



**Planning Committee**

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

**Tuesday, March 3, 2020**  
**4:00 p.m.**

Pg. #      ITEM

MINUTES

PLN-7

*Motion to adopt the **minutes** of the meeting of the Planning Committee held on February 4, 2020.*

NEXT COMMITTEE MEETING DATE

April 7, 2020, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

- RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM**  
(File Ref. No. 01-0100-30-RIAD1-01) (REDMS No. 6388845 v. 3)

PLN-29

**See Page PLN-29 for full report**

*Designated Speaker: Dorothy Jo*

STAFF RECOMMENDATION

*That the staff report titled “Richmond Intercultural Advisory Committee 2019 Annual Report and 2020 Work Program,” dated January 27, 2020, from the Director of Community Social Development, be approved.*

Pg. # ITEM

2. **RICHMOND SENIORS ADVISORY COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM**

(File Ref. No. 01-0100-30-SADV1-01) (REDMS No. 6369342)

PLN-42

See Page PLN-42 for full report

*Designated Speaker: Debbie Hertha*

STAFF RECOMMENDATION

*That the staff report titled “Richmond Seniors Advisory Committee 2019 Annual Report and 2020 Work Program,” dated January 27, 2020, from the Director, Community Social Development, be approved.*



3. **UBCM 2020 POVERTY REDUCTION PLANNING AND ACTION GRANT SUBMISSION**

(File Ref. No. 07-3190-01) (REDMS No. 6382338 v. 3)

PLN-52

See Page PLN-52 for full report

*Designated Speaker: Melanie Burner*

STAFF RECOMMENDATION

(1) *That the application to the Union of British Columbia Municipalities (UBCM) 2020 Poverty Reduction Planning and Action Program for \$25,000 be endorsed; and*

(2) *That should the funding application be successful, that the Chief Administrative Officer and the General Manager, Planning and Development be authorized on behalf of the City to enter into an agreement with UBCM for the above mentioned project and that the Consolidated 5 Year Financial Plan (2020–2024) be amended accordingly.*



4. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD**

(File Ref. No. TU 20-890944) (REDMS No. 6407191)

PLN-61

See Page PLN-61 for full report

*Designated Speaker: Wayne Craig and Jordan Rockerbie*

STAFF RECOMMENDATION

*That the application of Fairchild Developments Ltd. for a Temporary Commercial Use Permit for property at 8320 Cambie Road and 8431 Brownwood Road be considered at the special meeting of Council (for the purpose of holding a Public Hearing) to be held on April 20, 2020 at 7:00 PM in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

*“That a Temporary Commercial Use Permit be issued to Fairchild Developments Ltd. to allow ‘Non-accessory Parking’ as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.”*



5. **APPLICATION BY HEADWATER LIVING INC. TO AMEND SECTION 3.3 OF OFFICIAL COMMUNITY PLAN BYLAW 9000, CREATE THE “HIGH DENSITY MARKET RENTAL RESIDENTIAL/LIMITED COMMERCIAL (ZMU45) – LANSDOWNE VILLAGE (CITY CENTRE)” ZONE, AND REZONE THE SITE AT 5500 NO. 3 ROAD FROM THE “DOWNTOWN COMMERCIAL (CDT1)” ZONE TO THE “HIGH DENSITY MARKET RENTAL RESIDENTIAL/LIMITED COMMERCIAL (ZMU45) – LANSDOWNE VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-010131; RZ 19-858804) (REDMS No. 6394422)

PLN-73

See Page PLN-73 for full report

*Designated Speakers: Wayne Craig and Sara Badyal*

STAFF RECOMMENDATION

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131 to amend Section 3.3, Objective 4, Policy e) to include a provision that the market rental residential density bonus may be increased on a site specific basis for projects that provide additional rental housing to address community need, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131, having been considered in conjunction with:*
- (a) *The City’s Financial and Capital Program; and*
  - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby found to be consistent with said programs and plans, in*

*accordance with Section 477(3)(a) of the Local Government Act;*

- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10130 to create the “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” zone, and to rezone 5500 No. 3 Road from the “Downtown Commercial (CDTI)” zone to the “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” zone, be introduced and given first reading.*



6. **BC BUILDING CODE CHANGES TO SECONDARY SUITE PROVISIONS**

(File Ref. No. 12-8060-02-01) (REDMS No. 6398750 v. 5)

PLN-147

[See Page PLN-147 for full report](#)

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10139, to better define secondary suites and increase the maximum permitted size of secondary suites in dwellings from 90 m<sup>2</sup> to 110m<sup>2</sup>, be introduced and given first reading;*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10142, to incorporate cost recovery charges for addressing secondary suites, be introduced and given first, second and third reading; and*
- (3) *That a 12 month grace period be authorized, from the date of Bylaw No. 10142 adoption, allowing legal secondary suite owners to secure a suite address without charge before the addressing fees take effect.*



7. **REFERRAL RESPONSE ON EDUCATION, DORMITORY AND CHILD CARE USES IN THE NO. 5 ROAD BACKLANDS POLICY AREA AND FOR SITES IN THE AGRICULTURAL LAND RESERVE**  
(File Ref. No. 08-4050-10) (REDMS No. 6396117 v. 6)

PLN-154

See Page PLN-154 for full report

*Designated Speaker: Barry Konkin*

STAFF RECOMMENDATION

- (1) *That Richmond Official Community Plan (OCP) Bylaw 9000 and 7100, Amendment Bylaw 10132, to revise Section 7.3 of Schedule 1 of the OCP (No. 5 Road Backlands Policy) and Schedule 2.13A of the OCP (East Richmond Area McLennan Sub-Area Plan) to clarify permitted uses and related policies for religious institutional uses, be introduced and granted first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10132, having been considered in conjunction with:*
  - (a) *the City’s Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 477 (3) (a) of the Local Government Act;*
- (3) *That Richmond Official Community Plan (OCP) Bylaw 9000 and 7100, Amendment Bylaw 10132, having been considered in conjunction with Section 477(3) (b) of the Local Government Act, be referred to the Agricultural Land Commission for comment prior to a Public Hearing;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10133, to revise the “Assembly (ASY)” zoning district contained in Section 13.3 to prohibit education and dormitory as permitted uses in this zone for areas within the No. 5 Road Backlands Policy area located in the Agricultural Land Reserve and revise the “Religious Assembly (ZIS7) – No. 5 Road” zoning district contained in Section 24.7 to prohibit education use in this zone, be introduced and granted first reading;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10141, to revise the “Assembly (ASY)” zoning district contained in Section 13.3 to prohibit education and dormitory uses for areas outside of the No. 5 Road Backlands Policy area and located in the Agricultural Land Reserve, be introduced and granted first reading;*

- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10140, to revise the “Assembly (ASY)” zoning district contained in Section 13.3 to add site-specific dormitory use regulations for the property at 8100 No. 5 Road, be introduced and granted first reading;*
- (7) *That final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10140 be considered in conjunction with Richmond Zoning Bylaw 8500, Amendment Bylaw 9586 (RZ 14-667707);*
- (8) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10146, to revise the “Assembly (ASY)” zoning district contained in Section 13.3 and revise the “Religious Assembly (ZIS7) – No. 5 Road” zoning district contained in Section 24.7 to regulate child care use in these zones for lands located in the Agricultural Land Reserve, be introduced and granted first reading;*
- (9) *That staff bring to Council all building permit applications involving education, dormitory or child care uses for lands zoned “Assembly (ASY)” and “Religious Assembly (ZIS7) – No. 5 Road” located in the Agricultural Land Reserve, received more than 7 days after the date of first reading of Richmond Zoning Bylaw 8500, Amendment Bylaws 10133, 10141, and 10146, for consideration of a resolution that the building permit be withheld pursuant to Section 463 of the Local Government Act.*



8. **MANAGER’S REPORT**

ADJOURNMENT





## Planning Committee

Date: Tuesday, February 4, 2020

Place: Anderson Room  
Richmond City Hall

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

Also Present: Councillor Chak Au  
Councillor Michael Wolfe

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

### AGENDA ADDITION

It was moved and seconded  
*That Update on 5740, 5760 and 5800 Minoru Boulevard be added to the agenda as Item No. 5A.*

**CARRIED**

### MINUTES

It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on January 8, 2020, be adopted as circulated.*

**CARRIED**

It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on December 17, 2019, be amended and adopted as circulated.*

**CARRIED**

**Planning Committee**  
**Tuesday, February 4, 2020**

---

**NEXT COMMITTEE MEETING DATE**

March 3, 2020, (tentative date) at 4:00 p.m. in the Anderson Room

**PLANNING AND DEVELOPMENT DIVISION**

1. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE (RCSAC) 2019 ANNUAL REPORT AND 2020 WORK PLAN**  
(File Ref. No. 01-0100-30-RCSA1-01) (REDMS No. 6368161 v.3)

In reply to queries from Committee, staff noted that (i) the Rent-Lease-Own survey is similar to one conducted by the Richmond Community Services Advisory Committee (RCSAC) two years ago, (ii) recommendations will be brought forward as a result of the survey, (iii) the Jennifer Larsen Gains and Losses Survey is about funding received by non-profit organizations, mainly through government grants, foundation grants and fundraising, and (iv) the RCSAC will undertake the survey with the assistance of the City's Let'sTalkRichmond program.

It was moved and seconded

*That the staff report titled "Richmond Community Services Advisory Committee (RCSAC) 2019 Annual Report and 2020 Work Plan", dated December 17, 2019, from the Director, Community Social Development, be approved.*

**CARRIED**

2. **CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM**  
(File Ref. No. 07-3070-01) (REDMS No. 6355766 v.2)

It was moved and seconded

*That the Child Care Development Advisory Committee's 2019 Annual Report and 2020 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2019 Annual Report and 2020 Work Program," dated January 3, 2020, from the Director, Community Social Development, be approved.*

**CARRIED**



**Planning Committee**  
**Tuesday, February 4, 2020**

---

3. **COUNCIL REFERRAL ON SIGNAGE IMPROVEMENTS FOR REZONING AND DEVELOPMENT PROJECTS – REVISED REPORT**  
(File Ref. No. 08-4100-01) (REDMS No. 6361217)

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), staff noted that signs are only one way to engage the community, and notification by mail and newspaper are also required. Staff advised that per Council direction, the proposed signage includes larger font, the application number, a public input section, contact information for both the applicant and the City, project milestones, and the City's web address and logo. Staff then noted that renderings will not be required for rezoning signs as signage requirements are imbedded in the City's Bylaws to ensure consistency; therefore, it is difficult to apply the rule to only certain applications, as certain types of rezoning's do not involve new buildings or structures.

In reply to queries from Committee, staff advised that (i) the City's requirements for signage far exceed what is required by the *Local Government Act*, (ii) physical models are still required for development permit applications, (iii) the City's Bylaws outline the specific measurements for the sign, (iv) the availability of a rendering of the project is dependent on the timing of the development permit application, (v) under the current proposal all development permit application signs are required to provide an image, and (vi) images will be an artist rendering.

Materials were distributed (attached to and forming part of these Minutes as Schedule 1) and discussion took place on requiring images for all rezoning application signage.

In response to further queries from Committee, staff noted that (i) the City of Vancouver's signage requirements are considered on a case by case basis as the requirements are not embedded within their bylaws and images are not provided on all rezoning signs, (ii) the City does not have control over single family home designs and using stock images could be misleading to the public, (iii) the sign indicates that there is an application and the public can use the information on the sign to inquire further, (iv) some rezoning's do not involve a new building; therefore, providing an image that would represent the application purpose would be very difficult, and (v) it is difficult to write bylaws with discretions and interpret consistently.

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

It was moved and seconded

***That the staff report titled "Council Referral on Signage Improvements for Rezoning and Development Projects – Revised Report" be referred back to staff to review options to include images on all rezoning and development permit signage.***

**Planning Committee**  
**Tuesday, February 4, 2020**

---

The question on the referral motion was not called as discussion took place on exploring options to include images on all signage.

The question on the referral motion was then called and it was **DEFEATED** with Cllrs. Loo, McNulty and McPhail opposed.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 10125, introducing Official Community Plan (OCP) signs, be introduced and given first reading;*
- (2) *That Bylaw 10125, having been considered in conjunction with:*
  - *the City's Financial Plan and Capital Program; and*
  - *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.*
- (3) *That Bylaw 10125, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*
- (4) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10004, respecting changes to rezoning signs, be introduced and given first reading; and*
- (5) *That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 10005, respecting changes to Development Permit and Development Variance Permit signs and to add Temporary Use Permit signs, be introduced and given first reading.*

**CARRIED**

Opposed: Cllrs. Day  
Steves

**Planning Committee**  
**Tuesday, February 4, 2020**

---

**4. APPLICATION BY ECOWASTE INDUSTRIES LTD. FOR AN AGRICULTURAL LAND RESERVE NON FARM USE FOR THE LANDS BOUNDED BY THE GRANVILLE AVENUE, NO. 7 ROAD, BLUNDELL ROAD AND SAVAGE ROAD ALLOWANCES**  
(File Ref. No. AG 19-863866) (REDMS No. 6216673)

Staff reviewed the application and highlighted that the (i) purpose of the application is to revise the previously approved application to replace the operator of the materials recovery facilities, increase the size, add two new material recovery facilities and add 20 years to the term, (ii) site is currently operating as an active landfill, (iii) proposal does not change the elevation of the landfill or waste stream, (iv) proposed materials would increase the recycling capacity of the facility resulting in more waste diversion from the landfill and extend the life of the landfill, and (v) a zoning text amendment is required once all approvals are received.

Tom Land, President & CEO, Ecowaste Industries Ltd., with the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 2) provided the following information:

- the site is currently being used for a number of agricultural related activities, including: processing of contaminated soils or manufacture of custom soils blends, some of which are reused in the landfill as the site is reclaimed for agriculture or sold for off-site uses and 25 acres of land is being used to grow forage grasses;
- three proposed materials recovery facilities (MRFs) will reduce incidents of:
  - i. illegal dumping on agricultural land;
  - ii. increase the range and quality of soil available to farmers
  - iii. produce ground wood for animal bedding or as hog fuel for greenhouse boilers; and
  - iv. reduce pressure by others to apply to the Commission to convert productive farmland to landfill operations.
- Ecowaste is contributing to agriculture through development of the industrial park to the south of the subject site with a new storm water drainage system with direct discharge to the Fraser River;
- The MRFs will:
  - i. be governed by Ecowaste's Operating Certificate issued by BC Ministry of Environment;
  - ii. enable the region to recover/repurpose 45% to 50% more demolition, construction and land clearing waste each year;
  - iii. recover or repurpose more types of waste; and

5.

**Planning Committee**  
**Tuesday, February 4, 2020**

---

- iv. be removed at the end of the term and rehabilitated for agricultural use.
- there will be no change to the content or annual limit of the waste stream;
- there will be no change to the source of this waste;
- there will be no change to the final site elevation of the landfill which was approved in 2015;
- there will be no organics or green waste accepted as is currently the case;
- MRFs will generate more topsoil for use on local farms;
- MRFs will generate ground wood for bio-energy users, including farmers;
- lawful, regulated landfill will continue to take pressure off illegal dumping on ALR land;
- there will be significant reduction in storm water from property, improving upstream drainage;
- 60 hectares (150 acres) of land will be rehabilitated for agriculture; and
- there will be significant increase to agricultural land base (future) in Richmond.

In reply to queries from Committee, Mr. Land noted that (i) about 10% of soil remediation is for farmland, (ii) the proposed MRF is an automated system to increase efficiency, (iii) no plans are currently underway for the property on the west; however, options can be explored with the City, and (iv) activities will not affect the adjacent properties.

It was moved and seconded

***That the Agricultural Land Reserve (ALR) Non-Farm Use Application (AG 19-863866) by Ecowaste Industries Ltd. to revise the previously approved ALR Non-Farm Use Application (AG 14-654361) in order to:***

- (a) replace the operator of one of the previously approved materials recovery facilities and increase the size from 1.3 ha to 3.3 ha and processing capability of the facility;***
- (b) add two new materials recovery facilities to the four facilities previously approved; and***

**Planning Committee**  
**Tuesday, February 4, 2020**

---

- (c) add 20 years to the previously approved term to allow landfill activities to continue until 2055;*

*on the lots bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances be endorsed and forwarded to the Agricultural Land Commission.*

**CARRIED**

**5. APPLICATION BY DA ARCHITECTS & PLANNERS FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8991 CHARLES STREET**

(File Ref. No. TU 20-891050) (REDMS No. 6389247)

Staff reviewed the application and highlighted that (i) no associated buildings are proposed, (ii) there will be no public access, and (iii) a 3m landscaping buffer will be implemented to ensure privacy, safety and accessibility to the site is clear.

It was moved and seconded

*That the application by DA Architects & Planners for a Temporary Commercial Use Permit for the property at 8991 Charles Street be considered at Public Hearing to be held March 16, 2020 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

*“That a Temporary Commercial Use Permit be issued to DA Architects & Planners for property at 8991 Charles Street to allow “Vehicle Rental, Convenience” limited to the storage of rental vehicles only with no associated buildings and no public access as a site specific additional use for a period of three years.”*

**CARRIED**

**5A. UPDATE ON 5740, 5760 AND 5800 MINORU BOULEVARD**

(File Ref. No.)

Correspondence from Thind Properties was referenced (attached to and forming part of these Minutes as Schedule 3). Staff provided an update on the rezoning application for the property located at 5740, 5760 and 5800 Minoru Boulevard and noted that the applicant has advised staff that (i) all tenants have been offered a reduction in rent, (ii) all tenants have first right to refusal, (iii) tenants have been offered the services of Dorset Realty to find a new location, and (iv) options with respect to the affordable housing provision are still being explored.

Ahlay Chin, Founder and Executive Director, Community Wellness Association of Canada, expressed concern with regard to the demolition and relocation process.

7.

**Planning Committee**  
**Tuesday, February 4, 2020**

---

In reply to queries from Committee, staff advised that (i) the demolition permit is independent of the rezoning application and can move forward as long as the applicant has met city bylaws, (ii) a progress update will be provided when the staff report is brought forward for consideration, and (iii) staff can speak with the commercial tenants.

6. **MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:12 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, February 4, 2020.

---

Councillor Linda McPhail  
Chair

---

Sarah Goddard  
Legislative Services Coordinator

2/4/2020

City of Vancouver Si

Schedule 1 to the Minutes of the  
Planning Committee meeting of  
Richmond City Council held on  
Tuesday, February 4, 2020.

Hi There Council Team

Today at the planning committee Agenda item # 3 Signage Improvements for Rezoning and Development projects Staff have recommended that a rendering ( Picture of the project ) is only suggested for Development Permit signs because **" it is not possible to require a rendering for certain applications and not for others. "**

Please find attached samples from the City of Vancouver please note both the Rezoning and Development signs have a rendering and further more when revisions or addendum's are made they are added to the signs, if Vancouver can do it why can't we ?

A picture tells a thousand words and the rendering will help inform the public and reduce confusion regarding the rezoning and development permit process. As a sign maker for 40 years I can confirm that using pictures and logo's is very important when your goal is to get people to notice your sign. In the case of these signs the rendering will entice people to pull over and read the relevant information.

I ask the planning committee to support directing staff to **require renderings for all rezoning and development permits and that** is why I have sent you these photo's in advance of the meeting to ensure you had ample time to review them.

--

*Best regards,*

**Carol Day**

# DEVELOPMENT APPLICATION

5650 Balclutha Street  
DE418780

## APPLICATION

At this address, the application is for permission to develop the site with:

- 3 replacement amenity building, east of the Knox United Church, including multi-purpose rooms, offices, and a gymnasium
- 2-3 levels of underground parking, accessed off of Balclutha Street, east
- Renovation, rehabilitation and long term preservation of the heritage 16,000 sq. ft. church

APPLICANT: Hudson Capital Development  
2160 - 125 Powell Street  
Vancouver, BC



PROPOSED DEVELOPMENT

### What's happening:

- Planning approved December 2016
- Development application submitted January 2017
- Development Staff report submitted August 2017
- Application under City staff
- City Council Development Permit Board

### PUBLIC OPEN HOUSE

Open to all  
15th Anniversary  
Tuesday October 4  
2017, 5:00 to 8:00 pm

Anyone may attend the Development Permit Board meeting & speak on the application

For the meeting schedule visit [vancouver.ca/development](http://vancouver.ca/development)

For details or to offer input: [vancouver.ca/development](mailto:vancouver.ca/development) or phone the Project Facilitator at 604-671-6796



# DEVELOPMENT APPLICATION

4188 Yew Street  
DE418990

## DEVELOPMENT APPLICATION

At this address, the application is to construct:

- a mixed-use building comprising office space, a restaurant and a grocery store at the ground floor, and several floors of residential rental units above
- two levels of underground parking and set-backs, fully accessed off of proposed Yew Street extension

APPLICANT: Lusco Investments Ltd  
370 - 101 Park Avenue  
Vancouver, BC



PROPOSED DEVELOPMENT

### What's happening:

- Development application submitted April 2, 2016
- City staff review
- Open House June 25, 2016, 5-8 pm  
Hyatt, Commodore Centre  
4188 Yew Street  
4100 Arbutus Street
- Decision by Development Permit Board

Anyone may attend the Development Permit Board meeting and speak on the application

For the meeting schedule: [vancouver.ca/development](http://vancouver.ca/development)

For details or to offer input: [vancouver.ca/development](mailto:vancouver.ca/development) or phone the Project Facilitator at 604-671-6796





# REZONING APPLICATION

New St. Paul's Hospital & Health Campus  
(1002 Station St & 250-310 Prior St)

## DETAILS

The proposal is to rezone and develop the 36,800 sqm industrial site into a mixed-use development based on the Council-approved New St. Paul's Hospital and Health Campus Policy Statement. The proposal includes:

- a new hospital and associated health care complex;
- commercial, office, hotel, and business and fitness residential uses that provide a variety of health-related support functions;
- retail and community uses;
- a range of building heights from 20 m (66 ft) to 60 m (197 ft);
- a new road network through the site that would connect to existing adjacent streets; and
- new street view facilities.

APPLICANT: IBC Group  
1501 - 1384 West Pacific Street  
Vancouver, BC



PROPOSED DEVELOPMENT INDICATIVE ZONING



LOCATION

## What's happening:

Rezoning application accepted  
Application review by City staff

The public is invited to view the proposal and comment online at [vancouver.ca/development](http://vancouver.ca/development)

Open House:  
Tuesday November 20, 2018, 4-7pm  
Quayside Community Centre  
1 Alberni Way, Vancouver

Public Hearing:  
Information to come

Decision by Council

For more information:  
[vancouver.ca/development](http://vancouver.ca/development)  
or phone 3-1-1



# DEVELOPMENT APPLICATION

569 Great Northern Way (Formerly 565 GNW)  
DE419971

## DETAILS

At this address, Ulink is making the application to develop the site with:

- a 7-story office building;
- a 1-story retail building;
- three levels of underground parking;
- a new public plaza and pedestrian lane providing access to the proposed buildings and entrances through the Great Northern Way Campus.

APPLICANT: Ulink Inc. (Ulink)  
1221 Howe Street  
Vancouver, BC



PROPOSED DEVELOPMENT



LOCATION

## What's happening:

Development application  
submitted on December 21, 2019

Application review by  
City staff, advisory panels  
and committees

Decision by Development  
Panel Board

Anyone may attend the  
Development Panel Board meeting and speak  
on this application.

For the meeting schedule  
[vancouver.ca/development](http://vancouver.ca/development)

For details or to offer input: [vancouver.ca/development](http://vancouver.ca/development)  
or phone the Project Facilitator  
at 604-671-6022.



# DEVELOPMENT APPLICATION

1506 W 68th Ave & 8406-8465 Granville St  
DP-2018-01174

## DETAILS

Under the site's Council approved CD-1 zoning, the application is to develop the site, consisting of:

- a 10 storey mixed-use building;
- with an approximate height of 41.5 m (136 ft);
- 56 residential dwelling units (floors 3 - 10);
- commercial units at grade and office space on the second floor;
- all over 3 levels of underground parking providing 124 parking stalls accessed from the lane.



PROPOSED BUILDING



LOCATION

Development application submitted on December 21, 2018

Application review by City staff, advisory panels and committees

Decision by Director of Planning



Existing tenants on this site may be eligible for assistance under the City of Vancouver Tenant Relocation and Protection Policy.

Visit [vancouver.ca/protecting-tenants](http://vancouver.ca/protecting-tenants) to learn more.

For details or to offer input: [vancouver.ca/devapps](http://vancouver.ca/devapps) or phone the Project Facilitator at 604-871-6023



# ECOWASTE INDUSTRIES LTD.

Presentation to the City of Richmond Planning Committee



Tuesday, February 4, 2020



## Contributions to Agriculture – Ecowaste Landfill

The subject site is currently being used for several activities related to agriculture. These include:

- ▶ Processing of contaminated soils or manufacture of custom soils blends, some of which are reused in the landfill as the site is reclaimed for agriculture or sold for off-site uses.
- ▶ 25 acres of land is being used to grow forage grasses on closed portion of the site. These grasses are harvested and baled and used for storm water management control on the site. Landfill leachate is used to irrigate these lands, adding nutrients to help the grasses grow as well as polishing the leachate for eventual discharge.

## Contributions to Agriculture – 3 Proposed MRFs

Extending the term of the landfill by 20 years, expanding what was already approved for MRF #4 and providing for two additional MRFs will not only contribute to Richmond and Metro sustainability goals, they will also contribute to local agriculture in several ways, including:

- ▶ Reducing incidents of illegal dumping, some of which now occurs on farmland
- ▶ Increasing the range and quality of soil available to farmers by treating contaminated soils through bioremediation and custom soils manufacturing
- ▶ Producing ground wood for animal bedding or as hog fuel for greenhouse boilers
- ▶ Reducing pressure by others to apply to the Commission to convert productive farmland to landfill operations until at least 2055
- ▶ At the end of the term adding 60 ha of improved land to Richmond's total supply of farmland, none of which has ever been farmed before.

# Benefits to Agriculture

RECYCLE, REPURPOSE, SUSTAIN

## Contributions to Agriculture – Richmond Industrial Centre

Ecowaste is also contributing to agriculture through its development of the industrial park to the south of the subject site. The significant contribution is a new storm water drainage system with direct discharge to the Fraser River. This system is designed to:

- ▶ Service both the new Richmond Industrial Centre and the neighbouring Port property.
- ▶ Take 100 hectares (245 acres) of storm water drainage area at the south end of the No. 7 Road drainage system completely off drainage, reducing the impacts of this flow on the No. 7 Road canal and benefitting the upstream drainage system serving farms tributary to this drainage system.
- ▶ The project is valued at over \$7 million dollars, of which Ecowaste is contributing \$5.8 million with the Port of Vancouver paying the balance.

PLN - 21

# Benefits to Richmond/Region

RECYCLE, REPURPOSE, SUSTAIN

## Ecowaste By the Numbers

<b>Ecowaste</b>	
Waste Management Operations Staff	50
Annual Payroll	\$ 5,000,000
Staff Residing in Richmond	6
Supporting Contract Staff	50
C&D Customers/yr	125,000
Charitable Donations/yr	\$ 65,000
<b>Richmond Industrial Centre</b>	
<b>City of Richmond</b>	
Estimate Property Taxes (construction commencement to project completion)	\$ 58,000,000
City of Richmond Development Cost Charges	\$ 37,382,070
City Infrastructure	\$ 10,973,662
Servicing Agreement & Fees	\$ 3,871,528
<b>TOTAL</b>	<b>\$ 110,047,260</b>

# Benefits to Richmond/Region

RECYCLE, REPURPOSE, SUSTAIN

## Ecowaste By the Numbers

Other Statistics	
Direct Construction Jobs to Build the MRFs	60
New Jobs at MRF #4	20 – 25
New Jobs at MRF #5 & MRF #6	10 – 20
<b>Drainage Infrastructure directly benefitting agriculture</b>	<b>\$ 7,200,000</b>
<b>Richmond Industrial Centre Project Benefits</b>	
Local Labour Expenditures (during construction)	\$ 160,000,000
Average Local Construction Labour per Year	\$ 13,000,000
Total Direct Construction Jobs per Year	222
Warehouse Space at Completion (sft)	2,920,000
Total Permanent Employment (est. 5,000 sft per employee)	584

# Benefits of the MRF's

RECYCLE, REPURPOSE, SUSTAIN

- ▶ MRF's will extend the life of the landfill and recover/repurpose more of the construction and demolition waste stream. They will:
  - ▶ Be governed by Ecowaste's Operating Certificate issued by BC Ministry of Environment and will be subject to the Closure Plan approved by the Ministry;
  - ▶ Enable the region to recover/repurpose 45% to 50% more demolition, construction and land clearing waste each year;
  - ▶ Recover or repurpose more types of waste;
  - ▶ Only increase building footprints from 2.7 ha to 6.0 ha of the 60 ha site;
  - ▶ Be removed at the end of the term and rehabilitated for agricultural use.



# Operational Parameters Remain the Same

RECYCLE, REPURPOSE, SUSTAIN

- ▶ There will be no change to the content or annual limit of the waste stream - will continue to be demolition, construction and land clearing waste only.
- ▶ There will be no change to the source of this waste, i.e. it will remain primarily the Lower Mainland;
- ▶ There will be no change to the final site elevation of the landfill (18masl) which was approved in 2015;
- ▶ There will be no organics or green waste accepted as is currently the case.

# Benefits to Agriculture

RECYCLE, REPURPOSE, SUSTAIN

- ▶ Agricultural activities already underway on site.
- ▶ MRFs will generate more topsoil for use on local farms.
- ▶ MRFs will generate ground wood for bio-energy users, including farmers.
- ▶ Lawful, regulated landfill will continue to take pressure off illegal dumping on ALR land.
- ▶ Significant reduction in storm water from property, improving upstream drainage
- ▶ 60 hectares (150 acres) of land will be rehabilitated for agriculture.
- ▶ Significant increase to agricultural land base (future) in Richmond.

**Ecowaste Industries Ltd.**

**RECYCLE, REPURPOSE, SUSTAIN**

PLN - 27

**Thank You.**



**Thind**  
PROPERTIES

**ON TABLE ITEM**

Date: Feb 4, 2020  
Meeting: Planning Committee

Schedule 3 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, February 4, 2020.

HAND DELIVERED & EMAILED ON JANUARY 29<sup>TH</sup>, 2020

January 29<sup>th</sup>, 2020

Chinese Mental Health Association of Canada/Ahlay Chin  
Unit #250 - 5726 Minoru Blvd.  
Richmond, BC, V6X 2A9

**RE:** 5740, 5760 and 5800 Minoru  
Lease Dated: July 30<sup>th</sup>, 2004/Renewal Letter April 18<sup>th</sup>, 2011  
Premises: Unit #250 - 5726 Minoru Blvd.  
Tenant: Chinese Mental Health Association of Canada/Ahlay Chin  
Landlord: Minoru View Homes Ltd.



Dear Sir/Madame,

We are writing to inform you that we have submitted a formal rezoning application to the City of Richmond for redevelopment of the property. The development plan is the reason you received an earlier notice informing you of the end your tenancy as we need to remove the existing structures from the site.

The current buildings have reached the end of their useful life, and we are proposing to replace the units on 5740, 5760 and 5800 Minoru with three towers of residential units and one tower of office space. There will be a market commercial and residential component to the project as well as an affordable component in the buildings.

We understand that moving may cause disruption to your business. As such, we are offering you a 15% rent reduction from February 1st, 2020 until April 30th, 2020. We will also be waiving the rent during the final month of your tenancy (May 1-31st, 2020).

All other terms and conditions of the lease and demo notice (dated November 30<sup>th</sup>, 2019) previously given remain unchanged and in full force and effect.

As a valued tenant, we are committed to ensuring open communication with you.

Please acknowledge your acceptance of this offer by signing both original copies in the space provided below and return (by email) to our office for signature by the Landlord. One copy will be returned to you once the Landlord has signed.

We appreciate your support of the new development at this property which we hope you will consider returning to upon completion of the new development.

