



Planning Committee

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

**Tuesday, March 2, 2021
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the minutes of the meetings of the Planning Committee*
PLN-10 *held on February 2, 2021 and February 3, 2021.*



NEXT COMMITTEE MEETING DATE

April 7, 2021, (tentative date) at 4:00 p.m. in the Council Chambers

PLANNING AND DEVELOPMENT DIVISION

- APPLICATION BY INTER LUCK TRADING CORP. FOR REZONING AT 3560 MONCTON STREET FROM STEVESTON COMMERCIAL (CS2) TO COMMERCIAL MIXED USE (ZMU43) - STEVESTON VILLAGE**

(File Ref. No. 12-8060-20-010075; RZ 18-817742) (REDMS No. 6611472 v. 4)

PLN-20

See Page PLN-20 for full report

Designated Speaker: Wayne Craig and Kevin Eng

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 to create the “Commercial Mixed Use (ZMU43) - Steveston Village” zone, and to rezone 3560 Moncton Street from “Steveston Commercial (CS2)” to “Commercial Mixed Use (ZMU43) - Steveston Village”, be introduced and given first reading.



2. **APPLICATION BY SPEERA VENTURES INCORPORATED FOR REZONING AT 10620 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**

(File Ref. No. 12-08060-20-010244; RZ 20-891369) (REDMS No. 6612247 v. 3)

PLN-68

See Page PLN-68 for full report

Designated Speaker: Wayne Craig and Nathan Andrews

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10244, for the rezoning of 10620 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.



3. **MARKET RENTAL HOUSING AGREEMENT BYLAW 10242 TO SECURE MARKET RENTAL HOUSING UNITS AT 5500 NO. 3 ROAD**

(File Ref. No. RZ 19-858804; 12-8060-20-010242) (REDMS No. 6610269 v. 1A)

PLN-90

See Page PLN-90 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Market Rental Housing Agreement (5500 No. 3 Road) Bylaw 10242 to permit the City to enter into a Market Rental Housing Agreement substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure the Market Rental Housing Units required by Rezoning Application (RZ 19-858804), be introduced and given first, second and third readings.



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4. **MANAGER'S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, February 2, 2021

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair (by teleconference)
Councillor Alexa Loo (by teleconference)
Councillor Carol Day (by teleconference)
Councillor Bill McNulty (by teleconference)
Councillor Harold Steves (by teleconference)

Also Present: Councillor Chak Au (by teleconference)
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on January 6, 2021, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

March 2, 2021, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY RICK BOWAL FOR REZONING AT 9931/9951 PARSONS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/D)” ZONE

(File Ref. No. 12-8060-20-010234; RZ 20-905149) (REDMS No. 6586469)

Staff reviewed the application and noted that the proposed secondary suite of 366 square feet falls within the range of approximately 350-900 square feet as permitted in the zoning bylaw.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10234, for the rezoning of 9931/9951 Parsons Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/D)” zone, be introduced and given first reading.

CARRIED

2. PC URBAN (VIKING WAY) HOLDINGS CORP. - 3671/3691 VIKING WAY & 13511/13520 CRESTWOOD PLACE

(File Ref. No. SC 20-893905; SC 20-895413; SC 20-895414) (REDMS No. 6588129 v. 3A)

In reply to queries from the Committee, staff noted that the estimated value of the contingency reserve fund is \$50,000.

In reply to queries from the Committee, the applicant noted that (i) short-term tenant lease extensions will be considered on a case by case basis, and (ii) a budget of \$1 million is included for upgrades to the building and to address building code compliance issues.

It was moved and seconded

(1) That the three applications for Strata Title Conversion by PC Urban (Viking Way) Holdings Corp. for the properties located at 3671 & 3691 Viking Way and 13511 & 13520 Crestwood Place be approved on the fulfilment of the following conditions within 180 days of the date of this resolution:

- (a) Payment of all City utility charges and property taxes up to and including the current year;*
- (b) Registration of a flood indemnity covenant on title;*
- (c) Registration of an aircraft noise indemnity covenant on title;*
- (d) Registration of a covenant on title identifying that no separate sales of strata lots are permitted unless the strata lots are separated by a demising wall;*

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- (e) Completion of remediation works identified in the Building Code Compliance Report prepared by CFT Engineering Inc., to the satisfaction of the Building Approvals Department;*
 - (f) Receipt of a Letter of Credit in the amount of \$36,410 to secure the provision of six additional accessible vehicle parking spaces, 24 Class 2 bicycle parking spaces, and pedestrian connections from the buildings to the sidewalk;*
 - (g) Submission of written confirmation that the contingency reserve fund will be established in the amount of 10% of the estimated operating expenses, in accordance with the Strata Property Act; and*
 - (h) Submission of appropriate plans and documents to the City and execution of the same by the Approving Officer; and*
- (2) That the City, as the Approving Authority, delegate to the Approving Officer, the authority to execute the strata conversion plan on behalf of the City, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

CARRIED

3. **APPLICATION BY POLYGON TALISMAN PARK LTD. TO CREATE THE “RESIDENTIAL / LIMITED COMMERCIAL (ZMU47) – CAPSTAN VILLAGE (CITY CENTRE)” ZONE, AND TO REZONE THE SITE AT 8671, 8731, 8771, 8831/8851 CAMBIE ROAD, 8791 CAMBIE ROAD/3600 SEXSMITH ROAD, AND 3480, 3500, 3520, 3540/3560 SEXSMITH ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “RESIDENTIAL / LIMITED COMMERCIAL (ZMU47) – CAPSTAN VILLAGE (CITY CENTRE)” ZONE**
(File Ref. No. 12-8060-20-010235/10198; RZ 18-836123) (REDMS No. 6558256 v. 2A)

Discussion ensued with regard to (i) the impact of the BC Speculation and Vacancy Tax and BC Foreign Buyers Tax on rental properties, and (ii) the City of Richmond’s ability to require all future strata corporations to allow rentals.

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In reply to queries from Committee, staff advised that (i) the development consists of approximately six towers of thirteen stories each, but market rentals being wood frame construction are restricted to six stories, (ii) rental tenure zoning has been applied for the rental housing units, (iii) a future strata corporation could introduce rules around rentals, (iv) recent information published by Canada Mortgage and Housing Corporation (CMHC) indicates rental housing vacancy rates have increased in 2019 and 2020, which could be related to BC taxes and policies, (v) the revised proposal was provided additional density of approximately 35,000 square feet for the market rental and approximately 15,000 square feet for strata units, and (vi) it will be necessary to remove some hazardous trees for safety and to provide access to the relocated park area.

In reply to queries from the Committee, Robin Glover, the applicant's representative, advised that (i) the height of low income market buildings is restricted due to the costs of concrete construction and other considerations, (ii) as the developer, Polygon does not restrict rentals, and (iii) Polygon does not advertise to foreign buyers.

It was moved and seconded

That the February 2, 2021 Open Planning Committee recess for the Closed Planning Committee meeting.

CARRIED

The meeting was recessed at 4:35 p.m.

The meeting reconvened at 5:17 p.m. following the Closed Planning Committee meeting with all members of Planning Committee present, including Cllrs. Au and Wolfe.

In reply to queries from the Committee, Mr. Glover stated that Polygon does not restrict rentals and would be willing to retain that policy in perpetuity through the registration of legal agreements.

In reply to queries from the Committee, staff stated that the park design will proceed to public consultation.

It was moved and seconded

(1) That Official Community Plan Bylaw 7100, Amendment Bylaw 10235, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan), to amend:

(a) Specific Land Use Map: Capstan Village – Detailed Transect Descriptions, Maximum Average net Development Site Density

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for General Urban (T4) and Urban Centre (T5), Additional density, where applicable: the addition of a new bullet:

- *For 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road: 0.02, subject to the provision of secured public open space above and beyond CCAP requirements.*

be introduced and given first reading;

- (2) *That Bylaw 10235, having been considered in conjunction with:*

(a) the City's Financial Plan and Capital Program; and

(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

- (3) *That Bylaw 10235, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5403, is hereby found not to require further consultation; and*

- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10198, as amended, to create the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" zone, and to rezone 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the "Single Detached (RS1/F)" zone to the "Residential / Limited Commercial (ZMU47) - Capstan Village (City Centre)" zone and the "School and Institutional Use (SI)" zone, be given second reading, and forwarded to a new public hearing.*

- (5) *That the application be revised to include registration of a legal agreement to ensure no strata bylaws may be adopted that would restrict the ability to rent any of the strata units or the imposition of age restrictions on occupants of any strata unit on title in perpetuity on this development.*

CARRIED

As a result of the discussion with regard to rental availability, the following **referral motion** was introduced:

It was moved and seconded

That staff create a policy that would allow for all future developments to require no rental restrictions or age restrictions, in perpetuity.

CARRIED

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:29 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 2, 2021.

Councillor Linda McPhail
Chair

Carol Lee
Recording Secretary



**Planning Committee
(Continuation of Planning Committee meeting held on
February 2, 2021)**

Date: Wednesday, February 3, 2021

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Alexa Loo (by teleconference)
Councillor Carol Day (by teleconference)
Councillor Bill McNulty
Councillor Harold Steves (by teleconference)

Also Present: Councillor Chak Au (by teleconference)
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:02 p.m.

PLANNING AND DEVELOPMENT DIVISION

4. **PROPOSED OFFICIAL COMMUNITY PLAN/CITY CENTRE AREA PLAN AMENDMENT, LANSDOWNE SHOPPING CENTRE FINAL MASTER LAND USE PLAN**

(File Ref. No.12-8060-20-010154 CP 15-717017) (REDMS No. 6575423 v. 6B)

Staff provided an overview of the proposal and highlighted that (i) the subject application is limited to an Official Community Plan (OCP)/City Centre Area Plan (CCAP) amendment and does not include a rezoning application, (ii) the proposed amendments are refinements, rather than major changes to the existing OCP/CCAP, (iii) the applicant is required to submit incremental rezoning and development permit applications in order to redevelop the site, (iv) future rezoning applications will be subject to City amenity contributions and infrastructure requirements in place at the time of future redevelopment, and (v) the application will amend the location and distribution of the major park identified in the CCAP and reorganize building density and building heights while maintaining the overall blended on-site density permitted in the existing CCAP.

In addition, staff reviewed the key features of the proposed master land use plan, the CCAP's density bonusing provisions and their application on the subject site, and phasing of the proposed redevelopment.

Discussion ensued with regard to (i) the intent and implications of the proposed OCP/CCAP amendment, (ii) how future changes in City policies and requirements would impact the proposed phased redevelopment of the subject site, (iii) the timeline for the applicant's submission of proposed development plans for the non-residential component of the project, (iv) population projections for Lansdowne Village and impacts on the neighbourhood, (v) potential community benefits from the redevelopment of the site in terms of provision of public amenities, including parks in light of future population increases in the city centre area, (vi) public utilization of the proposed park components of the project, (vii) distribution of building density among the different parcels on the subject site, (viii) opportunities to accommodate a public school on the subject site, (ix) involvement of the Vancouver Airport Authority in the OCP/CCAP consultation process, (x) proposed parking for the redeveloped site, (xi) impacts on transportation and traffic of ongoing and future densification of the city centre area, (xii) potential for increasing the number of rental units in the redeveloped site, including allowing market strata housing units to be rented, and (xiii) design of rooftops of buildings on the redeveloped site.

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In reply to queries from Committee, staff noted that (i) there is currently no formal timeline for a regular cycle of updating the OCP, (ii) Council's endorsement of the proposed master land use plan without specific details would give Council the ability and flexibility to ensure that the community's needs would be met in the future, (iii) the subject application will not change the overall blended density of the subject site permitted in the current OCP, (iv) the selection of potential amenities on the subject site will occur at future rezoning applications, and (v) Council could direct staff to conduct public consultations regarding determining a potential City facility on the site should the City decide to secure a facility as part of future rezoning applications.

Ella Huang, Richmond Centre for Disability (RCD), spoke in favour of the application, noting that the applicant has engaged RCD in the development of the proposed master land use plan for Lansdowne Shopping Centre, resulting in an inclusive environment for the site. She added that potential benefits that the proposal would bring to the community, particularly in enhancing the accessibility of people with disabilities and mobility challenges, include (i) the location of residential and community amenities in close proximity to Lansdowne Canada Line Station, (ii) the design of the street and pedestrian network that could accommodate people with mobility challenges, and (iii) the integration of a central park in the master plan with flexible programming that would be beneficial to people with disabilities.

James Wong, T & T Supermarket, expressed support for the application, noting that they would like to continue their positive tenant-landlord relationship with the applicant and serve the needs of the community. He added that the proposed master land use plan for Lansdowne Centre dovetails with T & T's future expansion plan.

John Roston, Richmond Rental Housing Advocacy Group, noted that Council could now indicate the type of housing units they would like to see for the rezoning application for Phase 1. Also, he suggested that (i) all housing units in Phase 1 be family-friendly and should be market rental and low-end of market rental housing units, and (ii) a minimum of two hours of free parking should be offered in the future Lansdowne Shopping Centre development to avoid the possibility of future shoppers parking on-street and on nearby free parking lots.

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Lisa Rupert, YWCA, expressed support for the proposed master land use plan and the inclusion of affordable housing in future residential developments on the subject site. She added that YWCA owns, develops and operates non-profit housing in Metro Vancouver and has been in discussion with the applicant regarding potential involvement in affordable housing on the redeveloped site. Also, she noted that the proposed location of future residential developments in close proximity to the Lansdowne Canada Line Station, shopping centre, and green spaces would be especially beneficial to single mothers who are vulnerable and have low incomes.

Rebecca Swaim, Trinity Western University-Richmond, spoke in favour of the application, noting that (i) the existing Lansdowne Shopping Centre accommodated the additional space needs of a growing student population in the TWU-Richmond campus in Minoru Boulevard, (ii) the central location of the future residential developments in proximity to a transit station and airport would be ideal for both the local and international students of TWU-Richmond, (iii) there is a need and interest for affordable housing and university dormitory-type housing for TWU-Richmond students in and around its campus, (iv) TWU-Richmond plans to expand in Richmond and provide more undergraduate and graduate programs, (v) the two sites of TWU-Richmond will reach capacity in five years, and (vi) TWU-Richmond has been in discussion with the applicant regarding the potential loss of its school space in the existing Lansdowne Shopping Centre and its future place in the redevelopment of the site.

In reply to queries from Committee, Ms. Swaim acknowledged that (i) they are exploring with the applicant the possibility of a long-term lease for school space and long-term opportunities for their students to live in housing units in the redeveloped site, and (ii) there is a green space on the roof of the building that TWU-Richmond currently occupies.

Stephen Des Roches, HUB Cycling, expressed support for the proposed master land use plan for Lansdowne Shopping Centre, noting that (i) the Richmond committee of their not-for-profit organization was consulted by the applicant regarding the proposed master land use plan for the subject site, (ii) the master plan would enhance the security and safety of cyclists and increase the connectivity of cycling paths in the city centre area, and (iii) the organization appreciates the proposed cycling infrastructure such as the bicycle stations and the separated bike lane along Cooney Road and Lansdowne Road.

In reply to queries from Committee, staff noted that the process for providing affordable housing for a particular demographic includes discussions with a non-profit housing provider and the developer regarding their specific needs.

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Kim McInnes, Van Prop Investments, noted that (i) they have been working on the long-term project for a long period of time, (ii) the project is envisioned to meet the needs of the community, (iii) should the proposed OCP amendment be approved, the subsequent rezoning applications will address concerns related to specific parcels, (iv) the company's shareholders are committed to a community-oriented development, and (v) the various phasing plans would be able to adapt to changes that may arise in the future.

In reply to queries from Committee, Mr. McInnes, Federico Puscar, Bunt and Associates Engineering, and Jesse Galicz, Van Prop Investments, advised that (i) they have not yet determined at this stage whether there will be free parking on-site for future shoppers; however, they would consider the matter during the rezoning process, (ii) Phase 1 could be started as soon as the necessary approvals are in place, (iii) construction of all affordable housing units could be considered in Phase 1 but consideration would also be given to the long-term economic viability of the project, (iv) a traffic impact study was done for the project to assess future traffic impacts, (v) the applicant is developing a strategy to address future increases in affordable housing requirements for residential developments, (vi) the applicant has not yet determined the unit size and mix of residential housing units on the subject site, (vii) the applicant is not philosophically opposed to the idea of a covenant on title allowing all market strata housing units to be rented; however, they would need to consult with and secure the approval of the company's ownership group, and (viii) should the application move forward to Council, the applicant would by then have made the necessary consultations and be able to provide a definitive answer to Council regarding the proposed covenant for market strata housing units.

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In reply to queries from Committee, staff noted that (i) typically, the applicant's commitment to certain development conditions occurs at the rezoning stage; however, there are legal agreements registered on title as a condition of the subject OCP/CCAP amendment, and (ii) it is within Council's discretion whether to require the proposed covenant for market strata housing units at the current stage.

Discussion then ensued with regard to (i) meeting future space needs of existing tenants in Lansdowne Shopping Centre in the future development, (ii) consultations with the Richmond School District, (iii) the applicant's messaging regarding the size of the centre park area on the subject site, (iv) the types of developments allowed in the current zoning of the subject site, and (v) meeting the City's affordable housing needs in the long-term redevelopment of the subject site.

It was suggested that the application move forward to Council and allow the applicant more time to consider the proposed covenant for market strata housing units.

It was moved and seconded

(1) That Official Community Plan Amendment Bylaw 10154, which proposes a number of amendments, including:

(a) In Schedule 1 of Official Community Plan Bylaw 9000, to amend the shape of the designated "Park" and to extend the "Downtown Mixed Use" designation to include a 7,269 m² (78,242 ft²) area on the east side of Hazelbridge Way extension; and

(b) In Schedule 2.10 (City Centre Area Plan) of the Official Community Plan 7100 to:

(i) Amend the existing land use designations in the Generalized Land Use Map, Specific Land Use Plan: Lansdowne Village (2031), and reference maps throughout the plan for the area bound by No. 3 Road, Alderbridge Way, Kwantlen Street and Lansdowne Road to:

- Reflect the proposed Major Park location and distribution; and***
- Amend land use designations to reflect the proposed reorganization of building density and building heights;***

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- (ii) Amend the Development Permit Special Precinct Key Map to include an area bound by No. 3 Road, Alderbridge Way, Kwantlen Street and Lansdowne Road and to add new Special Precinct Development Permit Guidelines; and*
- (iii) Make related minor map, text, page numbering, and table of contents amendments to the City Centre Area Plan;*

be introduced and given first reading;

- (2) That Bylaw 10154, having been considered in conjunction with:
 - (a) the City's Financial Plan and Capital Program; and*
 - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act; and

- (3) That Bylaw 10154, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*

CARRIED

5. FARMING FIRST STRATEGY UPDATE

(File Ref. No. 08-4050-10) (REDMS No. 6457642 v. 4)

Staff provided background information on the proposed Farming First Strategy, noting that (i) the Farming First Strategy updates the 2003 Agricultural Viability Strategy (AVS), (ii) the updated strategy streamlines the AVS and focuses on what the City can actually achieve over time, and (iii) the goal is to activate and prioritize farming in Richmond.

Discussion ensued with regard to establishing a food hub in Richmond and in reply to queries from Committee, staff noted that (i) the establishment of a local food hub is possible through the implementation of the strategy, (ii) there are current opportunities for local produce to be accessed by the public that could be expanded, (iii) staff support agri-tourism, which is seeing an increase in the city, (iv) staff is working with the Food Security and Agricultural Advisory Committee (FSAAC) to help promote agri-tourism through production of maps of local farms and use of signage on local farms, and (v) the Farming First Strategy is a living document that would be updated to better support farming in Richmond.

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Discussion then ensued regarding the amount of input of farmers to Farming First Strategy and in reply to queries from Committee, staff noted that (i) staff had conducted two phases of public consultation through the City's interactive discussion and community engagement website and open houses, and (ii) the second phase of public consultation specifically targeted farmers and more feedback was received from farmers than in the first phase.

Discussion further ensued regarding (i) the proposed bylaw allowing new farmers to use the Environmentally Sensitive Area (ESA) for farming, (ii) maintaining a balance between the natural environment and agricultural production, (iii) promoting the relationship between agricultural viability and biodiversity, (iv) whether the 2003 Agricultural Viability Strategy could better address the impact of climate change to farmers than the proposed Farming First Strategy, (v) protection of ESA in Agricultural Land Reserve (ALR) properties, (vi) whether the Richmond Ecological Network Strategy should be included in the updated strategy, (vii) the importance of the implementation of the dike master plan to farmers and flood protection management strategy, and (viii) whether the security deposit provision in the proposed Soil Deposit and Removal Bylaw could be integrated with the proposed bylaw allowing new farmers to use the ESA for agricultural purposes.

Laura Gillanders, Richmond Farm Watch, expressed support for the Farming First Strategy and staff recommendation. She noted that other items could be added to the strategy which include (i) provision of a food hub in Richmond to support food processing by local small-scale farmers and food producers, (ii) exploring potential partnership between the City and the Ministry of Agriculture, Food and Fisheries in terms of food hub funding, (iii) installation of commercial kitchens in residential developments as public amenities for food processing for personal use and sharing, and (iv) establishment of a city-based online resource that provides an up-to-date list of rentable commercial kitchens in Richmond.

Discussion ensued regarding the potential location of a food hub in the Garden City Lands, and in reply to a query from Committee, staff noted that a food hub has been identified as part of the Legacy Landscape Plan for Garden City Lands, which would be subject to Agricultural Land Commission (ALC) approval and Council direction.

It was agreed that Part 7 of the staff recommendation be amended to include attaching a copy of Farming First Strategy to the letter signed by the Mayor to the Minister of Agriculture, Food and Fisheries and also providing a copy to each of the Richmond Members of Parliament (MPs) and Richmond Members of the Legislative Assembly (MLAs).

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It was moved and seconded

- (1) *That the Farming First Strategy, as outlined in the report titled “Farming First Strategy” dated January 18, 2021 from the Director of Policy Planning, be endorsed;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10230, to replace the objectives and policies contained in Section 7.1 (Protect Farmland and Enhance Its Viability) of the OCP with the objectives and policies contained in the Farming First Strategy, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231, to amend the OCP’s Development Permit Guidelines to include specific agricultural buffer guidelines for lands adjacent to the Agricultural Land Reserve, be introduced and given first reading;*
- (4) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10232, to amend the OCP’s Development Permit Guidelines to revise the Environmentally Sensitive Area (ESA) DP exemption requirements for new farmers to reflect current practice, be introduced and given first reading;*
- (5) *That Bylaws 10230, 10231 & 10232, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;
- (6) *That Bylaws 10230, 10231 & 10232, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*
- (7) *That staff be directed to prepare a letter signed by the Mayor with a copy of Farming First Strategy attached, to the Minister of Agriculture, Food and Fisheries, Richmond Members of Parliament (MPs), and Richmond Members of Legislative Assembly (MLAs), identifying the agricultural issues identified through the Farming First Strategy consultation process that require Provincial action; and*
- (8) *That staff be directed to report back to Council in one year regarding the implementation of the proposed actions associated with the Farming First Strategy.*

CARRIED

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As a result of the discussion on establishing a food hub in Richmond, the following **referral motion** was then introduced:

It was moved and seconded

That staff investigate opportunities for establishing a food hub in Richmond, possibly in conjunction with Steveston Harbour Authority, explore potential food hub partnership with the Ministry of Agriculture, Food and Fisheries in terms of funding, and look at the fisheries food hub in the City of Port Alberni, and report back.

CARRIED

5. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:24 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, February 3, 2021.

Councillor Linda McPhail
Chair

Rustico Agawin
Committee Clerk



To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 16, 2021
File: RZ 18-817742

Re: **Application by Inter Luck Trading Corp. for Rezoning at 3560 Moncton Street from Steveston Commercial (CS2) to Commercial Mixed Use (ZMU43) - Steveston Village**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 to create the “Commercial Mixed Use (ZMU43) - Steveston Village” zone, and to rezone 3560 Moncton Street from “Steveston Commercial (CS2)” to “Commercial Mixed Use (ZMU43) - Steveston Village”, be introduced and given first reading.

Wayne Craig
Director, Development

WC:ke
Att. 9

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

Staff Report

Origin

Inter Luck Trading Corp. has applied to the City of Richmond for permission to rezone 3560 Moncton Street from “Steveston Commercial (CS2)” to a new “Commercial Mixed Use (ZMU43) – Steveston Village” zone in order to develop a two-storey, mixed use building containing approximately 419 m² (4,513 ft²) of commercial space at grade and five residential units above, with vehicular access from the lane to the west. A location map and aerial photo are contained in Attachment 1.

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

On October 22, 2019, Planning Committee made the following referral:

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 to create the “Commercial Mixed Use (ZMU43) – Steveston Village” zone, and to rezone 3560 Moncton Street from “Steveston Commercial (CS2)” to “Commercial Mixed Use (ZMU43) – Steveston Village”, be referred back to staff to review proposed building design and building materials.

This report presents a revised proposal that responds to the October 22, 2019 Planning Committee referral. All applicable information contained in the previous staff report forwarded to Planning Committee on October 22, 2019 is incorporated into this report.

