spring. Daily monitoring of glass surfaces by an independent biologist would be cost prohibitive. Hence, we recommend an Open Road Auto Group representative at the Site conduct weekly monitoring to document any bird mortality between September 15th through May 1st each year. Monitoring should involve a visual search of the ground underneath glass surfaces around the entire building to a distance of 8 meters from the building. The location of all mortalities should be documented (using GPS or by noting a unique window identifier). Although collision risk is highest along the west and northwest aspects, the entire building should be monitored for the first season. CSR Environmental will review the monitoring findings every three-months and revise the monitoring plan if warranted. If the total number of detected bird mortality events exceed five in any week, CSR Environmental will be contacted. All events will be submitted to the Global Birds Collision Mapper⁴.

CSR Environmental will also conduct an annual follow-up Site visit to review avian protection activities, effectiveness of mitigation measures, and results of the weekly monitoring activities.

5.0 CLOSURE

In summary, bird collisions with windows at the Project are possible considering proximity to ESAs. Although no ESAs occur on Site, birds from Richmond Nature Park East, a regional ecological hub, may be adversely impacted by the Project. Contiguous bird habitat occurs approximately 100 m from the west façade of the Project. We believe risk of bird collision at the Project is moderate. Our assessment is based on a brief Site visit and reviewing the architectural drawings. A more robust risk assessment may

⁴ BirdSafe and FLAP Canada. 2018. Global Bird Collision Mapper [Geographical information system]. Retrieved from <https://birdmapper.org/app/>.


be requested from FLAP Canada, which involves a quantitative model based on 50 risk factors (e.g. vegetation, distance, type of glass, etc.). Alternatively, CSR Environmental can provide a Bird Collision Threat Rating (BCTR) and interpretation based on the U.S. Green Building Council LEED Credit for Bird Collision Deterrence (SSpc55).

CSR Environmental recommends installing bird-safe products for all glass on the west façade, which will reduce the risk of bird collision through the use of markers such as ceramic frit, acid etching, or ultraviolet treatments. Placement of lighting, strategic landscaping, and protecting openings to pipes and ventilation Environmental and conducting regular monitoring of mitigation measures should reduce potential impact to birds and nearby ESAs.

We trust this letter satisfies your requirements at this time. Should you have questions regarding this summary or require our assistance on other tasks, please do not hesitate to contact me at 604.559.7100 or via email at mamoud@csrenviro.com at your convenience. Thank you.

Yours sincerely,

CSR Environmental Ltd.