\_\_\_\_\_  
Landlord – Minoru View Homes Ltd.  
Authorized Signatory

\_\_\_\_\_  
Chinese Mental Health Association of Canada  
Authorized Signatory



# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** January 27, 2020  
**From:** Kim Somerville **File:** 01-0100-30-RIAD1-01/2020-Vol 01  
 Director, Community Social Development  
**Re:** **Richmond Intercultural Advisory Committee 2019 Annual Report and 2020 Work Program**

### Staff Recommendation

That the staff report titled "Richmond Intercultural Advisory Committee 2019 Annual Report and 2020 Work Program," dated January 27, 2020, from the Director of Community Social Development, be approved.

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

Att. 2

<b>REPORT CONCURRENCE</b>	
<b>CONCURRENCE OF GENERAL MANAGER</b>	
<i>Wayne G. for Joe Erceg</i>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>
	<i>CT</i>
<b>APPROVED BY CAO</b>	
<i>[Signature]</i>	

## Staff Report

### Origin

The Richmond Intercultural Advisory Committee (RIAC) was established in 2002 to act as a resource and to advise City Council by providing information, options and recommendations regarding intercultural issues and opportunities referred to the RIAC.

This report supports Council's Strategic Plan 2018–2022 Strategic Focus Area #3 – One Community Together:

*Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.*

This report supports the Social Development Strategy 2013–2022 Strategic Direction #6 – Support Community Engagement and Volunteerism:

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

- *Work programs that reflect Council Term Goals*

This report supports the Cultural Harmony Plan 2019–2029 Strategic Direction #2 – Collaboration and Partnerships:

2.1 *Continue to work with Richmond Intercultural Advisory Committee (RIAC) members to implement the RIAC Intercultural Strategic Plan and Work Program.*

### Analysis

On February 27, 2017, City Council adopted the RIAC Intercultural Strategic Plan 2017–2022 to help guide the RIAC in achieving its mandate of enhancing intercultural harmony and strengthening intercultural cooperation in Richmond. The City supports the RIAC by providing an annual operating budget, a Council Liaison and a Staff Liaison.

### 2019 Annual Report

Below are activities undertaken by the RIAC as outlined in the 2019 Annual Report (Attachment 1). Highlights of the Committee's work include:

- Contributed to the development of the Council-adopted Cultural Harmony Plan by providing significant input on the strategic directions and priority actions and participated in the public consultation process for the draft Cultural Harmony Plan;
- Provided feedback on proposed updates to the Newcomer's Guide, including content and delivery options for newcomer and settlement-related information;
- Supported the 2019 Diversity Symposium by participating in the planning of the Symposium and providing on-site support during the event; and

- Received information from RIAC organizational members and guest speakers regarding programs, services and initiatives available for Richmond residents, including:
  - Career Paths for Skilled Immigrants – overview of programs and services;
  - City of Richmond Emergency Programs – overview of City’s emergency programs;
  - Canadian Blood Services – overview of the general blood donation process and ways organizations can support new donor growth;
  - Vancouver Coastal Health and Intercultural Strategies – overview of the Richmond Community Action Team;
  - Vancouver Coastal Health – overview of the current primary care landscape in Richmond and proposed improvements to health care standards across the city;
  - Richmond Public Library – overview of the library’s newcomer programs and services; and
  - Kwantlen Polytechnic University – overview of various programs available at the different campuses.

### 2020 Work Program

On January 15, 2020 the RIAC approved for City Council’s consideration the proposed 2020 Work Program (Attachment 2). This year the RIAC will give priority to:


- Participating in initiatives related to the implementation of the Council-adopted Cultural Harmony Plan, as appropriate;
- Supporting and promoting initiatives that address incidents of racism and discrimination in the community;
- Assisting City staff with the planning and implementation of the 2020 Diversity Symposium;
- Inviting presentations from RIAC organizational representatives and guest speakers that build on RIAC members’ knowledge of intercultural issues; and
- Acting as a resource to the City on issues relating to intercultural harmony in Richmond, as opportunities arise.

### **Financial Impact**

None.

## **Conclusion**

The Richmond Intercultural Advisory Committee 2019 Annual Report provides a summary of the activities undertaken by the Committee during the 2019 calendar year. The RIAC 2020 Work Program outlines the Committee's priorities in the coming year to continue to fulfill its mandate of enhancing intercultural harmony and strengthening intercultural cooperation in Richmond. Staff recommend that the Richmond Intercultural Advisory Committee 2019 Annual Report and 2020 Work Program be approved.

  
Dorothy Jo  
Inclusion Coordinator  
(604-276-4391)

- Att. 1: Richmond Intercultural Advisory Committee 2019 Annual Report
- 2: Richmond Intercultural Advisory Committee 2020 Work Program



## **Richmond Intercultural Advisory Committee 2019 Annual Report**

### **Introduction**

The Richmond Intercultural Advisory Committee (RIAC) was established by City Council in February 2002 to act as a resource and provide advice to City Council in support of enhancing and strengthening intercultural harmony and cooperation in Richmond. The RIAC also provides information and recommendations regarding intercultural issues and opportunities referred to the RIAC by Council.

In 2019, the RIAC was comprised of 16 Council-appointed members with representatives from Richmond Community Services Advisory Committee, Richmond Seniors Advisory Committee, RCMP, Richmond School District, Vancouver Coastal Health, Richmond Centre for Disability, and individual citizen appointees.

The RIAC's 2019 Work Program is intended to complement the prioritized actions of the City of Richmond's Council Strategic Plan and Social Development Strategy. The RIAC 2017–2022 Intercultural Strategic Plan lays out a vision "*for Richmond to be the most welcoming, inclusive and harmonious community in Canada*" and outlines four strategic directions to help guide the RIAC's work program:

- Address language, information and cultural barriers that interfere with building a welcoming community;
- Address the perception and reality of racism and discrimination in the community;
- Work to explore areas of alignment between the intercultural vision recommended in this plan and other governmental and stakeholder systems, policies and planning processes; and
- Support the development and integration of Richmond's immigrants.

The 2019 RIAC Annual Report is prepared for City Council in accordance with the Terms of Reference. This document serves as a summary of the RIAC's activities during the 2019 calendar year and is based on input from the RIAC members with support from the Staff Liaison.

### **Major Projects for 2019**

#### **Cultural Harmony Plan**

The RIAC has been an important contributor to the development of the Council-adopted Cultural Harmony Plan. On March 20, 2019, RIAC members were asked to provide feedback on a draft version of the Strategic Directions and Priority Actions. Committee members were divided into groups to provide comment and input to each strategic direction, objective and outcome. On September 18, 2019, the RIAC was again asked to provide feedback on the draft Cultural Harmony Plan contributing valuable input that shaped the final Cultural Harmony Plan that City Council adopted on November 25, 2019.

## City of Richmond Diversity Symposium

The Diversity Symposium is presented by the City in collaboration with community partners, including the RIAC. It is a free one-day conference focused on sharing best and emerging practices in creating diverse, equitable, and inclusive communities. The theme for 2019 was *Working with Diversity: The Value of Difference*. A number of RIAC members participated in the steering committee, providing strategic direction and on-site support on the day of the event. This year's Symposium was held on October 25, 2019 at City Hall with over 170 registered participants. There were keynote and closing presentations, and 9 concurrent workshops offered throughout the day. In addition, 18 community agencies were represented at community resource tables which facilitated networking opportunities.

## Newcomer's Guide

As part of the ongoing review of the Newcomer's Guide, which was developed in 2011, the RIAC was consulted on the proposed updates to the content and potential delivery options for newcomer and settlement-related information. The Newcomer's Guide has become a valuable resource for newcomers to Richmond and has been used widely by those who work with recent immigrants. The RIAC will continue to be consulted during the review. Limited copies of the print edition are available at Richmond City Hall and the online edition is available on the City website at [www.richmond.ca/newcomers](http://www.richmond.ca/newcomers).

## Age-Friendly Project

The City of Richmond received a \$25,000 Age-Friendly Communities Grant from the Union of BC Municipalities to advance the work towards making Richmond an age-friendly community. Joan Page is the RIAC's representative to the Age-Friendly Project Stakeholder Group and has been providing the RIAC with updates on the project on an on-going basis.

## Activities for 2019

### Guest Speakers and Organizational Presenters

Throughout 2019, the RIAC invited guest speakers and organizational representatives to present on current initiatives that support the integration of Richmond's residents. In addition, the RIAC members also provided feedback and suggestions on various initiatives that fall within the RIAC's mandate.

#### February

- Michaela Fengstad, Richmond Community Services Advisory Committee representative, presented on the Career Paths for Skilled Immigrants program where she worked as a Community Outreach Specialist and Mentorship Coach. Career Paths is an employment support program that provides occupation-specific resources and support to help immigrant jobseekers move into careers that match their qualifications.

## March

- Norman Kotze, Manager of Emergency Programs, City of Richmond, provided an overview of the City's emergency programs and discussed ways the City engages diverse communities in emergency preparedness.

## April

- Karen Garcia, Territory Manager of Canadian Blood Services, provided information on blood donations in Richmond and the general blood donation process. She also discussed ways that community organizations can support new donor growth in Richmond.

## May

- Dr. Meena Dawar, Medical Health Officer, Vancouver Coastal Health, and Jesse Sutherland, Intercultural Strategies, provided an overview of the opioid crisis in Richmond and discussed the creation of the Richmond Community Action Team, which seeks to decrease stigma of drug use in Richmond and enhance existing peer support networks through the Belonging Matters project.

## June

- Susan Walters, Chief Librarian, and Anne Bechard, Manager of Community Engagement with the Richmond Public Library, presented on the library's services for youth and the importance of collaboration between organizations to aid youth in the Richmond community.

## September

- Carole Gillam, Vancouver Coastal Health representative and Director, Public Health and Primary Care, presented on the current primary care landscape in Richmond and the service plan proposal to improve health care standards across the city.

## October

- Alexandra Korotchenko, Head of Newcomer and Volunteer Services, Richmond Public Library, provided an overview of the library's newcomer programs and services.

## November

- Dominic Wan, Student Recruitment Coordinator, Kwantlen Polytechnic University, discussed the various programs available at the different campuses.

## **Members of the 2019 Richmond Intercultural Advisory Committee**

### Citizen Appointees

1. Rod Belleza
2. Naresh Chopra
3. James Hsieh
4. Michael Ma
5. Joan Page
6. Kanwarjit Sandhu
7. Linda Sum

### Organizational Representatives

1. Rebeca Avendano, Richmond School District
2. Phyllis Chan, Richmond Community Services Advisory Committee (BC Responsible and Problem Gambling Program)
3. Michaela Fengstad, Richmond Community Services Advisory Committee (YWCA)
4. Carole Gillam, Vancouver Coastal Health
5. Alan Hill, Richmond Centre for Disability
6. Jill Lee, Richmond Community Services Advisory Committee (S.U.C.C.E.S.S.) (September to December)
7. Jenna Park, Richmond Community Services Advisory Committee (S.U.C.C.E.S.S.) (January to August)
8. Nigel Pronger, RCMP
9. Ashok Rattan, Richmond Community Services Advisory Committee (Richmond Multicultural Community Services)

### Council Liaison

Councillor Linda McPhail

### Staff Liaison

Dorothy Jo, Inclusion Coordinator

### Financial Summary

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

<b>Revenue</b>	
City funding	\$2,500.00
<b>Expenses</b>	
Refreshments	(\$2,009.11)
<b>Balance</b>	\$490.89

### Conclusion and Acknowledgements

The RIAC has established a forum for meaningful exchange among citizens and organizational representatives regarding intercultural issues in the community. The RIAC members build on and improve their knowledge of intercultural issues through various presentations from City staff, organizational representatives and partners, as well as discussions and information sharing among members during the meetings. This has resulted in a better-informed Committee that has been able to provide an intercultural lens to City strategies and initiatives.

This year, the RIAC was pleased to have the opportunity to provide significant input into the development of the Council-adopted Cultural Harmony Plan, which informs the City's approach to fostering and enhancing cultural harmony among Richmond's diverse population through a vision, five strategic directions and 27 actions to be completed over a ten-year period. It fulfills

the RIAC's mandate of acting as a resource and providing advice to City Council in support of enhancing and strengthening intercultural harmony and cooperation in Richmond.

The RIAC held a total of nine monthly meetings in 2019 as scheduled in its 2019 Work Plan. We acknowledge the significant commitment and contributions of outgoing members in 2019, namely Joan Page (citizen), Rod Belleza (citizen), Alan Hill (Richmond Centre for Disability), Jenna Park (Richmond Community Services Advisory Committee), and Rachel King (Richmond Seniors Advisory Committee). We are pleased to have a youth representative on the RIAC this year, Michael Ma, and have appreciated the perspective that he has brought to the discussions.

We would like to take this opportunity to thank Councillor Linda McPhail for her support of the RIAC and her regular Council updates on a range of City initiatives. We also express our appreciation to Dorothy Jo, Staff Liaison, for her work in supporting the Committee's needs. We look forward to another fruitful and productive year in 2020.

Respectfully submitted by:

A handwritten signature in black ink, appearing to read 'Linda Sum', written over a horizontal line.

Linda Sum  
Chair, Richmond Intercultural Advisory Committee

**Richmond Intercultural Advisory Committee  
Proposed 2020 Work Program**

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

This work program supports Council's Strategic Plan 2018–2022 Strategic Focus Area #3 – One Community Together:

*Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.*

3.1 *Foster community resiliency, neighbourhood identity, sense of belonging, and intercultural harmony.*

3.4 *Celebrate Richmond's unique and diverse history and heritage.*

This work program supports the Social Development Strategy 2013–2022 Strategic Direction #5 – Build on Richmond's Cultural Diversity:

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

This work program supports the Cultural Harmony Plan 2019–2029 Strategic Direction #2 – Collaboration and Partnerships:

2.1 *Continue to work with Richmond Intercultural Advisory Committee (RIAC) members to implement the RIAC Intercultural Strategic Plan and Work Program.*

**2020 RIAC Budget**

RIAC annually receives an operating budget of \$2,500.

## Richmond Intercultural Advisory Committee (RIAC) Proposed 2020 Work Program

Initiative	RIAC Actions	Expected Outcome
<p>1. Act as a resource to the City on issues relating to intercultural harmony in Richmond.</p>	<p>1.1 Participate in consultation on City plans, updates, strategies, projects, and new policies relating to intercultural harmony.</p> <p>1.2 Provide input to City staff on improving the access of information to newcomers in Richmond, i.e. Newcomer's Guide.</p> <p>1.3 Respond to Council requests and provide advice on issues relating to intercultural harmony in Richmond, as requested.</p>	<p>1.1.1 RIAC members will be able to provide an intercultural lens to City strategies and advise City Council, as needed.</p>
<p>2. Build on and improve RIAC members' knowledge of intercultural issues through information sharing, guest speakers, and educational opportunities.</p>	<p>2.1 Invite guest speakers to present on intercultural issues facing the community.</p> <p>2.2 Present on intercultural initiatives from own organizations and/or affiliated groups that can inform the City's policies or practices.</p> <p>2.3 Monitor intercultural issues and emerging trends.</p> <p>2.4 Include an environmental scan on relevant items and media coverage as a standing item on the RIAC agenda.</p>	<p>2.1.1 A summary of key findings from the various speakers is included in the RIAC Annual Report.</p> <p>2.1.2 Members are better informed and well equipped to provide an intercultural lens to City strategies and initiatives, as requested.</p>
<p>3. Support and promote initiatives that address incidents of racism and discrimination in the community.</p>	<p>3.1 Identify and participate in anti-racism initiatives and relay relevant information back to the RIAC.</p>	<p>3.1.1 RIAC members provide information on best practices from other organizations and/or municipalities that could be applied in Richmond.</p>

## Richmond Intercultural Advisory Committee (RIAC) Proposed 2020 Work Program

Initiative	RIAC Actions	Expected Outcome
<p>4. Participate in external committees that align with RIAC's goals and objectives.</p>	<p>4.1 Continue to participate in external committees and provide updates to the RIAC.</p> <p>4.2 Promote the RIAC's role as an advisory body to the City and its contributions to fostering intercultural harmony in the city.</p>	<p>4.1.1 Community partners are aware of the RIAC's role in fostering intercultural harmony in Richmond.</p> <p>4.1.2 RIAC members are informed of other committee/group activities and are able to report back to the RIAC.</p>
<p>5. Participate in initiatives related to the implementation of the Cultural Harmony Plan in Richmond, as appropriate.</p>	<p>5.1 Support the distribution and promotion of the City's Cultural Harmony Plan 2019–2029 to key community partners and organizations in Richmond.</p> <p>5.2 Provide advice on other actions related to the Cultural Harmony Plan as requested.</p>	<p>5.1.1 RIAC members are involved in the implementation of actions listed in the Cultural Harmony Plan.</p>
<p>6. Assist Staff Liaison with the planning and implementation of the 2020 City of Richmond Diversity Symposium.</p>	<p>6.1 Provide RIAC representatives to sit on the 2020 Diversity Symposium Advisory Committee to develop ideas for themes and topics, review options for keynote speakers and presenters, and select final presenters for the workshop sessions.</p> <p>6.2 Provide event support, including promoting the event to Richmond-based community organizations, acting as session hosts, networking, and representing the RIAC at a community resource table.</p>	<p>6.1.1 The RIAC members actively participate in the planning and implementation of the 2020 Diversity Symposium program.</p>



## Richmond Intercultural Advisory Committee (RIAC) Proposed 2020 Work Program

Initiative	RIAC Actions	Expected Outcome
7. Participate in an orientation of the Richmond Intercultural Advisory Committee.	7.1 Members receive an orientation to the RIAC and the City of Richmond and learn about the roles and responsibilities of advisory committee members, meeting process, and the RIAC Terms of Reference.	7.1.1 Members are aware of the role of the Intercultural Advisory Committee and the RIAC's Intercultural Strategic Plan, Terms of Reference, Code of Conduct, Social Development Strategy and Council Term Goals.



# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** January 27, 2020  
**From:** Kim Somerville **File:** 01-0100-30-SADV1-01/2020-Vol 01  
 Director, Community Social Development  
**Re:** **Richmond Seniors Advisory Committee 2019 Annual Report and 2020 Work Program**

### Staff Recommendation

That the staff report titled "Richmond Seniors Advisory Committee 2019 Annual Report and 2020 Work Program," dated January 27, 2020, from the Director, Community Social Development, be approved.

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

Att. 2

<b>REPORT CONCURRENCE</b>	
<b>CONCURRENCE OF GENERAL MANAGER</b>	
<i>Wayne G for Joe Erceg</i>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>
	<i>CJ</i>
<b>APPROVED BY CAO</b>	
<i>[Signature]</i>	

## Staff Report

### Origin

The Richmond Seniors Advisory Committee (RSAC) was formed in 1991 to advise City Council regarding the concerns and future needs of Richmond seniors. The committee reviews a range of seniors matters and submits information and recommendations to Council if needed.

This report presents the RSAC 2019 Annual Report (Attachment 1) and proposed 2020 Work Program (Attachment 2).

This report supports Council's Strategic Plan 2018–2022 Strategic Focus Area #4 An Active and Thriving Richmond:

*An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.*

This report supports the Social Development Strategy 2013–2022 Strategic Direction #3 Address the Needs of an Aging Population Action:

*7.2 Expanding the volunteer base to serve the older adult population, as well as providing meaningful volunteer opportunities for older adults.*

This report supports the Seniors Services Plan 2015–2020 Direction #2: Responsive and Relevant Services Action:

*2.8 Continue to implement and expand civic engagement opportunities to orient seniors to City operations.*

This report also supports the Age Friendly Assessment and Action Plan 2015–2020 Action:

*2.6 Civic Participation and Employment: Increasing opportunities to be involved in local government meetings and community matters.*

### Analysis

The mandate of the Richmond Seniors Advisory Committee is to consider and evaluate issues referred to it by City Council, City staff and members of the community. They also review matters deemed to be of concern to seniors and will submit information and recommendations to City Council as necessary and when requested. The City supports the RSAC by providing an annual operating budget, a Council Liaison and a Staff Liaison.

## 2019 Annual Report

The RSAC 2019 Annual Report provides an overview of the work of the committee during the past year. Highlights for 2019 include:

- RSAC members participated on the Age-Friendly Stakeholder Committee to provide input and help guide the work of the UBCM (Union of BC Municipalities) Age-Friendly Communities Grant Project, “Creating a Plan to Engage seniors in the Creation of Age-Friendly Neighbourhoods in Richmond”.
- RSAC members were informed about programs and services available to seniors and issues of concern to seniors through presentations from organizations including the Rick Hansen Foundation, Richmond Food Security Society, Canada Revenue Agency, Richmond Centre for Disability, Richmond Cares, Richmond Gives and Translink.
- RSAC members were kept updated on research and trends for seniors through attendance at many conferences and information sessions including:
  - Community Based Seniors Services (CBSS) Metro Vancouver Regional Consultation Session, February 2019;
  - Cataract Surgery Information Session delivered by Richmond Hospital Staff, March 2019;
  - De-Prescribing of Seniors Medications: Public Conference on Safe Medication Use, Council of Senior Citizens’ Organizations of B.C. (COSCO), May 2019;
  - SFU’s 28th Annual John K. Friesen Gerontology Conference, “Understanding and Fostering Resilience in Older Adults”, June 2019;
  - Annual City of Richmond Diversity Symposium, “Working with Diversity: The Value of Difference”, October 2019; and
  - 2019 United Way Provincial Summit on Aging, November 2019.
- RSAC members continued to connect with the community and keep informed on seniors issues through participation on:
  - External Committees: Richmond Age-Friendly Stakeholder Committee, Council of Senior Citizens’ Organizations of BC (COSCO), Dementia-Friendly Stakeholder Committee, Minoru Seniors Society and Richmond Health Advisory Committee;
  - RSAC Sub-Committees: Elections, Promotions and Transportation; and
  - Council Appointed Advisory Committees: Richmond Community Services Advisory (RCSAC) and Richmond Intercultural Advisory Committee (RIAC).

## 2020 Work Program

RSAC will continue to provide City Council with suggestions and recommendations on issues affecting seniors in the community and will respond to Council requests as they arise.

Highlights of the proposed RSAC 2020 Work Program include:

- Support the development of the Draft 2021–2031 Seniors Services Plan and distribution and promotion of the 2015–2020 Seniors Service Plan 2019 Update;
- Continue to participate in External Committees; RSAC Sub-Committees and Council Appointed Advisory Committees that align with RSAC’s goals and objectives;
- Improve RSAC’s knowledge of current and emerging trends of seniors and issues impacting seniors through guest speakers, conferences, workshops and member information sharing;
- Participate in City consultations on strategic plans, policies and projects relating to seniors; and
- Continue to act as a resource for seniors in Richmond to relay issues and concerns to RSAC and City Council when necessary.

### **Financial Impact**

None.

### **Conclusion**

The Richmond Seniors Advisory Committee’s 2019 Annual Report outlines the progress made and goals achieved in the previous year. The 2020 Work Program addresses and supports several actions in the City’s Strategic Plans including actions in the Social Development Strategy 2013–2022, Seniors Services Plan 2015–2020 and Age-Friendly Plan 2015–2020 in addition to addressing current and emerging issues impacting seniors in Richmond. The RSAC will continue to advise City Council on matters affecting seniors and be involved in activities and initiatives that improve the health and well-being of seniors living in Richmond. Staff recommend the Richmond Seniors Advisory Committee 2019 Annual Report and 2020 Work Program be approved.



Debbie Hertha  
Seniors Coordinator  
(604-276-4175)

- Att. 1: Richmond Seniors Advisory Committee 2019 Annual Report  
2: Richmond Seniors Advisory Committee 2020 Work Program

## **Richmond Seniors Advisory Committee 2019 Annual Report**

### **2019 Membership**

Paul Cassidy, Peter Chan, Yvonne Chan, Diane Cousar, Sandra Gebhardt, Hans Havas (Chair), Joan Haws, Rachel King, Narcisa Llano, Mumtaz Nathu, Yasmin Rahman, Jackie Schell, Kelly Sidhu, Jacqueline Turner, Becky Wong (Vice-Chair)

### **City of Richmond Liaisons:**

Councillor Carol Day – Council Liaison  
Debbie Hertha, Seniors Coordinator – Staff Liaison

### **Purpose:**

The role of the Richmond Seniors Advisory Committee (RSAC) is to act as a resource and provide advice to City Council regarding seniors' issues such as health, transportation and housing as they arise or are referred by City Council. The RSAC members help to identify concerns of seniors and work with various community organizations and agencies, including City staff, to obtain an understanding of the issues. Information, options and recommendations are then prepared and submitted to City Council for their consideration.

### **Membership:**

The Richmond Seniors Advisory Committee consists of 15 members. A majority of members belong to one or more groups or organizations, and attend many meetings and workshops throughout the year. Members also bring forth additional information and topics relevant to seniors to the RSAC, as outlined in the attached report and 2020 Work Program.

### **Meetings:**

The Richmond Seniors Advisory Committee meets 10 times a year on the second Wednesday of the month. All meetings are open to the public. Monthly guest speakers are primarily from non-profit organizations, local health service providers, City departments and representatives from programs and services serving seniors. Guest speakers provide committee members with insight into seniors' issues as well as resources available to seniors and their families in the community. In turn, guest speakers are provided with information about the RSAC.

### **Membership with Committees and Groups**

RSAC members belong to a number of committees and groups in the community to raise issues on behalf of seniors as well as monitor seniors' issues raised by the committees and groups. Many issues affecting seniors that were identified were addressed through partnerships and initiatives and improvements to programs, services and policies for seniors.

- External Committees included: Age-Friendly Stakeholder Committee, Council of Senior Citizens' Organizations of BC (COSCO), Dementia-Friendly Stakeholder Committee, Minoru Seniors Society and Richmond Health Advisory Committee.
- RSAC Sub-Committees included: Elections, Promotions and Transportation.

- Council Appointed Advisory Committees included: Richmond Community Services Advisory (RCSAC) and Richmond Intercultural Advisory Committee (RIAC).

Examples of issues and topics addressed within the committees above included:

- City of Richmond Dementia-Friendly Community Action Plan for Richmond
- UBCM 2019 Age-Friendly Grant Project: Creating a plan to engage seniors in the Creation of Age-Friendly Neighbourhoods.
- VCH updates – Richmond Hospital – new Acute Care Tower and New Community Health Access Centre
- City of Richmond Draft Homelessness Strategy
- Cataract Surgery Relocation from Richmond Hospital to Vancouver
- City of Richmond Draft Cultural Harmony Plan
- Transportation: Traffic signal addition in front of new Minoru Centre for Active Living; addition of traffic light crossings and pedestrian lighting; accessibility of bus stops and shelters including benches and signage; bus expansion and frequency; cycling programs; electric scooters; public engagement opportunities for Handydart improvements.

### **External Members**

The City's Seniors Wellness Coordinator attends the monthly meetings to keep members updated on city-wide programs, services and initiatives for seniors available across Richmond. The Seniors Wellness Coordinator shared information on issues and concerns of seniors in the community as well as services for at-risk and vulnerable seniors and specialized activities delivered in partnership with community organizations that serve seniors including Vancouver Coastal Health.

The Manager, Seniors Community Support Services from Richmond Cares, Richmond Gives attends RSAC meetings bringing a perspective from a community organization that delivers community support services for seniors including information and referral; grocery shopping services; Senior Peer Counselling; Better at Home services, caregiver support and numerous volunteer opportunities.

### **Guest Speakers for 2019**

- Aparna Kurl, Director, Government Relations & Barb Mann, Senior Business Development Manager, Rick Hansen Foundation
- Ian Lai, Executive Director, Richmond Food Security Society
- Zubie Vuurens, Outreach Officer, Canada Revenue Agency
- Ella Huang, Executive Director, Richmond Centre for Disability and Carol Dixon, Manager, Seniors Community Support Services, Richmond Cares, Richmond Gives
- Chris Chan, Travel Training Manager, Access Transit, Translink
- Dorothy Jo, Inclusion Coordinator, Community Social Development (City)
- Kim Somerville, Director, Community Social Development (City)

### **RSAC Member Participation in Forums, Conferences and Special Events:**

- Community Based Seniors Services (CBSS) Metro Vancouver Regional Consultation Session – February 2019, City Centre Community Centre (3 members attended)
- Cataract Surgery Information Session delivered by Richmond Hospital Staff – March 2019, Richmond City Hall (7 members attended including Minoru Seniors Society Board)
- Safe and Secure Living Chinese Health Fair, RSAC Booth – May 2019, Aberdeen Mall, Richmond (3 members attended)
- Advance Care Planning Workshop – May 2019, Richmond Hospital (2 members attended)
- De-Prescribing of Seniors Medications: Public Conference on Safe Medication Use (COSCO) – May 2019 (4 members attended)
- Seniors Week Events: Seniors Advisory Committee Booth at Activate Health and Wellness Fair and Seniors Advocate Presentation – June 2019, Minoru Centre for Active Living (6 members attended)
- Simon Fraser University's 28th Annual John K. Friesen Gerontology Conference, "Understanding and Fostering Resilience in Older Adults" – June 2019, Vancouver (3 members attended)
- Annual City of Richmond Diversity Symposium, "Working with Diversity: The Value of Difference" – October 2019, Richmond (2 members attended)
- 2019 United Way Provincial Summit on Aging – November 2019, Richmond (2 members attended)
- Minoru Seniors Society Annual General Meeting – November 2019, Minoru Centre for Active Living (2 members attended)
- Reduce the Fear: Learn from a Peer Workshop on preparing for surgery – December 2019, Minoru Centre for Active Living (1 member presented)

The Richmond Seniors Advisory Committee would like to thank Mayor Malcolm Brodie and City Councillors for their continued support of the Richmond Seniors Advisory Committee. The committee would also like to thank Council Liaison, Carol Day for keeping committee members informed and updated on issues arising at City Council that may impact seniors.

Report submitted by:



Hans Havas, Chair  
Richmond Seniors Advisory Committee



**Richmond Seniors Advisory Committee  
Proposed 2020 Work Program**

The purpose of the Richmond Seniors Advisory Committee (RSAC) is to consider and evaluate issues referred to it by City Council, City staff and members of the community and to review matters deemed to be of concern to seniors and submit information and recommendations to City Council as necessary and when requested.

This work program supports Council's Strategic Plan 2018–2022 Strategic Focus Area #4 An Active and Thriving Richmond:

*4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities*

This work program supports the City's Social Development Strategy's Strategic Direction #3 Address the Needs of an Aging Population, the Seniors Services Plan 2015–2020 and Age Friendly Assessment and Action Plan 2015–2020 by setting actions that include seniors in civic matters and will inform RSAC members on current and ongoing issues facing seniors in Richmond allowing them to advise and make recommendations to Council as necessary.

**2020 RSAC Budget**

RSAC annually receives an operating budget of \$2,500.

