



**Planning Committee**

**Anderson Room, City Hall  
6911 No. 3 Road**

**Tuesday, March 21, 2017  
4:00 p.m.**

Pg. #      ITEM

MINUTES

PLN-5

*Motion to adopt the **minutes** of the meeting of the Planning Committee held on March 7, 2017.*



NEXT COMMITTEE MEETING DATE

April 4, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY OPENROAD AUTO GROUP LTD. FOR A ZONING TEXT AMENDMENT TO THE “VEHICLE SALES (CV)” ZONE TO INCREASE THE MAXIMUM PERMITTED FLOOR AREA RATIO TO 0.70 FOR THE PROPERTY LOCATED AT 13100 SMALLWOOD PLACE**

(File Ref. No. 12-8060-20-009672; ZT 16-754143) (REDMS No. 5326902 v. 2)

PLN-15

**See Page PLN-15 for full report**

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9672, for a Zoning Text Amendment to the “Vehicle Sales (CV)” zone, to increase the maximum permitted Floor Area Ratio (FAR) to 0.70 for the property located at 13100 Smallwood Place, be introduced and given first reading.*



2. **APPLICATION BY MICKEY CHOW FOR REZONING AT 9680 AQUILA ROAD FROM SINGLE DETACHED (RS1/E) TO RESIDENTIAL CHILD CARE (RCC)**

(File Ref. No. 12-8060-20-009685; RZ 16-743867) (REDMS No. 5286384 v. 2)

PLN-45

**See Page PLN-45 for full report**

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9685, for the rezoning of 9680 Aquila Road from “Single Detached (RS1/E)” to “Residential Child Care (RCC)”, be introduced and given first reading.*



3. **APPLICATION BY ANTHEM PROPERTIES GROUP LTD. FOR REZONING AT 10475, 10491, 10511, 10531, 10551, 10571, 10591 AND 10631 NO. 5 ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “MEDIUM DENSITY TOWNHOUSES (RTM3)”**

(File Ref. No. 12-8060-20-009687; RZ-16-726337) (REDMS No. 5228881)

PLN-64

**See Page PLN-64 for full report**

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM3)” zone, be introduced and given first reading.*



Pg. # ITEM

4. **APPLICATION BY BROOK POONI ASSOCIATES INC. FOR A ZONING TEXT AMENDMENT TO THE LIGHT INDUSTRIAL (IL) ZONE TO PERMIT OUTDOOR STORAGE AT 16160 AND 16268 RIVER ROAD**  
(File Ref. No. 12-8060-20-009697; RZ 15-707253) (REDMS No. 5333725)

PLN-103

[See Page PLN-103 for full report](#)

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9697, for a Zoning Text Amendment to the “Light Industrial (IL)” zone to permit “outdoor storage” at 16160 and 16268 River Road, be introduced and given first reading.*



5. **APPLICATION BY SUNCOR ENERGY INC. (PETRO-CANADA INC.) FOR A ZONING TEXT AMENDMENT TO THE GAS STATION COMMERCIAL (ZC15) – BROADMOOR AND IRONWOOD AREA TO PERMIT A DRIVE-THROUGH RESTAURANT AT 11991 STEVESTON HIGHWAY**  
(File Ref. No. 12-8060-20-009698; ZT 14-656010) (REDMS No. 5336093)

PLN-122

[See Page PLN-122 for full report](#)

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9698, for a Zoning Text Amendment to the “Gas Station Commercial (ZC15) – Broadmoor and Ironwood” zone to permit “Restaurant, drive-through” at 11991 Steveston Highway, be introduced and given first reading.*



6. **APPLICATION BY KRAHN ENGINEERING LTD. FOR A ZONING TEXT AMENDMENT TO THE "LIGHT INDUSTRIAL (IL)" ZONE FOR A SITE AT 9920 RIVER DRIVE**  
(File Ref. No. 12-8060-20-009694; ZT 16-753545) (REDMS No. 5331834 v. 2)

PLN-139

[See Page PLN-139 for full report](#)

*Designated Speaker: Wayne Craig*

Pg. #      ITEM

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9694, for a Text Amendment to the “Light Industrial (IL)” zone to allow “non-accessory parking” on a site-specific basis for the property at 9920 River Drive, be introduced and given first reading.*

7.    **MANAGER’S REPORT**

ADJOURNMENT



## Planning Committee

Date: Tuesday, March 7, 2017

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au  
Councillor Alexa Loo  
Councillor Harold Steves

Also Present: Councillor Carol Day

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on February 21, 2017, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

March 21, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

**Planning Committee**  
**Tuesday, March 7, 2017**

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**PLANNING AND DEVELOPMENT DIVISION**

**1. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 11671 AND 11691 CAMBIE ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. RZ 12-8060-20-009293; 14-670471) (REDMS No. 5304096 v. 3)

Edwin Lee, Planner 1, reviewed the application noting that completed traffic studies on Mellis Drive and Bargaen Drive have indicated no traffic or pedestrian issues and no further improvements are currently required.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that there will be no vehicle access to Mellis Drive and no cross access to the Coast Capital parking lot.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9293, for the rezoning of 11671 and 11691 Cambie Road from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.*

**CARRIED**

**2. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8480 NO. 5 ROAD FROM “AGRICULTURE (AG1)” TO “ASSEMBLY (ASY)”**

(File Ref. No. 12-8060-20-009537; RZ 14-674068) (REDMS No. 4929297 v. 8)

A letter from the neighbouring Az-Zahraa Islamic Centre was distributed (attached to and forming part of these minutes as Schedule 1).

David Brownlee, Planner 2, reviewed the application, noting that the application is consistent with the 2041 Official Community Plan (OCP) and is not subject to Agricultural Land Reserve (ALR) restrictions. He added that a future Development Variance Permit application would be required to vary the proposed building’s height over the 12 meter limit permitted under ASY zoning. Also, Mr. Brownlee commended the applicant for their response to concerns raised by the Az-Zahraa Islamic Centre to the proposed building designs.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9537, for the rezoning of 8480 No. 5 Road from “Agriculture (AG1)” to “Assembly (ASY)”, be introduced and given first reading.*

**CARRIED**

**Planning Committee**  
**Tuesday, March 7, 2017**

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3. **APPLICATION BY HARJ JOHAL FOR REZONING AT 9051 AND 9071 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/E)” TO “COMPACT SINGLE DETACHED (RC2)”**  
(File Ref. No. 12-8060-20-009646; RZ 16-728719) (REDMS No. 5223594)

Mr. Craig briefed Committee on the application, highlighting that the proposed development will include four secondary suites.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9646, for the rezoning of 9051 and 9071 Steveston Highway from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY 1056023 HOLDINGS LIMITED PARTNERSHIP FOR REZONING AT 12320 TRITES ROAD (FORMERLY 12280/12320 TRITES ROAD) FROM “LIGHT INDUSTRIAL (IL)” ZONE TO “SINGLE DETACHED (ZS23) – STEVESTON” ZONE**  
(File Ref. No. 12-8060-20-009675; RZ 16-723761) (REDMS No. 5267412 v. 2)

Correspondence from Vadim and Victoria Gavrillov of 12386 Trites Road and Kathryn and Derek Smith, 12382 Trites Road was distributed (attached to and forming part of these minutes as Schedule 2 and Schedule 3).

Mr. Craig reviewed the application, noting that the proposed development is consistent with the Trites Area Plan and will provide a cash contribution to the City’s Affordable Housing Reserve Fund.

In reply to queries from Committee, Mr. Craig and Sara Badyal, Planner 2, noted that staff have advised the applicant of the concerns raised by adjacent property owners and that contact information of the letter writers can be provided to the applicant.

Discussion ensued with regard to the historical zoning of the area and options to allow a mix of industrial and residential use on the subject site.

In reply to queries from Committee, Terry Crowe, Manager, Policy Planning, noted that the area was originally zoned for industrial use, however after consultation with local residents, the area was designated for residential use in the OCP and will eventually be rezoned for residential use. Mr. Craig added that retaining industrial uses as part of a mixed-use redevelopment would require an amendment to the OCP.

**Planning Committee**  
**Tuesday, March 7, 2017**

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9675, for the rezoning of 12320 Trites Road (Formerly 12280/12320 Trites Road) from the "Light Industrial (IL)" zone to the "Single Detached (ZS23) – Steveston" zone, be introduced and given first reading.*

**CARRIED**

Opposed: Cllr. Steves

5. **APPLICATION BY BENN PANESAR FOR REZONING AT 10140 AND 10160 FINLAYSON DRIVE FROM "SINGLE DETACHED (RS1/D)" TO "SINGLE DETACHED (RS2/B**

(File Ref. No. 12-8060-20-009684; RZ 15-713737) (REDMS No. 5303933)

Cynthia Lussier, Planner 1, reviewed the application, noting that the proposed subdivisions will take place over two phases. She added that the applicant has agreed to plant five new trees and a servicing agreement for water, sanitary connections and frontage improvements along Finlayson Drive. Ms. Lussier added that the proposed development will provide secondary suites for all new lots.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9684, for the rezoning of 10140 and 10160 Finlayson Drive from "Single Detached (RS1/D)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

6. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 9880 GRANVILLE AVENUE AND 7031 NO. 4 ROAD FROM "SINGLE DETACHED (RS1/F)" ZONE TO "MEDIUM DENSITY TOWNHOUSES (RTM2)" ZONE**

(File Ref. No. 12-8060-20-009868; RZ 15-708960) (REDMS No. 5235558 v. 2)

Mr. Lee reviewed the application, noting that the proposed development will provide convertible units and a cash-in-lieu contribution to the Affordable Housing Reserve Fund.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9686, for the rezoning of 9880 Granville Avenue and 7031 No. 4 Road from "Single Detached (RS1/F)" zone to "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.*

**CARRIED**



**Planning Committee**  
**Tuesday, March 7, 2017**

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7. **MANAGER'S REPORT**

*(i) Non-Farm Use Applications*

Mr. Craig briefed Committee on two non-farm use application decisions made by the Agricultural Land Commission (ALC), noting that both the applications submitted by Mahal Farm and May Farm were denied.

*(ii) Planning Approval Timelines and Housing Supply Study*

Mr. Craig provided a memorandum titled "Provincial study on new home approvals", dated March 2, 2017 (copy on-file, City Clerk's Office), advising that staff have given clarification to the study's authors to correct reported inaccuracies in a recent study on the linkages between planning approval timelines and the housing supply.

*(iii) Open House on Agricultural Land Reserve House Size Regulations*

Mr. Crowe briefed Committee on the recent open house on ALR house size regulations, noting that (i) there were approximately 250 attendees, (ii) attendees were encouraged to respond to the questionnaire by March 12, 2017, and (iii) an information session will be scheduled for the Agricultural Advisory Committee (AAC), Richmond Farmer's Institute (RFI) and another possible group of agricultural land owners on March 8, 2017.

In reply to queries from Committee, Mr. Crowe noted that staff will not schedule additional information sessions for private interest groups and that staff will consider simplifying the technical language used in the consultation materials. Mr. Crowe added that staff are available to assist individuals with the questionnaire.

*(iv) Application for the Rezoning of 11680 Sealord Road and the 702 Single-Family Lot Size Policy*

In reply to queries from Committee, Mr. Craig spoke on the status of the rezoning application of 11680 Sealord Road, noting that staff are in process of responding to a referral to review lot subdivision and the City's 702 Single-Family Lot Size Policy.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:40 p.m.).*

**CARRIED**

**Planning Committee**  
**Tuesday, March 7, 2017**

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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, March 7, 2017.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator

Schedule 1 to the Minutes of the *T6: Planning Committee*  
Planning Committee meeting of *March 7, 2017*  
Richmond City Council held on *re: Item # 2 (RZ 14-674068)*  
Tuesday, March 7, 2017.



**Az-Zahraa ISLAMIC CENTRE**  
SHIA MUSLIM COMMUNITY OF BRITISH COLUMBIA  
8580 #5 ROAD RICHMOND BC CANADA V6Y 2V4 TEL: 604.274.7869 [www.az-zahraa.org](http://www.az-zahraa.org)

March 4, 2017

Planning Committee  
City of Richmond  
Richmond, BC

**RE: RZ 14-674068 8480 No 5 Road Temple Rezoning Application**

Dear Sir/Madam,

We are writing in appreciation of the information recently provided to us by Mr. David Brownlee, with regards to the rezoning application for the proposed Buddhist Temple at 8480 Number 5 Road.

We really appreciate all the efforts that Mr. Brownlee and the Members of the Buddhist Community along with their architect, have made to address the concerns we brought forward. While it is not perfect with the height being over the permissible limit, our Community is sympathetic to the needs of the Buddhist Community.

With these changes, we are now in a position to support their application. Being their neighbours on both sides of the property (8580 and 8320 No. 5 Rd), we look forward to a mutually supportive and fruitful relationship.

Best regards,

Shaheen Rashid  
Secretary, The Shia Muslim Community of BC  
[secretary@az-zahraa.org](mailto:secretary@az-zahraa.org)

CC: Mr. David Brownlee



Schedule 2 to the Minutes of the  
Planning Committee meeting of  
Richmond City Council held on  
Tuesday, March 7, 2017.

TO: Planning Committee  
March 7, 2017  
re: item #4 (R2 16-723761)

To: Developer Address

AND

City of Richmond Address

And To: Insurance Company

February 23, 2017

To whom it may concern:

Our names are Vadim Gavrilov and Victoria Gavrilova and we are the owners of a home located at 12386 Trites Road in Richmond. We have lived at this address for the last 11 years and bought it in 2006 (year). We love our home, which we bought practically new, and love living in the Steveston neighbourhood.

For the past 2 weeks, there has been extensive construction going on close to us, roughly at the intersection of Moncton and Trites Road. There is an old commercial plaza located there that is being destroyed to make way for a new residential development. As a result of all the levelling that has been going on these past few weeks, our house has been shaking and groaning every day, starting from 8:00 am until the work is finished around 5 or 6:00 pm. The first and second floors of our home shake so much that it feels like a constant earthquake. The house literally groans and it is impossible to sleep or not be disturbed by the constant noise and disruption. We are certain that our house is shaking due to the construction down the street on Trites Road, as this sort of thing has never happened before (even during brief earthquakes).

We are both deeply concerned that this sort of shaking may cause structural and foundational damage to our home in the long run. We have not yet seen any cracks in our walls but are checking repeatedly. If there is any structural damage to our house as a result of all this construction and we are required to fix it, we will be forced to seek compensation from whoever is responsible for this building project at Trites and Moncton and the irresponsible way in which it is being carried out.

It is not only our house that is feeling the effects of this construction. One of our closest neighbours, Derek Smith, came to our home recently to discuss the situation. His house, which is to the left of our home and slightly closer to the construction, is also shaking and groaning and Derek is also concerned about any potential structural damage that may occur.

We ask that you please do something about the disruption this development and construction are causing the neighbourhood and that you do so urgently, before any long term structural damage occurs to our home and to the homes of our neighbours.

Respectfully yours,

\_\_\_\_\_  
Vadim Gavrilov

and

\_\_\_\_\_  
Victoria Gavrilova



Kathryn and Derek Smith  
12382 Trites Rd., Richmond, BC, V7E 3R7  
Phone: 778-875-0677 E-mail: [kathryn.fung@gmail.com](mailto:kathryn.fung@gmail.com)



February 23, 2017

Joe Erceg  
City of Richmond  
Planning & Development Department  
6911 No. 3 Road  
Richmond, British Columbia  
V6Y 2C1  
(via e-mail: [planningdevelopment@richmond.ca](mailto:planningdevelopment@richmond.ca))

**Re: File #: RZ 16-723761**  
**Trites Rd. rezoning and development by 1056023 Holdings Limited Partnership**

Dear Joe Erceg,

We are writing to express concerns about property damage at our home (12382 Trites Rd.) that we believe is a result of the rezoning and development north of us on Trites Rd. In brief, the properties located at 12320/12280 Trites Rd were sold by 0843003 BC Ltd. to 1056023 Holdings Limited Partnership. On March 3, 2016, the 1056023 Holdings Limited Partnership applied to the City of Richmond for permission to rezone 12320/12280 Trites Rd from Light Industrial (IL) to Single Family (ZS23) in order to create 30 single family lots, file number RZ 16-723761. The contact name for this application is Matt Stogryn, phone 604-278-5298. It is unclear how Mr. Stogryn is connected to the numbered company that owns the site. The other name that also appears on the application is Peter Luan.

According to the Richmond News article dated April 5, 2016, the previous tenants were given six months' notice to vacate by the new owners. In late 2016, demolition of the buildings at those addresses began. There appears to only be one building left (the former Steveston Bottle Depot) as of the date of this letter. We believe the demolition has caused



changes to our building envelope and/or foundation. In the past two months, we have noticed new gaps between several kitchen floor boards that were not previously present (see photos).



In addition to visible gaps, there has been noticeable shaking of our home and the development of new rattling sounds in the walls. Multiple times during the day, walls and closets on the upper levels of the home will visibly shake with audible sounds. Tremors can also be felt when sitting/lying down on the furniture several times a day. It feels as if the house is being subjected to repeated small earthquakes. New audible sounds and shaking are apparent on the ground level of our home near the centre wall. The rate at which these changes are occurring is concerning.

Several other property owners in the area have noted new sounds and movement during this demolition period.

We are writing to express concern about private property damage resulting from developments approved by the City and to see what options are available to assist residents in this situation. It would also be appreciated if contact information can be provided for the developer overseeing this project.

Kind regards,

Handwritten signatures of Kathryn and Derek Smith. The first signature is a cursive 'K' followed by a flourish. The second signature is 'D-R' in a stylized font.

Kathryn and Derek Smith





# City of Richmond

## Report to Committee Planning and Development Division

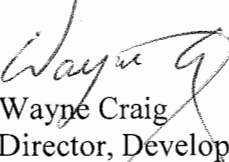
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** March 13, 2017  
**File:** ZT 16-754143

**Re:** Application by OpenRoad Auto Group Ltd. for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to Increase the Maximum Permitted Floor Area Ratio to 0.70 for the Property Located at 13100 Smallwood Place

### Staff Recommendation


That Richmond Zoning Bylaw 8500, Amendment Bylaw 9672, for a Zoning Text Amendment to the "Vehicle Sales (CV)" zone, to increase the maximum permitted Floor Area Ratio (FAR) to 0.70 for the property located at 13100 Smallwood Place, be introduced and given first reading.

  
Wayne Craig  
Director, Development

CL:blg  
Att. 8

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

  
FOR JOE ERCEG

## Staff Report

### Origin

OpenRoad Auto Group Ltd. has applied to the City of Richmond for a Zoning Text Amendment to the "Vehicle Sales (CV)" zone in order to increase the maximum permitted Floor Area Ratio (FAR) to 0.70 for the property located at 13100 Smallwood Place, to allow the development of an auto dealership. A location map of the subject site is included in Attachment 1. A survey of the site is included in Attachment 2.

### Findings of Fact

The applicant proposes a text amendment to the "CV" zone to increase the maximum permitted FAR on the subject site to 0.70 FAR based on consideration of the site-specific context (i.e., the Richmond Auto Mall), and the feasibility of accommodating the proposed density on the subject site. Under the current "CV" zone, the maximum permitted FAR is 0.50. The "CV" zone includes reference to three other properties within the Richmond Auto Mall where the maximum density ranges from 0.58 FAR to 0.78 FAR. The proposed 0.70 FAR at the subject site would be consistent with other developments in the auto mall, and evolving trends for new car dealerships to more intensively utilize the land.

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

### Site Description and Surrounding Development

The subject property is located within the Richmond Auto Mall at the northeast corner of the intersection of Westminster Highway and Jacombs Road. The former fleet facility operated by OpenRoad Auto Group Ltd. at the subject site has been demolished and the applicant has commenced site preparation for the proposed auto dealership. Existing land uses and development immediately surrounding the subject site are as follows:

- To the North, immediately across Smallwood Place, is an existing Hyundai dealership on a site zoned "Vehicle Sales (CV)" within the Richmond Auto Mall at 13171 Smallwood Place.
- To the South, across Westminster Highway and a frontage road further south, are large properties zoned "Agriculture (AG1)" in the Agricultural Land Reserve (ALR), which contain single-family dwellings and accessory buildings.
- To the East is an existing Nissan dealership on a site zoned "Vehicle Sales (CV)" within the Richmond Auto Mall at 13220 Smallwood Place.
- To the West, across Jacombs Road, is the "Richmond Nature Park East" on a site zoned "School & Institutional Use (SI)" at 5991 Jacombs Road.



## **Related Policies & Studies**

### **Official Community Plan/East Cambie Area Plan**

The subject site is designated “Commercial” in both the Official Community Plan (OCP) and the East Cambie Area Plan (Attachment 4). The proposed auto dealership at the subject site is consistent with the OCP and Area Plan land use designations.

### **Agricultural Land Reserve (ALR) Buffer Zone**

Where there is an intervening road between ALR lands and non-ALR lands, the OCP encourages an appropriate landscaping buffer on the non-ALR lands through the rezoning and Development Permit processes.

The applicant’s proposal is consistent with these land use considerations in the OCP, as follows:

- The Agricultural Land Reserve (ALR) is located to the south of the site and to the west (Richmond Nature Park). The site is separated from the ALR by existing roads (Jacombs Road and Westminster Highway). Formal landscaping plans to adequately buffer the site from the ALR will be a requirement of the forthcoming Development Permit for the proposed auto dealership.
- There is an existing 1.8 m high solid fence along the south property line next to Westminster Highway and the applicant proposes a row of new trees, a 3 m setback to on-site surface parking, and a setback of approximately 15 m to the south building façade.
- The applicant also proposes to retain the existing planting and 1.8 m high solid fence along the west property next to Jacombs Road, replace the existing London Plane trees (which are in poor condition) with a new row of Ginkgo Biloba trees, and to provide a minimum 3 m setback to on-site surface parking and proposed buildings.

Details of the landscaping plans will be finalized during the Development Permit.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title to identify the buffer area and ensure that landscaping planted within the buffer is maintained and will not be abandoned or removed. The covenant is also to indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations.

### **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. In this location, the required Flood Construction Level is 2.9 m GSC for habitable spaces.

**Aircraft Noise Sensitive Development Policy**

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

Registration of an Aircraft Noise Indemnity Covenant on Title will be required prior to final adoption of the rezoning bylaw. At future Building Permit stage, the applicant is required to submit an Acoustic Report and to incorporate noise mitigation into building construction.

**Ministry of Transportation and Infrastructure (MOTI) Approval**

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to MOTI. Preliminary approval from MOTI for the proposed development was granted for a period of one year (i.e., until January 10, 2018). Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

**Ministry of Environment (MOE) Approval**

Since the Site Profile submitted by the applicant identifies that the subject site had been used for one of the industrial or commercial purposes or activities set out in the provincial Contaminated Sites Regulation, this rezoning application may not be approved until a Certificate of Compliance (or alternative approval) has been provided by the MOE.

**Richmond Auto Mall Association Review**

The applicant has confirmed that the proposed Zoning Text Amendment to permit increasing the density on the subject site from 0.5 FAR to 0.70 FAR is supported by the Richmond Auto Mall Association (Attachment 5).

**Public Consultation**

A rezoning sign has been installed on the subject property. Notification signage of the associated Development Permit application for the auto dealership is also currently posted on-site. Staff have not received any comments from the public about the Zoning Text Amendment 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**

### **Site Access, Built Form and Architectural Character**

The applicant has submitted preliminary concept plans of the proposed auto dealership, associated on-site uses and surface parking, and landscaping, as shown in Attachment 6. Further review of the preliminary concept plans, including transportation-related issues, will be undertaken as part of the Development Permit Application review process to ensure consistency with the design guidelines in the OCP with specific consideration of the Richmond Auto Mall context.

The proposed concept plans show a principal two-storey building in the centre of the subject site with surface parking and landscaping located around the perimeter of the site. A one-storey carwash and garbage/recycling enclosure is proposed in the southwest of the site. The main floor of the principal building is to contain the sales reception area, vehicle showroom, customer lounge, and associated uses such as offices, auto servicing and detailing, parts and tool storage, accessory retail of parts, etc. The upper and rooftop levels of the principal building are to contain vehicle display, storage, and delivery areas, as well as meeting rooms and offices, indoor and outdoor staff amenity areas.

Vehicle access to the site is proposed from Smallwood Place via two driveway crossings. Pedestrian access is proposed from Smallwood Place to the building main entry via a wide walkway and entry plaza.

### **Variances Requested**

Based on the proposed preliminary concept plans, the applicant will be requesting to vary the provisions of Richmond Zoning Bylaw 8500 at the Development Permit Application review stage to:

- 1) Waive the requirement for on-site medium/large size loading spaces.
- 2) Increase the maximum permitted height for a building from 12.0 m to a maximum of 15.44 m for rooftop mechanical equipment and storage, as well as an elevator and stairways, which enable access to/maintenance of the rooftop parking area.

Staff is supportive of the proposed variances, as they are similar to those that have been granted to other auto dealerships in recent years, due to the special context and operating characteristics within the Richmond Auto Mall. These variance requests will be reviewed and analysed further at the Development Permit Application review stage.

### **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses a number of undersized and bylaw-sized trees on-site, on the adjacent property to the east at 13220

Smallwood Place, and on City-owned property along Smallwood Place, Jacombs Road, and Westminster Highway.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and provides the following comments:

- 10 trees located on-site have been historically topped (are in poor condition) and should be removed and replaced with new trees on-site along Jacombs Road (Trees # C11 to C20).
- Nine trees located on-site are in good condition and should be retained and protected (Trees # 2105 to 2113).
- One tree located on the shared neighbouring property line with 13220 Smallwood Place to the East is in good condition and should be retained and protected (Tree # OS1)
- Tree protection fencing must be installed as per the City's Tree Protection Information Bulletin TREE-03.
- Replacement trees should be specified at a 2:1 ratio, as per the OCP.

The City's Parks Department staff have reviewed the Arborist's Report and provide the following comments:

- Three trees on City-owned property along Smallwood Place are authorized for removal due to conflict with the proposed construction and site access (Trees # C3, C4, C5), and three trees along Jacombs Road are authorized for removal due to poor structure and health (Trees # C8, C9, C10).
- The remaining 12 trees on City-owned property are to be retained and protected as per the City's Tree Protection Information Bulletin TREE-03 (Trees # C1, C2, C6, C7 and OS2 to OS9).

#### *Tree Protection*

A total of nine trees on-site, one tree shared with 13220 Smallwood Place, and 12 trees off-site are proposed to be retained and protected (Trees # 2105 to 2113, C1, C2, C6, C7, and OS1 to OS9). The applicant has submitted a Tree Management Drawing showing the trees to be retained and the required tree protection zones (Attachment 7).

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

- Prior to final adoption of the rezoning bylaw:
  - Submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Submission of a Tree Survival Security in the amount of \$16,000 for Trees # 2105 to 2113.
- Submission of a Tree Survival Security in the amount of \$22,300 for Trees # C1, C2, C6, C7 and OS2 to OS9 on City-owned property.
- Prior to Building Permit issuance:
  - Installation of tree protection barriers in accordance with the City's Tree Protection Information Bulletin TREE-03.

### *Tree Replacement*

The applicant proposes to remove 9 bylaw-sized trees from the subject site (Trees # C12 to C20). According to the 2:1 replacement ratio specified in the OCP and the size requirements for replacement trees in Tree Protection Bylaw No. 8057, a total of 18 replacement trees are required to be planted and maintained on-site, with a minimum size of 6 cm caliper (deciduous) or 3.5 m high (conifer).

The preliminary Landscape Plan illustrates that the applicant proposes to plant 45 trees on-site, of a variety of sizes. To ensure that the proposed Landscape Plan and replacement trees are installed and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by the Registered Landscape Architect prior to Development Permit issuance.

The applicant proposes to remove six trees located off-site on City-owned property (Trees # C3, C4, C5, C8, C9, C10). The applicant is required to submit a cash-in-lieu contribution in the amount of \$7,800 to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw (\$650/tree at a 2:1 replacement ratio).

### **Existing Legal Encumbrances**

There is an existing 1.5 m wide statutory right-of-way for utilities (X135851, Plan 68776) along the north property line to which the City is a party, as well as a covenant (Y2390) registered on title to ensure that the original development at the subject site was consistent with the original Development Permit (DP 84-134). Covenant Y2390 must be discharged from title as part of the new Development Permit application process (DP 16-741123).

The applicant is required to ensure that the proposed development at the subject site does not conflict with any other third party charges registered on title.

### **Site Servicing and Frontage Improvements**

The City's Engineering Department has conducted a review of the proposed development, and has identified that a Servicing Agreement is required prior to Building Permit issuance to design and construct water, storm and sanitary sewer connections, as well as a drainage upgrade along Jacombs Road. The requirements involve the granting of a 3.0 m wide Statutory Right-of-Way

for utilities parallel to the Smallwood Place frontage. Further details on the scope of the required servicing and frontage works associated with this application are described in Attachment 8.

The City's Transportation Department has conducted a review of the proposed development, and has identified that road dedication of a 4 m x 4 m corner cut at the southeast corner of Jacombs Road and Smallwood Place is required prior to final adoption of the rezoning bylaw. All other transportation-related aspects of the proposal will be reviewed as part of the Development Permit application process.

### **Financial Impact**


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

### **Conclusion**

OpenRoad Auto Group Ltd. has applied to the City of Richmond for a Zoning Text Amendment to the "Vehicle Sales (CV)" zone in order to increase the overall allowable Floor Area Ratio (FAR) to 0.70 for the property located at 13100 Smallwood Place; where the development of an auto dealership is proposed.

The list of Rezoning Considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9672 be introduced and given first reading.

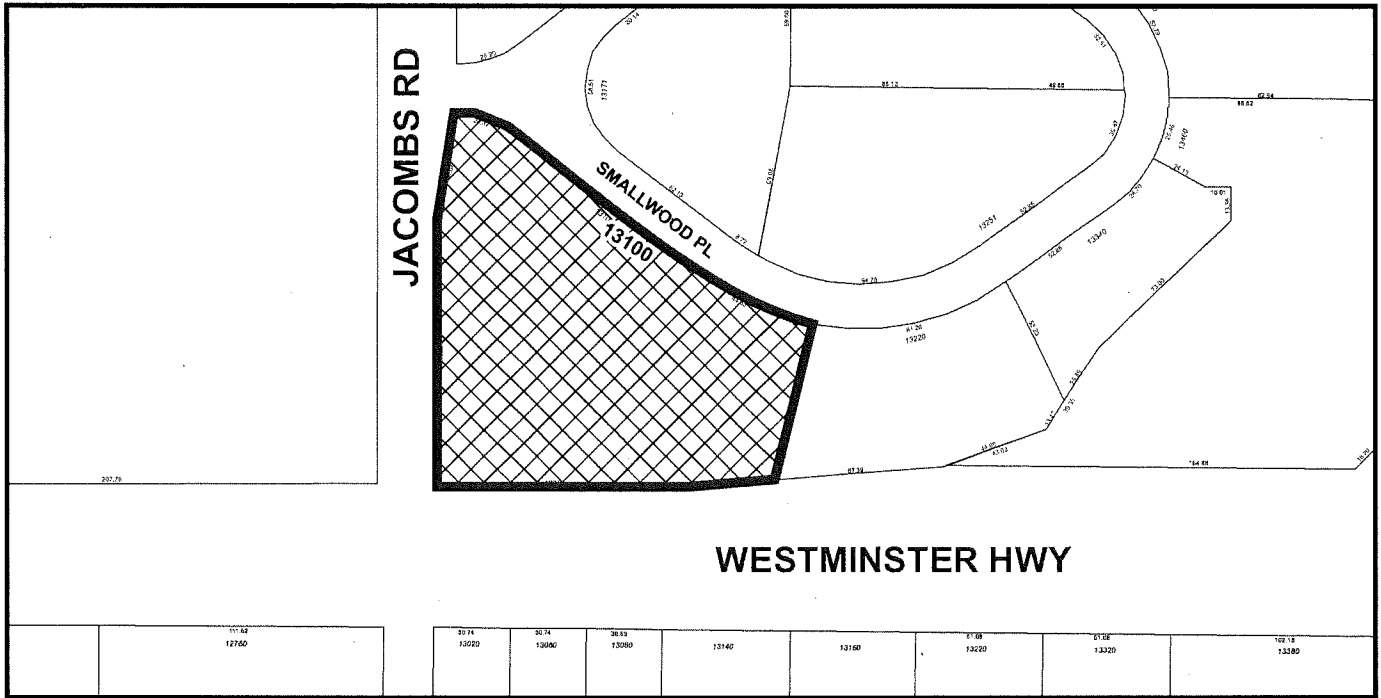
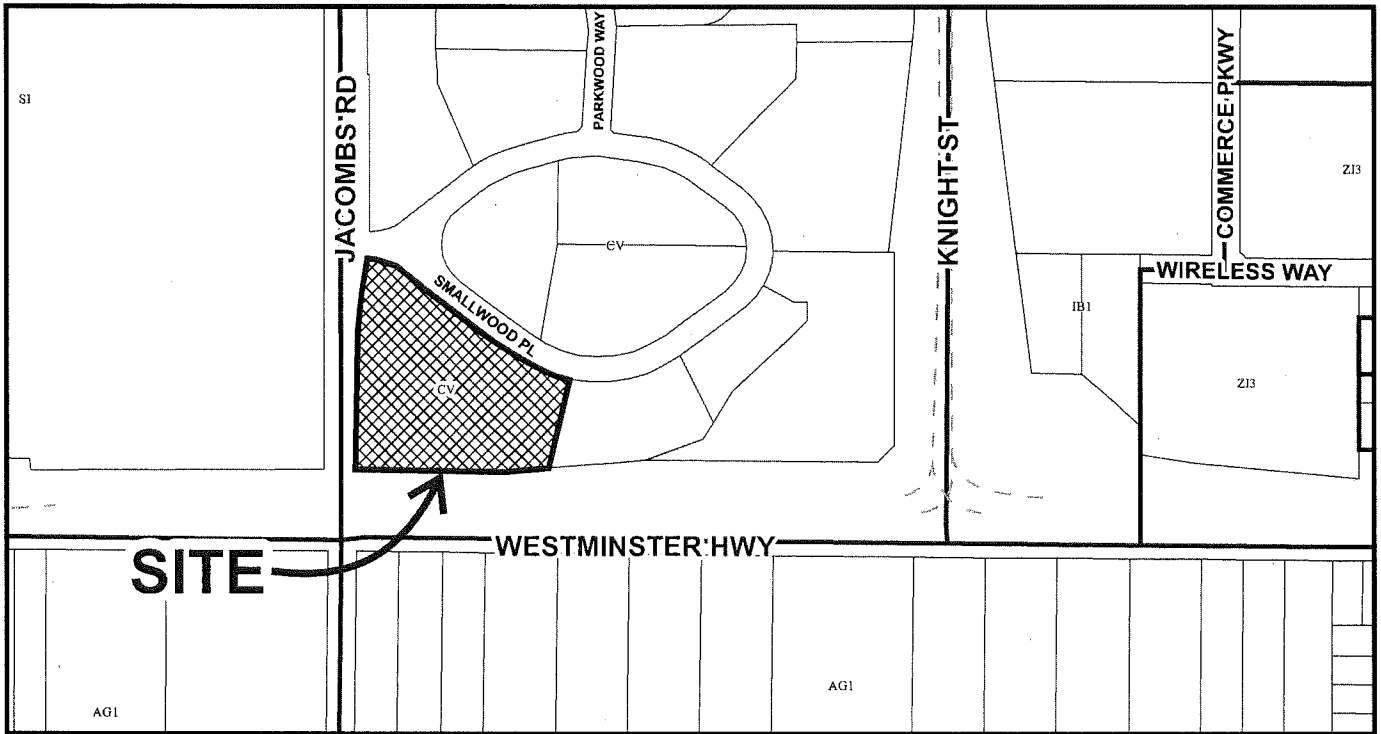
  
Cynthia Lussier  
Planner 1  
(604-276-4108)

CL: blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: East Cambie Area Plan Land Use Map
- Attachment 5: Letter from Richmond Auto Mall Association
- Attachment 6: Preliminary Concept Plans
- Attachment 7: Tree Management Drawing
- Attachment 8: Rezoning Considerations



City of  
Richmond



	<h1>ZT 16-754143</h1>	<p>Original Date: 12/14/16</p> <p>Revision Date: 01/04/17</p> <p>Note: Dimensions are in METRES</p>
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City of  
Richmond



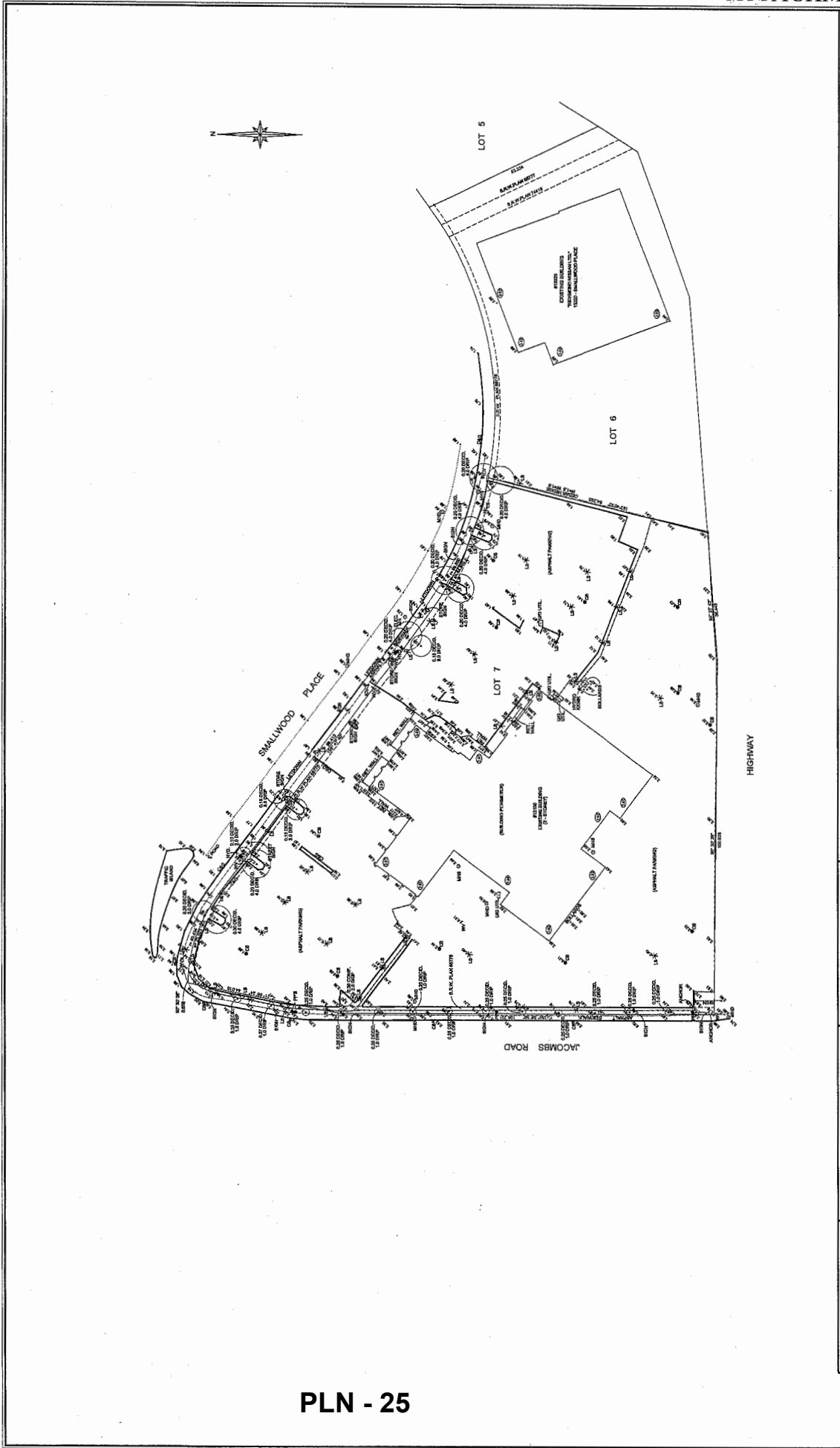
ZT 16-754143

Original Date: 12/14/16

Revision Date:

Note: Dimensions are in METRES





PLN - 25

<p>FILE: 1109 MAP</p>	<p><b>PLAN OF TOPOGRAPHY</b> CITY OF RICHMOND SCALE: 1:500 (M.A.S.) CIVIC ADDRESS: 15190 - SMALLWOOD PLACE, RICHMOND, B.C. FIELD SURVEY COMPLETED: MARCH 18, 2019</p>	<p>LEGAL DESCRIPTION: LOT 7 SECTION 8 BLOCK 4 NORTH RANGE 8 N.W.D. PLAN 18775 BUILDER: OPEN ROAD TOYOTA 15190 - SMALLWOOD PLACE RICHMOND, B.C. V6V 1K9S TEL: (604) 283-2322</p>	<p><b>LEGEND:</b>          --- DENOTES FENCE LINE          --- DENOTES CENTER LINE OF ROAD          --- DENOTES RIGHT OF WAY          --- DENOTES SUBURBALK          --- DENOTES FLOOR SLAB          (25)</p>	<p><b>MILNER SURVEYS LTD.</b>          FREDERICK J. MILNER          ARTIST/COLUMBIAN LAND SURVEYOR          REG. NO. 12414 (B.C.)          PLAN NO. 1109          PLAN DATE: MAR 18, 2019</p>	<p><b>NOTES:</b>          ALL ELEVATIONS ARE ON DATUM OF 1985, UNLESS OTHERWISE NOTED.          ELEVATION ± 1.00 M.          DENOTES BOUNDARY</p>	<p>THIS PLAN WAS COMPLETED ON MARCH 18, 2019          SURVEYOR: K.E.L.K.          PROJECT NO. 1109</p>
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**ZT 16-754143**

**Attachment 3**

Address: 13100 Smallwood Place

Applicant: OpenRoad Auto Group Ltd.

Planning Area(s): East Cambie

	Existing	Proposed
<b>Owner:</b>	OpenRoad Auto Group Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	15,932 m <sup>2</sup> (171,490 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Vacant lot	Auto dealership and service
<b>OCP Designation:</b>	Commercial	No change
<b>Area Plan Designation:</b>	Commercial	No change
<b>Zoning:</b>	Vehicle Sales (CV)	Vehicle Sales (CV), with a Zoning Text Amendment to allow a maximum 0.70 FAR at the subject site
<b>Other Designations:</b>	ANSD Policy applies to the subject site; which is located in Area 1B, where all new residential land uses are prohibited and some other noise sensitive uses will be considered.	The proposed auto dealership and services is consistent with the ANSD Policy as it is a commercial use.