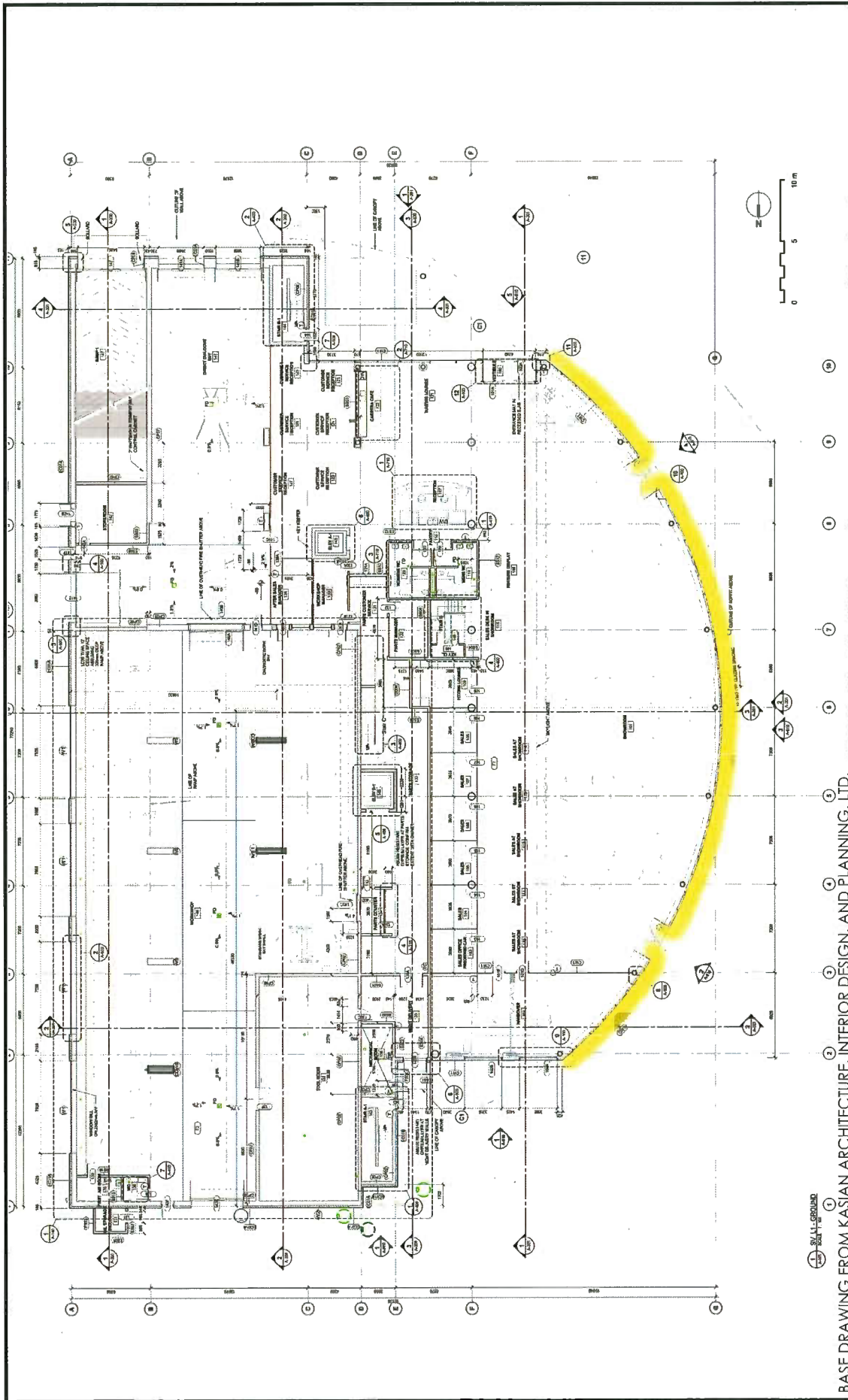


Patrick Burke, BA
Avian Biologist



Mamoud G. Bashi, MBA, PEng
Principal and Environmental Engineer

FIGURES



SCALE: 1:100

BASE DRAWING FROM KASIAN ARCHITECTURE, INTERIOR DESIGN, AND PLANNING, LTD.

Project:

CSA ENVIRONMENTAL
Your Project Meets the Environment
113 - 408 East Kent Avenue South
Vancouver, BC, V5X 2X7
TEL: 604-559-7100
www.csenviro.com

AVIATION MITIGATION MEASURES

Address:

**13171 SMALLWOOD PLACE
RICHMOND, BC**

Job No.: **2018-138-04**

Drawn By: **PB**

Checked By: **MB**

Dwg Scale: **1:100**

Date: **2018/12/12**

Client Name: **KASIAN ARCHITECTURE, INTERIOR DESIGN, AND PLANNING, LTD.**

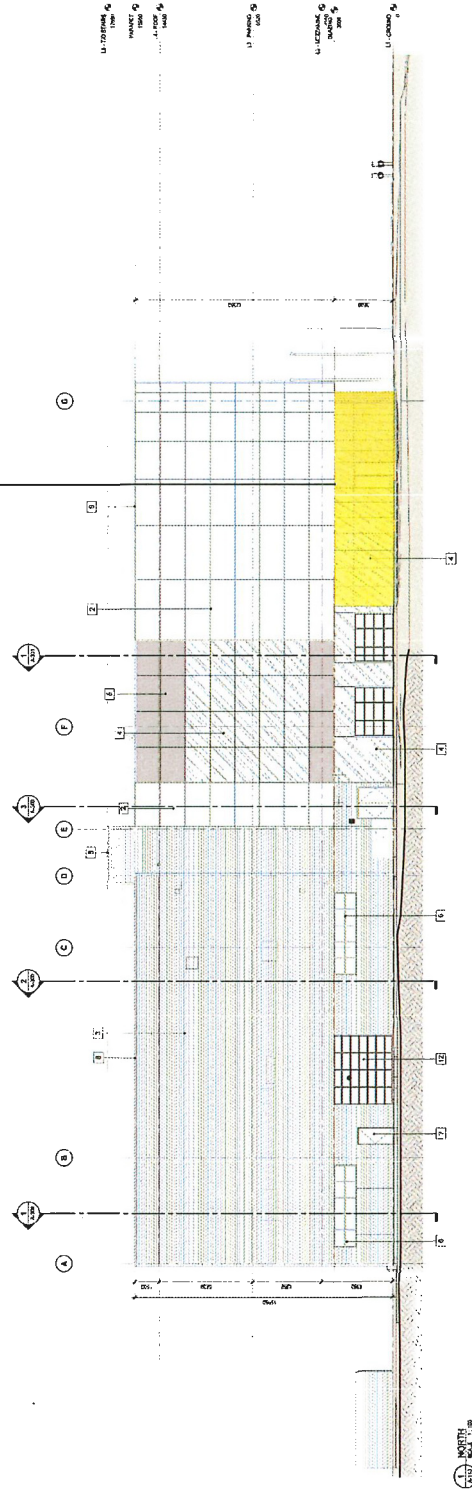
Drawing No.:

FIGURE 1

Drawing Title:

**RISK OF BIRD COLLISION WITH WEST ASPECT OF
BUILDING, PLAN VIEW**

GLASS SURFACES ON THE WEST
FACADE OF THE PROJECT
SHOULD BE TRATED TO MINIMISE
RISK OF BIRD COLLISION



BASE DRAWING FROM KASIAN ARCHITECTURE, INTERIOR DESIGN, AND PLANNING, LTD.

Project:

AVIATION MITIGATION
MEASURES

Job No.:

2018-138-04

Drawing No.:

FIGURE 2

Drawn By:

PB

Checked By:

MB

Address:

13171 SMALLWOOD PLACE
RICHMOND, BC

Drawing Title:

RISK OF BIRD COLLISION WITH WEST ASPECT OF
BUILDING, CROSS SECTION VIEW FROM NORTH



113 - 408 East Kent Avenue South
Vancouver, BC, V5X 2X7
TEL: 604-559-7100
www.cstenviro.com

Client Name: KASIAN ARCHITECTURE, INTERIOR DESIGN, AND PLANNING, LTD.



Address: 13171 and a portion of 13251 Smallwood Place

File No.: ZT 18-835424

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9969, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Subdivision of a portion of 13251 Smallwood Place (approximately 729.9 m² in area as per plan EPP87240) and Consolidation with 13171 Smallwood Place into one development parcel (which will require the demolition of any buildings or structures straddling the new property boundary).
3. Registration of a legal agreement over 13251 Smallwood Place. The covenant will require the owners of 13251 Smallwood Place to apply for and be granted a setback variance within two years of the adoption of the Zoning Bylaw. Should the variance not be granted, then the owners of 13251 Smallwood Place must demolish the carwash structure within 30 days of Council's decision. Submission of a demolition estimate and a security bond will be required prior to Bylaw adoption. If the demolition has not completed within the two year period the City shall have the right to cash the security, access the property and demolish the structure.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of \$2,600 tree compensation contribution for the removal of two street trees (tag C2 & C10).
6. Submission of a Tree Survival Security to the City in the amount of \$50,000 for the 10 street (tag C1 – C12 less C2 & C10) trees to be retained. Once construction has completed a post construction assessment by a Certified Arborist should be submitted to the City for consideration of any remedial actions and possible release of the security.
7. 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.
8. Registration of an aircraft noise indemnity covenant on title.
9. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC. This site is in East Cambie.
10. Registration of a legal document to discharge Covenant Z21818 from Lot H (13171 Smallwood Place). The Covenant limits use on the property to a previously approved development permit (DP 84-254) and should be discharged.
11. Registration of a legal document to discharge Covenant Y26364 from the portion of land to be subdivided from 13251 Smallwood Place as identified in EPP87240. The Covenant limits use on the property to a previously approved development permit (DP 84-254) and should be discharged.
12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
13. City acceptance of the developer's offer to voluntarily contribute \$0.45 per buildable square foot (e.g. \$34,164.21) to the City's public art fund.
14. City acceptance of a \$29,300 contribution towards the upgrade of the traffic signal at the Jacombs Road/Westminster Highway intersection. The signal upgrade works will include: APS (Audible Pedestrian Signal); LED street name signs; and LED street light luminaires. (The entire amount of the Developer contribution is to be deposited in Account 3132-10-550-55005-0000).