**Richmond Seniors Advisory Committee (RSAC) Proposed 2020 Work Program**

<b>Initiative</b>	<b>RSAC Actions</b>	<b>Expected Outcome</b>
<p>1. Act as a resource to the City on issues relating to seniors in Richmond and provide a seniors lens to City programs, services and strategies.</p>	<p>1.1 Participate in initiatives related to the development, implementation, evaluation and consultation on City plans, updates, strategies, projects, and new policies that may impact seniors, as needed.</p> <p>1.2 Provide input and feedback to City staff on existing programs and services for seniors.</p> <p>1.3 Respond to Council requests and provide advice on issues relating to seniors in Richmond, as requested.</p>	<p>1.1.1 RSAC members will be able to provide a seniors lens to City programs, services and strategies and advise City Council, as needed.</p> <p>1.1.2 RSAC members are involved in the development and implementation of the City's Strategic Plans for seniors.</p>
<p>2. Build on and improve RSAC members' knowledge of seniors issues through information sharing, guest speakers, and educational opportunities.</p>	<p>2.1 Invite guest speakers to present on issues impacting seniors in the community.</p> <p>2.2 Present on issues and initiatives impacting seniors from member organizations and/or affiliated groups that can inform the City's policies or practices.</p> <p>2.3 Monitor seniors' issues and emerging trends.</p> <p>2.4 Include a standing item on issues arising from member interactions with seniors on the RSAC agenda.</p> <p>2.5 Members to attend conferences, workshops and information sessions on issues impacting the seniors population.</p>	<p>2.1.1 A summary of key findings from the educational opportunities is included in the RSAC Annual Report.</p> <p>2.1.2 Members are better informed and well equipped to provide a seniors lens to City strategies and initiatives, as requested.</p>

**Richmond Seniors Advisory Committee (RSAC) Proposed 2020 Work Program**

<b>Initiative</b>	<b>RSAC Actions</b>	<b>Expected Outcome</b>
<p>3. Participate in external committees; sub-committees and Council Appointed Advisory Committees that align with RSAC's goals and objectives.</p>	<p>3.1 Continue to participate in committees and provide updates to the RSAC.</p> <p>3.2 Promote the RSAC's role as an advisory body to the City and its role in supporting seniors in Richmond.</p>	<p>3.1.1 Community partners are aware of the RSAC's role in supporting seniors in Richmond.</p> <p>3.1.2 RSAC members are informed of other committee/group activities and are able to report back to the RSAC.</p>
<p>4. Participate in an orientation of the Richmond Seniors Advisory Committee.</p>	<p>4.1 Members receive an orientation to the RSAC and the City of Richmond and learn about the roles and responsibilities of advisory committee members, meeting process, and the RSAC Terms of Reference.</p>	<p>4.1.1 Members are aware of the role of the Richmond Seniors Advisory Committee, Terms of Reference, Code of Conduct and relevant City of Richmond Strategic Plans.</p>



# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** January 28, 2020  
**From:** Kim Somerville **File:** 07-3190-01/2020-Vol  
 Director, Community Social Development 01  
**Re:** **UBCM 2020 Poverty Reduction Planning and Action Grant Submission**

### Staff Recommendations

1. That the application to the Union of British Columbia Municipalities (UBCM) 2020 Poverty Reduction Planning and Action Program for \$25,000 be endorsed; and
2. That should the funding application be successful, that the Chief Administrative Officer and the General Manager, Planning and Development be authorized on behalf of the City to enter into an agreement with UBCM for the above mentioned project and that the Consolidated 5 Year Financial Plan (2020–2024) be amended accordingly.

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

Att. 1

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

## Staff Report

### Origin

The UBCM 2020 Poverty Reduction Planning and Action Program provides five million dollars in funding over three years for local governments to engage in projects that reduce poverty at the local level and supports TogetherBC: British Columbia's Poverty Reduction Strategy. TogetherBC aims to reduce overall poverty in British Columbia by 25 per cent and child poverty by 50 per cent by 2024.

The grant application requires a Council resolution indicating support for the proposed project as well as a willingness to provide overall grant management.

This report supports Council's Strategic Plan 2018–2022 Strategic Focus Area #4 – An Active and Thriving Richmond:

*An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.*

This report also supports the following action in the City's 2013–2022 Social Development Strategy:

- 5 *Acknowledging that income data from Statistics Canada and other sources alone do not present a complete or fully reliable picture of poverty in Richmond, work with community-based organizations, senior governments and other partners to initiate a culturally-sensitive process to:*

*5.1 Improve understanding of the characteristics and challenges of low income residents in Richmond.*

### Analysis

The City of Richmond's 2013–2022 Social Development Strategy, which was adopted by Council on September 9, 2013, outlines long and short-term actions to reduce poverty in the community. The City continues to implement actions outlined in the strategy; however, additional planning and engagement is required to fully understand community need.

Staff are in the process of preparing a grant application for the UBCM 2020 Poverty Reduction Planning and Action Program for \$25,000 and will submit in advance of the February 28, 2020 deadline. A Council resolution supporting the grant application is required for the submission. Due to tight timelines, UBCM has approved that a Council resolution in support of the grant application can be provided at a later date. If the grant is awarded, this project will further actions in the 2013–2022 Social Development Strategy.

According to 2016 Census data, the four City planning areas of Blundell, Broadmoor, City Centre and Thompson have the highest percentage of low income individuals of all City planning areas. To develop a more comprehensive understanding of the challenges faced by low income individuals residing in these planning areas, the proposed project will involve key community

stakeholders and members of the community living in poverty, in addition to incorporating income data from Statistics Canada and other sources. Data based on vulnerability indicators, such as the number of children accessing school breakfast programs, as well as focus groups and interviews with key community stakeholders and individuals with lived experience will also inform this comprehensive approach.

The main goals of the proposed project are to identify areas of greatest community need for low income individuals living in the Blundell, Broadmoor, City Centre and Thompson planning areas and to develop an action plan to improve access to services and increase social inclusion in those areas. A Steering Committee will be established including individuals with lived experience and representatives from key community stakeholders. It is anticipated that the project findings will help to inform other City strategies.

Should the grant application be successful, the City would be required to enter into a funding agreement with UBCM. As with any submission to senior governments, there is no guarantee that this application will be successful.

### **Financial Impact**

Should the application be successful, the Consolidated 5 Year Financial Plan (2020-2024) will be amended accordingly to include the grant amount and corresponding expenditures.

### **Conclusion**

Staff recommend the submitted application to the UBCM 2020 Poverty Reduction Planning and Action Program be endorsed. The UBCM Poverty Reduction Planning and Action Program would provide an appropriate source of funding for the City of Richmond to better understand the needs of residents living in four City planning areas that have the highest percentage of low income residents (Blundell, Broadmoor, City Centre, and Thompson). The funding will also allow the City to explore opportunities to address these needs through shared engagement activities; and to develop a collaborative action plan to respond to those needs to better support Richmond residents.



Melanie Burner  
Accessibility Coordinator  
(604-276-4390)

Att. 1: UBCM: 2020 Poverty Reduction Planning & Action Program, 2020 Program & Application Guide

# Poverty Reduction Planning & Action Program

## 2020 Program & Application Guide

### 1. Introduction

In March 2019, the Province of BC released their poverty reduction strategy: [TogetherBC: British Columbia's Poverty Reduction Strategy](#). Mandated through the *Poverty Reduction Strategy Act*, the strategy set targets to reduce the overall poverty rate in British Columbia by at least 25%, and the child poverty rate by at least 50%, by 2024. *TogetherBC* is based on four principles: affordability, opportunity, reconciliation, and social inclusion. These principles guided the priority action areas that form the core of the strategy.

With investments from across government, *TogetherBC* reflects government's commitment to reduce poverty and make life more affordable for British Columbians. It includes policy initiatives and investments designed to lift people up, break the cycle of poverty, and build a better BC for everyone.

Local governments have long-advocated for a provincial poverty reduction strategy and are crucial partners in this work. They are at the front-line of seeing the impacts of poverty in their communities and play a central role in developing local solutions with community partners and other levels of government.

#### Poverty Reduction Planning & Action program

The intent of the Poverty Reduction Planning & Action program is to support local governments in reducing poverty at the local level and to support the Province's poverty reduction strategy. The Province has provided \$5 million over three years and the program is administered by the Union of BC Municipalities (UBCM).

### 2. Eligible Applicants

All local governments (municipalities and regional districts) in BC are eligible to apply.

Eligible applicants can submit one application per intake, including regional applications or participation as a partnering applicant in a regional application.

### 3. Eligible Projects

To qualify for funding, applications must demonstrate the extent to which proposed activities will reduce poverty at the local level.

To qualify for funding, projects must:

- Focus on one or more of the six priority action areas identified in *TogetherBC*:
  - Housing
  - Families, children and youth
  - Education and training
  - Employment
  - Income supports
  - Social supports
- Be a new project (retroactive funding is not available);
- Be capable of completion by the applicant within one year from the date of grant approval;

- Involve key sectors of the community including community-based poverty reduction organizations, people with lived experience of poverty, businesses, local First Nations and/or Indigenous organizations.

Within the six priority areas, eligible projects may also address one or more of the other key priorities identified in *TogetherBC*: mental health and addictions, food security, transportation, and/or access to health care.

### **Regional Projects**

Funding requests from two or more eligible applicants for regional projects may be submitted as a single application for eligible, collaborative projects. In this case, the maximum funding available would be based on the number of eligible applicants included in the application. It is expected that regional projects will demonstrate cost-efficiencies in the total grant request.

The primary applicant submitting the application for a regional project is required to submit a resolution as outlined in Section 6 of this guide. Each partnering applicant is required to submit a resolution that clearly states their approval for the primary applicant to apply for, receive, and manage the grant funding on their behalf.

The total funding request for regional projects cannot exceed \$150,000.

## **4. Eligible & Ineligible Costs & Activities**

### **Eligible Costs & Activities**

Eligible costs are direct costs that are approved by the Evaluation Committee, properly and reasonably incurred, and paid by the applicant to carry out eligible activities. Eligible costs can only be incurred from the date of application submission until the final report is submitted.

### **Stream 1: Poverty Reduction Plans and Assessments**

The intent of this funding stream is to support communities to develop or update assessments or plans in order to reduce poverty at the local level. The funding maximum under Stream 1 is \$25,000 for a single applicant and \$150,000 for regional applications.

Under Stream 1, eligible activities must be cost-effective and include:

- Development of a local Poverty Reduction plan or assessment that addresses one or more of the six priority action areas as identified in *TogetherBC*;
- Engagement of people living in poverty or with a lived experience of poverty in planning activities;
- Adding a poverty reduction lens including specific activities and outcomes to support people living in poverty, to existing plans or policies, such as:
  - Official Community Plans or community or neighbourhood plans;
  - Zoning and other policies;
  - Development permit requirements;
  - Emergency response, evacuation, and/or emergency support services plans;
  - Food security and food systems planning;
  - Community planning processes related to social determinants of health (e.g. affordable housing, homelessness, etc.).



## **Stream 2: Poverty Reduction Action**

The intent of this funding stream is to support communities to undertake local projects in order to reduce poverty at the local level. The funding maximum under Stream 2 is \$50,000 for a single applicant and \$150,000 for regional applications.

In order to be eligible for Stream 2 funding, eligible applicants are required to have completed a Poverty Reduction plan or assessment, or demonstrate that their Official Community Plan, or an equivalent plan, is inclusive of poverty reduction principles.

Under Stream 2, eligible activities must be cost-effective and may include:

- Pilot projects to evaluate the impact of providing supports such as reduced-fare transit, recreation passes, or other service opportunities for low-income residents;
- Supporting financial security through tax-filing programs;
- Awareness campaigns to reduce stigma around poverty and promote social inclusion;
- Social enterprise initiatives that provide supported employment opportunities for people with multiple barriers to employment;
- Local food security initiatives including food-waste diversion projects and community kitchens that support training and social inclusion, as well as access to food;
- Pilot projects to assist key populations living with low income as identified in *TogetherBC*.

Stream 2 of the 2020 Poverty Reduction Planning & Action program is not intended to be a capital funding program. However, minor capital expenditures for eligible activities that have a clear and definable benefit to people living in poverty, that are clearly linked to activities identified in the application, and that are intended to reduce poverty at the local level will be considered for funding under Stream 2.

Capital costs cannot exceed 25% of the total requested Stream 2 grant (i.e. an application for a \$50,000 grant cannot include more than \$12,500 in capital costs).

### **Eligible Activities Applicable to Both Funding Streams**

The following expenditures are also eligible, provided they relate directly to the eligible activities identified above:

- Honoraria for community members that are direct participants in funded activities and who are living in poverty;
- Consultant costs;
- Incremental staff and administration costs;
- Public information costs.

### **Ineligible Costs & Activities**

Any activity that is not outlined above or is not directly connected to activities approved in the application by the Evaluation Committee is not eligible for grant funding. This includes:

- Development of feasibility studies, business cases, architectural, engineering, or other design drawings for the construction or renovation of facilities providing services to people living in poverty;
- Infrastructure projects or new construction;
- Regular salaries of applicant staff or partners;

- Routine or ongoing operating costs (e.g. heating and lighting; security; telephone; internet);
- Purchase of software, software licences, or service subscriptions;
- Existing programs with established, designated funding from other partners;
- Fundraising.

## 5. Grant Maximum

The 2020 Poverty Reduction Planning & Action program provides two streams of funding. Projects funded under Stream 1 may receive up to 100% of the cost of eligible activities to a maximum of \$25,000. Projects funded under Stream 2 may receive up to 100% of the cost of eligible activities to a maximum of \$50,000. Regional projects under either Stream 1 or Stream 2 may receive up to 100% of the cost of eligible activities to a maximum of \$150,000.

In order to ensure transparency and accountability in the expenditure of public funds, all other grant contributions for eligible portions of the project must be declared and, depending on the total value, may decrease the value of the grant.

## 6. Application Requirements & Process

### Application Deadline

The application deadline is February 28, 2020.

Applicants will be advised of the status of their application within 60 days of the application deadline.

### Required Application Contents

- Completed Application Form;
- Detailed project budget;
- Council or Board resolution, indicating support for the current proposed activities and willingness to provide overall grant management;
- *For regional projects only:* Each partnering local government must submit a Council or Board resolution indicating support for the primary applicant to apply for, receive, and manage the grant funding on their behalf;

**Resolutions from partnering applicants must include the language above.**

- Optional: Up to three letters of support as evidence of partnership or collaboration with community-based poverty reduction organizations, people with lived experience of poverty, businesses, local First Nations and/or Indigenous organizations.

### Submission of Applications

Applications should be submitted as Word or PDF files. If you choose to submit your application by e-mail, hard copies do not need to follow.

All applications should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: [lgps@ubcm.ca](mailto:lgps@ubcm.ca)

Mail: 525 Government Street, Victoria, BC, V8V 0A8

All application materials will be shared with the Province of BC

## Review of Applications

UBCM will perform a preliminary review of applications to ensure the required application elements have been submitted and to ensure that eligibility criteria have been met. Only complete application packages will be reviewed.

Following this, all eligible applications will be reviewed and scored by the Evaluation Committee. Scoring considerations and criteria include the following:

- Alignment with the intent and objectives of the Poverty Reduction Planning & Action program;
- Anticipated outcomes;
- Demonstration of direct participation of people living in poverty or with a lived experience of poverty in the proposed activities;
- Partnerships and demonstrated community support, including community-based poverty reduction organizations, people with lived experience of poverty, businesses, local First Nations and/or Indigenous organizations;
- Cost-effectiveness of the project, including in-kind or cash contributions to the project from the eligible applicant, community partners, or other grant funding.

Point values and weighting have been established within each of these scoring criteria. Only those applications that meet a minimum threshold point value will be considered for funding.

The Evaluation Committee will consider the population and provincial, regional, and urban/rural distribution of proposed projects. Funding decisions will be made on a provincial priority basis.

## 7. Grant Management & Applicant Responsibilities

Please note that grants are awarded to eligible applicants only and, as such, the applicant is responsible for completion of the project as approved and for meeting reporting requirements.

Applicants are also responsible for proper fiscal management, including maintaining acceptable accounting records for the project. UBCM reserves the right to audit these records.

### Notice of Funding Decision

All applicants will receive written notice of funding decisions. Approved applicants will receive an Approval Agreement, which will include the terms and conditions of any grant that is awarded, and that is required to be signed and returned to UBCM.

Grants under the Poverty Reduction Planning & Action program will be awarded in two payments: 50% at the approval of the project and when the signed Approval Agreement has been returned to UBCM, and 50% when the project is complete and the final reporting requirements have been met.

Please note that in cases where revisions are required to an application, or an application has been approved in principle only, the applicant has 30 days from the date of the written notice of the status of the application to complete the application requirements. Applications that are not completed within 30 days may be closed.

### Progress Payments

In exceptional circumstances, to request a progress payment, approved applicants are required to submit:

- Written rationale for receiving a progress payment;
- Description of activities completed to date; and
- Description of funds expended to date.

## Changes to Approved Projects

Approved grants are specific to the project as identified in the application, and grant funds are not transferable to other projects. Approval from the Evaluation Committee will be required for any significant variation from the approved project.

To propose changes to an approved project, approved applicants are required to submit:

- Revised application package, including updated, signed application form, and an updated Council or Board resolution; and
- Written rationale for proposed changes to activities and/or expenditures.

The revised application package will then be reviewed by the Evaluation Committee.

Applicants are responsible for any costs above the approved grant unless a revised application is submitted and approved prior to work being undertaken.

## Extensions to Project End Date

All approved activities are required to be completed within one year of approval and all extensions beyond this date must be requested in writing and be approved by UBCM. Extensions will not exceed one year.

## 8. Final Report Requirements & Process

Applicants are required to submit an electronic copy of the complete final report, including the following:

- Completed Final Report Form;
- Financial summary;
- For Stream 1 only: electronic copy of the completed plan or assessment;
- Optional: photos of the project, media clippings, and/or any reports or documents developed or amended with grant funding.

### Submission of Final Reports

All final reports should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: [lgps@ubcm.ca](mailto:lgps@ubcm.ca)

Mail: 525 Government Street, Victoria, BC, V8V 0A8

All final reports will be shared with the Province of BC

## 9. Additional Information

For enquiries about the application process or general enquiries about the program, please contact:

Union of BC Municipalities  
525 Government Street  
Victoria, BC, V8V 0A8

E-mail: [lgps@ubcm.ca](mailto:lgps@ubcm.ca)

Phone: (250) 952-9177

For more information on BC's Poverty Reduction Strategy, please refer to [TogetherBC](#).



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

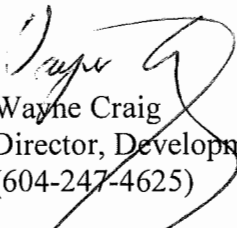
**Date:** February 19, 2020  
**File:** TU 20-890944

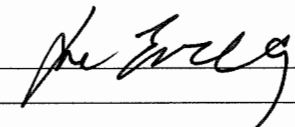
**Re:** Application by Fairchild Developments Ltd. for a Temporary Commercial Use Permit at 8320 Cambie Road and 8431 Brownwood Road

**Staff Recommendation**

That the application of Fairchild Developments Ltd. for a Temporary Commercial Use Permit for property at 8320 Cambie Road and 8431 Brownwood Road be considered at the special meeting of Council (for the purpose of holding a Public Hearing) to be held on April 20, 2020 at 7:00 PM in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to Fairchild Developments Ltd. to allow ‘Non-accessory Parking’ as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.”

  
Wayne Craig  
Director, Development  
(604-247-4625)  
  
WC:jr  
Att. 2

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


## Staff Report

### Origin

Fairchild Developments Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow “Non-accessory Parking” as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years (Attachment 1). There is an existing TCUP issued for the properties (TU 14-653009, TU 17-763604), which Council originally issued for a three-year term on June 16, 2014, and extended for an additional three years on May 17, 2017. As such, the existing TCUP expires on May 17, 2020, and a new TCUP is requested.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North, across Cambie Road: Aberdeen Neighbourhood Park, which is a City-owned park on a lot zoned “School & Institutional Use (SI).”
- To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E),” which are designated “General Urban T4 (25 m)” in the City Centre Area Plan.
- To the South, across Brownwood Road: Single-family dwellings on lots zoned “Single Detached (RS1/E),” which are designated “General Urban T4 (25 m)” in the City Centre Area Plan.
- To the West, across Hazelbridge Way: Aberdeen Centre, which is a commercial centre on a lot zoned “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” and is designated “Urban Centre T5 (35 m)” in the City Centre Area Plan.

### Related Policies & Studies

#### Richmond Zoning Bylaw 8500

The subject site is zoned “Single Detached (RS1/E),” which permits single detached housing and associated secondary uses. The attached TCUP would allow “Non-accessory Parking” as a permitted use, which Richmond Zoning Bylaw 8500 defines as “parking that is not primarily intended for the use of residents, employees or clients of a particular building, which includes surface parking lots and enclosed parking located above or below grade.”

### Official Community Plan/City Centre Area Plan – Aberdeen Village

The subject site is located in the Aberdeen Village area of the City Centre Area Plan (CCAP). It is designated “Mixed Employment” in the Official Community Plan (OCP), and is designated “General Urban T4 (25 m)” in the CCAP. These designations provide for light industry, office, retail and services, restaurants, and educational uses.

The OCP allows Temporary Commercial Use Permits in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Shopping Centre”, “Mixed Use”, “Limited Mixed Use,” and “Agricultural” (outside of the Agricultural Land Reserve) where deemed appropriate by Council and subject to conditions suitable to the proposed land use and surrounding area.

It is recognized by both the applicant and staff that this area will be developed according to the City Centre Area Plan in the future. Permitting a parking lot would allow for productive use of the site until redevelopment occurs.

### Local Government Act

The *Local Government Act* identifies that TCUPs are valid for a period up to three years from the date of issuance. An application for an extension to the Permit may be made and issued for up to three additional years, at the discretion of Council. Following this one time extension, a new TCUP application would be required.

### **Public Consultation**

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

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

### **Analysis**

The applicant is proposing to maintain the existing surface parking lot, which contains 35 parking spaces. The existing parking lot has operated since the original TCUP was issued by Council on June 16, 2014, and initially included 36 parking spaces. This was reduced by the applicant in response to the operational needs of the lot. Each space is assigned by the owner, and public parking is not permitted.

The applicant has indicated that there is ongoing demand for contractor and employee parking to facilitate tenant improvements at Aberdeen Square and Aberdeen Centre. The applicant has indicated that tenant improvement activity will continue for the next five to six years. Maintaining these off-site parking spaces for a temporary period would continue to assist in alleviating the parking demand at Aberdeen Square and Aberdeen Centre.

### Landscaping

There is a landscaped strip between the parking area and the sidewalk on both the Cambie Road and Hazelbridge Way frontages, which includes Laurel shrubs and four trees. The on-site parking is separated from adjacent properties to the east by an off-site Cedar hedge, a fence on the property line, and Laurel shrubs on-site.

This existing landscaping was secured and installed as a condition of the original TCUP, and is to remain in place for the duration of the new TCUP. Further frontage and landscape improvements will be identified when the site is developed to its ultimate use in accordance with the CCAP.

### Site Servicing

No servicing upgrades are required at this time, as the proposed use would be temporary. Servicing upgrades will be identified when the site is developed to its ultimate use in accordance with the CCAP.

### **Staff Comments**

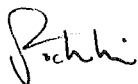
Staff have no objections to the proposal to maintain a surface parking lot on the subject site and recommend that the TCUP be issued on the understanding that this Permit will expire in three years. The applicant may apply for an extension to the Permit for an additional three years

### **Financial Impact**

None.

### **Conclusion**

It is recommended that a Temporary Commercial Use Permit be issued to Fairchild Developments to allow "Non-accessory Parking" as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.



Jordan Rockerbie  
Planner 1  
(604-276-4092)

JR:blg

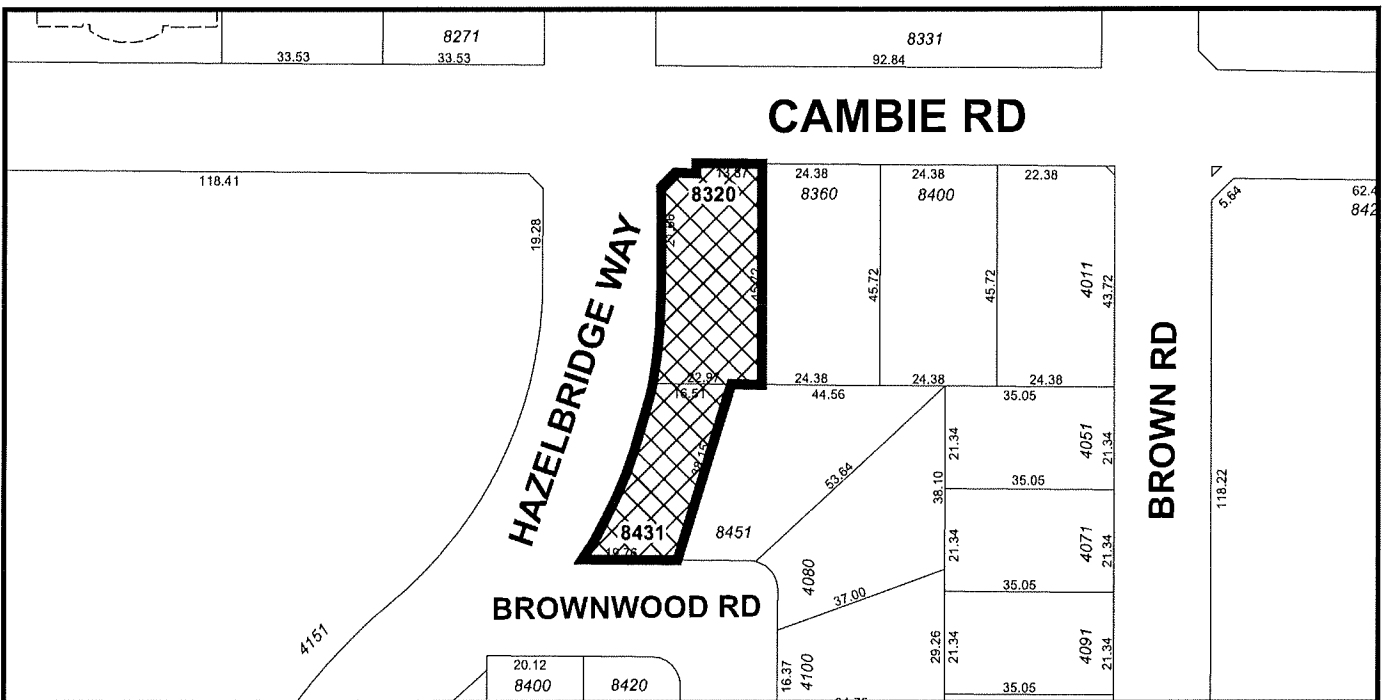
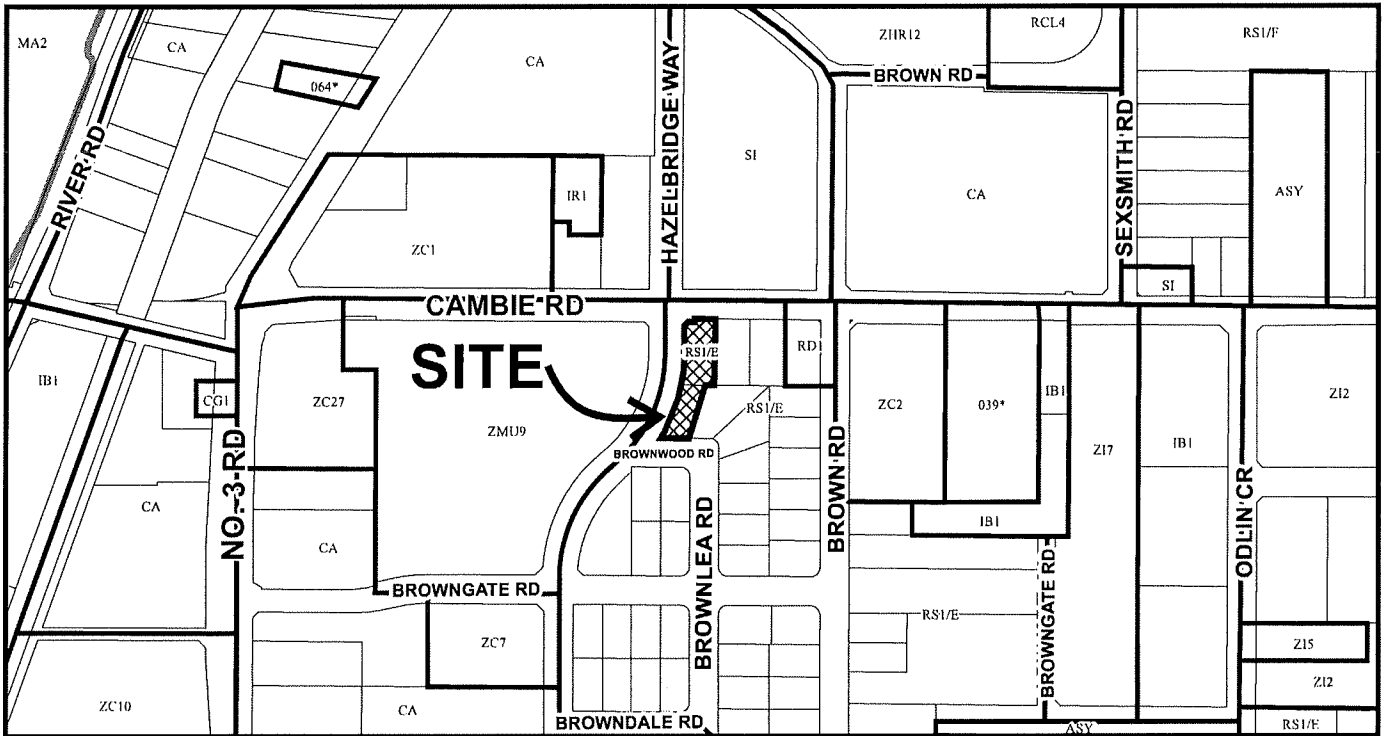
### Attachments:

Attachment 1: Location Map and Aerial Photo  
Attachment 2: Development Application Data Sheet





# City of Richmond



	<h2>TU 20-890944</h2>	<p>Original Date: 01/22/20</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
--	-----------------------	--



City of  
Richmond



TU 20-890944

Original Date: 01/22/20

Revision Date:

Note: Dimensions are in METRES



**TU 17-763604**

**Attachment 2**

Address: 8320 Cambie Road & 8431 Brownwood Road

Applicant: Fairchild Developments Ltd.

Planning Area: City Centre Area Plan – Aberdeen Village

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Fairchild Developments Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	Total: 1,574 m <sup>2</sup> <ul style="list-style-type: none"> <li>• 8320 Cambie Road: 960 m<sup>2</sup></li> <li>• 8431 Brownwood Road: 614 m<sup>2</sup></li> </ul>	No change
<b>Land Uses:</b>	Non-accessory Parking	No change
<b>OCP Designation:</b>	Mixed Employment	No change
<b>Area Plan Designation:</b>	General Urban T4 (25 m)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	No change, with the exception of allowing "Non-accessory parking" as a permitted use for a period of three years

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Standard:	n/a	17 of 35 total spaces (49%)	None
Off-street Parking Spaces – Small	n/a	17 of 35 total spaces (49%)	None
Off-street Parking Spaces – Accessible:	n/a	1 of 35 total spaces (2%)	None



No. TU 20-890944

To the Holder: FAIRCHILD DEVELOPMENTS LTD.  
Property Address: 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD  
Address: FAIRCHILD DEVELOPMENTS LTD.  
UNIT 130 - 4400 HAZELBRIDGE WAY  
RICHMOND, BC V6X 3R8

---

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary Commercial use:  

"Non-accessory Parking" for up to 35 vehicles, generally as shown in Schedule "B"
4. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
5. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "C" attached hereto, the security shall be returned to the Holder.

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$10,000.00.

6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

No. TU 20-890944

To the Holder: FAIRCHILD DEVELOPMENTS LTD.  
 Property Address: 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD  
 Address: FAIRCHILD DEVELOPMENTS LTD.  
 UNIT 130 - 4400 HAZELBRIDGE WAY  
 RICHMOND, BC V6X 3R8

---

- 7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE  
 DAY OF , .