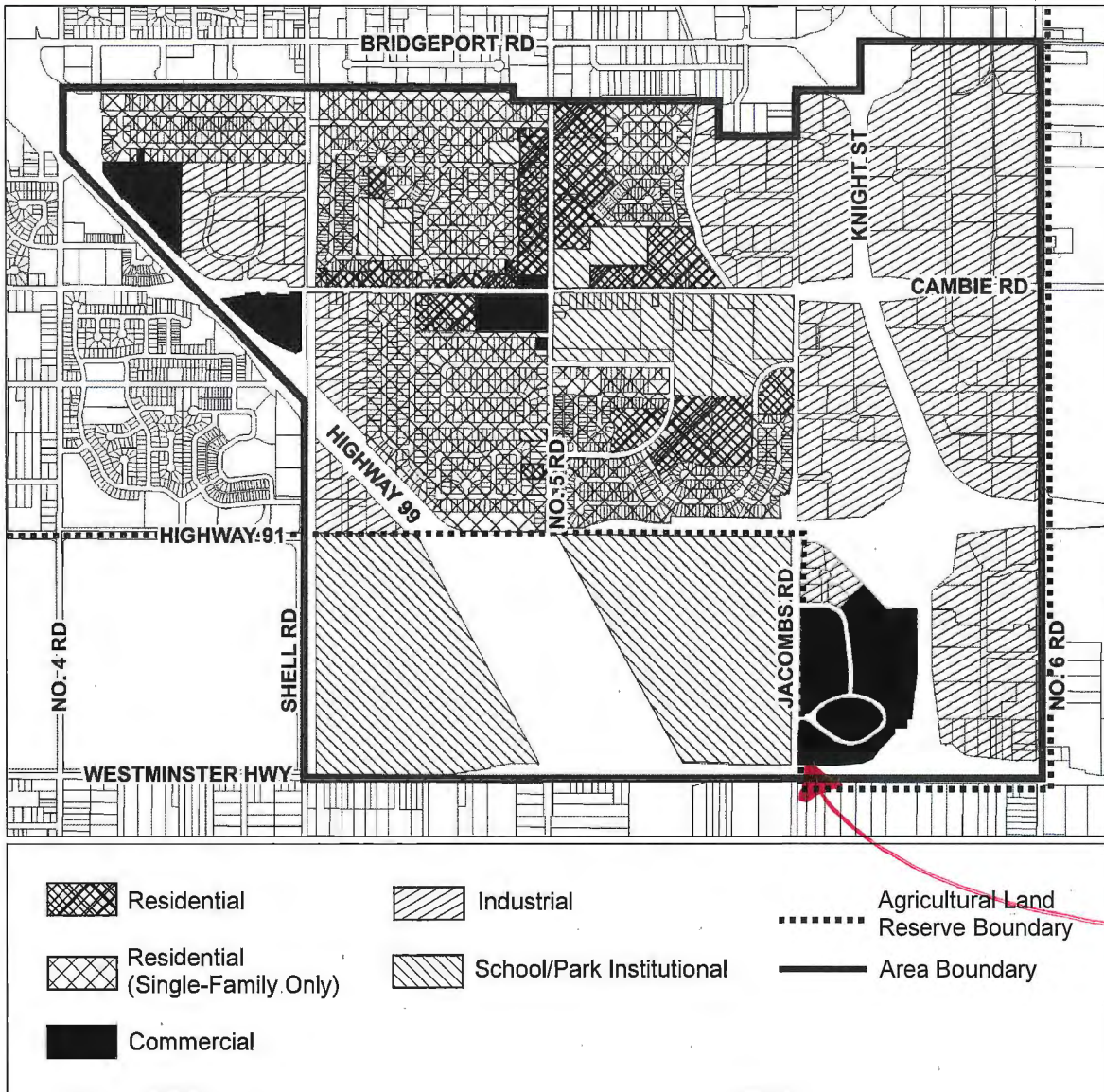
	Zoning Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	A Zoning Text Amendment is proposed to allow a maximum 0.70 FAR at the subject site	0.68 FAR	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	11,152 m <sup>2</sup> (120,043 ft <sup>2</sup> )	10,842 m <sup>2</sup> (116,703 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 50%	Building: 37.56%	none
Building Setbacks (m):	Front: Min. 3.0 m	16.00 m	none
	Rear: Min. 3.0 m	<ul style="list-style-type: none"> <li>Principal building: 14.75 m (main floor)</li> <li>10.81 m (2<sup>nd</sup> floor)</li> <li>Garbage/recycling enclosure: 3.0 m</li> </ul>	none
	Interior Side: Min. 3.0 m	21.81 m	none
	Exterior Side: Min. 3.0 m	<ul style="list-style-type: none"> <li>Principal building: 22.63 m</li> <li>Carwash: 3.0 m</li> </ul>	none

	Zoning Bylaw Requirement		Proposed	Variance
Height (m):	12.0 m		Main roof height: 11.81 m SE stair, roof equip/ storage: 13.02 m NW elevator: 15.44 m  Car wash: 5.20 m	Variances to be considered for stair/elevator/ rooftop equipment and storage as part of DP 16-741123
On-site Vehicle Parking Spaces:	<b>Rate</b>	<b># Spaces</b>		
Vehicle sales and Office:	3 spaces per 100 m <sup>2</sup> gross leasable area	146	Min. 146	none
Service Area, parts and storage:	2 spaces per 100 m <sup>2</sup> gross leasable area; plus 3 spaces per bay	111	Min. 111	none
Carwash:	1 space per bay	2	Min. 2	none
Accessible:	0.2 spaces of the total required spaces	6	Min. 6	none
On-site Bicycle Parking Spaces (Class 1 & Class 2):	<b>Rate</b>	<b># Spaces</b>		
	0.27 spaces per each 100 m <sup>2</sup> of gross leasable area greater than 100 m <sup>2</sup>	Class 1 Min. 20  Class 2 Min. 20	Class 1 Min. 20  Class 2 Min. 20	none
On-site Loading	<b>Rate</b>	<b># M/L Spaces</b>	N/A	Variance to be considered as part of DP 16-741123
	1 space, plus 1 per 5000 m <sup>2</sup>	3		
Amenity Space – Indoor:	1 m <sup>2</sup> per 100 m <sup>2</sup> of gross leasable area = 182 m <sup>2</sup>		Approx 300 m <sup>2</sup> For customers and employees	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

City of Richmond

**Land Use Map** Bylaw 8948  
2016/10/24





June 23, 2016

MEMO TO: Christian Chia, OpenRoad Toyota Richmond

FROM: RAMA Board of Directors

**RE: OpenRoad Toyota Richmond Building Design Application**

Dear Christian,

This letter is to inform you that your building design application submitted on June 21, 2016 for the new OpenRoad Toyota Richmond dealership in the Richmond Auto Mall has been approved by RAMA's Board of Directors.

We note that the maximum Floor Area Ratio of .7 is higher than the municipal bylaw of .5 and that the height of the stair and elevator tower exceeds the bylaw maximum of 12m by 2.86 m. Based on the variances granted on the recent Audi and Jaguar LandRover applications on these same two issues, the Board has also approved the variances on your application.

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

Kind regards,

A handwritten signature in black ink, appearing to be 'Gail Terry', written in a cursive style.

Gail Terry  
General Manager  
Richmond Auto Mall Association

CC: RAMA Board of Directors, Bibiane Dorval



① SITE LOCATION



<b>PROPERTY STATISTICS:</b>	PROPOSED 270 UNIT UNITS IN 5000 SQM 5000 SQM (5000 SQM) 5000 SQM 5000 SQM (5000 SQM) 5000 SQM 5000 SQM (5000 SQM) 5000 SQM 5000 SQM (5000 SQM) 5000 SQM 5000 SQM (5000 SQM) 5000 SQM
<b>LEGAL ADDRESS:</b>	5000 SQM (5000 SQM) 5000 SQM
<b>ZONING:</b>	OF RICHMOND
<b>GREEN:</b>	OF RICHMOND
<b>LOT AREA:</b>	19,932 M <sup>2</sup>
<b>FLOOR AREA:</b>	
<b>MAIN FLOOR:</b>	635,518 M <sup>2</sup>
<b>2ND FLOOR:</b>	435,879 M <sup>2</sup>
<b>3RD FLOOR:</b>	315,220 M <sup>2</sup>
<b>4TH FLOOR:</b>	315,220 M <sup>2</sup>
<b>TOTAL:</b>	1,681,837 M <sup>2</sup>
<b>LOT COVERAGE:</b>	
<b>MAIN FLOOR:</b>	33.4%
<b>2ND FLOOR:</b>	24.3%
<b>3RD FLOOR:</b>	15.8%
<b>4TH FLOOR:</b>	15.8%
<b>TOTAL:</b>	89.3%
<b>LANDSCAPE:</b>	519K (1,050.9 M <sup>2</sup> )
<b>SETBACKS:</b>	
<b>NORTH:</b>	20M
<b>SOUTH:</b>	15M-1
<b>WEST:</b>	15M
<b>EAST:</b>	15M
<b>BIKE PARKING:</b>	7 SECURE
<b>VEHICULAR PARKING:</b>	
<b>SURFACE PARKING:</b>	
<b>WITHIN BUILDING:</b>	132
<b>TOTAL PARKING:</b>	132
<b>RECORDED:</b>	208
<b>REQUIRED:</b>	208
<b>MILIBING HEIGHT:</b>	
<b>PERMITTED HEIGHT:</b>	208 M - 208M
<b>PROPOSED HEIGHT:</b>	11.90 M FROM GRADE
<b>ADJACENT PROPOSED HEIGHT:</b>	11.90 M FROM GRADE
<b>ADJACENT EXISTING HEIGHT:</b>	11.90 M FROM GRADE
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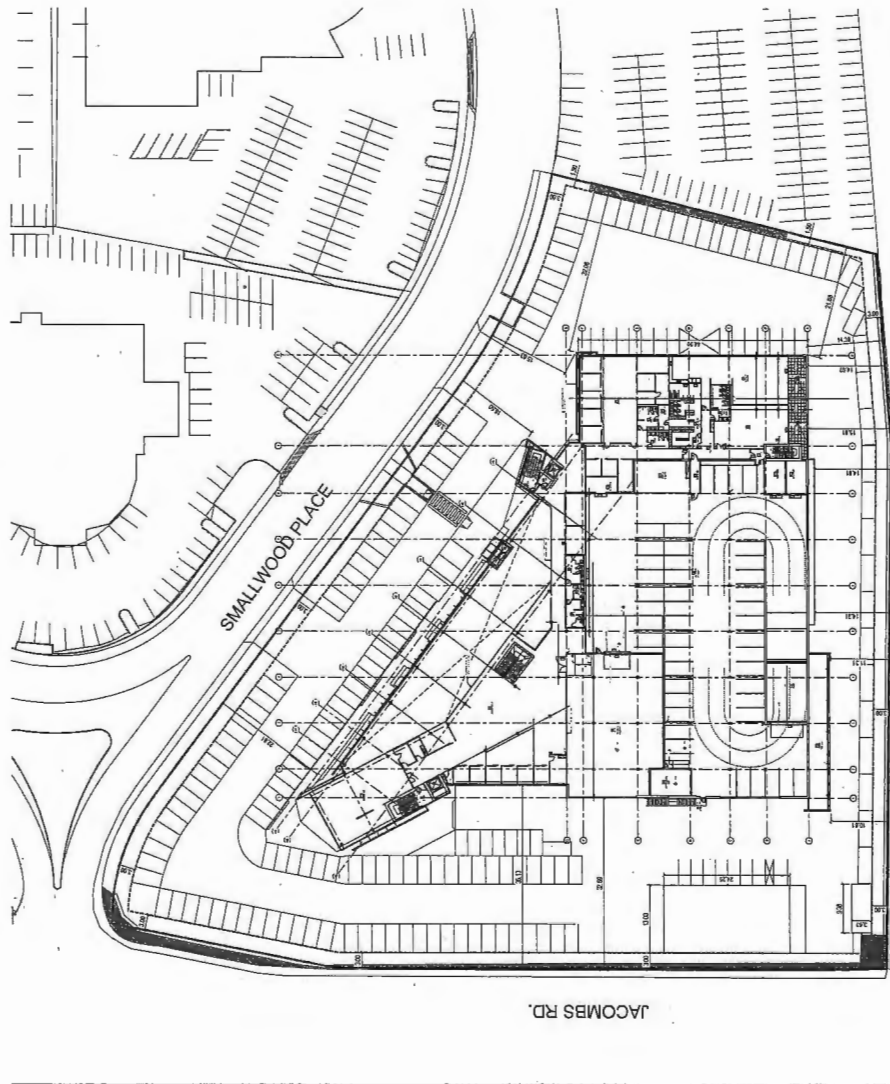
**OpenRoad**  
 Toyota Richmond

**DP 16-741123 PLAN#1**  
**SITE PLAN**

SCALE: 1:500  
 DATE: 14.04.2016  
 DRAWN: JAB  
 CHECKED: JAB

**A0.02**

CHRISTOPHER  
BOZYK ARCHITECTS LTD  
REGISTERED ARCHITECTS (ON 111)  
REGISTERED PROFESSIONAL ENGINEERS (ON 111)



NO.	DATE	REVISED FOR	BY
1	2023.08	REVISED FOR ID	07/07/2023

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**OpenRoad**  
 Toyota Richmond  
 DP-16-741123 PLAN#1-A  
 SECOND LEVEL PLAN  
 WITH CONTEXT  
 DATE: 2023.08  
 SCALE: 1/4" = 1'-0"  
 SHEET NO. 02  
 OF 02

WESTMINISTER HIGHWAY  
 JACOBS RD.  
 SMALLWOOD PLACE  
 A0.02-a

CHRISTOPHER  
BOZYK ARCHITECTS LTD  
4411 UNIVERSITY STREET, VANCOUVER, BC V6T 1S1  
PH: 604-273-1111



NO.	REVISION	DATE	BY	DESCRIPTION
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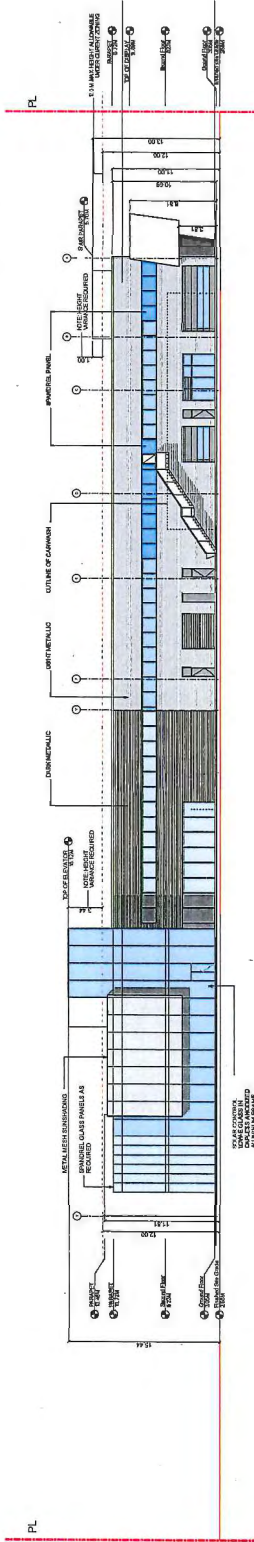
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OpenRoad  
Toyota Richmond

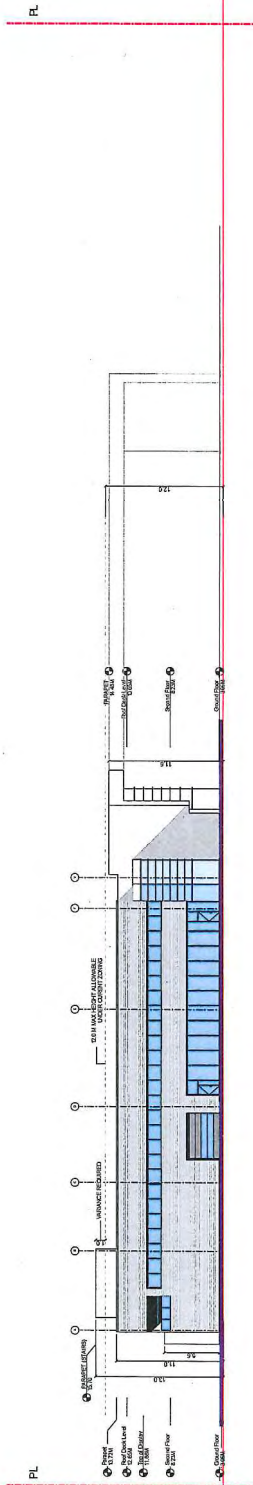
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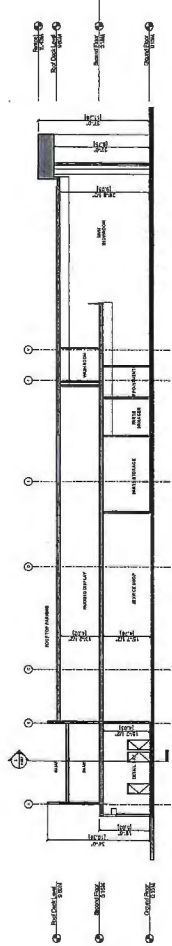




② WEST ELEVATION  
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① EAST ELEVATION  
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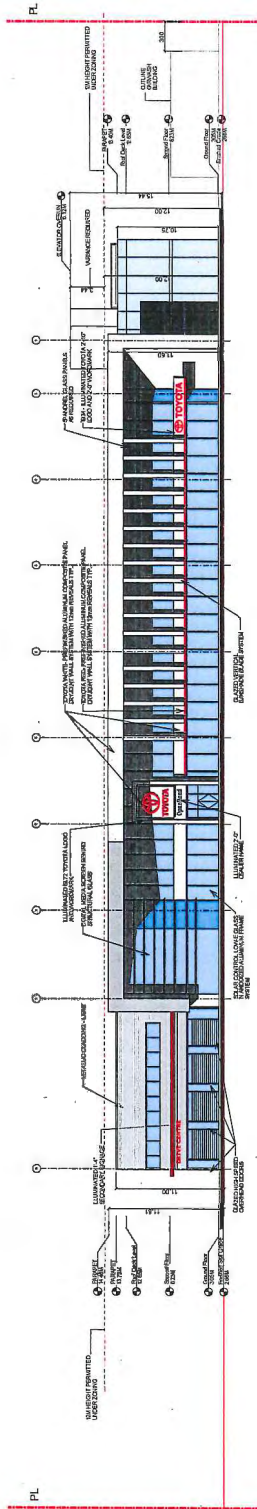
① SECTION AA  
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71	1/8" = 1'-0"	STANDARD SYMBOL
72	1/8" = 1'-0"	STANDARD NOTE
73	1/8" = 1'-0"	STANDARD DIMENSION
74	1/8" = 1'-0"	STANDARD FINISH
75	1/8" = 1'-0"	STANDARD MATERIAL
76	1/8" = 1'-0"	STANDARD SYMBOL
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81	1/8" = 1'-0"	STANDARD SYMBOL
82	1/8" = 1'-0"	STANDARD NOTE
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84	1/8" = 1'-0"	STANDARD FINISH
85	1/8" = 1'-0"	STANDARD MATERIAL
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88	1/8" = 1'-0"	STANDARD DIMENSION
89	1/8" = 1'-0"	STANDARD FINISH
90	1/8" = 1'-0"	STANDARD MATERIAL
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94	1/8" = 1'-0"	STANDARD FINISH
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96	1/8" = 1'-0"	STANDARD SYMBOL
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100	1/8" = 1'-0"	STANDARD MATERIAL

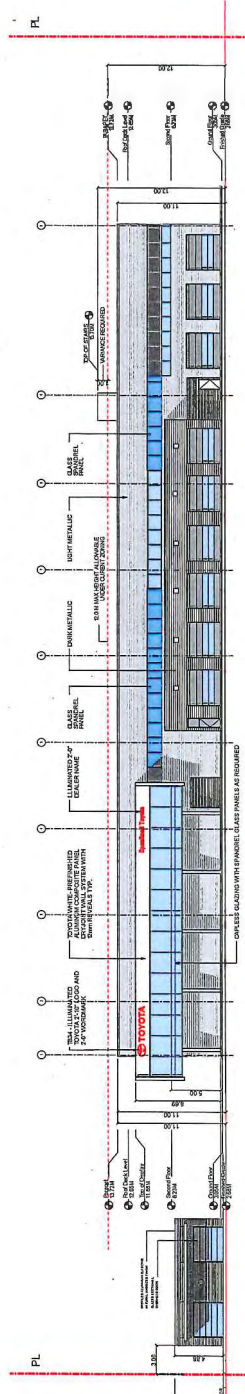
**OpenRoad**  
 Toyota Richmond

DP 16-741123 PLAN#4  
 ELEVATIONS AND SECTIONS  
 DATE: 04/11/2016  
 DRAWN: JAC

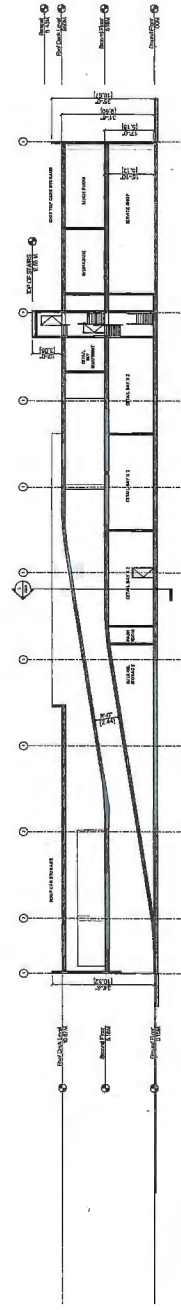
**A-006**



① NORTH ELEVATION  
 1/8" = 1'-0"



② WEST ELEVATION  
 1/8" = 1'-0"



③ SECTION THROUGH RAMP  
 1/8" = 1'-0"

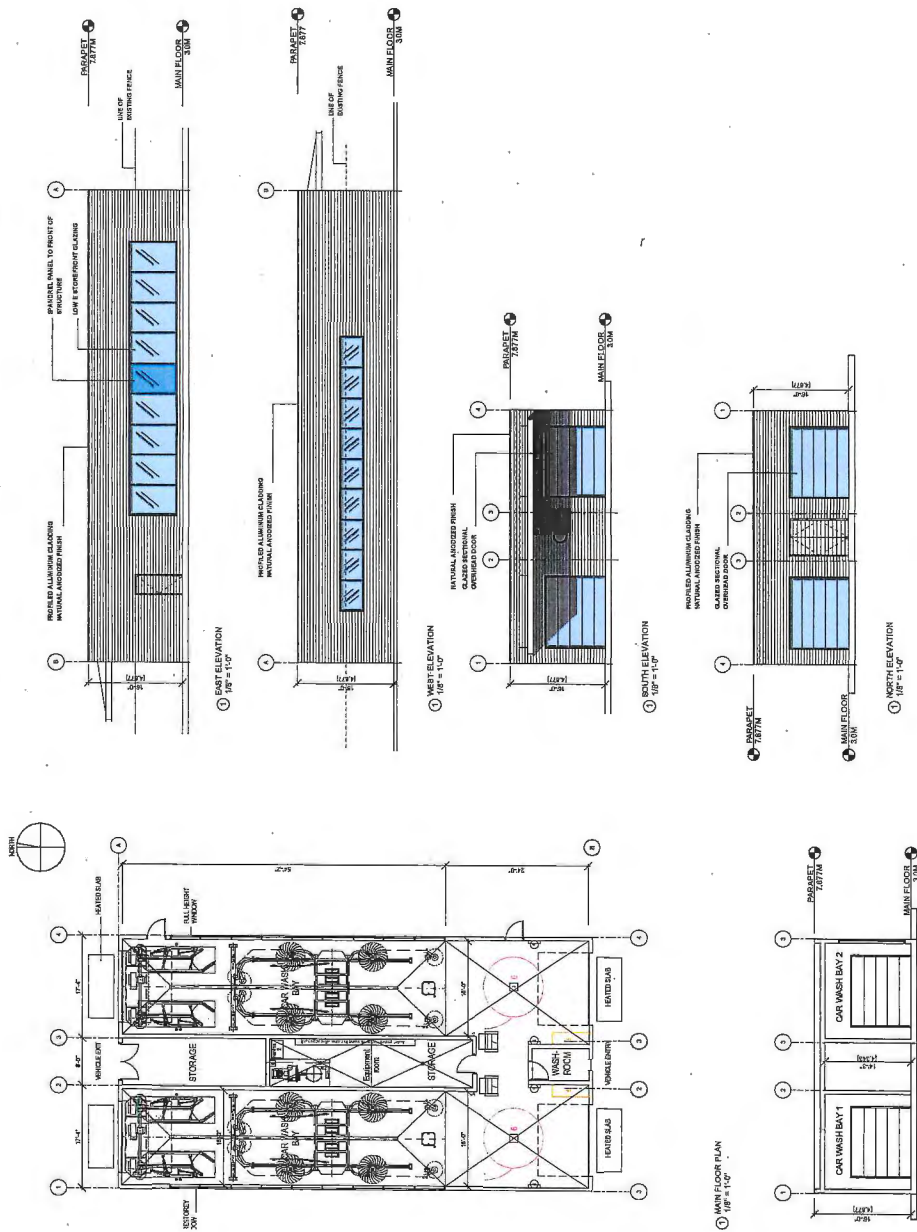
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1	05/11/11	ISSUED FOR PERMIT	CB	CB
2	05/11/11	ISSUED FOR PERMIT	CB	CB
3	05/11/11	ISSUED FOR PERMIT	CB	CB

PREPARED BY: CB  
 CHECKED BY: CB  
 DATE: 05/11/11  
 SCALE: AS SHOWN  
 PROJECT NO.: 16-741123

**OpenRoad**  
 Toyota Richmond

DP 16-741123 PLANS  
 ELEVATIONS AND  
 SECTIONS  
 SCALE: AS SHOWN  
 DATE: 05/11/11  
 DRAWN BY: CB

# A.007



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/21/11
2	ISSUED FOR PERMIT	08/21/11
3	ISSUED FOR PERMIT	08/21/11
4	ISSUED FOR PERMIT	08/21/11
5	ISSUED FOR PERMIT	08/21/11
6	ISSUED FOR PERMIT	08/21/11
7	ISSUED FOR PERMIT	08/21/11
8	ISSUED FOR PERMIT	08/21/11
9	ISSUED FOR PERMIT	08/21/11

**OpenRoad Toyota Richmond**  
**CAR WASH BUILDING**

DATE: 08/21/11  
 DRAWN: JAC  
 CHECKED: JAC

**connect**  
LANDSCAPE ARCHITECTURE

CONNECT LANDSCAPE ARCHITECTURE INC. 6289  
KINGSTON ROAD, SUITE 100, RICHMOND, BRITISH COLUMBIA,  
AND IS ADVISED TO UTILIZE AND FOR  
CONCRETE STRUCTURES AT THE PROJECT SITE.  
THE CONTRACTOR IS RESPONSIBLE FOR  
DETERMINING THE EXTENT, LOCATION AND  
DEPTH OF ALL UTILITIES AND FOR  
PROTECTING THEM FROM DAMAGE. THE CONTRACTOR IS RESPONSIBLE  
FOR NOTIFYING THE APPROPRIATE COMPANY,  
DEPARTMENT OR PERSONS OF THE EXTENT,  
LOCATION AND DEPTH OF ALL UTILITIES.

ARCHITECT:  
**CEBENTO PETER WOODS ARCHITECTS**

NO.	REVISIONS	DATE
4	RELEASED FOR I/P	12-02-09
3	REVISED FOR I/P	05-22-09
2	ISSUED FOR I/P	04-07-09
1	ISSUED FOR CLARITY REVIEW	03-06-09

**OPENROAD TOYOTA**

13100 Smallwood Place  
Richmond, British Columbia

Scale:	1:200
Drawn:	KL
Reviewed:	KL
Project No.:	06-400

**LANDSCAPE  
SITE PLAN**

L1.0



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, OR CONDITION OF UTILITIES OR STRUCTURES UNLESS SPECIFICALLY INDICATED ON THIS PROJECT SITE.

THE CONSULTANT SHALL BE RESPONSIBLE FOR THE CORRECTING THE INFORMATION AND ELEVATION OF ALL UTILITIES AND/OR STRUCTURES AND IS NOT RESPONSIBLE FOR THE CORRECTING THE INFORMATION AND ELEVATION OF ALL UTILITIES AND/OR STRUCTURES UNLESS SPECIFICALLY INDICATED ON THIS PROJECT SITE.

ARCHITECT:

**CHRISTOPHER WOODS ARCHITECTS**

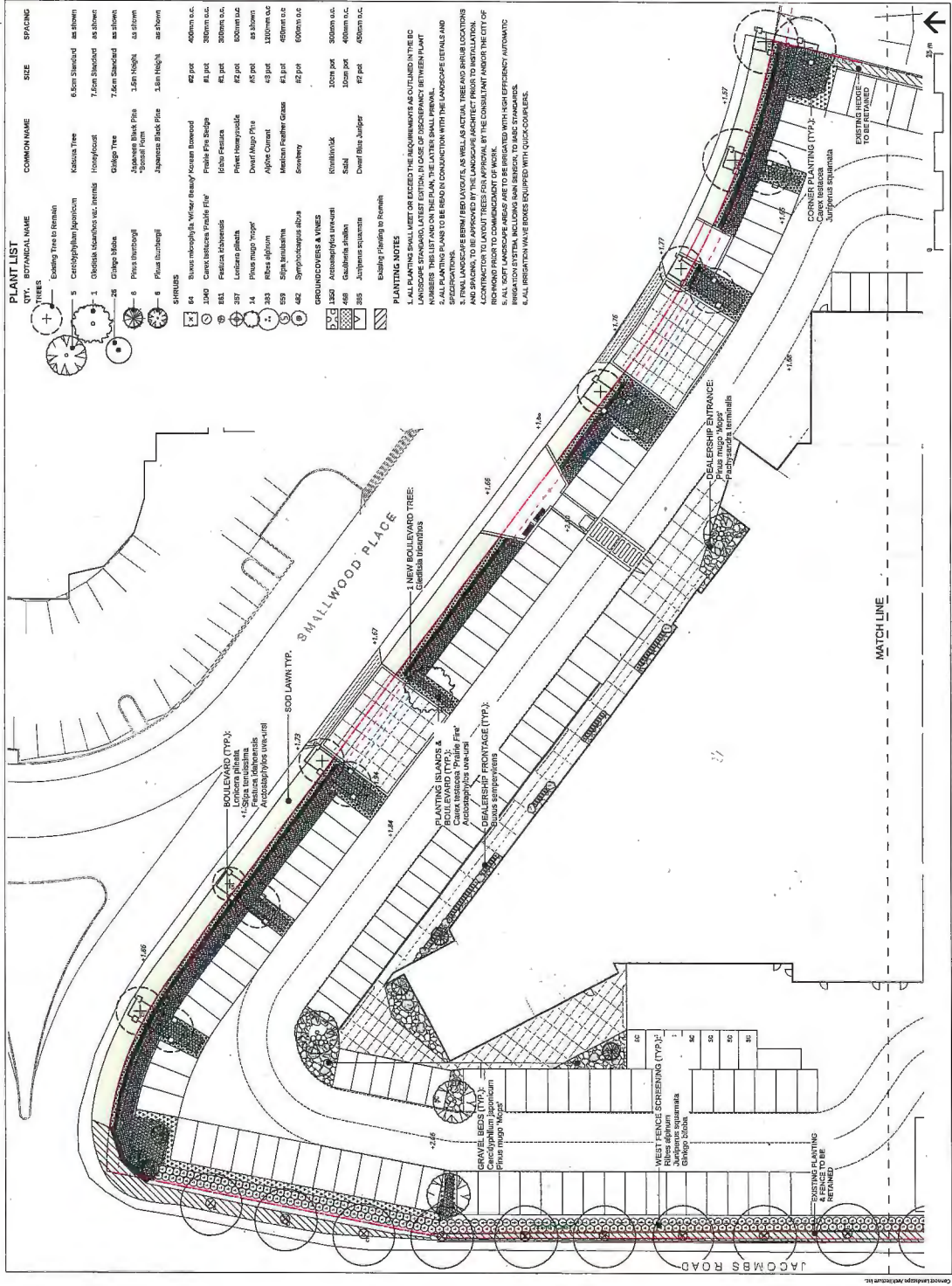
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3	13/11/09	ISSUED FOR RFP
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6	14/02/10	ISSUED FOR RFP
7	14/03/10	ISSUED FOR RFP
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100	21/12/17	ISSUED FOR RFP

OPENROAD TOYOTA

13100 Smallwood Place  
Richmond, British Columbia  
Scale: 1:200  
Drawn: KD  
Reviewed: RL  
Project No.: 084-010

LANDSCAPE  
PLANT MATERIALS  
NORTH

L2.0



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, OR CONDITION OF UTILITIES OR STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE BATTERIES, LOCATION AND ELEVATION OF ALL UTILITIES AND/OR STRUCTURES AND FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE DEPARTMENT OF FIRE AND SAFETY OR THE DEPARTMENT OF PARKS AND RECREATION TO CARRY OUT THE OPERATIONS.

ARCHITECT:  
**CHRISTOPHER BOZAK ARCHITECTS**

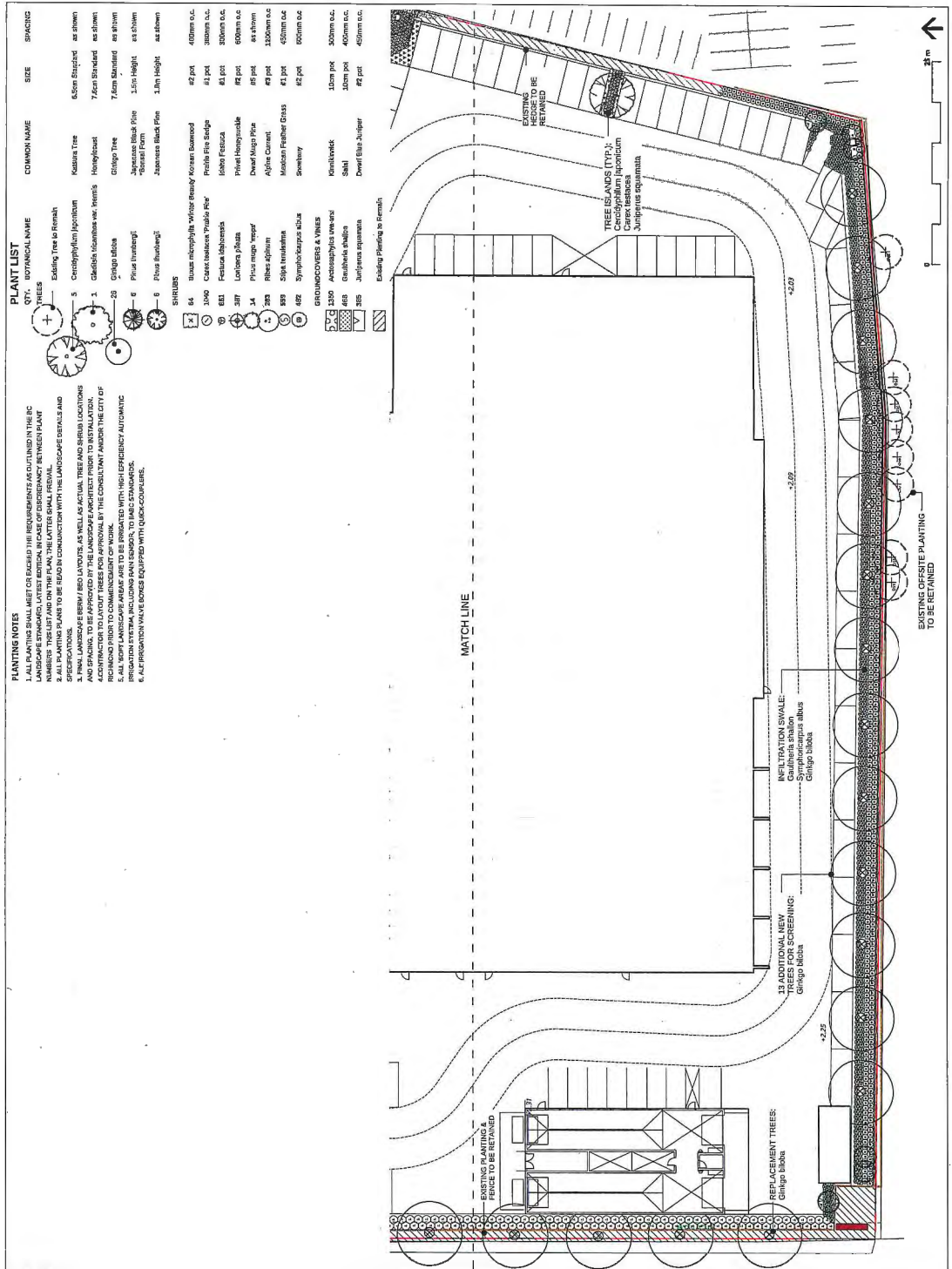
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2	ISSUED FOR IP	3/13/2019
1	ISSUED FOR CLIENT REVIEW	3/13/2019

**OPENROAD TOYOTA**

23100 Smalwood Place  
Renton, WA 98057  
Scale: 1:200  
Drawn: KD  
Reviewed: KL  
Project No.: 06-400

**LANDSCAPE  
PLANT MATERIALS  
SOUTH**

L2.1



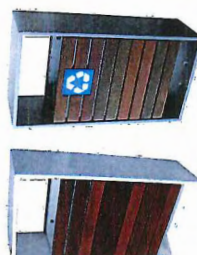
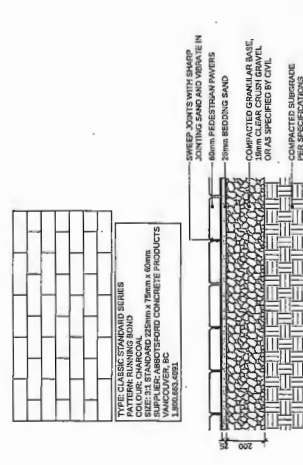
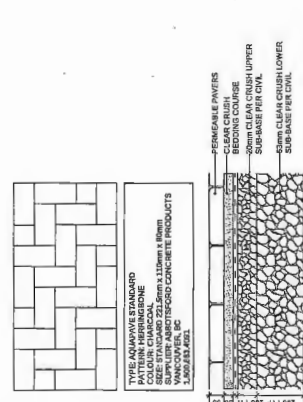
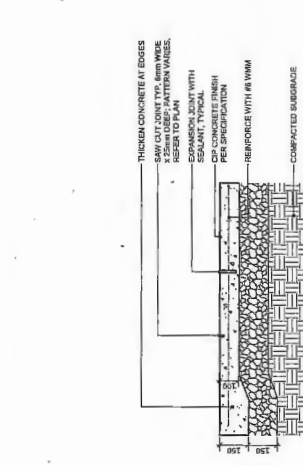
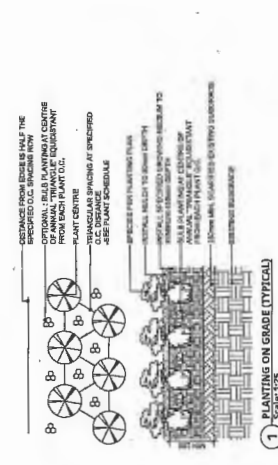
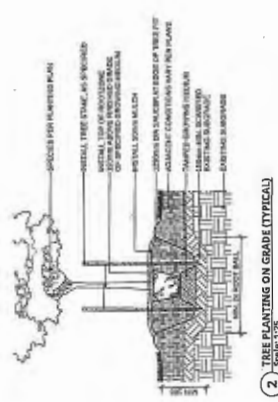
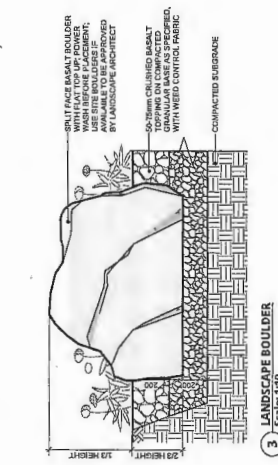
PLANT LIST	SYMBOLICAL NAME	COMMON NAME	SIZE	SPACING
TREES	1	Cercophyllum japonicum	6.0m Standard	as shown
	2	Quercus agrifolia	7.6m Standard	as shown
	3	Ginkgo biloba	7.6m Standard	as shown
	4	Juniperus horizontalis	1.5m Height	as shown
	5	Juniperus squarata	1.5m Height	as shown
	6	Juniperus horizontalis	1.5m Height	as shown
SHRUBS	7	Blumea macrophylla	R2 pot	400mm o.c.
	8	Crataegus baccata	R1 pot	300mm o.c.
	9	Crataegus baccata	R1 pot	300mm o.c.
	10	Crataegus baccata	R1 pot	300mm o.c.
	11	Crataegus baccata	R1 pot	300mm o.c.
	12	Crataegus baccata	R1 pot	300mm o.c.
	13	Crataegus baccata	R1 pot	300mm o.c.
	14	Crataegus baccata	R1 pot	300mm o.c.
	15	Crataegus baccata	R1 pot	300mm o.c.
	16	Crataegus baccata	R1 pot	300mm o.c.
GROUNDCOVERS & VINES	17	Andropogon virginicus	1.0m pot	500mm o.c.
	18	Andropogon virginicus	1.0m pot	500mm o.c.
	19	Andropogon virginicus	1.0m pot	500mm o.c.
	20	Andropogon virginicus	1.0m pot	500mm o.c.
	21	Andropogon virginicus	1.0m pot	500mm o.c.
	22	Andropogon virginicus	1.0m pot	500mm o.c.
	23	Andropogon virginicus	1.0m pot	500mm o.c.
	24	Andropogon virginicus	1.0m pot	500mm o.c.
	25	Andropogon virginicus	1.0m pot	500mm o.c.
	26	Andropogon virginicus	1.0m pot	500mm o.c.