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

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Initial: _____

proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to the works outlined below:

ZT 18-835424 - 13171 Smallwood Pl - Engineering Servicing Requirements:

Scope: KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD has applied to the City of Richmond for a Zoning Text amendment to the Vehicle Sales (CV) zone to increase the maximum Floor Area Ratio for 13171 Smallwood Place and a portion of 13251 Smallwood Place.

A servicing agreement is required to design and construct the following works.

1. Water Works:

- a. Using the OCP Model, there is 551.0 L/s of water available at a 20 psi residual at the Smallwood Place frontage. Based on your proposed development, your site requires a minimum fire flow of 200.0 L/s.
- b. At Developer's cost, the Developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - ii. Provide a right-of-way for the water meter and meter chamber (unless meter is to be located in a mechanical room), at no cost to the City. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- c. At Developer's cost, the City is to:
 - i. Cut, cap, and remove the existing water service connection and meter serving the development site.
 - ii. Install one new water service connection, meter to be located onsite in a right of way.

2. Storm Sewer Works:

- a. At Developer's cost, the Developer is required to:
 - i. Upgrade approximately 150 m of storm sewer in Smallwood Place to minimum 600 mm, from manhole STMH6755 to manhole STMH6749 along the property's north frontage.
 - ii. Perform a capacity analysis to size the proposed storm sewers. The analysis shall be included in the servicing agreement design drawings.
 - iii. Install one new storm service connection, complete with inspection chamber, off of the proposed storm sewer.
 - iv. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement.
- b. At Developer's cost, the City is to:
 - i. Cut and cap all existing storm service connections to the development site.
 - ii. Reconnect all existing storm connections, catch basins, and lawn basins to the proposed storm sewer.
 - iii. Complete all tie-ins for the proposed works to existing City infrastructure.

3. Sanitary Sewer Works

- a. At Developer's cost, the City is to:
 - i. Upgrade the existing 100 mm sanitary service connection to minimum 150 mm, per City specifications.

4. Frontage Improvements:

- a. The Developer is required to:

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Initial: _____

- i. Coordinate with BC Hydro, Telus and other private communication service providers:
 - a) To locate/relocate all proposed/existing underground private utility structures (e.g. junction boxes, pull boxes, service boxes, etc.) outside of sidewalks.
 - b) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, 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 process design review. 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 functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 1.0 x 1.0 m
 - Traffic signal UPS – 2.0 x 1.5 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m

5. General Items:

- a. The Developer is required to:
 - i. Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - ii. Provide a video inspection report of the existing storm and sanitary sewers along the development's frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities is required. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced at the Developer's cost.
 - iii. Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - iv. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure. 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.

6. Street Tree Replacement:

- a. Two replacement trees are to be planting in the location of the two old driveways (one tree at each driveway) once the driveways are removed. These are replacements for trees tagged C2 & C10 to address the OCP requirement of 2 for 1 replacement.
- b. Note the tree survival security taken under the Zoning Text considerations above (see item 6).

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 9969 (ZT18-835424)
13171 and a Portion of 13251 Smallwood Place**

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

1. Richmond Zoning Bylaw 8500 section 10.7 entitled "Vehicle Sales (CV)" is amended by appending the following to subsection 10.7.4.1.

- e) 0.94
13171 Smallwood Place
PID 002-886-171
Lot H Section 5 Block 4 North Range 5 West

And a portion of 13251 Smallwood Place
PID 002-886-138
Lot G Section 5 Block 4 North Range 5 West New Westminster District Plan
70848,
approximately 729.9 m² in area as outlined on plan EPP87240

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9969**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>AB</i>
APPROVED by Director or Solicitor <i>[Signature]</i>