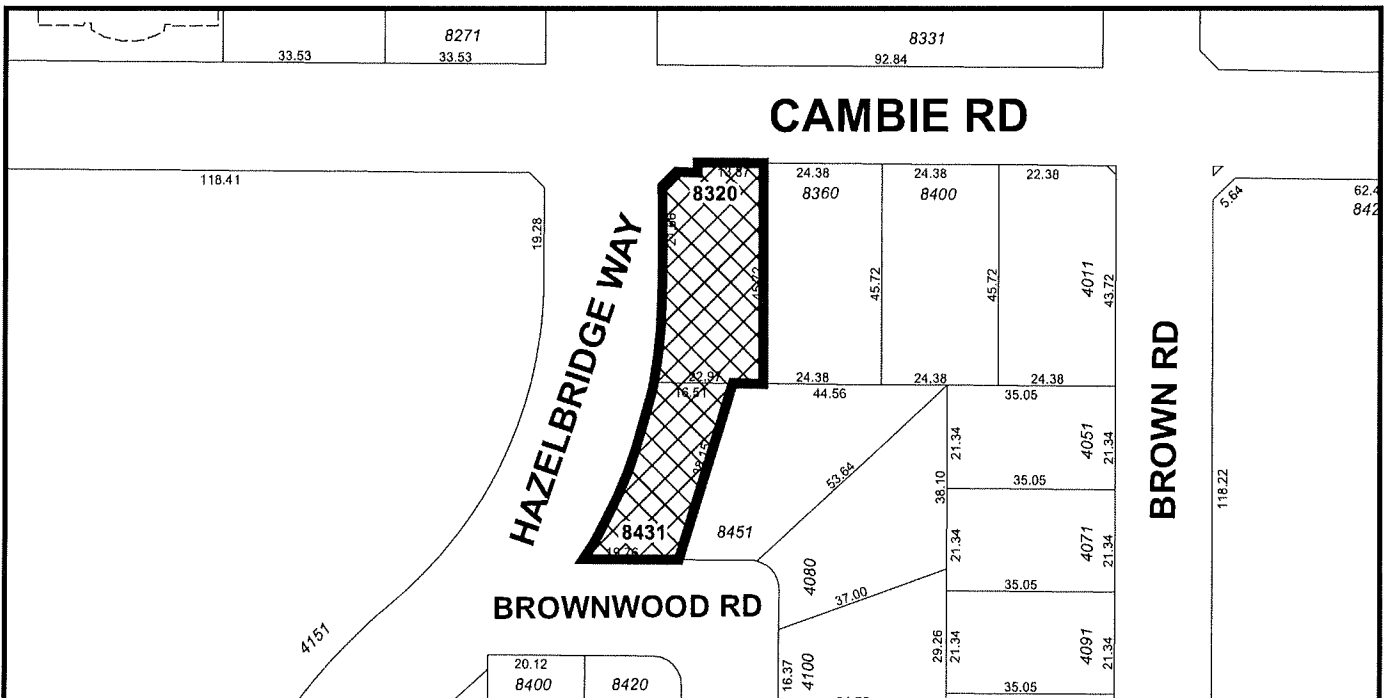
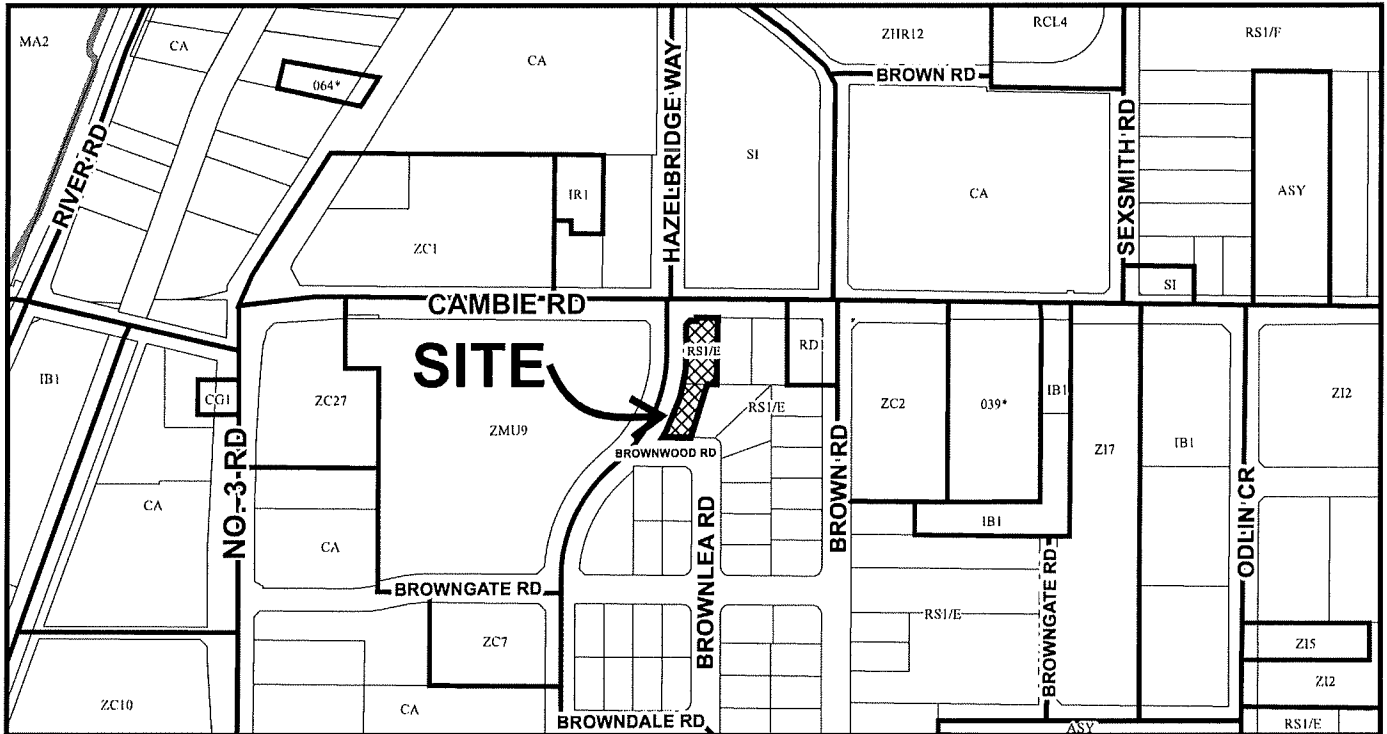
DELIVERED THIS DAY OF , .

\_\_\_\_\_  
 MAYOR

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



City of  
Richmond



TU 20-890944

Original Date: 01/22/20

Revision Date:

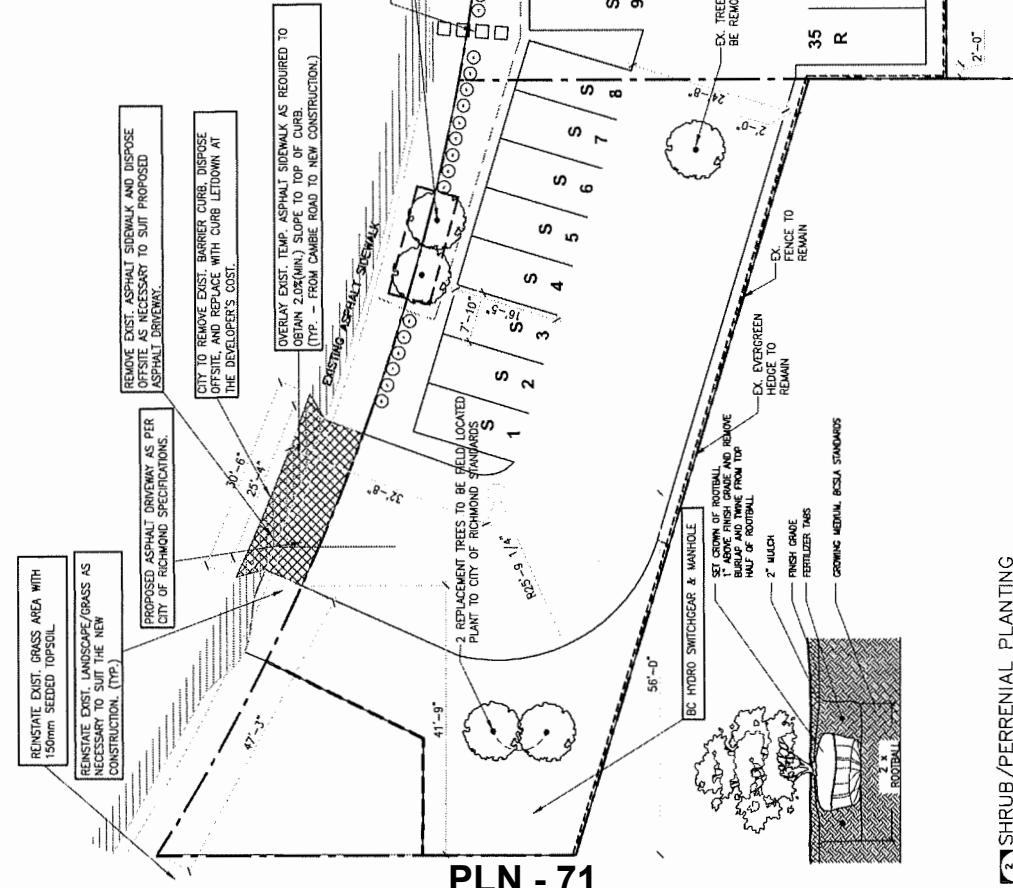
Note: Dimensions are in METRES

**PLANT LIST**  
**Shrubs**

SYMBOL	COMMENTS	SPACING	MIN. SIZE	QTY.
		24" OC	#3 Pot	72

SHRUBS / GRASSES / PERENNIALS  
P1 Prunus laurocerasus 'Otd Lukyeri'

- NOTE
1. INSTALL ALL PLANT MATERIAL TO CITY OF RICHMOND. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCLSA / BCLNA LANDSCAPE STANDARDS.
  2. AREA OF SEARCH: BRITISH COLUMBIA, WASHINGTON AND OREGON.
  3. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM CERTIFIED NURSERIES. PROVIDE GUARANTEE OF CERTIFICATION.
  4. PROVIDE HOSE BIB ON ROOF FOR USES ASSOCIATED WITH THE ROOF PLANTINGS.
  5. ALL PLANT MATERIAL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.



**PLN - 71**

REV.	DESCRIPTION	DATE	CHK.	REV.	DESCRIPTION	DATE	CHK.
1	ISSUED FOR REVIEW	2014.04.04					
2	LANDSCAPE ISSUED	2014.04.28					

SCALE: NTS	DATE	CHK.	REV.	DESCRIPTION	DATE	CHK.

SHRUB / PERENNIAL PLANTING	8320 CAMBIE ROAD	SURFACE PARKING	PROJECT NUMBER	2211
			2014-04-29	LSC-01
			REF. DRAWING	LSC-01
			SCALE	
			DRAWN:	
			CO	
			CHK.	
			NO.	
			DWG.	
			CADD FILE	

© Copyright reserved. This drawing and design is and all its items remain the exclusive property of BING THOM ARCHITECTS INC and cannot be used without the Architect's written consent.

**BING THOM ARCHITECTS**  
VANCOUVER B.C. CANADA  
2151 KENNEDY STREET  
VANCOUVER B.C. V6M 2G8  
WWW.BINGTHOM.COM

**Undertaking**

In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in Schedule A; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Fairchild Developments Ltd.  
by its authorized signatory

---

Grace Lam





**To:** Planning Committee

**Date:** February 10, 2020

**From:** Wayne Craig  
Director, Development

**File:** RZ 19-858804

**Re:** **Application by Headwater Living Inc. to Amend Section 3.3 of Official Community Plan Bylaw 9000, Create the “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” Zone, and Rezone the Site at 5500 No. 3 Road from the “Downtown Commercial (CDT1)” Zone to the “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” Zone**

---

### Staff Recommendation

1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131 to amend Section 3.3, Objective 4, Policy e) to include a provision that the market rental residential density bonus may be increased on a site specific basis for projects that provide additional rental housing to address community need, be introduced and given first reading.
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131, having been considered in conjunction with:
  - a) The City’s Financial and Capital Program; and
  - b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;


is hereby found to be consistent with said programs and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.

3. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

- 4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10130 to create the “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” zone, and to rezone 5500 No. 3 Road from the “Downtown Commercial (CDT1)” zone to the “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” zone, be introduced and given first reading.

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

WC:mm/ss/sb  
Att. 6

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

## Staff Report

### Origin

Headwater Living Inc. has applied to the City of Richmond for permission to rezone 5500 No. 3 Road (Attachments 1 & 2) from “Downtown Commercial (CDT1)” zone to a new “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” site specific zone. The proposed rezoning would permit the development of a high density high-rise development with purpose-built market rental housing and ground floor commercial uses. The subject site is located in the City Centre (Attachment 3).

Key components of the proposal (Attachments 4 & 5) include:

- A 15-storey building containing street fronting commercial space and purpose-built market rental housing apartments over a common parking structure.
- A total floor area of approximately 10,065 m<sup>2</sup> (108,341 ft<sup>2</sup>) comprised of approximately:
  - 533 m<sup>2</sup> (5,732.00 ft<sup>2</sup>) of commercial space.
  - 9,533 m<sup>2</sup> (102,609 ft<sup>2</sup>) of purpose-built market rental housing units.
  - An additional 133 m<sup>2</sup> (1,436 ft<sup>2</sup>) of resident indoor amenity space.
- Approximately 149 purpose-built market rental housing units will be provided, and will be secured in perpetuity with a market rental agreement registered on Title.
- The building will meet Energy Step Code step 2 and will provide an on-site low carbon energy plant designed to connect to the future off-site City Centre district energy utility (DEU) system.

Road and Engineering improvement works required with respect to the subject development will be secured through the City’s standard Servicing Agreement process prior to rezoning adoption. Works including rear lane (at east edge of site) and Lansdowne Road widening, improvements to the No. 3 Road and Lansdowne Road intersection, frontage improvements along No. 3 Road, Lansdowne Road and the rear lane, and utility upgrades will be designed and constructed at the owner’s sole cost.

To facilitate the subject development, amendments are proposed to Sub section 3.3 (Diverse Range of Housing Types, Tenure and Affordability) of Official Community Plan Bylaw 9000. The purpose of the amendments is to permit additional density if additional rental housing units are provided on-site. The proposed bylaw would apply to the subject site and elsewhere in the City, on a site specific basis.

### Findings of Fact

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

### Subject Site Existing Building Profile

The subject site is currently occupied by a single building (now vacant) which formerly contained a restaurant.

### **Surrounding Development**

To the North: Across Lansdowne Road is Lansdowne Mall. The site is the subject of a separate application (CP 15-717017) and separate staff report to amend the Official Community Plan (OCP) to adjust land use designation boundaries to facilitate future development of the site as a mixed-use neighbourhood.

To the South: A recently constructed development (DP 14-660885) featuring a 15-storey building with 139 residential units and commercial space at grade.

To the East: Across the lane is an existing 16-storey residential building with 262 residential units.

To the West: Across No. 3 Road are a number of low rise commercial developments in single storey form on properties zoned “CA (Auto-Oriented Commercial)” with redevelopment potential for high density mixed-use.

### **Related Policies, Strategies & Bylaws**

#### *Official Community Plan/City Centre Area Plan (Lansdowne Village)*

The Official Community Plan (OCP) designates the subject site as “Mixed Use”.

In the City Centre Area Plan (CCAP), the subject site is designated “Urban Core T6 (45 m)” and “Village Centre Bonus” (VCB) in the Specific Land Use Map: Lansdowne Village (2031) (Attachment 3) and the site is designated “B4 Mixed-Use – High-Rise Commercial & Mixed-Use” in the Development Permit guidelines.

The proposed rezoning is generally consistent with these designations, except that an OCP amendment is required to accommodate:

- Additional density for rental housing considered on a site specific basis, involving 0.32 floor area ratio (FAR) additional density bonus for the subject development.

Staff support the OCP amendment as the amendment will provide the ability to consider additional project density, for the purposes of rental housing on a case by case basis, while still ensuring the proposal meets the design objectives of the CCAP.

The proposed OCP amendments are further discussed in the “Analysis” section of this report.

#### *Aircraft Noise Sensitive Development Policy*

The proposed development is located in Area 3 on the Aircraft Noise Sensitive Development Map, where aircraft noise sensitive uses may be considered. Registration of an aircraft noise covenant is required prior to final adoption of the rezoning bylaw.

### *Floodplain Management Implementation Strategy*

The proposed development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 for Area “A”. Registration of a flood indemnity covenant is required prior to final adoption of the rezoning bylaw.

### **Public Consultation**

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

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

Staff have reviewed the proposed OCP and zoning amendments, with respect to the *Local Government Act* and the City’s OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

The table below clarifies this recommendation as it relates to the proposed OCP.

### OCP Consultation Summary

<b>Stakeholder</b>	<b>Referral Comment (No Referral necessary)</b>
BC Land Reserve Co.	No referral necessary.
Richmond School Board	No referral necessary, as the proposed amendment would generate less than 50 school aged children (typically around 295 multiple-family housing units).
The Board of Metro Vancouver	No referral necessary.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary.
TransLink	No referral necessary, as no transportation road network changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary.
Richmond Coastal Health Authority	No referral necessary,
Community Groups and Neighbours	No referral necessary.
All relevant Federal and Provincial Government Agencies	No referral necessary.

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

### **School District**

This application was not referred to School District No. 38 (Richmond) because the proposed OCP amendment would not generate an additional 50 school aged children over what was already anticipated in the OCP. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, OCP amendments are only referred to the School District if they involve a density increase which generates more than 50 school aged children (e.g., typically around 295 multiple family housing units).

The proposed OCP amendment would permit the proposed 0.32 FAR increase, representing approximately 855 m<sup>2</sup> (9,202 ft<sup>2</sup>) floor area which equates to an additional 14 apartment units. Staff will ensure that should the development proceed, School District staff are aware of the proposal.

### **Analysis**

The applicant has applied to rezone the subject site to permit an approximately 10,065 m<sup>2</sup> (108,341 ft<sup>2</sup>), 15-storey development including approximately 149 purpose-built market rental housing units, street fronting commercial space, land dedication and the provision of Statutory Right-of-Way (SRW) for Lansdowne Road widening, the provision of Statutory Right-of-Way (SRW) for rear lane widening, frontage and infrastructure improvements.

The proposed site specific “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” zone permits residential uses, but restricted to rental tenure only as market rental housing. As discussed above, the project has higher density than anticipated in the OCP for the purpose of providing community benefit in the form of rental housing. In accordance with the objectives of the Market Rental Housing Policy, the market rental housing floor area in the development proposal is not subject to voluntary contributions towards Public Art, community planning or child care. The proposed commercial floor area is subject to voluntary contributions towards Public Art and community planning. The CCAP policy seeking voluntary contributions towards child care does not apply to non-residential floor area.

### **Proposed OCP Bylaw Amendment**

The Official Community Plan (OCP) designates the subject site as “Mixed Use”. The proposed OCP amendment and proposed rezoning are consistent with this designation.

The OCP, in Section 3.3 (Diverse Range of Housing Types, Tenure and Affordability), also encourages the development of purpose-built market rental housing and allows for up to a 0.25 FAR density bonus for projects with 100% market rental housing residential use, where 100% of the units incorporate basic universal housing features, and provide at least 40% family-friendly unit sizes (having at least two bedrooms). An OCP Amendment is being brought forward in conjunction with this application to amend the Market Rental Housing Policy under Section 3.3 to introduce wording to permit additional density bonus area for new rental housing projects on a site specific basis to meet community need. Projects would still need to meet the design objectives of the CCAP. The proposed rezoning is consistent with this proposed OCP amendment.

#### *City Centre Area Plan (Lansdowne Village)*

In the City Centre Area Plan (CCAP), the subject site is designated “Urban Core T6 (45 m)” and “Village Centre Bonus (VCB)” in the Specific Land Use Map: Lansdowne Village (2031) (Attachment 3) and the site is designated “B4 Mixed-Use – High-Rise Commercial & Mixed-Use” in the Development Permit guidelines.

Consistent with the proposed OCP amendment and the CCAP, this proposal includes:

- 3.0 FAR base density for mixed and residential uses (the OCP exempts the requirement to provide affordable housing for projects with 100% market rental housing).
- 0.20 FAR Village Centre Bonus (VCB) area for the provision of non-residential uses (maximum allowable is 1.0 FAR VCB, although the proposal includes 0.2 FAR VCB).
- 0.25 FAR density bonus for 100% market rental housing projects in City Centre for concrete buildings.
- 0.32 FAR additional density bonus area for market rental housing (specific density bonus considered on a site specific basis).

In summary, the total density proposed with this project is 3.77 FAR, consistent with both the CCAP Lansdowne Village objectives and the proposed amended OCP market rental housing policy.

#### Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary owner contributions in compliance with OCP Policy, (i.e. market rental housing), the applicant has applied for the subject site to be rezoned from “Downtown Commercial (CDT1)” zone to a new “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” site specific zone. To accommodate the site specific conditions, the proposed ZMU45 zone includes:

- Maximum density: 3.77 FAR, including a density bonus for the provision of 100% of dwelling units as market rental housing units, a Village Centre Bonus (VCB) for the provision of commercial uses and a voluntary cash contribution, and additional typical 0.1 FAR density bonus for common indoor amenity space for the use of residents.

- Permitted land uses: A range of commercial uses, apartment housing and related land uses.
- Maximum building height: 47 m geodetic to accommodate the proposed 15-storey building.
- Maximum lot coverage and minimum setbacks and lot size.
- Shared loading for the residential and non-residential uses.

### Community Amenities

The voluntary contribution amounts listed below are based on the proposed development design with the final amounts to be determined later, based on the future Development Permit application plans.

#### *Community Amenity Space*

Village Centre Bonus (VCB): Under the CCAP and Zoning Bylaw, developments that make use of the density bonus provisions of the Village Centre Bonus (i.e. maximum 1.0 FAR for non-residential uses) make a voluntary community amenity contribution based on 5% of bonus VCB floor area.

Prior to rezoning adoption, the owner proposes to provide a construction-value contribution to Richmond's Leisure Facilities Reserve Fund – City Centre Facility Development Sub-Fund in lieu of constructing community amenity space on-site. As indicated in the table below, the proposed voluntary contribution shall be based on the allowable VCB community amenity area floor area (i.e. 5% of the maximum VCB floor area permitted on the subject site under the proposed “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” zone and a construction-value amenity transfer rate of \$750/ft<sup>2</sup> to facilitate future community area floor area to be constructed off-site elsewhere in the City Centre.

	VCB Bonus Floor Area as per the ZMU45 Zone (Max. 0.2 FAR)	VCB Community Amenity Space Area (5% of Bonus Area)	Construction-Value Amenity Transfer Contribution Rate	Minimum Voluntary Owner Cash Contribution
TOTAL	0.2 FAR 533 m <sup>2</sup> (5,732 ft <sup>2</sup> )	26.7 m <sup>2</sup> (287.6 ft <sup>2</sup> )	\$750/ft <sup>2</sup>	\$214,950 (1)

- (1) In the event that the owner's contribution is not provided within one year of the rezoning application receiving third reading of Council (Public Hearing), the Construction-Value Amenity Transfer Contribution shall be increased annually thereafter based on the Statistics Canada “Non-Residential Building Construction Price Index” yearly quarter-to-quarter change for Vancouver, where the change is positive.

Community Services staff are supportive of the owner's proposed construction-value cash-in-lieu amenity contribution on the basis that this approach (rather than construction of an on-site amenity) will better meet the City Centre's anticipated amenity needs by allowing for the City to direct the owner's contribution to larger amenity projects and key locations.



*Community Planning*

In accordance with the CCAP, the owner is proposing to provide a voluntary contribution to assist the City with its community planning program. The contribution will be secured before rezoning adoption and the total payable will be approximately \$1,721.15 calculated using the proposed commercial floor area of 5,732 ft<sup>2</sup> and contribution rate of \$0.30/ft<sup>2</sup>. The proposed market rental housing floor area is exempted under the Market Rental Housing Policy.

*Public Art Program*

In accordance with the City’s Public Art Program, the owner is proposing to provide a voluntary contribution to the Public Art Reserve for City-wide projects on City lands. The contribution will be secured before rezoning adoption and the total payable will be approximately \$2,696.47 calculated using the proposed commercial floor area of 5,732 ft<sup>2</sup> and contribution rate of \$0.47/ft<sup>2</sup>. The proposed market rental housing floor area is exempted under the Market Rental Housing Policy.

Housing

*Market Rental Housing*

The “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” zone requires that the subject development provides 100% of the residential units as market rental housing units secured in perpetuity with a market rental agreement registered on Title. As per the OCP, this exempts the proposal from the requirement to provide affordable low-end-of-market-rental (LEMR) housing units. The market rental agreement will include the requirement that all of the market rental units are maintained under a single ownership (within a single airspace parcel or one strata lot). The market rental rates are not subject to City control.

The owner is working with BC Housing through their HousingHub Provincial Rental Supply Program to facilitate the proposed development. The core goal of the HousingHub Program is to increase the supply of rental housing in the province. Under the program, rents are restricted to no higher than market rent and household income is restricted to no higher than the 75<sup>th</sup> percentile for BC households without and with children. The rental rates and income restrictions are not subject to City control and will be governed through a legal agreement between the owner and BC Housing.

Unit Type	Target Monthly Unit Rent Range (1)	Total Max. Household Income (2)
Studio	\$1,350 - \$1,600	\$116,330 or less
1-Bedroom	\$1,600 - \$1,900	
2-Bedroom	\$2,200 - \$2,400	\$163,220 or less

(1) Denotes approximate market rent rates identified by the owner, to be determined through market rent survey for Richmond. Rates may be adjusted periodically with the agreement of BC Housing based on market rent survey, or Provincial *Residential Tenancy Act* provisions.

(2) Denotes BC Housing 75<sup>th</sup> percentile Middle Income Limits 2020 values for households without and with children in BC. May be adjusted periodically as determined by BC Housing.

### *Dwelling Unit Mix*

The OCP and CCAP encourage the development of a variety of unit types and sizes supportive of the diverse needs of Richmond's population including, but not limited to, households with children. Staff support the applicant's proposal, which includes the following mix of market rental unit sizes:

Unit Types	Average Unit Area	Project Unit Targets		
		#	Mix*	BUH**
Studio	37.3 m <sup>2</sup> (402 ft <sup>2</sup> )	13	+/- 9%	100%
1-Bedroom	47.5 m <sup>2</sup> (511 ft <sup>2</sup> ) /unit	63	+/- 42%	100%
2-Bedroom	73.1 m <sup>2</sup> (787 ft <sup>2</sup> ) /unit	73	+/- 49%	100%
TOTAL	10,064.9 m <sup>2</sup> (108,341 ft <sup>2</sup> )	149	100%	100%

\* The number of units, unit sizes and unit mix will be confirmed to the satisfaction of the City through the Development Permit process.

\*\* BUH means those units that are designed and constructed to satisfy the Zoning Bylaw's Basic Universal Housing standards. (The Zoning Bylaw permits a floor area exemption of 1.86 m<sup>2</sup>/20 ft<sup>2</sup> per BUH unit.)

### *Accessibility*

The OCP seeks to meet the needs of the city's aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical or sensory disabilities.

Staff support the applicant's proposal, which is consistent with City Policy and includes:

- Barrier-free lobbies, common areas, and amenity spaces.
- 100% of the 149 market rental housing units will meet the Basic Universal Housing (BUH) provisions within Zoning Bylaw 8500.

### Transportation

The CCAP requires the expansion of rear lane, bike, and pedestrian networks and encourages the provision of market rental housing.

Staff support the owner's proposal, which satisfies all City requirements. The site is located adjacent to the Canada Line and will be accessed from the rear lane east of the building, which is accessed from Lansdowne Road, which will be widened through the proposed rezoning. All off-site transportation improvements required with respect to the subject development will be designed and constructed at the owner's sole cost through the City's standard Servicing Agreement processes. Key transportation improvements to be provided by the owner include:

- Along the No. 3 Road frontage, road enhancement to provide a 1.8 m wide raised bike lane and 0.30 m wide buffer strip, separated from vehicular traffic by a physical measure (barrier curb).

- Along the Lansdowne Road frontage, in a combination of existing road right-of-way (ROW), 3 m wide road dedication and the granting of approximately 2.0 m wide Statutory Right-of-Way (SRW) and Public Rights-of-Passage (PROP), road widening to provide a 3.0 m wide parking layby, a 2.0 m wide treed boulevard, 2.0 m wide sidewalk and 2.0 m wide decorative concrete boulevard.
- Along the east property line, lane widening to provide ultimate 9.0 m width, including granting of approximately 3.0 m wide Statutory Right-of-Way (SRW) and Public Rights-of-Passage (PROP).

The owner submitted a traffic and parking study for the development prepared by a professional traffic consultant. The proposed parking is consistent with the Zoning Bylaw 8500 requirements subject to the provision of Transportation Demand Measures (TDM) to the satisfaction of the City. There will be a total of 143 parking spaces including 115 resident parking spaces and 28 parking spaces for the shared use of residential visitors and the commercial uses. A covenant will be registered on Title that ensures that the shared visitor and commercial parking spaces and loading space are not assigned to any specific residential unit or commercial unit.

The voluntary contribution of Transportation Demand Management (TDM) measures are supported by the applicant's Traffic Impact and Parking Study which has been reviewed and is supported by Transportation staff. The measures will be secured with a covenant and/or legal agreement with provisions for:

- Additional Class 1 Bicycle Storage: Provision of additional Class 1 bicycle spaces (265 spaces proposed vs. 189 spaces required) within the Development Permit Plans.
- Enhanced Bicycle Facilities: End-of-trip facilities are provided for the commercial uses, including showers, wash basins, water closets, lockers, and change rooms; and shared bicycle repair/maintenance stations are provided for both residential and commercial uses, including bicycle repair stand (with tools); foot pump; and faucet, hose and drain for bicycle washing.
- Transit Pass Program: A monthly bus pass (2-zone) will be provided for 40% of market rental units (60 units) for a period of one year.
- Car-share Parking Space with EV Charging Station: One parking space within the shared residential visitor/commercial pool of parking for car-share vehicles, with SRW registered in perpetuity to ensure such a space is publically accessible. The car-share space is to be equipped with an electric vehicle (EV) quick-charge (240 V) charging station for the exclusive use of car-share vehicles parked in the required car-share space.

The development will include energized electric vehicle (EV) charging outlets (208V – 240V) for 100% of resident vehicle parking spaces and 10% of the shared visitor/commercial parking spaces.

Based on the size of the development, there is one medium (SU9) loading space provided to be shared between residential uses and commercial uses.

The owner has entered into an agreement with TransLink for formal review through TransLink's Adjacent and Integrated Development (AID) process to ensure the development meets requirements for development adjacent to the Canada Line. Staff note that the proposed development exceeds the CCAP 6.0 m Canada Line setback requirement that was established with TransLink's input. Further, prior to Building Permit issuance, the owner must obtain and provide to the City TransLink concurrence, in writing, regarding adequate completion or otherwise successful resolution of TransLink's adjacent and integrated development (AID) project consent process.

#### Site Servicing Improvements

The owner shall be responsible for the design and construction of required works, including: (i) road and lane works; (ii) water, storm sewer, and sanitary sewer upgrades; (iii) related public and private utility improvements; and (iv) related granting of new statutory right-of-ways and modification of existing statutory rights-of-ways. The owner's design and construction of the required works and granting and modification of statutory right-of-ways, as determined to the satisfaction of the City, shall be implemented through the City's standard Servicing Agreement process (secured with legal agreement registered on Title and provision of a Letter of Credit) prior to rezoning adoption, as set out in the attached Rezoning Considerations (Attachment 6).

#### District Energy Utility

The proposed development is located in an area of City Centre that is envisioned to be serviced by the future off-site City Centre district energy utility (DEU) system. Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw. The proposed development will be designed to utilize thermal energy from an on-site low carbon energy plant. The ownership of the low carbon energy plant will be transferred to the City before residents move into the building. The plant will become part of the future off-site City Centre district energy utility (DEU) system.

The project architect has also submitted a letter indicating their intent to meet the sustainability requirements set out in the applicable sections of Richmond's BC Energy Step Code, which is step 2 for the proposed high-rise building with a low carbon building energy system.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site (City) tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. A tree management plan prepared by the applicant's Arborist is included in the conceptual development plans (Attachment 5). The City's Tree Preservation Coordinator and Parks Arboriculture staff have reviewed the Arborist's report and support the Arborist's findings for on-site and City-owned trees. Based on this, staff recommend and the owner has agreed to the following terms, as set out in the attached Rezoning Considerations (Attachment 6):

- a) **On-Site Tree Removal and Replacement:** The owner shall provide compensation for the removal of six existing bylaw-sized trees from the site that are in conflict with the building footprint. The compensation shall be at the 2:1 replacement ratio in the OCP with the planting of 12 replacement trees on the subject site. The conceptual development plans include 15 new trees. Design development will occur through the Development Permit process, including confirmation of the number of replacement trees to be planted on the site.
- b) **Off-Site City-Owned Trees:** The owner shall install tree protection fencing to the satisfaction of Parks staff and the owner shall retain an Arborist to ensure the health and safety of the four existing street trees along the No. 3 Road frontage of the subject site.