**PLANTING NOTES**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RENTON LANDSCAPE STANDARDS.
2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RENTON LANDSCAPE STANDARDS.
3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RENTON LANDSCAPE STANDARDS.
4. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RENTON LANDSCAPE STANDARDS.
5. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RENTON LANDSCAPE STANDARDS.
6. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RENTON LANDSCAPE STANDARDS.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE DISTANCE, LOCATION, OR BEHAVIOR OF UTILITIES OR CONDUITS. CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND/OR CONDUITS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL UTILITIES AND/OR CONDUITS INFORMATION FROM THE APPROPRIATE AGENCIES AND/OR OWNERS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL UTILITIES AND/OR CONDUITS INFORMATION FROM THE APPROPRIATE AGENCIES AND/OR OWNERS PRIOR TO ANY CONSTRUCTION.

ARCHITECT: CHRISTOPHER BOZAK, JR. ARCHITECTS



**OPENROAD TOYOTA**  
13100 Smallwood Place  
Richmond, British Columbia  
Scale: AS SHOWN  
Drawn: JLD  
Reviewed: JLD  
Project No.: 08-450  
**LANDSCAPE DETAILS**

Annotated Mar 10 2017  
 CK

**connect**  
 LANDSCAPE ARCHITECTURE

CONNECT LANDSCAPE ARCHITECTURE INC. 2008  
 1000 WEST 10TH AVENUE, SUITE 100  
 VANCOUVER, BC V6H 2G6  
 CONTACT: 604.681.1111  
 PROJECT NO. 15-001

THE CONTRACTOR IS RESPONSIBLE FOR  
 OBTAINING THE NECESSARY PERMITS AND  
 APPROVALS FROM ALL RELEVANT AGENCIES AND/OR  
 DEPARTMENTS AND FOR OBTAINING THE NECESSARY  
 APPROVALS FROM THE APPLICABLE GOVERNMENT  
 DEPARTMENT OR PERSONNEL OF ITS INTENTION  
 TO CARRY OUT ITS OBLIGATIONS.

ARCHITECT:  
**CHRISTOPHER BOGGS ARCHITECTS**

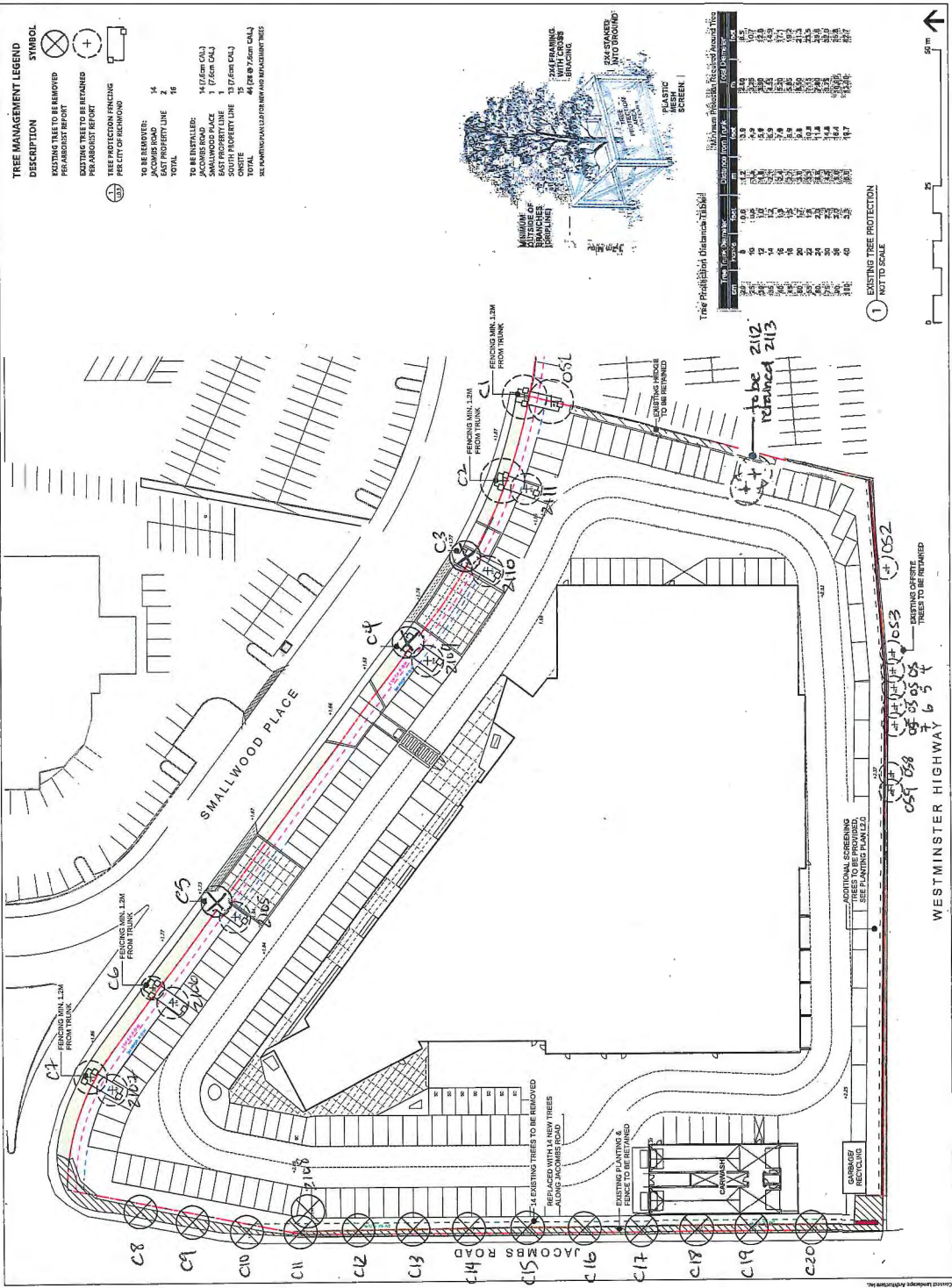
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVIEW	14/02/16
2	ISSUED FOR PERMIT REVIEW	14/02/16
3	ISSUED FOR PERMIT REVIEW	14/02/16
4	REVISIONS FOR PERMIT REVIEW	17/02/16

OPENROAD TOYOTA

15300 Smallwood Place  
 Richmond, British Columbia  
 Scale: 1:500  
 Drawn: KD  
 Reviewed: RL  
 Project No. 08-100

LANDSCAPE  
 SITE PLAN

L1.0







**Address:** 13100 Smallwood Place

**File No.:** ZT 16-754143

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9672, the applicant is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Ministry of Environment (MOE) Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues. This approval is required prior to dedication of land or road to the City if applicable.
3. Road dedication of a 4 m x 4 m corner cut at the southeast corner of Jacombs Road and Smallwood Place.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within the tree protection zones of the trees to be retained (Trees # 2105 to 2113, C1, C2, C6, C7, and OS1 to OS9). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$16,000 for the nine trees to be retained on-site (Trees # 2105 to 2113).
6. Submission of a Tree Survival Security to the City in the amount of \$22,300 for the 12 trees to be retained on City-owned property (Trees # C2, C6, C7, and OS2 to OS9).
7. City acceptance of the applicant's contribution in the amount of \$7,800 to the City's Tree Compensation Fund for the removal of Trees # C3, C4, C5, C8, C9, C10 from City-owned property so that replacement trees may be planted within the City.
8. The granting of a 3.0 m wide statutory utility right-of-way along the north property line for the existing water main along the Smallwood Place frontage.
9. Registration of an aircraft noise indemnity covenant on Title.
10. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC.
11. Registration of a legal agreement on Title to identify the landscaped ALR Buffer area along the south property line and to ensure that landscaping planted within the buffer is maintained and will not be abandoned or removed. The legal agreement is also to indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations.
12. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

- Discharge Covenant Y2390 that is registered on title of the subject site for the original Development Permit (DP 84-134).
- Submit a Landscaping Security in the amount of 100% of a cost estimate for the proposed Landscape Plan, prepared by a Registered Landscape Architect (including a 10% contingency).

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

- Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works are to include, but are not limited to: .

### *Water Works*

- Using the OCP Model, there is 551.0 L/s of water available at a 20 psi residual at the Smallwood Pl frontage. Based on your proposed development, your site requires a minimum fire flow of 200.0 L/s.
- At future Building Permit application stage, the applicant 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. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- The applicant is required to:
  - Retain the existing 150 mm water service connection off of the 300 mm PVC water main along the Smallwood Place frontage, subject to adequate fire flow being achieved based on the fire flow calculations.
  - Grant to the City, a 3.0 m wide Statutory Right-of-Way (SRW) for utilities along the entire Smallwood Place frontage.

### *Storm Sewer Works*

- The applicant is required to:
  - Confirm the capacity and condition of the existing northwest 375 mm storm service connection and inspection chamber off of the 600 mm storm main along the Smallwood Place frontage via video inspection. If the capacity and condition of the pipe meets the satisfaction of the City, the developer shall retain the connection. If not, a new storm service connection complete with inspection chamber shall be installed at applicant's cost.
  - Remove the existing 300 and 375 mm storm sewers along the Jacombs Road frontage, from Westminster Highway to Smallwood Place.
  - Install approximately 170 m of new 600 mm storm sewer along the Jacombs Road frontage west of the existing water main. Tie-in to the north shall be to the existing manhole STMH6747, tie-in to the south shall be to the culvert along Westminster Highway via a new manhole.
  - Reconnect all existing catch basins to the new storm sewer.
  - Cut and cap, at manhole, the existing southeast 375 mm storm service connection off of the 600 mm storm main along the Smallwood Place frontage.
  - Cut and cap, at manhole, the existing 375 mm storm service connection off of the 375 mm storm main along the Jacombs Road frontage.
- At the applicant's cost, the City is to:
  - Perform all tie-ins of the proposed works to existing City infrastructure.

### *Sanitary Sewer Works*

- At the applicant's cost, the City is to upgrade the existing 100 mm PVC sanitary service connection to 150 mm.

### *Frontage Improvements*

- The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
  - Complete other frontage improvements as per Transportation's requirements.

### *General Items*

- The applicant is required to provide, prior to Development Permit issuance, a geotechnical assessment of the proposed retaining wall along the development's south property line. The report must confirm no impact to the existing ditch through the installation of the proposed retaining wall, including subsidence and any other nuisance or damage.

- The applicant is required to retain a professional geotechnical engineer to monitor settlement at the storm sewer along the Jacombs Road frontage and the water main along the Smallwood Place frontage during pre-loading. Any breakage, nuisance, settlement, or other damage caused by the site preparations (including pre-load, densification, etc) shall be repaired/replaced at the applicant's cost via the Servicing Agreement.
- The applicant is not allowed to encroach into the Statutory Rights-of-Ways along the Smallwood Place frontage with trees, parking, fencing, or other on-site elements.
- 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.  
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.  
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

---

Signed

---

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9672 (ZT 16-754143)
13100 Smallwood Place

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

- 1. Richmond Zoning Bylaw 8500, section 10.7 entitled "Vehicle Sales (CV)", is amended by inserting the following subsection 10.7.4.1 d) after subsection 10.7.4.1 c):
d) 0.70
13100 Smallwood Place
P.I.D. 000-955-574
Lot 7 Section 5 Block 4 North Range 5 West New Westminster District Plan 68775
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9672".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for signature and approval.

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor ul

MAYOR

CORPORATE OFFICER



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee

**Date:** March 6, 2017

**From:** Wayne Craig  
Director, Development

**File:** RZ 16-743867


**Re:** Application by Mickey Chow for Rezoning at 9680 Aquila Road from Single Detached (RS1/E) to Residential Child Care (RCC)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9685, for the rezoning of 9680 Aquila Road from "Single Detached (RS1/E)" to "Residential Child Care (RCC)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

SDS:blg  
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Social Development	<input checked="" type="checkbox"/>	 FOR DOF ELLER

## Staff Report

### Origin

Mickey Chow has applied to the City of Richmond for permission to rezone the property at 9680 Aquila Road from the “Single Detached (RS1/E)” zone to the “Residential Child Care (RCC)” zone, to accommodate a licensed child care facility for a maximum of 16 children (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. A site survey is included in Attachment 2.

The existing single-family dwelling on the subject property currently accommodates a licensed child care facility for a maximum of 10 children, which is permitted under the existing “Single Detached (RS1/E)” zone. Rezoning is required in order to accommodate the proposed child care facility for a maximum of 16 children.

The applicant is proposing to demolish the existing single-family dwelling and construct a new single-family dwelling; with the ground floor dedicated to child care space and the second floor used for residential purposes only (Attachment 3). Registration of a legal agreement on Title to ensure that all habitable floor area on the ground floor is used for child care purposes only is required prior to final adoption of the rezoning bylaw.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the site is as follows:

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

To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Anahim Drive.

To the West: Across Aquila Road, McNair Secondary School on a lot zoned “School & Institutional Use (SI)”.

### Related Policies & Studies

#### Official Community Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential” (NRES), which supports child care facilities. The proposed rezoning would comply with this designation.

### **Floodplain Management Implementation Strategy**

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

### **Richmond Child Care Needs Assessment and Strategy**

The Richmond Child Care Needs Assessment and Strategy provides a comprehensive review and analysis of Richmond's city-wide child care needs from 2009 to 2016. The applicant's proposal addresses the need for child care spaces as identified in the Strategy. Community Social Development staff are currently conducting an update to the Strategy, which is anticipated to be presented to Council in the spring of 2017 for consideration.

### **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*.

### **Vancouver Coastal Health**

The proposal was referred to Vancouver Coastal Health (VCH), which administers child care facility licensing programs, and reviews applications to ensure health, safety and care requirements. VCH Child Care Facility Licensing staff commented that the proposal meets licensing requirements and there are no concerns with the proposal.

### **Analysis**

#### **Legal Encumbrances**

There is an existing 3.0 m wide statutory right-of-way (SRW) registered on Title for utilities (sanitary sewer) along the rear of the property. However, the existing inspection chamber is outside the existing SRW. Prior to final adoption of the rezoning bylaw, the applicant must provide a new 3.0 m wide utility SRW in the northeast corner of the lot; extending from the east property line to 1.0 m past the inspection chamber. The existing and new SRWs will not be impacted by the proposed development and encroachment into the SRWs is not permitted.

#### **Zoning**

The proposed "Residential Child Care (RCC)" zone allows child care as a permitted use within single-family dwellings. The zone is modelled after the standard single-family zones; with the primary difference being that it allows an increase in the number of children permitted in the

child care facility, from 10 to 16. The zone would allow for a maximum house size of 323.5 m<sup>2</sup> (3,482 ft<sup>2</sup>) to be constructed on the subject property. The proposed redevelopment would comply with the requirements of the “Residential Child Care (RCC)” zone.

### **BC Building Code**

As per the BC Building Code, the child care space on the ground floor and the residential space on the second floor have different classifications and as a result, different code requirements, with the child care use requiring a higher level of fire and life safety protection. The applicant has provided a Code Report prepared by a Professional Engineer that demonstrates compliance to the BC Building Code for both portions of the proposed structure. The proposal includes fire-resistant building materials, a fire alarm and sprinkler system throughout the entire building, and separate dedicated access to the residential area.

The City’s Building Approvals Department have reviewed the Code Report and find the report satisfies their requirements. Compliance to the BC Building Code will be ensured at the Building Permit stage.

### **Parking**

Based on the proposal, the Zoning Bylaw requires a total of seven vehicle parking spaces to be provided on-site; three spaces for staff, two spaces for visitors and two spaces for residents. The applicant proposes to provide two spaces in an enclosed garage and the remaining five spaces in front of the proposed single-family dwelling (Attachment 3).

Bicycle parking will be provided in accordance with the Zoning Bylaw; one Class 1 stall will be provided in a secured area in the garage and four Class 2 stalls will be provided in an accessible area in the front yard, near the entry of the proposed child care facility.

### **Landscaping**

In order to screen the required vehicle parking from the street, the applicant is proposing to provide a 3 m wide landscaped buffer between the front lot line and the parking area (Attachment 5). The landscaped buffer will consist of trees, shrubs, flowers and a 1.2 m high cedar fence.

To ensure the proposed landscaping works are undertaken, the applicant will be required to provide a Landscaping Security in the amount of \$5,000 prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

### **Tree Retention and Replacement**

A Certified Arborist’s Report was submitted by the applicant; which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses five trees located on the subject site, two trees located on neighbouring properties, and one City-owned tree.



The Arborist’s recommendations include retaining two trees on-site (tag# 5 & 6), two trees on the neighbouring property (tag# 7 & 8) and one City-owned tree (tag# 1), and removing three trees on-site (tag# 2, 3 & 4) in poor condition. Staff have reviewed the Arborist’s Report, conducted an on-site visual tree assessment, and concur with the Arborist’s recommendations.

*Tree Protection*

The proposed Tree Management Diagram is shown in Attachment 6, which outlines the protection of the two trees on-site; two trees on the neighbouring property; and one City-owned tree. Prior to the demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained, in accordance with the City’s Tree Protection Information Bulletin TREE-03.

To ensure the protection of the five trees (tag# 1, 5, 6, 7 & 8), the applicant is required to complete the following prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.
- Submission of a Tree Survival Security to the City in the amount of \$20,000 for the two on-site trees to be retained.
- Submission of a Tree Survival Security to the City in the amount of \$3,100 for the one City-owned tree to be retained.

*Tree Replacement*

For the removal of the three trees on-site, the Official Community Plan (OCP) tree replacement ratio goal of 2:1 requires a minimum of six replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain six replacement trees on the subject lot.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (26, 33, 34 cm dbh), replacement trees shall be the following minimum sizes:

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

To ensure the six replacement trees are planted on-site at development stage, the applicant will be required to provide a Landscape Security. Additional information is provided in the “Landscaping” section of this report.

**Site Servicing and Frontage Improvements**

At Building Permit stage, the applicant is required to pay the costs associated with the completion of the required servicing works 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 rezoning application is to rezone the property at 9680 Aquila Road from the "Single Detached (RS1/E)" zone to the "Residential Child Care (RCC)" zone, to accommodate a licensed child care facility with a maximum of 16 children.

This rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9685 be introduced and given first reading.



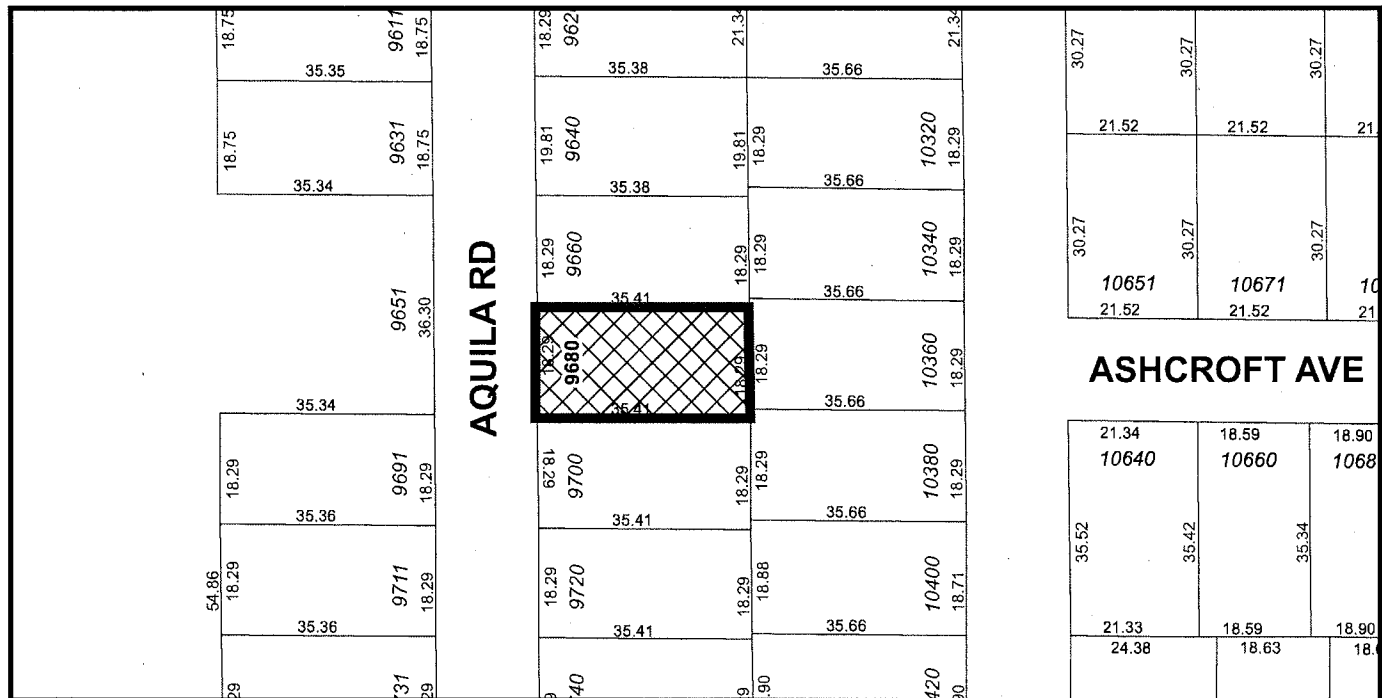
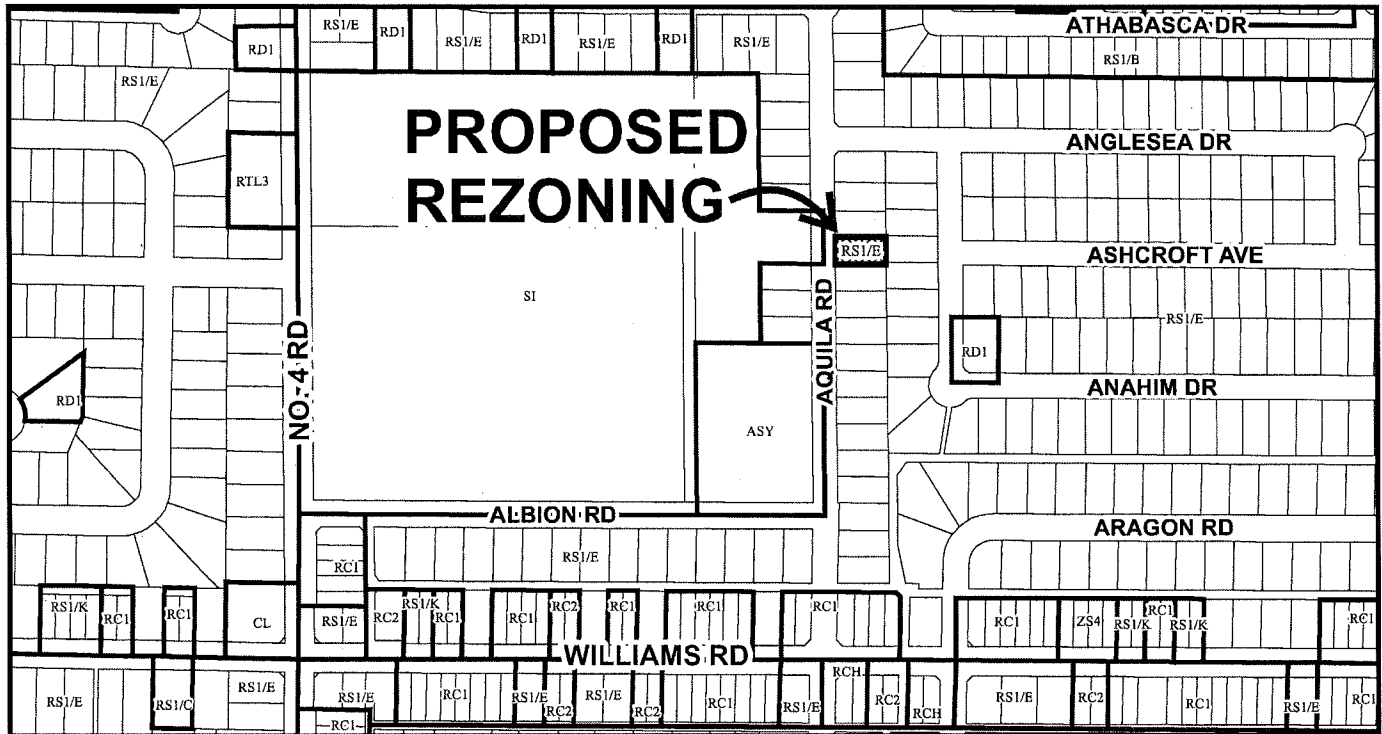
Steven De Sousa  
Planning Technician – Design  
(604-276-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Legal Survey
- Attachment 3: Proposed Site Plan
- Attachment 4: Development Application Data Sheet
- Attachment 5: Landscape Plan
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



City of  
Richmond



	<h1 style="margin: 0;">RZ 16-743867</h1>	Original Date: 09/27/16 Revision Date: Note: Dimensions are in METRES
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City of  
Richmond



RZ 16-743867

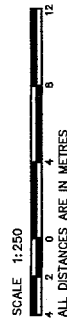
Original Date: 09/27/16

Revision Date:

Note: Dimensions are in METRES

**ELEVATION PLAN OF LOT 45  
SECTION 26 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 32239**

CIVIC ADDRESS:  
9680 Aquila Street  
RICHMOND B.C.  
PID: 003-961-770



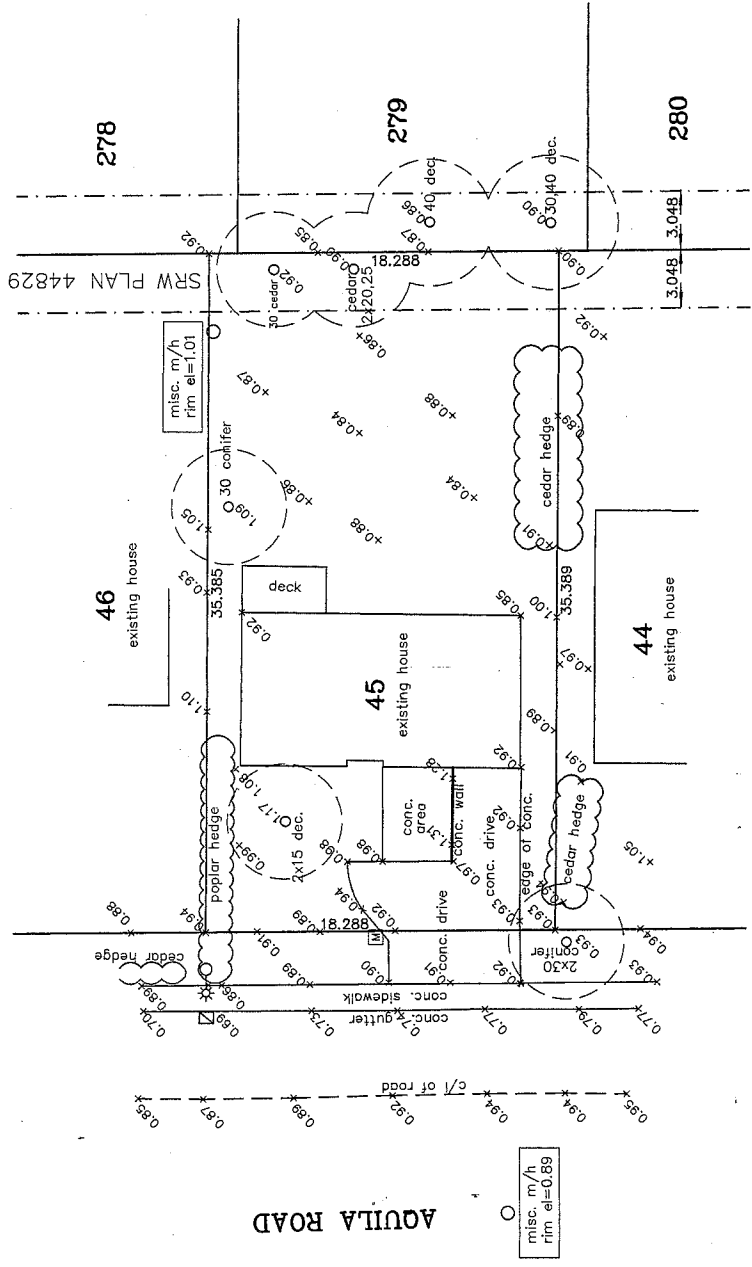
**SURVEY LEGEND**

dec.	DECIDUOUS
■	LEAD PLUG
□	CATCH BASIN
*-O	LAMP POST
▣	WATER METRE

ZONING CODE: RS1/E  
LOT AREA= 6965 s.f.



**PLN - 53**



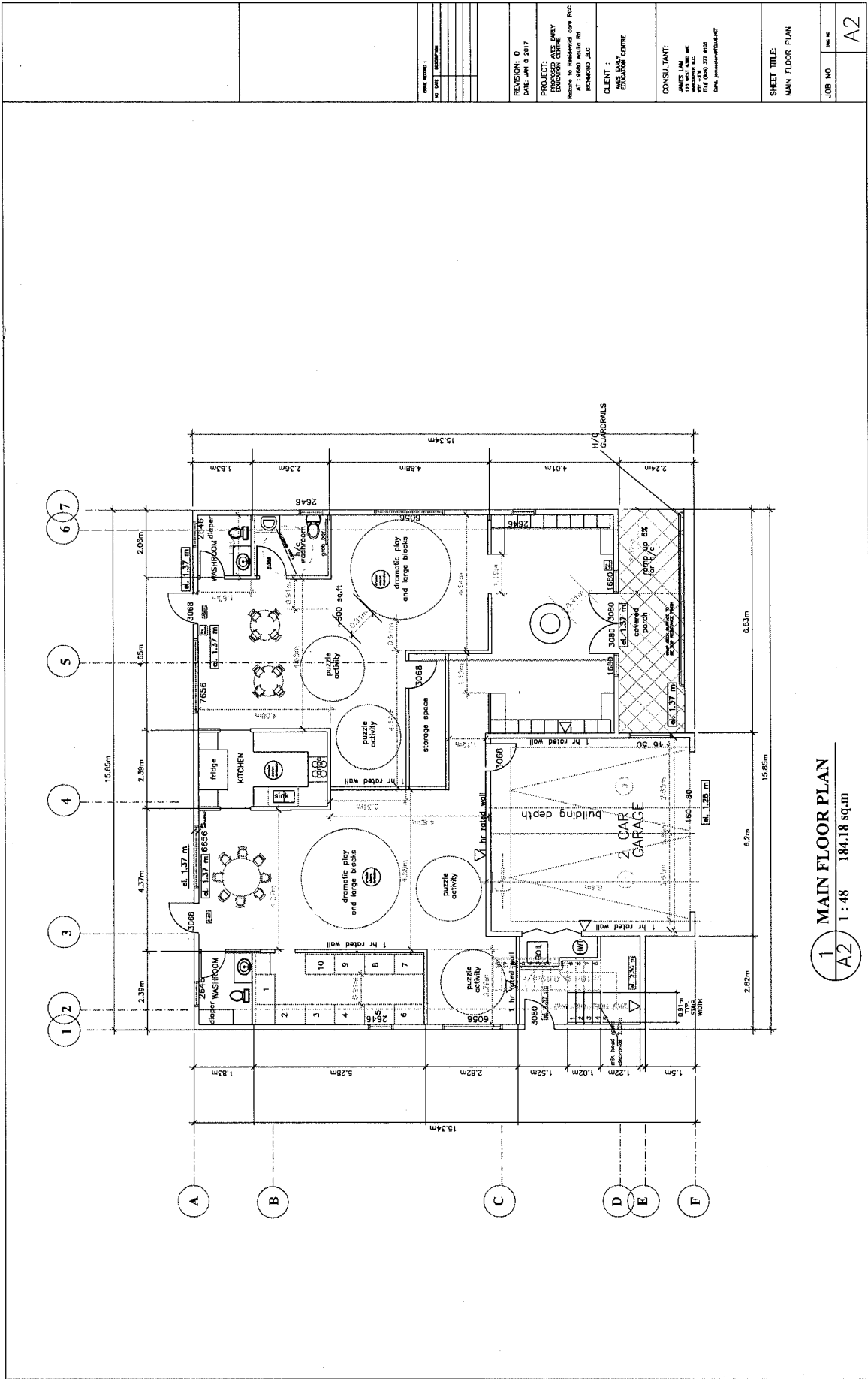
**JAMES CHENG LAND SURVEYING LTD**  
B.C. Land Surveyor  
#35-6736 Southpoint Drive  
Burnaby B.C. V3N0A4  
(604) 786-8870  
jlandsurveying@gmail.com  
FILE: 16-70-TP

**NOTES:**  
1) Elevations are in metres and are geodetic.  
2) Elevations are derived from City of Richmond HPN Monument #205(77H4827) el=1.044.  
3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client.

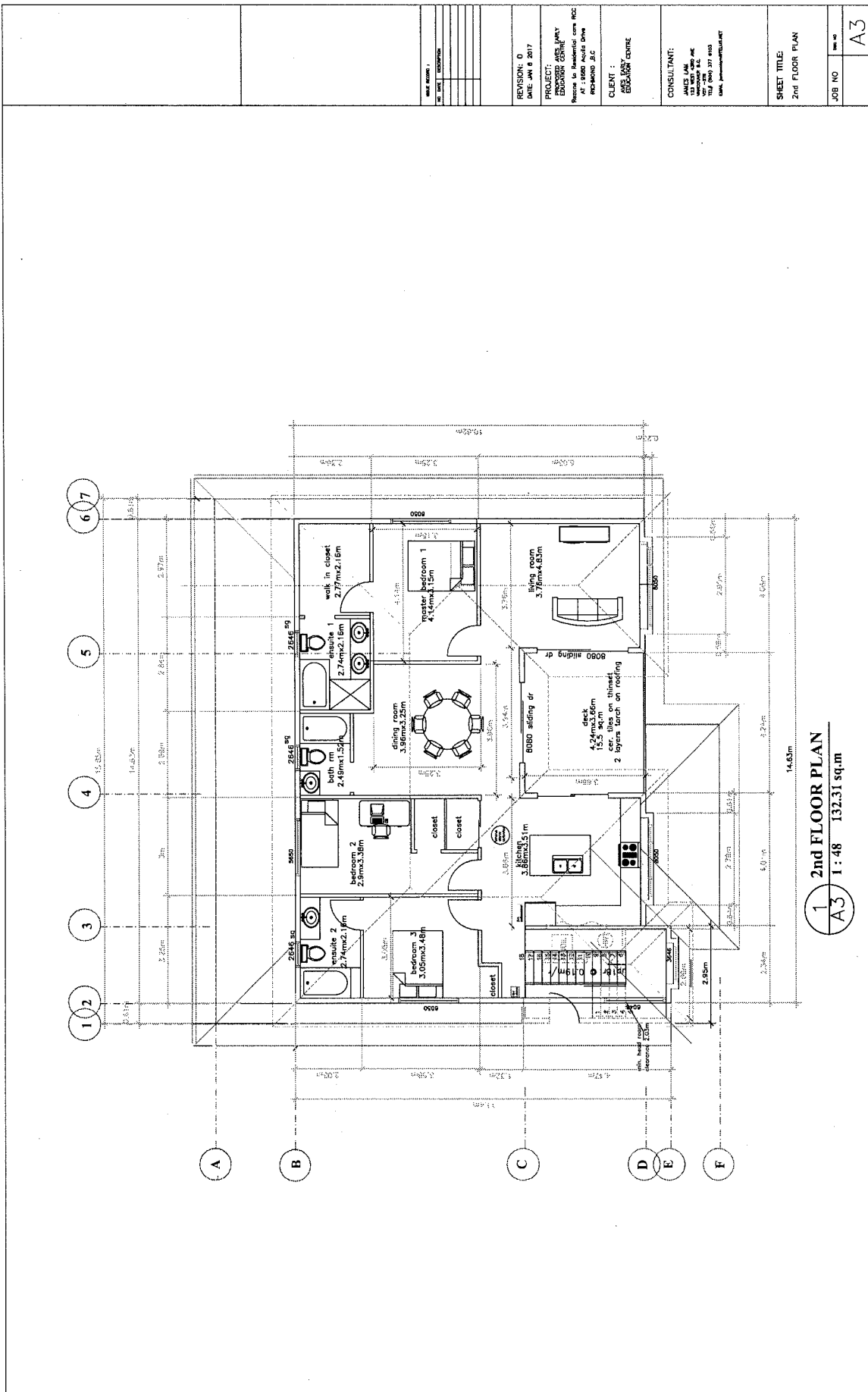
Dated This 16th Day of  
June, 2016.

JAMES CHENG B.C.L.S.