Findings of Fact

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

Surrounding Development

The subject site is an L-shaped property located at the southwest corner of Moncton Street and 2nd Avenue. The site currently contains a one-storey commercial building on the north side and surface parking on the south side. The building was previously occupied by the Steveston Marine and Hardware store, and the building is currently vacant. There are no trees on the subject site.

To the North: Across Moncton Street is a two-storey commercial building constructed in the late 1980s.

To the South: The rear parking lot of the property fronting onto Bayview Street at 3711 Bayview Street.

To the East: Across 2nd Avenue is a two-storey commercial building known as “Hepworth Block”, which is one of the identified heritage resources in Steveston Village.

To the West: One-storey commercial buildings at 3500 Moncton Street and 3480 Moncton Street. The building at 3480 Moncton Street is one of the identified heritage resources in Steveston Village, known as “Watsida Building/Riverside Art Gallery”.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

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

The Steveston Village Land Use Density and Building Height Map in the Steveston Area Plan allows for maximum Floor Area Ratio of 1.2 and maximum building height of 9 m and 2 storeys along Moncton Street (Attachment 3). The proposed height and density for this project is consistent with the permitted height and density in the Steveston Area Plan.

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.

Revised Project – Building Design and Building Materials

In response to the Planning Committee referral the applicant and staff have completed a comprehensive review of the Steveston Area Plan Development Permit Guidelines (Steveston Village Core Area) and Sakamoto Guidelines. Based on this review, revisions to the overall design and clarification of the proposed use of building materials have been made and are summarized in this section. Revised conceptual development plans are contained in Attachment 4.

Building Design Revisions

The following provides a summary of building design revisions:

- A continuous building parapet along the second level for the Moncton Street and 2nd Avenue street frontages is proposed to provide a street wall with minimal breaks or recesses as supported by the Steveston Area Plan.
- Building recesses are minimized along the Moncton Street and 2nd Avenue frontages. Balcony spaces on the second level for the residential units are maintained to provide open space to the units without interruption to the building parapet. At grade, building recesses are limited to individual retail entrances creating a strong building presence and pedestrian friendly environment along the street.

- Windows for the residential units on the second level are proposed to have a different and distinct design from the commercial glazing associated with the at-grade retail that helps to identify the residential and commercial components of this mixed use development.
- An additional entrance to the at-grade commercial space along Moncton Street has been incorporated into the project to maintain a strong commercial presence along this street given the unique L-shaped geometry of the site that has a much longer frontage along 2nd Avenue.
- An analysis of the building heights and elevations measurements of adjacent two storey buildings (i.e., Hepworth Block) was undertaken. In response to this analysis the overall height of the building parapet for the proposed project has been reduced by approximately 0.4 m (1.3 ft.). This change results in a project massing and height that is consistent with and slightly less than the height of the Hepworth Block to the east. This change also results in the elevation of the at grade commercial being consistent with the existing one-storey commercial buildings to the west.
- The building recess along 2nd Avenue (mid-block for the project) is maintained to break up the mass of the building along this longer frontage of the subject site.
- A conceptual landscape plan has been developed for this project to demonstrate that the approach to applying landscaping on the rooftop complies with the Steveston Area Plan Development Permit Guidelines. The proposed conceptual landscape plans provides for low level landscaping and shrubs within the second level courtyard and rooftop areas to provide additional buffering and benefit to the residential units without adding additional bulk or massing to the building. The raised building parapet and placement of landscape areas within low level planters minimizes their view from the street.
- These revisions to the building design are consistent with the Steveston Area Plan Development Permit Guidelines (Steveston Village Core Area) and Sakamoto Guidelines.

Building Material Revisions

The following provides a summary of proposed building material revisions:

- Glass guardrails previously proposed for all of the balconies and rooftop deck spaces have been replaced with metal picket balustrades finished with a wood grain texture. The revision removes a modern building material in the glass guardrails and replaces with a more traditional guardrail design and material utilized in other mixed use projects in the surrounding area.
- The approach to building cladding has been simplified along on the second level to primarily utilize one cladding treatment (horizontal siding) whereas multiple cladding treatments were proposed in the previous original concept. This revision reinforces the focus on creating a contiguous building parapet design element that is consistent along the project's entire Moncton Street and 2nd Avenue frontages.

- Building material primarily consist of cementitious board and batten siding, horizontal siding, shingles and trim that is finished to resemble natural wood grain. The use of contemporary building materials is supported in the Steveston Area Plan that are designed with a natural finish (i.e., cementitious siding with a natural wood grain finish) to facilitate building materials that resemble historic natural materials used in the area that are resilient to the effects of weather.

Advisory Design Panel Review of Revised Proposal

In response to Planning Committee's referral on matters related to building design and building materials, the revised rezoning proposal was forwarded to Advisory Design Panel (ADP) for their comments. On September 23, 2020, ADP considered and supported the revised building design and building materials. An excerpt of the ADP meeting minutes is contained in Attachment 5.

Through the forthcoming Development Permit application, the proposal will be forwarded to the ADP again for review and consideration in accordance with the normal process.

Public Consultation

A rezoning sign has been installed on the subject property. The comments received in response to the placement of the rezoning sign on the property are summarized below, followed by staff comments in italic. Written correspondence is included in Attachment 6.

- An email was sent to Council from a Steveston resident noting that there are too many condominiums in Steveston and expressing concerns regarding the loss of the existing character of Steveston Village.

The proposed mixed-use development is consistent with the "Heritage Mixed-Use (Commercial-Industrial with Residential & Office above)" designation for Steveston Village in the Steveston Area Plan.

- Prior to Planning Committee's consideration and referral of the subject rezoning proposal, a member of the Steveston 20/20 requested a copy of the preliminary rezoning plans be provided by email. The preliminary plans provided were those considered by Planning Committee on October 22, 2020. These plans were circulated by the member to the Steveston 20/20 group for review and comment, and the member also provided a written comment noting concerns that the proposed rooftop amenity area is not accessible by an elevator, therefore, is not accessible by people with mobility challenges. No other correspondence was received from other members.

Individual hatch access points are proposed to the private rooftop decks to minimize potential visibility of access points to the rooftop. An elevator access is not required as a communal rooftop amenity area is not proposed. As a result, no changes to the overall layout and access configuration is proposed in the revised building design.

Along Moncton Street, the height of the buildings is limited to two-storey and 9 m to ensure the size and scale of the Moncton Street development is compatible with the

historic structures and existing developments. The proposed hatch access respects the existing character of the Moncton streetscape and is architecturally well integrated.

- The property owners of the adjacent building to the east, known as the Hepworth Block, met with staff on August 8, 2018 to obtain further information about site preparation activities associated with the proposed development and their potential impacts on the Hepworth Block.

Staff provided an email noting that details of the site preparation activities were not available as the applicant did not plan on commencing any site preparation works before the rezoning bylaw was adopted. No further comments were received from the property owners of the Hepworth Block.

- The property owner of the property at 3480 Moncton Street provided a letter outlining their concerns. The areas of concern are as follows:
 - Redirecting the customer traffic away from Moncton Street with the focus being on 2nd Avenue: *Due to the “L” shape of the site, there is longer commercial frontage along Second Avenue. Staff discussed this concern with the architect and through the building design revisions resulting from the October 22, 2019 Planning Committee referral, additional retail entrances have been added to the Moncton Street frontage to service the at grade commercial spaces and maintain a strong pedestrian friendly presence on Moncton Street. Further design refinement will be made at the Development Permit application stage to enhance the Moncton Street elevation with additional architectural details.*
 - The size and overall mass of the proposed development: *The proposed density and height of the revised design are consistent with the Steveston Area Plan. As a result of changes to the building design in response to the October 22, 2019 Planning Committee referral, the height of the building parapet has been reduced by approximately 0.4 m (1.3 ft.).*
 - Vehicle access from the lane and using the lane as a loading area: *Transportation staff notes that the lane is designed to provide a geometry and capacity to serve existing and future traffic, and accommodating vehicle access from a lane is consistent with the policy in the Steveston Area Plan. Transportation staff do not have concerns regarding using the lane for loading and unloading. Loading and unloading off of the lane is currently permitted for other businesses in vicinity, and a designated on-site loading area is not required for this small scale development. The proposed garbage and recycling room design and access was reviewed by the Transportation and Engineering and Public Works staff and they had no concern regarding its location and design. The lane upgrade along the site frontage will be required as part of the Servicing Agreement. The revised building design in response to the October 22, 2019 Planning Committee referral does not change the project’s proposed use of the existing lane for vehicle access and loading purposes as outlined above.*

A geotechnical report has been provided by the applicant to assess soil and groundwater conditions and potential impacts of the proposed development on neighbouring buildings. The report concludes that no negative impacts are anticipated on the Hepworth Block across 2nd Avenue but there may be some cracking and settlement to the properties immediately to the west at 3500 Moncton Street and 3480 Moncton Street.

The applicant has provided a copy of the geotechnical report to the immediate neighbours at 3500 Moncton Street and 3480 Moncton Street and consulted regarding details of the proposed development and provided the written summary of the meeting (Attachment 7).

The applicant has indicated that a qualified consultant will be hired to inspect the current condition of the buildings prior to any works on the subject site and monitor the exterior of the building and settlement. Also, registration of a subsidence covenant on title will be required prior to issuance of a Building Permit. A signed and sealed letter/report from a geotechnical engineer must be provided to confirm that the proposed development will not impact the serviceability of neighbouring buildings, including the properties at 3480, 3500 and 3580 Moncton Street, and they may continue to be safely used for their intended purposes. All buildings must be built only in strict compliance with the recommendations set forth in the geotechnical report.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

Heritage Design Considerations

As the subject site is located in the Steveston Village Heritage Conservation Area, the rezoning application was presented to the Richmond Heritage Commission on May 1, 2019. The Richmond Heritage Commission supported the rezoning application as presented. An excerpt of the Richmond Heritage Commission minutes is contained in Attachment 8.

The review of the rezoning proposal by the Richmond Heritage Commission was undertaken prior to the Planning Committee referral on October 22, 2019 on matters related to building design and building materials. Through the forthcoming Development Permit and Heritage Alteration Permit application, the project will be forwarded to the Richmond Heritage Commission for further review and comment.

Staff are currently preparing a report to Council for consideration that will bring forward potential changes to heritage related policies, procedures and bylaws applicable to the Steveston Village Heritage Conservation Area. This report, will include an option for Council to potentially re-establish the Steveston Design Committee to review proposed developments in the Steveston Village Heritage Conservation Area.

Should Council decide to re-establish the Steveston Design Committee, the forthcoming Development Permit and Heritage Alteration Permit will provide the opportunity for the Steveston Design Committee, once established and operational, to review and comment on the proposed building design prior to the Development Permit and Heritage Alteration Permit being forwarded to the Development Permit Panel and Council for consideration.

Analysis

Built Form and Architectural Character

The revised project is a two-storey, mixed-use building with street-fronting commercial units at grade and five residential units above that is consistent with the Steveston Area Plan land use designation for the site. In accordance with the Steveston Area Plan Development Permit Guidelines and accompanying Sakamoto Guidelines document, the building will be sited at zero lot line to Moncton Street, 2nd Avenue and the lane, which is consistent with the Development Permit guidelines for the Steveston Village Core Area.

The proposed building massing and height is consistent with the Steveston Area Plan and is compatible with the Hepworth Block, the adjacent heritage building to the east across 2nd Avenue. The proposed flat roof form with contiguous parapet with consistent architectural detailing provides continuity with adjacent buildings on Moncton Street, and the building features decorative architectural details including wood brackets and dentils, which are found in other existing buildings in Steveston Village, and fabric awnings along Moncton Street and 2nd Avenue. The proposed awning encroachment and any accompanying encroachment agreement will be reviewed in detail at the Development Permit application stage.

Along the subject site's longer frontage on 2nd Avenue, a building recess is proposed generally in the middle of building, providing for a break in the overall massing of the relatively long length of the site along this street.

Private rooftop decks are proposed for all five residential units and can be accessed through roof top hatches from the individual units. The rooftop hatches are set back from all roof edges and will not be visible from the streets and other public vantage points. This design is consistent with the Development Permit Guidelines for the Steveston Village Core Area. No common outdoor area is provided for this small-scale mixed-use development.

Access to the residential lobby is provided from 2nd Avenue, and secured residential parking is provided behind the commercial units. Commercial parking spaces are proposed along the south property line. All parking spaces can be accessed from the existing lane to the west. A pedestrian breezeway is proposed to connect the vehicle parking area with 2nd Avenue.

Staff have reviewed the revised building design and building materials put forward in the modified proposal developed in response to the October 22, 2020 Planning Committee referral and confirm that the project design and architecture are consistent with the Development Permit guidelines specific to the Steveston Village Core Area and applicable design criteria contained in the Sakamoto Guideline documents appended to the Steveston Area Plan.

Proposed Commercial Mixed Use (ZMU43) – Steveston Village Zoning District

The proposed new zone allows for similar uses as other mixed use zones in Steveston Village that includes general commercial and apartment housing uses.

The new proposed zoning district has the following specific provisions:

- General base density of 1.0 Floor Area Ratio (FAR)

- Additional density related to affordable housing up to 1.15 FAR
- Parking regulations in accordance with the policies in the Steveston Area Plan
- Permit one small car parking stall in the development.

Registration of a covenant identifying that the building is a mixed-use building and indicating that the building is designed to avoid unwanted noise generated by internal use from penetrating into residential areas is required prior to final adoption of the rezoning bylaw.

Existing Legal Encumbrances

There is an existing 3 m wide statutory right-of-way (SRW) immediately south of the adjacent properties to the west for sanitary sewer. The SRW area is proposed to be a drive aisle, and no structure or landscaping is proposed in the area.

Transportation and Site Access

Vehicle access will be through the existing lane to the west, and the existing driveway crossing located on the 2nd Avenue will be closed.

The development contains a total of 16 parking spaces: nine (9) commercial parking spaces and seven (7) secured residential parking spaces. One residential visitor parking space will be shared with the commercial spaces. A legal agreement will be secured to prevent the assignment of the commercial/residential visitor parking.

A fully enclosed bicycle storage room for nine (9) bicycle parking spaces is proposed in the parking area and three (3) visitor bicycle parking spaces are proposed along the pedestrian breezeway connecting the parking area and 2nd Avenue. The proposed bicycle parking spaces meet the Zoning Bylaw requirements.

Affordable Housing Strategy

The residential floor area of the proposed mixed-use project is subject to a cash-in-lieu contribution in accordance with the City's Affordable Housing Strategy. Based on the maximum permitted floor area in the proposed ZMU43 zone, but excluding the proposed commercial floor area, a total cash-in-lieu contribution of \$106,216.7 (\$10.00 per square foot) will be secured as a rezoning consideration (Attachment 9) for this development.

BC Energy Step Code

The BC Energy Step Code will apply to the proposed development. Compliance with the BC Energy Step Code occurs as part of the building permit process. A preliminary energy modelling report has been prepared and confirms that the proposed design is able to meet the current requirements of the BC Energy Step Code.

Amenity Space

For each residential unit, balconies and private outdoor decks are provided. The sizes of the private outdoor amenity spaces exceed the minimum required 6 m² (64.59 ft²) for apartment

units. A common outdoor amenity area is not provided for this small-scale mixed-use development.

Indoor amenity space or cash-in-lieu contribution is not provided based on the Official Community Plan guidelines, which provides an exemption where the average unit size is greater than 148 m² (1,593.1 ft²) per residential unit. All the proposed residential unit sizes are greater than 148 m² (1,593.1 ft²).

Site Servicing and Frontage Improvements

A Servicing Agreement is required prior to final adoption of the rezoning bylaw. Engineering and Transportation staff have identified the required works and upgrades for the proposed development, including the following:

- Construct 2.0 m wide concrete sidewalk with 0.88 m wide hardscape boulevard and 0.15 m wide concrete curb and gutter at the north property line of the subject site.
- Upgrade the existing wheelchair ramp with tactile warning strips for the visually impaired at the southwest corner of the Moncton Street and 2nd Avenue intersection.
- Remove the existing driveway and construct 1.67 m wide concrete sidewalk with 0.15 m wide concrete curb and gutter along the 2nd Avenue frontage.
- Remove the existing pavement marking related to street parking and prepare a new pavement marking plan to back fill the development curb frontage with angle parking on 2nd Avenue. Remove any affected traffic/parking signage and install new signage as required along the development frontage.
- Upgrade the existing lane structure, including the construction of asphalt concrete pavement over the entire width of the lane along the lane frontage and installation of street lighting with bollard offset 0.5 m away from the street lighting poles.
- Grant a 2 m by 2 m SRW at the northeast corner of the site to facilitate pedestrian movement.
- Provide fire hydrants at Moncton Street and 2nd Avenue frontage to meet minimum spacing and code requirements to service the proposed development.

Future Development Permit Considerations

A Development Permit processed to a satisfactory level is a rezoning consideration for this project. The forthcoming Development Permit application will examine the following aspects of the proposed development:

- Compliance with Development Permit Guidelines in the 2041 Official Community Plan and the Steveston Area Plan including the Sakamoto Guidelines.
- Refinement of the proposed building elevations facing public streets and review of architectural details including awning encroachment.
- Refinements of landscape design details, including planting materials.
- Review of aging-in-place features and accessibility measures.
- Review of sustainability strategy of the proposed development.

A Heritage Alteration Permit application will also be required to be processed concurrently with the Development Application. Issuance of the HAP is required prior to any future modifications

to the site including demolition of existing building and structure, land clearing, excavation, site preparation or investigation.

Financial Impact or Economic Impact

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

Conclusion

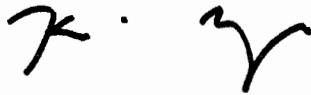
The purpose of this rezoning application is to create a new “Commercial Mixed Use (ZMU43) – Steveston Village” zoning district and rezone 3560 Moncton Street to this new zoning district.

In response to the October 22, 2019 Planning Committee referral, the building design and materials have been revised and are presented in this report for Council consideration.

The proposed application will allow for development of a mixed use project with street fronting commercial space at grade and five residential units on the second level.

Staff support the rezoning application as it is consistent with land use, density and height policies in the Steveston Area Plan and also complies with the applicable Development Permit Guidelines.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 be introduced and given first reading.



Kevin Eng
Planner 2

KE:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Steveston Village Land Use Density and Building Height Map

Attachment 4: Conceptual Development Plans

Attachment 5: Excerpt of Advisory Design Panel September 23, 2020 Minutes

Attachment 6: Written Correspondence

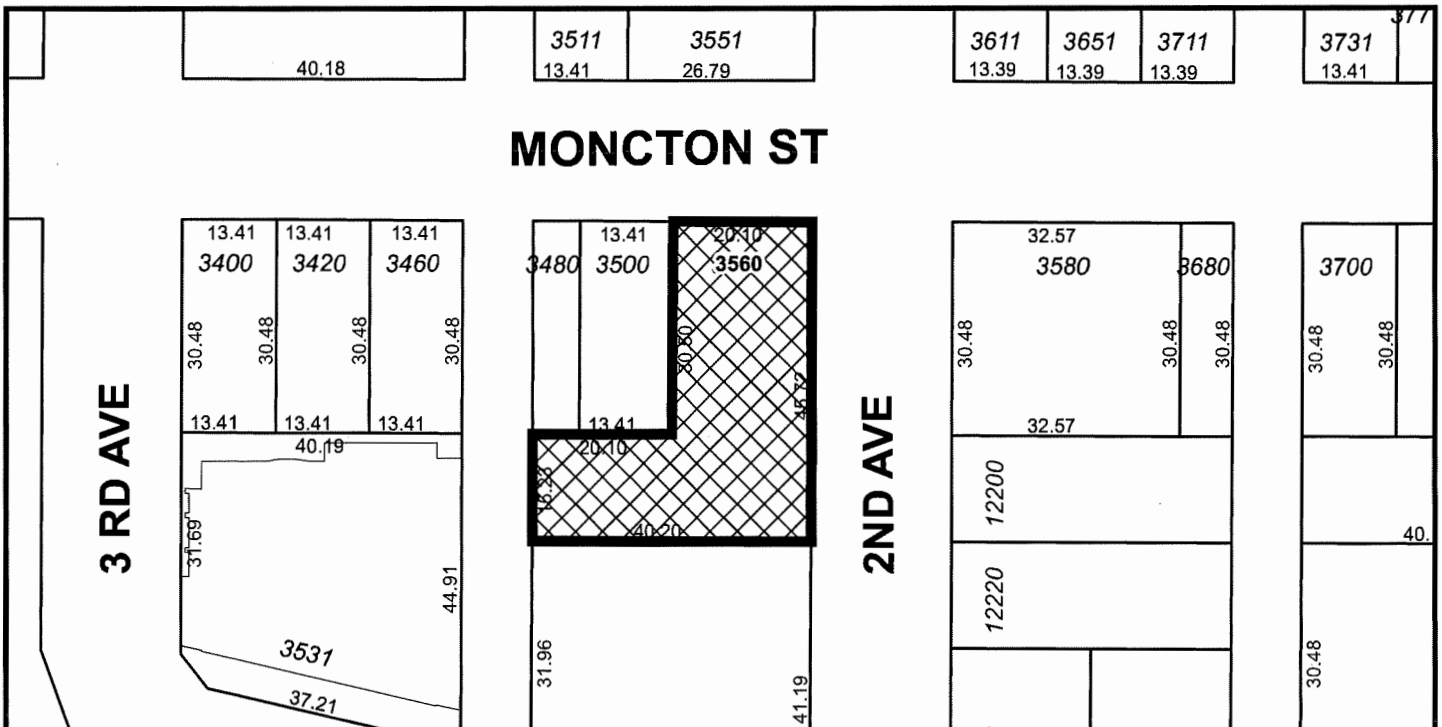
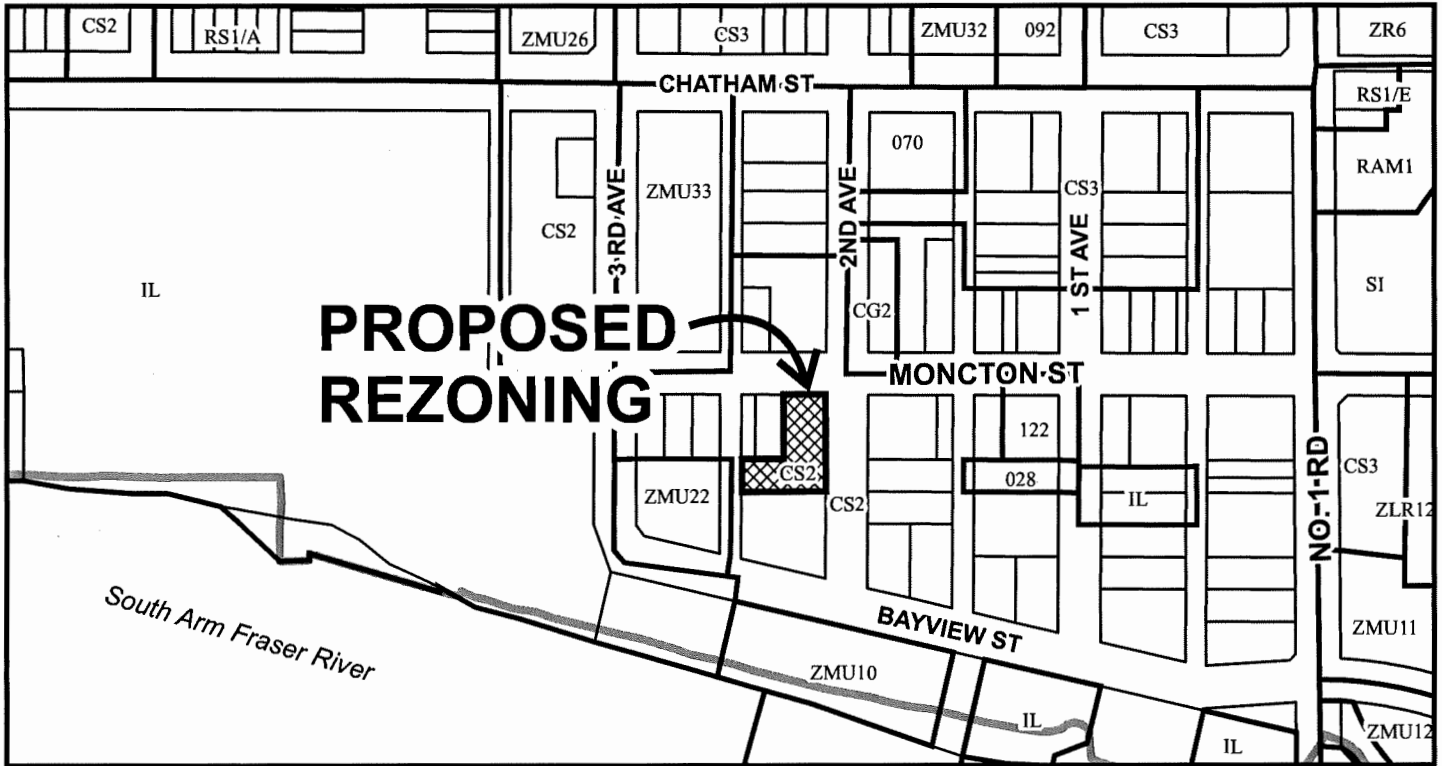
Attachment 7: Written Summary from the Applicant regarding Consultation with Neighbours