#### Built Form and Architectural Character

The owner proposes to construct a high density high-rise commercial and market rental housing development on a corner site fronting No. 3 Road and Lansdowne Road, within walking distance of the Lansdowne Canada Line Station. The proposed development is consistent with CCAP Policy for the provision of land (via a combination of dedication and Statutory Rights-of-Way) to facilitate required transportation improvements. The proposed tower and podium form of development, which combines seven-storey and 15-storey building elements, generally confirms to the CCAP's Development Permit Guidelines and will be further developed through the Development Permit process. More specifically, the development has successfully demonstrated a strong urban concept contributing towards a high density, high-amenity, pedestrian-oriented environment in the Lansdowne Village, comprised of street-oriented commercial uses and market rental apartment housing.

In accordance with OCP Noise Management Policies, specifically aircraft noise, ambient noise in City Centre, commercial noise and proximity to the Canada Line, a legal agreement will be registered on Title prior to adoption of the rezoning bylaw. This will identify the development as mixed-use, and specify that the proposed development must be designed and constructed in a manner that mitigates potential aircraft, Canada Line and commercial noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve CMHC guidelines for interior noise levels, and technical specifications to maintain thermal environmental comfort for interior living spaces. Furthermore, the commercial uses and mechanical equipment are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated from penetrating into residential uses.

In addition, prior to adoption of the rezoning bylaw, a legal agreement will be registered on Title to notify future residents of view and other potential impacts associated with being located in the City Centre, that may arise as a result of surrounding City Centre development and/or proximity to the development's proposed commercial activities.

### Development Permit Application

Development Permit approval, to the satisfaction of the Director, Development, will be required prior to rezoning adoption. At Development Permit stage, design development is encouraged with respect to the following items.

- a) **Architectural Form and Character:** The design of the building will be refined through the Development Permit process. More information is required with respect to urban design, adjacency interfaces, detailed design, façade materials and colours.
- b) **Open Space Design:** The design of the development's open space will be refined through the Development Permit process. More information is required with respect to urban design, adjacency interfaces, detailed design, number, size and species of trees and plants as well as specifications for materials, equipment and furnishings.
- c) **Common Amenity Spaces:** The combination of proposed indoor and outdoor common amenity spaces satisfy OCP and CCAP Development Permit Guidelines rates, as indicated in the attached Data Sheet (Attachment 4). More information is required with respect to the programming, design, landscaping and provision of children's play area to ensure they will satisfy City objectives.
- d) **Private Outdoor Amenity Spaces:** The City has adopted guidelines for the provision of private outdoor space for residential uses. More information is required with respect to the design integration of private outdoor space.
- e) **Accessibility:** Through the Development Permit process the design of BUH units and common spaces and uses will be refined.
- f) **Sustainability:** The proposed BC Energy Step Code step 2 (with low carbon building energy system) compliance and opportunities to better understand and enhance the building's performance in coordination with its architectural expression will be explored through the Development Permit process.
- g) **Emergency Services:** Through the Development Permit and Building Permit processes, Fire Department response points and related provisions for firefighting will be addressed.
- h) **Crime Prevention through Environmental Design (CPTED):** The City has adopted policies intended to minimize opportunities for crime and promote a sense of security. CPTED design elements and plans demonstrating surveillance, defensible space, and related measures will be reviewed through the Development Permit process.
- i) **Parking and Loading:** A draft functional plan showing internal vehicle circulation, truck manoeuvring, bicycle storage and related features has been provided and will be finalized through the Development Permit process.
- j) **Waste Management:** A draft waste management plan has been submitted and will be finalized through the Development Permit process.

### **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

Headwater Living Inc. has applied to the City of Richmond for permission to rezone 5500 No. 3 Road from the “Downtown Commercial (CDT1)” zone to a new “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” site specific zone. The proposed rezoning would permit the development of a high density mixed-use high-rise development containing approximately 533 m<sup>2</sup> (5,732.00 ft<sup>2</sup>) of commercial space at grade and approximately 149 purpose-built market rental housing units (secured in perpetuity with a market rental agreement).

Associated with the proposed zoning amendment is a proposed amendment to the Official Community Plan (OCP) that would permit additional density for developments that provide rental housing, considered on a case by case basis.

The proposed site specific “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” zone will, if approved, accommodate the proposal, including a market rental housing density bonus, a VCB density bonus, and site specific shared loading requirement. An analysis of the owner’s proposal shows it to be well considered and consistent with the OCP and City Centre Area Plan’s (CCAP’s) development, livability, sustainability, and urban design objectives.

Off-site works, including utility upgrades, road widening and frontage improvements along three sides of the site, will be the subject of the City’s standard Servicing Agreement processes (secured with a Letter of Credit).

An analysis of the developer’s proposal shows it to be consistent with the CCAP’s development, livability, sustainability, and urban design objectives. On this basis, it is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 10131 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10130 be introduced and given first reading.



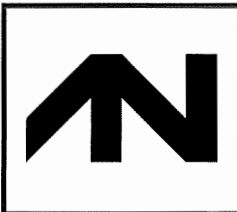
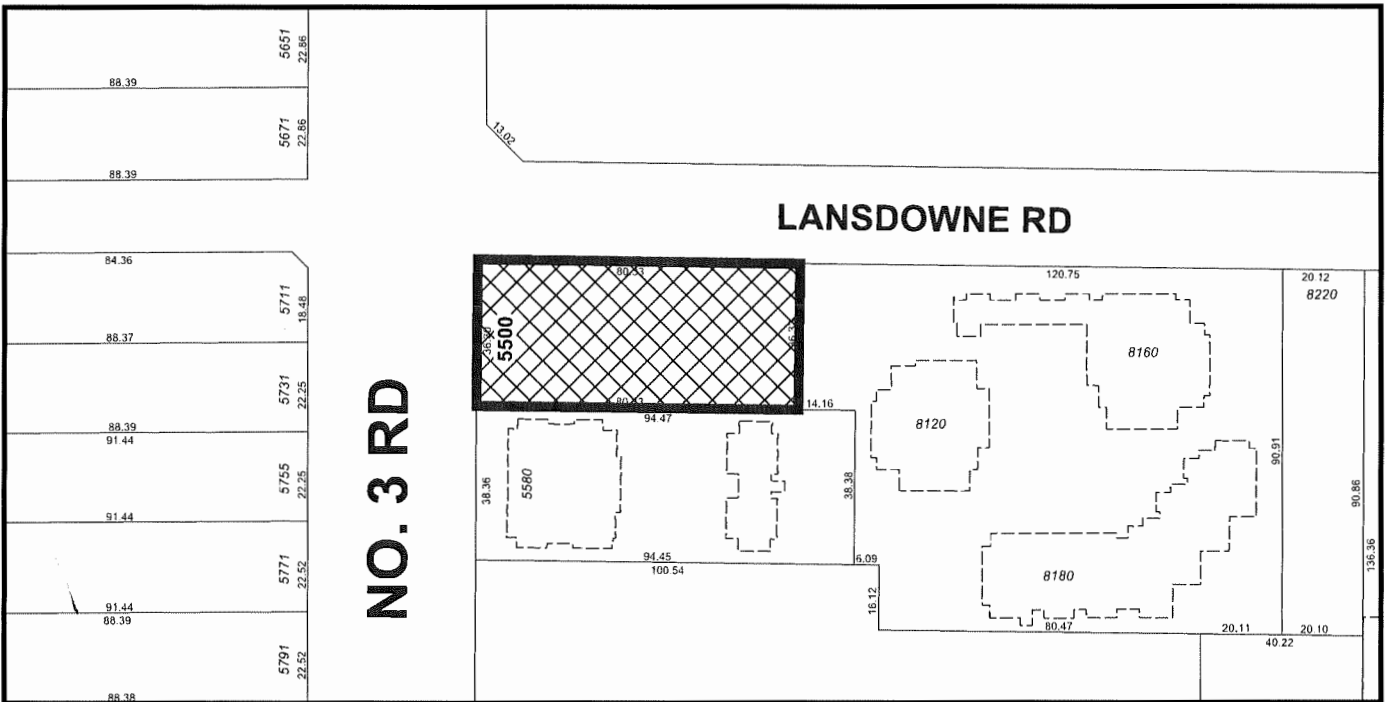
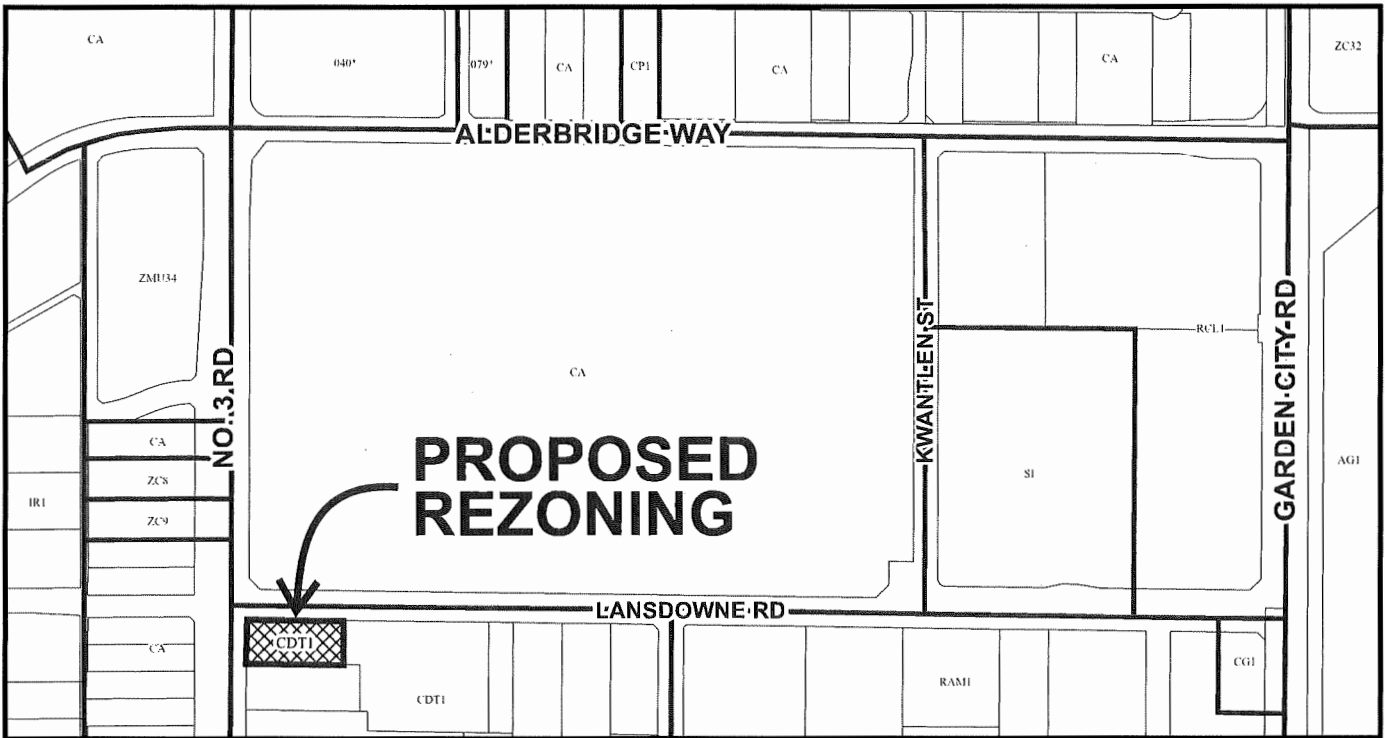
Sara Badyal  
Planner 2  
(604-276-4282)

MM/SS/SB:blg

Attachment 1: Location Map  
Attachment 2: Aerial Photograph  
Attachment 3: Specific Land Use Map: Lansdowne Village (2031)  
Attachment 4: Development Application Data Sheet  
Attachment 5: Conceptual Development Plans  
Attachment 6: Rezoning Considerations



# City of Richmond



## RZ 19-858804

Original Date: 05/07/19

Revision Date:

Note: Dimensions are in METRES





# City of Richmond



**SUBJECT  
PROPERTY**

5500



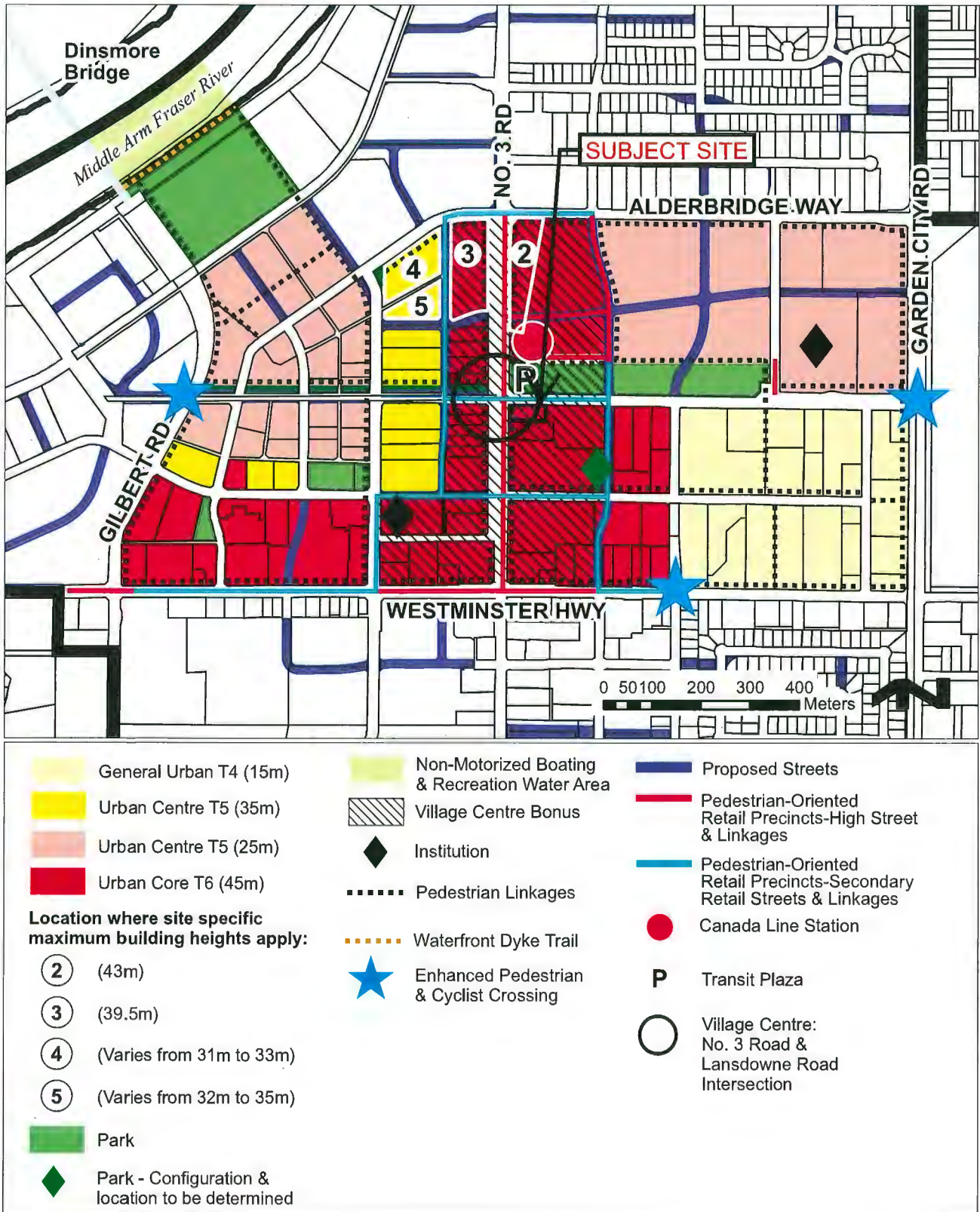
## RZ 19-858804

Original Date: 05/07/19

Revision Date:

Note: Dimensions are in METRES

**Specific Land Use Map: Lansdowne Village (2031)** Bylaw 10020  
2019/05/21



Bylaw 10020  
2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.



# City of Richmond

## Development Application Data Sheet

Development Applications Department

<b>RZ 19-858804</b>			
Address:	5500 No 3 Road		
Applicant:	Headwater Living Inc.		
Owner:	Richard and Leslie Ames, Executors of the Wills of Clifford and Surella Ames (Beneficial Owner: HPL3 Limited Partnership)		
Planning Area(s):	Lansdowne Village (City Centre)		
	<b>Existing</b>	<b>Proposed</b>	
Site Area	2,917.5 m <sup>2</sup> (31,403.7 ft <sup>2</sup> )	2,671.6 m <sup>2</sup> (28,756.9 ft <sup>2</sup> )	
Land Uses	Downtown Commercial	Apartment Residential and Commercial	
OCP Designation	Mixed Use	Mixed Use	
CCAP Designation	Urban Core T6 (45m)	Urban Core T6 (45m)	
Zoning	Downtown Commercial (CDT1)	High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)	
Number of Units	1 Commercial building	2 Retail Units and 149 Market Rental Units	
	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio	Max. 3.77 FAR including Max. 0.2 VCB (commercial) and 149 market rental units	3.77, including 0.2 commercial (533 m <sup>2</sup> ) and 149 market rental units (9,533 m <sup>2</sup> )	None permitted
Lot Coverage	Max. 80%	Max. 80%	None
Setback – No. 3 Road	Min. 3.0 m	Min. 3.0 m	None
Setback – Lansdowne Road	Min. 5.0 m	Min. 5.0 m	None
Setback – South Side Yard	Min. 0.0 m	Min. 0.0 m	None
Setback – East Rear Yard	Min. 1.5 m	Min. 1.5 m	None
Height	47.0 m geodetic	47.0 m geodetic	None
Lot Size	2,400 m <sup>2</sup>	2,671.6 m <sup>2</sup>	None
Lot Dimensions	Width: Min. 30 m Depth: Min. 75 m	Width: 33.3 m Depth: 80.3 m	None
Parking Spaces	City Centre Zone 1 with TDMs: Market Rental (4% TDM): 115 Visitor/commercial (6.7% TDM, including 1 car-share): 28 Total: 143	With TDMs: Market Rental: 115 Visitor/commercial (including 1 car-share): 28 Total: 143	None
Parking – Accessible Spaces	Min. 2%	2%	None
Parking – Small Car Spaces	Max. 50%	49%	None
Parking – Tandem Spaces	Permitted (residents only)	None	None
Off-Street Loading	1 medium loading space (shared)	1 medium loading space (shared)	None
Bicycle Storage	187 class 1 secure bike spaces 30 class 2 bike rack spaces	265 class 1 secure bike spaces 33 class 2 bike rack spaces	None
EV (Energized) Charging for Cars	Market Rental: 100% energized Commercial: 10% energized Car-share: 1-240V charging station	Market Rental: 100% energized Commercial: 10% energized Car-share: 1-240V charging station	None
Amenity Space – Indoor:	100 m <sup>2</sup>	133 m <sup>2</sup>	none
Amenity Space – Outdoor:	930 m <sup>2</sup>	945 m <sup>2</sup>	none

# 5500 NO. 3 ROAD RENTAL RESIDENTIAL REZONING APPLICATION

RICHMOND, BC

JAN. 20TH 2020\_ FOR CITY

## LIST OF DRAWING:

SHEET #	Drawing Description	REZONING	SCHEM
A000	PROPOSAL	X	N.I.S.
A001	RENDER	X	N.I.S.
A002	RENDER	X	N.I.S.
A003	RENDER	X	N.I.S.
A004	RENDER	X	N.I.S.
A005	RENDER	X	N.I.S.
A006	RENDER	X	N.I.S.
A007	RENDER	X	N.I.S.
A008	RENDER	X	N.I.S.
A009	RENDER	X	N.I.S.
A010	RENDER	X	N.I.S.
A011	RENDER	X	N.I.S.
A012	RENDER	X	N.I.S.
A013	RENDER	X	N.I.S.
A014	RENDER	X	N.I.S.
A015	RENDER	X	N.I.S.
A016	RENDER	X	N.I.S.
A017	RENDER	X	N.I.S.
A018	RENDER	X	N.I.S.
A019	RENDER	X	N.I.S.
A020	RENDER	X	N.I.S.
A021	RENDER	X	N.I.S.
A022	RENDER	X	N.I.S.
A023	RENDER	X	N.I.S.
A024	RENDER	X	N.I.S.
A025	RENDER	X	N.I.S.
A026	RENDER	X	N.I.S.
A027	RENDER	X	N.I.S.
A028	RENDER	X	N.I.S.
A029	RENDER	X	N.I.S.
A030	RENDER	X	N.I.S.
A031	RENDER	X	N.I.S.
A032	RENDER	X	N.I.S.
A033	RENDER	X	N.I.S.
A034	RENDER	X	N.I.S.
A035	RENDER	X	N.I.S.
A036	RENDER	X	N.I.S.
A037	RENDER	X	N.I.S.
A038	RENDER	X	N.I.S.
A039	RENDER	X	N.I.S.
A040	RENDER	X	N.I.S.
A041	RENDER	X	N.I.S.
A042	RENDER	X	N.I.S.
A043	RENDER	X	N.I.S.
A044	RENDER	X	N.I.S.
A045	RENDER	X	N.I.S.
A046	RENDER	X	N.I.S.
A047	RENDER	X	N.I.S.
A048	RENDER	X	N.I.S.
A049	RENDER	X	N.I.S.
A050	RENDER	X	N.I.S.
A051	RENDER	X	N.I.S.
A052	RENDER	X	N.I.S.
A053	RENDER	X	N.I.S.
A054	RENDER	X	N.I.S.
A055	RENDER	X	N.I.S.
A056	RENDER	X	N.I.S.
A057	RENDER	X	N.I.S.
A058	RENDER	X	N.I.S.
A059	RENDER	X	N.I.S.
A060	RENDER	X	N.I.S.
A061	RENDER	X	N.I.S.
A062	RENDER	X	N.I.S.
A063	RENDER	X	N.I.S.
A064	RENDER	X	N.I.S.
A065	RENDER	X	N.I.S.
A066	RENDER	X	N.I.S.
A067	RENDER	X	N.I.S.
A068	RENDER	X	N.I.S.
A069	RENDER	X	N.I.S.
A070	RENDER	X	N.I.S.
A071	RENDER	X	N.I.S.
A072	RENDER	X	N.I.S.
A073	RENDER	X	N.I.S.
A074	RENDER	X	N.I.S.
A075	RENDER	X	N.I.S.
A076	RENDER	X	N.I.S.
A077	RENDER	X	N.I.S.
A078	RENDER	X	N.I.S.
A079	RENDER	X	N.I.S.
A080	RENDER	X	N.I.S.
A081	RENDER	X	N.I.S.
A082	RENDER	X	N.I.S.
A083	RENDER	X	N.I.S.
A084	RENDER	X	N.I.S.
A085	RENDER	X	N.I.S.
A086	RENDER	X	N.I.S.
A087	RENDER	X	N.I.S.
A088	RENDER	X	N.I.S.
A089	RENDER	X	N.I.S.
A090	RENDER	X	N.I.S.
A091	RENDER	X	N.I.S.
A092	RENDER	X	N.I.S.
A093	RENDER	X	N.I.S.
A094	RENDER	X	N.I.S.
A095	RENDER	X	N.I.S.
A096	RENDER	X	N.I.S.
A097	RENDER	X	N.I.S.
A098	RENDER	X	N.I.S.
A099	RENDER	X	N.I.S.
A100	RENDER	X	N.I.S.



Conceptual  
Development  
Plans

Headwater Projects Inc. 1545 West Hastings Street, Suite 800, Richmond, BC V6Z 1M6. Tel: 604-682-3999. Fax: 604-682-3999. Email: MCM@mussoncattellmackey.com

MCM

Musson  
Cattell  
Mackey  
Partnership

Architects, Designers, Planners  
Client: N/A  
104 West Hastings Street  
Vancouver, British Columbia  
Canada V6C 3K1  
T: 604.682.7676  
F: 604.682.7771  
MCMPartnership.com

Headwater  
HEADWATER PROJECTS

DLI 2019/04.10 (DLI # 041872004)  
Headwater  
Vancouver

Site  
MIXED USE  
RENTAL  
RESIDENTIAL  
BUILDING  
5507 No. 3 Rd.  
RICHMOND, BC  
Project

RENDER

Drawing  
Scale  
Phase 2/2019  
Sheet A001



LANSDOWNE RD - FACING EAST

PLN - 93

All Rights Reserved. Permission is granted to reproduce this drawing for informational purposes only. No other reproduction or distribution is permitted without the prior written consent of the architect.

MCM

Musson  
Cattell  
Mackey  
Partnership

Architects: Designers Planners  
Ottawa, PA  
100 West Beaver Street  
Suite 100  
Vancouver, British Columbia  
Canada V6A 0B1  
E: 604.462.1771  
MCMPartners.com

Headwater  
HEADWATER PROJECTS

DLI 2017/141, 15 (DLI) OR 14/2016/15  
Registration  
1997-04-01

Site  
MIXED USE  
RENTAL  
RESIDENTIAL  
BUILDING  
5500 No. 3 Rd.  
RICHMOND, BC  
Project

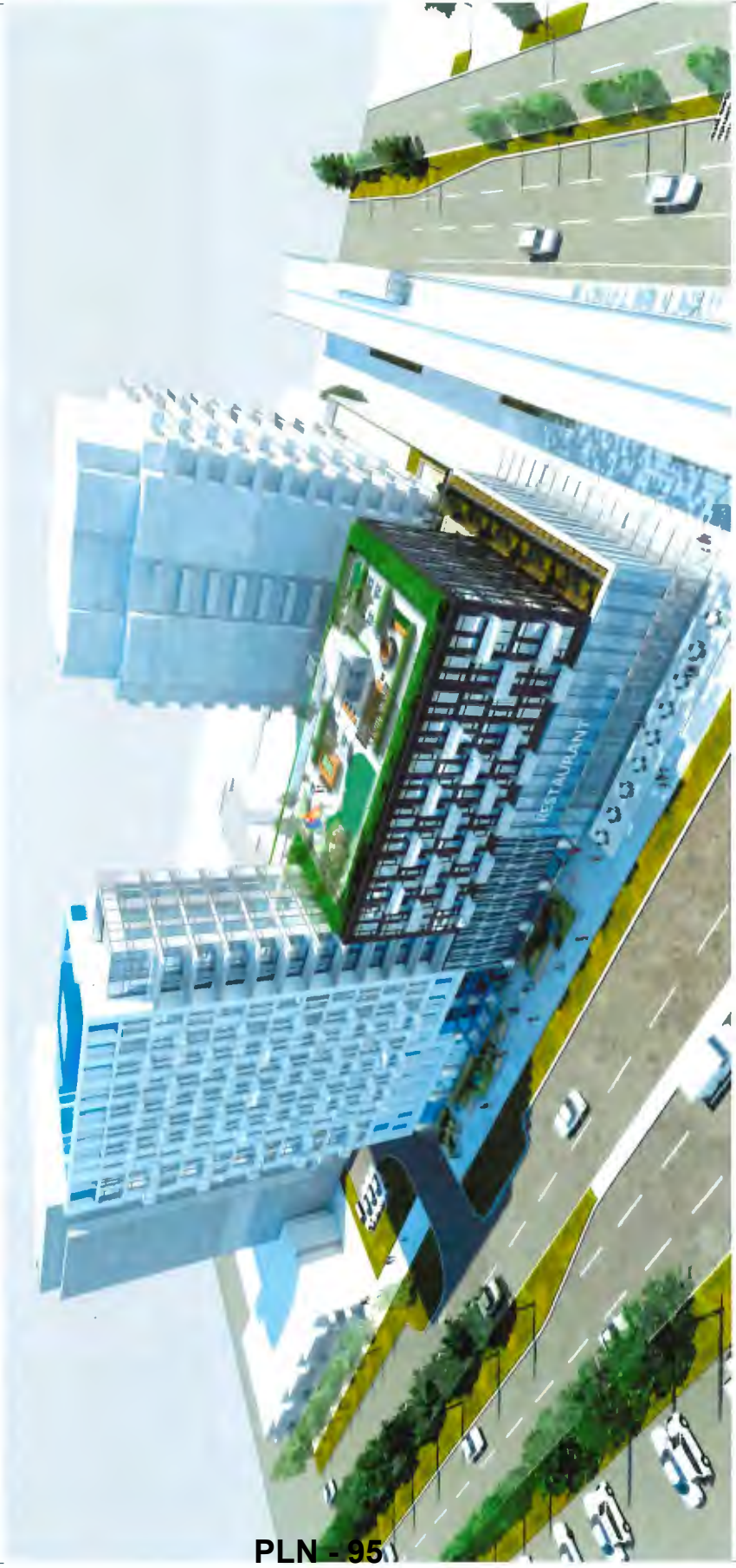
RENDER

Sheet  
Scale  
Project  
2/2018/20  
Sheet  
A002



PLN - 94

LANSDOWNE RD - FACING WEST



PLN - 95

BIRDSEYE VIEW - FROM NORTHWEST

© 2015 Musson Cattell Mackey Partnership. All rights reserved. This is a preliminary rendering and not a final architectural drawing. All other rights reserved.



VIEW POINT A - FROM SKYTRAIN TRACK SEE EAST



VIEW POINT C - FROM SOUTH 5580 SEE NORTH



VIEW POINT B - FROM EAST LANE SEE WEST



VIEW POINT D - CANADA LINE FACING NORTH



# 5500 NO. 3 ROAD RENTAL RESIDENTIAL REZONING

MCM

## PROJECT INFORMATION AND ADDRESS

5500 NO. 3 ROAD  
RICHMOND, B.C.  
R1D0B9-5P0699

LOT 21 SEC 4 BLK 4N RG 6W PL  
NWP1601 Suburban Block 3, Except Plan REF22118.

## ZONING ANALYSIS

ZONING: REZONING UNDER URBAN CORE T6  
TRANSECT (SUB AREA B.4)  
- COMMERCIAL  
- RESIDENTIAL  
PROPOSED STOREYS: 11 STOREYS (ABOVE 4 STOREYS PARKING)  
1 STOREY  
MAX DENSITY: 4.0 units per 100 sqm  
SUB AREA B.4 MAX DENSITY: 4.0  
NET DEVELOPMENT SITE AREA: 2871.5 sqm (31403.7 sf)  
BUILDING COVERAGE AREA: 2045.9 sqm (22022 sf)  
SITE COVERAGE (2045.9/2871.6): 76.56%  
MAXIMUM HEIGHT: 47.0m (154'-2")  
PROPOSED HEIGHT: 47.0m (154'-2")

**Musson Cattell Mackey Partnership**  
Architects Engineers Planners  
1045 West Hastings Street  
Suite 1900  
Vancouver, British Columbia  
Canada V6E 3K3  
T: 604-682-3399  
F: 604-682-3398  
MCM@musson.com

**Headwater**  
WATERWAYS SERVICES

02\_2022-03-14\_0500 NO. 3 ROAD  
RICHMOND  
11/11/2022

5500 NO. 3 ROAD  
RICHMOND, BC  
PROJECT: 218623  
SHEET: A050

## DENSITY SUMMARY

LEVEL	RETAIL		RES. AMENITY		RENTAL RES.		PARKING / SERV.		TOTAL	
	FLOOR AREA (SF)	GFA (SF)	FLOOR AREA (SF)	GFA (SF)	FLOOR AREA (SF)	GFA (SF)	GFA (SF)	GFA (SF)	FLOOR AREA (SF)	GFA (SF)
1	5732	5732	602	602	1194	1834	12849	21995	21017	42844
2							21995	21995	21995	43990
3							20470	20470	20470	40940
4							14500	14500	13660	28160
5			405	405	14069	14709	14709	14709	14069	28778
6					14069	14709	14709	14709	14069	28778
7					14069	14709	14709	14709	14069	28778
8					14069	14709	14709	14709	14069	28778
9			429	429	6134	6609	6609	6609	6134	12743
10					6569	7044	7044	7044	6569	13113
11					6569	7044	7044	7044	6569	13113
12					6569	7044	7044	7044	6569	13113
13					6569	7044	7044	7044	6569	13113
14					6569	7044	7044	7044	6569	13113
15					6569	7044	7044	7044	6569	13113
TOTAL SF	5732	5732	1436	1436	102609	109134	77309	108341	193611	391952
TOTAL SM	533	533	133	133	9533	10139	7182	10065	17987	37787
FAR	0.20		N/A		3.57		N/A			

## UNIT MIX SUMMARY

UNIT TYPE	AVE. UNIT SIZE (SF)	% OF TOTAL	UNIT COUNT
BACHELOR	402sf	9%	13
1 BED/STUDIO	511sf	49%	73
2 BEDROOM	787sf	42%	63
TOTAL		100%	149
BUH UNITS		100%	149

## PARKING REQUIREMENTS

ZB requirement:	RENTAL RES.		TOTAL REQUIRED (REQ. PARKING w/ SHARED RES. VISTOR and	TOTAL REQUIRED (REQ. PARKING w/ SHARED (per BUNT T15.)
	RES.	VISTOR		
0.8/UNIT RENTAL	120	30		
3.75/100sqm				
TOTAL REQ. PARKING w/ 5% TDM REDUCTION	113	30	143	143
[MIN. H/C REQUIRED]	2% OF PARKING	3	4	4
[MAX. SC REQUIRED]	50% OF PARKING		71.5	

LEVEL	TOTAL	RES.	COMM./VISTOR	[INC. SC CAR	[INC. H/C]
LEVEL 1	8	22	8	2	
LEVEL 2	22	55	22	9	2
LEVEL 3	55	58	55	24	2
LEVEL 4	58	143	58	35	
TOTAL PROVIDED			30		4
TOTAL PROVIDED			70		49%

## LOADING REQUIREMENTS

REQUIRED LOADING	BYLAW	REQ. LOADING/CITY CENTER	PROVIDED LOADING
RESIDENTIAL	81-240 UNITS	MEDIUM SIZE	MEDIUM SIZE
COMM. (NON-RES.)	501-1860 sqm	LARGE SIZE	LARGE SIZE
			1 Shared loading (RES./COMM.)