PLN - 55



1 2nd FLOOR PLAN  
 A3 1:48 132.31 sq.m

REVISION: 0	DATE: JAN 6 2017
PROJECT: EXHIBIT 2017 FAMILY Residence to Residential Care RCC AT: 18600 Avoca Drive PEASEBOND, B.C.	
CLIENT: BSES BSY EDUCATION CENTRE	
CONSULTANT: JAMES LAM 113 WEST 42ND AVE TORONTO, ONT. M6P 2P7 CAN. TEL: 416-291-9333 FAX: 416-291-9333 WWW.JAMESLAM.COM	
SHEET TITLE: 2nd FLOOR PLAN	
JOB NO. 18600	DATE: 01/06/17
	A3





**RZ 16-743867**

**Attachment 4**

Address: 9680 Aquila Road

Applicant: Mickey Chow

Planning Area(s): Shellmont

	<b>Existing</b>	<b>Proposed</b>
Owner:	C. Chow & S. Guo	No change
Site Size:	647 m <sup>2</sup> (6,965 ft <sup>2</sup> )	No change
Land Uses:	Single-family residential and child care	No change
OCP Designation:	Neighbourhood Residential	Complies
Zoning:	Single Detached (RS1/E)	Residential Child Care (RCC)
Number of Units:	1	1
Child Care:	10 children	16 children

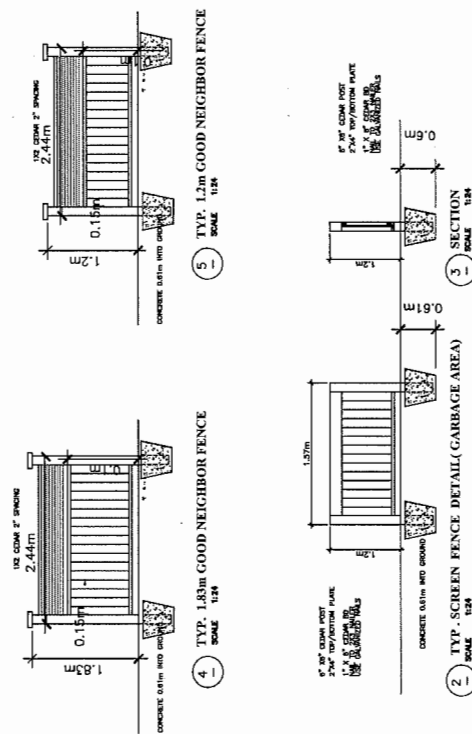
<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.5	0.49	None Permitted
Buildable Floor Area:*	Max. 323.5 m <sup>2</sup> (3,482 ft <sup>2</sup> )	316.5 m <sup>2</sup> (3,407 ft <sup>2</sup> )	None Permitted
Child Care	Max. 16 children	Max. 16 children	None
Lot Coverage:	Building: Max. 40% Non-porous: Max. 70% Landscaping: Min. 20%	Building: 35% Non-porous: 69% Landscaping: 31%	None
Lot Size:	540.0 m <sup>2</sup>	647 m <sup>2</sup>	None
Lot Dimensions:	Width: 15.0 m Depth: N/A	Width: 18 m Depth: 35 m	None
Setbacks:	Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m	Front: 13.67 m Rear: 6.38 m Interior Side: 1.22 m	None
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None
Off-street Parking Spaces:	Residents: 2 Employees: 3 Visitors: 2 Total: 7	Residents: 2 Employees: 3 Visitors: 2 Total: 7	None
Bicycle Parking:	Class 1: 1 Class 2: 4	Class 1: 1 Class 2: 4	None

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

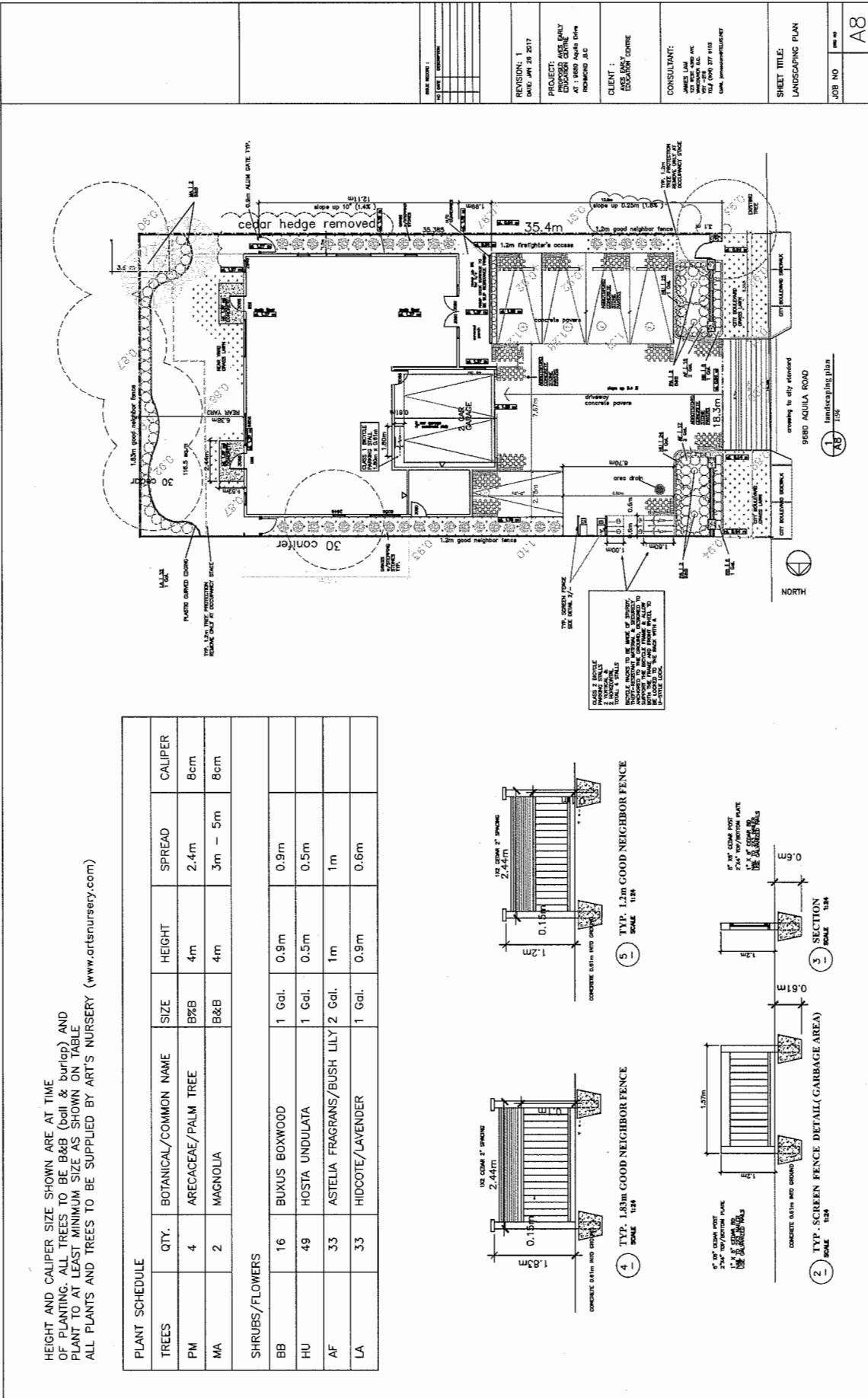
\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

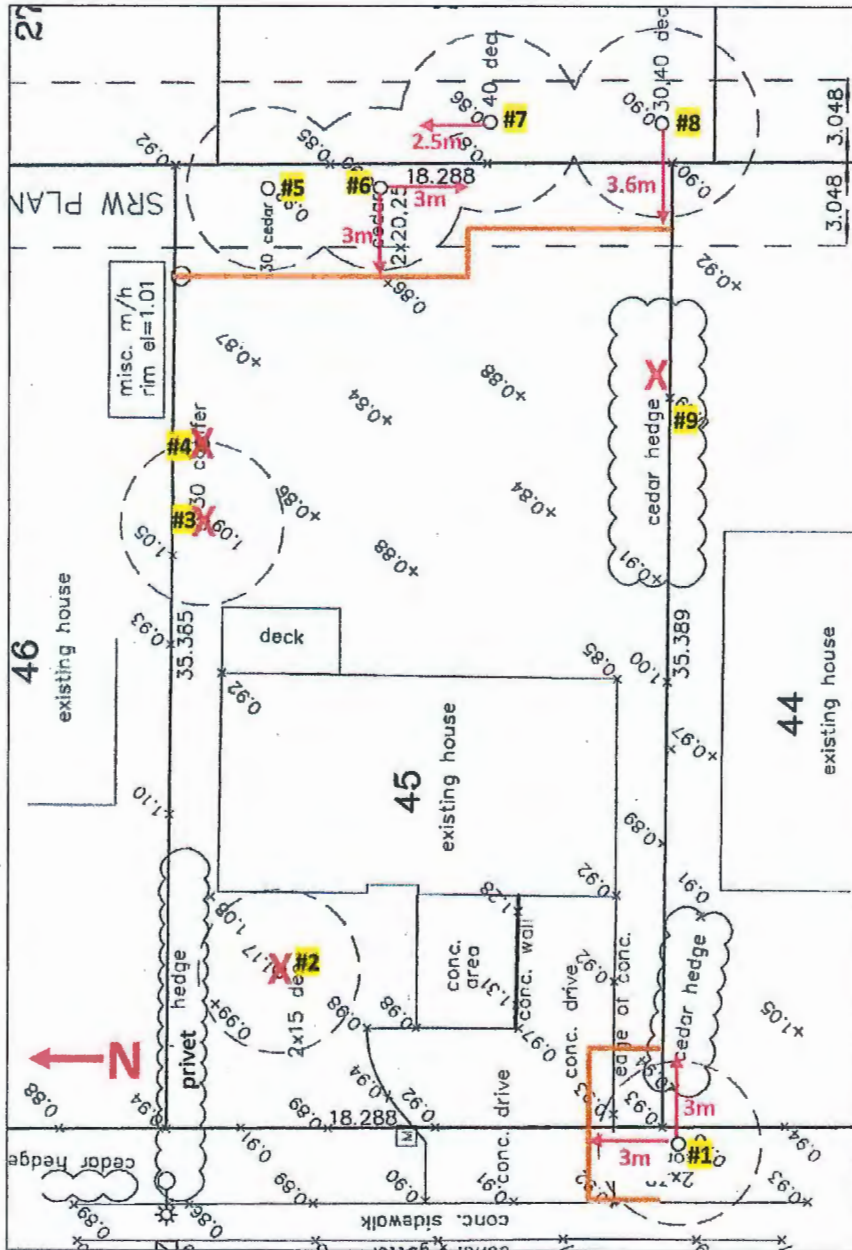
HEIGHT AND CALIPER SIZE SHOWN ARE AT TIME OF PLANTING. ALL TREES TO BE B&B (ball & burlap) AND PLANT TO AT LEAST MINIMUM SIZE AS SHOWN ON TABLE. ALL PLANTS AND TREES TO BE SUPPLIED BY ART'S NURSERY ([www.artsnursery.com](http://www.artsnursery.com))

PLANT SCHEDULE						
TREES	QTY.	BOTANICAL/COMMON NAME	SIZE	HEIGHT	SPREAD	CALIPER
PM	4	ARECAEAE/PALM TREE	B&B	4m	2.4m	8cm
MA	2	MAGNOLIA	B&B	4m	3m - 5m	8cm
SHRUBS/FLOWERS						
BB	16	BUXUS BOXWOOD	1 Gal.	0.9m	0.9m	
HU	49	HOSTA UNDULATA	1 Gal.	0.5m	0.5m	
AF	33	ASTELIA FRAGRANS/BUSH LILY	2 Gal.	1m	1m	
LA	33	HIDCOTE/LAVENDER	1 Gal.	0.9m	0.6m	



ALL SCREEN FENCE TO BE INSTALLED TO BE AT LEAST TO THE MINIMUM SIZE AS SHOWN ON TABLE. ALL PLANTS AND TREES TO BE SUPPLIED BY ART'S NURSERY ([www.artsnursery.com](http://www.artsnursery.com))





Tree Retention & Removal Plan, Scale 1:250

SUITABLE REPLACEMENT TREES (Botanical name)
Stewartia ( <i>Stewartia pseudocamellia</i> )
Dik's Weeping Cypress ( <i>Chamaecyparis lawsoniana</i> 'Dik's Weeping')
Purple Fountain European Beech ( <i>Fagus sylvatica</i> 'Purple Fountain')
Japanese Tree Lilac 'Ivory Silk' ( <i>Syringa reticulata</i> 'Ivory Silk')
Paperbark maple ( <i>Acer griseum</i> )



# City of Richmond

## Rezoning Considerations

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

**Address:** 9680 Aquila Road

**File No.:** RZ 16-743867

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9685, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$5,000 to ensure that the proposed landscaping works in Attachment 5 are undertaken and that a total of six replacement trees are planted and maintained on the lot with the following minimum sizes:

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

Securities will not be released until a landscaping inspection is passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$20,000 for the two (2) on-site trees to be retained.
4. Submission of a Tree Survival Security to the City in the amount of \$3,100 for the one (1) City-owned tree to be retained.
5. The registration of a 3 m wide statutory right-of way in the northeast corner of the development site for sanitary sewer, extending from the east property line to 1.0 m past the existing inspection chamber.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a legal agreement on Title, ensuring that all habitable floor area on the ground floor is used for child care purposes only.

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

1. 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 must remain in place until construction and landscaping on-site is completed.

**At Building Permit\* stage, 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. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution based on a City cost estimate for the City to manage the design and construction of the works:

*Water Works:*

- a. Using the OCP Model, there is 142.0 L/s of water available at a 20 psi residual at the Aquila Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b. The Developer is required to: **PLN - 60**

Initial: \_\_\_\_\_

- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for on-site 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 is to:
  - Install a new 25 mm water service connection, complete with meter and meter box, off of the existing 150 mm AC water main on the Aquila Road frontage.
  - Cut and cap, at main, the existing water service connection on the Aquila Road frontage.

*Storm Sewer Works:*

- d. At Developer's cost, the City is to:
  - Cut and cap, at inspection chamber, the existing storm service connection at the northwest corner of the development site.
  - Install a new storm service connection, complete with inspection chamber, off of the existing 250 mm storm sewer along the Aquila Road frontage.

*Sanitary Sewer Works:*

- e. The Developer is required to:
  - Check the existing sanitary service connection at the northeast corner of the development site and confirm the material, capacity, and condition of the inspection chamber and pipe by video inspection. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection or inspection chamber is not adequate, a new sanitary service connection, complete with inspection chamber, shall be installed off of the existing rear-yard sanitary main by the City at the Developer's cost.
  - Provide, at no cost to the City, an additional 3.0 m-wide statutory right-of-way in the northeast corner of the development site, extending from the east property line to 1.0 m past the existing sanitary inspection chamber.

*Frontage Improvements:*

- f. The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These shall be located on-site.
  - Other frontage improvements as per Transportation's requirements

*General Items:*

- a. The Developer is required to:
  - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - 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.

**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]

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9685 (RZ 16-743867)
9680 Aquila 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 "RESIDENTIAL CHILD CARE (RCC)".

P.I.D. 003-961-770

Lot 45 Section 26 Block 4 North Range 6 West New Westminster District Plan 32239

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9685".

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.

Approval stamp: CITY OF RICHMOND, APPROVED by BK, APPROVED by Director or Solicitor, hl

MAYOR

CORPORATE OFFICER



# City of Richmond

## Report to Committee Planning and Development Division


**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** March 10, 2017  
**File:** RZ 16-726337


**Re:** Application by Anthem Properties Group Ltd. for Rezoning at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" Zone to "Medium Density Townhouses (RTM3)"

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development

EL:blg  
Att. 8

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



## **Staff Report**

### **Origin**

Anthem Properties Group Ltd. has applied to the City of Richmond for permission to rezone 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road (Attachment 1) from “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM3)” zone in order to permit the development of 47 townhouse units.

### **Project Description**

The eight properties under this application have a total combined frontage of 174 m, and are proposed to be consolidated into one development parcel. The proposed density is 0.7 FAR. The site layout includes 19 two-storey units and 28 three-storey units in 15 townhouse clusters. Vehicle access is provided by a single driveway access to No. 5 Road and four separate pedestrian accesses will be provided. The required outdoor amenity area is situated at the southeast corner of the site.

A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

To the North: Single-family homes zoned “Single Detached (RS1/E)”, which are identified for townhouse development under the Arterial Road Land Use Policy.

To the South: A 21-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL4)”.

To the East: Across No. 5 Road, a City-owned property located in the Agriculture Land Reserve (ALR) and zoned “Assembly (ASY)” and “Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens” for future day care centre and park uses.

To the West: Across a lane, single-family homes on large lots zoned “Single Detached (RS1/E)”, fronting on to Seamount Road.

## **Related Policies & Studies**

### **Official Community Plan**

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

### **Arterial Road Policy**

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Policy except for the minimum 50 m width for residual site requirement. The proposal will leave a residual site to the north with a frontage of approximately 26.8 m at 10451 and 10471 No. 5 Road.

The applicant has been advised of the Townhouse Development Requirements and has been requested to acquire the two adjacent properties to the north. The applicant advised staff in writing that they have made attempts to acquire adjacent properties, but cannot reach an agreement with the owners.

To verify the viable future redevelopment of the residual site to the north, the applicant has provided a development concept plan for the site (on file). Also, registration of a statutory right-of-way (SRW) over the internal driveway on the development site will be required prior to final adoption of the rezoning bylaw in order to facilitate access to future development to the north.

### **Agricultural Land Reserve (ALR) Buffer Zone**

A landscape buffer is required along the No. 5 Road frontage of this site. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses on the east side of No. 5 Road. The applicant is proposing a 4.0 m wide ALR buffer on site along the entire east property line. The proposal, including planting details, will be referred to the Agricultural Advisory Committee (AAC) for their review and comments. Staff will work with the applicant to amend the proposed planting plan based on AAC’s comments, if any, through the Development Permit stage.

In addition to the landscaping requirements of the buffer, a restrictive covenant will be registered on Title, indicating that the landscaping within the ALR buffer cannot be removed or modified without the City’s approval. The covenant would also identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities.

### **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 Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.81 per buildable square foot (2016 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$59,369.35.

## Public Consultation

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

The applicant conducted a public Open House for the rezoning application on June 22, 2016. The Open House was held at Daniel Woodward Elementary School, which is located within walking distance of the development site. An Open House flyer was delivered by the applicant to approximately 100 households (see Attachment 4 for the Notification Area). Staff attended the Open House to observe the meeting and answer policy or process-related questions. 23 people attended the event, and 10 of them were from six households located within the notification area. Comment sheets were provided to all the attendees and five completed comment sheets were received (Attachment 5) at the end of the meeting. A copy of the Open House Summary prepared by the applicant is included in Attachment 6.

Major concerns from the neighbourhood on the proposed townhouse development are summarized below; with responses to each of the concerns identified in ***bold italics***.

1. Fence height along the west property line should be raised to 1.5 m (5 ft.) to avoid trespassing.

***A line of 1.2 m (4 ft.) tall wood fence is proposed on top of a new retaining wall (ranging from 0.7 m to 0.9 m high) along the west property line. The overall height of this solid screen along the rear lane would be approximately 1.9 m (6.2 ft.) to 2.1 m (6.9 ft.)***

2. Removal of 90% of the trees on site and removal of large trees on site should be avoided.

***The applicant is proposing to retain seven of the nine bylaw-sized trees on site that are in good condition. This includes five Douglas Fir trees located at the southern edge of the site, which are in excellent condition. The retention of this grove of five Douglas Fir trees precludes any construction on the southeast portion of the site. The applicant has revised the site plan to locate the outdoor amenity area from a more centralize location to the southeast corner of the site and reduced the number of units proposed.***

***The applicant is proposing to remove two bylaw-sized trees on site that are in good condition due to their conflicts with site grading. The applicant is proposing to remove another 49 bylaw-sized trees due to their poor condition. While 88% of the bylaw-sized on site are proposed to be removed, 78% of healthy trees on site are being retained.***

3. Rear Yard Setback from the City lane should be increased from the proposed 4.5 m to 6.0 m.

*The Arterial Road Guidelines for Townhouses in the OCP suggests that townhouse clusters be set back 6.0 m from the rear property line along the rear yard interface with single-family housing. There is a 6.0 m wide lane located between the adjacent single-family homes and the subject townhouse site; with the proposed 4.5 m rear yard setback, the proposed two-storey townhouse units will be located at least 10.5 m from the rear property line of the adjacent single-family lots to the east. Staff feel that this distance would pose minimal impact to the neighbouring residents. The approximately 0.5 m road dedication required along No. 5 Road also limits the opportunity to provide a larger rear yard setback. Appropriate landscaping along the rear yards of the proposed development should address any further adjacency concerns. Staff will work with the developer to ensure natural screening will be included in the proposal at the Development Permit stage.*

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**

### **Built Form and Architectural Character**

The applicant proposes to consolidate the eight properties into one development parcel with a total area of 9,727.3 m<sup>2</sup>, and construct 47 townhouse units. The proposal consists of a mix of two-storey and three-storey townhouse units, all with side-by-side double car garages. The three-storey units have been arranged in clusters of four units, with the ends of the blocks facing No. 5 Road. The two-storey units are arranged as duplexes and triplexes along the western edge of the site to serve as a transition to the single-family neighbourhood across from the back lane. The outdoor amenity area will be situated at the southeast corner of the site, surrounding the five protected Douglas Fir trees on site.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan.
- Refinement of the proposed building form to achieve sufficient variety in design and setbacks to create a desirable and interesting streetscape along No. 5 Road and along the internal drive aisles; to reduce visual massing of the three-storey units along, and to address potential adjacency issues.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk on No. 5 Road, and to the adjacent existing developments.

- Review of size and species of replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on site.
- Refinement of ALR buffer design in response to Agricultural Advisory Committee's comments.
- Refinement of landscape design, including screening of headlight glare onto No. 5 Road.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

Additional issues may be identified as part of the Development Permit application review process.

### **Transportation and Site Access**

One vehicular access from No. 5 Road is permitted on this proposed development; limited to a right-in/right-out traffic movement. No access via the back lane is proposed due to the potential intrusion of traffic into the existing single family neighbourhood. This vehicular access will be utilized by adjacent properties to the north if they apply to redevelop; and be utilized by the adjacent property to the south when required. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from No. 5 Road and the internal north-south manoeuvring aisle will be secured as a condition of rezoning.

Prior to final adoption of the rezoning bylaw, the developer is also required to dedicate approximately 0.5 m across the entire No. 5 Road frontage for road, and to accommodate frontage improvements, including, but not limited to: a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk. Exact width is to be confirmed with survey information to be submitted by the applicant before final adoption of the rezoning bylaw.

In addition, the developer is required to revise the orientation of the existing crosswalk on the north leg of the intersection at No. 5 Road and the access road to the Gardens development so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not be limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.

#### *British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral*

The subject site is located within 800 m of a controlled access highway (i.e., Highway 99), and the rezoning application was referred to the BC Ministry of Transportation and Infrastructure (MOTI). Preliminary approval of the subject rezoning was granted on August 30, 2016 for a period of one year pursuant to Section 52(3)(a) of the Transportation Act. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

## Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which assesses the structure and condition of on-site tree species, and provides recommendations on tree retention and removal. There is no tree on the neighbouring properties within 2 m of the property line of the subject site and no street trees on City property in front of the site.

The Report assesses 58 bylaw-sized trees on the subject site. The City's Tree Preservation Coordinator has reviewed the Arborist's Report and accepted the proposed tree retention scheme (Attachment 7):

- Five Douglas Fir trees located (in a small grove) at the southern edge of the development site are all in excellent condition and will be retained and protected a minimum 5.0 m out from the bases of the trees.
- One 75cm caliper Sitka Spruce tree is in good condition and will be retained and protected a minimum 4.5 m out from the base of the tree.
- One 86 cm caliper Red Cedar tree located along the No. 5 Road street frontage is in very good condition and will be retained and protected a minimum 5.0 m out from the base of the tree.
- One 35 cm caliper Japanese Maple tree located along the No. 5 Road street frontage is in very good condition, but the retention of this Japanese Maple tree would further restrict the developable area of this site. Considering that the applicant has made efforts to retain a grove of five Douglas Fir trees at the southern edge of the site by removing three proposed units, staff agreed to the removal of this Japanese Maple tree.
- One 51 cm caliper Variegated Tulip tree is in excellent condition; however, it is located in the middle of the north-south drive aisle. Staff have agreed to the removal of this tree with the understanding that two new Variegated Tulip trees (at a minimum size of 8 cm caliper) will be planted along the No. 5 Road street frontage to compensate for the loss of this tree.
- 49 trees on site will be removed due to poor structural condition; 98 replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 111 new trees on site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.
- 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 is required.
- Prior to Development Permit Issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

**Variance Requested**

The proposed development is generally in compliance with the “Medium Density Townhouses (RTM3)” zone; with one proposed variance to reduce the front yard setback from 6.0 m to 4.5 m for proposed buildings # 9 to #13, and from 6.0 m to 5.5 m for buildings # 14 and 15. Staff support the requested variance recognizing that an approximately 0.5 m wide road dedication is required along the entire No. 5 Road frontage, no unit could be built on the southeast portion of the site due to the retention of a grove of five large Douglas Fir trees, and a large outdoor amenity will be provided. This variance will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

**Affordable Housing Strategy**

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City’s Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy; for a contribution of \$293,181.97.

**Townhouse Energy Efficiency and Renewable Energy**

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. A Restrictive Covenant to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

**Amenity Space**

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. Council’s Policy 5041 (Cash in Lieu of Indoor Amenity Space) requires that a cash contribution of \$1,000 per unit up to 19 units, plus \$2,000 per unit over 19 units, plus \$3,000 per unit over 39 units be provided in lieu of indoor amenity space. The total cash contribution required for this 47 unit townhouse development is \$83,000.00.

Outdoor amenity space will be provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m<sup>2</sup> per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

### **Site Servicing and Frontage Improvements**

Prior to final adoption of the rezoning bylaw, the client is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification and re-orientation of the crosswalk at the intersection of No. 5 Road and the access road to the Gardens development, as well as to install of a new fire hydrant on the west side of No. 5 Road and upgrade the storm sewer. All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee. A list of rezoning considerations is included as Attachment 8, which has been agreed to by the applicants (signed concurrence on file).

### **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 proposed 47-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 8, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9687 be introduced and given first reading.



Edwin Lee  
Planner 1  
(604-276-4121)

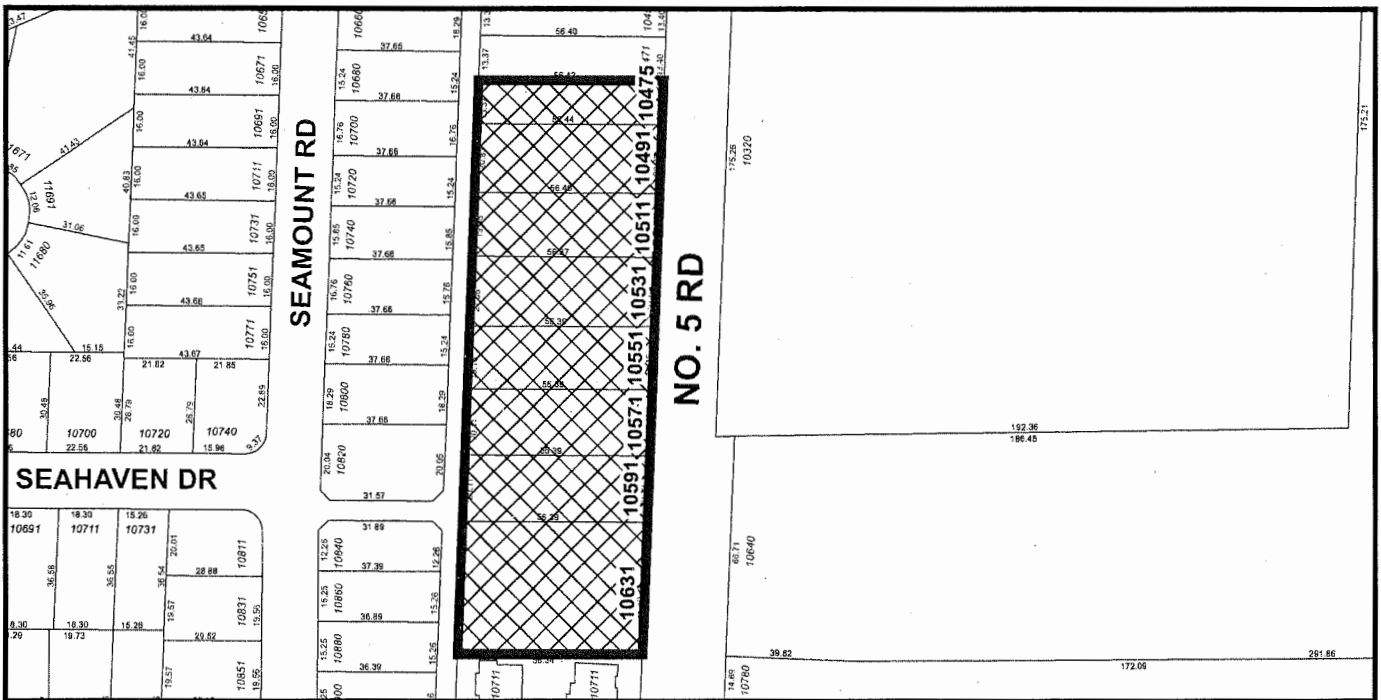
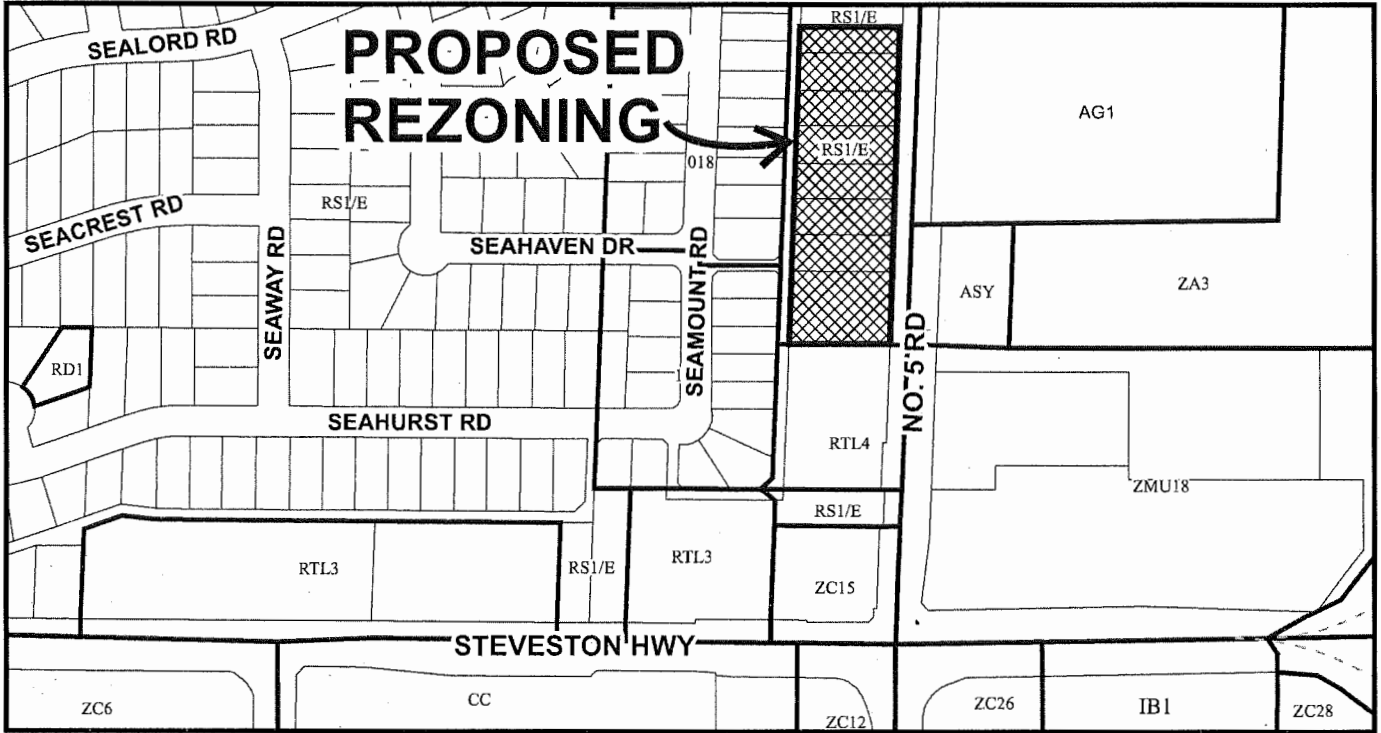
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- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Open House Notification Area
- Attachment 5: Completed Comment Sheets Received at the Open House
- Attachment 6: Open House Summary
- Attachment 7: Tree Management Plan
- Attachment 8: Rezoning Considerations





City of  
Richmond



RZ 16-726337

Original Date: 04/12/16

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



RZ 16-726337

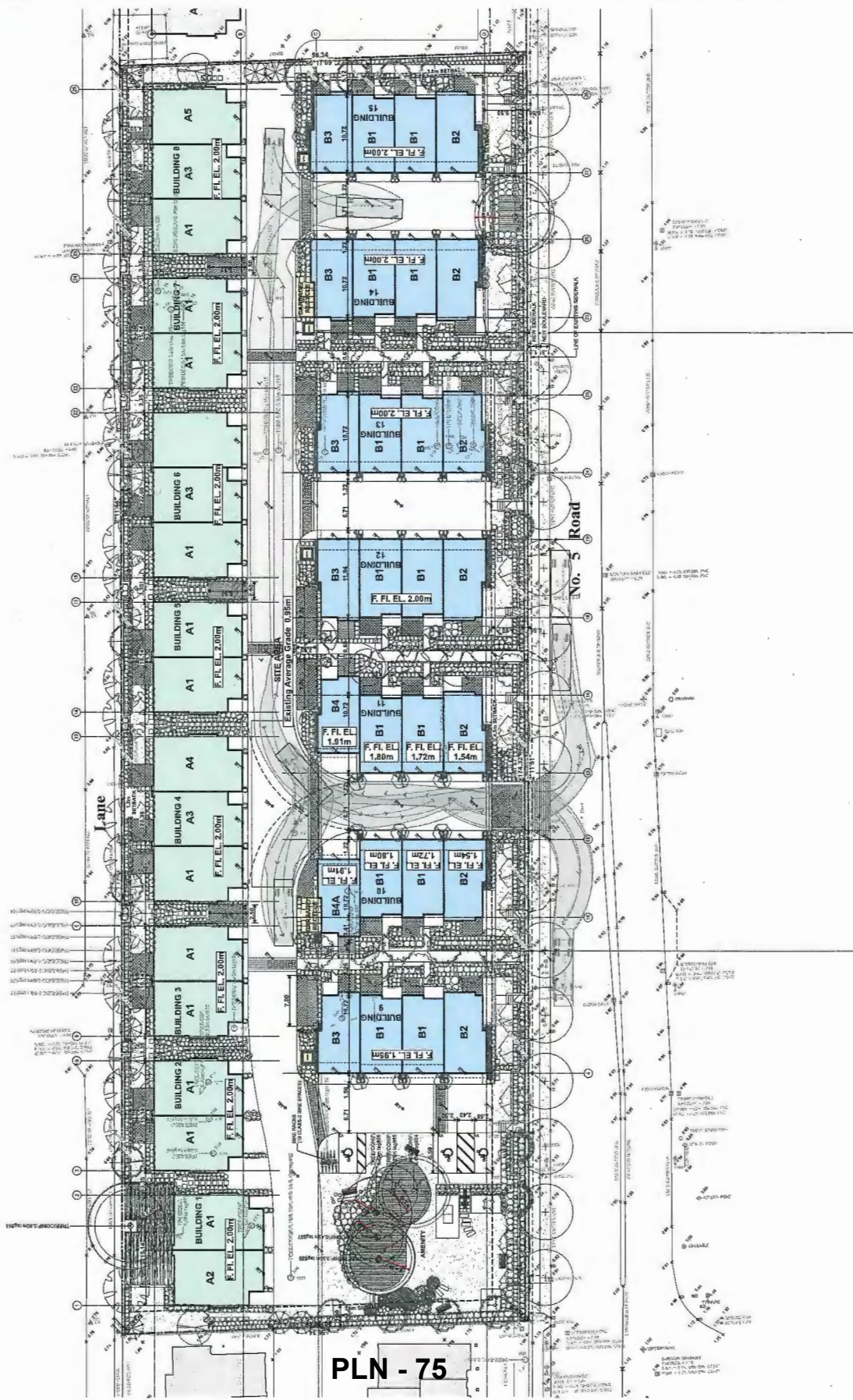
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Revision Date:

Note: Dimensions are in METRES



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PLN - 75

**ANTHEM PROPERTIES**  
 PROJECT: TOWNHOUSE DEVELOPMENT  
 10475-10821 No. 5 ROAD  
 RICHMOND, BC  
 REVISED: 2007

**SITE PLAN**

DATE: (1/24/2007)  
 SCALE: 1" = 20'  
 DATE: March 02, 2007  
 CITY REVIEW: (DATE)  
 (DATE)

**A-1.000**



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SCALE:



NO.	DATE	REVISION/DESCRIPTION	ENR.
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CLIENT:

ANTHEM PROPERTIES

PROJECT:  
**TOWN HOUSE DEVELOPMENT**  
 10475-10651  
 NO. 5 ROAD  
 RICHMOND, B.C.  
 RZ 16-728337  
 DRAWING TITLE

**PRELIMINARY GRADING PLAN**

DATE: 15 MAR 2023

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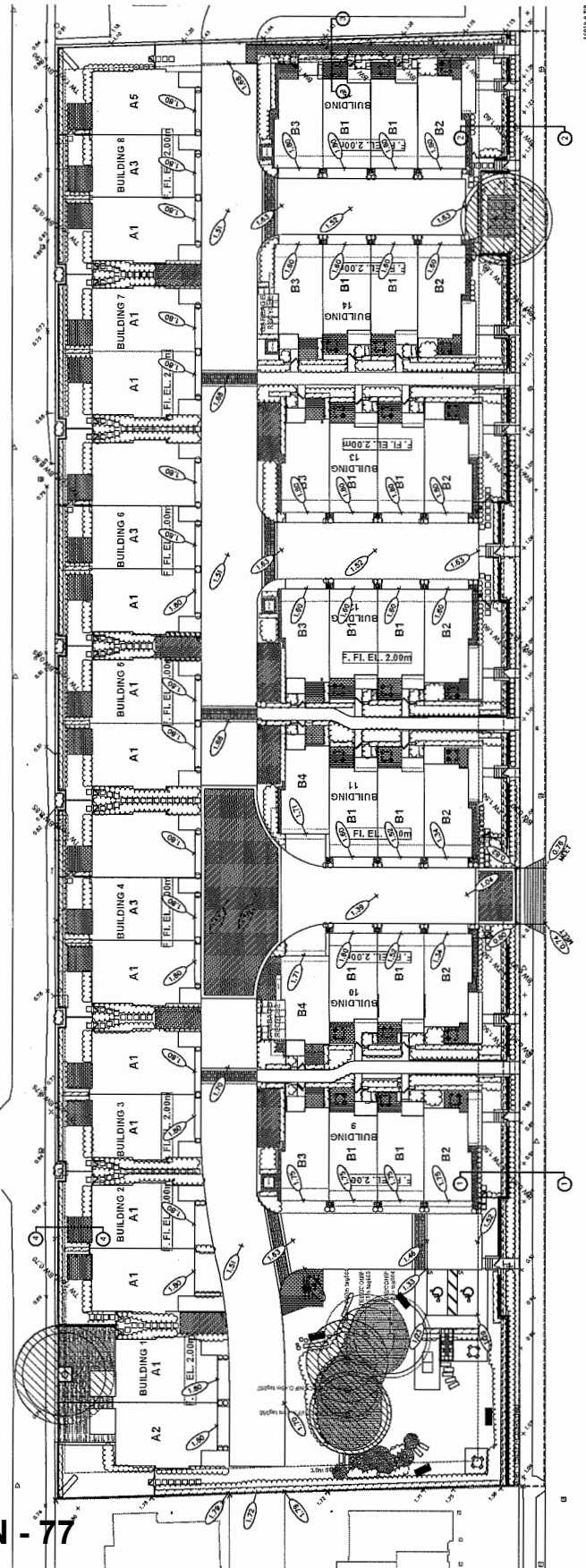
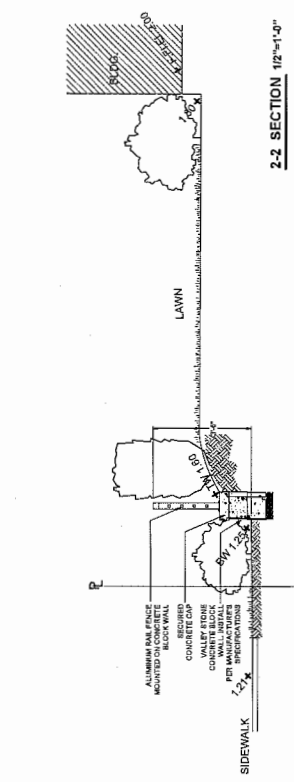
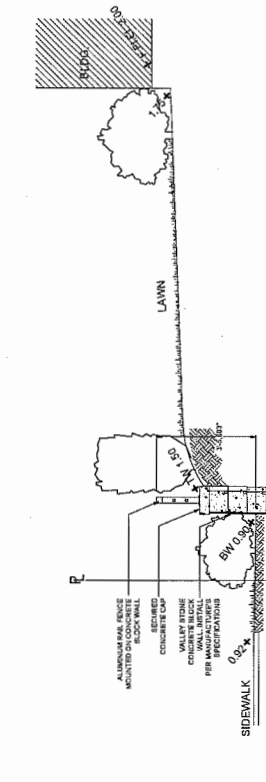
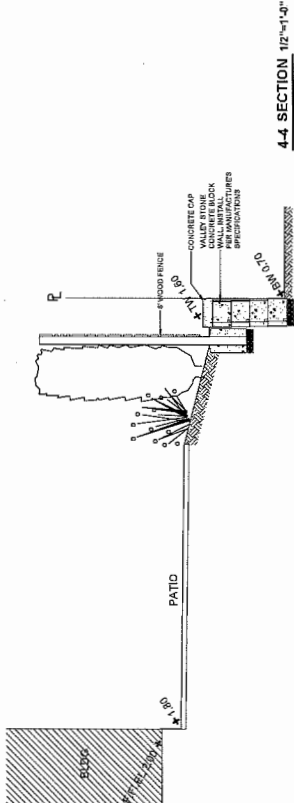
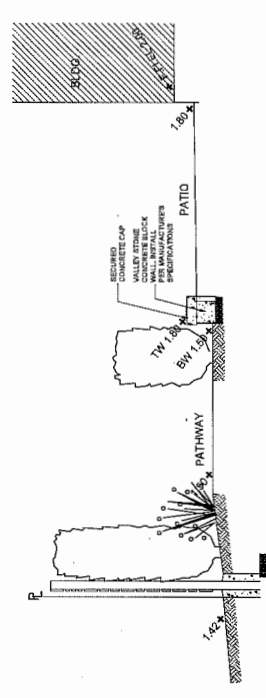
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OF 6

PAS PROJECT NUMBER: 16-019

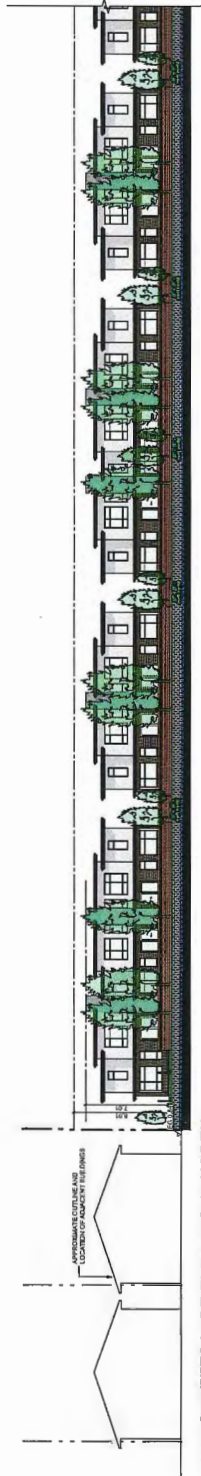


1609-2-29





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 2015-2016 ARCHITECTURAL DESIGN AWARDS  
 WINNER - COMMERCIAL BUILDING



LANE STREETSCAPE ELEVATION - NORTH



LANE STREETSCAPE ELEVATION - SOUTH

DATE: 11/11/2017 (14:11)

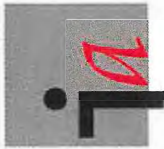
PROJECT: ANTHEM PROPERTIES  
 DRAWN BY:

PROJECT: TOWNHOUSE DEVELOPMENT  
 10475-10521 No. 6 Road  
 RICHMOND, BC  
 0218-728327

DESIGN: STREETSCAPE ELEVATIONS  
 DRAWN BY:

CHECKED BY: [ ]  
 DATE: February 22, 2017  
 6 - DP Resubmission

A-0.320



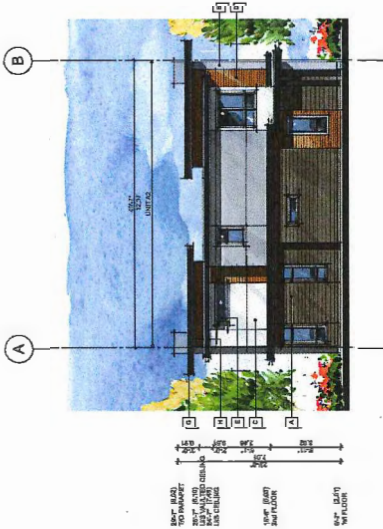
**INTEGRARCHITECTURE INC.**  
 416 WEST PENDER STREET  
 VANCOUVER, BC V6B 1T5  
 TEL: 604.681.4270 F: 604.681.4270  
 info@integrarch.com  
 www.integrarch.com



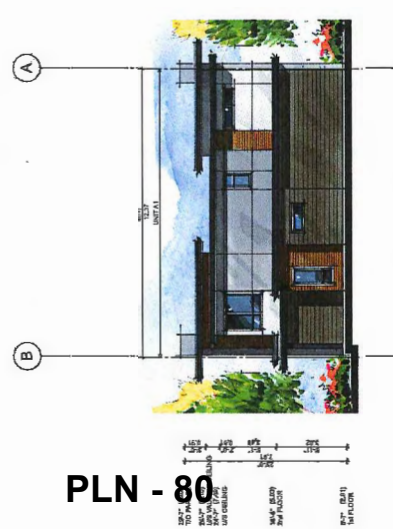
**BUILDING 1 - EAST ELEVATION**



**BUILDING 1 - WEST ELEVATION**



**BUILDING 1 - SOUTH ELEVATION**



**BUILDING 1 - NORTH ELEVATION**

**PLN - 80**

**MATERIAL & COLOUR LEGEND**

Colour	Manufacturer	Reference No.	Element
A	Brick	Timber Brick	Brick
B	Concrete	Timber Brick	Brick
C	Brick	Timber Brick	Brick
D	Brick	Timber Brick	Brick
E	Brick	Timber Brick	Brick
F	Brick	Timber Brick	Brick

Colour	Manufacturer	Reference No.	Element
G	Brick	Timber Brick	Brick
H	Brick	Timber Brick	Brick
I	Brick	Timber Brick	Brick
J	Brick	Timber Brick	Brick

**ANTHEM PROPERTIES**  
 PROJECT  
**TOWNHOUSE DEVELOPMENT**  
 1845-1851 16th S. ROAD  
 RICHMOND, BC  
 REG-16-20587

**BUILDING 1 ELEVATIONS**

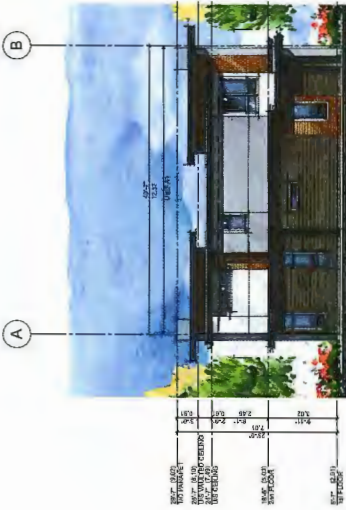
16381  
 1/8" = 1'-0"  
 February 20, 2017  
 5 - DP Reevaluation