Attachment 8: Excerpt of the May 1, 2020 Richmond Heritage Commission Minutes

Attachment 9: Rezoning Considerations



City of Richmond



	RZ 18-817742	Original Date: 04/13/18 Revision Date: Note: Dimensions are in METRES
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City of
Richmond



RZ 18-817742

Original Date: 04/13/18

Revision Date:

Note: Dimensions are in METRES



RZ 18-817742

Attachment 2

Address: 3560 Moncton Street

Applicant: Inter Luck Trading Corp

Planning Area(s): Steveston Area Plan

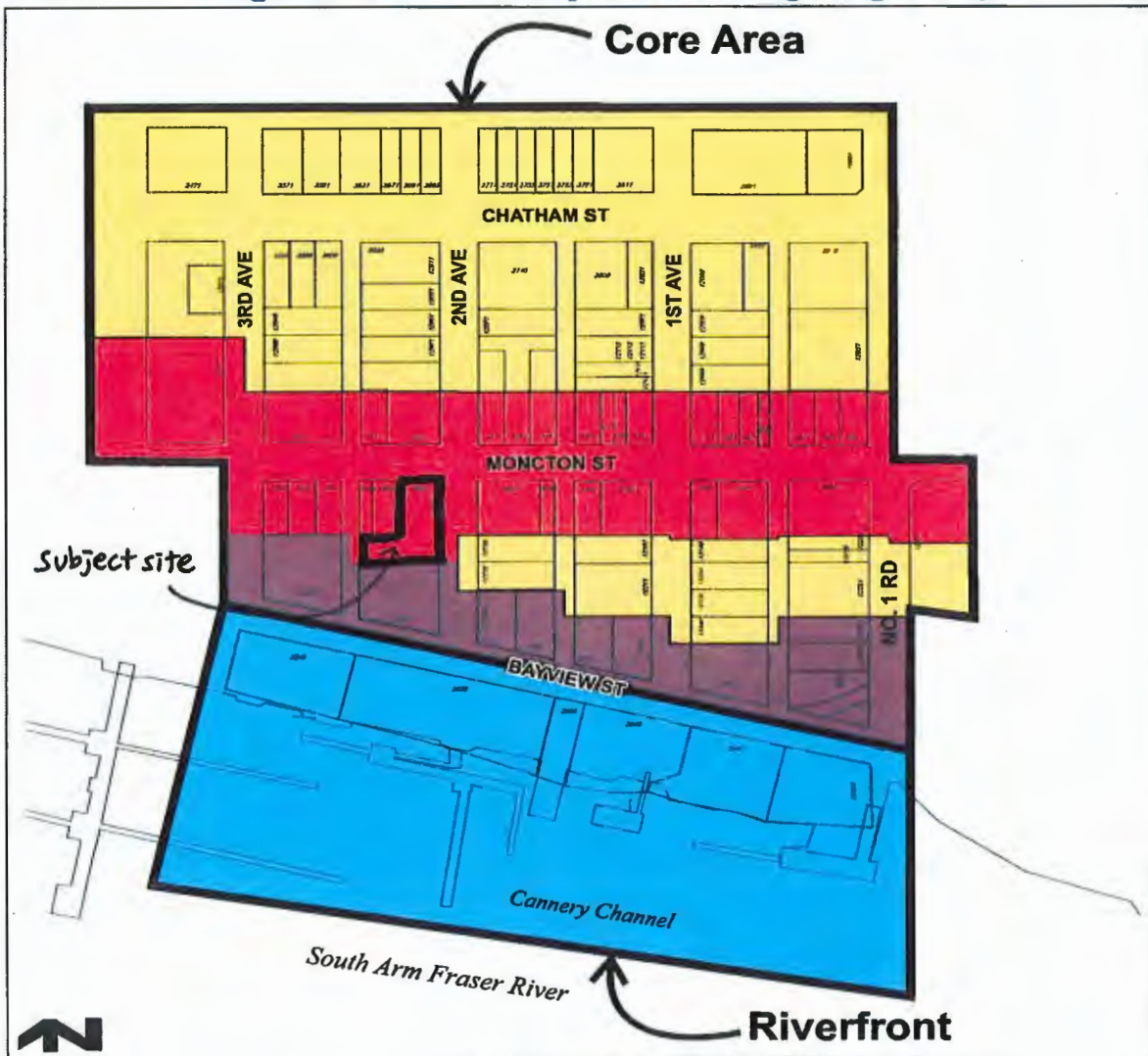
	Existing	Proposed
Owner:	Inter Luck Trading Corp.	TBD
Site Size (m²):	1,225.9m ² (13,195.48 ft ²)	No change
Land Uses:	Commercial	Mixed-Use commercial and residential
OCP Designation:	Neighbourhood Service Centre (NSC)	No Change
Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office above)	No Change
Zoning:	Steveston Commercial (CS2)	Commercial Mixed Use (ZMU43 – Steveston Village)
Number of Units:	One commercial unit	At grade commercial units and five 2 nd level residential units

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.15	1.13	none permitted
Lot Coverage (% of lot area):	Max. 100 %	93 %	none
Setbacks (m):	No front, rear or side yard setback	No front, rear or side yard setback	none
Height (m):	9 m	8.5 m	none
Off-street Parking Spaces – Total:	Commercial 9 Residential 7 Visitor 1 (shared with commercial)	Commercial 9 Residential 7 Visitor 1 (shared with commercial)	none
Off-street Parking Space – Accessible	1	1	none
Class 1 Bicycle Parking Spaces	Commercial 2 Residential 7	9	none
Class 2 Bicycle Parking Spaces	Commercial 1 Residential 2	3	none

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

City of Richmond

Steveston Village Land Use Density and Building Height Map Bylaw 9797
2017/12/18

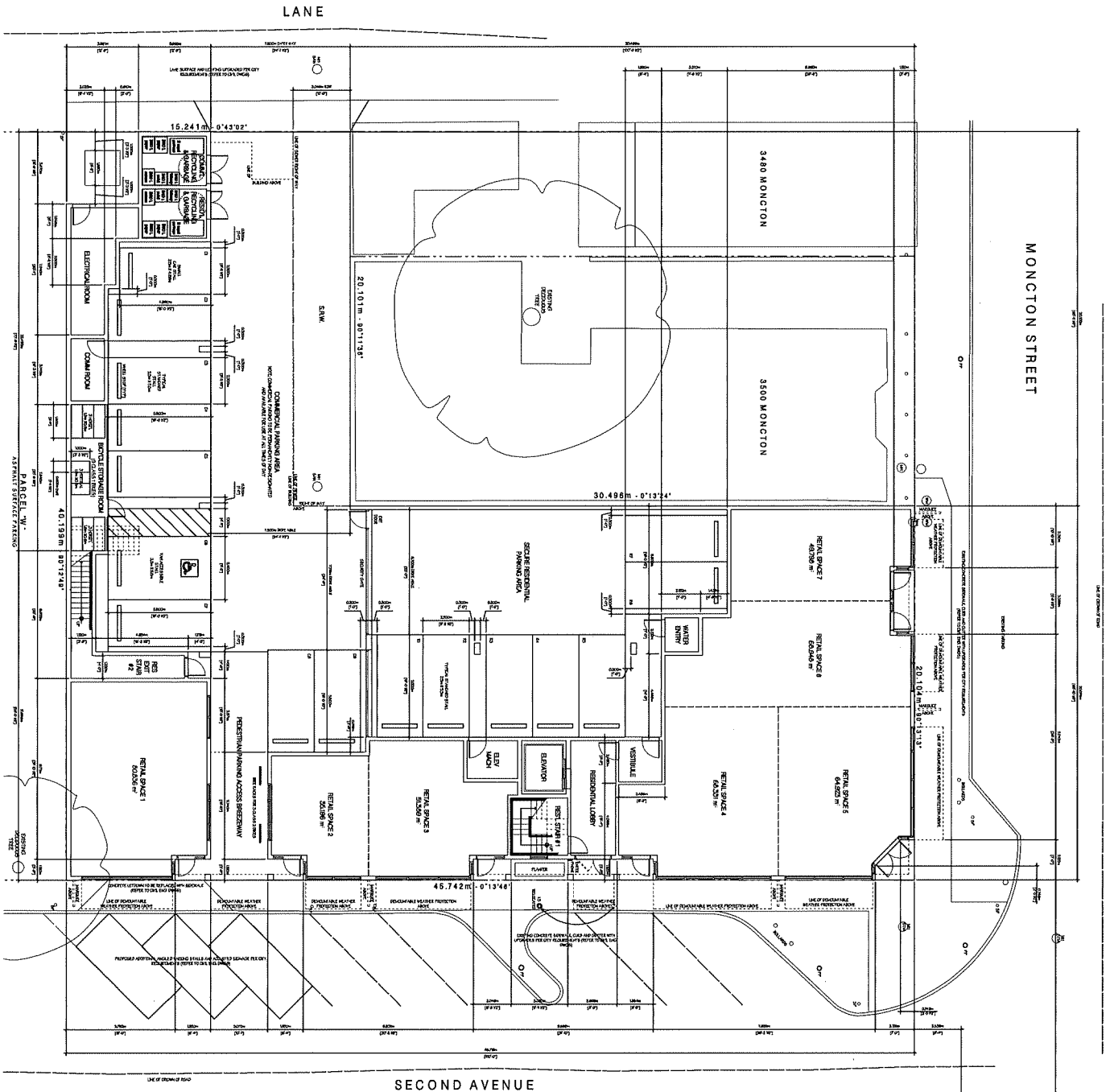


	Maximum FAR	Maximum Storeys	Maximum Building Height
Core Area, generally	1.6	3	12 m *
Core Area, Bayview Street (North)	1.2	3**	Varies due to grade elevation difference north of Bayview Street
Moncton Street **	1.2	2	9 m *
Riverfront Area	1.2	2	20 m GSC ***

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

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

*** Maximum building height may not exceed the height of the Gulf of Georgia Cannery, which is approximately 22 metres GSC.



SECOND AVENUE

TYPE	AREA (SQ. M)	AREA (SQ. FT)	REMARKS
RETAIL SPACE 1	40.00	4300	
RETAIL SPACE 2	40.00	4300	
RETAIL SPACE 3	40.00	4300	
RETAIL SPACE 4	40.00	4300	
RETAIL SPACE 5	40.00	4300	
RETAIL SPACE 6	40.00	4300	
RETAIL SPACE 7	40.00	4300	
RETAIL SPACE 8	40.00	4300	
RETAIL SPACE 9	40.00	4300	
RETAIL SPACE 10	40.00	4300	
RETAIL SPACE 11	40.00	4300	
RETAIL SPACE 12	40.00	4300	
RETAIL SPACE 13	40.00	4300	
RETAIL SPACE 14	40.00	4300	
RETAIL SPACE 15	40.00	4300	
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RETAIL SPACE 92	40.00	4300	
RETAIL SPACE 93	40.00	4300	
RETAIL SPACE 94	40.00	4300	
RETAIL SPACE 95	40.00	4300	
RETAIL SPACE 96	40.00	4300	
RETAIL SPACE 97	40.00	4300	
RETAIL SPACE 98	40.00	4300	
RETAIL SPACE 99	40.00	4300	
RETAIL SPACE 100	40.00	4300	

NOTE FOR OFFICE WORKS AT MONCTON STREET, SECOND AVENUE & THE LANE, REFER TO CIVIL ENGINEERING DRAWINGS (FUNCTIONAL PLAN) & LANDSCAPE DRAWINGS

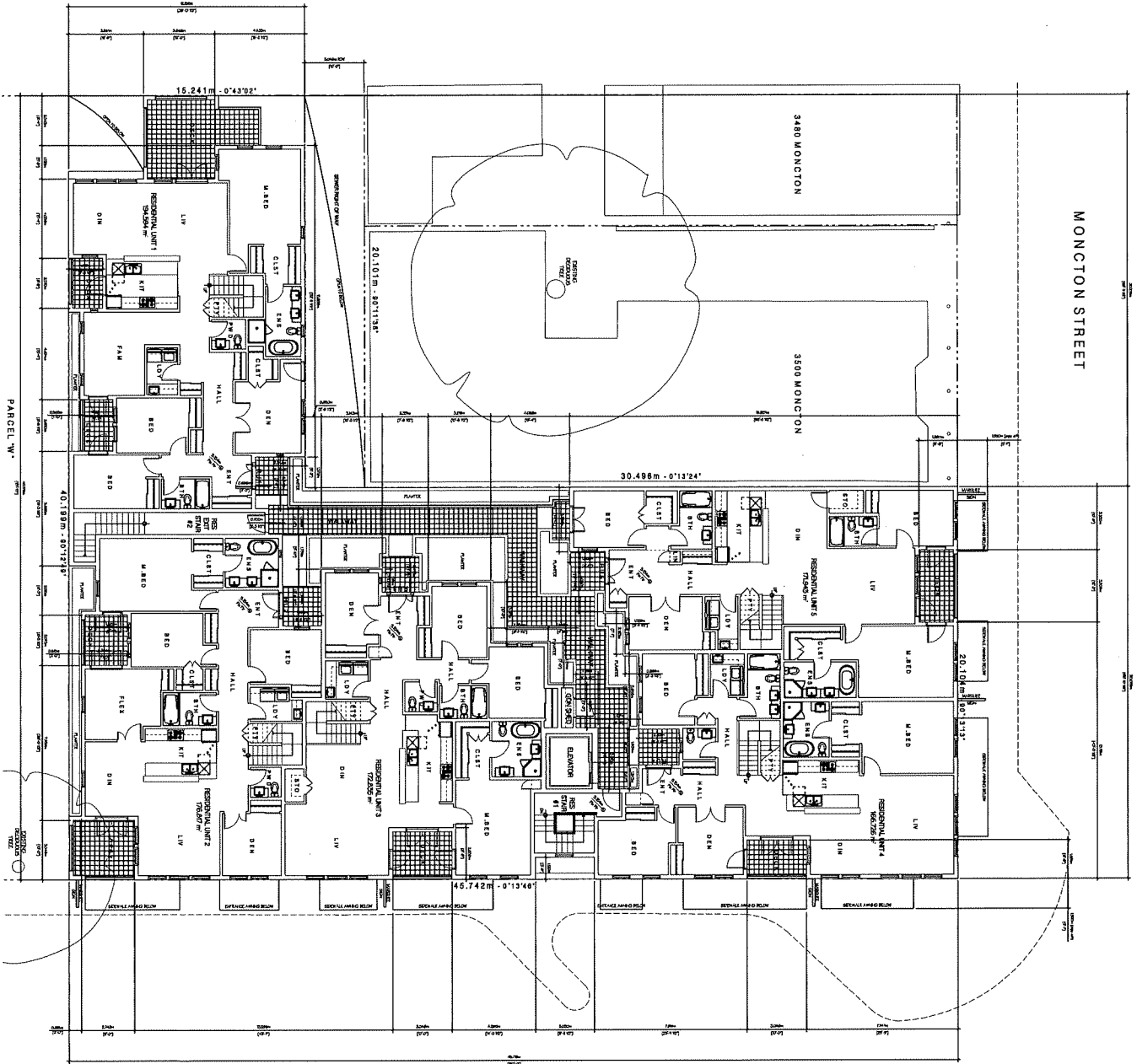
A-1

SITE PLAN WITH GROUND FLOOR LAYOUT

MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
INTER LUCK TRADING INC.

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3

LANE



SECOND AVENUE



A-2

SECOND FLOOR LAYOUT

MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
INTER LUCK TRADING INC.

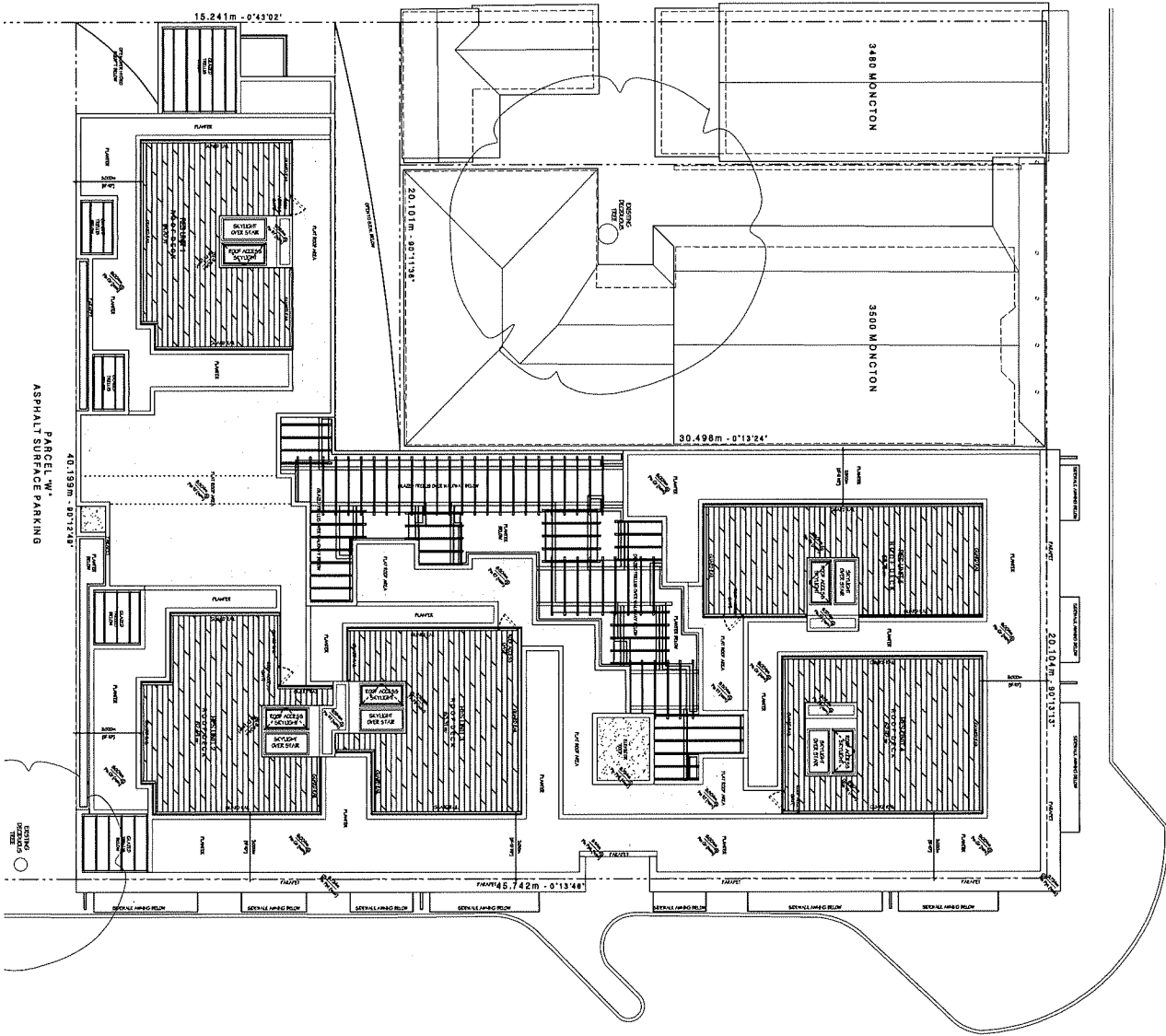
PLN 36
DATE: 2020
REVISED: 2020

FOR USE TO ANY COMMENTS
REVISED: 2020
REVISED: 2020

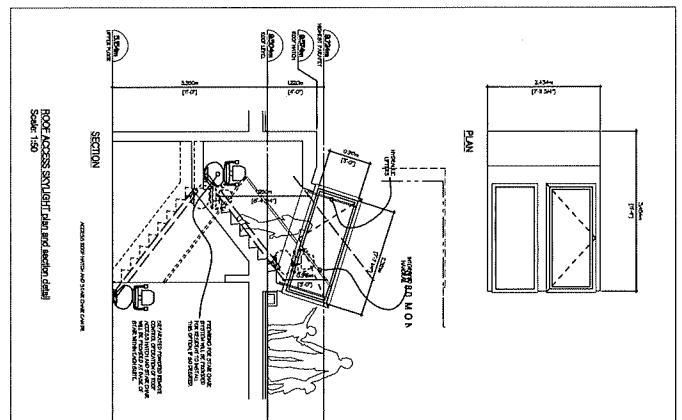
Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3

LANE

MONCTON STREET



SECOND AVENUE





 ROOM USE, RESIDENTIAL

 OUTDOOR RESIDENTIAL, ASSEMBLY AREAS

 NOTED ON PLAN

A-3

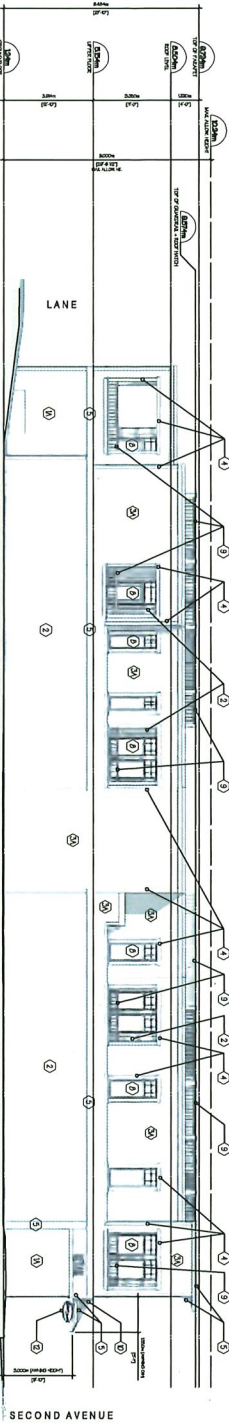
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2017.07.17	REVISED PLANK & DECK LAYOUT
2017.07.17	REVISED PLANK & DECK LAYOUT
2017.07.17	REVISED PLANK & DECK LAYOUT

MIXED USE BUILDING
 3560 MONCTON STREET
 RICHMOND, BC
 FOR
 INTERLUCK TRADING INC.

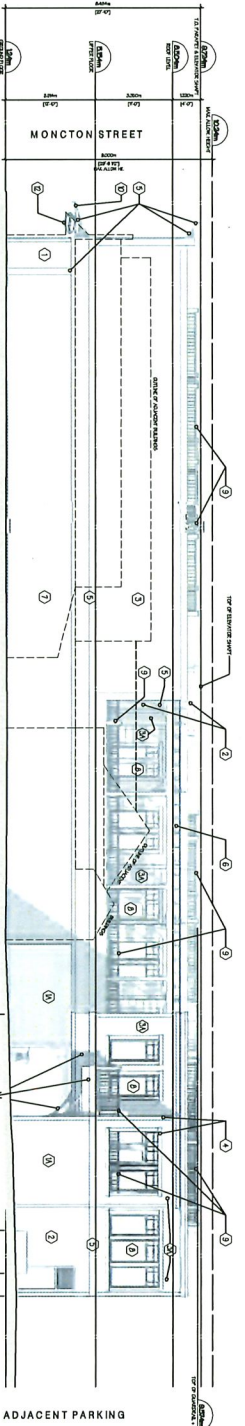
PLN 37
 1/16/2017
 2017.07.17
 2017.07.17
 2017.07.17

RESPONSE TO AIP COMMENTS
 ADD 4, 2020
 REVISED PLANK & DECK LAYOUT
 A/E: B.S. BOWEN
 1/16/2017

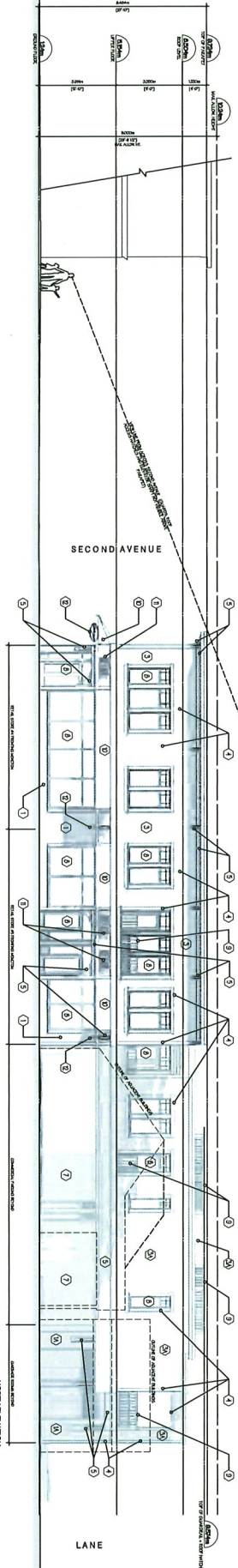
Zaher Verjee Architect
 213-9233 Government Street, Burnaby, Bc V3N 0A3



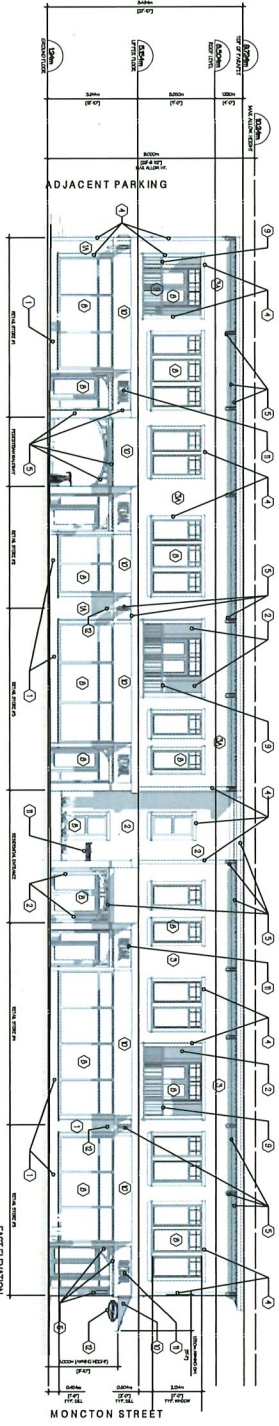
SOUTH ELEVATION
FACADE: SECOND AVENUE



WEST ELEVATION
FACADE: LANE



NORTH ELEVATION
FACADE: MONCTON STREET



EAST ELEVATION
FACADE: MONCTON STREET

SYMBOL	DESCRIPTION
1	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
2	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
3	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
4	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
5	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
6	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
7	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
8	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
9	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
10	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
11	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
12	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
13	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
14	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
15	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
16	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED
17	CLAUSTRIOUS SAND AND BUTTER STONE, SAWN WOOD TENON, PAINTED

A-4

DATE: 2021.01.11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROPOSED ELEVATIONS

MIXED USE BUILDING
 3560 MONCTON STREET
 RICHMOND, BC
 INTERLUCK TRADING INC.