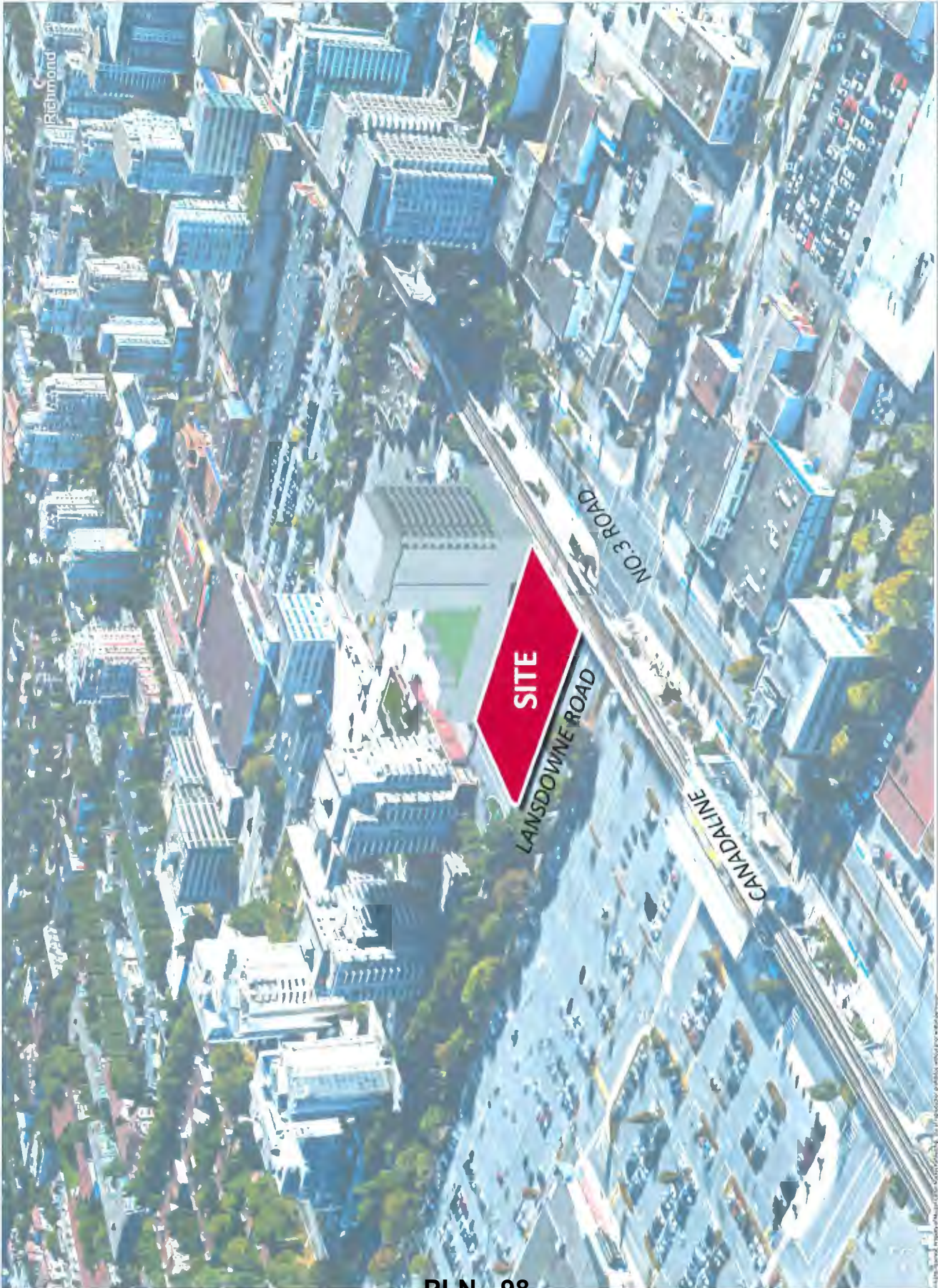
## BIKE REQUIREMENTS

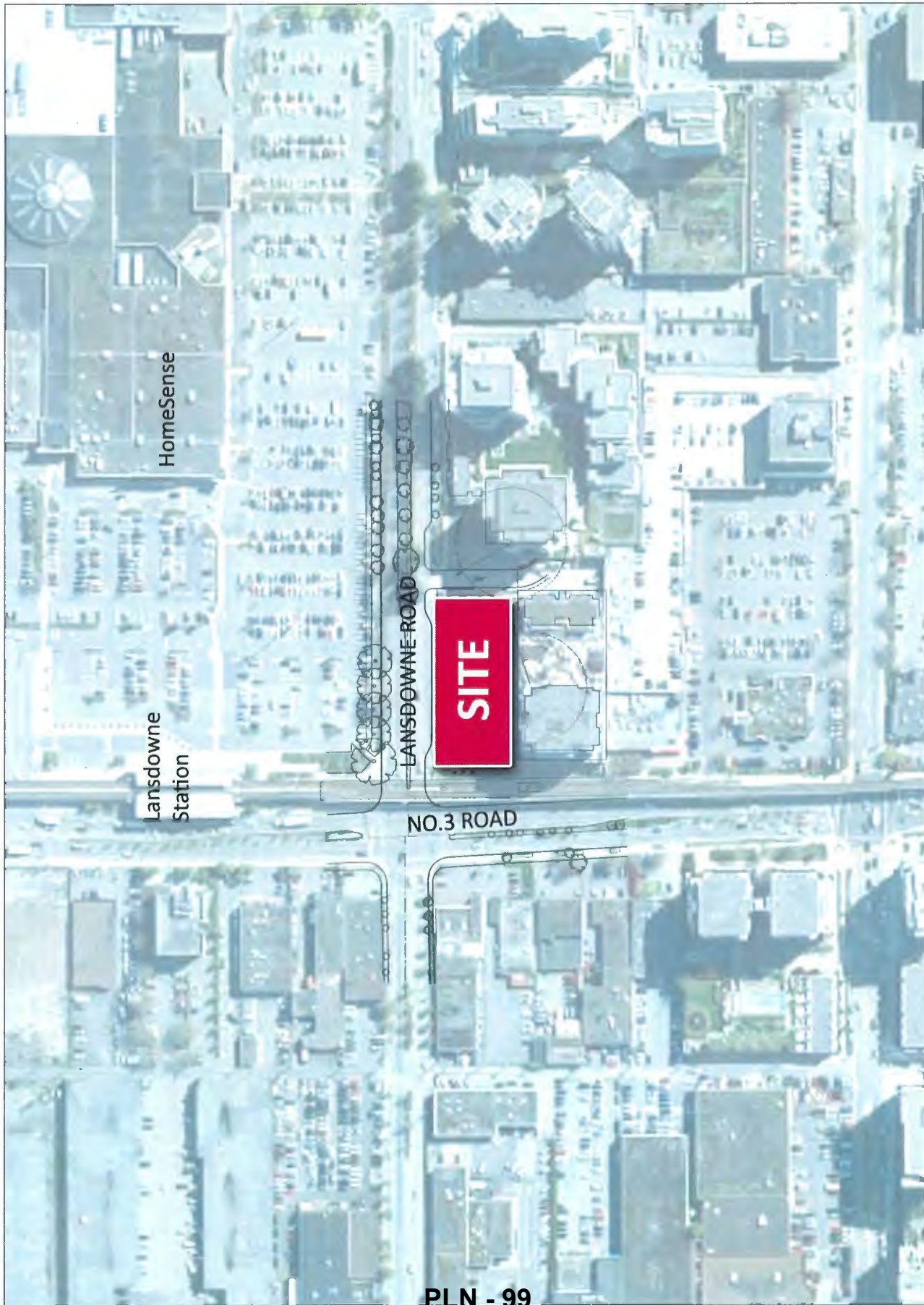
BIKE REQUIREMENTS	BYLAW	REQUIRED	PROPOSED
BUILDING USE	1.25 per unit	187	212
RESIDENTIAL	0.27 per 100 sqm	2	
RETAIL			
TOTAL CLASS 1		189	212
BUILDING USE	0.2 per unit	30	
RESIDENTIAL			
RETAIL	0.4 per 100 sqm	3	
TOTAL CLASS 2		33	33
TOTAL		222	245

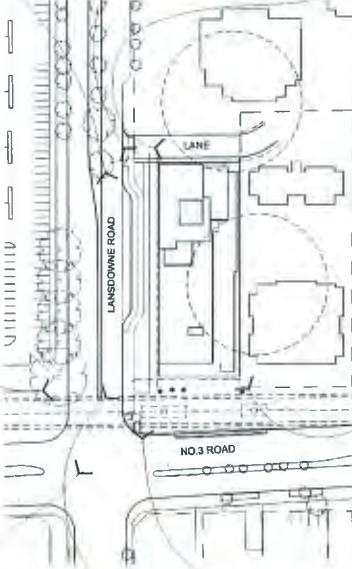
AMENITY REQUIREMENTS	DEVELOPMENT GUIDELINE	REQUIRED	PROPOSED
OUTDOOR	40 units or more: 6 sqm per unit, + 6sqm extra for Non balcony units. [149 total unit X 6 sqm] + (6 Non balcony unit X 6 sqm) = 990 sqm	930 sqm	10170 sqm
INDOOR	40 units or more: min. 100 sqm	1076 sqm	1436 sqm

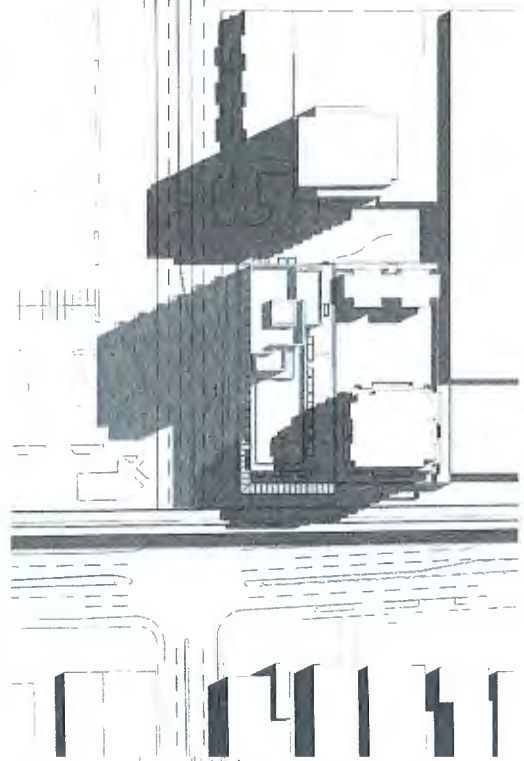
Class 1 Bike Stalls:	#1	#2	#3	#4	#5	#6	Total
Sub Total	36	40	35	40	35	18	212
Stacked & Vertical (included)	7	20	9	20	14		70
							33%

4. All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.





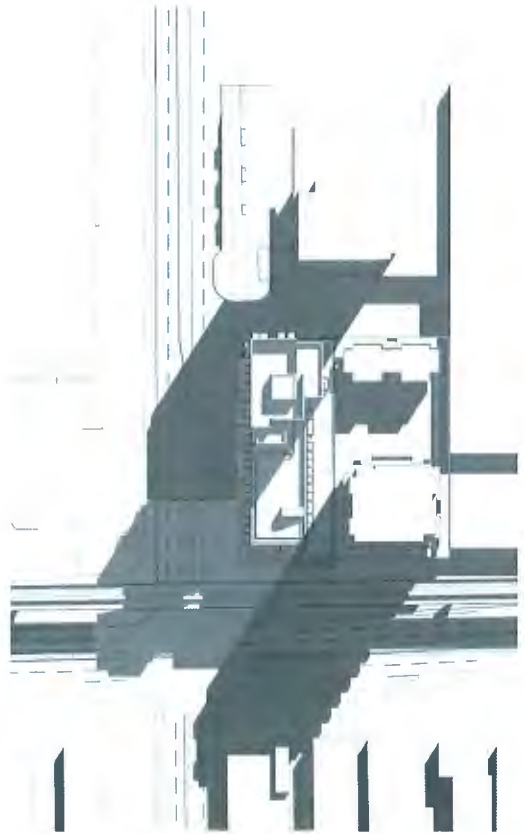




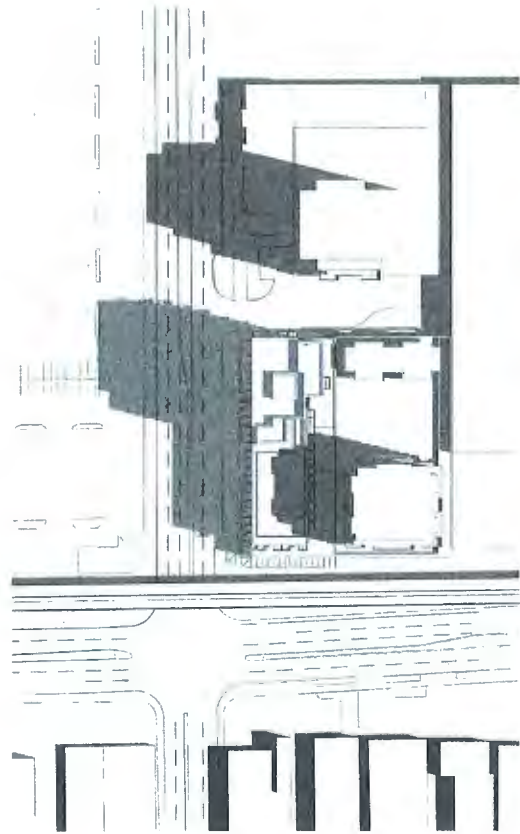
2 EQUINOX - MARCH / SEPTEMBER 21 @ 12 pm (UTC -7)



4 EQUINOX - MARCH / SEPTEMBER 21 @ 4 pm (UTC -7)



1 EQUINOX - MARCH / SEPTEMBER 21 @ 10 am (UTC -7)

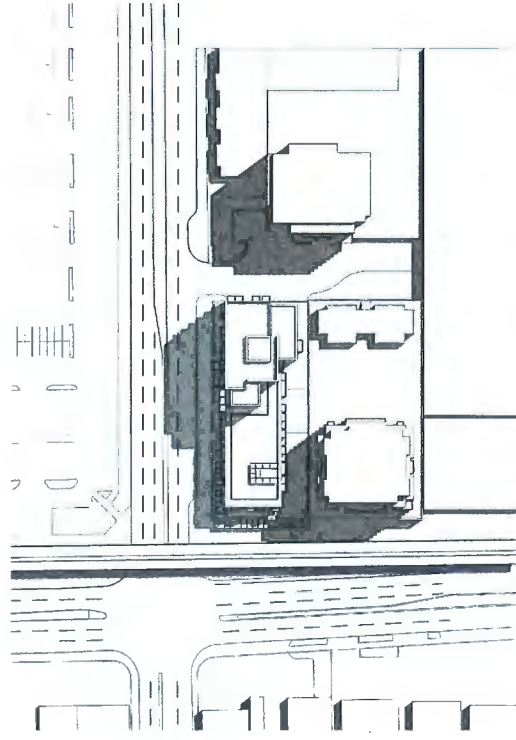


3 EQUINOX - MARCH / SEPTEMBER 21 @ 2 pm (UTC -7)

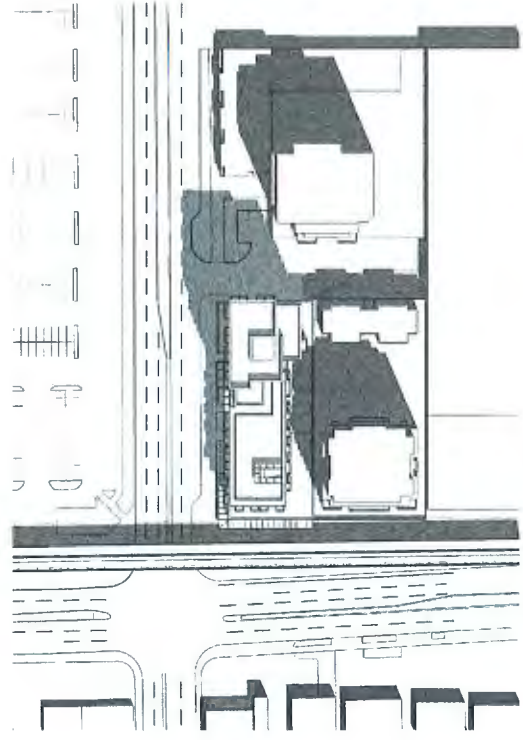


PROJECT NO: 210403. 3500 NO. 7 ROAD RICHMOND BC. PROJECT NO: 210403. 17144200. 3/24/2017

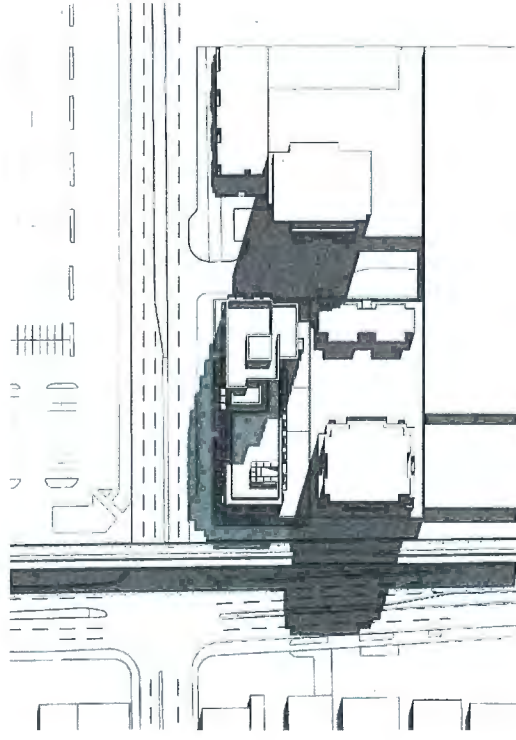
All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.



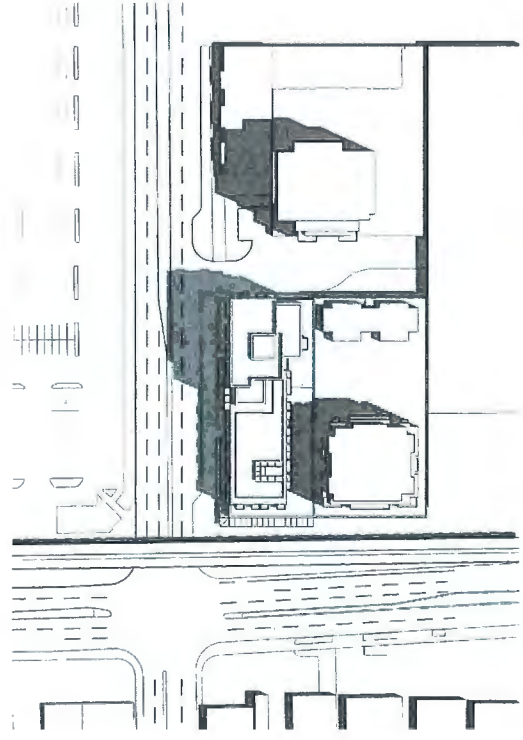
1 SUMMER SOLSTICE JUNE 21 @ 10 am (UTC-7)



2 SUMMER SOLSTICE JUNE 21 @ 12 pm (UTC-7)



3 SUMMER SOLSTICE JUNE 21 @ 2 pm (UTC-7)



4 SUMMER SOLSTICE JUNE 21 @ 4 pm (UTC-7)





**Musson  
Cattell  
Mackey  
Partnership**

Architectural Designers / Planners  
 Greater Vancouver  
 1000 West Hastings Street  
 Vancouver, British Columbia  
 Canada V6E 3B1  
 T: 604.683.1771  
 MCMPartners.com



HEADWATER PROJECTS

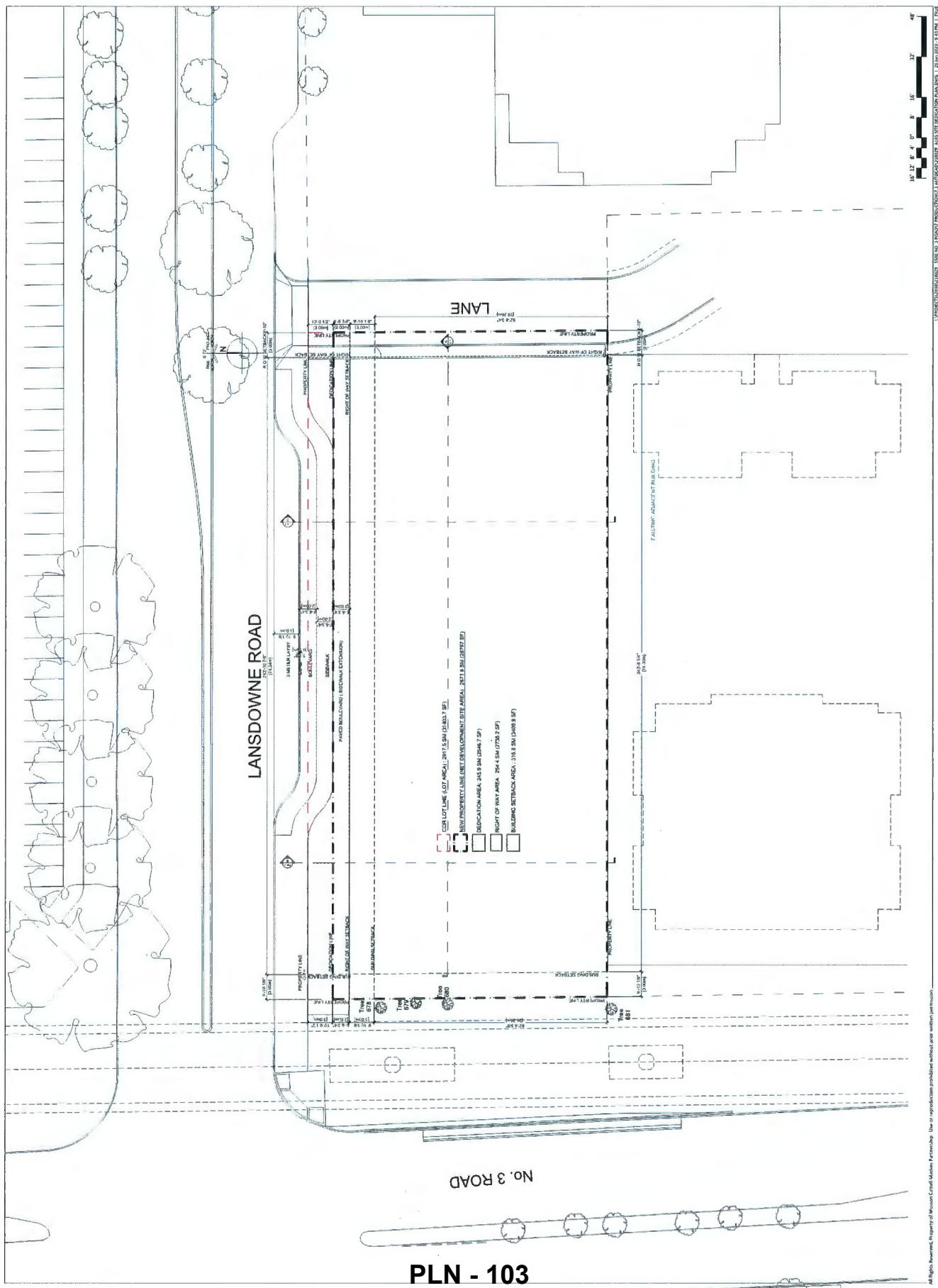
011 2010141 REVISED LAYOUT PLAN  
 2010  
 1/10/10

Client  
**MIXED USE  
 RENTAL  
 RESIDENTIAL  
 BUILDING**  
 5300 No. 3 Rd.  
 RICHMOND, BC

Project  
**SITE  
 DEDICATION PLAN**

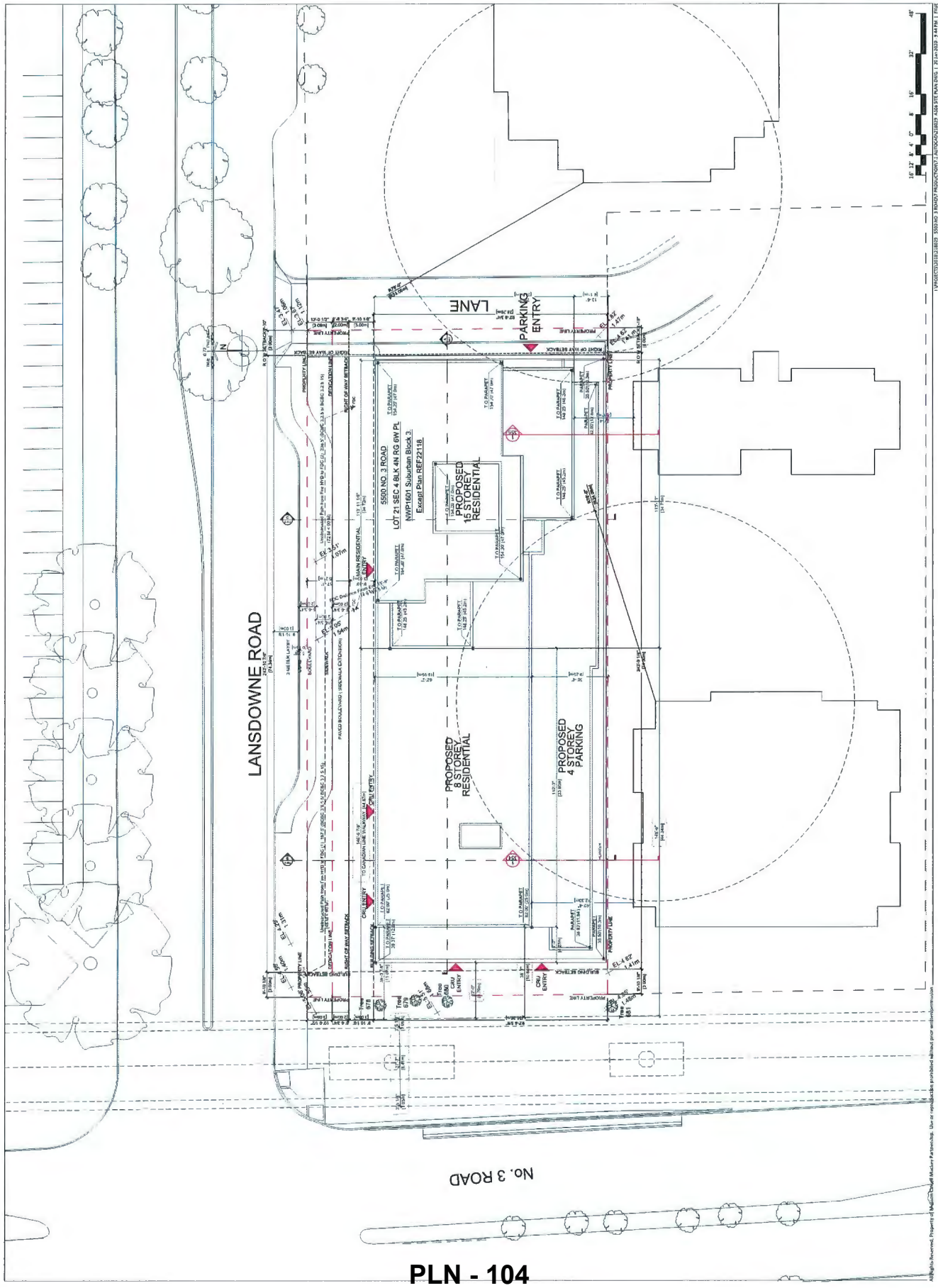
Drawn  
 3/20/10  
 210203

Sheet  
**A105**



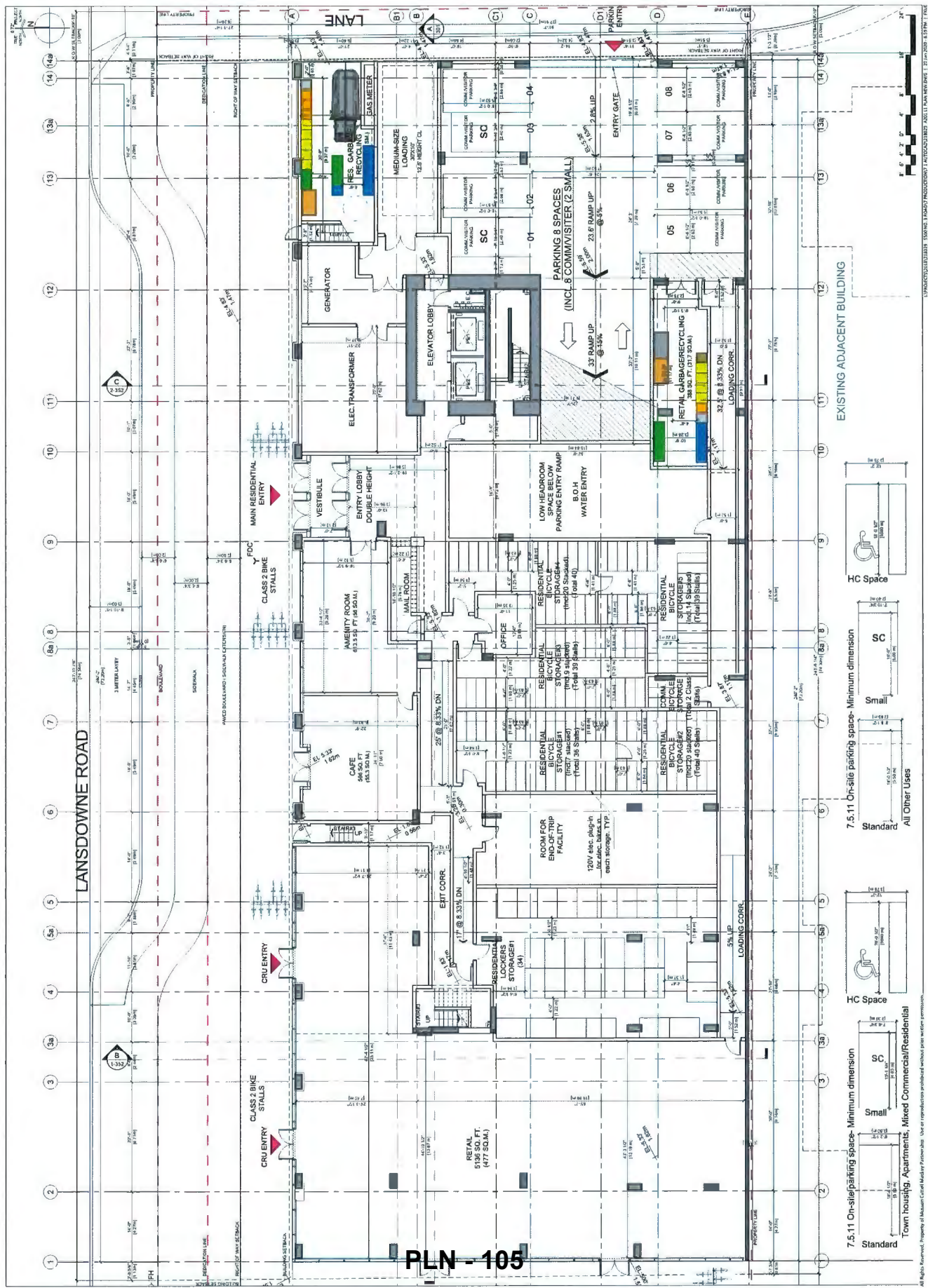
**PLN - 103**

All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

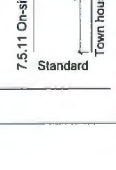
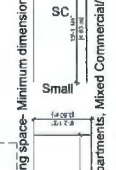
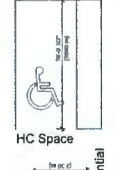
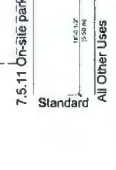
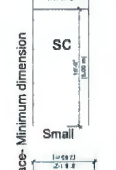


Copyright Reserved, Property of Musson/Cattell/Mackey Partnership. Use or republication prohibited without prior written permission.