**A-2.012**





**INTEGRA ARCHITECTURE INC.**  
 414 WEST PENDER STREET  
 VANCOUVER, BC V6B 1T5  
 TEL: 604.681.4229 FAX: 604.681.4270  
 info@integra-arch.com  
 www.integra-arch.com



**BUILDING 8 - SOUTH ELEVATION**



**BUILDING 8 - NORTH ELEVATION**



**BUILDING 8 - WEST ELEVATION**



**BUILDING 8 - EAST ELEVATION**

**MATERIAL & COLOUR LEGEND**

Colour	Manufacturer	Reference No.	Element
A	Green Chromatic Smooth finish, 0' exposure	Tussock Bark 2124-20	Handle for siding - 0' exposure
B	Charcoal Smooth finish, 0' exposure	Benjamin Moore 2124-20	Exterior walls, selected features
C	Silver 4mm ACS7 finish 30' finish, 0' exposure	Benjamin Moore 2124-20	Exterior walls, selected features
D	Charcoal Fiber cement plank wall	Woodstone 081 Cherry	Exterior walls, selected features
E	Silver Solid Vinyl	Chlorocresol 081 Cherry	Exterior walls, selected features
F	Black LUMBER	to match 1/2 inch x 1/2 inch 081 Cherry	to match 1/2 inch x 1/2 inch 081 Cherry

Black	Match 1/2 inch x 1/2 inch	PVPF Maple Black	Pie-shaped steel (balustrade and parapets)
Charcoal	Woodstone 081 Cherry plank wall	Woodstone 081 Cherry	Roof overhangs & entrance wall
Black	Hardie Trim Board	Benjamin Moore Black Knight 1114-10	Roofing & roof fascia
Grey	Architectural concrete	Grey	Exposed concrete

**MATERIAL & COLOUR LEGEND**

Colour	Manufacturer	Reference No.	Element
A	Green Chromatic Smooth finish, 0' exposure	Tussock Bark 2124-20	Handle for siding - 0' exposure
B	Charcoal Smooth finish, 0' exposure	Benjamin Moore 2124-20	Exterior walls, selected features
C	Silver 4mm ACS7 finish 30' finish, 0' exposure	Benjamin Moore 2124-20	Exterior walls, selected features
D	Charcoal Fiber cement plank wall	Woodstone 081 Cherry	Exterior walls, selected features
E	Silver Solid Vinyl	Chlorocresol 081 Cherry	Exterior walls, selected features
F	Black LUMBER	to match 1/2 inch x 1/2 inch 081 Cherry	to match 1/2 inch x 1/2 inch 081 Cherry

**ANTHEM PROPERTIES**

**TOWNHOUSE DEVELOPMENT**  
 10475-51841 No. 6 ROAD  
 RICHMOND, BC  
 RZ18-710837

**BUILDING 08 ELEVATIONS**

**A-2.082**



**INTEGRAL ARCHITECTURE INC.**  
 415 WEST PENDER STREET  
 VANCOUVER, BC V6B 1Y5  
 T: 604.688.8238 F: 604.688.8270  
 info@integral-arch.com  
 www.integral-arch.com



**BUILDING 12 - EAST ELEVATION**



**BUILDING 12 - WEST ELEVATION**



**BUILDING 12 - SOUTH ELEVATION**



**BUILDING 12 - NORTH ELEVATION**

**MATERIAL & COLOUR LEGEND**

Colour	Manufacturer	Reference No.	Remarks
A	Black	Black	Pre-fabricated steel flashings and downspouts
B	Black	Black	Pre-fabricated steel flashings and downspouts
C	Black	Black	Pre-fabricated steel flashings and downspouts
D	Black	Black	Pre-fabricated steel flashings and downspouts
E	Black	Black	Pre-fabricated steel flashings and downspouts
F	Black	Black	Pre-fabricated steel flashings and downspouts

Colour	Manufacturer	Reference No.	Remarks
A	Black	Black	Pre-fabricated steel flashings and downspouts
B	Black	Black	Pre-fabricated steel flashings and downspouts
C	Black	Black	Pre-fabricated steel flashings and downspouts
D	Black	Black	Pre-fabricated steel flashings and downspouts
E	Black	Black	Pre-fabricated steel flashings and downspouts
F	Black	Black	Pre-fabricated steel flashings and downspouts

**ANTHEM PROPERTIES**  
 TOWNHOUSE DEVELOPMENT  
 10075-10351 No. 5 ROAD  
 RICHMOND, BC  
 R216-72337



**RZ 726337**

**Attachment 3**

Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant: Anthem Properties Group Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	Anthem 5 Road Developments Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	9,814.51 m <sup>2</sup>	9,727.36 m <sup>2</sup> (after road dedication)
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	Single-Family Lot Size Policy 5434	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTM3)
<b>Number of Units:</b>	8	47
<b>Other Designations:</b>	N/A	No Change

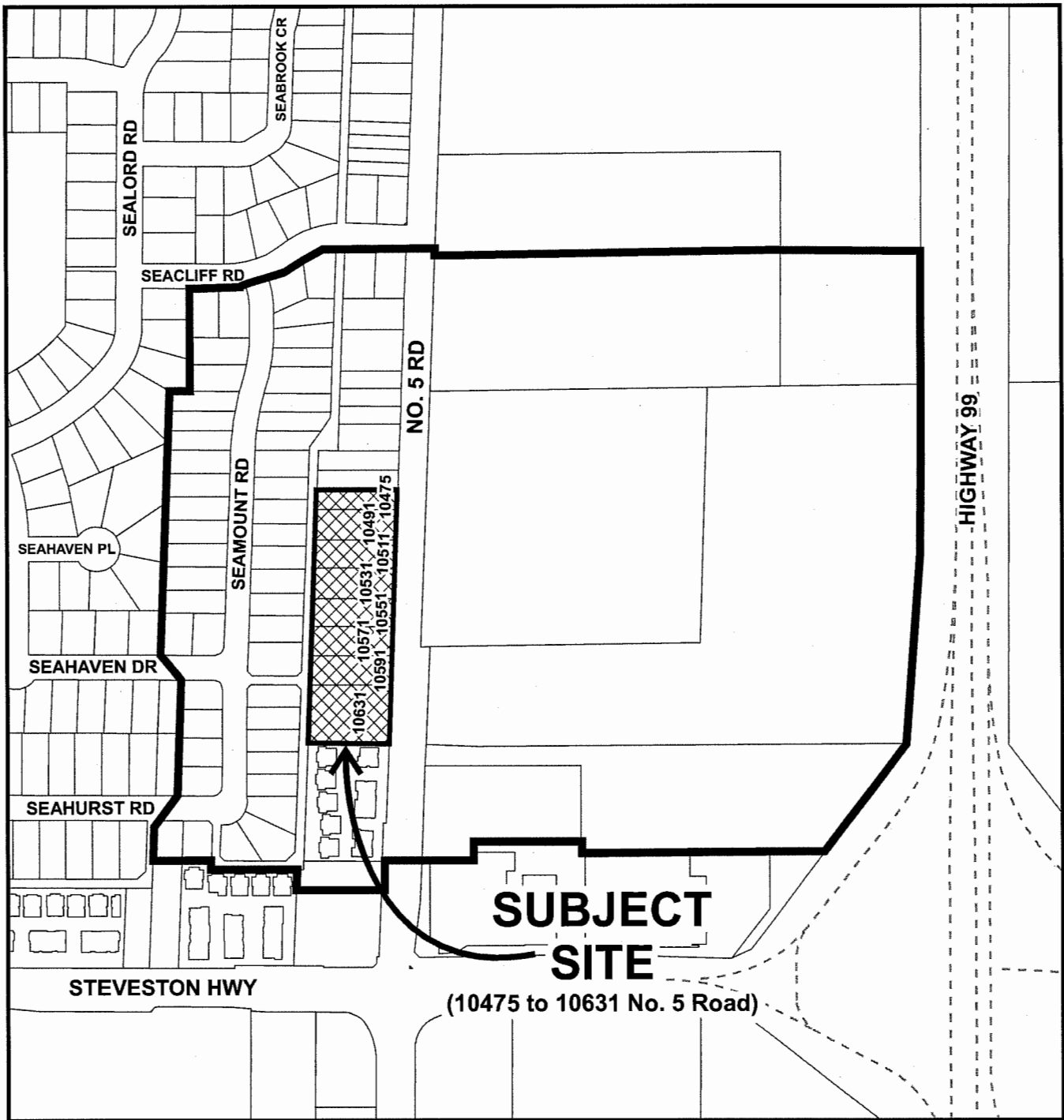
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.70 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m to Bldgs #9-13 5.5 m to Bldgs #14-15	<b>variance required</b>
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> <li>12.0 m (3 storeys) Max. along No. 5 Road</li> <li>7.5 m (2 storeys) Max. along west property line</li> </ul>	none
Lot Width:	Min. 50.0 m	174.32 m	none

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Lot Depth:	Min. 30.0 m	56.34 m	none
Site Area:	Min. 1,800 m <sup>2</sup>	9,727.36 m <sup>2</sup>	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.21 (V) per unit	none
Off-street Parking Spaces – Total:	94 (R) and 10 (V)	94 (R) and 10 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (94 x Max. 50% = 47)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (104 x Max. 50% = 52)	47	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (104 x 2% = 3 spaces)	3 spaces Min.	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.4 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	59 (Class 1) and 10 (Class 2)	66 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 47 units = 282 m <sup>2</sup>	495.7 m <sup>2</sup>	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.



# City of Richmond



RZ 16-726337  
June 22, 2016 Open House  
Notification Area

Original Date: 02/21/17

Revision Date:

Note: Dimensions are in METRES

10475 - 10631 No. 5 Road - Proposed Townhome Development

**Development Information Session**

**Please Note:** This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE: June 22 TIME: 6:30

Name: <u>David + Elisabeth Langer</u>	
Address: <u>10720 Seamount Road</u>	
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Preferred Method of Contact: <input checked="" type="checkbox"/> Telephone: <u>604 275 5080</u> <input checked="" type="checkbox"/> E-Mail: <u>elanger@telus.net</u>	
1. Do you support the proposed project?	<u>Yes 1 2 storey at the back/alley 3 at front ok.</u>
2. What do you like most about the proposed project?	<u>Trees at the back w/ fence.</u>
3. Do you have any concerns about the proposed project?	<u>TRAFFIC all come down Seamount, U turns Seaciff</u>
4. What would you suggest to improve or enhance the proposed project?	<u>Back fence height increase to <u>5</u> feet - stop people from jumping over <u>20</u> feet <u>front</u> to <u>back</u></u>
5. Please provide any additional comments.	<u>another open house more info as you progress</u>

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

**CONTACTS:**

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis  
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040  
Telephone: 604 276-4121

E-Mail: [nkasidoulis@AnthemProperties.com](mailto:nkasidoulis@AnthemProperties.com)  
E-Mail: [elee@Richmond.ca](mailto:elee@Richmond.ca)

**Development Information Session**

**Please Note:** This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

**DATE:** \_\_\_\_\_ **TIME:** \_\_\_\_\_

<b>Name:</b> ANSA MARSHALL	
<b>Address:</b> 10740 SEAMOUNT RD	
<b>The Developer or City may contact me regarding these comments:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Preferred Method of Contact:</b> <input type="checkbox"/> Telephone: _____ <input checked="" type="checkbox"/> E-Mail: <u>nsamarshall38@yahoo.com</u>	
1. Do you support the proposed project?	yes
2. What do you like most about the proposed project?	Flat Roofs, some large trees retained, landscaping, 3 ft loading low Picket fence with cedar hedge 6 ft. <del>Low Picket</del>
3. Do you have any concerns about the proposed project?	Some thought regarding impact on existing neighbours. entrance to development on 5 Road Really limited. foresee problems with traffic travelling north
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	Appreciated the thoughtful approach to fitting in with neighbourhood.

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

**CONTACTS:**

Applicant: Anthem 5 Road Developments LP -- Nick Kasidoulis  
 City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040  
 Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com  
 E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

**Development Information Session**

**Please Note:** This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

**DATE:** \_\_\_\_\_ **TIME:** \_\_\_\_\_

**Name:** KEN MARSHALL

**Address:** 10740 SEAMOUNT ROAD

**The Developer or City may contact me regarding these comments:**  Yes  No

**Preferred Method of Contact:**  Telephone: 604-272-3734  E-Mail: KEN.MARSHALL@TELUS.NET

1. Do you support the proposed project?  
NO. BUT I DO REALIZE THE SITUATION DRIVING REDEVELOPMENT OF RICHMOND

2. What do you like most about the proposed project?  
THE FLAT ROOFS & 2 STORES OF THE BACK UNITS THE MAXIMUM 3 FOOT FIRE LINE USE OF TREES. NO ACCESS TO SERVICE ROAD.

3. Do you have any concerns about the proposed project?  
REMOVING 90% OF THE PRESENT TREES THESE ARE IN THE MAIN HEATHLY MATURE TREES. WHICH HOUSE A WEALTH OF WILD LIFE

4. What would you suggest to improve or enhance the proposed project?  
EMPHASIS TO BE PLACED ON MINIMISING THE VISUAL IMPACT FROM OUR HOME ON SEAMOUNT RD.

5. Please provide any additional comments.  
I AM IMPRESSED THAT THE BUILDER HAS ATTEMPTED TO INTEGRATE THIS DEVELOPMENT WITH THE RESIDENT NEIGHBOURHOOD. MINIMISING THE HEIGHT OF THIS DEVELOPMENT IS A MUST.

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

**CONTACTS:**

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis Telephone: 604 689-3040 E-Mail: nkasidoulis@AnthemProperties.com  
 City of Richmond, Planner: Edwin Lee Telephone: 604 276-4121 E-Mail: elee@Richmond.ca



10475 - 10631 No. 5 Road - Proposed Townhome Development

**Development Information Session**

**Please Note:** This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

<b>DATE:</b>	<b>TIME:</b>
<b>Name:</b>	Peter Katk
<b>Address:</b>	10780 Seamount rd.
<b>The Developer or City may contact me regarding these comments:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Preferred Method of Contact:</b> <input checked="" type="checkbox"/> Telephone: 604.880-2834 <input type="checkbox"/> E-Mail:	
1. Do you support the proposed project?	YES
2. What do you like most about the proposed project?	
3. Do you have any concerns about the proposed project?	(1) fence along laneway should be 5' rather than 3 feet
4. What would you suggest to improve or enhance the proposed project?	(2) Set-back from laneway should be 20' instead of 16'
5. Please provide any additional comments.	

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

**CONTACTS:**

Applicant: Anthem 5 Road Developments LP – Nick Kasidoullis  
 City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040  
 Telephone: 604 276-4121

E-Mail: nkasidoullis@AnthemProperties.com  
 E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

**Development Information Session**

**Please Note:** This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

**DATE:** \_\_\_\_\_ **TIME:** \_\_\_\_\_

<b>Name:</b>	LYNNE CORNWALL		
<b>Address:</b>			
<b>The Developer or City may contact me regarding these comments:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>Preferred Method of Contact:</b>	<input type="checkbox"/> Telephone:	<input type="checkbox"/> E-Mail:	
1. Do you support the proposed project?	Yes.		
2. What do you like most about the proposed project?	Yes		
3. Do you have any concerns about the proposed project?	No		
4. What would you suggest to improve or enhance the proposed project?	More R.D.'s 007. Acces to lake.		
5. Please provide any additional comments.	Design fits Neighbour hood.		

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

**CONTACTS:**

Applicant: Anthem 5 Road Developments LP – Nick Kasidoulis  
 City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040  
 Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com  
 E-Mail: elee@Richmond.ca



July 6<sup>th</sup>, 2016

City of Richmond  
Planning Department  
Attn: Edwin Lee, Planner  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

**10475 – 10631 No. 5 Road, Richmond, B.C. - Anthem 5 Road Developments LP**

Developer Information Session Report – Wednesday, June 22<sup>nd</sup> 2016

As a local real estate development company with projects located across the Lower Mainland, Anthem Properties acknowledges and values the importance of engaging with the communities they develop within. Anthem makes it a top priority to connect with all potential stakeholders for every proposed project and diligently follows an extensive community outreach process from the point of submitting a development permit application, all the way through to the completion of a project. The company is committed to being consistent, accessible and receptive to all neighbours and project stakeholders.

Despite not being required to host a Developer Information Session for the public by the City of Richmond, Anthem opted to do so in order to give community stakeholders an opportunity to review and provide feedback on their initial plans for their No. 5 Road property. After identifying key stakeholder parties and potential sensitivities within the community, Anthem scheduled a Developer Information Session for the project on Wednesday, June 22<sup>nd</sup> 2016, between the hours of 5:30 pm – 8:00 pm. The event details were confirmed in advance with City of Richmond Planner, Edwin Lee. After being unable to book a meeting venue in the nearby Richmond Christian School campuses and church on No. 5 Road, Anthem decided to host the event in the gymnasium of Daniel Woodward Elementary School (owned by the Richmond School District). This venue was selected on the basis that it was located within walking distance from the development site, was handicap accessible and would be familiar to invested neighbours.

Anthem diligently followed the criteria provided by the City of Richmond for their Developer Information Session. This criteria included sending out approximately 100 notices to all residences located within the required area a minimum of 10 days prior to the meeting, in addition to sending email notifications to strata property managers for nearby all multi-family developments and running two consecutive ads in the Richmond News on Wednesday, June 15<sup>th</sup> and Friday, June 17<sup>th</sup> 2016.

On June 22<sup>nd</sup> 2016, clear signs for the event were posted on the venue doors, tables were set-up for attendees to use for registrations and to fill-out comment sheets, catering was provided and presentation boards were displayed providing extensive information on the proposed project

which included, but was not limited to: landscape details, context images and building elevations, conceptual images (hand-sketched renders), a traffic impact analysis, background on Anthem Properties as the developer, etc. Attendees included a number of Anthem staff members, the project's architect and landscape architect and City of Richmond Planner, Edwin Lee.

Over the course of the meeting, 22 individuals formally signed-in at the registration table with approximately 30 people in attendance in total. Anthem collected 5 comment sheets from attendees who were willing to provide their initial feedback on the proposed development, with 1 sheet being taken away by an attendee for submission after the fact. The main questions that were asked were centered on: the height of the fence or wall and the set-back between the East laneway and the project (based on concerns relating to parking/traffic and privacy for the neighbouring homeowners) and tree retention. Overall, Anthem received support for the proposed development with compliments being paid to the design, which many attendees noted as fitting nicely with the neighbourhood, the decision to have the site access be off of No. 5 Road and the efforts being put into retaining existing trees on the site.

Anthem looks forward to moving ahead with the proposed development and will continue all efforts to maintain positive relationships with all project stakeholders.

Sincerely,

**Nick Kasidoulis**  
Development Manager, Anthem Properties  
Email: [nkasidoulis@anthemproperties.com](mailto:nkasidoulis@anthemproperties.com)  
Direct: (604) 638-4401

cc:

**Steve Forrest**  
Vice President of Development, Anthem Properties  
Email: [sforrest@anthemproperties.com](mailto:sforrest@anthemproperties.com)  
Direct: (604) 488-3632

**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Mobile: (604) 240-0309  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**  
10475 - 10631 #5 RD.  
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB2816	MK	LOT LAYOUT
2	MAY2616	MK	REVISED LAYOUT
3	SEPT0816	MK	REVISED LAYOUT
4	FEB1017	MK	REVISED LAYOUT

SHEET TITLE

**T1 - TREE REMOVAL AND PRESERVATION PLAN**

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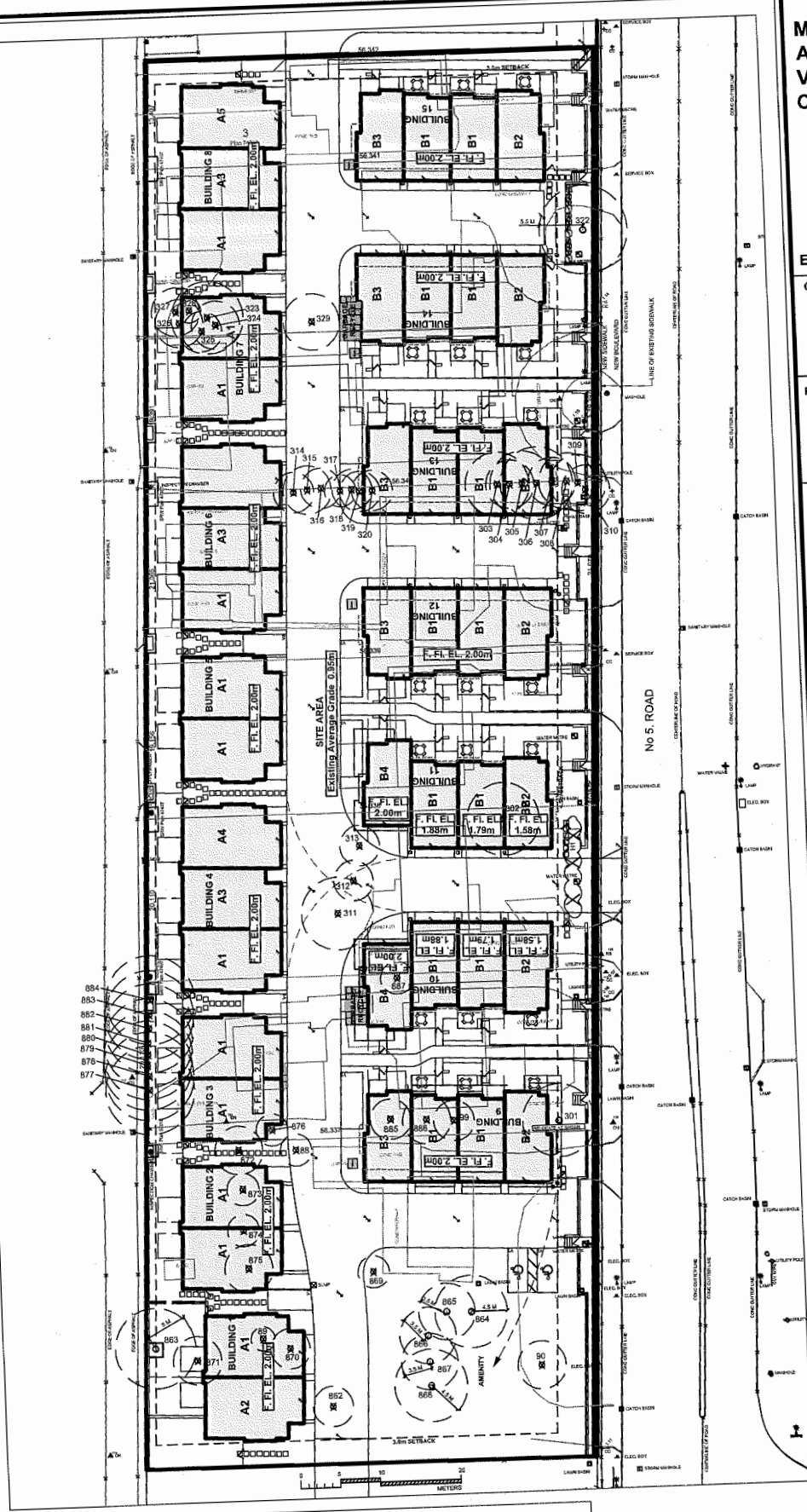
DRAWN MK

SCALE AS SHOWN

DATE FEBRUARY 26, 2016

**T-1**

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED

MINIMUM NO DISTURBANCE ZONE

**PLN - 93**

**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Mobile: (604) 240-0309  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**

10475 - 10631 #5 RD.  
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB2516	MK	LOT LAYOUT
2	MAY2516	MK	REVISED LAYOUT
3	SEPT0816	MK	REVISED LAYOUT
4	FEB1017	MK	REVISED LAYOUT

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS, REASSESS TREES WITH LOT SHADING PLANS.

NOTE: FOUNDATION TO BE INSTALLED AT OR BEYOND 4.5M FROM EDGE OF TREE TRUNK (3 TREES TYP.) FLOOR TO CANTILEVER. NO EXCAVATION WITHIN HATCHED AREA. ROAD TO BE CONSTRUCTED ABOVE GRADE WITHOUT EXCAVATION.

SHEET TITLE

**T2 - TREE PROTECTION AND PRESERVATION PLAN**

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DRAWN  
MK

SCALE  
AS SHOWN

DATE  
FEBRUARY 26, 2016

**T-2**  
SHEET 2 OF 2



**LEGEND**

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- ROOT PROTECTION ZONE  
NO EXCAVATION WITHIN HATCHED ZONE

**PLN - 94**



Date: March 2, 2017  
Address: 10475-10631 No. 5 Road, Richmond, BC

Date: March 2, 2017  
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
88	Fig ( <i>Ficus sp</i> )	13/12 /12	4.22m
89	Pear ( <i>Pyrus sp</i> )	13/8/ 8	1.69m
90	Cherry ( <i>Prunus sp</i> )	~10/ 12/15 /10	2.26m
99	Cherry ( <i>Prunus sp</i> )	~20/ 25	2.15m
301	Japanese Maple ( <i>Acer palmatum</i> )	~15- 25 X 5	5.72m
302	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	66	5.24m
303	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	59	8.76m
304	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	41	8.76m
305	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	60	8.76m
306	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	74	8.76m
307	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	45	8.76m
308	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	55	8.76m
309	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	52	8.76m
310	Falsecypress ( <i>Chamaecypari s sp</i> )	27	1.73m

Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



Tree #	Type	DBH (cm)	Approximate Dripline
311	Cherry ( <i>Prunus sp</i> )	~20- 25 x5	5.82m
312	Apple ( <i>Malus sp.</i> )	36	4.41m
313	Cherry ( <i>Prunus sp</i> )	35	3.21m
314	European White Birch ( <i>Betula pendula</i> )	37	6.07m
315	European White Birch ( <i>Betula pendula</i> )	46	4.87m
316	European White Birch ( <i>Betula pendula</i> )	35	4.91m
317	Sawara Falsecypress ( <i>Chamaecypari s plisifera</i> )	27	3.33m
318	Sawara Falsecypress ( <i>Chamaecypari s plisifera</i> )	~25/ 25	3.33m
319	Western Redcedar ( <i>Thuja plicata</i> )	~35	3.33m
320	Western Redcedar ( <i>Thuja plicata</i> )	35	3.33m
322	Western Redcedar ( <i>Thuja plicata</i> )	86	5.4m
323	Portugal laurel ( <i>Prunus laurocerasus</i> )	~5-25 X 7	4.84m

Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



Mike Fadum and Associates Ltd.  
Vegetation Consultants

Mike Fadum and Associates Ltd.  
Vegetation Consultants

Date: March 2, 2017  
Address: 10475-10631 No. 5 Road, Richmond, BC

Date: March 2, 2017  
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
324	Portugal laurel ( <i>Prunus laurocerasus</i> )	~25/ 30	4.55m
325	Portugal laurel ( <i>Prunus laurocerasus</i> )	~12/ 15/20	1.83m
326	Portugal laurel ( <i>Prunus laurocerasus</i> )	~25/ 15/15	4.8m
327	Portugal laurel ( <i>Prunus laurocerasus</i> )	~5-15 x 8	3.02m
328	Portugal laurel ( <i>Prunus laurocerasus</i> )	~20/2 0/70	4.05m
329	Tulip Tree ( <i>Liriodendron</i> sp.)	51	6.5m
862	Western Redcedar ( <i>Thuja plicata</i> )	~6-12 x8	~4m
863	Sitka spruce ( <i>Picea sitchensis</i> )	75	6.77m
864	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	~72	5.83m
865	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	56	4.52m
866	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	52	5.80m
867	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	52	4.42m
868	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	66	5.54m

Mike Fadum and Associates Ltd.  
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Phone 778-593-0300 Fax 778-593-0302

Tree #	Type	DBH (cm)	Approximate Dripline
869	Apple ( <i>Malus sp</i> ) Colorado Blue Spruce ( <i>Picea pungens</i> "Glauca")	25	stump
870	Cherry ( <i>Prunus sp</i> )	38	3.42m
871	Apple ( <i>Malus sp</i> )	48	5.24m
872	Pear ( <i>Pyrus sp</i> )	~25/ 35	3.65m
873	Pear ( <i>Pyrus sp</i> )	17/14 /15	3.13m
874	Pear ( <i>Pyrus sp</i> )	~12/ 10/6/ 7	2.51m
875	Apple ( <i>Malus sp</i> )	22/24 /22	3.90m
876	Apple ( <i>Malus sp</i> )	~20/ 10	2.61
877- 884	Lombardy Poplar ( <i>Populus nigra</i> X8)	~45- 90	5.55m
885	Apple ( <i>Malus sp</i> )	~35	4.34m
886	Paper Birch ( <i>Betula papyrifera</i> )	42	5.22m
887	Falsecypress ( <i>Chamaecyparis</i> s sp)	~25	1.75m

Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





# City of Richmond

## Rezoning Considerations

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

**Address:** 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 **File No.:** RZ 16-726337  
No. 5 Road

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
2. Approximately 0.5 m wide road dedication along the entire No. 5 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a legal agreement on Title to identify the Agriculture Land Reserve (ALR) buffer area (4.0 m wide, measured from the new property line along No. 5 Road), to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed, and to indicate that the subject property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the full width and extent of the entry driveway from No. 5 Road and the main north-south internal drive aisle on site in favour of the existing and future residential development to the south, as well as the future residential developments to the north. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
6. Registration of a legal agreement on Title; identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
7. Provincial Ministry of Transportation & Infrastructure Approval.
8. 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 on adjacent properties. 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.
9. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$59,369.35) to the City's Public Art fund.
10. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$293,181.97) to the City's affordable housing fund.
11. Contribution of \$83,000.00 in-lieu of on-site indoor amenity space.
12. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 646.0 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

- b. The Developer is required to:
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
  - Install a new fire hydrant on the west side of No. 5 Road; to service the proposed development. Coordination with the City's Fire Department to confirm the location of the proposed hydrant is required.
- c. At the Developer's cost, the City will:
- Cut and cap at main; the eight existing water service connections.
  - Install a new water service connection off of the 300 mm PVC watermain along No. 5 Road.

#### Storm Sewer Works

- a. The Developer is required to:
- Upgrade approximately 180 m of the existing 600 mm storm sewer on the west side of No. 5 Road to 900 mm; complete with tie-in to existing manhole STMH114064 by southeast corner of Lot 10631, and two new manholes by the northeast corner of Lot 10475. The new drainage alignment should be moved into the road's travel lane; out of the sidewalk.
  - Cut, cap and remove/fill per MMCD the existing 600 mm storm sewer along the entire frontage of the development site.
  - Install a new storm service connection; complete with inspection chamber at the southeast corner of the development site and tie-in to the proposed 900 mm storm sewer.
- b. At the Developer's cost, the City is to cut, cap, and remove the existing storm service connections and inspection chambers along the frontage of the development site.

#### Sanitary Sewer Works

- a. The Developer is required to:
- Install a new sanitary service connection to the existing manhole SMH999 at the southwest corner of Lot 10591. The manhole will serve as the inspection chamber for the development.
  - Remove all existing sanitary service connections and inspections chambers.

#### Frontage Improvements

- a. The Developer is required to:
- Construct a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk along the entire No. 5 Road frontage; behind the existing curb and gutter.
  - Revise the orientation of the existing crosswalk on the north leg of the No. 5 Road/access road intersection so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - i. To underground Hydro service lines.
    - ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items

a. The Developer is required to:

- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Provide, within the first Servicing Agreement submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

13. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

**Prior to a Development Permit\* issuance, the developer is required to complete the following:**

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that all trees identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.  
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$59,000 in total) to ensure the replacement planting will be provided.
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. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
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.

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9687 (RZ 16-726337)  
10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 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 “**MEDIUM DENSITY TOWNHOUSES (RTM3)**”.

P.I.D. 007-732-554

Lot 3 Section 36 Block 4 North Range 6 West New Westminster District Plan 74727

and

P.I.D. 003-896-285

Lot 467 Section 36 Block 4 North Range 6 West New Westminster District Plan 59290

and

P.I.D. 003-930-220

Lot 468 Section 36 Block 4 North Range 6 West New Westminster District Plan 59290

and

P.I.D. 003-558-975

Lot 431 Section 36 Block 4 North Range 6 West New Westminster District Plan 48580

and

P.I.D. 003-506-738

Lot 430 Section 36 Block 4 North Range 6 West New Westminster District Plan 48580

and

P.I.D. 004-216-661

Lot 320 Section 36 Block 4 North Range 6 West New Westminster District Plan 38486

and

P.I.D. 008-509-948

Lot 321 Section 36 Block 4 North Range 6 West New Westminster District Plan 38486

and

P.I.D. 009-816-186

Lot 6 Except: Part Subdivided by Plan.56313; Section 36 Block 4 North Range 6 West New Westminster District Plan 13375

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 9687”.

FIRST READING

\_\_\_\_\_

A PUBLIC HEARING WAS HELD ON

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

OTHER CONDITIONS SATISFIED

\_\_\_\_\_

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <b>BK</b>
APPROVED by Director or Solicitor <i>ul</i>



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** March 1, 2017

**File:** RZ 15-707253

**Re:** **Application by Brook Pooni Associates Inc. for a Zoning Text Amendment to the Light Industrial (IL) Zone to Permit Outdoor Storage at 16160 and 16268 River Road**

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9697, for a Zoning Text Amendment to the "Light Industrial (IL)" zone to permit "outdoor storage" at 16160 and 16268 River Road, be introduced and given first reading.

Wayne Craig  
Director, Development

WC:ke  
Att. 7

**REPORT CONCURRENCE**

**CONCURRENCE OF GENERAL MANAGER**

FOR JOE EBERLY

## Staff Report

### Origin

Brook Pooni Associates Inc. has applied to the City of Richmond for permission to amend the “Light Industrial (IL)” zoning district of Zoning Bylaw 8500 to add “outdoor storage” as a site-specific permitted use at 16160 and 16268 River Road (Attachment 1).

### Findings of Fact

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

There is a history of rezoning applications in the 16000 block of River Road whereby properties have requested zoning to allow for limited light industrial activities generally restricted to outdoor storage, commercial vehicle parking and storage and small industrial/workshop spaces. The rationale for these previous rezonings was to enable these properties to be utilized for uses compatible with the “Industrial” Official Community Plan land use designation for this area while also acknowledging the limited City services (i.e., City sanitary sewer service) necessary to facilitate more intensive industrial development (i.e., warehousing and manufacturing). The Interim and Long-Term Action Plan for the 16000 Block of River Road was a land use strategy approved by Council in February 2008 to consider land use proposals in this area and is discussed in greater detail in the Related Policies and Studies section of this staff report.

Four properties have been approved, through rezoning, to allow for interim industrial land uses (i.e., outdoor storage and commercial vehicle parking and storage):

- 16360 River Road (RZ 10-523713)
- 16700 River Road (RZ 12-603740)
- 16540 River Road (RZ 10-524476)
- 16780 River Road (RZ 09-503308)

Attachment 3 contains a map of these approved rezoning applications in the 16000 Block of River Road.

### Surrounding Development

The subject properties contain a total of four light industrial buildings on the north portion of the site close to River Road with open yard space on the remaining portions. A 15 m Riparian Management Area (RMA) is situated along the north edge of the subject sites associated with an existing watercourse within the River Road allowance.

To the North: River Road and the foreshore of the Fraser River

To the South: An active rail line. Further south are “Agriculture (AG1)” zoned properties contained in the Agricultural Land Reserve (ALR).



To the East: A property zoned “Light Industrial (IL)” with commercial vehicle parking and storage activities.

To the West: A property zoned “Light Industrial (IL)” with commercial vehicle parking and storage activities.

### **Related Policies & Studies**

#### **Official Community Plan (OCP)**

The subject sites are designated “Industrial” in the OCP. The proposal to allow for outdoor storage to be permitted on the subject site only under the existing “Light Industrial (IL)” zoning complies with the OCP.

#### **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.

#### **Interim and Long Term Action Plan – 16000 Block of River Road**

The Interim and Long Term Action Plan for the 16000 Block of River Road (Attachment 4) was approved by Council in 2008 as a land use strategy to help guide consideration of certain land uses (i.e., commercial vehicle truck parking, outdoor storage and limited light industrial development) in this area. Rezoning applications must be submitted for these uses and supporting materials to address traffic, existing watercourses (RMA) and landscape buffers must be provided. This rezoning application is consistent with the Plan.

#### **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

#### **Analysis**

##### **Land Use Proposal and Proposed Zoning Amendment**

The applicant notes that their existing and prospective industrial tenants are requesting outdoor storage in support of industrial operations on the subject site. Outdoor storage activities are proposed to be located on portions of the site not currently occupied by buildings or used for

employee vehicle parking and driveway purposes, generally on the southern half of each property (Attachment 5 – Conceptual Development Plan).

This proposal does not involve consolidation of the two properties.

### **Proposed Zoning Amendment**

Outdoor storage is proposed to be added as a permitted use on a site specific basis only in the existing “Light Industrial (IL)” zoning district applicable to the subject site. Restrictions to outdoor storage activities are also proposed to ensure the following:

- No outdoor storage or wrecked/salvaged goods, hazardous materials or those that pose potential nuisances (dust/dirt carried by weather elements) to surrounding areas.
- Outdoor servicing of vehicles and equipment is not permitted.
- A maximum height of 4.5 m applicable to outdoor storage activities is proposed to limit the height of storage activities and minimize impacts to surrounding properties.

The proposal to permit outdoor storage on a site-specific basis, with the restrictions referenced above, is consistent with other rezoning applications approved in this area.

### **Transportation and Site Access**

#### *Existing and Proposed Configuration*

Each property has an existing driveway access to River Road. For the eastern property (16268 River Road), the driveway access is proposed to be modified to allow for larger truck access/egress. The driveway access at 16268 River Road will be modified (including widening) to implement physical traffic control measures and signage, ensuring trucks only enter the site with an eastbound to southbound turning movement and exit with a northbound to westbound turning movement. These measures will prevent trucks from travelling on River Road east of the 16000 block. Directional signage will be installed on River Road at the cost of the applicant (voluntary contribution of \$1,000 being secured as a rezoning consideration) to direct trucks west towards No. 6 Road.

For the western property (16160 River Road), the driveway access is proposed to be modified to prevent use by larger trucks and will only be used by passenger vehicles. Submission of a proposed functional design of the driveways at 16268 River Road and 16160 River Road to the approval of the City’s Transportation Department, including construction and implementation of the works are a rezoning consideration for this project. The Transportation Department has reviewed the submitted Traffic Impact Assessment submitted for this proposal by the applicant’s Transportation Engineer and concur with the recommendations and overall approach to managing vehicle access to and from the subject properties. This approach to manage vehicle access and egress along River Road is consistent with requirements for other recent rezonings in the area.

The two subject properties are not being consolidated; therefore, a legal agreement will be required to secure an easement between the two properties to enable vehicles (passenger vehicles

and trucks) to cross between the lots. The legal agreement for the easement is to be secured as a rezoning consideration.

#### *Future Transportation Infrastructure*

In support of the transportation objective to establish an industrial service road that would generally run parallel to and south of River Road over the long-term, a 20 m wide land dedication along the entire south edge of the subject site is being secured as a rezoning consideration and is consistent with other land dedications secured in the area.

Upon completion of the east-west road to the south, the existing driveway accesses along River Road must be closed and the existing driveway/culvert crossings removed at the property owners cost. Registration of a legal agreement on both 16160 and 16268 River Road to require removal of the existing vehicle access/driveway from River Road once the new industrial road services the subject properties is required and secured as a rezoning consideration.

In support of the OCP transportation objectives related to use of River Road by a wide range of users (i.e., vehicles, cyclists, pedestrians), a voluntary contribution (\$29,950) is being secured as a rezoning consideration to be used for a future River Road infrastructure and planning study. The timing and terms of reference of the study will be determined by the City's Transportation Department.

#### **Riparian Management Area**

There is an existing 15 m wide Riparian Management Area (RMA) along the subject properties River Road frontage for an existing watercourse. On both properties, existing parking and driveway crossings are already located within the RMA. This project proposes RMA planting enhancements along the north edge of the site. A drafted landscape plan is contained in Attachment 6. A plan for the RMA, prepared by the applicant's Qualified Environmental Professional, is required to be submitted and approved by staff as a rezoning consideration for this application.

#### **Landscape Buffer**

The RMA plan and preliminary landscape plan referenced above will provide a buffer along the north edge of the site to screen the industrial uses and outdoor storage activities proposed on the southern portions of the subject site. This buffer will generally consist of a post-rail fence, a mix of deciduous and conifer trees and groundcovers and shrubs. Due to the buffers location in the RMA, all fencing and plantings proposed by the applicant's QEP is required to be compliant with Provincial RMA guidelines. The submission and final approval (including bonding) of the landscape buffer plan is required through the applicant's QEP plan for the RMA, which is a rezoning consideration for the site.

#### **Site Servicing and Frontage Improvements**

Engineering Planning staff have not identified any servicing works or infrastructure upgrades. A 4 m wide statutory right-of-way (SRW) along both subject properties entire River Road frontage (south of the existing 6 m SRW) is required for future dyke and utility purposes and is a rezoning consideration for this project.

**Financial Impact or Economic Impact**

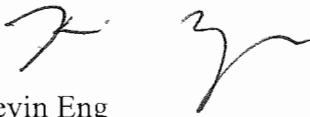
The Zoning Text Amendment application results in insignificant Operational Budget Impacts (OBI) for off-site City infrastructure.

**Conclusion**

The purpose of the Zoning Text Amendment application is to amend the “Light Industrial (IL)” zoning district of Zoning Bylaw 8500 to add “outdoor storage” as a site-specific permitted use at 16160 and 16268 River Road. The proposal will enable existing and future industrial tenants on the subject site to have outdoor storage activities in support of operations on both subject properties and is consistent with Interim Action Plan and other applications approved in the 16,000 block of River Road.

Staff supports this Zoning Text Amendment application as it supports use of industrial zoned and designated land and all traffic, buffering and RMA issues have been addressed.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9697 be introduced and given first reading.