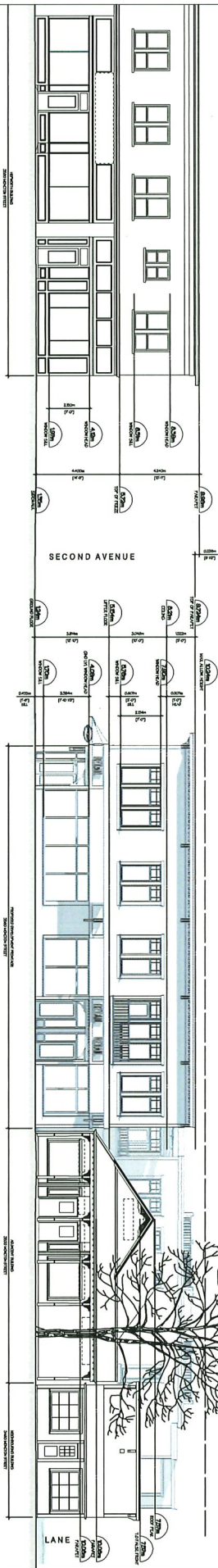
PLN 30

DATE: 2021.01.11
 RESPONSE TO ACP COMMENTS
 PROJECT: MONCTON JARRETTE BALCONY
 NO. 4, 2020
 CHECKED AT: FLOOR PICK LEVEL 00 CM
 JAN 25, 2020

Zaher Verjee Architect
 213-9233 Government Street, Burnaby, Bc V3N 0A3



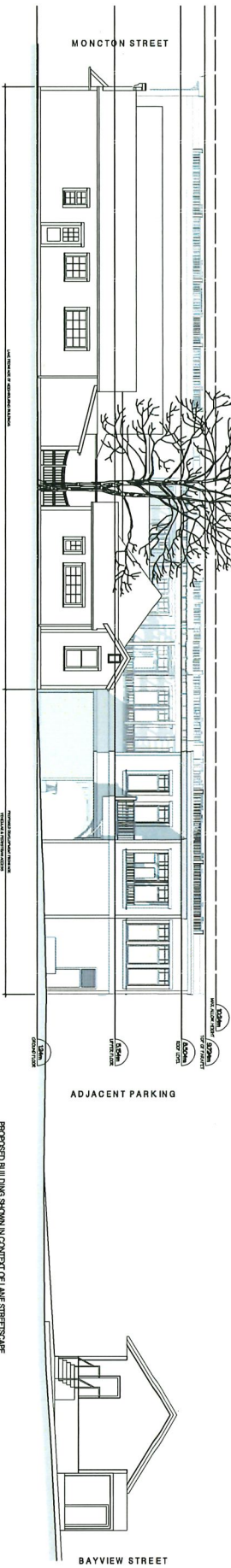
COMPOSITE IMAGE OF EXISTING BUILDINGS ALONG MONCTON STREET



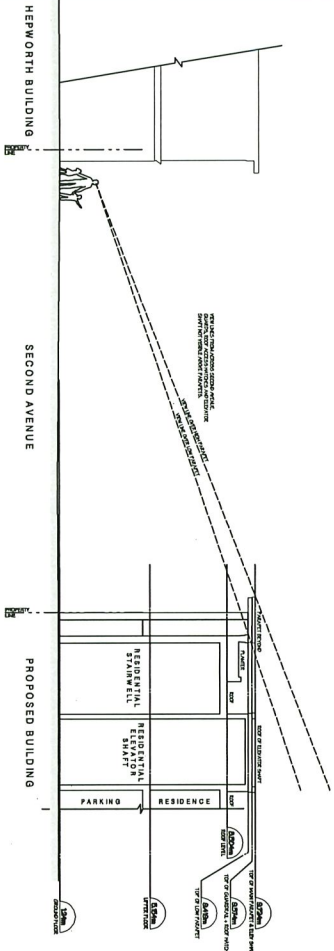
PROPOSED BUILDING SHOWN IN CONTEXT OF MONCTON STREETSCAPE



COMPOSITE IMAGE OF EXISTING BUILDINGS ALONG LANE



PROPOSED BUILDINGS SHOWN IN CONTEXT OF LANE STREETSCAPE



VIEW ANALYSIS (SECTION LOOKING SOUTH)
DRAWN AND CHECKED BY: [Name]



VIEW TOWARDS RESIDENTIAL ENTRANCE AND STAIRWELL WALL FROM THE EAST SIDE OF SECOND AVENUE



HIGH EYE LEVEL PERSPECTIVE VIEW FROM NORTH EAST

A-6

DATE	11/11/2021
BY	AV
FOR	INTERLUCK TRADING INC.

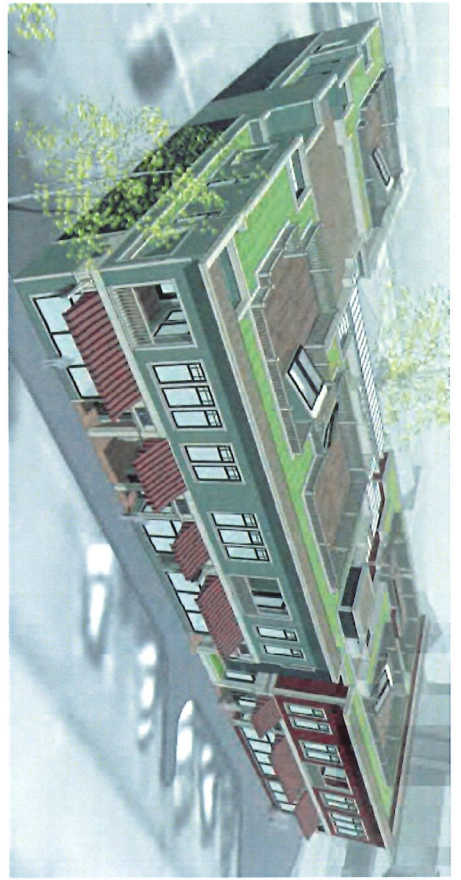
VIEW ANALYSIS WITH STREET VIEWS AND

MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
INTERLUCK TRADING INC.

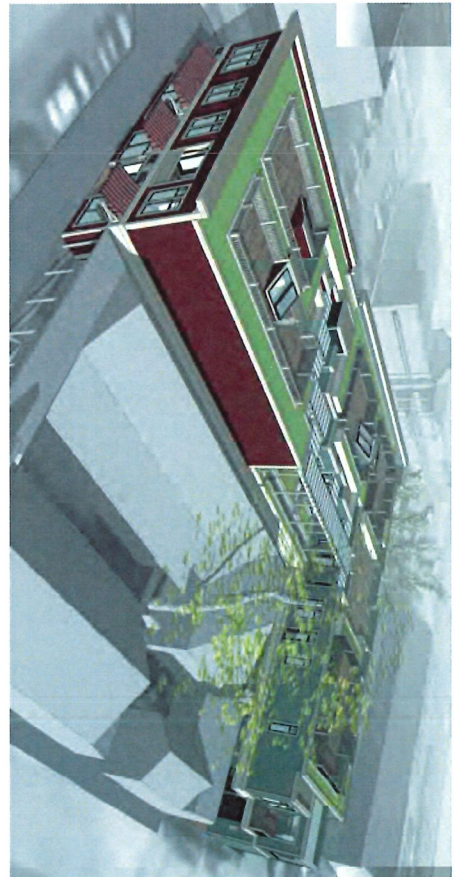
PLN - 40

DATE: 11/11/2021
DESIGNED BY: AV
CHECKED BY: AV
PROJECT: 3560 MONCTON STREET BALCONY

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3



BIRD'S EYE VIEW FROM SOUTH EAST



BIRD'S EYE VIEW FROM NORTH WEST



VIEW THROUGH PARKING ACCESS BREEZEWAY FROM EAST



VIEW ALONG MONCTON STREET SIDEWALK FROM WEST



VIEW ALONG SECOND AVENUE SIDEWALK FROM SOUTH



VIEW THROUGH PARKING ACCESS BREEZEWAY FROM NORTH

DATE	REVISION
2020-01-16	REVISED ARCHITECT JARRETTE BALDWIN
2020-01-16	REVISED TO PLANNING CITE
2020-01-16	STREET VIEW ACCESS
2020-01-16	CHANGES AT ROOF LEVEL, LEVEL 6 DOWN
2020-01-16	REVISION FROM PLANNING

MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
INTER LUCK TRADING INC.

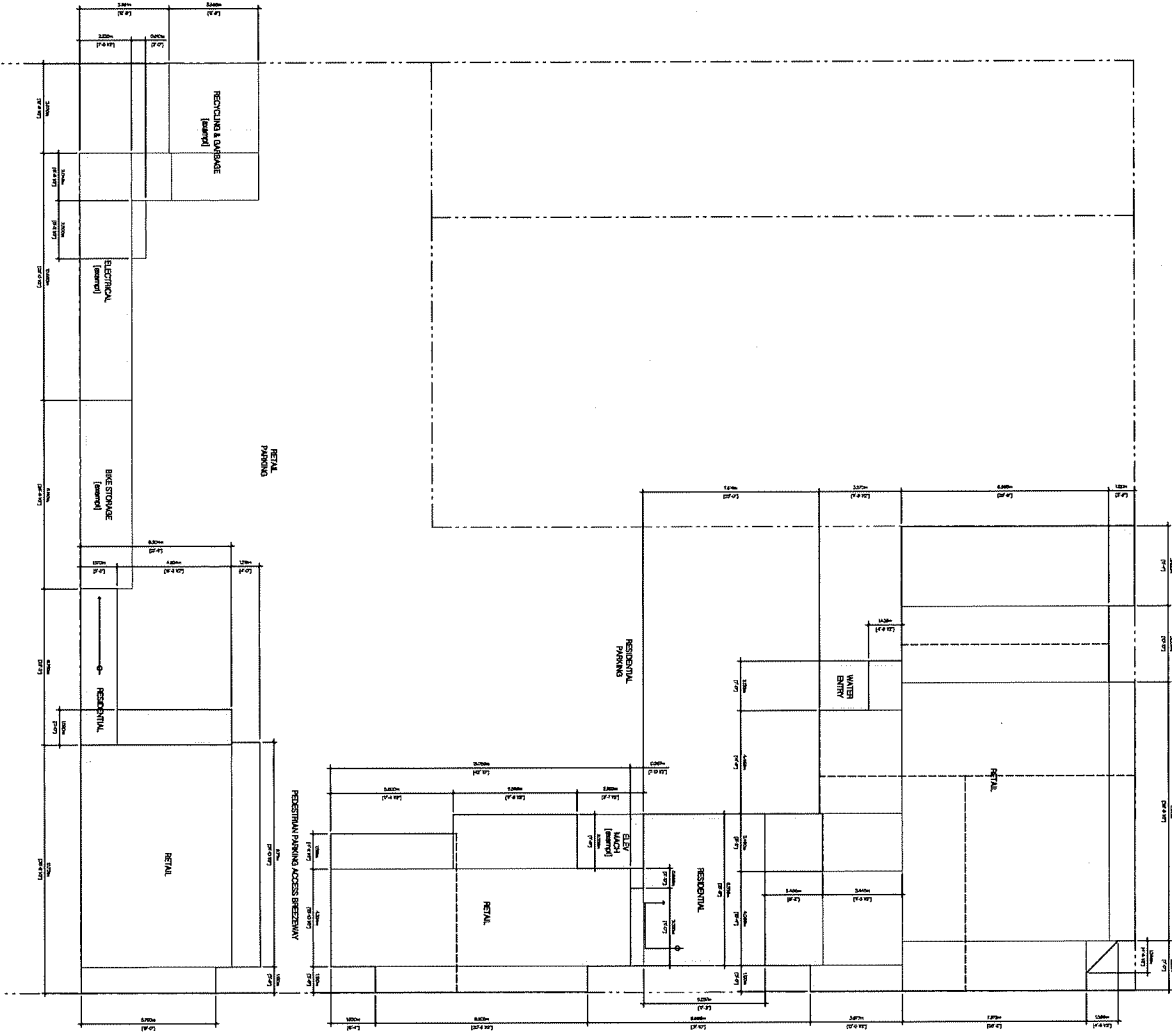
PLN 41

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3

A-7

LANE

MONCTON STREET



SECOND AVENUE



AR-

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____

GROUND FLOOR
 LEVEL
 FLOOR AREA RATIO
 COMPUTATION

MIXED USE BUILDING
 3560 MONCTON STREET
 RICHMOND, BC
 INTERLUCK TRADING INC.

PLN - 42

JAN 04, 2021

RESPONSE TO RFP COMMENTS

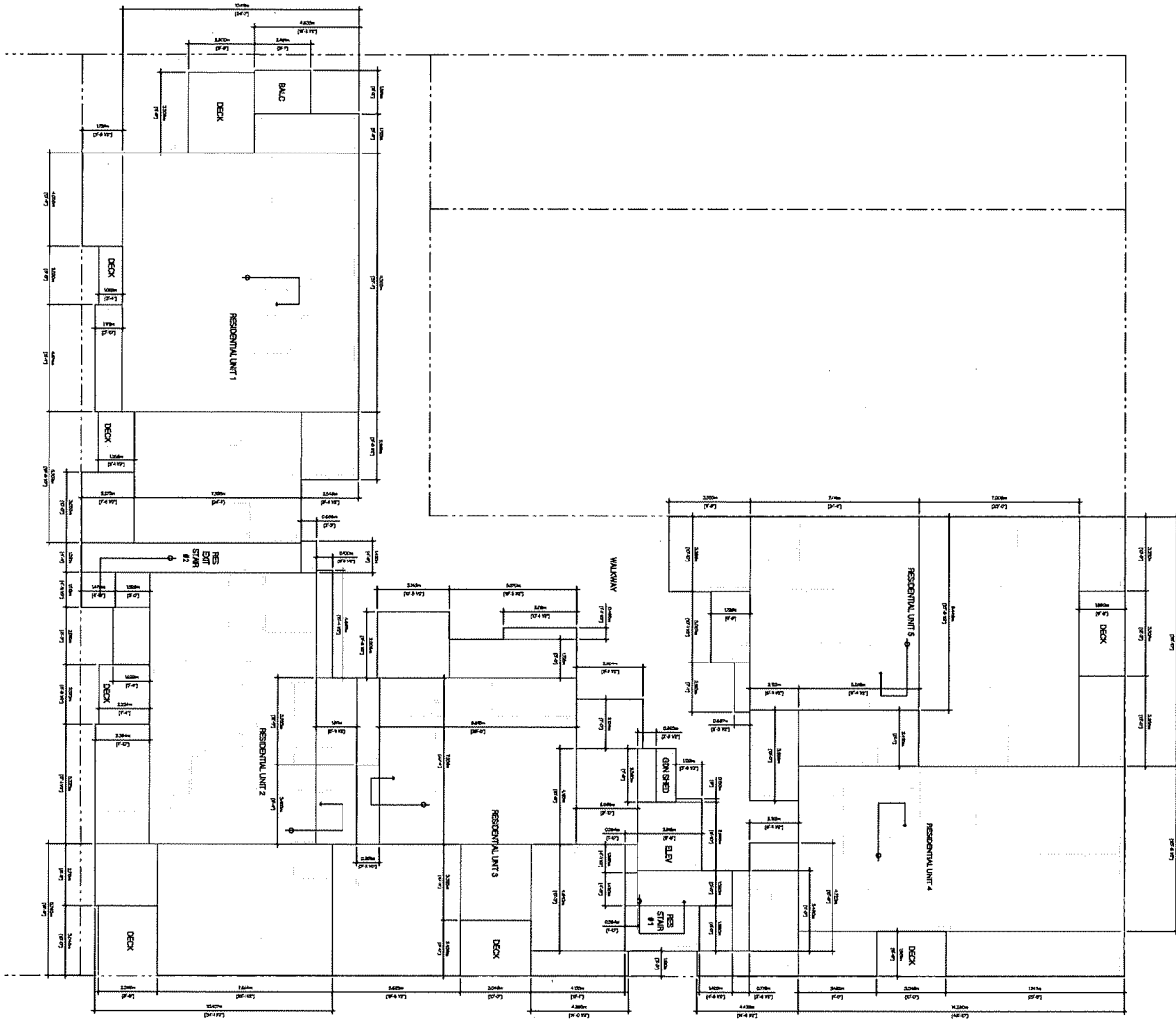
DATE: _____

Zaher Verjee Architect
 213-9233 Government Street, Burnaby, Bc V3N 0A3

LANE

MONCTON STREET

SECOND AVENUE



AR-2

SECOND FLOOR
LEVEL
FLOOR AREA RATIO
COMPUTATION

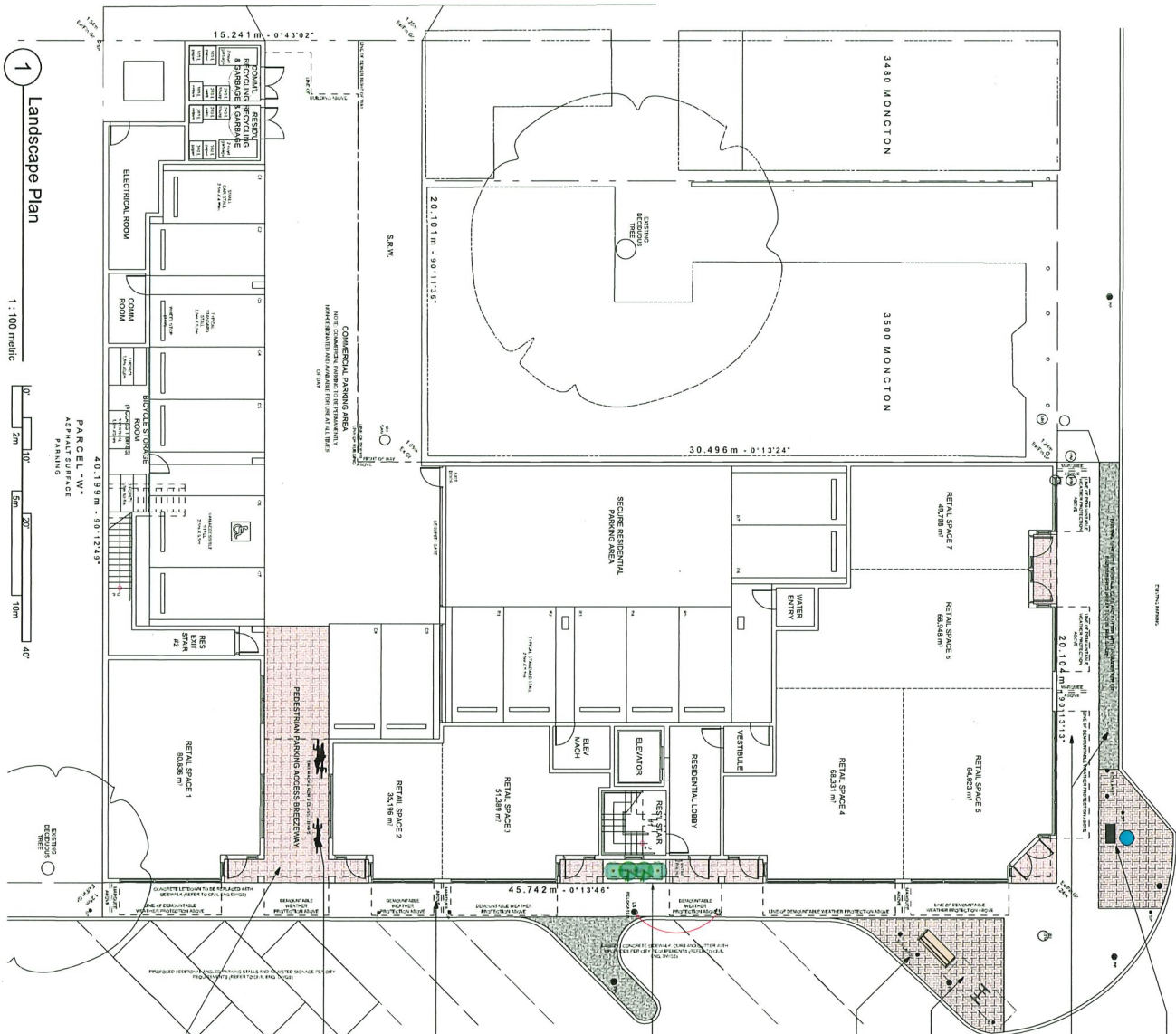
MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
INTERLUCK TRADING INC.

PLN - 43

JAN 14, 2021
RESPONSE TO RFP COMMENTS

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3

MONCTON STREET



1 Landscape Plan
1 : 100 metric



- Refuse area
- Relocate / reinstall existing furnishings
- Trash and recycling receptacles
- Unit paving: standard shape, 90° herringbone, red/black colour blend
- Sidewalk - broom finished concrete to City standards
- 2.0m wide, building to paving band
- Paving Band at curb - Exposed aggregate concrete paving - approx 85cm wide
- Seating area
- Bench - make and model to City standards
- Bicycle Rack - Cora 4505, Blue to match existing
- Unit paving: standard shape, 90° herringbone, red/black colour blend
- Existing bollards
- Planter box
- Sidewalk - broom finished concrete to City standards
- 1.7m wide, building to curb
- Bicycle Racks - Class 2
- Capacity for 3 required 4 provided
- Cora Bike Racks, model SRA002 'Staple', black powdercoat finish
- Retail and Residential Entry Walkways
- Unit paving on gravel base structure
- Entries - Red/black colour, 90° herring bone pattern

For Plant List
Refer to drawing L-4

All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction without the written consent of Greenway Landscape Architecture.