**PLN - 105**



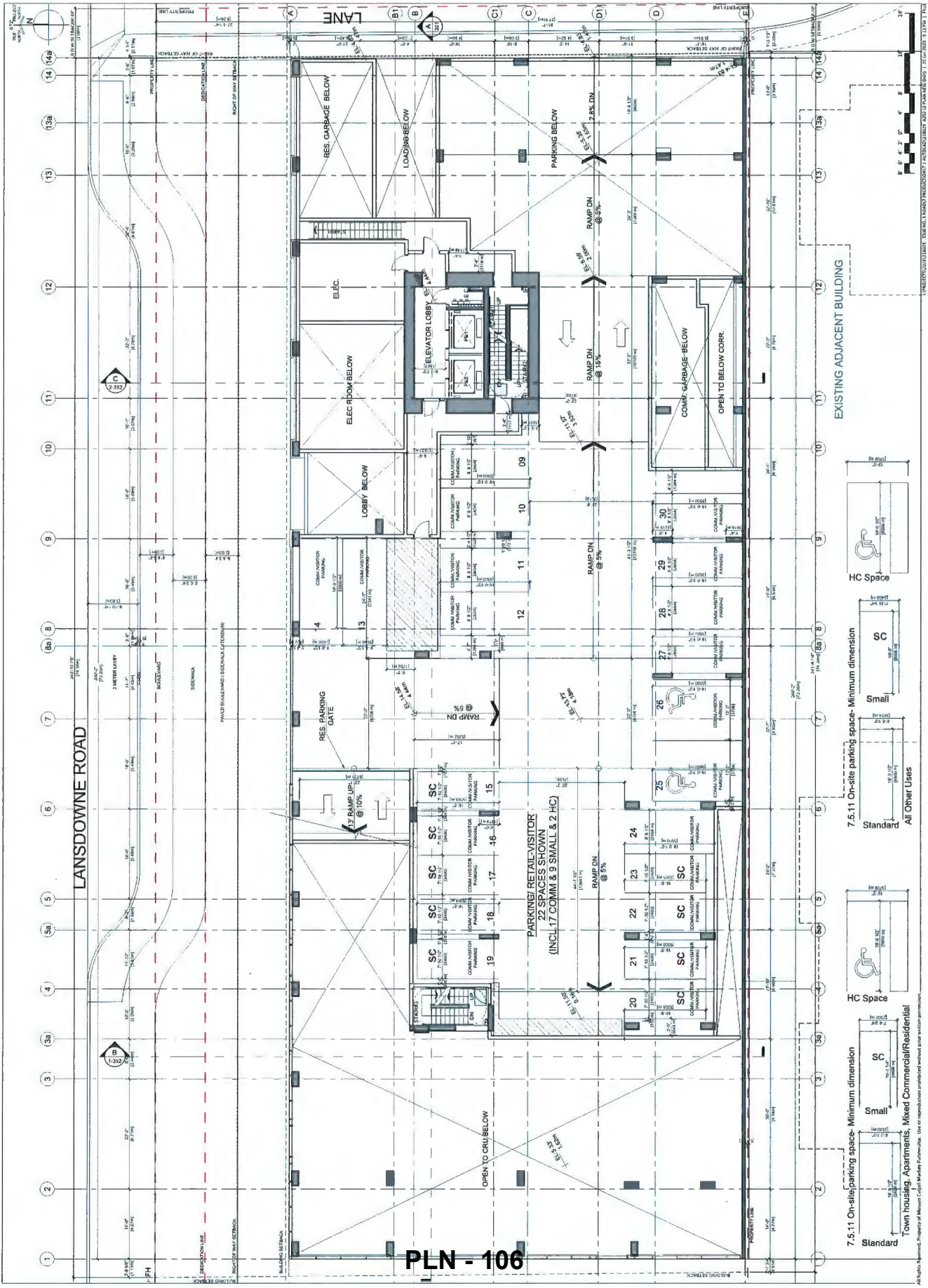
EXISTING ADJACENT BUILDING

7.5.11 On-site parking space - Minimum dimension

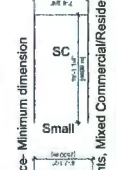
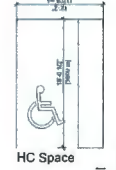
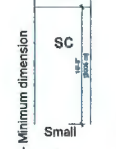
7.5.11 On-site parking space - Minimum dimension

Town housing, Apartments, Mixed Commercial/Residential

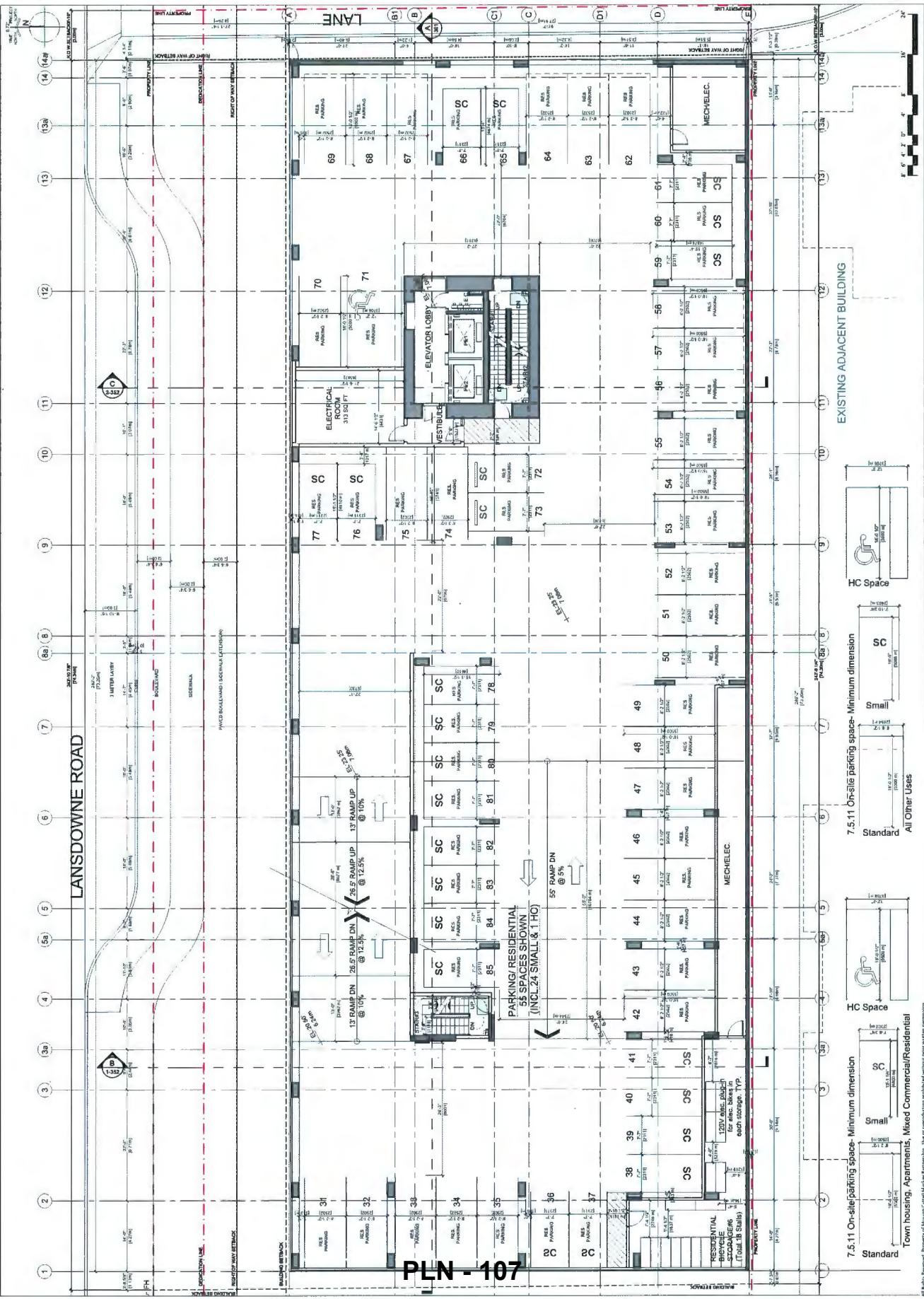
All Rights Reserved. Property of Musson-Cattell-Mackey Partnership. Use or reproduction prohibited without prior written permission.



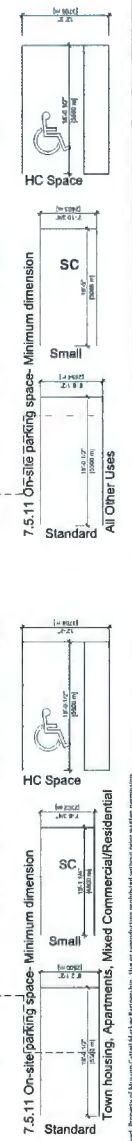
PLN - 106



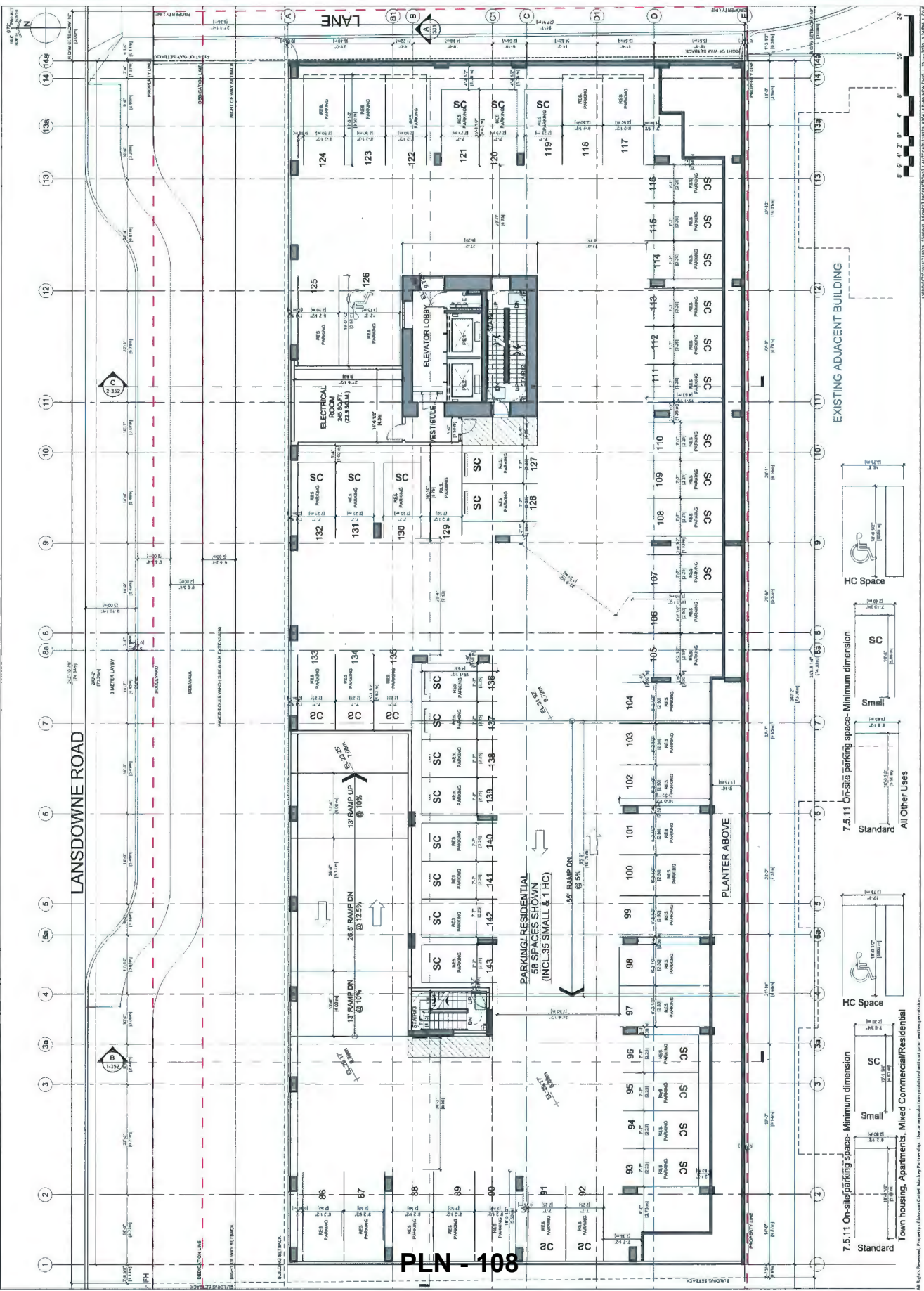
All Rights Reserved. Property of Musson Carrall Mackey Partnership. Use or reproduction prohibited without prior written permission.  
Town housing, Apartments, Mixed Commercial/Residential



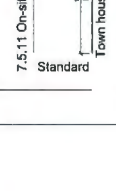
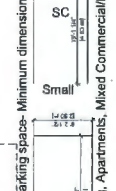
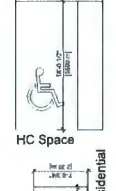
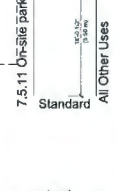
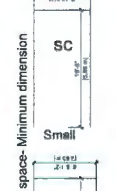
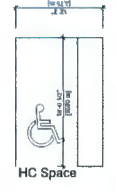
**PLN - 107**



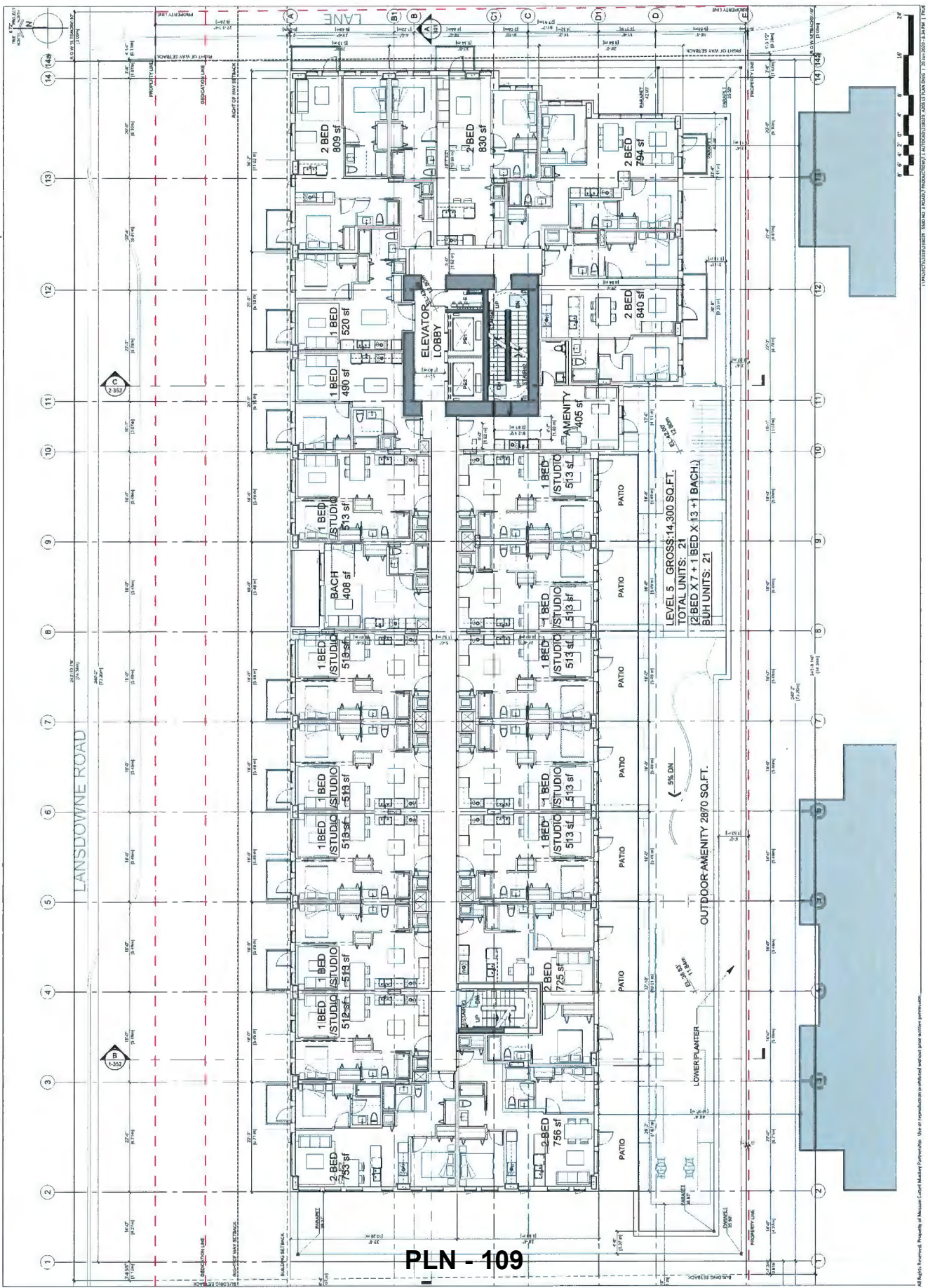
All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.



**PLN - 108**

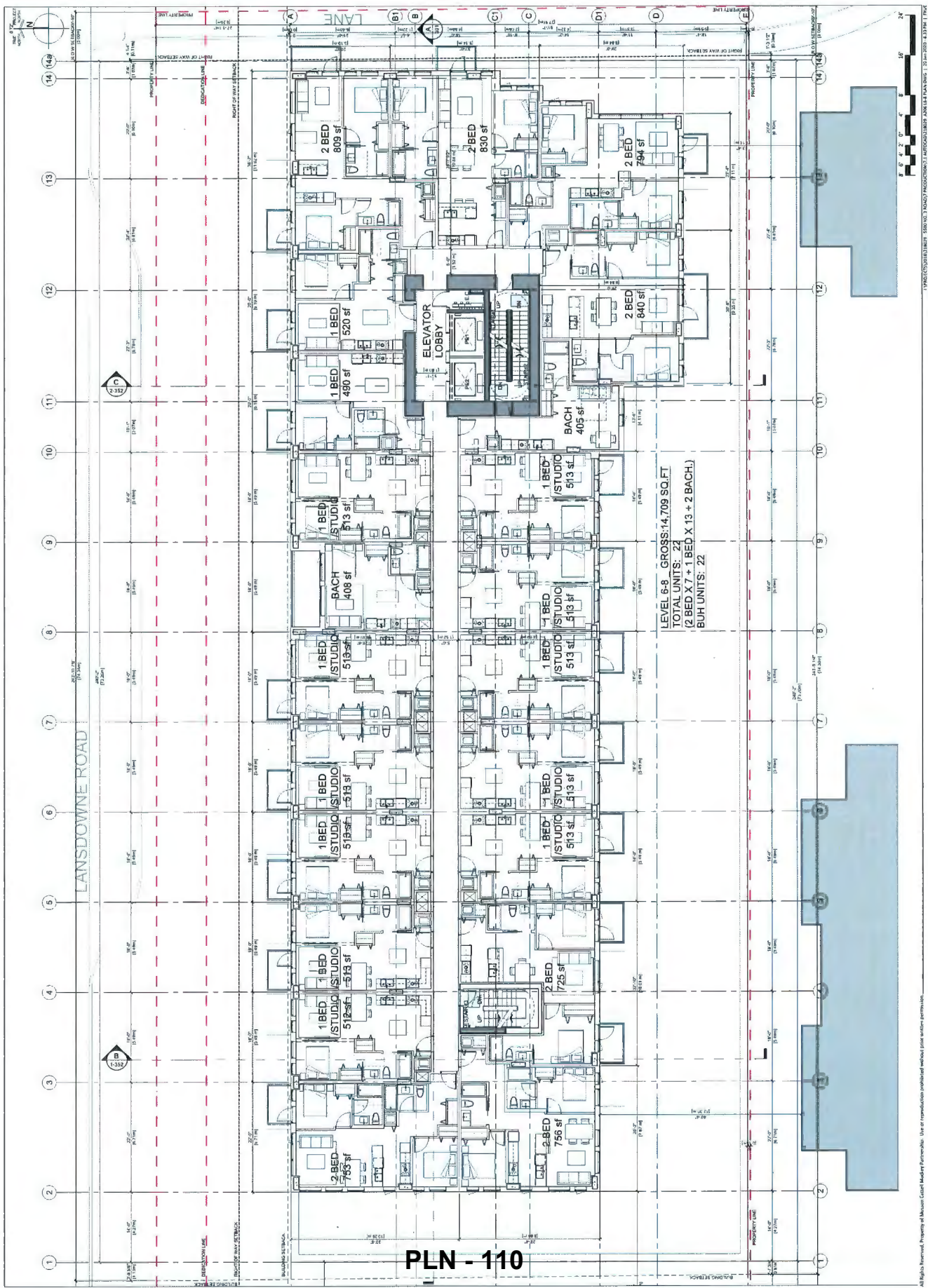


All Rights Reserved. Property of Musson Cattell Mackley Partnership. Use or reproduction prohibited without prior written permission.

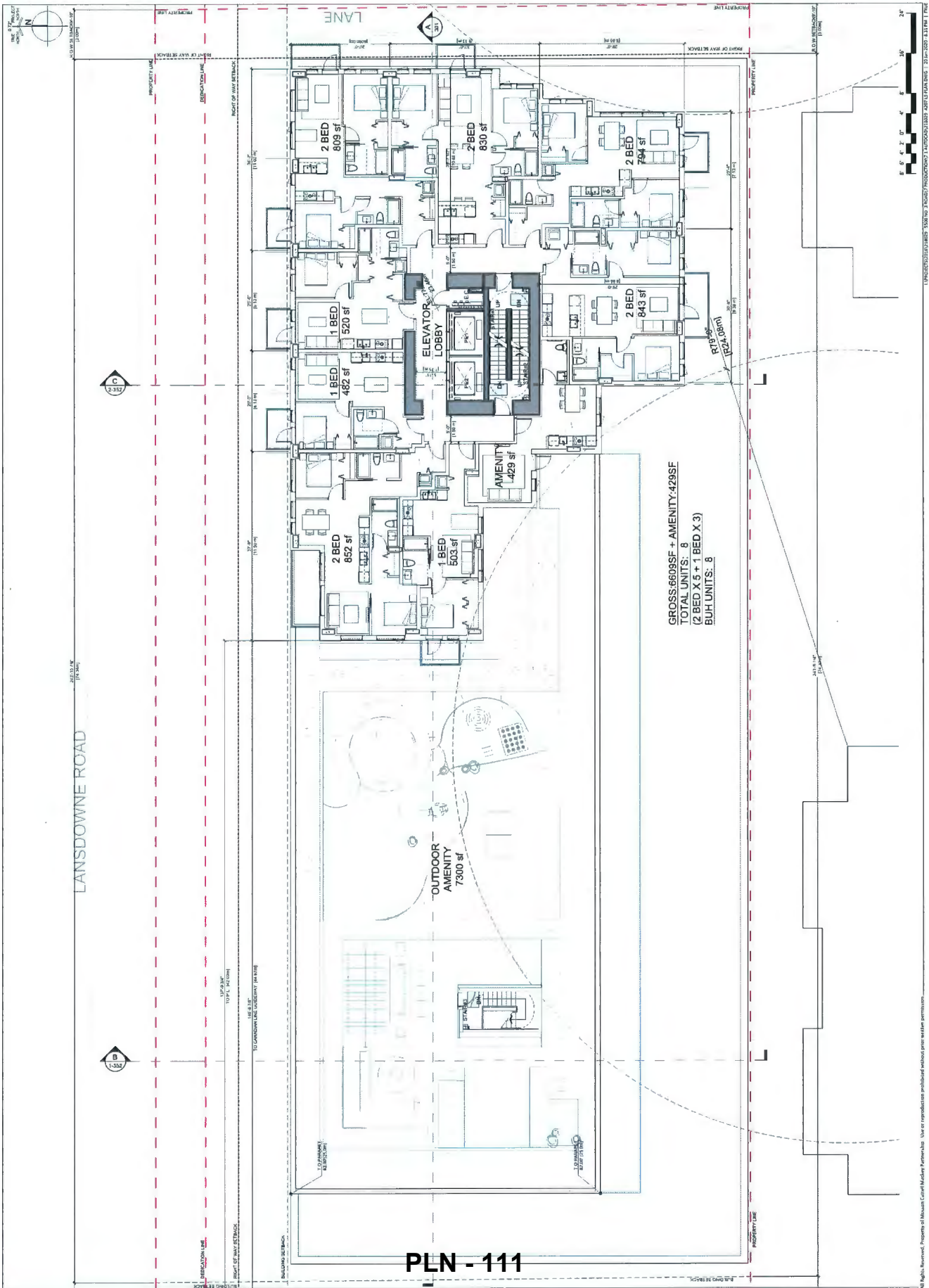


PLN - 109

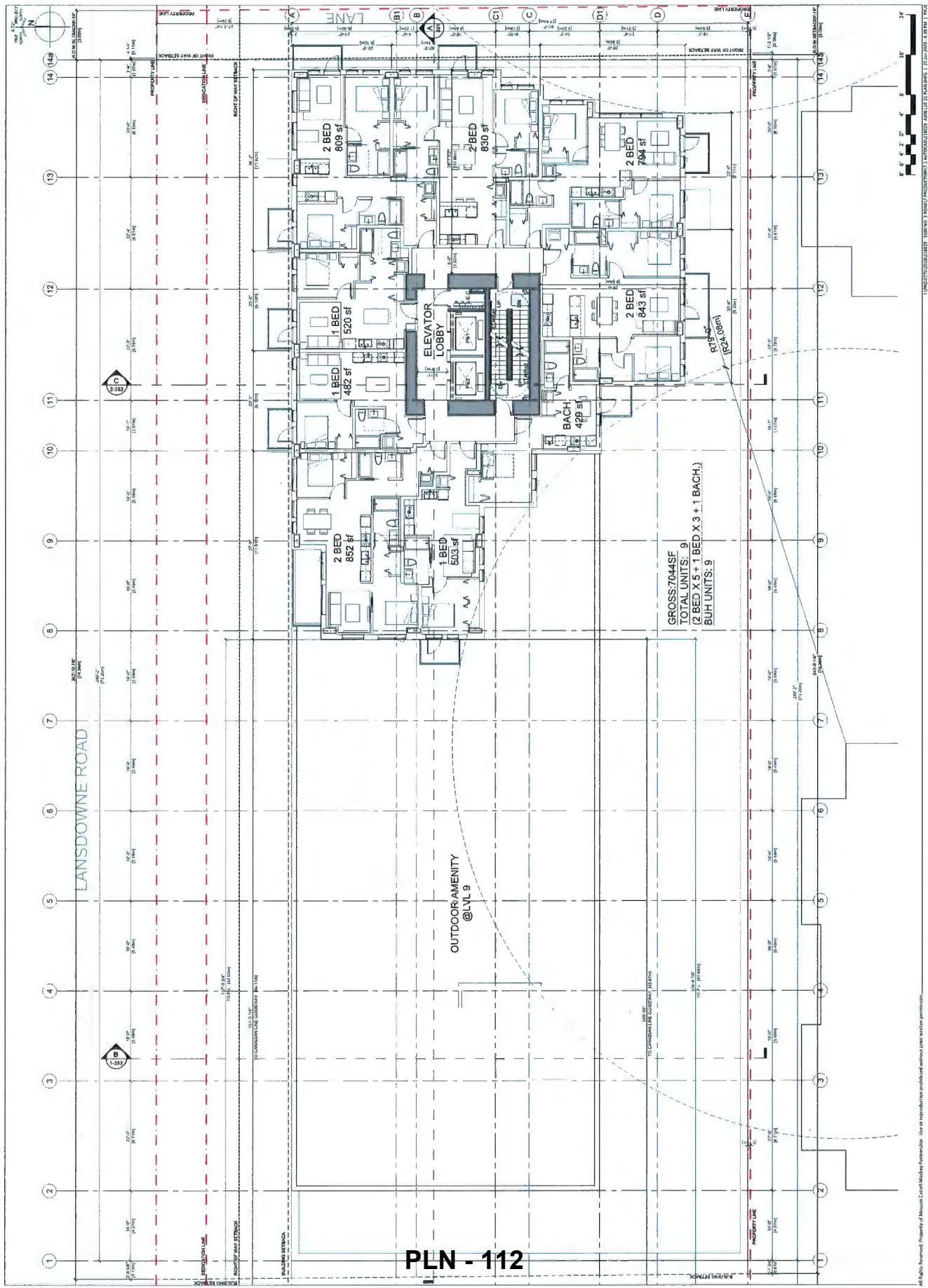
All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.



All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.