Kevin Eng  
Planner 2

KE:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Map of Rezoning Applications in the 16,000 Block of River Road

Attachment 4: Interim and Long Term Action Plan – 16,000 Block of River Road

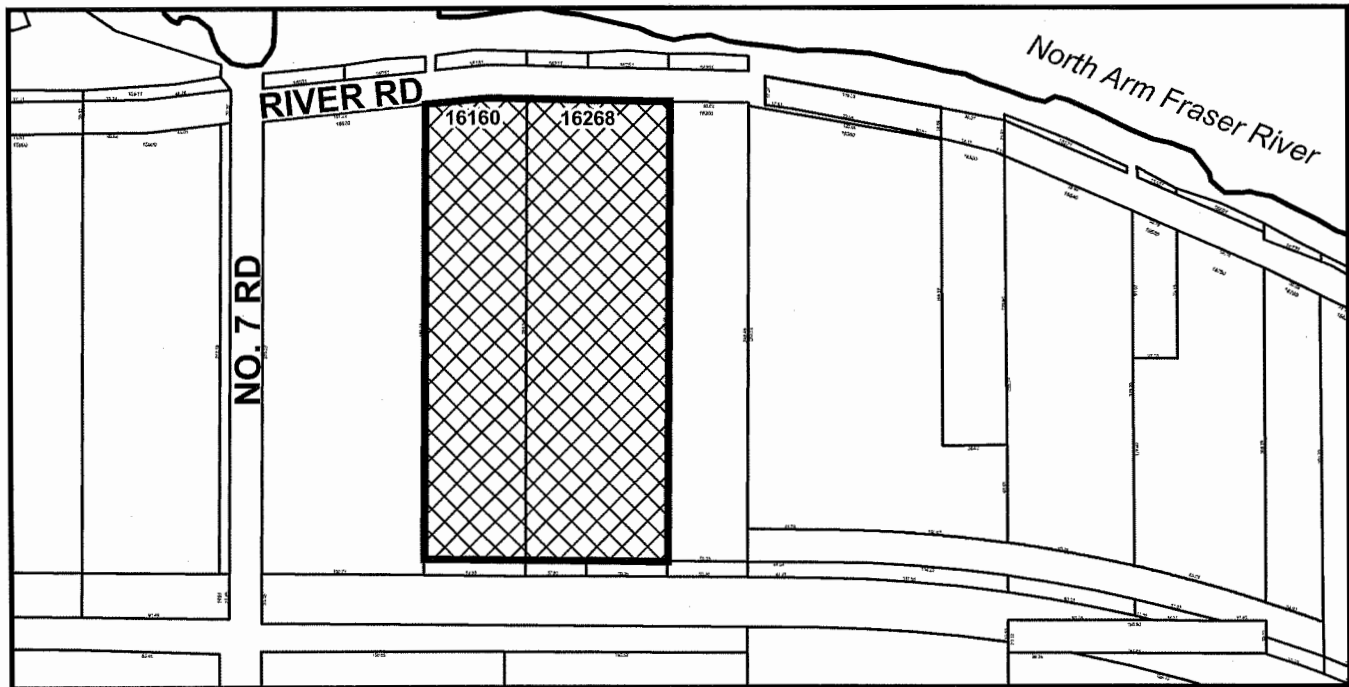
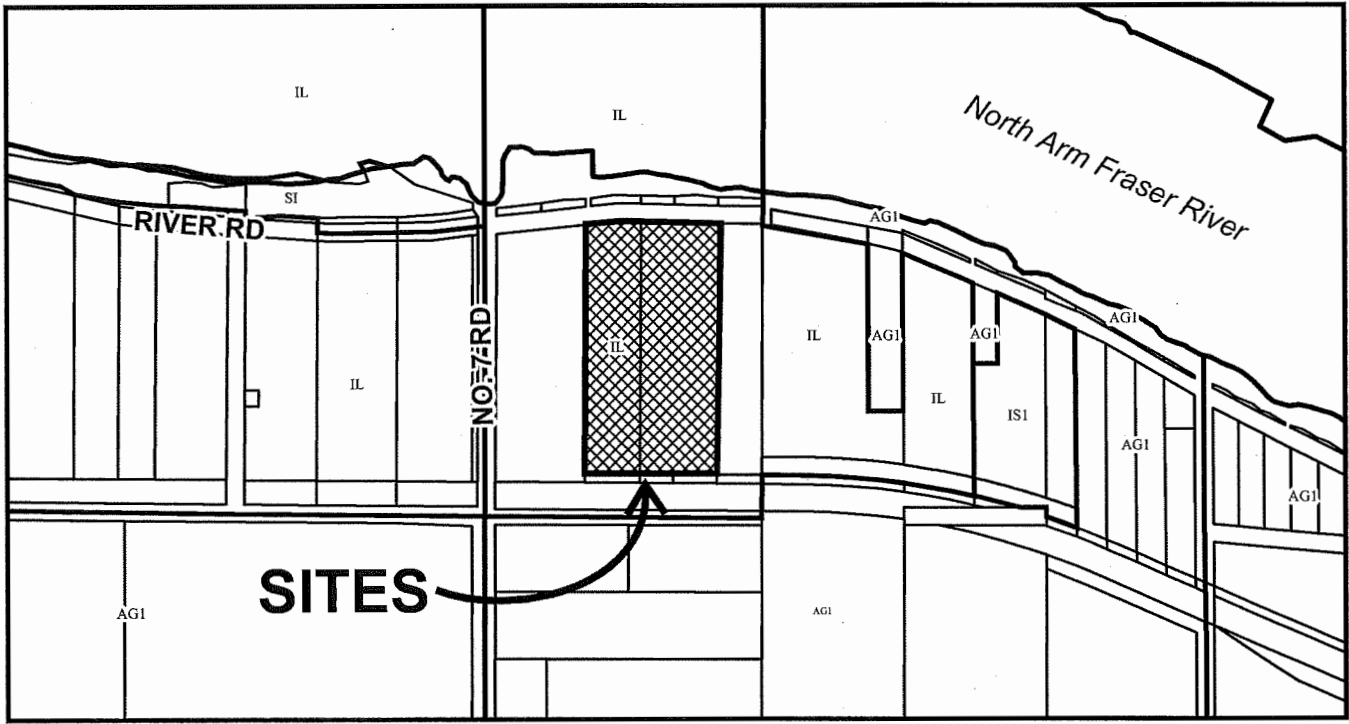
Attachment 5: Conceptual Development Plan

Attachment 6: Conceptual Landscape Plan

Attachment 7: Rezoning Considerations



# City of Richmond



## ZT 15-707253

Original Date: 09/09/15

Revision Date: 03/06/17

Note: Dimensions are in METRES



City of  
Richmond



ZT 15-707253

Original Date: 09/09/15

Revision Date: 09/10/15

Note: Dimensions are in METRES

PLN - 110



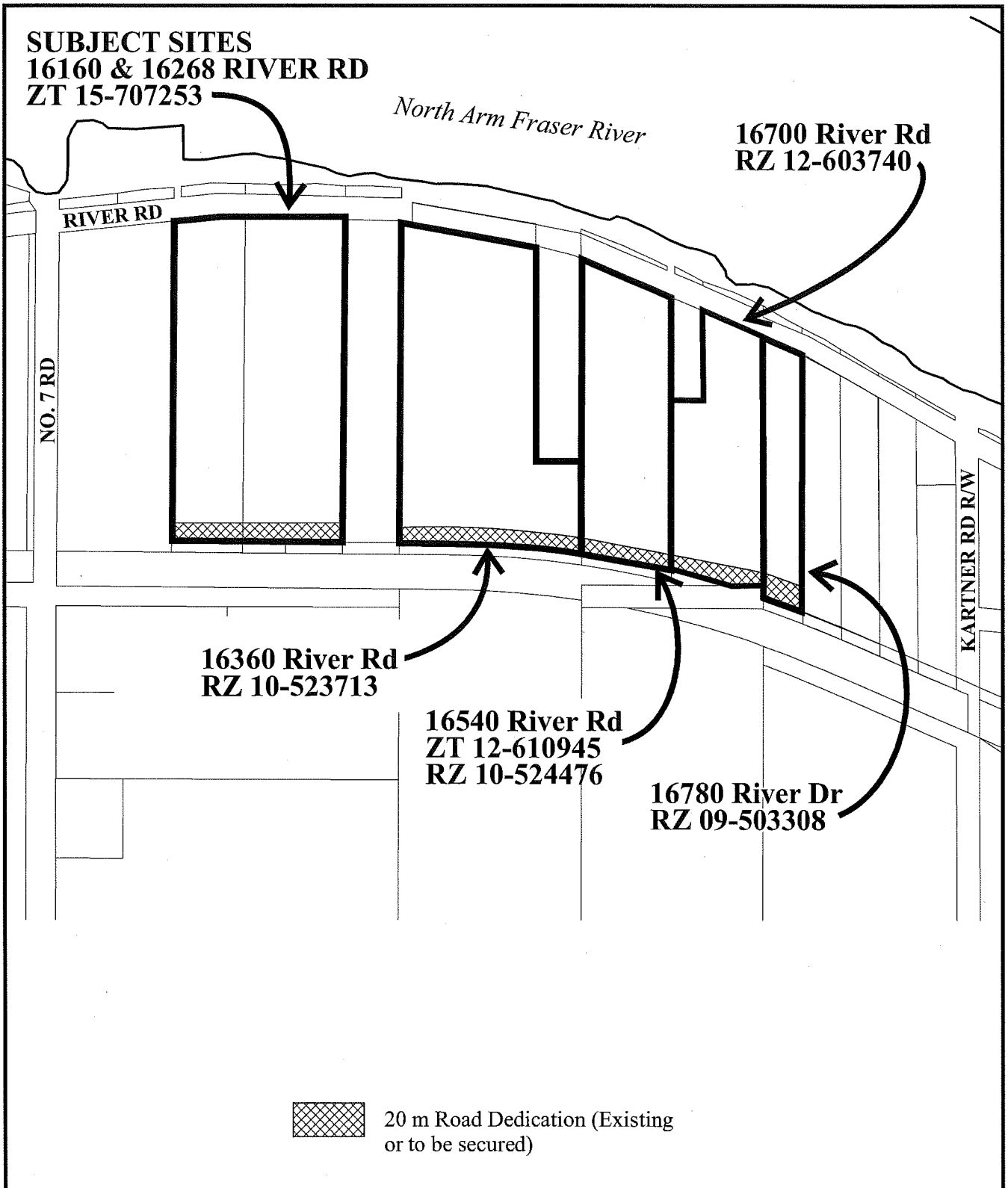
**RZ 15-707253**

**Attachment 2**

Address: 16160 and 16268 River Road

Applicant: Brook Pooni Associates Inc.

	Existing	Proposed
<b>Owner:</b>	16160 River Road – H. Brum Enterprises 16268 River Road – H. Brum Enterprises	No change
<b>Site Size (m<sup>2</sup>):</b>	16160 River Road – 17,787 m <sup>2</sup> 16268 River Road – 24,998 m <sup>2</sup>	No change
<b>Land Uses:</b>	Industrial activities	Industrial and outdoor storage activities
<b>OCP Designation:</b>	Industrial	No change - complies
<b>Zoning:</b>	Light Industrial (IL)	Light Industrial (IL) Outdoor Storage – Site Specific



## Rezoning Applications in the 16000 Block of River Road

Original Date: 03/31/09

Amended Date: 03/06/17

Note: Dimensions are in METRES



**The City of Richmond**  
**Interim Action Plan**  
**16,000 Block of River Road**  
*(Revised based on Public Consultation Feedback)*

**Land Use**

- The 16,000 block of River Road:
  - Is currently designated for 'Business and Industry' in the City's Official Community Plan (OCP).
  - Outdoor parking and storage of vehicles and goods would be consistent with the existing OCP land use designation.
  - This land is not within the Agricultural Land Reserve.
  - Agri-Industrial service activities (operations that support or are directly related to a farm) can also be considered as a potential land use under the "Business and Industry" designation.
- The 17,000 block of River Road:
  - No land use changes are proposed as part of the Interim Action Plan as the properties are contained within the Agricultural Land Reserve and designated for "Agriculture" in the existing OCP.

**Proposed Approach to Rezoning Applications**

- The City is proposing a restrictive Comprehensive Development District zone in this area. This will allow (if permitted) outdoor storage and parking of vehicles and goods under a set of regulations and conditions – Fencing; Screening; Storage Setbacks; Permeable surface treatment.
- The proposed Comprehensive Development District zone will limit the uses and restrict the amount and size of buildings.

**Technical Objectives and Issues***Engineering*

- The 16,000 block of River Road is currently **not** adequately serviced by City storm and sanitary systems to sufficiently support intensive light industrial activities involving warehousing/manufacturing buildings or agri-industrial service uses.
- Rezoning proposals proposing outdoor vehicle storage and parking can be considered, as this use would have minimal impacts on City services.

*Transportation*

- Vehicle access for traffic generated from proposed uses (i.e., commercial vehicle parking and storage) is to be arranged to mitigate the use and related impact of truck traffic on River Road.
- City staff have recommended that the applicants explore a shared vehicle access across the properties under rezoning application to limit truck and vehicle use of River Road.
- Appropriate traffic assessments and upgrades to applicable portions of River Road and No. 7 Road must be undertaken.

*Existing Soil/Fill Conditions*

- Confirmation from the Ministry of Environment that any fill previously located on the sites does not pose a contamination risk or negative impact to surrounding areas. A report prepared by the appropriate professional is required to be submitted to the Ministry of Environment to confirm this. The rezoning applicants are to undertake this process, keeping City staff informed of progress and approvals.

### Rezoning Considerations (To be completed by the rezoning applicants)

- ❑ Submit an acceptable fence and landscape buffer scheme.
- ❑ Registration on title legal agreements securing shared vehicle access by rezoned properties and restricting access to River Road based on the recommendations set out in the traffic assessment and approved by the City (*additional consideration based on public feedback*).
- ❑ Complete a traffic assessment of **River Road** from No. 7 Road to the eastern extent deemed to be impacted by traffic generated by properties along River Road (16,000 Block).
- ❑ Complete a traffic assessment of **No. 7 Road** from Westminster Highway to River Road by traffic generated by properties along River Road (16,000 Block)(*additional consideration based on public feedback*).
- ❑ Any traffic control measures, joint access infrastructure or road upgrades, including any traffic calming features to minimize the truck impacts in the area, identified as part of the traffic assessment of applicable portions of River Road and No.7 Road (reviewed and approved by City staff) will be the responsibility of the rezoning applicants to complete (*additional consideration based on public feedback*).
- ❑ Dedication of a 20 metre wide strip of land along the south property line of each property to facilitate the creation of a new road.

### Forthcoming Process

- ❑ Rezoning applicants will be given a deadline of March 31, 2008 to complete the necessary studies and plans and submit the following materials to City staff for review:
  - Traffic assessments for applicable portions of River Road and No. 7 Road (*additional consideration based on public feedback*).
  - Geotechnical reports, which have been forwarded to the Ministry of Environment for review and approval, to confirm that the sites do not pose any contamination risk or negative impact to surrounding areas.
  - A buffer and landscaped screen plan for the properties under rezoning application.
- ❑ Should Council approve the staff recommendation, this decision will be integrated into the forthcoming City wide review of the OCP.

**The City of Richmond  
Long-Term Action Plan  
16,000 Block of River Road**

*(Revised based on Public Consultation Feedback)*

**Land Use Examination**

- ❑ Monitor outdoor vehicle and goods parking/storage to ensure compliance to regulations and Interim Action Plan provisions.
- ❑ Future rezoning applications will be required, should property owners wish to undertake more intensive light industrial activities or agri-industrial service activities.
- ❑ Intensive light industrial uses or agri-industrial service activities is consistent with the existing City's Official Community Plan (OCP) 'Business & Industry' land use designation.
- ❑ Review agri-industrial service operations to determine if specialized zoning provisions are required.

**Technical Objectives and Issues**

*Traffic and Transportation*

- ❑ Establishment of a new road access east of No. 7 Road to serve as the future vehicle access to potential light industrial activities.
- ❑ The proposed alignment for a new road east of No. 7 Road is along the south property line of the River Road properties (a 20 metre wide future road dedication will be secured through current rezoning applications).
- ❑ Design and construction of a new road east of No. 7 Road would be undertaken when the road can be made functional.

*City Servicing*

- ❑ Intensive light-industrial uses and agri-industrial service activities will require the appropriate servicing infrastructure (sanitary, storm and water systems), which entails significant works to be undertaken.
- ❑ Resolution of City servicing constraints will be required through future rezoning applications in this area to more intensive light industrial uses.

**Forthcoming Process**

- ❑ Should Council approve the staff recommendation, this decision will be integrated into the forthcoming City wide review of the OCP.

CLIENT  
BROOK POONI ASSOCIATES

ADDRESS  
4045 HURONTARIO ST.  
MISSISSAUGA, ONT. L4Z 1A6

PROJECT  
16160 & 16268 RIVER  
ROAD REZONING



NO.	DESCRIPTION	DATE	BY
1	CHANGES TO CITY	2014-04-10	RY
2	REVISIONS TO LOCATION	2014-04-10	RY
3	REVISIONS TO PERMIT COMMENTS	2014-04-10	DM
4	REVISIONS TO PERMIT COMMENTS	2014-04-10	DM

REV 4

**BINNIE**  
LANDSCAPE ARCHITECTS  
205 - Adelaide Street West  
Toronto, Ontario M5H 1B2  
Tel: 416-593-7321  
www.binnie.com

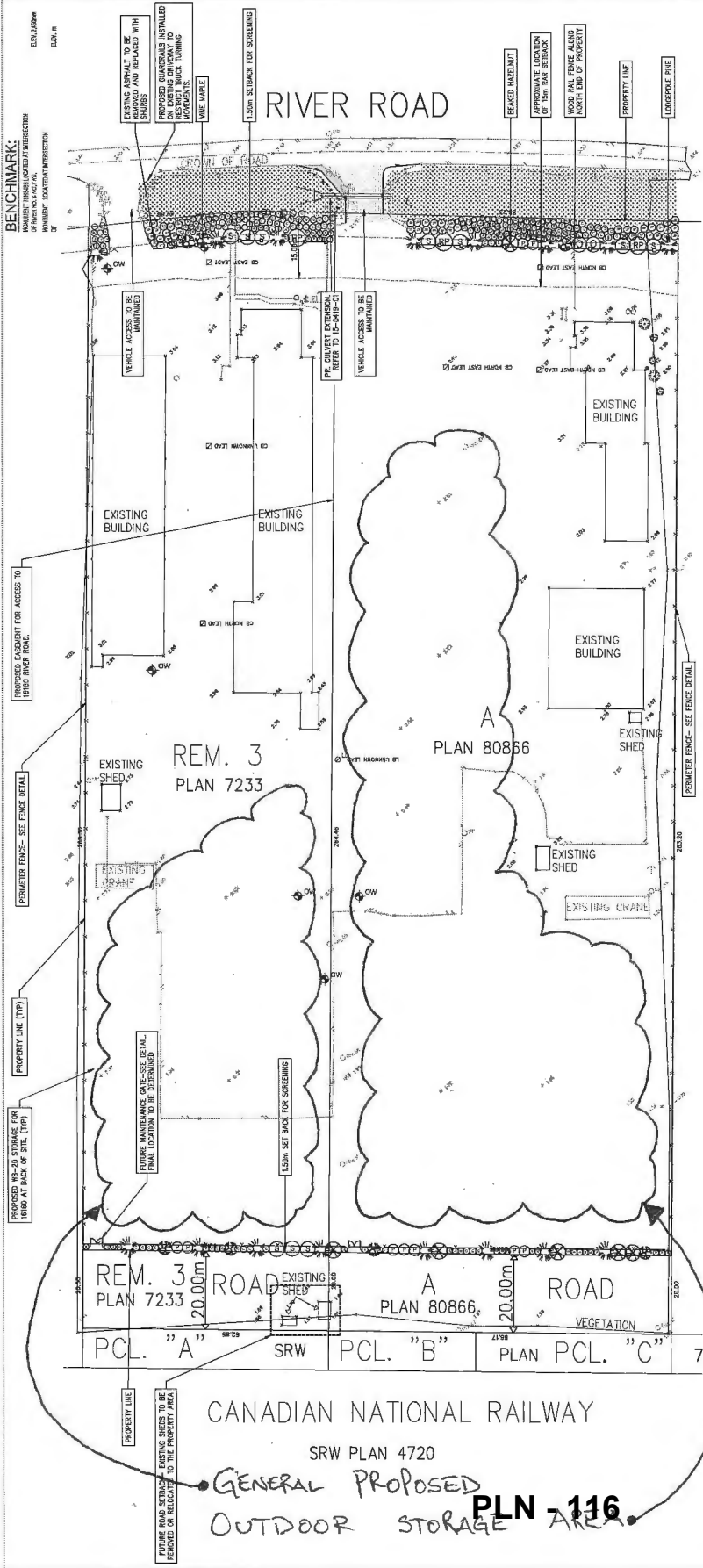
LANDSCAPE ARCHITECTS  
SPORTS FACILITY OPERATORS

DRAWING TITLE  
**LANDSCAPE PLAN**



Scale: 1:500  
0 1000 2000

PROJECT NO. 16-0119  
DATE: June 20, 2015  
SCALE: 1:500  
L1 / 3



TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS
(Symbol)	8	ACER CIRCINATUM	VINE MAPLE	3.5m	5CM CAL	B & B
(Symbol)	7	CORYLUS CORNUJA	BEAKED HAZELNUT	4.0m	5CM CAL	B & B
(Symbol)	17	PINUS CONTORTA	LODGEPOLE PINE	4.5m	2.5m HT.	B & B
(Symbol)	60	CORNUS STOLONIFERA	RED OSIER DOGWOOD	2m	#5 POT	CONTAINER
(Symbol)	3	OEMLERIA CERASIFORMIS	INDIAN P LUM	4.0m	#5 POT	CONTAINER
(Symbol)	35	POLYSTICHUM MUNIUM	SWORD FERN	1.5m	#2 POT	CONTAINER
(Symbol)	9	PRUNUS EMARGINATA	BITTER CHERRY	3.0m	1.5m HT.	CONTAINER
(Symbol)	4	RHAMNUS PURSHIANA	CASCARA	5.0m	#10 POT	CONTAINER
(Symbol)	72	RUBUS SPECTABILIS	SALMONBERRY	1.5m	#2 POT	CONTAINER
(Symbol)	11	SALIX LASIANDRA	PACIFIC WILLOW	4.0m	#6 POT	CONTAINER
(Symbol)	48	SPIREA DOUGLASSII	PINK SPREA	2.0m	#3 POT	CONTAINER
(Symbol)	59	VIBURNUM EDULE	HIGHBUSH CRANBERRY	1.5m	#3 POT	CONTAINER

**PLANT LIST**

ROADSIDE RIPARIAN COASTAL SEED MIX

**GENERAL NOTES**

- All work, plant, and landscape material shall meet or exceed the specifications of the BC Landscape Standards, Latest Edition - BCLSA/BCLM.
- Plant size specified is accordance with BC Landscape Standards, Latest Edition - BCLSA/BCLM. Container sizes specified on per data Standard. Both plant size and container size are the minimum acceptable sizes.
- Refer to specifications for different container measurement and other plant material requirements.
- Search and Review: Make plant material available for on-site review by Landscape Architect at source of supply. Area of search to include lower level and Fraser Valley.
- Substitutions: Obtain written approval from the Landscape Architect prior to making substitutions to the specified material. Unapproved substitutions will be rejected. Allow a minimum of 60 days prior to delivery for request to substitute. Substitutions are subject to BC Landscape Standard, Latest Edition - BCLSA/BCLM - Definition of Conditions of Acceptability.
- Acronyms: Landscape Architect shall be notified in writing of alternates only/or changes to the design sheet to suit site conditions, and must be approved prior to plant installation.
- All plant material must be protected from external disease free nursery. Provide certification upon request.

**IRRIGATION MANAGEMENT AREA NOTES:**

- THE IMA WILL NOT BE ALTERED EXCEPT IN ACCORDANCE WITH A CITY APPROVED PERMIT AND IRRIGATION SEDIMENT CONTROL AND IMPACT MITIGATION PLAN PREPARED BY ENVIRONMENTAL SERVICES CONSULTANT (ESA) DATED 2014.06.14.
- NO TREE, SHRUB OR GRASS COVER REMOVAL OR STORAGE OF MATERIALS, STRUCTURE OR SURFACE CONSTRUCTION INCLUDING RETAINING WALLS CAN OCCUR IN AN IMA.
- ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE START OF CONSTRUCTION. THE IMA SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE IMA SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE IMA SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE IMA SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE IMA SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL PROTECTIVE FENCING AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE BEFORE DEVELOPMENT BEGINS, AND REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETE, AND FINAL APPROVAL IS RECEIVED.
- THE LANDOWNER IS RESPONSIBLE TO RESTORE TO THE SATISFACTION OF THE CITY ANY UNAUTHORIZED DEVELOPMENT WITHIN THE IMA.

CREDIT  
BROOK POONI ASSOCIATES

4435 BURNHAM STREET  
VANCOUVER, BC V6E 3J7

PROJECT

16160 & 16268 RIVER  
ROAD REZONING



- 1 CHANGES PER CITY
- 2 REVISIONS PER CLIENT COMMENTS
- 3 REVISIONS PER CLIENT COMMENTS
- 4 REVISIONS PER CLIENT COMMENTS
- 5 REVISIONS PER CLIENT COMMENTS
- 6 REVISIONS PER CLIENT COMMENTS
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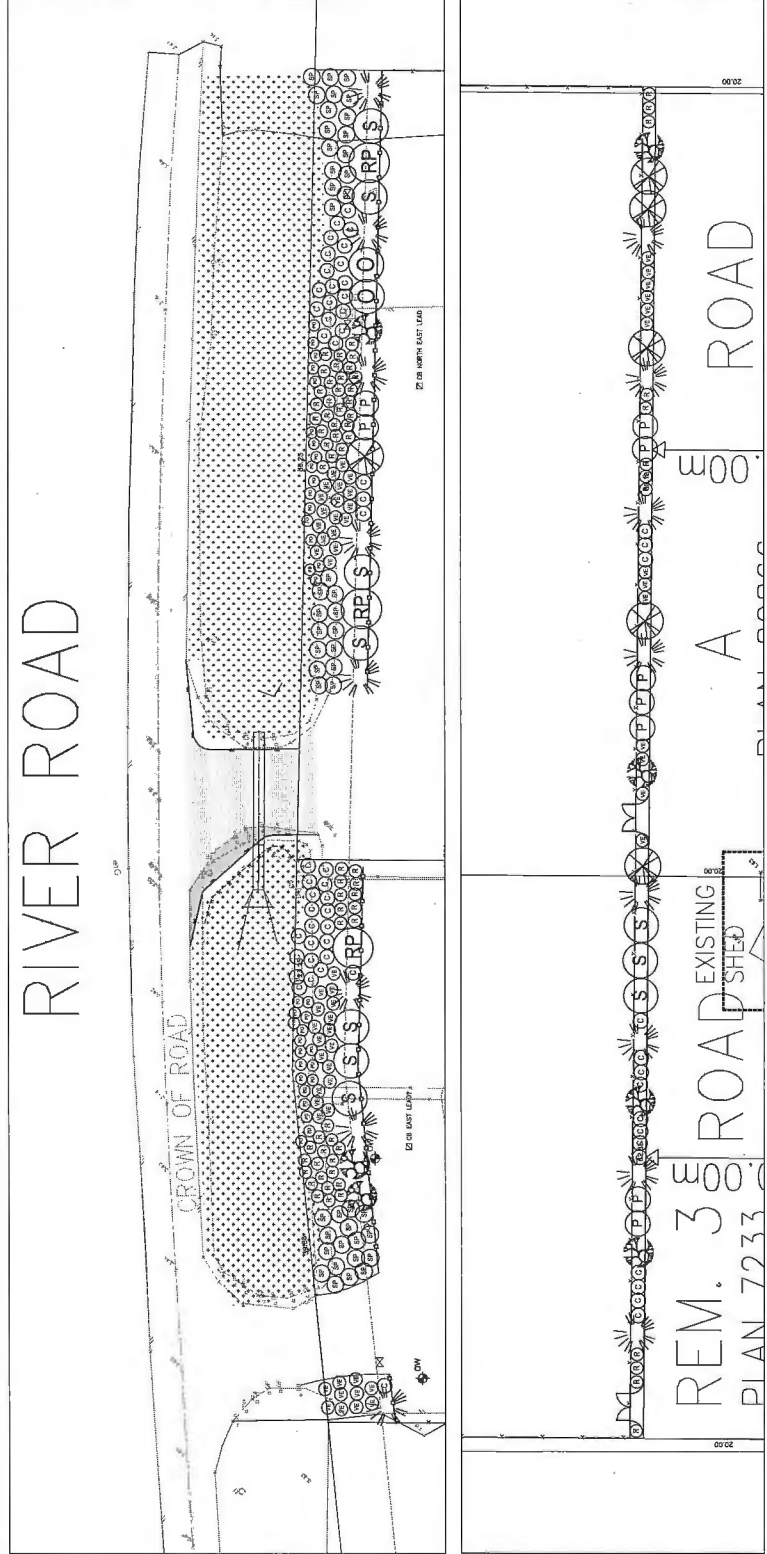
DATE: R.P./4

DESIGNER: RB  
DRAWN BY: RB  
CHECKED BY: RB  
DATE: R.P./4

**BINNIE**  
LANDSCAPE ARCHITECTS  
100-1000 15th Avenue S.W.  
Vancouver, BC V6A 4K6  
TEL: 604 683 3721  
WWW.BINNIEARCHITECTS.COM

PROJECT TITLE  
**SHRUB ENLARGEMENT**

Scale: 0 1000 1500  
North Arrow  
Project No: 15-0119  
Date: July 31, 2015  
Scale: 1:250  
L2/3



PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS
T	8	ACER CIRCINATUM	VINE MAPLE	3.5m	5CM CAL	B & B
T	7	CORYLUS CORNUTA	BEAKED HAZELNUT	4.0m	5CM CAL	B & B
T	17	PINUS CONTORTA	LOGPOLE PINE	4.5m	2.5m HT.	B & B
SHRUBS						
C	60	CORNUS STOLONIFERA	RED OSIER DOGWOOD	2m	#5 POT	CONTAINER
U	3	OEMLERIA CERASIFORMIS	INDIAN PLUM	4.0m	#5 POT	CONTAINER
R	35	POLYSTICHUM MUNITUM	SWORD FERN	1.5m	#2 POT	CONTAINER
P	9	PRUNUS EMARGINATA	BITTER CHERRY	3.0m	1.5m HT.	CONTAINER
RP	4	RHAMNUS PURSHIANA	CASCARA	5.0m	#10 POT	CONTAINER
R	72	RUBUS SPECTABILIS	SALMONBERRY	1.5m	#2 POT	CONTAINER
S	11	SALIX LASANDRA	PACIFIC WILLOW	4.0m	#3 POT	CONTAINER
SP	48	SPIREA DOUGLASII	PINK SPIREA	2.0m	#3 POT	CONTAINER
VE	59	VIBURNUM EDULE	HIGHBUSH CRANBERRY	1.5m	#3 POT	CONTAINER
ROADSIDE RIPARIAN COASTAL SEED MIX						

CLIENT  
BROOK POONI ASSOCIATES

4045 BURNHAM STREET  
VANCOUVER, BC V6L 2K2

PROJECT

16160 & 16268 RIVER  
ROAD REZONING



1	REVISIONS	DATE	BY
4	REVISED AS PER CITY	27/04/23	RM
3	REVISED AS PER CLIENT COMMENTS	26/04/23	RM
2	REVISED AS PER CLIENT COMMENTS	20/04/23	RM
1	ISSUED AS PER CLIENT COMMENTS	20/04/23	RM

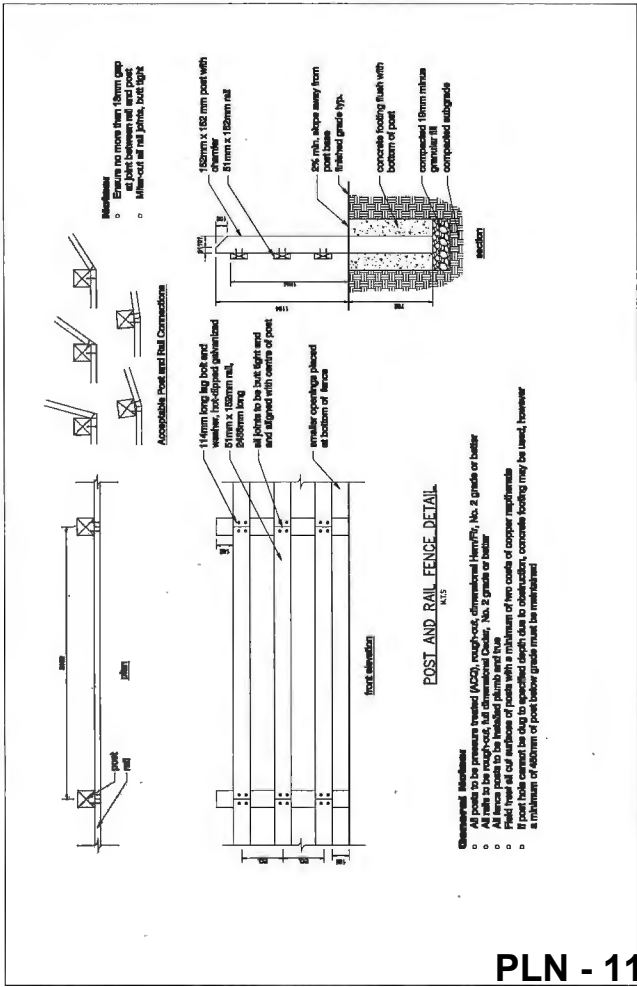
DESIGNER: BROOK POONI ASSOCIATES  
 DRAWN BY: RM  
 CHECKED BY: SS  
 APPROVED BY: JH  
 DATE: 27/04/23  
 REV: 4

**BINNIE**  
 CONSULTANTS  
 205 - 6th Avenue West  
 Vancouver, BC V6C 1K1  
 TEL: 604 681 7721  
 BINNIE.COM  
 ARCHITECTS & ENGINEERS  
 SPORTS FACILITY DESIGNERS

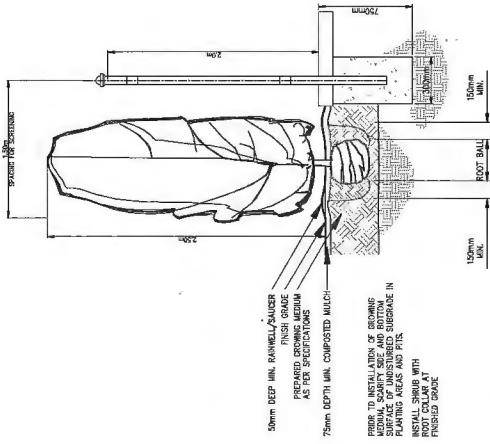
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NOT TO SCALE

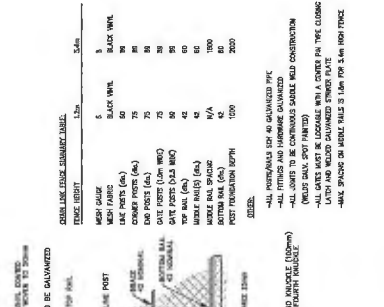
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 DATE: JUNE 30, 2015  
 SHEET: NOT TO SCALE  
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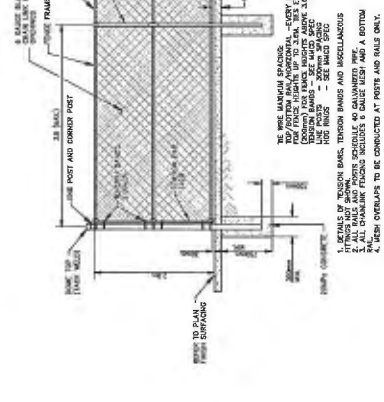
PLN - 118



FENCE AND SCREENING DETAIL  
N.T.S.



CHAINLINK PERIMETER FENCE  
N.T.S.



MAINTENANCE GATE DETAIL  
NLS



**Address:** 16160 and 16268 River Road

**File No.:** RZ 15-707253

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9697, the developer is required to complete the following:**

1. 20 m wide road dedication along the entire south property line of 16160 and 16268 River Road.
2. The granting of a 4 m wide statutory right-of-way along the north portion of 16160 and 16268 River Road, directly south of and abutting SRW Plan 83073 for dyke and utility purposes.
3. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.1 m GSC.
4. Registration of a legal agreement on title ensuring that each existing vehicle access and culvert crossing to 16160 and 16268 River Road providing access to the properties from River Road must be closed and removed at the sole cost of the property owner once the new industrial road on the south portion of each property is operational and services 16160 and 16268 River Road. The legal agreement will also include provisions for the owner of 16160 and 16268 River Road to obtain any necessary approvals and permits for works to remove the driveway access/culvert crossing, including ensuring all works comply with Provincial Riparian Area Regulations.
5. Registration of a cross-access easement between 16160 and 16268 River Road (legal agreement cannot be modified or discharged without prior approval from the City) to enable passage of motor vehicles (all types) between 16160 and 16268 River Road to allow access to each property's driveway access to River Road.
6. Submission and approval (from the Director of Transportation) of a finalized design (prepared by a professional transportation engineer) and completion of construction to modify the existing driveway access for:
  - a) 16160 River Road – To design and implement traffic control measures to enable access/egress to passenger vehicles only.
  - b) 16268 River Road – To design and implement traffic control measures that prohibits right-out (northbound to eastbound) and left in (westbound to southbound) for commercial trucks. Design and works to include widening of the existing driveway crossing to accommodate right-in (eastbound to southbound) truck turning movements into the site.

Note: Completion of construction of the approved driveway access design modification (including inspection from the consulting Transportation Engineer) and follow-up inspection and approval by City Transportation staff is required prior to final adoption of the zoning amendment bylaw.

7. Voluntary contribution of \$1,000 to go towards the generation and posting of the necessary traffic control signage along River Road as recommended in the applicant's Traffic Impact Assessment.
8. Voluntary contribution of \$29,950 for the purposes of undertaking future City study and examination of River Road.
9. Submission and approval (by the Director of Engineering) of a plan by a Qualified Environmental Professional (QEP) to address works, compensation and buffer plantings in or adjacent to the Riparian Management Area on the north portions of 16160 and 16268 River Road based on the following terms of reference:
  - a) Generally consistent with the conceptual landscape buffer and RMA plan submitted as part of this land use application.
  - b) Compliant with all Provincial Riparian Area Regulations.
  - c) QEP is required to include a Construction Environmental Management Plan for submission and approval by the City.
  - d) Plan is required to include a review and recommendations from the QEP for any works/modifications to the existing driveway access/culvert crossings at 16160 and 16268 River Road in the RMA.
  - e) Works within the RMA to be supervised by a QEP.

- f) A cost estimate for works is required to be included in the plan submission. A bond based on the approved cost estimate by the City is required to be submitted prior to final adoption of the zoning amendment bylaw to ensure implementation of the works.

**Note:**

- 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 9697 (ZT 15-707253)  
16160 and 16268 River Road**

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 properties into Section 12.2.11.3 Other Regulations in the Light Industrial (IL) zone:
 

“16160 River Road  
P.I.D. 004-361-130  
Lot 3 Except Firstly: East 124 Feet; Secondly: Part On SRW Plan 71683; Section 14  
Block 5 North Range 5 West New Westminster District Plan 7233

16268 River Road  
P.I.D. 013-418-688  
Lot A Section 14 Block 5 North Range 5 West New Westminster District Reference  
Plan 80866”
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9697”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by <i>PK</i>
APPROVED by Director or Solicitor <i>ul</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



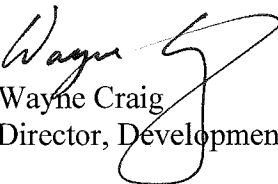
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** March 9, 2017  
**File:** ZT 14-656010

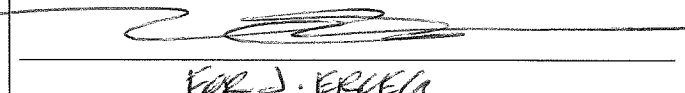
**Re:** **Application by Suncor Energy Inc. (Petro-Canada Inc.) for a Zoning Text Amendment to the Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area to Permit a Drive-Through Restaurant at 11991 Steveston Highway**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9698, for a Zoning Text Amendment to the “Gas Station Commercial (ZC15) – Broadmoor and Ironwood” zone to permit “Restaurant, drive-through” at 11991 Steveston Highway, be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:ke  
Att. 4

<b>REPORT CONCURRENCE</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


## Staff Report

### Origin

Suncor Energy Inc. (Petro-Canada Inc.) has applied to the City of Richmond for permission to amend the “Gas Station Commercial (ZC15) – Broadmoor and Ironwood” zoning district of Zoning Bylaw 8500 to add “Restaurant, drive-through” as a site-specific secondary use on the property at 11991 Steveston Highway (Attachment 1).

A previous rezoning (RZ 04-272679) to the “Gas Station Commercial (ZC15) – Broadmoor and Ironwood” zone for the site was adopted by Council on December 10, 2007. A Development Permit (DP 04-278898) was issued by Council on December 10, 2007 to permit redevelopment of the existing Petro-Canada gas station including an expanded retail convenience store. As part of this redevelopment, a drive-through to serve as an order/pick-up window for customers to the retail convenience store was implemented. However, the drive-through order/pick-up window servicing the convenience has never been operational since the site was redeveloped in 2008.

The proposal is for a drive-through restaurant that would reconfigure the existing drive-through and create a kitchen/service and small seating area within the existing convenience store. No additional building or floor area is required for the proposal. A future Development Permit application will be required to address exterior changes to the building and modifications to the site to reconfigure the existing drive-through.

### Findings of Fact

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

### Surrounding Development

The subject site contains an existing Petro-Canada gas station with an accessory retail convenience store zoned “Gas Station Commercial (ZC15) – Broadmoor and Ironwood”. Existing driveways along No. 5 Road and Steveston Highway service the subject site.

To the North: A property zoned “Single-Detached RS1/E” that contains a single family dwelling.

To the South: Across Steveston Highway, a gas station zoned “Gas Station Commercial (ZC15) – Broadmoor and Ironwood” and Ironwood Shopping Centre zoned “Community Commercial (CC)”

To the East: Across No. 5 Road, “The Gardens” mixed use development zoned “Commercial Mixed Use – The Gardens (Shellmont) (ZMU18).