NO.	DATE	DESCRIPTION
1	12/20/18	SCHEMATIC DEVELOPMENT
2	01/22/19	SCHEMATIC DEVELOPMENT
3	02/27/19	SCHEMATIC DEVELOPMENT
4	03/29/19	SCHEMATIC DEVELOPMENT
5	04/23/19	SCHEMATIC DEVELOPMENT
6	05/20/19	SCHEMATIC DEVELOPMENT
7	06/19/19	SCHEMATIC DEVELOPMENT
8	07/16/19	SCHEMATIC DEVELOPMENT
9	08/13/19	SCHEMATIC DEVELOPMENT
10	09/10/19	SCHEMATIC DEVELOPMENT
11	10/08/19	SCHEMATIC DEVELOPMENT
12	11/05/19	SCHEMATIC DEVELOPMENT
13	12/02/19	SCHEMATIC DEVELOPMENT
14	12/29/19	SCHEMATIC DEVELOPMENT
15	01/26/20	SCHEMATIC DEVELOPMENT
16	02/23/20	SCHEMATIC DEVELOPMENT
17	03/20/20	SCHEMATIC DEVELOPMENT
18	04/17/20	SCHEMATIC DEVELOPMENT
19	05/14/20	SCHEMATIC DEVELOPMENT
20	06/11/20	SCHEMATIC DEVELOPMENT
21	07/09/20	SCHEMATIC DEVELOPMENT
22	08/06/20	SCHEMATIC DEVELOPMENT
23	09/03/20	SCHEMATIC DEVELOPMENT
24	10/01/20	SCHEMATIC DEVELOPMENT
25	10/29/20	SCHEMATIC DEVELOPMENT
26	11/26/20	SCHEMATIC DEVELOPMENT
27	12/23/20	SCHEMATIC DEVELOPMENT
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29	02/17/21	SCHEMATIC DEVELOPMENT
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97	04/29/26	SCHEMATIC DEVELOPMENT
98	05/27/26	SCHEMATIC DEVELOPMENT
99	06/24/26	SCHEMATIC DEVELOPMENT
100	07/22/26	SCHEMATIC DEVELOPMENT

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Email: info@greenway.ca
www.greenway.ca

Paul Whithead RECISA
Registered Landscape Architect 2246

PLN - 44

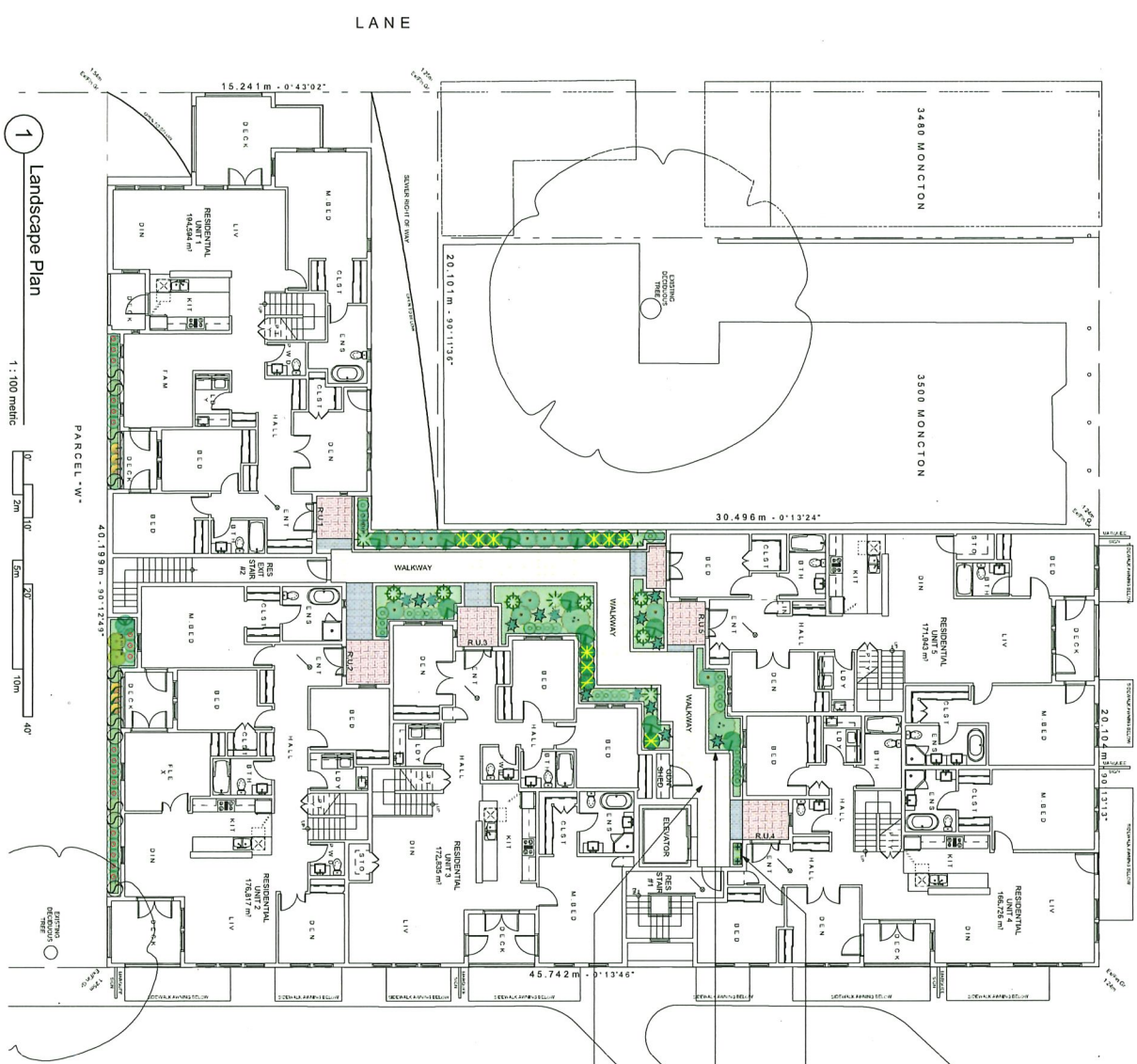
CLEAR
Inter Luck Trading

PROJECT
Mixed Use Bldg
3560 Moncton St
Richmond BC

DRAWING
Ground Level
Landscape
Plan
DRAWING NUMBER
L-1

SCALE AS NOTED
DRAWN BY PAVIN
PROJECT NUMBER 1825

MONCTON STREET



1 Landscape Plan
1:100 metric



SECOND AVENUE

- small planter across from elevator
Climbing lattice for evergreen vine
- Planter boxes
Concrete walls
Walls to support trellis/canopy structure
- Communal and entry walkways
Unit paving on pea gravel bed/drainage layer
Entries - Red/black colour, 90° herring bone pattern
Bands - charcoal colour, running bond pattern
Walkway - 12" square, desert sand colour, grid pattern

For Plant List
Refer to drawing L-4



Greenway
Landscape Architecture
2280 Sackville
Cape Breton, NS B3A 1S7
E: paul@greenway.ca
P: 902-440-2244
Registered Landscape Architect 2546

PLN - 45

CLIENT
Inter Luck Trading

PROJECT
Mixed Use Bldg
3560 Moncton St
Richmond BC

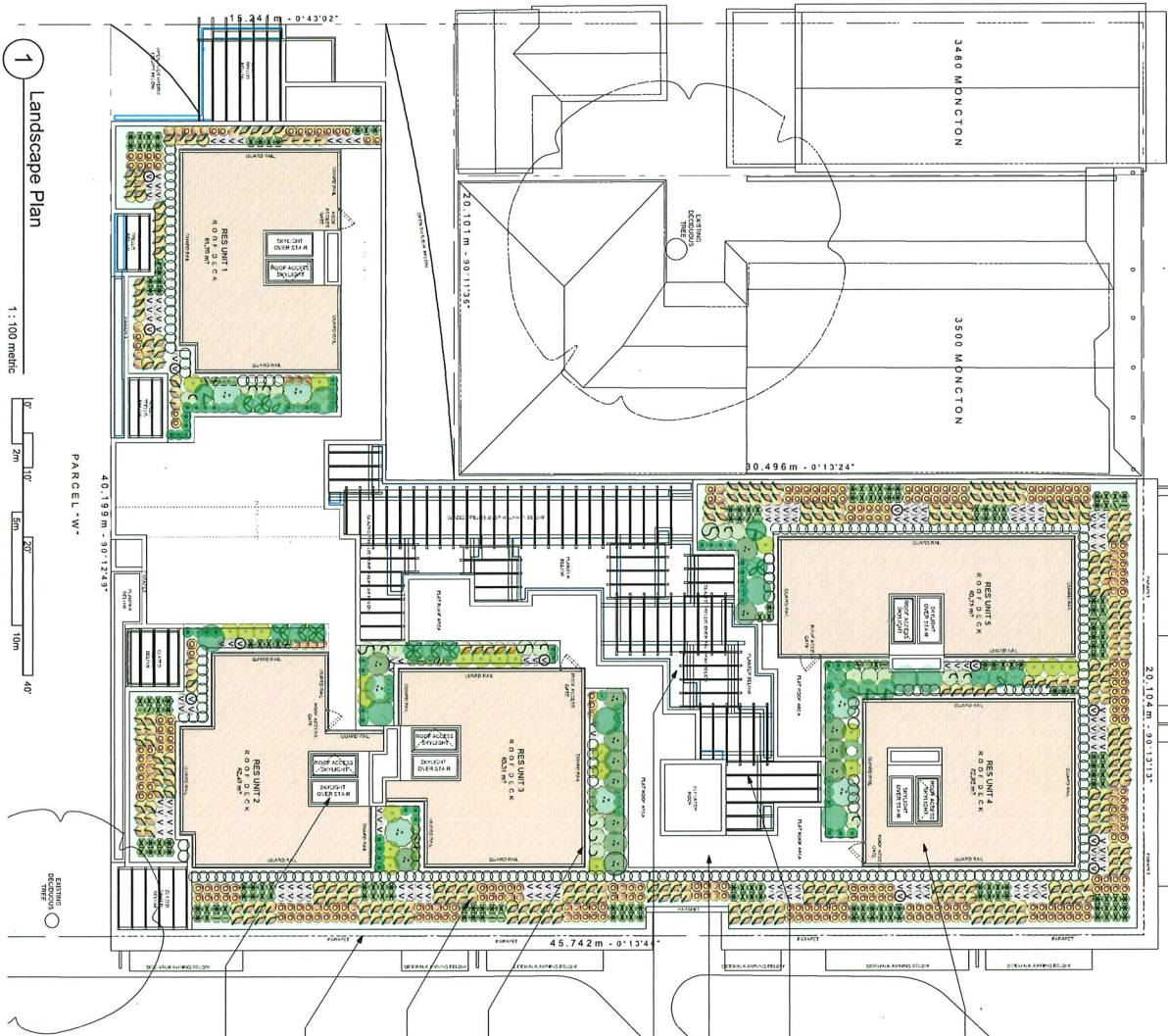
DRAWING
Level Two
Landscape
Plan
DRAWING NUMBER
L-2

SCALE AS NOTED
DRAWN PAVW
PROJECT NUMBER 1825

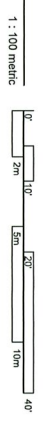
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#	DATE	DESCRIPTION
1	12/20/20	PROPOSED ARCHITECTURE
2	12/20/20	PROPOSED ARCHITECTURE
3	12/20/20	PROPOSED ARCHITECTURE
4	12/20/20	PROPOSED ARCHITECTURE

MONCTON STREET



1 Landscape Plan
1 : 100 metric



PARCEL - W -

40.198 m - 0°12'24.9"

45.742 m - 0°13'4"

30.496 m - 0°13'24"

20.104 m - 0°13'13"

SECOND AVENUE

- Resident decks
Synthetic timber decking, tan colour
- Trellis over level 2 walkway and residence entries
roof/glazing to drain to a gutter
Timber posts and beams, with metal T bar to support translucent panels
Refer to detail
- Rooftop area with aggregate surface
- Planter boxes on level 2
Concrete walls
Walls to support trellis/canopy structure
- Planter boxes between resident decks
For space separation and passive screening
450 deep with shrubs and low plants
Width varies
- Planter boxes along street and side property lines
Low planting to not be visible behind parapet
3.0m wide x 300 deep
Plants and planter max 1.0m above rooftop
- Parapet at guard rail height
Refer to architectural drawings
- Stair from residential unit below
Refer to architectural drawings

For Plant List
Refer to drawing L-4



PLN - 46

Greenway
Landscape Architecture
2200 Main Street
Coulburn BC V2A 6T4
E: paul@greenway.ca
P: 250.733.8888
Paul Whithead RECIISA
Registered Landscape Architect 0246

CLIENT
Inter Luck Trading

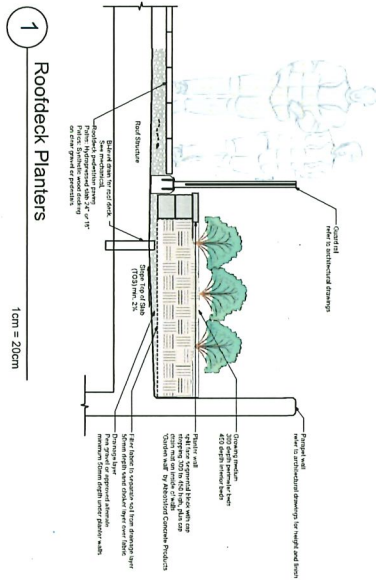
PROJECT
Mixed Use Bldg
3560 Moncton St
Richmond BC

DRAWING
Level Three
Landscape
Plan
L-3
DRAWN BY: [Name]
CHECKED BY: [Name]

SCALE: AS NOTED
DRAWN: PACH
PRODUCT NUMBER: 1825

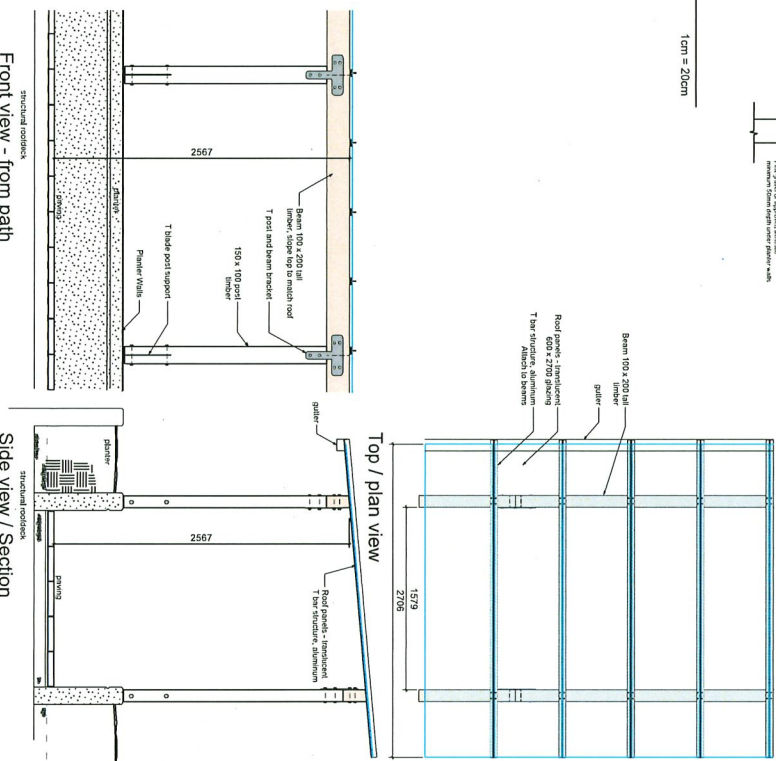
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#	DATE	SCALE	DESCRIPTION
1	15.02.2018	AS NOTED	REVISION: PRELIMINARY
2	15.02.2018	AS NOTED	REVISION: PRELIMINARY
3	15.02.2018	AS NOTED	REVISION: PRELIMINARY
4	15.02.2018	AS NOTED	REVISION: PRELIMINARY
5	15.02.2018	AS NOTED	REVISION: PRELIMINARY
6	15.02.2018	AS NOTED	REVISION: PRELIMINARY



1 Roofdeck Planters

1cm = 20cm



2 Trellis Structure

1 : 20

PLANT LIST - Moncton Multi-Use
September 2, 2020

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
[Symbol]	10	Azalea japonica Gumpo Pink	Dwarf Pink Azalea	#2 pot	750 o.c.
[Symbol]	153	Calluna vulgaris	Pink Heather	#1 pot	450 o.c.
[Symbol]	8	Euonymus alata 'Compactus'	Dwarf Burning Bush	#2 pot	900 o.c.
[Symbol]	13	Hydrangea macrophylla	Big Leaf Hydrangea	#2 pot	750 o.c.
[Symbol]	14	Panicle japonica compacta	Dwarf Hydrangea	#1 pot	800 o.c.
[Symbol]	14	Polytaetium minimum	Western Spotted Fern	#1 pot	800 o.c.
[Symbol]	19	Panicle L. Otto Lylyn	White Lylyn	#1 pot	800 o.c.
[Symbol]	25	Potentilla nuticosa Red Ace	Red Ace Shrubby Cineraria	#1 pot	650 o.c.
[Symbol]	17	Rhododendron 'Flamingo'	Red Ace Rhinodo	#2 pot	750 o.c.
[Symbol]	8	Rhododendron Vulcan	Red Vulcan Rhododendron	#3 pot	800 o.c.
[Symbol]	28	Sarcococca H. Huntley	Huntley Sweet Box	#1 pot	450 o.c.
[Symbol]	10	Spiraea x Bumalda Cold Flame	Spiraea (male and female)	#3 pot	800 o.c.
[Symbol]	31	Spiraea x Bumalda Cold Flame	Cold Flame Spiraea	#2 pot	900 o.c.
[Symbol]	1	Vaccinium ovalum	Evergreen Huckleberry	#2 pot	800 o.c.
[Symbol]	15	Wiegella florida MW	Midnight Wine Wiegella	#2 pot	750 o.c.

GROUND COVERS AND WINES

[Symbol]	246	Arctostaphylos uva-ursi VJ	Vancouver Bear Kermablick	#1 pot	500 o.c.
[Symbol]	68	Cotoneaster damnyi	Berryberry	100cm pot	500 o.c.
[Symbol]	68	Pachysandra terminalis	Japanese Spurge	100cm pot	450 o.c.

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
[Symbol]	Ac	Azalea chinensis	Magnus Purple Coniferover	#1 pot	450 o.c.
[Symbol]	Ep	Eubotrys purpurea/Magnus'	Magnus Purple Coniferover	#1 pot	450 o.c.
[Symbol]	214	Hemionocallis 'Happy Returns'	Happy Returns Day Lily	#1 pot	500 o.c.
[Symbol]	Hs	Hepta strobilata 'Elegant'	Elegant Heptan Lily	#1 pot	500 o.c.
[Symbol]	Ri	Rudbeckia lupulina 'Goldstrm'	Black-Eyed Susan	#1 pot	450 o.c.
[Symbol]	293	Pennisetum oligosperma 'Hemmi'	Hemmi Fountain Grass	#1 pot	500 o.c.
[Symbol]	291	Sisya tenuifolia	Mexican Feather Grass	#1 pot	300 o.c.

NOTES:

1) In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.
2) All planting shall be in accordance with BC/S/AV/CL/MA Landscape Standard, latest edition.
3) All planting beds: mulch with 75mm of decomposed hemlock bark.

All drawings remain the property of Greenway Landscape Architecture. No part of this drawing may be reproduced or transmitted in any form or by any means, including electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Greenway Landscape Architecture.

#	DATE	DESCRIPTION
1	11/20/19	ISSUE FOR PERMITS
2	11/20/19	ISSUE FOR PERMITS
3	11/20/19	ISSUE FOR PERMITS
4	11/20/19	ISSUE FOR PERMITS
5	11/20/19	ISSUE FOR PERMITS
6	11/20/19	ISSUE FOR PERMITS

Greenway
Landscape Architecture
2280 59th Avenue
Coquitlam BC V3J 6T4
E: paul@greenway.ca
P: 604.639.8888
Paul Whiteaker RIBCISA
Registered Landscape Architect #246

PLN - 47

CLIENT
Inter Luck Trading

PROJECT
Mixed Use Bldg
3560 Moncton St
Richmond BC

DRAWING
Landscape
Details
DRAWING NUMBER
L-4

SCALE AS NOTED
DRAWN P/AV
PROJECT NUMBER 1825

Excerpt from the Minutes
Advisory Design Panel Meeting

Wednesday, September 23, 2020

1. RZ 18-817742 – 2-STOREY MIXED-USE DEVELOPMENT IN THE STEVESTON VILLAGE HERITAGE CONSERVATION AREA

ARCHITECT: Zaher Verjee Architect

LANDSCAPE ARCHITECT: Greenway Landscape Architecture

PROPERTY LOCATION: 3560 Moncton Street

Applicant's Presentation

Zaher Verjee, Zaher Verjee Architect, and Paul Whitehead, Greenway Landscape Architecture, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- consider adding one accessible parking stall to serve residents, visitors and customers with disabilities; consider installing pocket doors for the accessible washroom and powder room to provide easy wheelchair access;
- consider providing electric wiring to allow the installation of automatic door openers;
- a stairlift does not provide independence and safety for people in wheelchairs and those using walkers; investigate opportunities to allow people with disabilities to access the private rooftop decks;
- review the proposed materials and colours for the building exterior;
- consider further articulation to the entry to the pedestrian parking access breezeway to make it more prominent;
- review the design of the fire exit as the exit route does not lead directly to the street;
- when the project comes back to the Panel for formal review of the Development Permit application, the applicant is asked to present sufficient information to determine whether the project is on track with respect to achieving the energy and sustainability targets of the project;
- also, the proposed mechanical systems for the project, including requirements for retail spaces, are requested to be presented at the Panel's formal review of the project;

- consider the feasibility of installing a low-profile two-piece washroom on the private rooftop decks as it would provide a significant benefit to the residents;
- consider using a different colour for the smaller southern portion of the site's Second Avenue frontage to visually create a smaller building profile to be consistent with the historic character of the buildings in the area;
- appreciate the applicant making the extra effort to meet the design guidelines for proposed developments in the Steveston Village Heritage Conservation Area;
- investigate opportunities to enhance the soft landscaping for the project, e.g. installing green roof on the building, enhancing the landscaping along the Moncton Street and Second Avenue frontages, and planting trees at grade;
- the project is well done and consistent with the architectural form and character of the other buildings in the area;
- the design of the project works well with the character and scale of the neighbourhood;
- the visual openness and transparency of the pedestrian parking access breezeway are key factors in the usability of the bicycle parking at the breezeway entry; consider locating the bicycle racks closer to the breezeway entry to make them more visible and to accommodate additional stalls; consider a parallel application to the building itself and bicycle bollards which are more compact in lieu of bicycle racks to increase visibility of facade;
- appreciate the size of the private rooftop decks; considering that the building parapets provide screening around the rooftop decks, consider using glass or aluminum picket guardrails for the private rooftop deck areas as these will not be visible from the surrounding streets at grade and in order to address guardrail lifespan and maintenance issues;
- support Panel comments that the design of the project is consistent with its site context and the historic development patterns in the area;
- note that the residential lobby entry does not occur in the gap, but adjacent to it; consider creating a stronger gesture by locating the residential entry right where the building sets back;
- the breezeway provides a second break in the building massing along Second Avenue;
- support the installation of awnings above the retail storefronts; however, the awning above the breezeway entrance is not necessary as it does not signal a retail entry;
- the same building façade treatment along Moncton Street and Second Avenue with just a single break is too long; consider introducing some variations on the building façade along Second Avenue, e.g. through introducing a different colour and/or striking window placement;

- the interface of the subject development with the adjacent one-storey buildings to the west (i.e., 3500 Moncton Street and 3480 Moncton Street) would significantly determine the success of the proposed two-storey development; the design and treatment of the exposed party wall would be critical to the success of the project;
- the proposed development could recreate the historical architecture of the existing building by investigating the use of real wood for cladding and wood windows;
- not concerned with the proposed design and materials for the balustrades on the balconies and patios; the private rooftop decks are a good addition to the living space;
- consider varying the building's soffit/parapet line; and
- incorporating the image of the proposed development along with the photo of the existing streetscape along Moncton Street on page A-5 of the submission package would have been helpful in showing how well the proposed development fits into the existing Moncton Street streetscape.

Sara Badyal, Planner 2, read into the record the following comments submitted by Patrick Schilling:

- overall massing and design is well done;
- use of contextual materials is quite successful;
- very intrigued by the access to the rooftop decks from inside the residential suites; if feasible, add a very interesting element to the space;
- the breezeway provides access to the parkade and should be celebrated/highlighted in a similar way to the treatment of the residential lobby;
- the vertical break at the residential lobby creates a nice break in the massing along Second Avenue, but creates two similar masses; consider introducing a similar break at the breezeway to further break down the massing along Second Avenue;
- there appears to be a disconnection on the elevation between the ground floor and second floor; understanding that each floor has a very different use, consider making more connections between both floors to minimize the horizontal break between the two; and
- support the project.

Panel Decision

It was moved and seconded

That the building design and building materials associated with the subject application (RZ 18-817742) are supported by the Advisory Design Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

Park, Minhee

From: MayorandCouncillors
Sent: Friday, 27 July 2018 08:24
To: 'June Stevens'
Subject: RE: Steveston Marine

Good morning Ms. Stevens,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor.

Thank you again for taking the time to make your views known.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

-----Original Message-----

From: June Stevens [<mailto:jstevens0613@hotmail.com>]
Sent: Thursday, 26 July 2018 18:37
To: MayorandCouncillors
Subject: Steveston Marine

This is the first time I have ever made the move to voice my concerns about the way that Richmond seems to be "selling out" and changing the reason for my living here. I am usually a part of the silent majority but reading the latest issue of the Richmond News, has prompted me to protest vehemently.

I live in Steveston because of the character and pace of living but I have been watching this succumb to developers. Firstly it was Rod's Lumber being replaced with expensive condos. It is now going to be Steveston Marine being replaced with condos. We DO NOT need more condos, we need the character of our village to be maintained. May be you could take a leaf out of Fort Langley's book, the council seem to care more about keeping their character village than money. Development permits seem to be handed out like bus tickets without any consideration of the infrastructure. We still only have the same bridges and tunnel for as long as I have lived here, yet thousands of condos and mega houses bring more vehicles onto the island.

I could go on about the irresponsibility of allowing the gigantic houses in our agricultural land but I'll spare you my ire on this subject.

When I moved here in 1988 It was a great place to live. The last thing I want is to move from Richmond but the decisions of your staff, councillors and mayor push me closer to making this change.

June Stevens

Sent from my iPad

Park,Minhee

From: Linda Barnes <loulindy50@gmail.com>
Sent: Wednesday, 31 July 2019 09:26
To: Park,Minhee
Cc: Zaher Verjee
Subject: Re: 3560 Moncton Street (RZ18- 817742) Rezoning Plans

Thanks Michele! I did forward to them and asked them to reply to you directly. With holidays and summer in Steveston many are quite busy so am sorry if no one got back. I'm an example! My comments are as follows;
I feel its an acceptable design although nothing of notable excitement
The rooftop access should be accessible for people with disabilities. I understand the issue of the individual "dog houses" visible from street level but there must be a much better way of making the rooftop usable, green and accessible for all residents and their visitors. With so little green garden space in developments (understandable), especially in Steveston, the use of rooftops is really important and should be maximized.