To the West: A townhouse development zoned “Low Density Townhouses (RTL3)”

## **Related Policies & Studies**

### **Official Community Plan/Ironwood Sub Area Plan**

The Official Community Plan (OCP) designates the subject site Neighbourhood Service Centre. The proposal to add a drive-through restaurant to the existing gas station complies with the OCP designation.

The subject site is also located in the Ironwood Sub Area Plan – Area A. The Development Permit Guidelines for commercial development in the Ironwood Sub Area applies to the proposal and will be reviewed through the forthcoming Development Permit application.

### **Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. A flood indemnity covenant was secured and registered through the previous rezoning application (RZ 04-272697.)

### **Noise Regulation Bylaw 8856**

The applicant engaged an acoustical engineer to assess the noise generated from the proposed drive-through restaurant (i.e., idling cars, vehicles travelling through the drive through and order/speaker boxes) in accordance with the applicable provisions of Noise Regulation Bylaw 8856. The acoustical engineer's report notes that the proposed drive-through operation will comply with the bylaw.

At future Development Permit application, an additional acoustical report will be required to confirm the following:

- All building mechanical systems, exhaust venting and heating, ventilation and air conditioning (HVAC) units to be installed as part of the project will comply with Noise Regulation Bylaw 8856.
- All drive-through order/speaker systems will comply with Noise Regulation Bylaw 8856.
- The building envelope is designed to avoid noise generated from the internal use from penetrating into residential areas to ensure compliance with Noise Regulation Bylaw 8856.
- Ensure that any sound/noise attenuation measures recommended by the consultant are reviewed and included as part of the Development Permit application.

### **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Ministry of Transportation and Infrastructure (MOTI)**

The project was referred to MOTI staff, who granted preliminary approval to the proposal. Final approval from MOTI will be secured as a rezoning consideration for the subject site.

### **Analysis**

#### **Built Form and Architectural Character**

Minor changes will occur to the exterior of the existing building to relocate the drive-thru pick-up window to the west and install signage for the new tenant. Interior changes will convert a portion of the building to accommodate the kitchen/service area for the drive-thru restaurant.

The existing drive through infrastructure located along the north portion of the site will be redesigned to accommodate the following (Attachment 3 – Conceptual Site and Elevation Drawings):

- The drive-thru pick-up window will be relocated to the west to the middle of the building and order boards are situated after entering the drive-thru queue area on the east of the site.
- Sufficient vehicle queue length to accommodate 8 vehicles on-site in the drive-thru order lane, as per City Zoning Bylaw requirements.
- Reconfiguration of the drive-aisle to accommodate a double-lane queue configuration at the drive-thru entrance (merging to single lane), while preserving a pedestrian connection from No. 5 Road to the access to the convenience/retail store.
- No vehicle circulation conflicts on-site or at the No. 5 Road driveway access/exit location to the site will occur.

#### **Transportation and Site Access**

The vehicle access location and configuration to the site will not change as a result of this proposal with current right-in/right-out driveways along No.5 Road and Steveston Highway. The applicant has demonstrated that the minimum vehicle queue length for the drive-thru of 8 vehicles (as per the City's Zoning Bylaw) can be accommodated through a double-lane merging to a single-lane drive-through configuration. The proposed site plan also ensures all on-site vehicle manoeuvring and circulation (including at the No. 5 Road and Steveston Highway driveway) can be accommodated without any vehicle conflicts.

On-site parking for the proposed drive-thru restaurant, including the retail convenience store, will be provided consistent with the City's off-street parking requirements in Zoning Bylaw 5300.

### **Development Permit**

Further review of the modifications to the existing building and overall site to accommodate the proposed drive-thru restaurant operation will be undertaken through the Development Permit application. Staff have identified the following items to be examined and addressed through the Development Permit application:

- Information on design and location of (existing and proposed) building mechanical, exhaust ventilation and HVAC units to ensure they are not a visual disturbance to surrounding areas and are properly screened.
- Provide additional details to confirm measures to mitigate against odour, noise and light impacts from the proposed drive-thru operation.
- Examine the existing landscape treatments along the residential adjacencies along the north and west edges of the subject site to determine if there are any opportunities for additional plantings or treatments to strengthen this buffer.
- Landscaping design modifications for the proposed project.

### **Site Servicing and Frontage Improvements**

Engineering Planning staff have not identified any servicing works or infrastructure upgrades for this development.

The following transportation frontage works and related road dedications are required as part of this development:

- Approximately a 22 sq. m dedication along No. 5 Road to accommodate a 1.5 m wide sidewalk and 1.5 m wide boulevard along the entire frontage.
- Along Steveston Highway, a 1.5 m wide concrete sidewalk and 1.5 m wide boulevard along the entire frontage.
- Along Steveston Highway, a 3.0 m wide by 9 m in length concrete landing pad for accessible bus stop requirements, including the necessary on-site statutory right-of-way (SRW) (approximately 1.5 m wide by 5 m in length) for a concrete pad for the placement of a bus shelter (Note - The existing SRW Plan BCP33443 along Steveston Highway will be required to be modified and/or discharged to accommodate the new on-site SRW).
- Voluntary contribution (\$30,000) by the developer to the City for installation of a bus shelter along Steveston Highway.

- Submission of a functional design is a rezoning consideration to confirm the amount of land dedication and dimensions of the statutory right-of-way for the above referenced works.
- Please refer to Attachment 4 for the rezoning considerations for this project.

A Servicing Agreement is required for the frontage works, which will be required to be completed prior to issuance of the Building Permit for the project.

### **Financial Impact or Economic Impact**

The Zoning Text Amendment application results in insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

### **Conclusion**

The purpose of this Zoning Text Amendment application is to amend the “Gas Station Commercial (ZC15) – Broadmoor and Ironwood” to add “Restaurant, drive-thru” as a site specific secondary use at 11991 Steveston Highway. The proposal will enable the conversion of a portion of the existing retail convenience store to a drive-thru restaurant and reconfiguration of the existing drive-thru layout to accommodate the proposed use.

Staff supports this application as it facilitates frontage upgrades and bus stop infrastructure consistent with the surrounding area. Furthermore, modifications to the drive-thru to ensure efficient and safe vehicle movements will be undertaken and no increases to the building footprint are required.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9698 be introduced and given first reading.

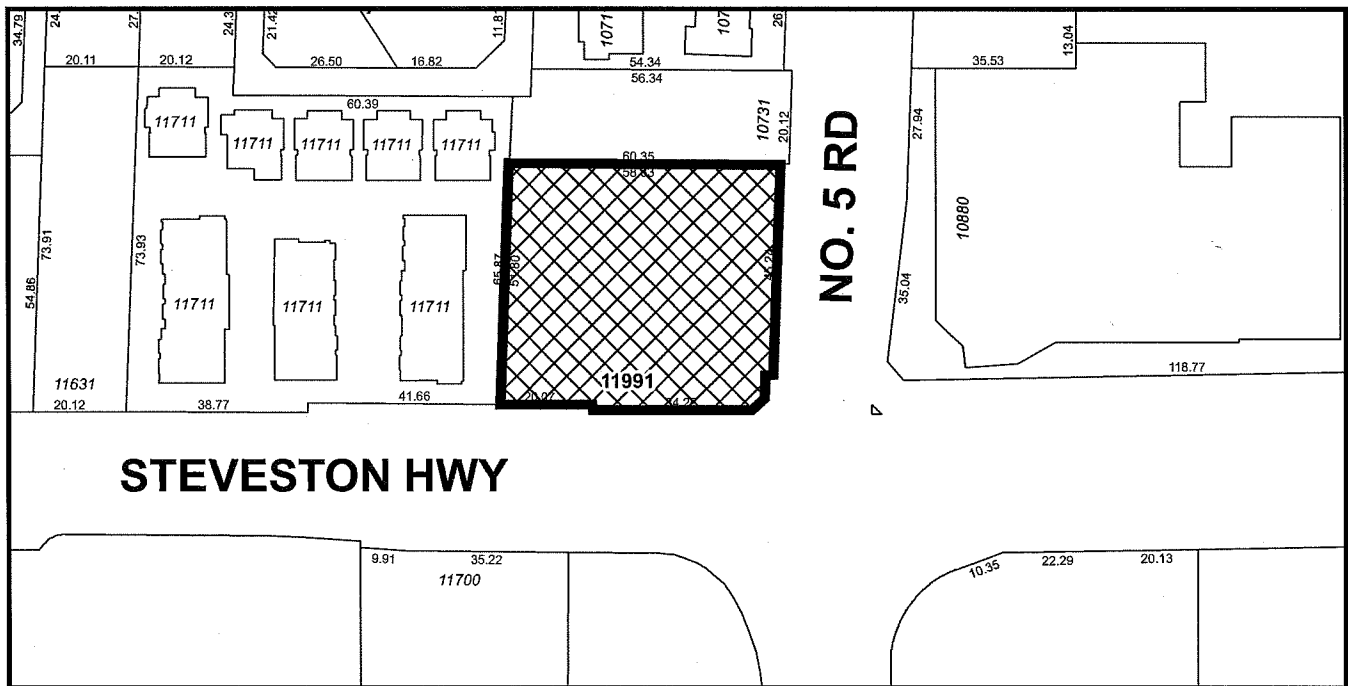
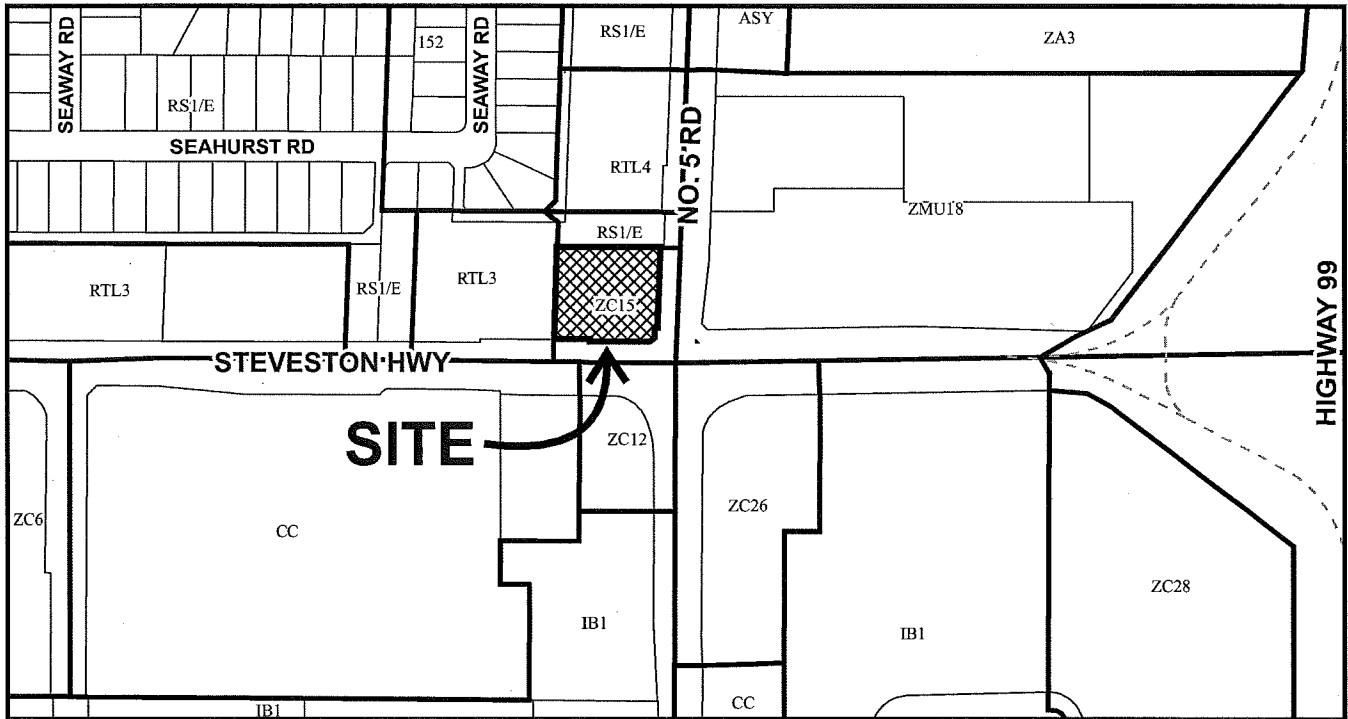
  
Kevin Eng  
Planner 2

KE:rg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Plans
- Attachment 4: Rezoning Considerations



# City of Richmond



## ZT 14-656010

Original Date: 06/06/16

Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



ZT 14-656010

Original Date: 02/21/14

Revision Date: 06/06/16

Note: Dimensions are in METRES



**ZT 14-656010**

**Attachment 2**

Address: 11991 Steveston Highway

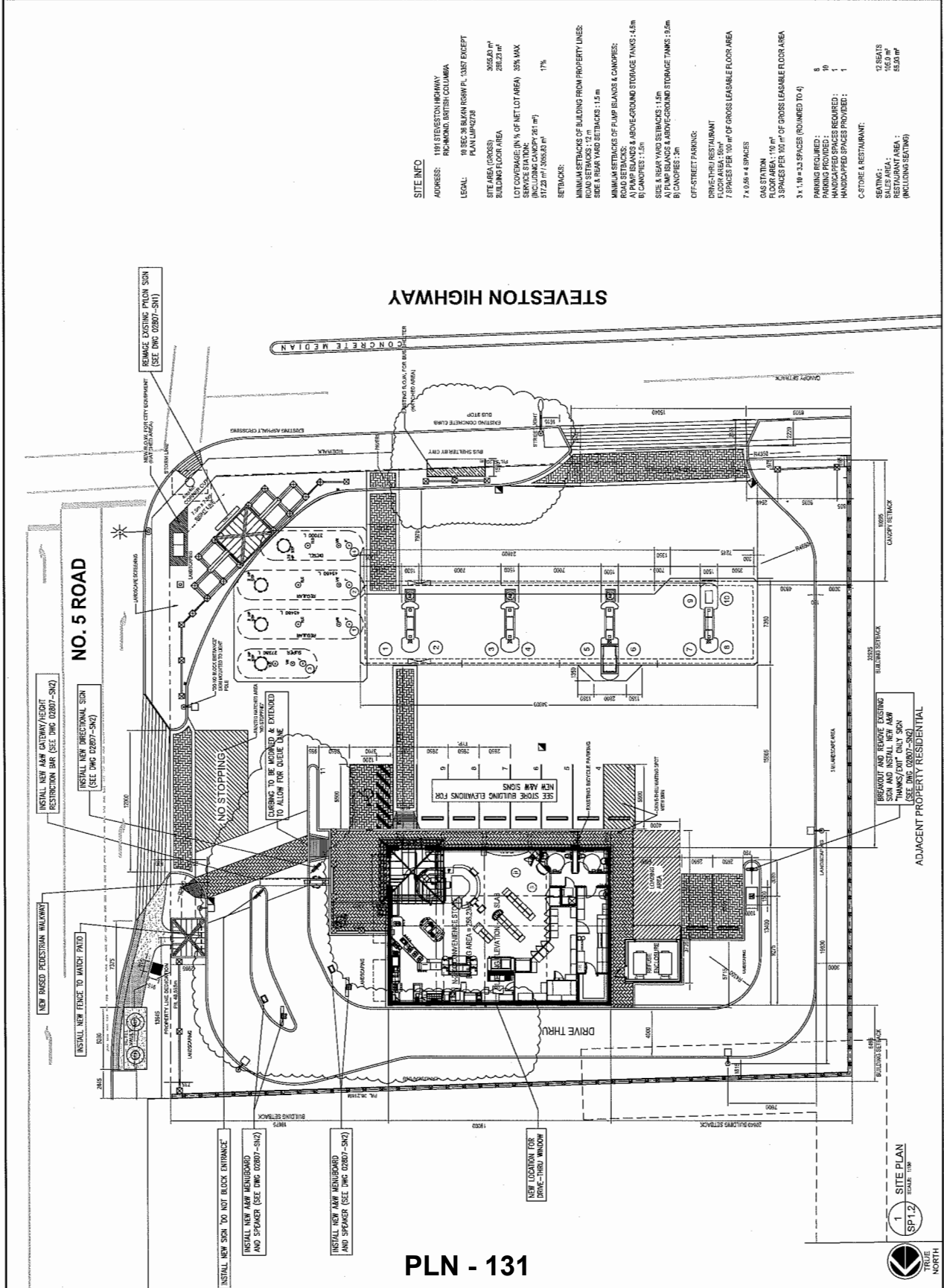
Applicant: Suncor Energy Inc.

Planning Area(s): Ironwood Sub Area

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Suncor Energy Inc.	No change
<b>Site Size (m<sup>2</sup>):</b>	3,042 m <sup>2</sup>	No change
<b>Land Uses:</b>	Gas station and accessory retail convenience store	Add a drive-through restaurant to the existing building as a secondary use
<b>OCP Designation:</b>	Neighbourhood Service Centre	No change - complies
<b>Area Plan Designation:</b>	Ironwood Sub Area Plan – Area A (Development Permit – Commercial Development)	No change
<b>Zoning:</b>	Gas Station Commercial (ZC15) – Broadmoor and Ironwood	Add "Restaurant, drive-through" as a site specific secondary use

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.35 FAR	0.1	none permitted
Lot Coverage (% of lot area):	Max. 35%	17% (Includes canopy over gas pumps)	none
Building Setbacks (m):	Road: Min. 12 m Rear: Min. 3 m Side: Min. 3 m	Road: 33 m (Steveston Highway) Road: 18 m (No. 5 Road) Rear: 6.5 m (north) Side: 20 m (west)	none
Building Height (m):	9 m	5.2 m	none
Off-street Parking Spaces – Total:	8 stalls	11 stalls	none

<p><b>Matrix</b></p> <p>• ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE                  • ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE                  • DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE                  • DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE</p>																																																																																														
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**SITE INFO**  
 ADDRESS: 1191 STEVESTON HIGHWAY  
 RICHMOND, BRITISH COLUMBIA  
 LEGAL: 19 SEC 38 BLK 4N R29W P1, 1387 EXCEPT  
 PLAN LUP4278

SITE AREA (GROSS) 3056.00 m<sup>2</sup>  
 BUILDING FLOOR AREA 298.23 m<sup>2</sup>  
 LOT COVERAGE (IN % OF NET LOT AREA) 9.74% MAX  
 SPACE STANDARD (INCL. CANOPY) 261 m<sup>2</sup>/m<sup>2</sup>  
 517.28 m<sup>2</sup> / 3056.00 m<sup>2</sup>

17%

**SETBACKS:**  
 MINIMUM SETBACKS OF BUILDING FROM PROPERTY LINES:  
 A) SIDE YARD SETBACKS: 1.5m  
 B) SIDE & REAR YARD SETBACKS: 1.5m  
 MINIMUM SETBACKS OF FLUMP ISLANDS & CANOPIES:  
 A) PUMP ISLANDS & ABOVE-GROUND STORAGE TANKS: 4.5m  
 B) CANOPIES: 1.5m  
 SIDE & REAR YARD SETBACKS: 1.5m  
 A) PUMP ISLANDS & ABOVE-GROUND STORAGE TANKS: 4.5m  
 B) CANOPIES: 3m

**OFF-STREET PARKING:**  
 DRIVE-THRU RESTAURANT  
 FLOOR AREA: 50m<sup>2</sup>  
 7 SPACES PER 100 m<sup>2</sup> OF GROSS LEASABLE FLOOR AREA  
 7 x 3.05 m x 4 SPACES  
 GAS STATION  
 FLOOR AREA: 110 m<sup>2</sup>  
 3 SPACES PER 100 m<sup>2</sup> OF GROSS LEASABLE FLOOR AREA  
 3 x 1.10 x 3.3 SPACES (ROUNDED TO 4)

**PARKING REQUIRED:**  
 8  
**HANDICAPPED SPACES REQUIRED:**  
 1  
**HANDICAPPED SPACES PROVIDED:**  
 1

**C-STORE & RESTAURANT:**  
 SEATING: 12 SEATS  
 SALES AREA: 105.0 m<sup>2</sup>  
 SERVICE AREA: 1.5 m<sup>2</sup>  
 (INCLUDING SEATING)



WESTERN REGION  
 PROPOSED SITE PLAN

11991 STEVESTON HWY  
 RICHMOND, B.C.

DRAWN BY: MA	SCALE: 1:150
CHECKED BY: DC	DATE DWN: 2014-11-18
APPROVED BY: DC	PROJECT: 11991 STEVESTON HWY RICHMOND, B.C.
SUB CONTRACTOR: SP1	DATE: 2014-11-18

02807  
 SP1

**Metric**  
 • ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE SPECIFIED.  
 • DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.  
 • DO NOT SCALE DIMENSIONS.

REVISIONS	
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**DILLION CONSULTING**

**PETRO-CANADA**

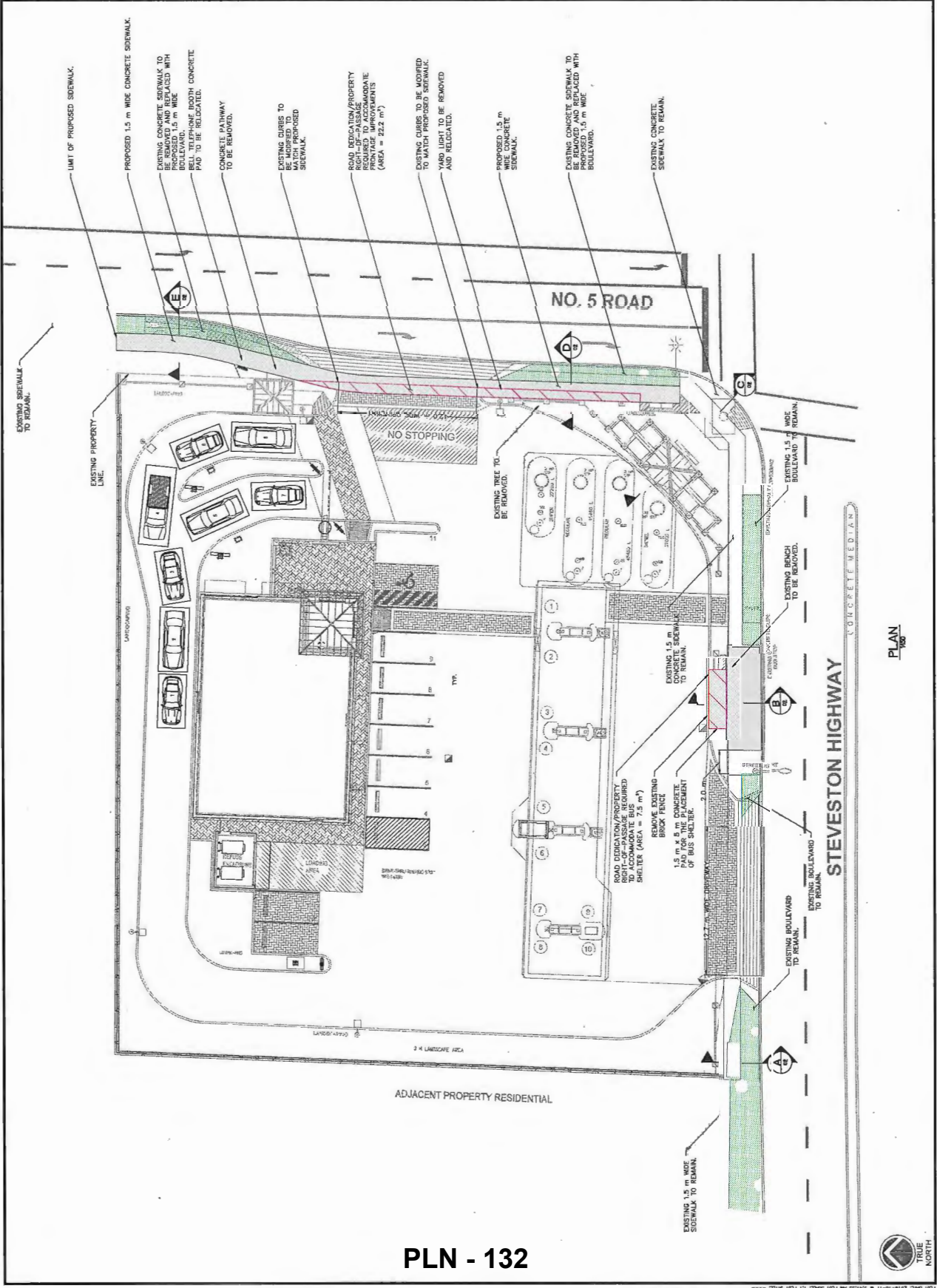
WESTERN REGION

PROJECT TITLE:  
**ROAD FRONTAGE FUNCTIONAL DESIGN**

PROJECT:  
**NO. 5 ROAD AND STEVESTON HWY.**

DESIGNED BY:	DHE
DESIGNED BY:	DHE
DRAWN BY:	TJED
CHECKED BY:	DHE
DATE:	2010.05.04
PROJECT NO.:	
CLIENT:	
SCALE:	
DATE:	
PROJECT NO.:	
CLIENT:	

FIGURE NO. **XXXXX** SHEET NO. **01**



**PLAN**  
100



**Metric**

• ALL DIMENSIONS ARE IN METERS (M).  
 • UNITS MUST BE METRIC AND TO THE COMPLETION OF WORK. ALL DIMENSIONS ARE TO BE SHOWN AND MUST BE METRIC.  
 • DO NOT SCALE DIMENSIONS

REV.	DESCRIPTION	DRAWN (DATE)	CHECKED (DATE)	DATE
1/	ISSUED FOR PERMIT			2014-11-19
2/	PROVIDING EXISTENTIAL VISION			2014-12-18
3/	ADDRESSING CLIENT WITH COMMENTS			2015-02-17
4/	REVISED DRAWING WITH COMMENTS			2015-04-17
5/	1.5 M WIDE SIDEWALK			
6/				
7/				
8/				
9/				
10/				
11/				
12/				
13/				
14/				
15/				
16/				
17/				
18/				
19/				
20/				

ISSUED TABLE		DATE
TO	FOR	

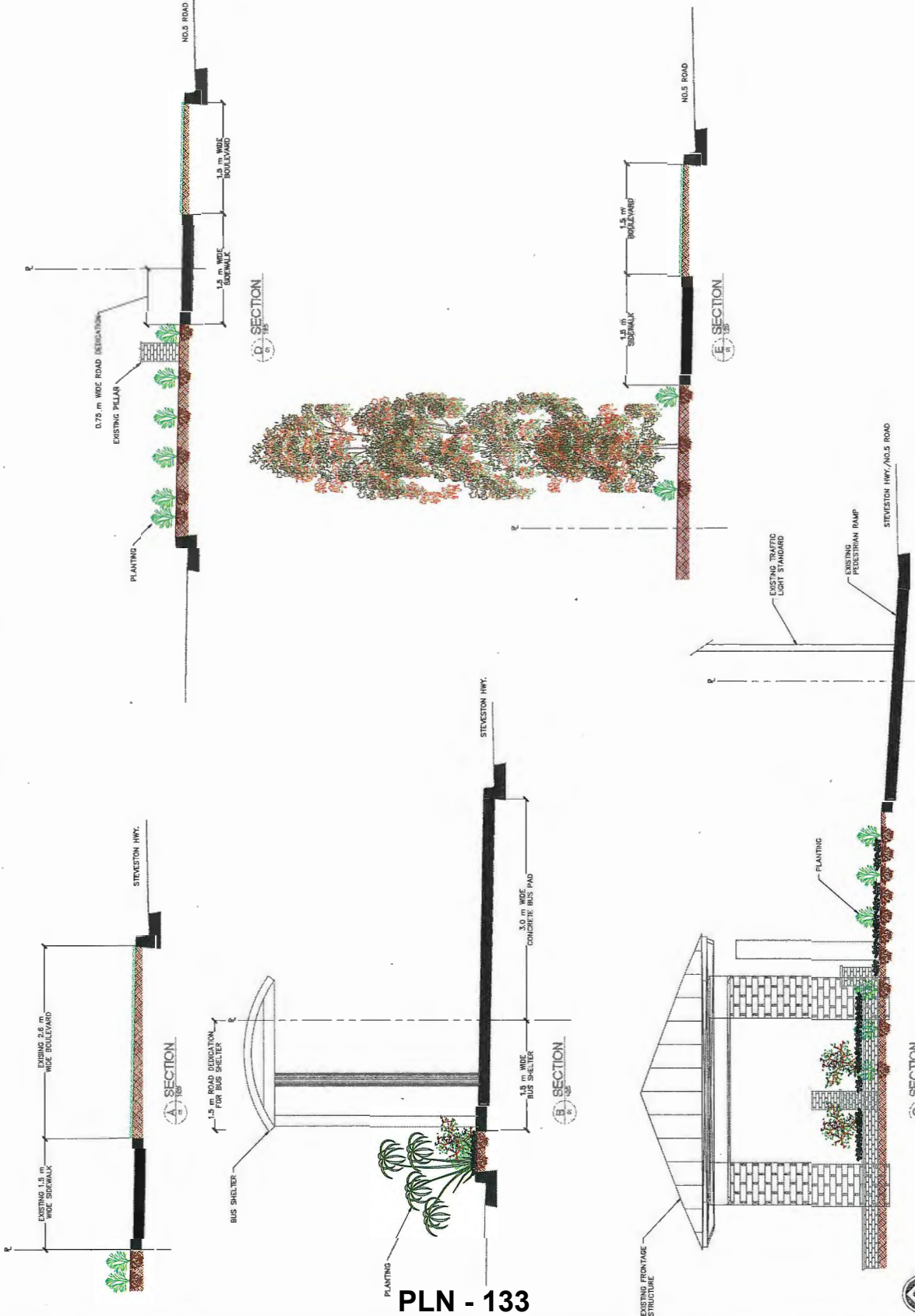
NO.	



WESTERN REGION  
 DRAWING TITLE  
**FRONTAGE ROAD SECTIONS**

PROJECT  
**NO.5 ROAD AND STEVESTON HWY.**

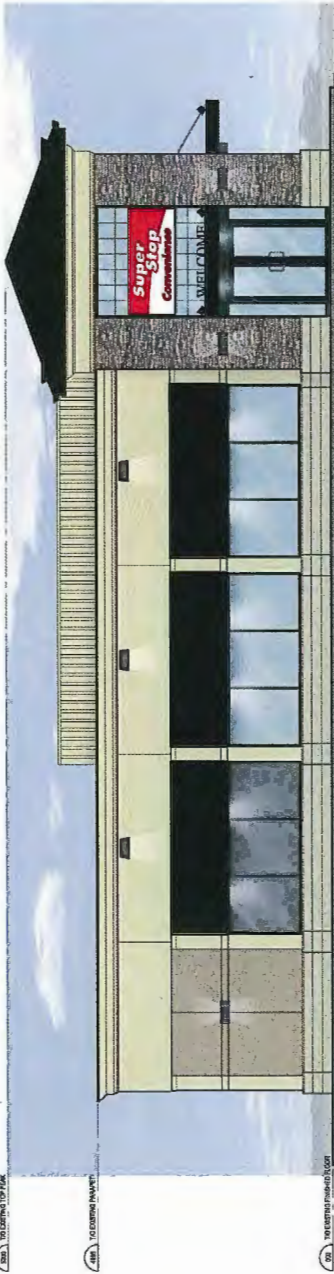
DRAWING NO.	XXXXX
PROJECT NO.	02



PLN - 133



SCALE: 1:200 (NOT TO SCALE)  
 DATE: 2014-11-19  
 PROJECT: WESTERN REGION  
 DRAWING NO.: XXXXX  
 PROJECT NO.: 02



1 WEST ELEVATION



2 EAST ELEVATION



3 EAST ELEVATION

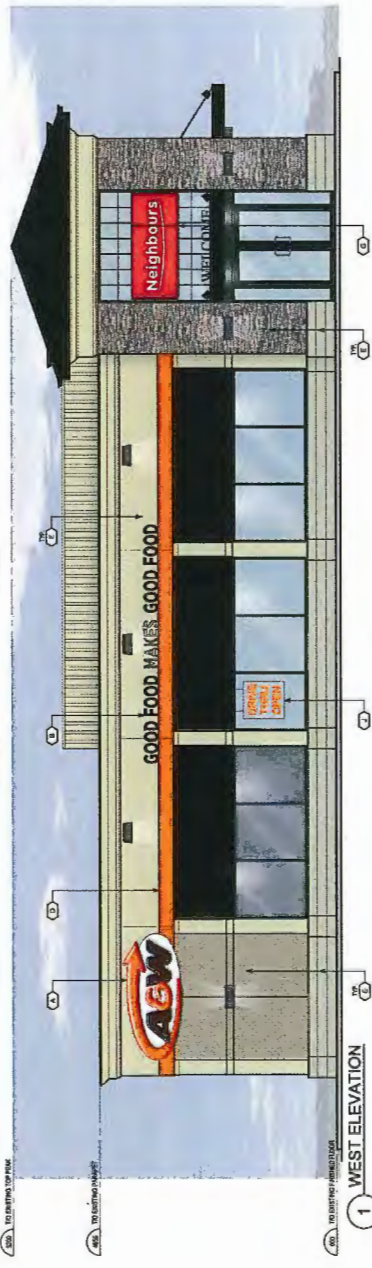


4 WEST ELEVATION

PLN - 134

EXISTING EXTERIOR ELEVATIONS  
DEC 2016

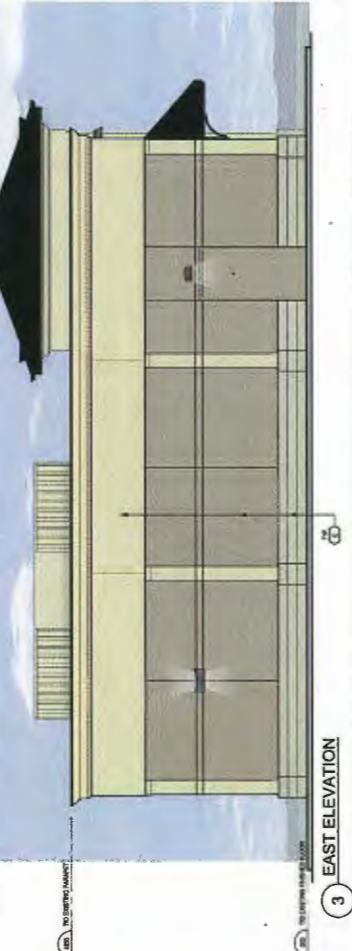
**NEIGHBOURS A&W REBRANDING**  
11991 STEVENSTON HWY @ NO.5 ROAD, RICHMOND, BC



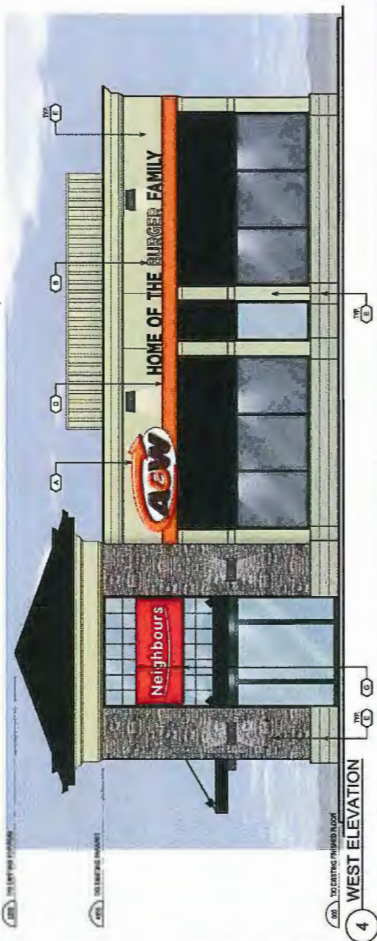
1 WEST ELEVATION



2 EAST ELEVATION



3 EAST ELEVATION



4 WEST ELEVATION

NO.	PRODUCT	SPECIFICATION & COLOUR	REMARKS
A	NEW ILLUMINATED LOGO SIGN		
B	NEW NON-ILLUMINATED LETTER SIGN		
C	RELOCATED DRIVE THRU WINDOW	TO BE REPAINTED TO MATCH AWY ORANGE	SUPPLIED BY AWY INSTALLED BY G.C.
D	ILLUMINATED BOOKSHELVING LIGHT BOX		
E	EXISTING EXTERIOR FINISH	PATCH & REPAIR WHERE BEC'D (SITE VISIBLY)	
F	NEW SIGN FACE	APPLY ON EXISTING ILLUMINATED SIGN BOX	
G	NON-ILLUMINATED AWY GRAPHIC SIGN FRAME UNIT	INTERIOR SUBPENDED	PROVIDED BY AWY
H	AWY DRIVE THRU OPEN ILLUMINATED SIGN	COLOUR TO MATCH AWY ORANGE	PROVIDED BY AWY
I	ACRYLIC WALL PANEL		
J	CULURED STONE INFILL	TO MATCH ADJACENT	
K			
L			
M			
N			
O			
P			
Q			
R			
S			
T			
U			
V			
W			
X			
Y			
Z			

5 EXTERIOR FINISH SCHEDULE



**Address:** 11991 Steveston Highway

**File No.:** ZT 14-656010

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9698, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a functional design to confirm any land dedication and/or statutory right-of-way requirements for frontage works along No. 5 Road and Steveston Highway, including but not limited to the following:
  - a) No. 5 Road – Approximately 22 sq. m of land dedication along a portion of the subject site's No.5 Road frontage.
  - b) Steveston Highway – statutory right-of-way (SRW) to accommodate an approximate 1.5 m wide by 5 m length concrete pad for a bus shelter. Provisions to be included in the SRW to be consistent with bus shelters located on private property (Note: The existing SRW Plan BCP33443 along Steveston Highway will be required to be modified and/or discharged to accommodate the new on-site SRW).
3. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
4. Voluntary contribution of \$30,000 to go towards the installation of a bus shelter.

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

1. Submission of a report from an acoustical engineer to ensure noise generated from the proposed development (Building, mechanical systems, HVAC/exhaust and drive-through operations) complies with Noise Regulation Bylaw 8856, including any recommended sound/noise attenuation measures to be incorporated into the development.
2. Submission of a landscape bond/letter of credit for all on-site landscaping works.

**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. Enter into a Servicing Agreement\* for the design and construction of frontage works along No. 5 Road and Steveston Highway. Works include, but may not be limited to:
  - a) Along No. 5 Road – 1.5 m wide sidewalk and 1.5 m wide boulevard.
  - b) Along Steveston Highway
    - 1.5 m wide sidewalk and 1.5 m wide boulevard.
    - 3.0 m wide by 9 m in length concrete landing pad for accessible bus stop requirements, including the necessary on-site statutory right-of-way (SRW) (approximately 1.5 m wide by 5 m in length) for a concrete pad for the placement of a bus shelter.
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 COPY ON FILE -

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9698 (ZT 14-656010)
11991 Steveston Highway

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 use in Section 22.15.3 Secondary Uses in the Gas Station Commercial (ZC15) – Broadmoor and Ironwood zone:
'Restaurant, drive-through'
b. Inserting the following clauses into Section 22.15.11 Other Regulations in the Gas Station Commercial (ZC15) – Broadmoor and Ironwood zone:
'3. Restaurant, drive-through is only permitted on the following site:
11991 Steveston Highway
P.I.D. 027-287-513
Lot 1 Section 36 Block 4 North Range 6 West New Westminster District Plan BCP33442'
2. This Bylaw may be cited as 'Richmond Zoning Bylaw 8500, Amendment Bylaw 9698'.

FIRST READING
PUBLIC HEARING
SECOND READING
THIRD READING
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
OTHER CONDITIONS SATISFIED
ADOPTED

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

MAYOR

CORPORATE OFFICER



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** March 13, 2017  
**File:** ZT 16-753545

**Re:** Application by Krahn Engineering Ltd. for a Zoning Text Amendment to the "Light Industrial (IL)" Zone for a Site at 9920 River Drive

### Staff Recommendation

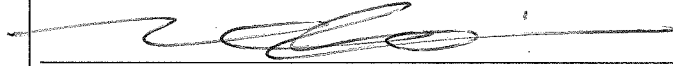
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9694, for a Text Amendment to the "Light Industrial (IL)" zone to allow "non-accessory parking" on a site-specific basis for the property at 9920 River Drive, be introduced and given first reading.

  
Wayne Craig  
Director, Development

MM:blg  
Att. 5

**REPORT CONCURRENCE**

**CONCURRENCE OF GENERAL MANAGER**

  
FOR JOE PRISKA

## Staff Report

### Origin

Krahn Engineering Ltd. has applied to the City of Richmond for a Zoning Text Amendment to the “Light Industrial (IL)” zone to allow for “non-accessory parking” at 9920 River Drive (Attachment 1).

The subject 8.44 acre (3.42 ha.) site is currently occupied by a large warehouse and smaller office/warehouse building utilized by a trucking company and two smaller tenants. The application is being made on behalf of Park’N Fly Ltd. for an off-site, long-term parking lot to supplement its current parking lot located near YVR Airport at 6380 Miller Road on Sea Island. Travellers to YVR Airport would drop off and pick up their vehicles at the current Park’N Fly location on Sea Island; with the vehicles being shuttled to and from the subject site by Park’N Fly staff.

The current warehouse and trucking firm tenants; permitted under the current “Light Industrial (IL)” zoning, will vacate the site in three (3) stages between summer 2017 and 2020, as their leases expire. When completely vacated, there will be 816 outdoor parking spaces and potentially some indoor parking (Attachment 3). The existing and proposed uses of the buildings require 89 parking spaces under Zoning Bylaw 8500 with the remaining 727 exterior parking spaces being available for airport parking.

### Findings of Fact

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

### Surrounding Development

To the North: A vacant light industrial site zoned “Light Industrial (IL)”.

To the South: An active rail line, the Bridgeport Trail, and a vacant site zoned “Light Industrial (IL)”.

To the East: A BC Hydro substation zoned “Light Industrial (IL)”, and a townhouse complex zoned “Low Density Townhouses (RTL1)”.

To the West: A large light industrial/warehouse building zoned “Light Industrial (IL)”.

### Related Policies & Studies

#### Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) designates the subject site as “Industrial (IND)”. The City Centre Area Plan designates the site as “General Urban T4 (25 m)” and “Area A – Industrial Reserve” which provides for the storing of goods with ancillary office use. Thus, the proposed use is consistent with both plans.

## 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*.

Approval from the Ministry of Transportation and Infrastructure will be required prior to Council consideration of adoption of the zoning amendment bylaw.

## Built Form and Architectural Character

The existing 5,634 m<sup>2</sup> (60,645 ft<sup>2</sup>) single-storey, tilt-up concrete warehouse building will be maintained for Park'N Fly service vehicles, a car wash, and indoor long-term airport parking. The existing 523 m<sup>2</sup> (13,000 ft<sup>2</sup>), two-storey building includes office space which will be used for Park'N Fly offices and services bays. Park'N Fly does not propose to make exterior alterations to the buildings (Attachment 3).

The existing parking areas that cover the majority of the site will be re-lined and repaired as needed to provide a total of 816 parking spaces. The resultant parking areas will provide parking and loading meeting the City's Zoning Bylaw requirements.

The applicant will also plant a landscape buffer and lawn fronting River Drive. There will be a further 2.5 m (8.0 ft.) wide landscape buffer along the east side of the site adjacent to an existing adjacent townhouse complex. This buffer will include:

- A solid wood 2.4 m (7.9 ft.) high fence.
- 25 Pin Oak and European Hornbeam trees with a 6 cm (2.4 inch) caliper
- 26 Emerald Cedar hedge plants with an minimum initial height of 2.5 m (8.0 ft.).
- 996 other shrub and ground cover plants.

The remainder of the perimeter of the site will be flanked by a 2.0 m (6.6 ft.) high chain link fence with privacy slats.

The applicant will submit a landscape security in the amount of \$214,561 to ensure that the landscaping and fencing is installed within one (1) year of adoption of Bylaw 9694.

## Existing Legal Encumbrances

There is an existing City statutory right-of-way (SROW) running along the southern property line for storm, sanitary and water services (AB243356). There is also an existing flood indemnification covenant with a minimum 2.9 m Flood Construction Level (FCL) registered on Title (AC286407) in 1989.

### **Transportation and Site Access**

Primary vehicle access to the site will be provided by the existing driveway to River Drive. This access will be used by Park'N Fly staff shuttling patron's cars to/from their YVR Airport location and for employee use. The gate has been located so as to permit the queuing of up to three (3) vehicles in front of gate on the property. The existing driveway to No. 4 Road will be maintained over a private easement on the lot to the east for secondary access to the site.

The applicant has agreed to registration of a restrictive covenant on title that restricts the use of site so that primary vehicle access is provided to River Drive and that the driveway to No. 4 Road is maintained for only emergency vehicle access and to provide alternative vehicle access to the site at any time that the River Drive access may be temporally blocked or inoperable (e.g. during road construction or repair).

Given the proposed change of use of the site, the applicant has prepared a traffic study as required by the City. The study concludes that there will be approximately 10 vehicles per hour in the peak hour of site traffic with almost all site trips occurring between 7:00 a.m. and 7:00 p.m. The study concludes that the traffic impacts are anticipated to be minimal. Compared to the existing warehouse and light industrial uses, the proposed Park N' Fly operation is anticipated to generate fewer vehicle trips.

For the long-term transportation needs of the area, the applicant has agreed to register a Statutory Right of Way (SRW) over an area of approximately 501 m<sup>2</sup> (5,392 ft<sup>2</sup>) of the south-west corner of the site to allow for future City construction of a section of a proposed public road that will connect Bridgeport Road with Van Horne Way (see Attachment 2 and Attachment 5 – Appendix A). The current owner will be able to use the SRW area for surface parking and landscaping until the City requires the SRW area for public road purposes.

The City's parking and loading provisions in Zoning Bylaw require 89 parking spaces; while 816 exterior parking spaces are being proposed to be provided. The proposal also includes two medium-size (SU-9) loading spaces and one large (WB-17) loading space as required under the Zoning Bylaw.

### **Contaminated Sites Regulation**

A Ministry of Environment (MOE) Certificate of Compliance or alternative approval regarding potential site contamination issues will need to be issued by MOE prior to the zoning amendment bylaw being considered for adoption.

### **Site Servicing and Frontage Improvements**

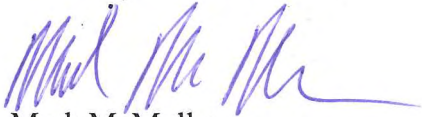
There will be no road frontage improvements required as part of this application. There may be the need to replace and upgrade City utility service connections and mains at the time of a Building Permit application for any tenant improvements.

### **Financial Impact or Economic Impact**

There are no impacts associated with this application.

## **Conclusion**

The proposed Zoning Text Amendment to permit “non-accessory parking” on the site will allow for additional long-term airport parking within the City on an existing developed, industrial site. Given the proposed parking use and enhanced landscaping adjacent to River Drive and the townhouse development to the east, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9694, be introduced and given 1<sup>st</sup> Reading.



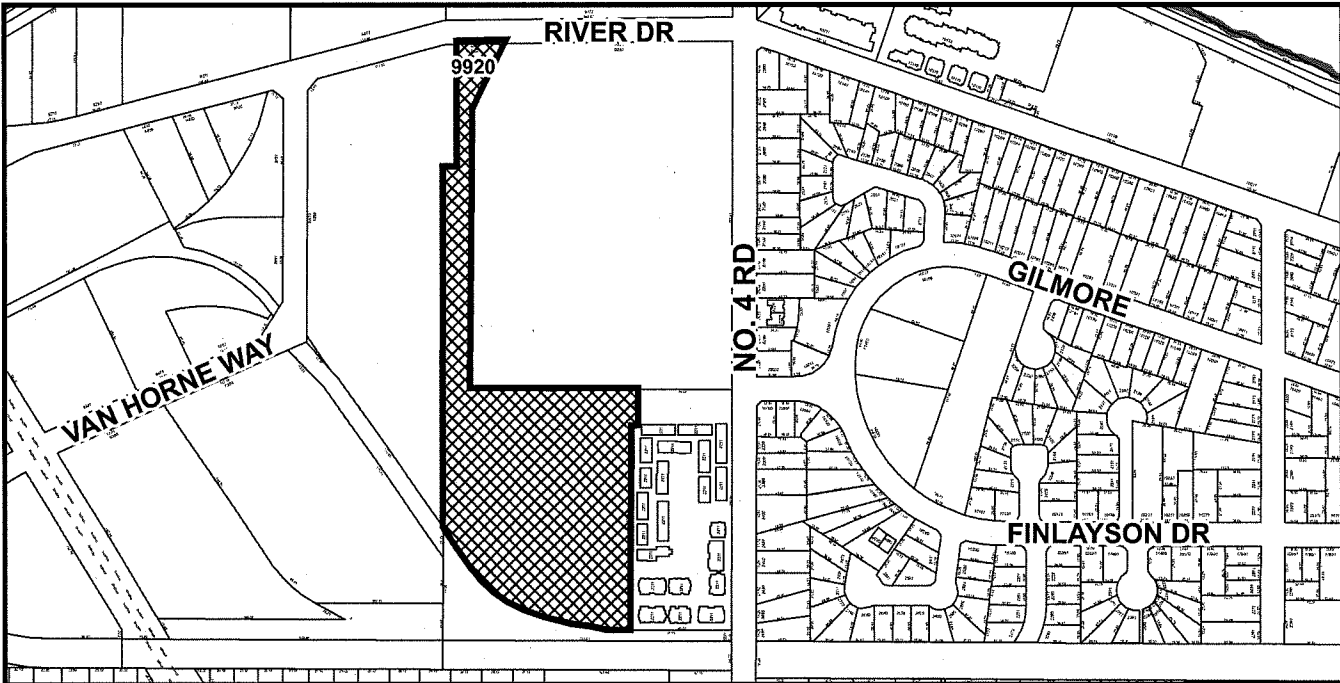
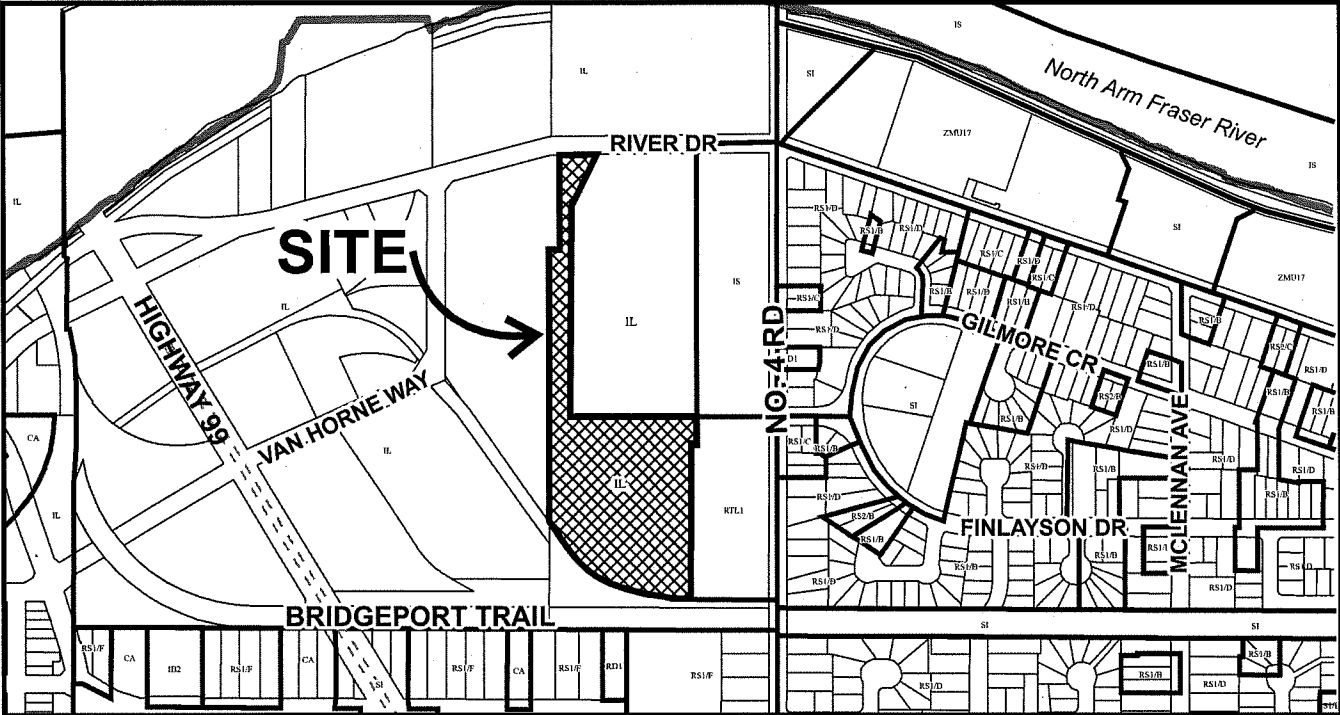
Mark McMullen  
Senior Coordinator - Major Projects  
(604-276-4173)

MM:blg

- Attachment 1: Location Map
- Attachment 2: City Centre Area Plan Land Use Map
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Rezoning Considerations



# City of Richmond



## ZT 16-735545

Original Date: 12/08/16

Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



ZT 16-753545

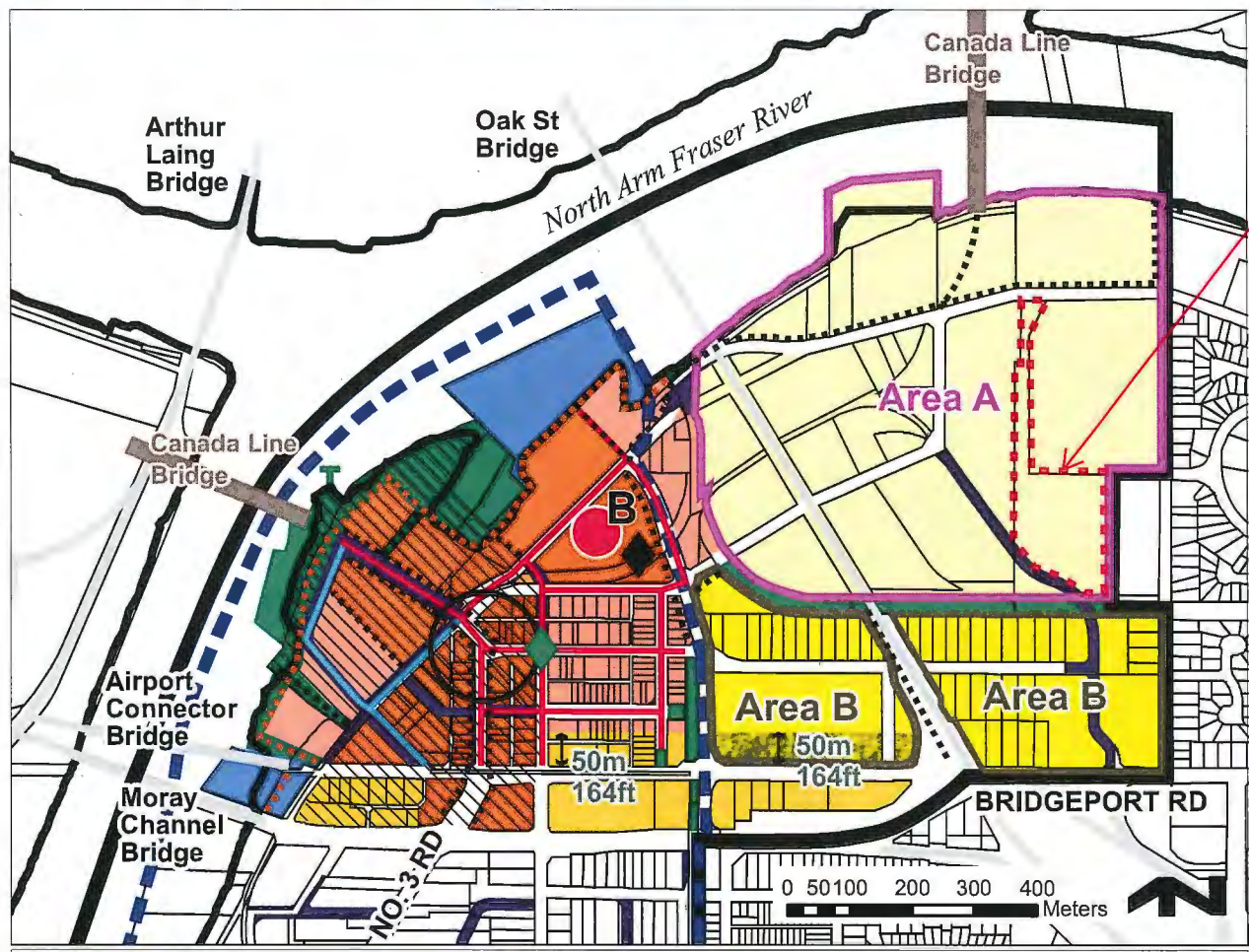
Original Date: 12/08/16

Revision Date:

Note: Dimensions are in METRES

PLN - 145

**Specific Land Use Map: Bridgeport Village (2031)** Bylaw 9041  
2016/07/25



Subject Site

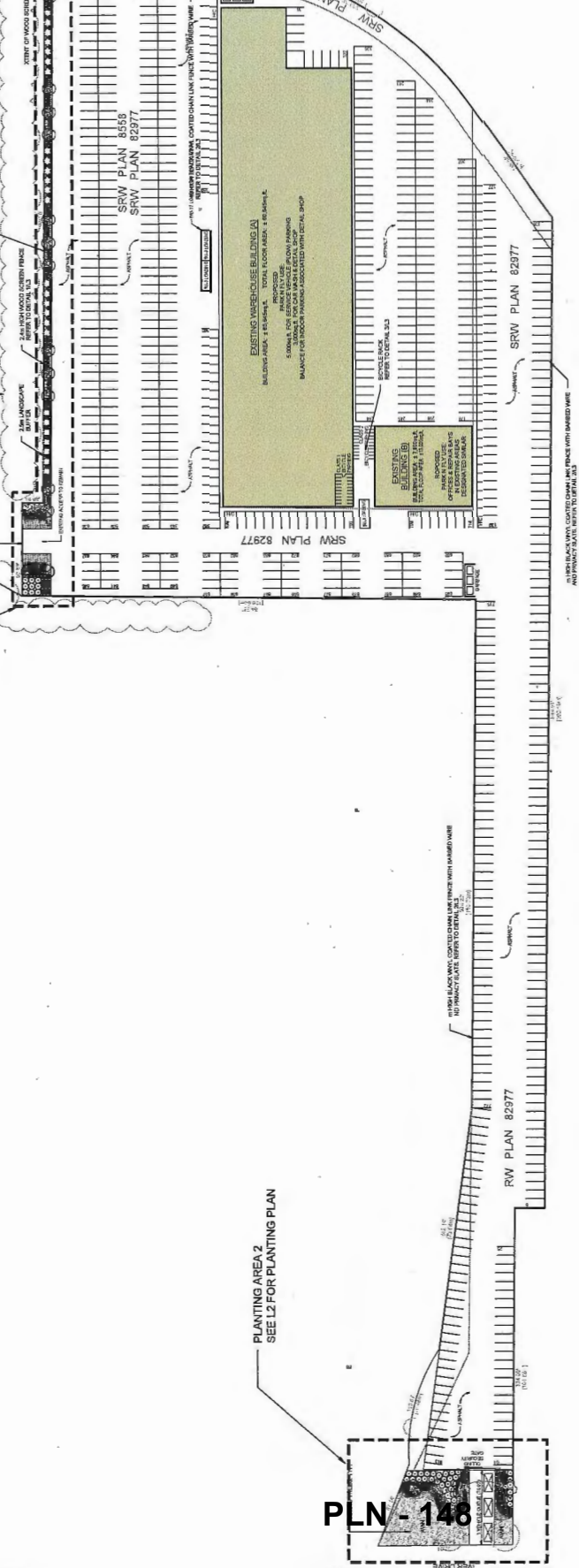
	General Urban T4 (35m)		Marina (Residential Prohibited)		Proposed Streets
	General Urban T4 (25m)		Village Centre Bonus		Pedestrian-Oriented Retail Precincts-High Street & Linkages
	General Urban T4 (15m)		Institution		Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
	Urban Centre T5 (45m)		Pedestrian Linkages		Canada Line Station
	Urban Centre T5 (35m)		Waterfront Dyke Trail		Bus Exchange
	Urban Centre T5 (25m)		Richmond Arts District		
	Park		Village Centre: No. 3 Road & Beckwith Road Intersection		
	Park - Configuration & location to be determined				



PLANTING AREA 1  
SEE L2 FOR PLANTING PLAN

PLANTING AREA 2  
SEE L2 FOR PLANTING PLAN

PLANTING AREA 3  
SEE L2 FOR PLANTING PLAN



LEGEND

- TURF GRASS
- PLANTING
- WOOD SCREEN FENCE
- CHAIN LINK FENCE

3. 800217 - 10' HIGHER DIRT FILL - SEE NOTES FOR DETAILS  
4. 800217 - 10' HIGHER DIRT FILL - SEE NOTES FOR DETAILS  
5. 800217 - 10' HIGHER DIRT FILL - SEE NOTES FOR DETAILS  
6. 800217 - 10' HIGHER DIRT FILL - SEE NOTES FOR DETAILS  
7. 800217 - 10' HIGHER DIRT FILL - SEE NOTES FOR DETAILS  
8. 800217 - 10' HIGHER DIRT FILL - SEE NOTES FOR DETAILS  
9. 800217 - 10' HIGHER DIRT FILL - SEE NOTES FOR DETAILS  
10. 800217 - 10' HIGHER DIRT FILL - SEE NOTES FOR DETAILS



PARK 'N FLY

8620 RIVER DRIVE  
RICHMOND, BRITISH COLUMBIA

OVERALL LANDSCAPE PLAN

SCALE: 1:500

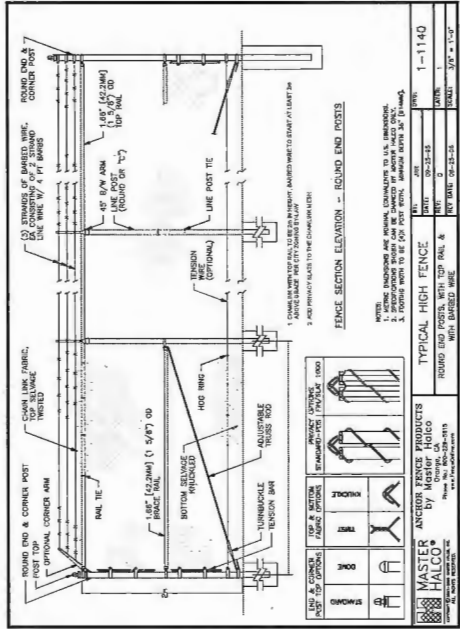
DATE: 10/15/2014

PROJECT NO: 148

CLIENT: KRAHN GROUP OF COMPANIES

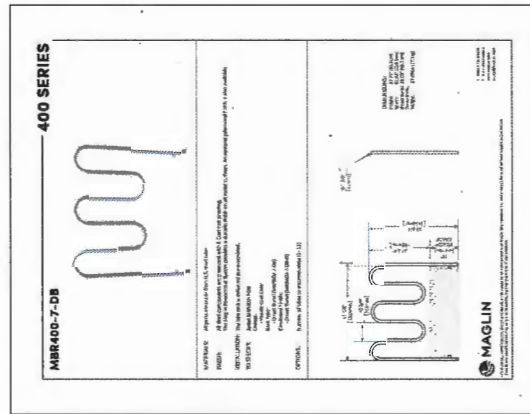
- GENERAL NOTES
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE WORKING.
  - CONFIRM ALL MEASUREMENTS ON SITE DO NOT SCALE DRAWING.
  - CONFIRM EXISTING AND PROPOSED DIMENSIONS FROM TO BEGINNING CONSTRUCTION WORK.
  - EXISTING AND PROPOSED DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR.
  - EXISTING UTILITY AND SERVICES LOCATED PRIOR TO BEGINNING CONSTRUCTION WORK.
  - PROTECT FROM DAMAGE ALL EXISTING UTILITIES, TREES, SERVICE LINES, AND OTHER SERVICES LOCATED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES, TREES, SERVICE LINES, AND OTHER SERVICES LOCATED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES, TREES, SERVICE LINES, AND OTHER SERVICES LOCATED ON THE SITE.
  - ALL EXISTING SERVICES SHALL BE PROTECTED AND REPAIRED BY THE CONTRACTOR. ALL EXISTING SERVICES SHALL BE PROTECTED AND REPAIRED BY THE CONTRACTOR. ALL EXISTING SERVICES SHALL BE PROTECTED AND REPAIRED BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES, TREES, SERVICE LINES, AND OTHER SERVICES LOCATED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES, TREES, SERVICE LINES, AND OTHER SERVICES LOCATED ON THE SITE.



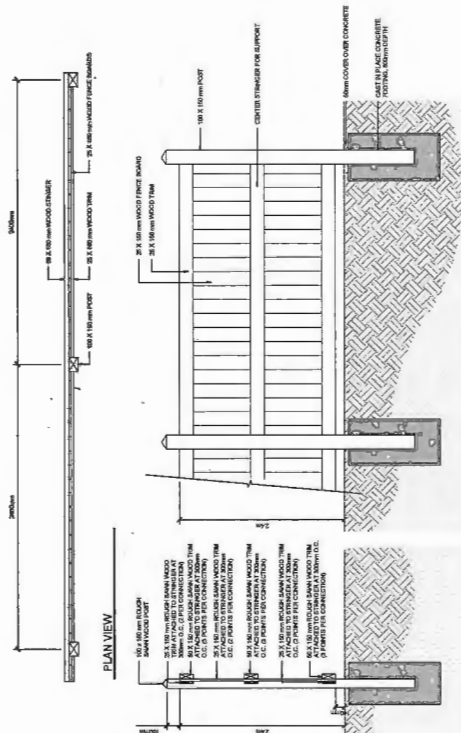


2m HIGH CHAIN LINK FENCE WITH BARBED WIRE  
N.T.S.

DETAIL 2



BICYCLE RACK  
N.T.S.  
DETAIL 3



SECTION  
2m HIGH WOOD SCREEN FENCE  
N.T.S.

DETAIL 1



DECIDUOUS TREE  
N.T.S.

SHRUB AND PERENNIAL PLANTING DETAIL  
N.T.S.

1.	CONCRETE	100mm WOOD STRIMER
2.	WOOD	2x 100mm WOOD FENCE BOARD
3.	WOOD	100mm WOOD STRIMER
4.	WOOD	2x 100mm WOOD FENCE BOARD
5.	WOOD	100mm WOOD STRIMER
6.	WOOD	2x 100mm WOOD FENCE BOARD
7.	WOOD	100mm WOOD STRIMER
8.	WOOD	2x 100mm WOOD FENCE BOARD
9.	WOOD	100mm WOOD STRIMER
10.	WOOD	2x 100mm WOOD FENCE BOARD

PROJECT NAME		PARK N FLY
PROJECT ADDRESS		8620 RIVER DRIVE RICHMOND, BRITISH COLUMBIA
PROJECT DATE		2018-01-11
PROJECT NO.		18018
PROJECT TYPE		RESIDENTIAL
PROJECT STATUS		COMPLETED
PROJECT LOCATION		10000 BURNING WOOD DRIVE RICHMOND, BRITISH COLUMBIA
PROJECT SURVEY		2018-01-11
PROJECT SCALE		1:100
PROJECT SHEET		L3



**ZT 16-753545**

**Attachment 4**

Address: 9920 River Drive

Applicant: Krahn Engineering Ltd.

Planning Area(s): City Centre Area Plan

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	All Stars Motor Inn Ltd.	Park'N Fly (1884901 Alberta Ltd)
<b>Site Size (m<sup>2</sup>):</b>	34,200 m <sup>2</sup>	34,200 m <sup>2</sup>
<b>Land Uses:</b>	Light Industrial / Warehousing	Long Term Airport Parking
<b>OCP Designation:</b>	Industrial	Industrial
<b>Area Plan Designation:</b>	General Urban T4 (25m)	General Urban T4 (25m)

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 1.0	0.20	none permitted
Lot Coverage (% of lot area):	Building: Max. 60%	Building: Max. 18.8%	none
Lot Size:	N/A	N/A	none
Lot Dimensions (m):	Width: N/A Depth: N/A	Width: N/A Depth: N/A	none
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 0.0 m Side (east): Min. 3.0 m Side (west): Min. 0.0 m	Front: Min. >3.0 m Rear: Min. 0.0 m Side (east): Min. >3.0 m Side (west): Min. 0.0 m	none
Height (m):	15 m	<15 m	none
Off-street Parking Spaces – Total:	89	816	none



**Address:** 9920 River Drive

**File No.:** ZT 16-753545

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9694, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Ministry of Environment (MOE) Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues. This approval is required prior to dedication of land or road to the City if applicable.
3. Registration of a Statutory Right-of-Way (SRW) on title for the purposes of a future public road for the area as shown in Appendix A for vehicle and pedestrian use and for City construction and maintenance of the roadway, sidewalks, street lighting and other services and utilities; and that permits the current owner to use the SRW area for surface parking and landscape until the City provides one (1) year notice of its need to use the SRW area for public road purposes.
4. Registration of a restrictive covenant on title that restricts the use of site so that primary vehicle access is provided to River Drive and that the driveway to No. 4 Road is maintained for only emergency vehicle access and to provide alternative vehicle access to the site at any time that the River Drive access may be temporarily blocked or inoperable (e.g. during road construction or repair).
5. Submission of a Landscape Security in the amount of \$214,561 to ensure that the landscaping and fencing proposed in Appendix B is completed within one (1) year of adoption of Bylaw 9694 with 10% of this security to be held by the City as a maintenance security for year (1) after substantial completion of the landscape.

**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.

**Note:**

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

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

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

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



- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

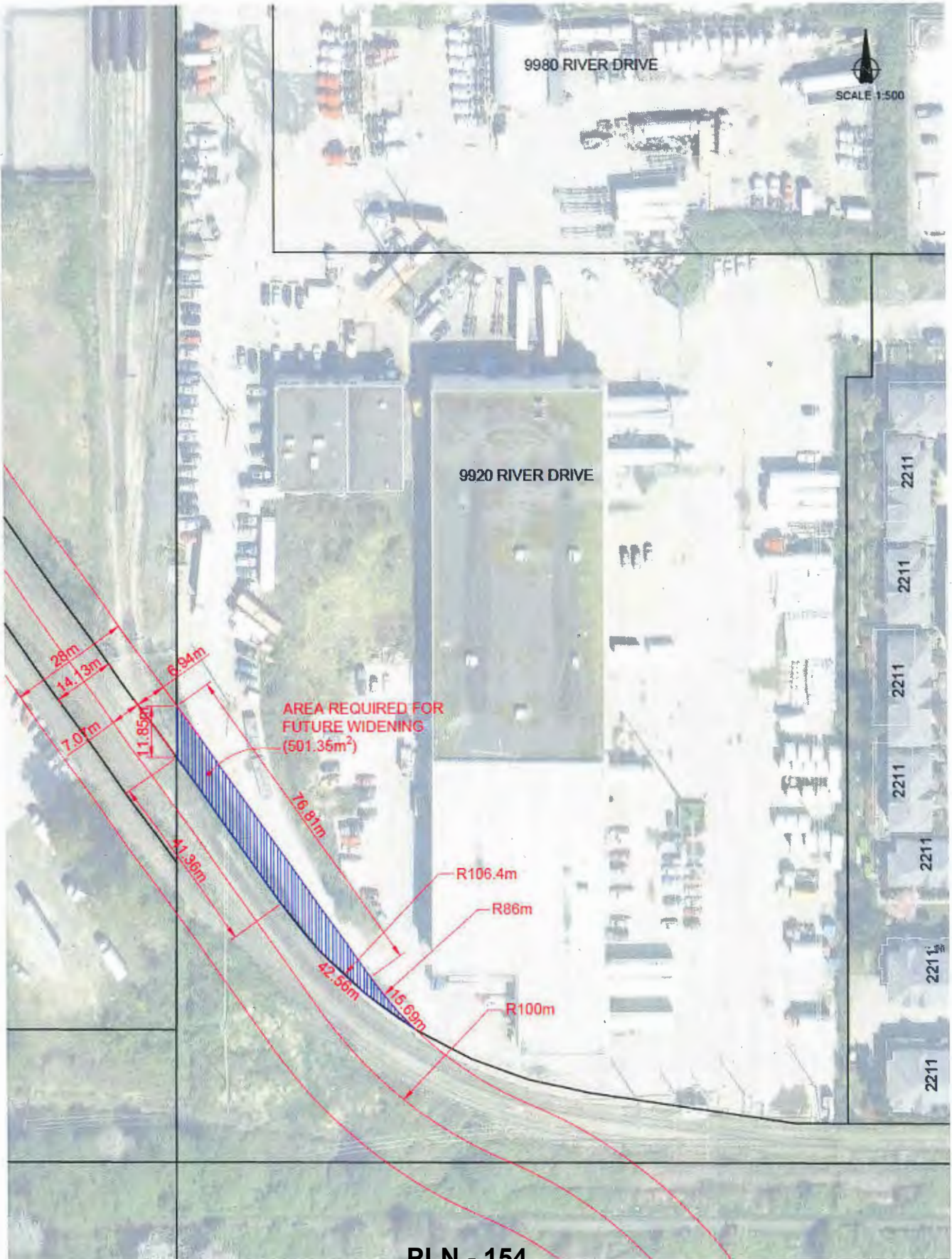
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Signed  
Park'N Fly (1884901 Alberta Ltd)

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Date

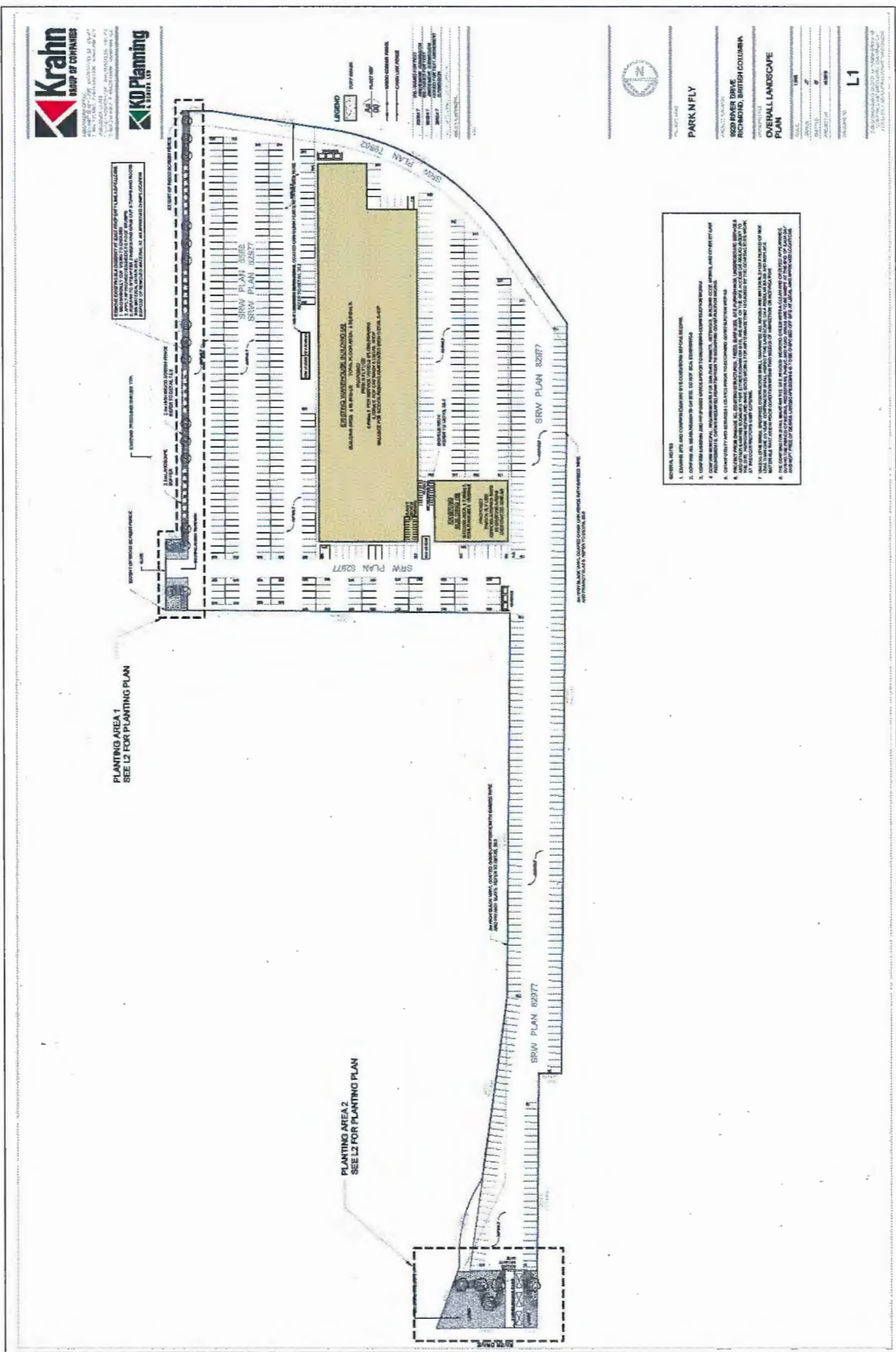
Appendix A- Public Road SRW Area



PLN - 154

Initial: \_\_\_\_\_

### Appendix B - Landscape Plans



PLN - 155



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2023.04.12
2	ISSUED FOR PERMIT	2023.04.12
3	ISSUED FOR PERMIT	2023.04.12
4	ISSUED FOR PERMIT	2023.04.12
5	ISSUED FOR PERMIT	2023.04.12
6	ISSUED FOR PERMIT	2023.04.12
7	ISSUED FOR PERMIT	2023.04.12
8	ISSUED FOR PERMIT	2023.04.12
9	ISSUED FOR PERMIT	2023.04.12
10	ISSUED FOR PERMIT	2023.04.12



PARK N FLY

8929 RIVER DRIVE  
RICHMOND, BRITISH COLUMBIA

**PLANTING PLAN & NOTES**

**NOTES**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS AND SPECIFICATIONS.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS AND SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE PROVIDED UNROOTED AND SHOWN AT THE TIME OF PLANTING.
4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS AND SPECIFICATIONS.
5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS AND SPECIFICATIONS.
6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS AND SPECIFICATIONS.
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10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS AND SPECIFICATIONS.

L2

**REMOVE EXISTING BLACKBERRY AT EAST PROPERTY LINE AS FOLLOWS:**

1. MECHANICALLY CUT STEMS TO GROUND
2. APPLY APPROVED HERBICIDE TO ROOT STUMPS
3. RETURN TO SITE AFTER 3 WEEKS AND GRUB OUT STUMPS AND ROOTS

THIS MATERIAL IS INVASIVE.  
DISPOSE OF REMOVED MATERIAL AT AN APPROVED DUMP LOCATION

EXISTING TREES AND SHRUBS, TYP.

2.4m HIGH WOOD SCREEN FENCE  
REFER TO DETAIL 14.3

2.5m LANDSCAPE BUFFER

EXISTING ACCESS TO REMAIN

EXISTING ACCESS TO REMAIN

SRW PLAN 8558  
SRW PLAN 82977

ASPHALT

ASPHALT

ASPHALT

ASPHALT

PLANTING AREA 1  
1:300

EXISTING TREES, TYP.

RIVER DRIVE

PLANTING AREA 2  
1:300

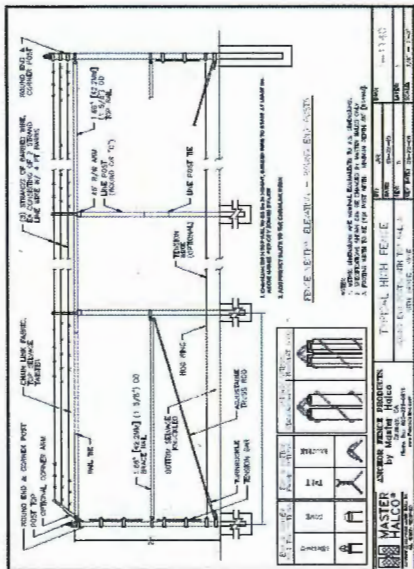
**PLANTING NOTES**

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**GENERAL NOTES**

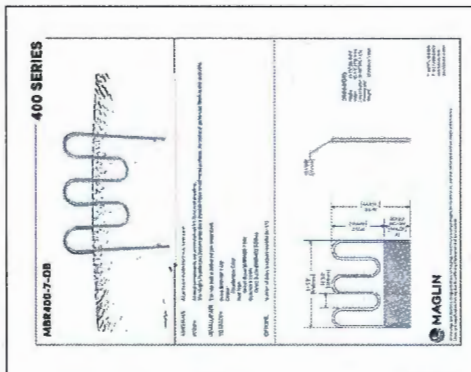
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PLANT LIST	NO.	SYMBOL	PLANT NAME	QUANTITY	DATE	SCALE
EXISTING TREES	1	Mc 1	Mc 1	1	2023.04.12	1:300
EXISTING TREES	2	Mc 2	Mc 2	1	2023.04.12	1:300
EXISTING TREES	3	Mc 3	Mc 3	1	2023.04.12	1:300
EXISTING TREES	4	Mc 4	Mc 4	1	2023.04.12	1:300
EXISTING TREES	5	Mc 5	Mc 5	1	2023.04.12	1:300
EXISTING TREES	6	Mc 6	Mc 6	1	2023.04.12	1:300
EXISTING TREES	7	Mc 7	Mc 7	1	2023.04.12	1:300
EXISTING TREES	8	Mc 8	Mc 8	1	2023.04.12	1:300
EXISTING TREES	9	Mc 9	Mc 9	1	2023.04.12	1:300
EXISTING TREES	10	Mc 10	Mc 10	1	2023.04.12	1:300



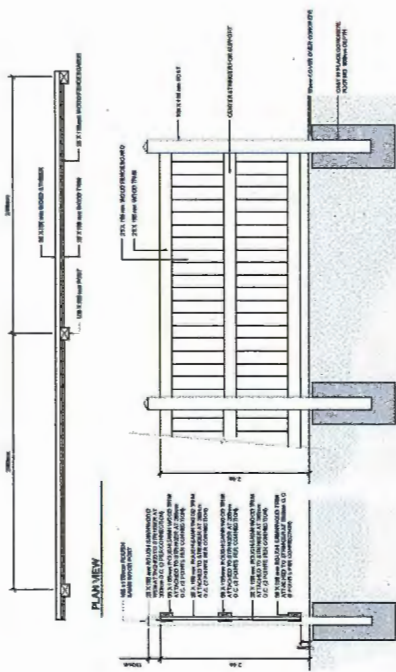
2m HIGH CHAIN LINK FENCE WITH BARBED WIRE  
N.T.S.

DETAIL 2



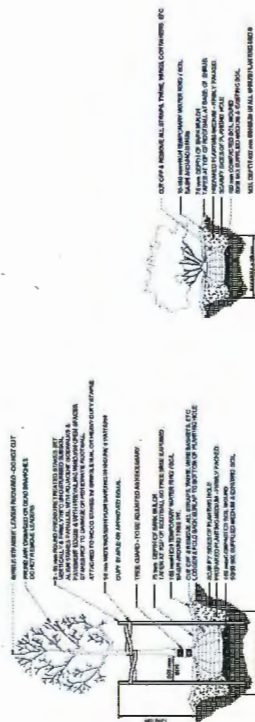
BICYCLE RACK  
N.T.S.

DETAIL 3



2m HIGH WOOD SCREEN FENCE  
N.T.S.

DETAIL 1



SHRUB AND PERENNIAL PLANTING DETAIL  
N.T.S.

DECIDUOUS TREE  
N.T.S.



Richmond Zoning Bylaw 8500  
Amendment Bylaw 9694 (ZT 16-753545)  
9920 River Drive

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

1. Richmond Zoning Bylaw 8500 is amended by:

(a) Adding the following to Section 12.2.3 (B. Additional Uses):

“parking, non-accessory”

(b) Renumbering Sections 12.2.11.4 and 12.2.11.5 respectively as 12.2.11.5 and 12.2.11.6, and inserting the following new Section 12.2.11.4:

“Parking, non-accessory shall be only permitted on the following site:

9920 River Drive  
P.I.D. 017-483-166  
Lot 1 Except; Part Subdivided By Plan LMP 5990, Section 22 Block 5 North  
Range 6 West New Westminster District Plan LMP 1596”

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 9694”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

\_\_\_\_\_

MAYOR

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CORPORATE OFFICER

CITY OF RICHMOND  
APPROVED  
by  
*BK*  
APPROVED  
by Director  
or Solicitor  
*al*