Cheers
Linda Barnes
4551 Garry St
Richmond
604 787 3118

On Jul 30, 2019, at 4:00 PM, Park,Minhee <MPark@richmond.ca> wrote:

Hi Linda,

Just following up to see if you have received comments from Steveston 20/20 members and if you have any comments on the proposed development.

I am finalizing the rezoning staff report this week. If you want your comments to be attached to the staff report, please send me your written comments by the end of tomorrow.

Thanks.

Minhee Park, Planner 2
Policy Planning Department
City of Richmond
Tel. (604) 276-4188
Fax. (604) 276-4052

From: Park,Minhee
Sent: Wednesday, 26 June 2019 09:35
To: 'Linda Barnes'
Cc: Zaher Verjee
Subject: 3560 Moncton Street (RZ18- 817742) Rezoning Plans

Hi Linda,

Further to our meeting on June 20, 2019, please find attached a copy of the plans submitted for the rezoning application for 3560 Moncton Street. Please note that these plans are preliminary and more detailed plans will be provided and reviewed at the Development Permit stage.

The rezoning application is tentatively placed on the September 4 Planning Committee agenda for consideration. This means I need to finalize my report before the end of July. If you want your comments to be included in the staff report, please send me your written comments by July 31, 2019.

If the Planning Committee and Council decide to move the application forward, a Public Hearing for the rezoning bylaw will be held on October 21.

Please be advised that a Development Permit (DP) application has not been submitted yet. If the rezoning bylaw receives third reading, the applicant will be required to submit complete Development Permit and Heritage Alteration Permit applications and they must be processed to a level deemed acceptable by the Director of Development prior to final adoption of the rezoning bylaw.

Please let me know if you have any questions or need further information. Thanks.

Minhee Park, Planner 2
Policy Planning Department
City of Richmond
Tel. (604) 276-4188
Fax. (604) 276-4052

PD Riverside Ventures Inc.

#107-970 Burrard Street

Vancouver, B.C.

V6Z 2R4

August 20, 2019

City of Richmond

6911 No.3 Road

Richmond, BC

V6Y 2C1

Attention: **Ms. Minhee Park,**
Planner 2, Policy Planning Division.

Wayne Craig,
Director of Development

Dear Ms. Park and Mr. Craig,

Thank you for your email correspondence regarding the proposed Mixed Use Development of 3560 Moncton Street, located in the Steveston Village.

As requested, this letter outlines our main concerns of the proposed development as owners of the neighbouring property, 3480 Moncton Street and landlord for a new business tenant operating from that location.

Our primary concerns are as follows:

The proposed development redirects customer traffic away from Moncton Street with the focus being on Second Avenue as the major points of storefront entry and decorative access points are facing Second Avenue. Unlike the existing Marine building this proposed development does not support the historical influence of Moncton Street.

The size and overall mass of the proposed development overshadow the neighbouring buildings and do not support the concept of Steveston as a small heritage community and creates the illusion of engulfment of the existing buildings along Moncton Street. This proposal clearly does not support the current vision of a historical fishing vision and does nothing to preserving the historical aspects of Steveston for future generations.

The proposed parking includes nine commercial spaces and seven residential spaces and all of these parking stalls are accessed through the lane. Currently the lane is already extremely busy with heavy delivery and pedestrian traffic and services a condominium complex and several commercial businesses.

In fact our building is right at the property line to this lane and the entrance and exits to our property face into this lane. This includes emergency evacuation exit points. In addition, as a result of the lack of parking in Steveston this area is used for restaurant patio and takeout service, deliveries and parking for the existing commercial buildings and is always congested with cars, delivery and garbage trucks and pedestrian traffic. The proposed development includes one entrance off the lane which is the ONLY service entrance, delivery access, residential tenants access. The width of the lane and the visibility in the lane do not support the proposed pre and post construction traffic as it is too dangerous for pedestrian traffic.

In addition, we do not see a designated loading area for the building included in the development proposal and therefore will be increased congestion in the lane. Garbage trucks will not be able to turn into their property and will have to block the lane to manually load the containers onto the truck. This garbage and recycling area is proposed for the area behind our building and will be extremely disruptive. The proposed drawings include a deck on the second level overlooking our building at 3480 Moncton these decks are greater than 180 square feet. We are concerned about the impact the closeness of the decks and the second floor of this building will have on our building and future redevelopment of our property.

The sewer right of way shown on the drawings appears to provide a ten foot buffer on the west side of the proposed building and ours building. This buffer is undersized considering the size of the new structure.

At this point we will be engaging construction and heritage professionals to help us further investigate the impact of this development on our property and business tenant in order to preserve and protect our property and business. Please feel free to contact me if you wish to discuss any of these points in more detail and we do look forward to working with you throughout this process.

With regards,

PD Riverside Ventures Inc.



Dyonna Dallas,
Director

August 20, 2019

Ms Minhee Park
Policy Planning Department
City of Richmond

Re: Proposed Development at 3560 Moncton Street

On August 19, 2019, we met with Mr. Patrick Chan, the owner of 3500 Moncton Street to discuss the geotechnical report prepared by Davies Geotechnical Inc. and to obtain his feedback on the proposed development.

The following were present at the meeting:

Parick Chan Owner 3500 Moncton Street
Nora Truong Owner 3560 Moncton Street
Zaher Verjee, Architect

1. A set of architectural/landscape plans of the proposed development and geotechnical report was given to Mr. Chan.
2. It was pointed out to Mr. Chan, as outlined under Section 8 of the report, the geotech engineers anticipate that "there will be some vibration from the ground improvement works which may result in minor cracking of brittle materials such as drywall and tiling within the adjacent building" They expect that this "damage will be limited to cosmetic damage only and that the risk of structural damage is low"
3. Ms Nora offered to hire a qualified consultant who will inspect and document the condition of the building prior to any works on the subject site as recommended by the engineers. The consultant will install survey points on the exterior of the building to monitor settlement.
4. Mr. Chan agreed to this arrangement in principle.
5. Regards to the existing door at the rear of 3500 Moncton opening onto proposed driveway, Mr. Chan and Ms Nora expressed willingness to enter into a written legal easement allowing the door to exist subject to City approval. Ms Nora may require a waiver from Mr. Chan.
6. Mr. Chan was very cooperative and did not have any comments on the proposed development.

Regards,



Nora Truong
Inter Luck Trading Corp.

August 20, 2019

Ms Minhee Park,
Policy Planning Department
City of Richmond

Re: Proposed Development at 3560 Moncton Street

On August 7, 2019, we met with Ms Dyon Dallas, the owner of 3480 Moncton Street to discuss the geotechnical report prepared by Davies Geotechnical Inc. and to obtain her feedback on the proposed development.

The following were present at the meeting:

Dyona Dallas (and partner) --- Owner 3480 Moncton Street
Nora Truong Owner 3560 Moncton Street
Richard Truong
Zaher Verjee, Architect

1. A set of architectural/landscape plans of the proposed development and geotechnical report was given to Ms Dyona.
2. It was pointed out to Ms Dyona, as outlined under Section 8 of the report, the geotech engineers anticipate that "there will be some vibration from the ground improvement works which may result in minor cracking of brittle materials such as drywall and tiling within the adjacent building" They expect that this "damage will be limited to cosmetic damage only and that the risk of structural damage is low"
3. Ms Nora offered to hire a qualified consultant who will inspect and document the condition of the building prior to any works on the subject site as recommended by the engineers. The consultant will install survey points on the exterior of the building to monitor settlement.
4. Ms Dyona said she would study the report and respond and perhaps, she may want to hire her own consultant to monitor.
5. Ms Dyona had comments on the proposed treatment of the Moncton Street facade. She was advised to contact the Planning Department at the City.

Regards,



Nora Truong
Inter Luck Trading Corp

Excerpt from the Minutes
Richmond Heritage Commission Meeting

Wednesday, May 1, 2019 – 7:00 p.m.
Rm. M.2.002
Richmond City Hall

Rezoning Application for 3560 Moncton Street (RZ18-817742)

Staff introduced the rezoning application by providing the site context, and the applicant provided a more detailed presentation regarding the proposed development. The applicant noted that the proposed design was keeping with the heritage character of Steveston Village while introducing some modern elements such as different window sizes to provide a more open feel.

In response to Commission's query, staff noted that more detailed information about the proposed landscaping materials would be provided at the Development Permit application stage.

Commission appreciated the design that respects the heritage character of Steveston Village.

In response to Commission's query why the rooftop hatches were proposed instead of an elevator, the applicant noted that it was to minimize potential visual impact. Staff also noted that minimizing visual impacts of rooftop structures respects the heritage streetscape along Moncton Street, and was consistent with the design guidelines in the Steveston Area Plan.

Commission asked whether the Steveston Marine and Hardware store will be staying as a tenant in the building, and the applicant noted that the store will move out and there will be new tenants.

Commission complimented the design of the windows which are above ground floor level which follows the historic rhythm.

In response to Commission's query, the applicant noted that colours of the building will be muted heritage colours, and cladding materials will be 4" horizontal siding and board and batten, and fabric awnings are proposed along the street facades.

Commission noted that the proposed building is attractive and is effectively integrated into the existing streetscapes.

It was moved and seconded:

That the Richmond Heritage Commission support the rezoning application for the property at 3560 Moncton Street (RZ18-817742) as presented.

CARRIED



Address: 3560 Moncton Street

File No.: RZ 18-817742

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10075, the developer is required to complete the following:

1. Granting a 2 m by 2 m Statutory Right-of-Way (SRW) at the northeast corner of the subject property.
2. The submission and processing of a Development Permit* and a Heritage Alteration Permit* (if required at the time of final adoption of the rezoning bylaw) completed to a level deemed acceptable by the Director of Development.
3. Registration of a flood indemnity covenant on title.
4. City acceptance of the developer's offer to voluntarily contribute \$10 per buildable square foot (i.e. \$106,216.7) for residential portion only to the City's affordable housing fund.
5. Registration of a legal agreement on title ensuring the shared use of the commercial and residential visitor parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
6. Registration of a covenant on title that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
7. Enter into a Servicing Agreement* for the design and construction of the following works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following:

Water Works

- Using the OCP Model, there is 432 L/s and 558 L/s of water available at a 20 psi residual at Moncton Street and the 2nd Ave. respectively. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Provide fire hydrants at Moncton Road and 2nd Avenue frontage to meet minimum spacing and code requirements to service the proposed development.
- At the Developer's cost, the City is required to:
 - Abandon and cap at main the existing water service connection, and remove meter.
 - Install a new water service connection at the Moncton St frontage, complete with meter, meter box, and right-of-way. The dimensions of the right of way shall be finalized during the servicing agreement process.

Storm Sewer Works:

- The developer is required to:
 - Remove approximately 65 meters of existing 375mm diameter storm sewer along 2nd Avenue frontage from STMH9121 to STMH9138.
 - Install approximately 65 meters of new 600mm storm sewer along 2nd Avenue. The tie-in to the north shall be to a new 1200mm diameter manhole, which will replace the existing manhole STMH9121. Tie in to the south shall be to the manhole STMH9138. New storm sewer to be installed such that it is draining to the south, towards Bayview Street.

- Protect existing AC watermain along Moncton Street during storm sewer installation. Any portions of the water main undermined or damaged by construction are to be replaced at developer's cost.
- Replace 6m portion of AC watermain at Moncton Street where storm sewer crosses
- Install a new storm service connection complete with inspection chamber at the 2nd Avenue frontage.
- At the Developer's cost, the City will:
 - Cut and cap at main all existing storm sewer connections to the development site.
 - Tie-in all the existing systems to the new system being installed.

Sanitary Sewer Works:

- The developer is required to:
 - Upgrade approximately 56 meters of existing 150mm diameter sanitary sewer to 200mm diameter sanitary sewer along the property frontage from MH 5119 to 5125 in the same alignment as the existing sewer. Tie-in to the existing sanitary sewers at both east and west ends shall be via new manholes.
 - Install a new sanitary service connection complete with an inspection chamber. Sanitary connection not to be made to sanitary sewer in rear lane.
 - Renew portions of the existing AC watermain along Moncton Street that will be impacted by the sanitary service connection.
- At the Developer's cost, the City will:
 - Cut and cap, at main, the existing sanitary sewer connections to the development site.
 - Tie-in all the existing systems to the new system being installed.

Moncton Street Frontage Improvements

- Construct a 2.0 m wide concrete sidewalk at the north property of the subject site. The remaining space between the edge of sidewalk and the existing south curb of Moncton Street is to contain hardscaped boulevard generally consisting of: stamped/tinted concrete; street trees (if applicable); street furniture (including benches, street lighting, bicycle racks, and garbage receptacles); and intermittent landscaping. The cross-section of the frontage improvements, measuring from the property line towards the south curb of Moncton Street, shall include the following:
 - 2.0 m wide concrete sidewalk
 - 0.88 m wide hardscaped boulevard
 - 0.15 m wide concrete curb and gutter.(Note: Should Council adopt the streetscape visions for the Steveston Village Area prior to the execution of the Servicing Agreement for the subject site, the above frontage improvements shall be adjusted to be in keeping with the adopted visions, in particular the corner treatment at the Moncton Street/2nd Avenue intersection).
- At the southwest corner of the Moncton Street and 2nd Avenue intersection, upgrade the existing wheelchair ramp with tactile warning strips for the visually impaired (MMCD R-15-SD).
- All existing driveways along the Moncton Street development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter and concrete sidewalk per standards described under item above.

2nd Avenue Frontage Improvements

- Construct a 1.67 m wide concrete sidewalk along the development frontage that matches the existing width of the sidewalk in this block of 2nd Avenue. The cross-section of the frontage improvements, measuring from the property line towards the west curb of 2nd Avenue, shall include the following:
 - 1.67 m wide concrete sidewalk.
 - 0.15 m wide concrete curb and gutter.(Note: Should Council adopt the streetscape visions for the Steveston Village Area prior to the execution of the Servicing Agreement for the subject site, the above frontage improvements shall be adjusted to be in keeping with the adopted visions).

- All existing driveways along the 2nd Avenue development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter and concrete sidewalk per standards noted under item above.
- Upon closing the existing driveways and back filling with new sidewalk and curb/gutter, the Developer is required to, across the 2nd Avenue development frontage, complete the following pavement marking and signage works:
 - Remove the existing pavement marking related to on-street parking. As part of the SA detailed design process, prepare a new pavement marking plan to back fill the development curb frontage with angle parking (45 degree at 5.5 m x 2.5 m car parking space dimensions).
 - Remove any affected traffic/parking signage and install new signage as required along the development frontage.

Lane Frontage Improvements

- The lane development frontage has a road right-of-way width of 10.06 m. The lane upgrade requirements shall include:
 - Upgrade the existing lane structure, including the construction of asphalt concrete pavement over the entire width of the lane, to comply with City of Richmond Engineering Design Standards. The upgrade is to match that carried out under SA 13-635022. The SA detailed design process shall determine the final cross-section profile, pavement structure, and other design details taking into considerations drainage and utility requirements.
 - The Developer is required to check the existing lighting levels in the lane to determine if lighting is adequate. If it is not adequate, lighting that meets City of Richmond lighting standards are to be provided at the cost of the Developer.
 - Construct a new driveway for vehicle access to the site. City design standards for commercial driveways are to be met (7.5 m driveway width at the property line).
- The required lane frontage improvements are limited to the site frontage only.

Statutory Right of Way Requirements

- A 2 m by 2m SRW is required at the northeast corner of the site (southwest corner of the Moncton Street and 2nd Avenue intersection.)
- All above ground hydro/telephone kiosk and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard. On-site SRWs are to be secured for the placement of this equipment.

Other Frontage Improvements:

- The developer is required to:
 - Provide frontage improvements as per Transportation's requirements.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - 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 that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m

- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m
- Provide street lighting along the lane frontage with bollards offset 0.5m away from the street lighting poles.
- Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- The Developer is required to:
 - Enter into an encroachment agreement for the proposed canopy encroachment prior to building permit issuance, including payment of any required fees. An encroachment agreement will only be granted if the encroachment will not hinder the use of and access to City infrastructure. Any proposed encroachments must be easily removable, and in the event that the City requires removal of the encroachment (for example, to access City utilities), removal and replacement will be at the Owner's cost.
 - Provide, within the first servicing agreement submission or prior to start of site preparation works (whichever comes first), a geotechnical assessment of preload, de-watering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - Provide a video inspection report of the existing sanitary service connection on the ROW and the sanitary sewer running from manhole SMH5126 to SMH5125 prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - 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.
 - Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of construction water, the Developer will be required to enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.
 - 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 existing SRW with proposed trees, non-removable fencing, or other structures.

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

1. Submission of an appropriate landscape bond/letter of credit for on-site landscaping.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Registration of a subsidence covenant on title. A signed and sealed letter from a geotechnical engineer must be provided to confirm that the proposed development will not impact the serviceability of neighbouring buildings, including the properties at 3480, 3500 and 3580 Moncton Street, and they may continue to be safely used for their intended purposes. All buildings must be built only in strict compliance with the recommendations set forth in the geotechnical report.
4. Enter into an encroachment agreement for the proposed fabric awnings along Moncton Street and 2nd Avenue.
5. 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 copy on file

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10075 (RZ 18-817742)
3560 Moncton Street**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following table into the existing table contained in Section 5.15.1(c):

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
ZMU43	\$10.00 for wood frame construction \$14.00 for concrete construction

- b. Inserting the following into Section 20 – Site Specific Mixed Use Zones, in numerical order:

“20.43 Commercial Mixed Use (ZMU43) – Steveston Village

20.43.1 Purpose

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

20.43.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- government service
- health service, minor
- housing, apartment
- industrial, general
- liquor primary

20.43.3 Secondary Uses

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

- establishment**
- **manufacturing, custom indoor**
 - **microbrewery, winery and distillery**
 - **office**
 - **parking, non-accessory**
 - **recreation, indoor**
 - **recycling depot**
 - **restaurant**
 - **retail, convenience**
 - **retail, general**
 - **retail, second hand**
 - **service, business support**
 - **service, financial**
 - **service, household repair**
 - **service, personal**
 - **studio**
 - **veterinary service**

20.43.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.43.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.15” **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **site** in the ZMU43 zone.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.43.5 Permitted Lot Coverage

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

20.43.6 Yards & Setbacks

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

20.43.7 Permitted Heights

1. The maximum **building heights** for the **site** is 9 m and two storeys.

20.43.8 Subdivision Provisions/Minimum Lot Size

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

20.43.9 Landscaping & Screening

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

20.43.10 On-Site Parking

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set-out in Section 7.0 except that:
 - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.
 - b) On-site **vehicle** parking shall be provided at the following rate:
 - i) Non-residential **uses** – on-site parking requirements contained in this Section 7.0 of this Bylaw are reduced by 33% with the exception that a rate of 2 spaces per 100 m² of **gross leasable floor area** be applied to **retail convenience, retail general, retail second hand, service business support, service financial and service personal.**
 - ii) Residential **uses** – on-site parking requirements contained in this Section 7.0 of this Bylaw are reduced by 13%.
 - c) Notwithstanding Section 7.5.13 of this Bylaw, one small space (i.e., 2.3 m by 4.6 m) is permitted.

20.43.11 Other Regulations

1. For **apartment housing**, no portion of the first **storey** of a **building** within 9.0 m of the **lot line abutting a road** shall be used for residential purposes.
 2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 3.0 m in width.
 3. Signage must comply with the City of Richmond's *Sign Bylaw No. 9700*.
 4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the

following area and by designating it **“COMMERCIAL MIXED USE (ZMU43) – STEVESTON VILLAGE”**.

P.I.D. 001-067-915

Lot 25 Section 10 Block 3 North Range 7 West New Westminster District Plan 25758

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10075”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 12, 2021
File: RZ 20-891369

Re: Application by Speera Ventures Incorporated for Rezoning at
10620 Williams Road from the "Single Detached (RS1/E)" Zone to the "Compact
Single Detached (RC2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10244, for the rezoning of
10620 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single
Detached (RC2)" zone, be introduced and given first reading.

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

WC:na
Att. 7

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

Staff Report

Origin

Speera Ventures Incorporated has applied to the City of Richmond, on behalf of the owner AJM Ventures Ltd. – Jeffery Wu, for permission to rezone 10620 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, each with vehicle access from the rear lane (Attachment 1). The proposed subdivision is shown in Attachment 2. The proposed site plan is shown in Attachment 3.

Findings of Fact

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

Subject Site Existing Housing Profile

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

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

To the South: Across the lane, single-family dwellings on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”, fronting Aintree Place.

To the East: Single-family dwellings on a lots zoned “Compact Single Detached (RC1)”, fronting Williams Road.

To the West: Single-family dwellings on a lots zoned “Compact Single Detached (RC1)”, fronting Williams Road.

Related Policies & Studies

Official Community Plan

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

Arterial Road Policy

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

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

Lot Size Policy 5443

The subject property is located within the area covered by Lot Size Policy 5443 (adopted by Council in 1990; amended in 2006). This Policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided there is access to an operational rear lane (Attachment 5). These Districts are equivalent to the “Compact Single Detached (RC2)” and “Coach House (RCH)” zones of the current Zoning Bylaw 8500. This redevelopment proposal would allow for the creation of two lots, each approximately 10.5 m wide and 346 m² in area, which is consistent with the Lot Size Policy.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

This redevelopment proposes to rezone and subdivide one existing single-family property into two new compact single-family lots with vehicular access from the rear laneway. This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on

Williams Road. Similar applications to rezone and subdivide properties have been approved in recent years on both sides of this block of Williams Road, between Aragon Road and Shell Road.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report that demonstrates efforts requested by staff to modify the building envelope of one of the proposed lots to retain a good conditioned and significant tree. The Report identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized tree (tag# 001) on the subject property and three street trees (tag# CT001, CT002, CT003) 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:

- 1 tree (tag# 001) is a 97 cm caliper *Cedrus Deodara* Cedar tree in very good condition. This tree should be retained and protected with existing grade maintained within the 4.87 m radius tree protection zone. A tree survival security of \$10,000.00 will be required.
- 3 trees (tag# CT001 (15 cm caliper *Liquidambar styraciflua*), tag# CT002 (35 cm caliper *Liquidambar styraciflua*), and tag# CT003 (17 cm caliper *Liquidambar styraciflua*)), located on adjacent City property are identified to be retained and protected. The applicant is required to provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03. A tree survival security of \$30,000.00 will also be required.

Tree Protection

Four trees (tag# 001, CT001, CT002, CT003) 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 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Careful consideration of the existing grade within the Tree Protection Zone surrounding tree tag# 001 is required. Existing site grade is lower than the sidewalk therefore in order to save tree tag# 001, the grade within the TPZ cannot be manipulated. To ensure existing grade is maintained in the TPZ, a raised wooden deck is proposed. Placement of footings for the deck will be reviewed prior to Building Permit issuance, with the help of a Certified Arborist, to ensure roots of the tree are not impacted and ground drainage is addressed.
- A variance to the rear yard setback and to the location of the required private outdoor space would help achieve tree retention in the front yard of Lot 2 and improve use, accessibility and functionality around tree tag# 001.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$40,000.00 to ensure 4 trees (tag# 001, CT001, CT002, CT003) are retained and protected.
- 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.

New Tree Planting

As part of a new subdivision, each lot should have a minimum of two trees (one in the front yard and one in the rear yard). The applicant has agreed to plant two new trees (one in the front yard and one in the rear yard) for Lot 1 and one new tree in the rear yard for Lot 2 (because of the retained tree (tag# 001)); for a total of three new trees. The required new trees are to be of the following minimum sizes:

No. of New Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
3	6 cm	3.5 m

The required new trees are also to be incorporated into a Landscape Plan for the development site, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, prior to rezoning adoption.

VariANCES Requested

The proposed development is generally in compliance with the “Compact Single Detached (RC2)” zone in Richmond Zoning Bylaw 8500. However, in order to maintain a 4.87 m tree protection zone around tree tag# 001 in the front yard, the applicant is requesting two variances. The first variance is to reduce the minimum rear yard setback from 6.0 m to 3.18 m to accommodate the proposed building on Lot 2. The second variance is to allow the minimum 20 m² of private outdoor space to be located in the front yard on Lot 2.

By reducing the rear yard setback requirement of 6.0 m to 3.18 m, an attached garage can be provided, and the front yard tree can be protected. With the building footprint on Lot 2 shifted towards the rear and tree protection and secondary suite parking requirements reducing available exterior space, the private outdoor space would need to be included in the front yard instead of the rear yard.

Staff support the requested variance as it will enable retention of the tree. The variances are required to be considered through a Development Variance Permit (DVP). The processing of a DVP to the satisfaction of the Director of Development is required prior to the adoption of the rezoning bylaw. Subdivision approval is required prior to DVP issuance as the variances are requested for Lot 2 only.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed a secondary suite in both new dwellings each being a minimum of 50 m² (540 ft²) and having minimum two bedrooms each. Parking for both secondary suites will be accessed by the lane, adjacent to each garage. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until the secondary suite on Lot 1 and Lot 2 is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Transportation and Site Access

Vehicular access to Williams Road is not permitted in accordance with Bylaw No. 7222 and therefore will be restricted to the rear lane only. Secondary suite parking will also be provided as required by Zoning Bylaw 8500.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must enter into a City Work Order for the design and construction of the required site servicing and off-site improvements, as described in Attachment 7. A Works and Services Cost Recovery Bylaw charge of \$24,564.51 for lane improvements, is required to be paid prior to rezoning adoption. Provision of a new 2.0 m-wide right-of-way along the development's entire north property line will also be required prior to adoption of the rezoning bylaw for the purpose of containing inspection chambers and water meters.

At the Subdivision stage, the applicant is also required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees, and the costs associated with the completion of the site servicing and other improvements as described in Attachment 7.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone 10620 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from the rear lane.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site, with the exception of requested variances to the rear yard setback and outdoor private space on Lot 2 which will be addressed through a subsequent Development Variance Permit process.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10244 be introduced and given first reading.



Nathan Andrews
Planning Technician

NA:rg

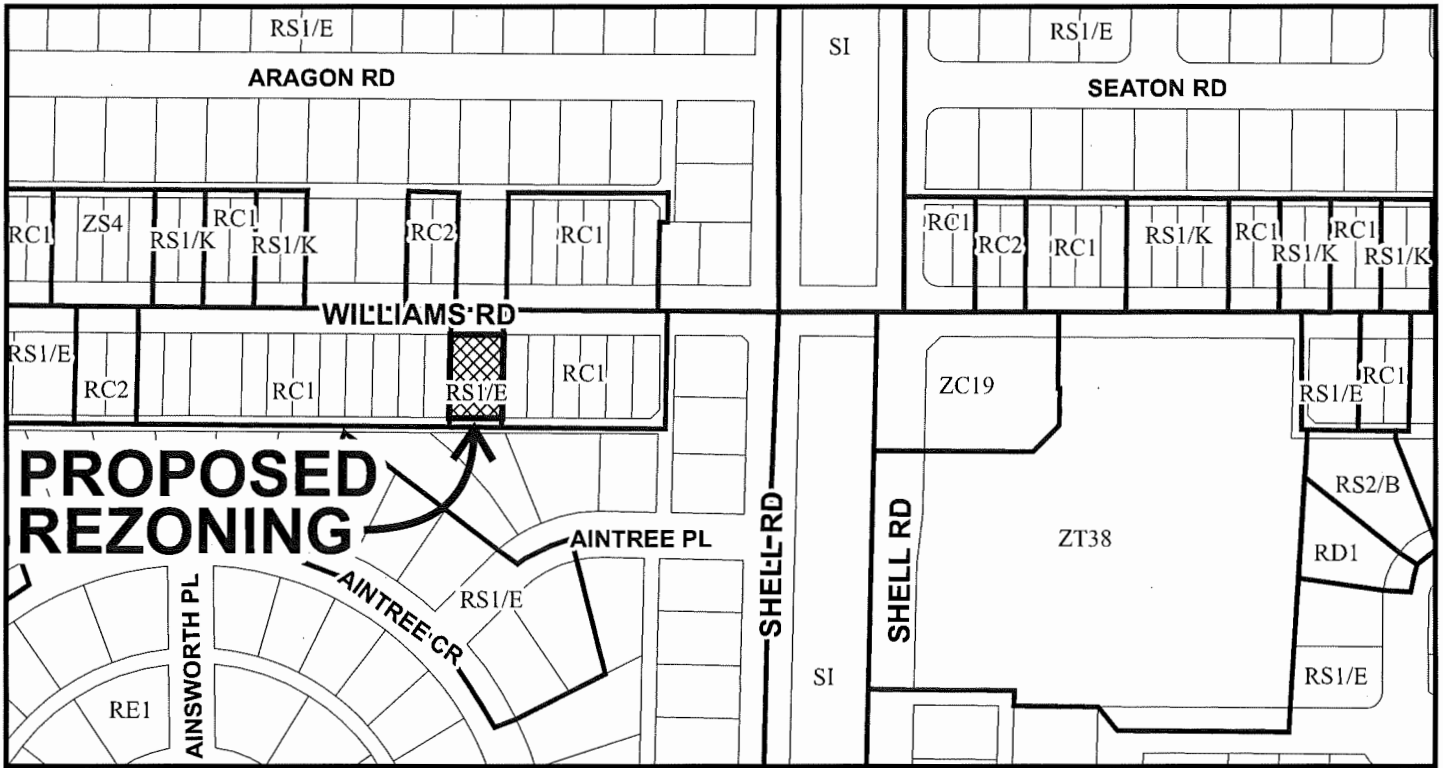
Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Survey Plan and Proposed Subdivision Plan
- Attachment 3: Site Plan and Architectural Drawings
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Policy 5443
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of Richmond

ATTACHMENT 1



73	10591	10611	10615	10631	10651	10671	10677	10691	10699	10711	10717	10725
6	20.12	20.12	10.06	10.06	20.12	10.06	10.06	10.06	10.06	10.06	10.06	16.4

WILLIAMS RD

10.52	10.52	10.52	10.52	10.21	10.21	21.08	10.21	10.21	10.52	10.52	10.47	10.57
10560	10568	10580	10582	10600	10608	10620	10640	10648	10660	10668	10680	10688
32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	29.87
10.52	10.52	10.51	10.51	10.21	10.21	21.08	10.21	10.21	10.52	10.52	10.47	7.57
25.94	35.66		14.2	28.80	37.91		22.86					



RZ 20-891369

Original Date: 01/29/20

Revision Date:

Note: Dimensions are in METRES



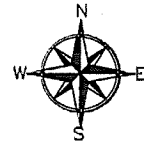
City of
Richmond



RZ 20-891369

Original Date: 01/29/20
Revision Date:
Note: Dimensions are in METRES

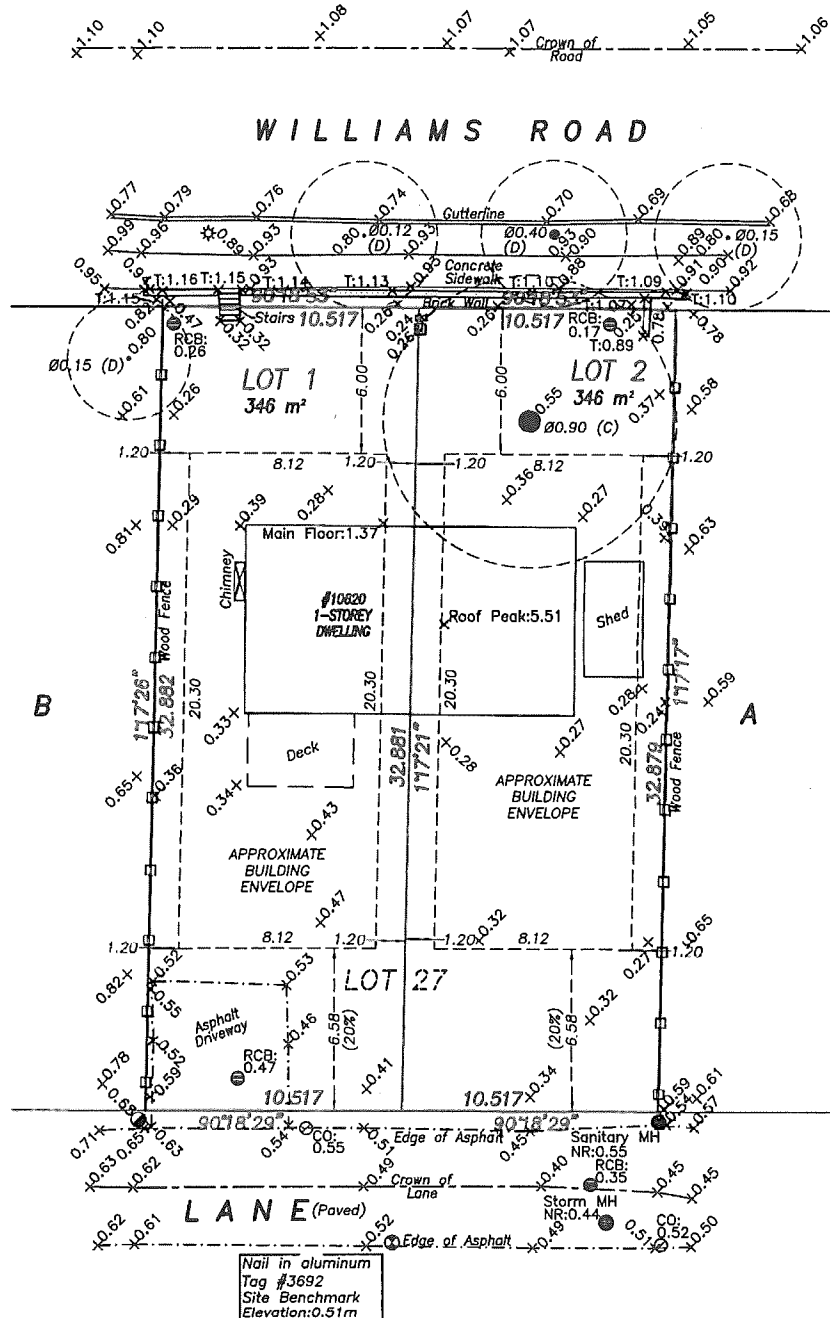
TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 27
BLOCK 12 SECTION 35 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18551



#10620 WILLIAMS ROAD,
 RICHMOND, B.C.
 P.I.D. 003-625-109

NOTE:

Elevations shown are based on
 City of Richmond HPN
 Benchmark network.
 Benchmark: HPN #190
 Control Monument 94H1624
 Elevation: 2.353m
 Benchmark: HPN #191
 Control Monument 02H2453
 Elevation: 1.664m



LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- ⊙ denotes round catch basin
- ⊕ denotes water valve
- ⊖ denotes water meter
- ⊙ denotes manhole
- ⊙ denotes cleanout
- ⊙ denotes lamp standard
- ⊙ denotes power post
- ⊙ denotes site benchmark
- T: denotes top of wall

Nail in aluminum
 Tag #3692
 Site Benchmark
 Elevation: 0.51m

© copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: (604) 214-8928
 Fax: (604) 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 7429
 FB-377 P91-93
 Drawn By: WK

SCALE: 1:200



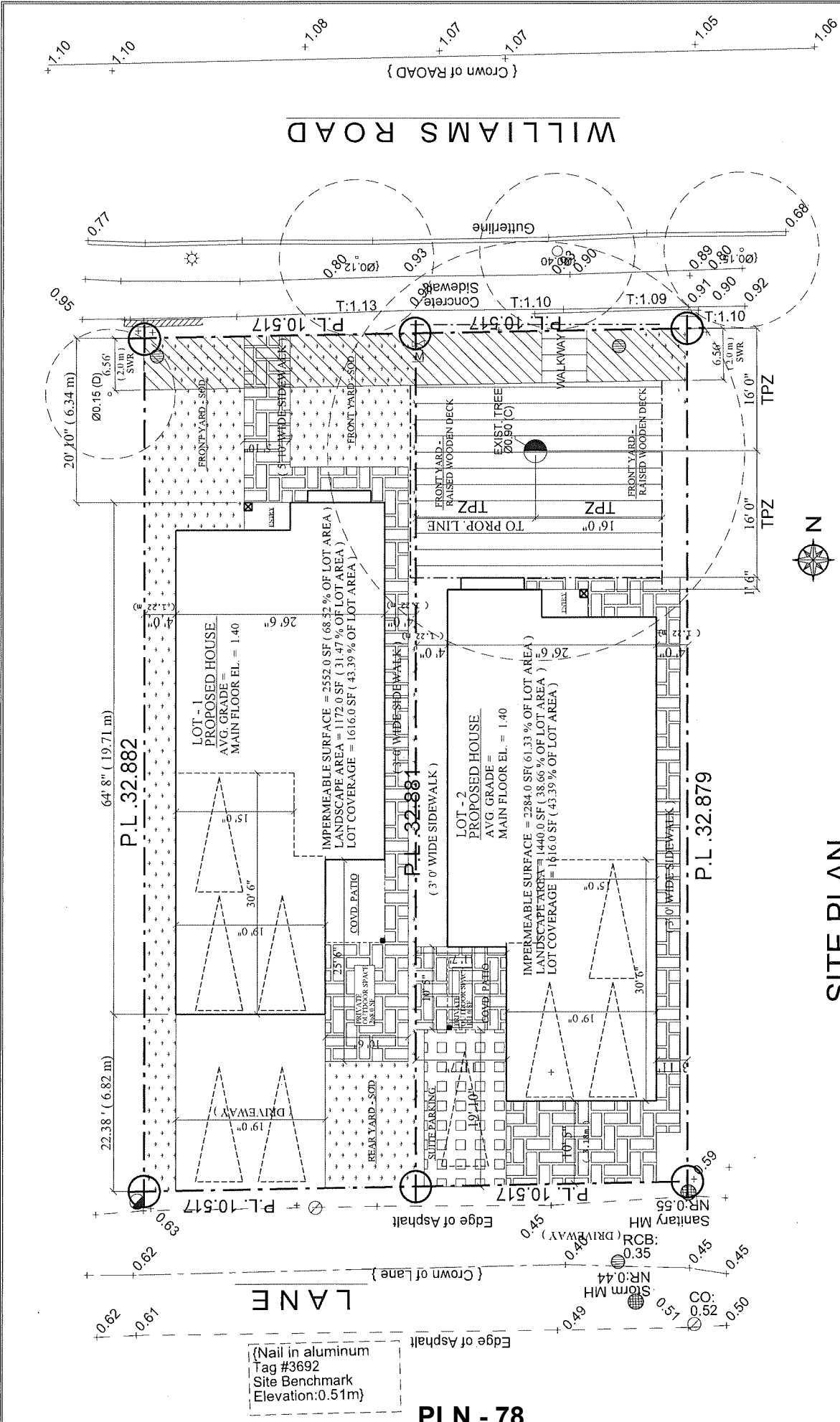
ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S., C.L.S.
 NOVEMBER 19th, 2019.

NOTE:
 Use site Benchmark Tag #967 for
 construction elevation control.

DWG No. 7429-Topo



(Nail in aluminum
Tag #3692
Site Benchmark
Elevation:0.51m)

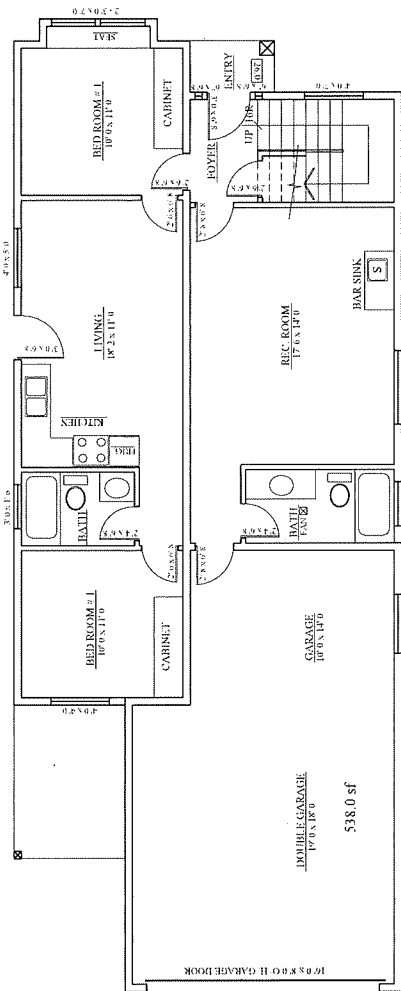
PLN - 78

SITE PLAN
PROPOSED 2 LOT SUBDIVISION

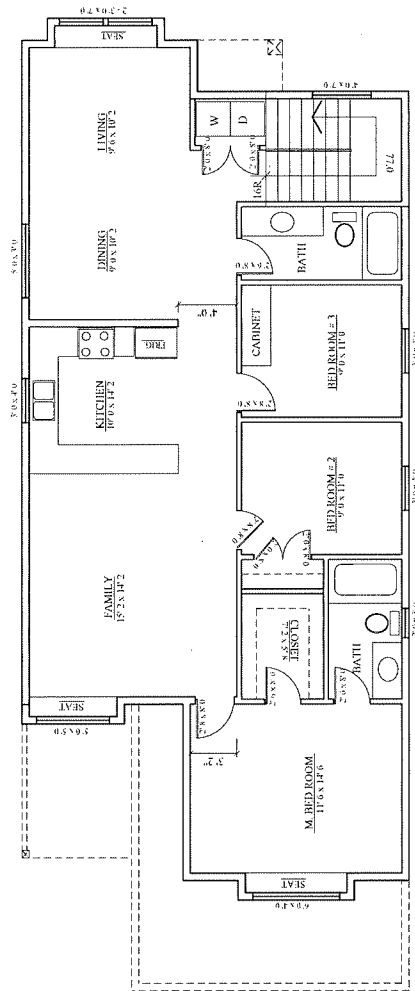
Feb 08 2021

DATE	10/20/20	PROJECT	10620 - Williams Road, Richmond, B.C.
BY	SAVTEH	SCALE	AS SHOWN
CHECKED	SAVTEH	DATE	10/20/20
DESIGNED	SAVTEH	DATE	10/20/20
APPROVED	SAVTEH	DATE	10/20/20
TITLE: SITE PLAN ASTONISH DESIGN & DETAILING LTD. 19732 - 71B Ave. Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: savtehd@astondesign.com			

24. Revise @ 11:23:54 AM 02/08/2021



MAIN FLOOR PLAN - AREA = 1517.0 SF INCL. GARAGE



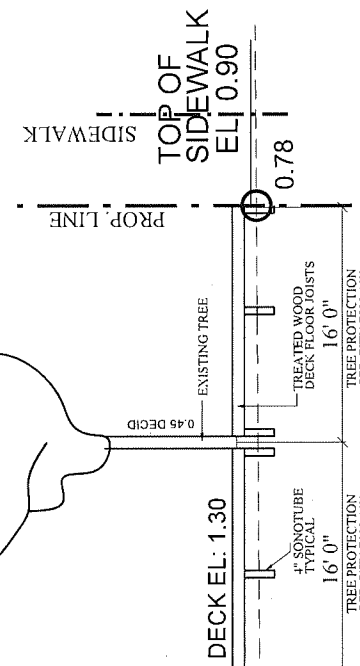
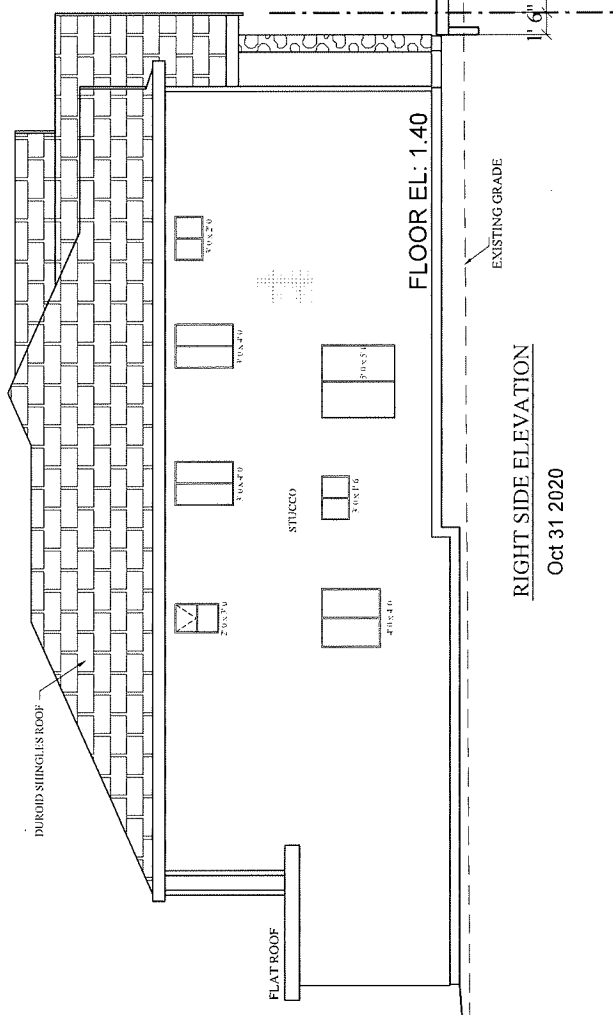
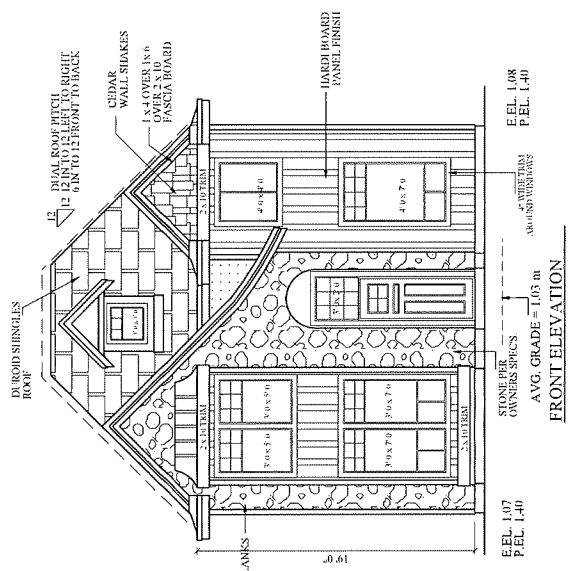
SECOND FLOOR PLAN - AREA = 1255.0 SF

Astomish Design & Detailing Ltd.
 10732-7103 Ave. Langley B.C.
 TEL: 1 604 539 8949 FAX: 1 604 539 1711
 CELL: 1 604 226 0389 EMAIL: astomish@hotmail.com

FLOOR PLANS

DATE:	10/29/11	Williams Road, Richmond, B.C.
PROJECT:	10732-7103	
DRAWN:	ASTOMISH	
CHECKED:	ASTOMISH	
SCALE:	1/4" = 1'-0"	
NO.	001	

THESE PLANS CONFORM TO
 B.C.B.C. 2018 EDITION



Astorish Design & Detailing Ltd.
 10620 - Williams Road, Richmond, B.C.
 PH: 1 604 539 1740 FAX: 1 604 539 1741
 CELL: 1 604 738 0389 E-MAIL: aad@astorish.com

THESE PLANS CONFORM TO
 B.C.B.C. 2018 EDITION

Oct 31 2020

RIGHT SIDE ELEVATION
 Oct 31 2020



RZ 20-891369

Attachment 4

Address: 10620 Williams Road

Applicant: Speera Ventures Incorporated

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	AJM Ventures Ltd. – Jeffery Wu	To be determined
Site Size (m²):	692 m ²	Lot 1: 346 m ² Lot 2: 346 m ²
Land Uses:	One single detached dwelling	Two single detached dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5443 permits rezoning and subdivision of lots along the south side of this section of Williams Road to "Compact Single Detached (RC2)" or "Coach House (RCH)".	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 207.60 m ² (2235 ft ²) Lot B: Max. 207.60 m ² (2235 ft ²)	Lot A: Max. 207.54 m ² (2234 ft ²) Lot B: Max. 207.54 m ² (2234 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	none
Lot Size:	Min. 270 m ²	346 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.52 m Depth: 32.88 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear Lot 1: Min. 6.0 m Rear Lot 2: Min. 3.18 m	Variance requested for Lot 2 rear yard only
Height (m):	Max. 2 ½ Storeys (9.0 m)	9.0 m	none
On-site Vehicle Parking with Secondary Suite:	Min. 3 per lot	Lot 1: Min. 3 Lot 2: Min. 3	none
Private Outdoor Space (m ²):	Min. 20 m ² (min.3.0 width and depth) provided on the lot outside front yard	Min. 20 m ² in the front yard	Variance on Lot 2 only

Other: _____

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



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: December 17, 1990 Amended by Council: December 18, 2006	POLICY 5443
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File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6
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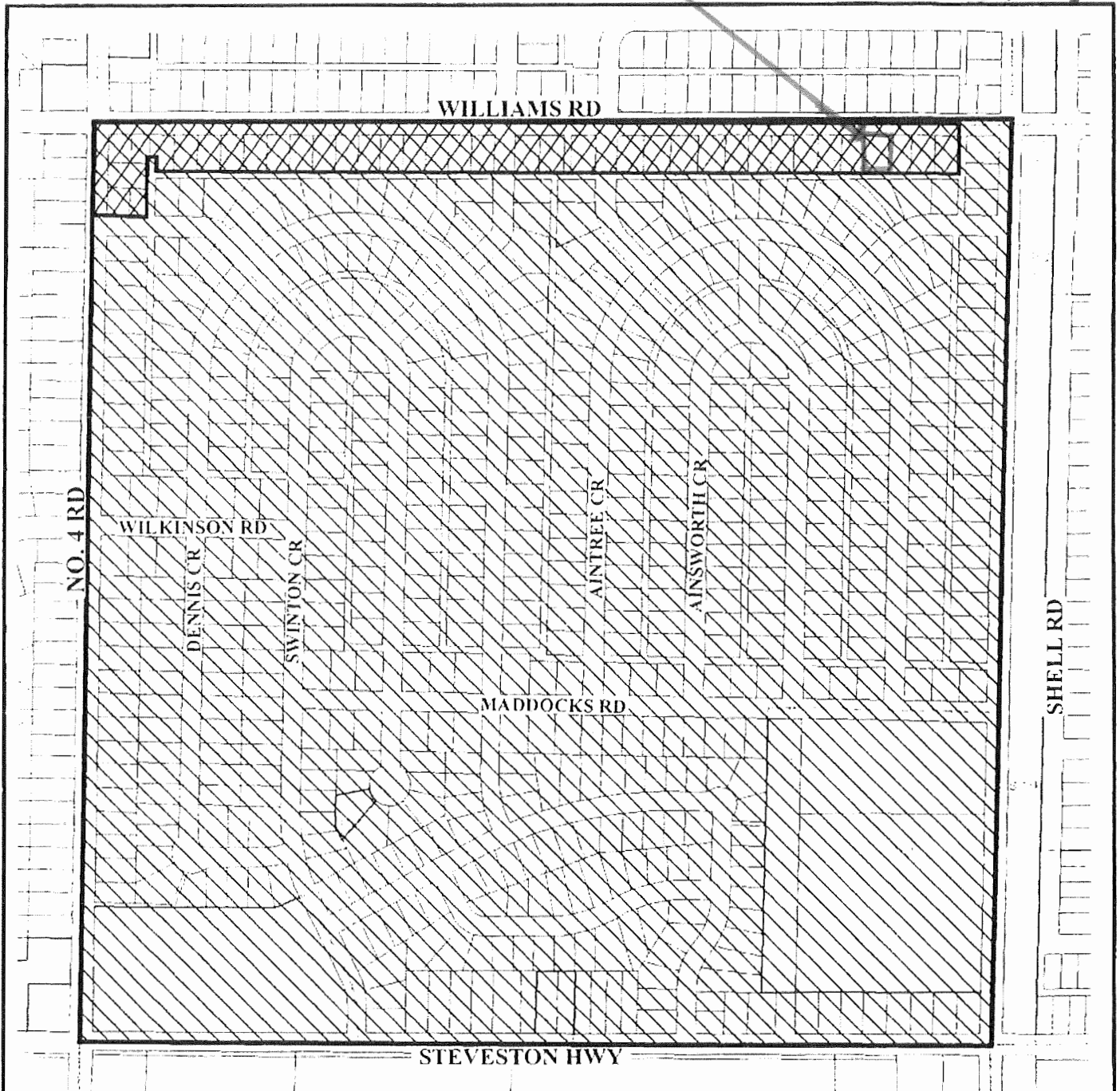
POLICY 5443:

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:
 - a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only.

2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.

SUBJECT PROPERTY



Subdivision permitted as per **R1/E**.



Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



Policy 5443
Section 35, 4-6

Adopted Date: 12/17/90

Amended Date: 12/18/06



Address: 10620 Williams Road

File No.: RZ 20-891369

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10244, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP’s Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 3 required new trees with the following minimum sizes:

No. of New Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
3	6 cm		3.5 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$40,000.00 for the 4 trees (tag# 001, CT001, CT002, CT003) to be retained. The applicant is required to provide a post-construction impact report upon completion of all construction activities on-site, at which time the City may return all or a portion of the Tree Survival Security. The remainder may be held for a one year monitoring period, to ensure that the trees survive. The City may transfer the remaining security to the City's Tree Compensation Fund if the tree is not successfully retained.
4. Registration of a flood indemnity covenant on title.
5. Lane upgrades completed previously by the City are to be paid in the amount of \$24,564.51 per the Works and Services Cost Recovery Bylaw 8752.
6. Registration of a Statutory Right-of-Way to provide for a 2.0 m-wide right-of-way along the development’s entire north property line, for the purpose of containing inspection chambers and water meters. The 2.0 m-wide right-of-way plan shall be replaced with a specific right-of-way plan to encompass just the area where the meters and inspection chambers are located, once the locations of the meters and inspection chambers are finalized.
7. The submission and processing of a Development Variance Permit* for Lot 2 completed to a level deemed acceptable by the Director of Development.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum two bedroom secondary suite of minimum 50 m² (540 ft²) is constructed on both Lot 1 and Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.

Prior to a Demolition Permit* being issued, the developer must complete the following requirements:

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

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

1. Pay Development Cost Charges (City and GVS & DD & TransLink), Cost Recovery Bylaw Charge for lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

2. At the developer's sole cost complete the following works via a City Work Order:

Water Works:

- a) Using the OCP Model, there is 861 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 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.
- c) At Developer's cost, the City will:
 - i) Cut and cap, at main, the existing water service connection and remove water meter.
 - ii) Install one new water service connection for each proposed lot complete with meter and meter box.

Storm Sewer Works:

- d) At Developer's cost, the City will:
 - i) Inspect and confirm the capacity and condition of the existing storm connections. If the existing storm connections are adequate to be reused, they may be retained. If not, a single service connection and inspection chamber with dual service leads shall be installed for the proposed lot; cut and cap the existing service connections and retain the western inspection chamber to serve the adjacent property.
 - ii) Cut and cap the lawn basin at the south property line of the existing lot once the property is raised to match the surrounding area and the need for the lawn basin is eliminated. The developer is to confirm that removal of the lawn basin will not adversely affect drainage in the area and retain/relocate if required.

Sanitary Sewer Works:

- e) At Developer's cost, the City will:
 - i) Cut and cap, at inspection chamber, the service connection to the existing lot. Retain the inspection chamber to serve adjacent properties.
 - ii) Install a new sanitary service connection complete with inspection chamber and dual service leads.

Frontage Improvements:

- f) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.
 - ii) Provide a 2.0 m-wide right-of-way along the development's entire north property line, for the purpose of containing inspection chambers and water meters. The 2.0 m-wide right-of-way plan shall be replaced with a specific right-of-way plan to encompass just the area where the meters and inspection chambers are finalized.
 - iii) Complete other frontage improvements as per Transportation requirements.

General Items:

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

- i) 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 Building Permit Issuance, the developer must complete the following requirements:

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

Note:

- * This requires a separate application.
- Where the Director 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 10244 (RZ 20-891369)
10620 Williams Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 003-625-109

Lot 27 Block 12 Section 35 Block 4 North Range 6 West New Westminster District Plan 18551

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10244".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 8, 2021
From: Wayne Craig **File:** RZ 19-858804
 Director, Development
Re: **Market Rental Housing Agreement Bylaw 10242 to Secure Market Rental Housing Units at 5500 No. 3 Road**

Staff Recommendation

That Market Rental Housing Agreement (5500 No. 3 Road) Bylaw 10242 to permit the City to enter into a Market Rental Housing Agreement substantially in the form attached hereto, in accordance with the requirements of Section 483 of the *Local Government Act*, to secure the Market Rental Housing Units required by Rezoning Application (RZ 19-858804), be introduced and given first, second and third readings.

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

Att. 1

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

Staff Report

Origin

The purpose of this report is to recommend that Council adopt Market Rental Housing Agreement (5500 No. 3 Road) Bylaw 10242 to secure 149 market rental housing units in the proposed development located at 5500 No. 3 Road (Attachment 1).

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

6.5 Ensure diverse housing options are available and accessible across the housing continuum.

Market Rental Housing Agreement Bylaw 10242 secured the market rental housing units in keeping with the terms and conditions endorsed by Council via the associated rezoning application for the subject site.

On April 20, 2020, the rezoning application (RZ 19-858804) for 5500 No. 3 Road was given second and third readings at a Public Hearing meeting for a mixed use development including ground floor commercial space and 149 market rental housing units. The registration of a Market Rental Housing Agreement and Housing Covenant are required prior to adoption of the Rezoning Bylaw and will secure 100% of the development's total residential floor area as market rental housing; being 149 market rental housing units.

It is recommended that the proposed Market Rental Housing Agreement Bylaw for the subject development (Bylaw 10242) be introduced and given first, second and third reading. Following adoption of the Bylaw, the City will be able to execute the Market Rental Agreement (Housing Agreement) and arrange for notice of the Agreement to be filed in the Land Title Office.

Analysis

The subject development involves the development of approximately 149 market rental housing units in a stand-alone building with commercial uses on the ground floor.

The habitable area of the 149 market rental housing units proposed represents 100% of the development's total residential floor area. The proposal complies with the City's family friendly unit mix with 42% of units having two bedrooms.

The market rental housing units in the building will be delivered as shown in the following table. All the market rental housing units will comply with the Zoning Bylaw's Basic Universal Housing (BUH) standards.

Unit Type	# of Units	Unit Size Range	% of Units
Studio	7	39.5 - 40.6 m ² (425 - 437 ft ²)	4.7%
1-BR	79	43.4 - 50.1 m ² (467 - 539 ft ²)	53%
2-BR	63	67.5 - 78.3 m ² (726 - 843 ft ²)	42.3%
3-BR	n/a	n/a	n/a
TOTAL	149 units	Varies	100%

The Market Rental Housing Agreement specifies that the units must be made available for rental tenure at market rent in perpetuity and must be owned under single ownership (i.e. no stratification of units). In addition, the Agreement restricts the owner from imposing any age-based restrictions on the tenants of the market housing units. The Agreement does not restrict the annual household incomes and maximum rents.

The Agreement specifies that occupants of the market rental housing units shall have unlimited access to all shared outdoor amenity space as well as access to shared indoor amenity space. In order to ensure that the owner is managing the market rental housing units according to the terms outlined in the Market Rental Agreement, the Agreement permits the City to conduct a statutory declaration process no more than once a year.

The applicant has agreed to the terms and conditions of the Market Rental Housing Agreement and to register notice of the Housing Agreement on title to secure the 149 market rental units.

Financial Impact

None.

Conclusion

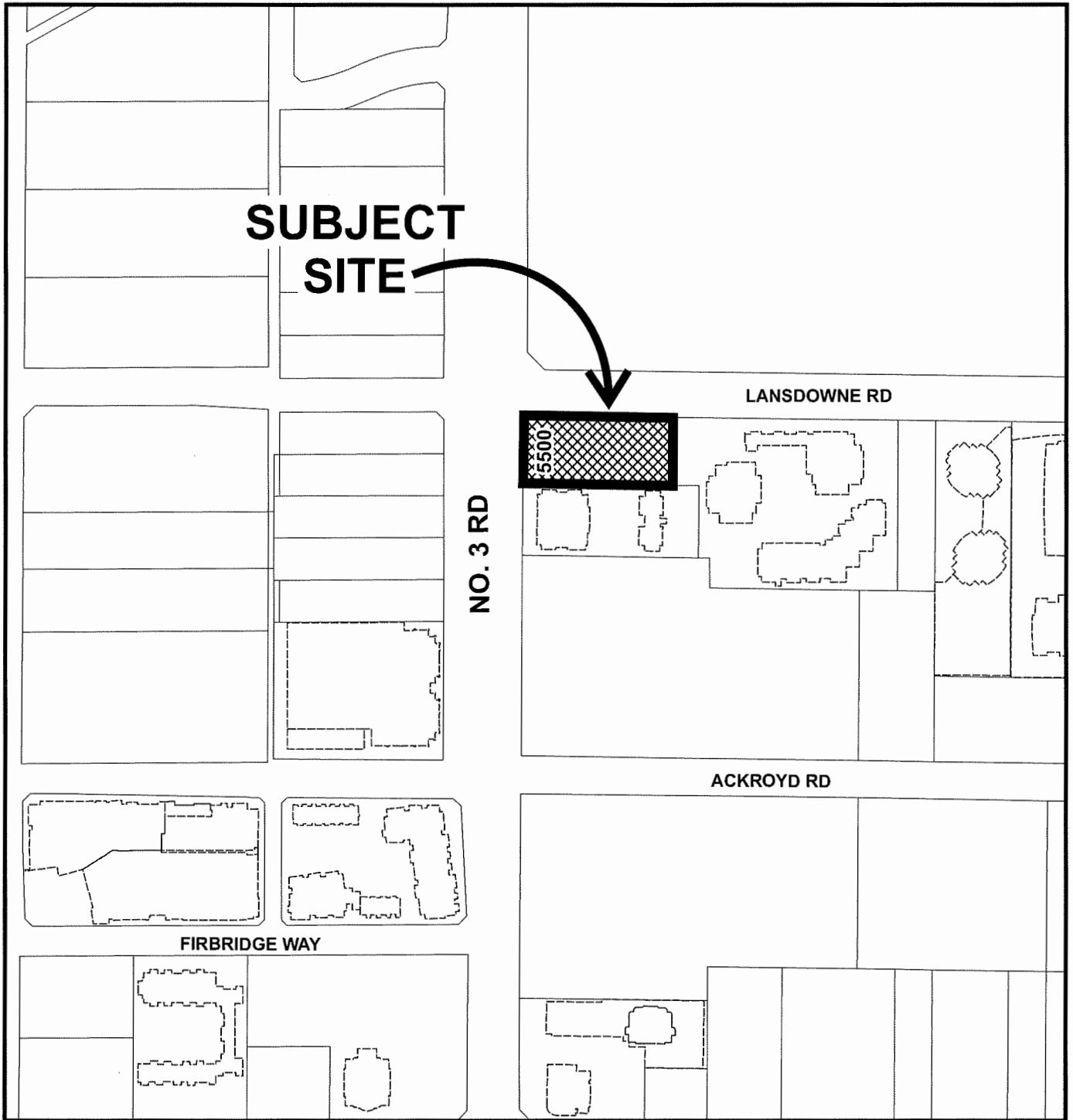
In accordance with the *Local Government Act* (Section 483), adoption of Bylaw 10242 is required to permit the City to enter into a Market Rental Housing Agreement. Together with the Housing Covenant, this will secure 149 market rental units that are proposed in association with rezoning application RZ 19-858804.



Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Map of 5500 No. 3 Road



5500 No. 3 Road

Original Date: 01/29/21

Revision Date:

Note: Dimensions are in METRES



Market Rental Housing Agreement (5500 No. 3 Road)
Bylaw 10242

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

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

PID 003-550-699 Lot 21 Except: Parcel "A" (Reference Plan 22118) Block 3 Section 4
Block 4 North Range 6 West New Westminster District Plan 1601

- 2. This Bylaw may be cited as Market Rental Housing Agreement (5500 No. 3 Road) Bylaw 10242.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signatures corresponding to the reading stages.

Approval stamp: CITY OF RICHMOND, APPROVED by SB, APPROVED by Solicitor with signature.

MAYOR

CORPORATE OFFICER

Schedule A

To Market Rental Housing Agreement (5500 No. 3 Road) Bylaw 10242.

HOUSING AGREEMENT BETWEEN RICHARD MARK AMES AND LESLIE JAY AMES,
EXECUTORS OF THE WILLS OF CLIFFORD AMES, DECEASED AND SURELLA
DOROTHY AMES, DECEASED, AND THE CITY OF RICHMOND

HOUSING AGREEMENT –MARKET RENTAL HOUSING
(Section 483 *Local Government Act*)

THIS AGREEMENT is dated for reference March ____, 2021,

AMONG:

RICHARD MARK AMES

5870 HUDSON STREET, VANCOUVER, BC V6M 2Z3

and

LESLIE JAY AMES

1107 WEST 33RD AVENUE, VANCOUVER, BC V6M 1A3

EXECUTORS OF THE WILL OF CLIFFORD AMES, DECEASED,

SEE BB1351094, IN TRUST, SEE BB1351093, CA3744292

(as to an undivided 3/4 interest)

(the “**Clifford Estate**”)

AND

RICHARD MARK AMES

5870 HUDSON STREET, VANCOUVER, BC V6M 2Z3

and

LESLIE JAY AMES

1107 WEST 33RD AVENUE, VANCOUVER, BC V6M 1A3

EXECUTORS OF THE WILL OF SURELLA DOROTHY AMES,

DECEASED, SEE CA6348248, IN TRUST

(as to an undivided 1/4 interest)

(the “**Surella Estate**”, together with the Clifford Estate, the “**Owner**” as more fully defined in section 1.1 of this Agreement)

AND:

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

(the “**City**” as more fully defined in section 1.1 of this Agreement)

WHEREAS:

- A. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the owner of the Lands; and
- C. The Owner and the City wish to enter into this Agreement to provide for market rental housing on the terms and conditions set out in this Agreement,

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

ARTICLE 1 DEFINITIONS AND INTERPRETATION

- 1.1 In this Agreement the following words have the following meanings:
- (a) **“Agreement”** means this agreement together with all schedules, attachments and priority agreements attached hereto;
 - (b) **“Building Permit”** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
 - (c) **“City”** means the City of Richmond;
 - (d) **“City Solicitor”** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
 - (e) **“CPI”** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
 - (f) **“Daily Amount”** means \$100.00 per day as of January 1, 2021 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2021, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
 - (g) **“Development”** means the mixed-use residential and commercial development to be constructed on the Lands;
 - (h) **“Development Permit”** means the development permit authorizing development on the Lands, or any portion(s) thereof;

- (i) **“Director of Development”** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;
- (j) **“Dwelling Unit”** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes rental apartments and strata lots in a building strata plan and includes, where the context permits, a Market Rental Housing Unit;
- (k) **“GST”** means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (l) **“Housing Covenant”** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the use and transfer of the Market Rental Housing Units;
- (m) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (n) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (o) **“Lands”** means the lands and premises legally described currently as follows: as follows:
 - (i) Parcel Identifier: 003-550-699 Lot 21 Except: Parcel “A” (Reference Plan 22118) Block 3 Section 4 Block 4 North Range 6 West New Westminster District Plan 1601;

And following registration of the subdivision plan EPP105851,

 - (ii) Parcel Identifier: No Pid Lot A Block 43 Section 4 Block 4 North Range 6 West New Westminster District Plan EPP105851,

including a building or a portion of a building, into which said lands are Subdivided;
- (p) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (q) **“LTO”** means the New Westminster Land Title Office or its successor;
- (r) **“Market Rent”** means the amount of rent that a willing and reasonable landlord would charge for the rental of a comparable dwelling unit in a comparable location for a comparable period of time;

- (s) **“Market Rental Housing Unit”** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (t) **“Owner”** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of a Market Rental Housing Unit from time to time;
- (u) **“Real Estate Development Marketing Act”** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (v) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (w) **“Strata Property Act”** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (x) **“Subdivide”** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or “shared interest in land” as defined in the *Real Estate Development Marketing Act*;
- (y) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy a Market Rental Housing Unit; and
- (z) **“Tenant”** means an occupant of a Market Rental Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes a tenant, agent, officer and invitee of the party;
- (j) reference to a “day”, “month”, “quarter” or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.

ARTICLE 2 USE AND OCCUPANCY OF RENTAL HOUSING UNITS

- 2.1 The Owner agrees that each Market Rental Housing Unit may only be used as a permanent residence occupied by a Tenant at or below Market Rent. A Market Rental Housing Unit must not be occupied by the Owner, the Owner’s family members (unless the Owner’s family members qualify as Tenants), or any tenant or guest of the Owner, other than the Tenant. For the purposes of this Article, “permanent residence” means that the Market Rental Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must in respect of each Market Rental Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor’s discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Market Rental Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Market Rental Housing Unit if, in the City’s absolute

determination, the City believes that the Owner is in breach of any of its obligations under this Agreement

- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 The Owner agrees that notwithstanding that the Owner may otherwise be entitled, the Owner will not:
- (a) be issued with a Development Permit unless the Development Permit includes the Market Rental Housing Units;
 - (b) be issued with a Building Permit unless the Building Permit includes the Market Rental Housing Units; and
 - (c) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any building, in part or in whole, constructed on the Lands and the City will not be obligated to permit occupancy of any Dwelling Unit or building constructed on the Lands until all of the following conditions are satisfied:
 - (i) the Market Rental Housing Units and related uses and areas have been constructed to the satisfaction of the City;
 - (ii) the Market Rental Housing Units have received final building permit inspection granting occupancy; and
 - (iii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the development of the Lands.
 - (d) Subdivide the Market Rental Housing Units into individual strata lots. The Owner acknowledges and agrees that if the Lands are subject to Subdivision by a Strata Plan, that the Market Rental Housing Units will together form no more than 1 strata lot.

ARTICLE 3

DISPOSITION AND ACQUISITION OF MARKET RENTAL HOUSING UNITS

- 3.1 Without limiting section 2.1, the Owner will not permit a Market Rental Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a “permanent residence” of a Tenant (as contemplated in section 2.1). Notwithstanding the foregoing, and for greater certainty, nothing in this Agreement will prevent renting of a Market Rental Housing Unit to a Tenant on a “month-to-month” basis.
- 3.2 If this Agreement encumbers more than one Market Rental Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than all of the Market Rental Housing Units in a single or related series of transactions with

the result that when the purchaser or transferee of the Market Rental Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Market Rental Housing Units.

- 3.3 If the Owner sells or transfers any Market Rental Housing Units, the Owner will notify the City Solicitor of the sale or transfer within 3 days of the effective date of sale or transfer.
- 3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner must not rent, lease, license or otherwise permit occupancy of any Market Rental Housing Unit except to a Tenant and except in accordance with the following additional conditions:
- (a) the Market Rental Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Market Rental Housing Unit will be at or below Market Rent; and
 - (c) the Owner will allow the Tenant and any permitted occupant and visitor of the Market Rental Housing Units to have full access to and use and enjoy all on-site common indoor and outdoor amenity spaces on the Lands, subject to reasonable rules and regulations established by the Owner or the Owner's property manager consistent with good and efficient management of the Market Rental Housing Units and the standard of management of rental properties similar to the Market Rental Housing Units.
- 3.5 The Owner shall not impose any age-based restrictions on Tenants of Market Rental Housing Units.
- 3.6 The Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Market Rental Housing Unit to comply with this Agreement.
- 3.7 The Owner will attach a copy of this Agreement to every Tenancy Agreement.
- 3.8 If the Owner has terminated the Tenancy Agreement, subject to the requirements of the *Residential Tenancy Act*, then the Owner shall use commercially reasonable efforts to cause the Tenant and all other persons that may be in occupation of the Market Rental Housing Unit, as applicable, to vacate the Market Rental Housing Unit, as applicable on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF MARKET RENTAL HOUSING UNIT

- 4.1 The Owner will not demolish a Market Rental Housing Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to

repair or replace any structural component of the Market Rental Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or

- (b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Market Rental Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations,

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

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

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Market Rental Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Market Rental Housing Units, will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Market Rental Housing Unit, as applicable, as rental accommodation.
- 5.4 The strata corporation shall not pass any bylaw or make any rule which would prohibit or restrict the Owner or the Tenant or any other permitted occupant of a Market Rental Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation, including parking, bicycle storage, electric vehicle charging stations or related facilities on the Lands intended for the use of the residential occupants, subject to reasonable rules and regulations established by the strata corporation or the strata manager consistent with good and efficient management of the strata corporation and the standard of management of similar strata properties in the City of Richmond.

**ARTICLE 6
DEFAULT AND REMEDIES**

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

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five business days following receipt by the Owner of an invoice from the City for the same.

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

**ARTICLE 7
MISCELLANEOUS**

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;
- (b) where a Market Rental Housing Units are a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Market Rental Housing Units; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 483 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Market Rental Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial

discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended.

7.2 **No Compensation**

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

7.3 **Modification**

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

7.4 **Management**

The Owner covenants and agrees that it will furnish good and efficient management of the Market Rental Housing Units and will permit representatives of the City to inspect the Market Rental Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Market Rental Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Market Rental Housing Units.

7.5 **Indemnity**

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands;

- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Market Rental Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

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

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Market Rental Housing Unit under this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands; and/or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 Survival

The obligations of the Owner set out in Section 7.5 and 7.6 of this Agreement will survive termination or discharge of this Agreement.

7.8 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;

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

7.10 Agreement for Benefit of City Only

The Owner and the City agree that:

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

7.11 No Public Law Duty

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

7.12 Notice

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

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

And copy to: City Solicitor and Director of Planning

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

7.13 Enuring Effect

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

7.14 Severability

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

7.15 Waiver

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

7.16 Sole Agreement

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

7.17 Further Assurance

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

7.18 Covenant Runs with the Lands

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

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours

specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

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

7.21 Applicable Law

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

7.22 Deed and Contract

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

7.23 Joint and Several

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

7.23 Limitation on Owner's Obligations

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

7.24 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

[Execution blocks follow]

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

Signed in the presence of: _____)
)
)
)
)
 _____)
 Print Name Below Signature)
)
)
 _____)
 Occupation)
)
)
 _____)
 Address

RICHARD MARK AMES
AS EXECUTOR OF THE WILL OF
CLIFFORD AMES, AND SURELLA
DOROTHY AMES

Signed in the presence of: _____)
)
)
)
)
 _____)
 Print Name Below Signature)
)
)
 _____)
 Occupation)
)
)
 _____)
 Address

LESLIE JAY AMES
AS EXECUTOR OF THE WILL OF
CLIFFORD AMES, AND SURELLA
DOROTHY AMES

CITY OF RICHMOND
by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
Claudia Jesson, Corporate Officer

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

Appendix A to Market Rental Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A
)	HOUSING AGREEMENT WITH
PROVINCE OF BRITISH COLUMBIA)	THE CITY OF RICHMOND
)	("Market Rental Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "Market Rental Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Market Rental Housing Agreement in respect of the Market Rental Housing Unit.
3. To the best of my knowledge, for the period from _____ to _____, the Market Rental Housing Unit was used solely for the provision of rental housing for Tenants (as defined in the Market Rental Housing Agreement) at or below Market Rent (as defined in the Market Rental Housing Agreement).
4. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of _____,)	
in the Province of British Columbia, this _____ day of _____, 20____.)	
)	
)	
)	
)	_____
_____)	DECLARANT
A Commissioner for Taking Affidavits in the Province of British Columbia)	