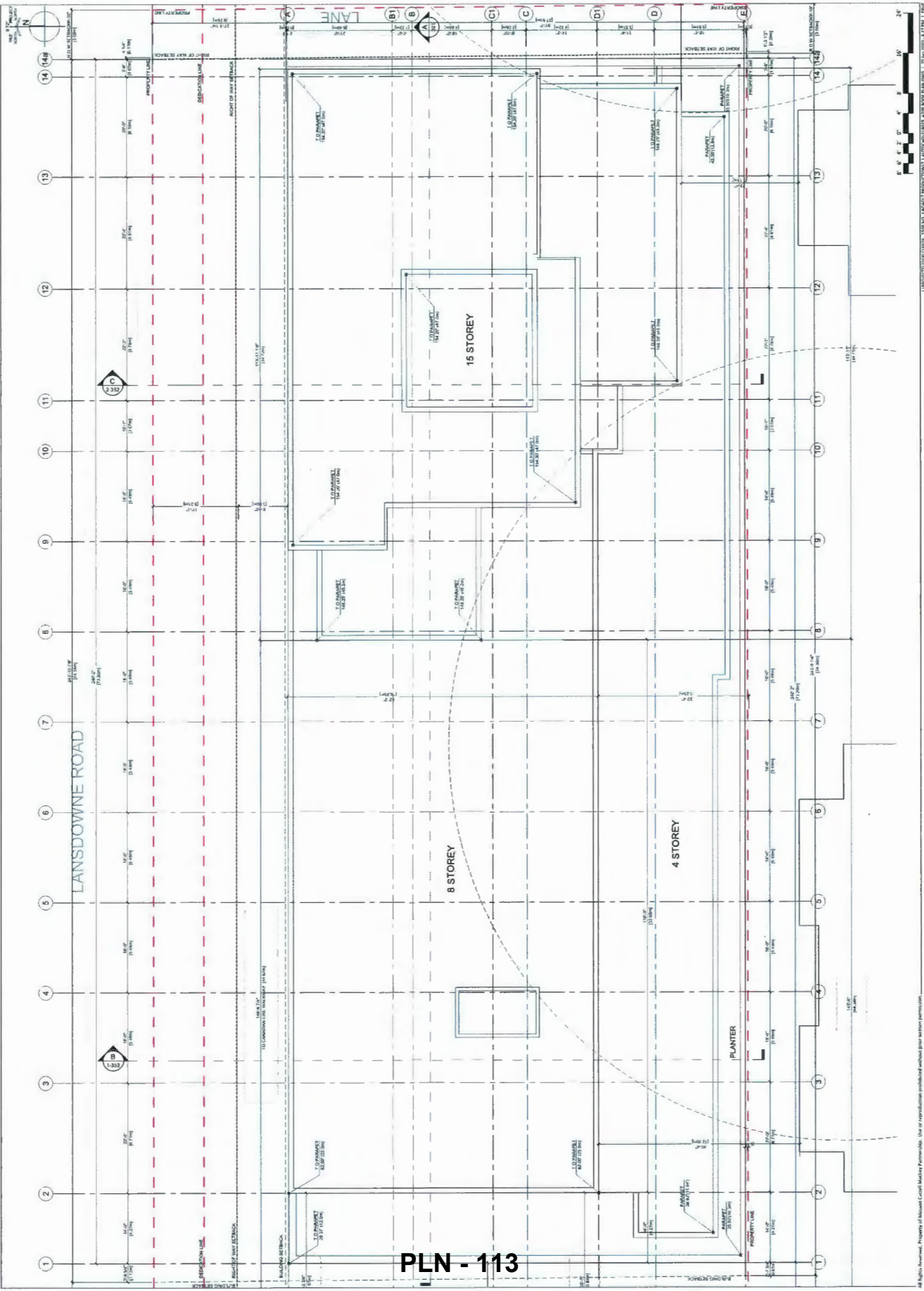
GROSS: 6609SF + AMENITY: 429SF  
 TOTAL UNITS: 8  
 (2 BED X 5 + 1 BED X 3)  
 BUH UNITS: 8



**PLN - 112**

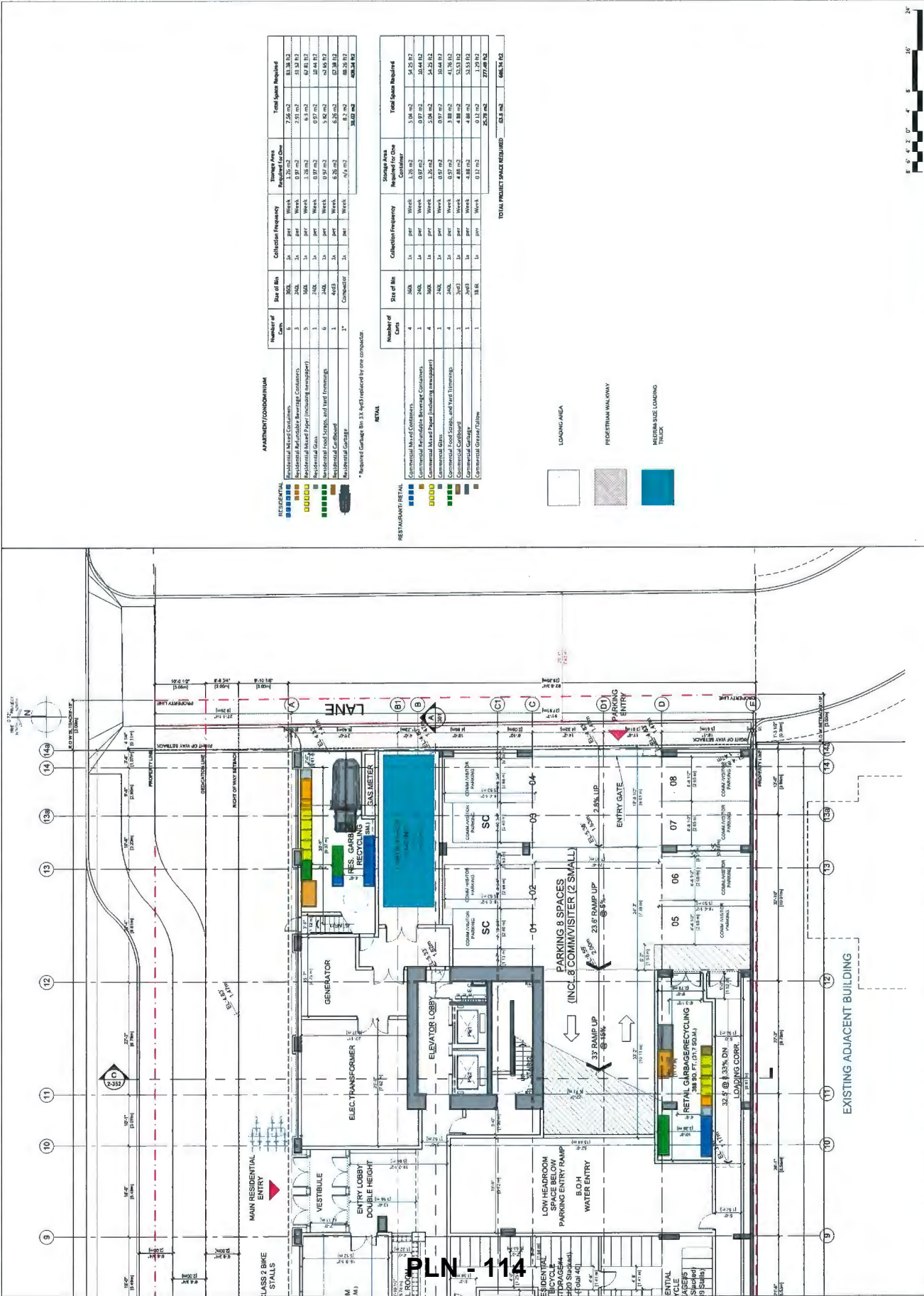
All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.





**PLN - 113**

All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.



**APARTMENT/CONDOMINIUM**

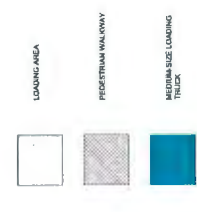
Bin Type	Number of Cans	Rate of Bin	Collection Frequency	Storage Area Required for One Container	Total Space Required
Residential Mixed Containers	6	300L	2x per Week	1.35 m <sup>2</sup>	7.26 m <sup>2</sup>
Residential Mixed Containers	1	300L	2x per Week	1.35 m <sup>2</sup>	1.35 m <sup>2</sup>
Residential Mixed Containers (Including newspapers)	1	300L	2x per Week	1.35 m <sup>2</sup>	1.35 m <sup>2</sup>
Residential Mixed Containers (Including newspapers)	1	300L	2x per Week	1.35 m <sup>2</sup>	1.35 m <sup>2</sup>
Residential Glass	1	240L	2x per Week	0.97 m <sup>2</sup>	0.97 m <sup>2</sup>
Residential Food Scraps and Yard Trimmings	6	240L	2x per Week	0.97 m <sup>2</sup>	5.82 m <sup>2</sup>
Residential Cardboard	1	405L	2x per Week	0.97 m <sup>2</sup>	0.97 m <sup>2</sup>
Residential Garbage	1*	Composter	2x per Week	0.97 m <sup>2</sup>	0.97 m <sup>2</sup>
					20.88 m <sup>2</sup>

\* Required Garbage Bin 3.4 m<sup>3</sup> required for one composter.

**RETAIL**

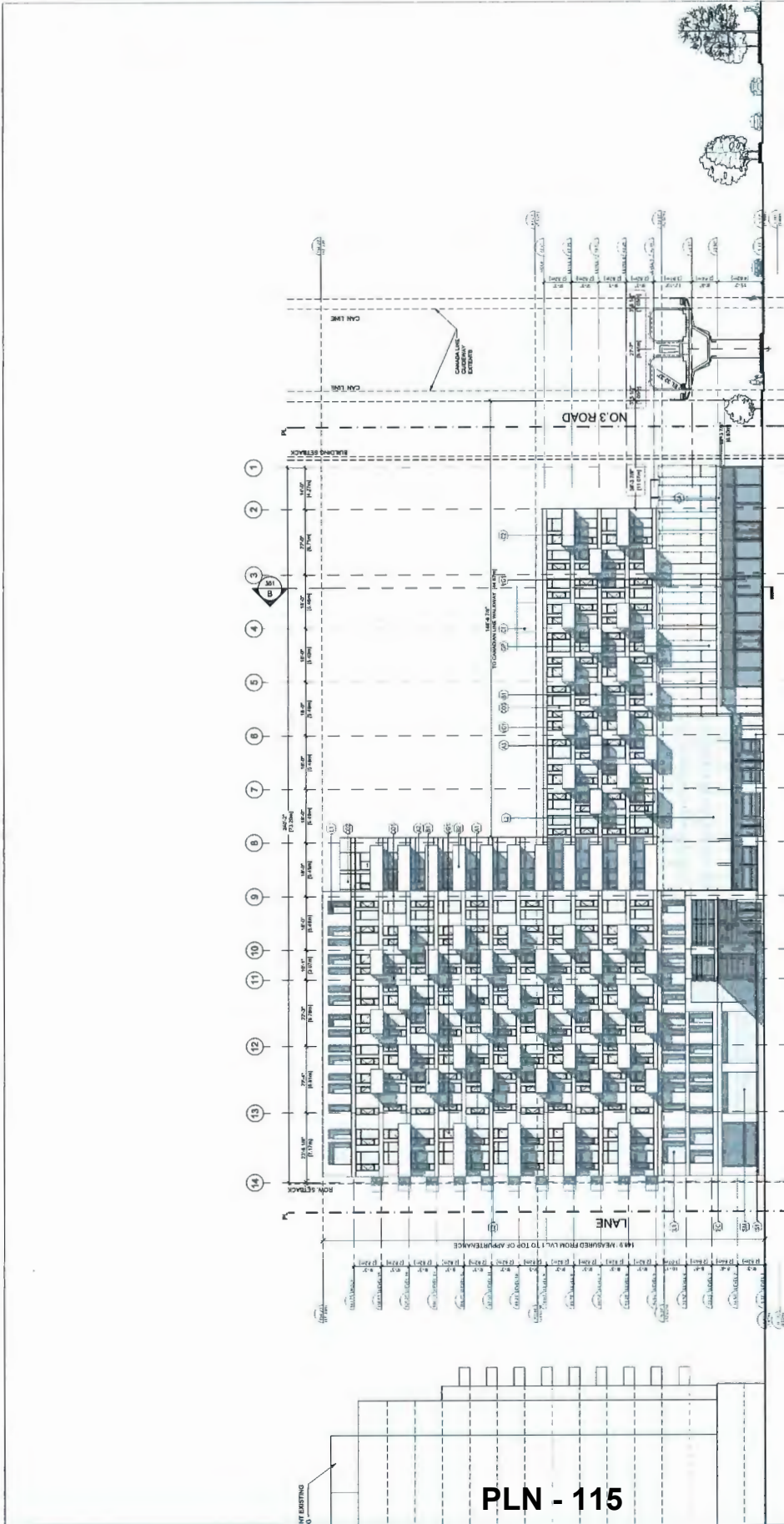
Bin Type	Number of Cans	Rate of Bin	Collection Frequency	Storage Area Required for One Container	Total Space Required
Commercial Mixed Containers	4	300L	2x per Week	1.35 m <sup>2</sup>	5.40 m <sup>2</sup>
Commercial Mixed Containers	1	300L	2x per Week	1.35 m <sup>2</sup>	1.35 m <sup>2</sup>
Commercial Mixed Containers (Including newspapers)	4	300L	2x per Week	1.35 m <sup>2</sup>	5.40 m <sup>2</sup>
Commercial Mixed Containers (Including newspapers)	1	300L	2x per Week	1.35 m <sup>2</sup>	1.35 m <sup>2</sup>
Commercial Glass	4	240L	2x per Week	0.97 m <sup>2</sup>	3.88 m <sup>2</sup>
Commercial Food Scraps and Yard Trimmings	4	240L	2x per Week	0.97 m <sup>2</sup>	3.88 m <sup>2</sup>
Commercial Cardboard	1	300L	2x per Week	1.35 m <sup>2</sup>	1.35 m <sup>2</sup>
Commercial Garbage	1	300L	2x per Week	1.35 m <sup>2</sup>	1.35 m <sup>2</sup>
Commercial Garbage	1	300L	2x per Week	1.35 m <sup>2</sup>	1.35 m <sup>2</sup>
Commercial Garbage	1	300L	2x per Week	1.35 m <sup>2</sup>	1.35 m <sup>2</sup>
					25.78 m <sup>2</sup>

**TOTAL PROJECT SPACE REQUIRED:** 46.66 m<sup>2</sup>



PLN - 114

All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use of reproduction prohibited without prior written permission.



**MATERIAL LEGEND**

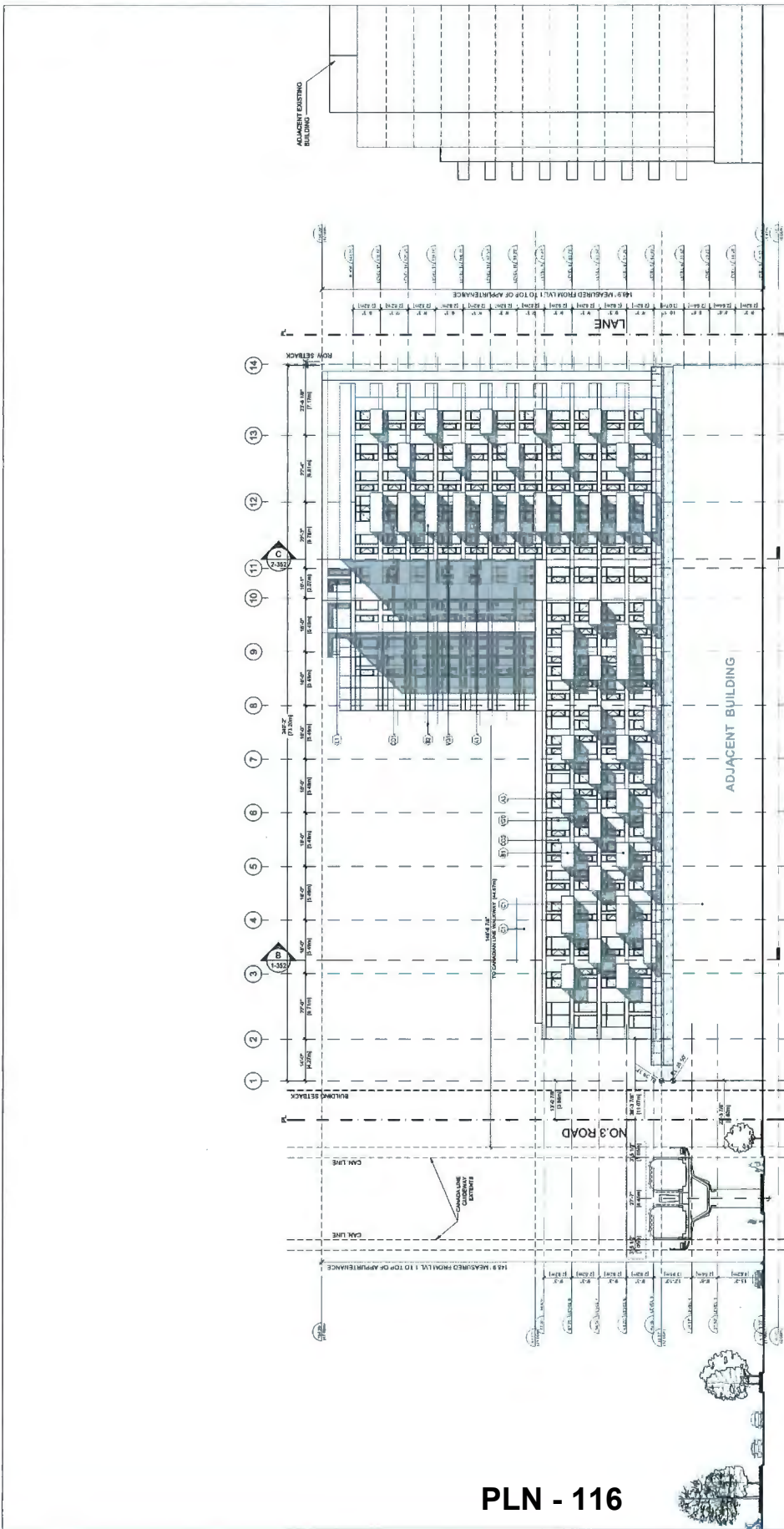
(A1)	Aluminum Mullion (White)	(B1)	High Reflective Glass Guardrail with Metal Rails and Posts.
(A2)	Aluminum Mullion (Light Grey)	(B2)	High Reflective Glass Guardrail with Metal Rails and Posts.
(A3)	Aluminum Mullion (Charcoal Grey)	(C1)	Glass Canopy / Metal Frame - Light Grey
(B3)	Aluminum Mullion (Dark Grey)	(C2)	Empty Glass Canopy / Metal Frame - Blue
(C1)	Aluminum Mullion (White)	(D1)	Translucent Glass Panel
(C2)	Aluminum Mullion (Light Grey)	(D2)	Translucent Glass Panel with Metal Panel
(C3)	Aluminum Mullion (Charcoal Grey)	(D3)	Translucent Glass Panel with Metal Panel - Vertical Blue
(D1)	Aluminum Mullion (Dark Grey)	(E1)	Polished Concrete - Vertical Blue
(D2)	Aluminum Mullion (White)	(E2)	Light Grey Perforated Metal Panel
(D3)	Aluminum Mullion (Light Grey)	(E3)	Light Grey Perforated Metal Panel - Vertical Blue
(E1)	Aluminum Mullion (Dark Grey)	(F1)	Polished Concrete - Vertical Blue
(E2)	Aluminum Mullion (White)	(F2)	Light Grey Perforated Metal Panel
(E3)	Aluminum Mullion (Light Grey)	(F3)	Light Grey Perforated Metal Panel - Vertical Blue

1. BUILDING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

PLN - 115



All Rights Reserved. Property of Musson Cattell Mackey Partnership. All reproduction prohibited without prior written permission.

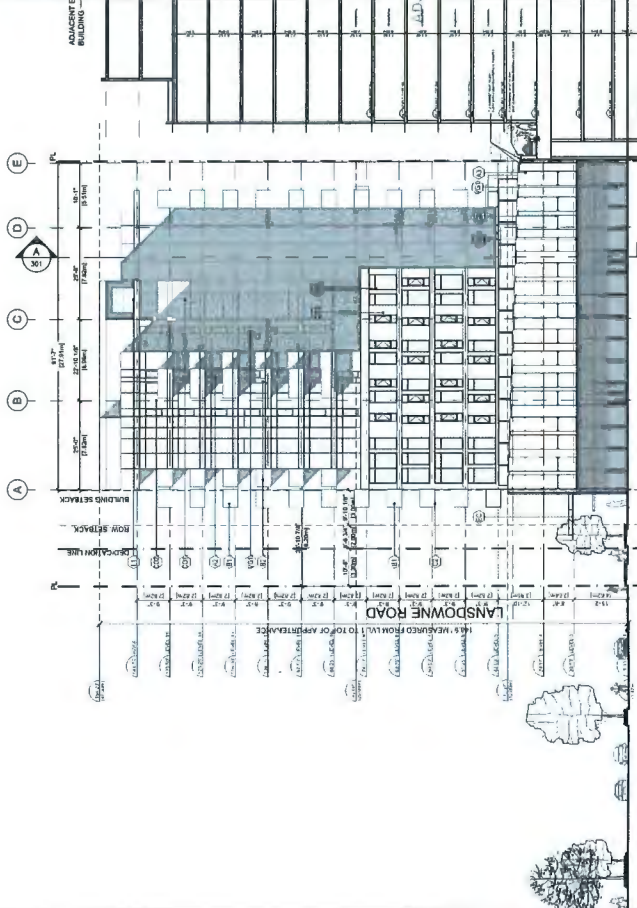


**MATERIAL LEGEND**

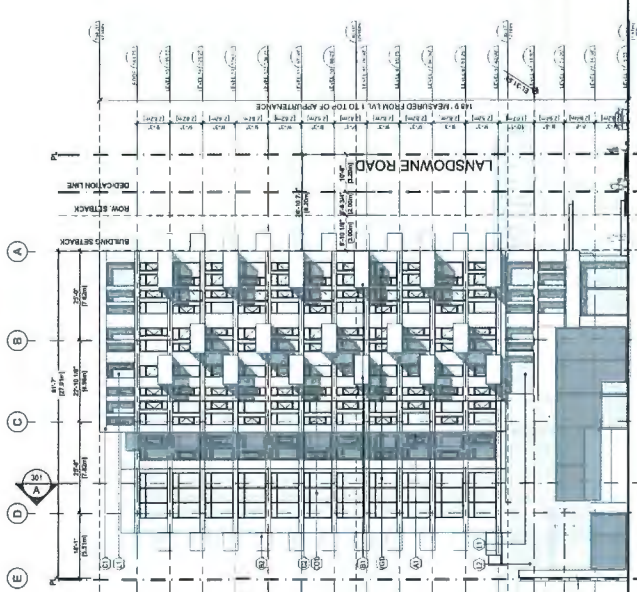
A1	Aluminum Mullion (White)	B1	High Reflective Glass, Casual with Metal Rails and Posts
A2	Aluminum Mullion (Light Gray)	B2	Glass Casework Metal Panel and Posts
A3	Aluminum Mullion (Charcoal Gray)	B3	Glass Casework Metal Frame - Light Gray
A4	Aluminum Mullion (Dark Gray)	B4	Glass Casework Metal Frame - Blue
A5	Aluminum Mullion (White)	B5	Translucent Glass Panel
A6	Aluminum Mullion (Charcoal Gray)	B6	Translucent Glass Panel
A7	Aluminum Mullion (Dark Gray)	B7	Translucent Glass Panel
A8	Aluminum Mullion (White)	B8	Translucent Glass Panel
A9	Aluminum Mullion (Light Gray)	B9	Translucent Glass Panel
A10	Aluminum Mullion (Charcoal Gray)	B10	Translucent Glass Panel
A11	Aluminum Mullion (Dark Gray)	B11	Translucent Glass Panel
A12	Aluminum Mullion (White)	B12	Translucent Glass Panel
A13	Aluminum Mullion (Light Gray)	B13	Translucent Glass Panel
A14	Aluminum Mullion (Charcoal Gray)	B14	Translucent Glass Panel
A15	Aluminum Mullion (Dark Gray)	B15	Translucent Glass Panel
A16	Aluminum Mullion (White)	B16	Translucent Glass Panel
A17	Aluminum Mullion (Light Gray)	B17	Translucent Glass Panel
A18	Aluminum Mullion (Charcoal Gray)	B18	Translucent Glass Panel
A19	Aluminum Mullion (Dark Gray)	B19	Translucent Glass Panel
A20	Aluminum Mullion (White)	B20	Translucent Glass Panel
A21	Aluminum Mullion (Light Gray)	B21	Translucent Glass Panel
A22	Aluminum Mullion (Charcoal Gray)	B22	Translucent Glass Panel
A23	Aluminum Mullion (Dark Gray)	B23	Translucent Glass Panel
A24	Aluminum Mullion (White)	B24	Translucent Glass Panel
A25	Aluminum Mullion (Light Gray)	B25	Translucent Glass Panel
A26	Aluminum Mullion (Charcoal Gray)	B26	Translucent Glass Panel
A27	Aluminum Mullion (Dark Gray)	B27	Translucent Glass Panel
A28	Aluminum Mullion (White)	B28	Translucent Glass Panel
A29	Aluminum Mullion (Light Gray)	B29	Translucent Glass Panel
A30	Aluminum Mullion (Charcoal Gray)	B30	Translucent Glass Panel
A31	Aluminum Mullion (Dark Gray)	B31	Translucent Glass Panel
A32	Aluminum Mullion (White)	B32	Translucent Glass Panel
A33	Aluminum Mullion (Light Gray)	B33	Translucent Glass Panel
A34	Aluminum Mullion (Charcoal Gray)	B34	Translucent Glass Panel
A35	Aluminum Mullion (Dark Gray)	B35	Translucent Glass Panel
A36	Aluminum Mullion (White)	B36	Translucent Glass Panel
A37	Aluminum Mullion (Light Gray)	B37	Translucent Glass Panel
A38	Aluminum Mullion (Charcoal Gray)	B38	Translucent Glass Panel
A39	Aluminum Mullion (Dark Gray)	B39	Translucent Glass Panel
A40	Aluminum Mullion (White)	B40	Translucent Glass Panel
A41	Aluminum Mullion (Light Gray)	B41	Translucent Glass Panel
A42	Aluminum Mullion (Charcoal Gray)	B42	Translucent Glass Panel
A43	Aluminum Mullion (Dark Gray)	B43	Translucent Glass Panel
A44	Aluminum Mullion (White)	B44	Translucent Glass Panel
A45	Aluminum Mullion (Light Gray)	B45	Translucent Glass Panel
A46	Aluminum Mullion (Charcoal Gray)	B46	Translucent Glass Panel
A47	Aluminum Mullion (Dark Gray)	B47	Translucent Glass Panel
A48	Aluminum Mullion (White)	B48	Translucent Glass Panel
A49	Aluminum Mullion (Light Gray)	B49	Translucent Glass Panel
A50	Aluminum Mullion (Charcoal Gray)	B50	Translucent Glass Panel

1. BUILDING SOUTH ELEVATION  
 1/8" = 1'-0"

All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.



2. BUILDING WEST ELEVATION  
 1/8" = 1'-0"

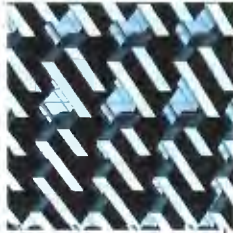


2. BUILDING EAST ELEVATION  
 1/8" = 1'-0"

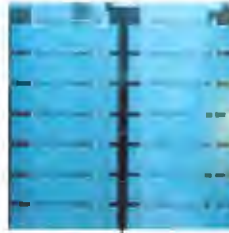
**MATERIAL LEGEND**

(A1)	Aluminum Mullion (White)	(C1)	Composite - Bone White	(S1)	High Reflective Glass Quarter Panel
(A2)	Aluminum Mullion (Light Gray)	(C2)	Composite - Light Gray	(S2)	High Reflective Glass Quarter Panel with Metal Ribs and Posts
(A3)	Aluminum Mullion (Charcoal Gray)	(C3)	Composite - Dark Gray	(S3)	Glass Canopy Metal Frame - Light Gray
(V1)	Vision Glass	(C4)	Painted Concrete - Charcoal Gray	(S4)	Entry Glass Canopy Metal Frame - Blue
(U1)	Metal Louver Screen	(C5)	Painted Concrete - Various Blue	(S5)	Translucent Glass Panel
(L2)	Angled Painted Metal Panels	(S6)	Light Gray Natural Granite	(S6)	Standard Screen Metal Panel
		(S7)	Relief Stone/Block Columns	(S7)	- Various Blue





High-Reflective Glass Guardrail with metal  
B1



Translucent Glass Panels in front of Spandrel  
GP



Glass Canopy Metal Frame (Light Grey)  
CA



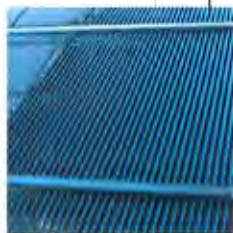
Composite Panel (Metal or Cementitious)  
- Dark Grey  
C03



Composite Panel (Metal or Cementitious)  
- Light Grey  
C02



Composite Panel (Metal or Cementitious)  
- Bone White  
C01



Metal Lower Screen (Various Blue Colors)  
L1



Printed Concrete (Various Blue)  
C4



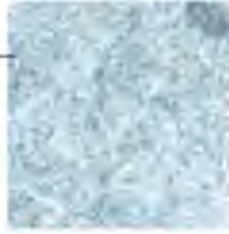
Glass Guardrail with metal rail and posts  
B2



Angled Perforated Metal Panels  
L2



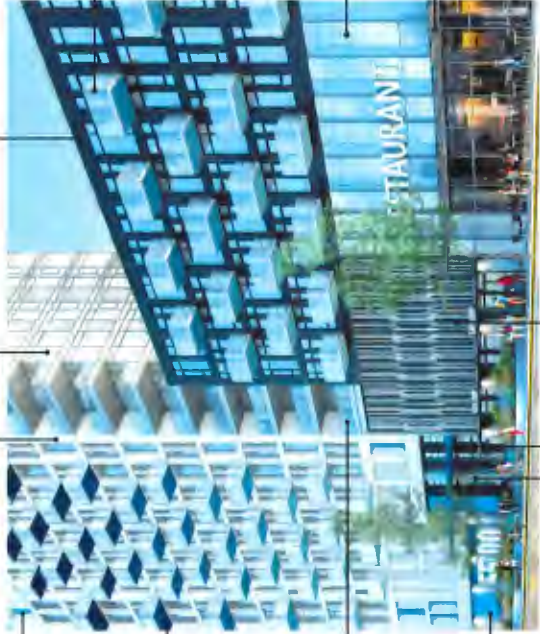
Glass Canopy Metal Frame (Blue)  
EC

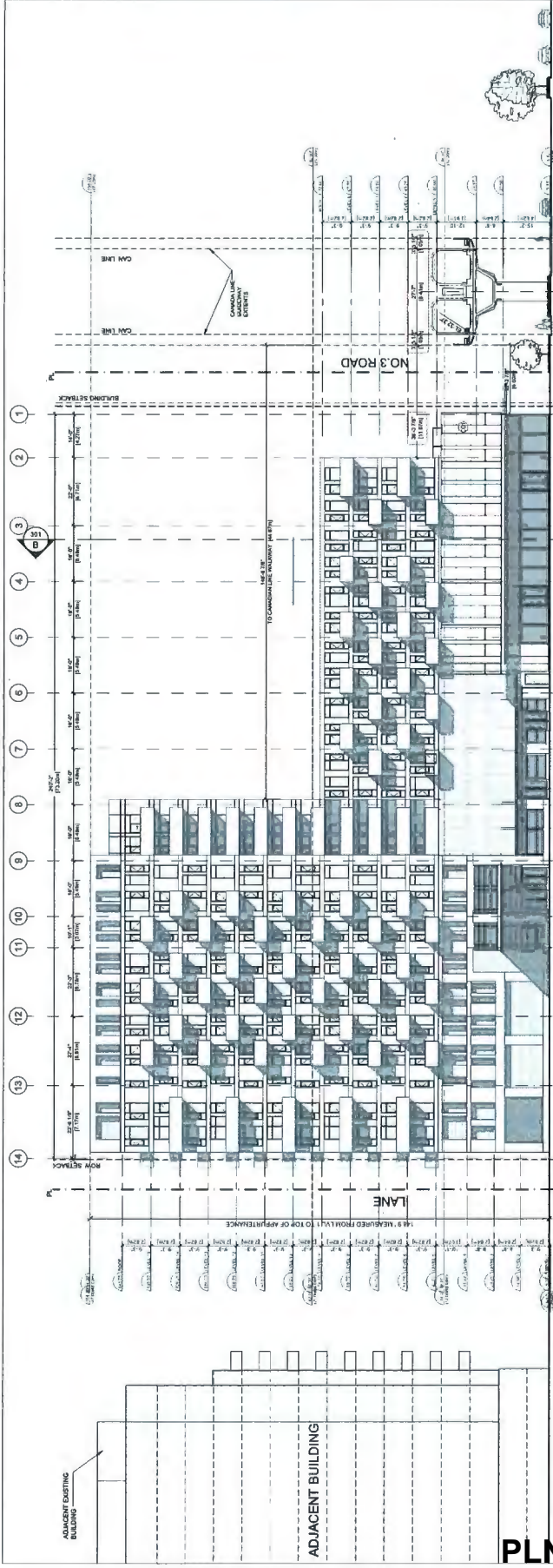


Light Grey Natural Granite Retail  
Storefront Columns  
S1



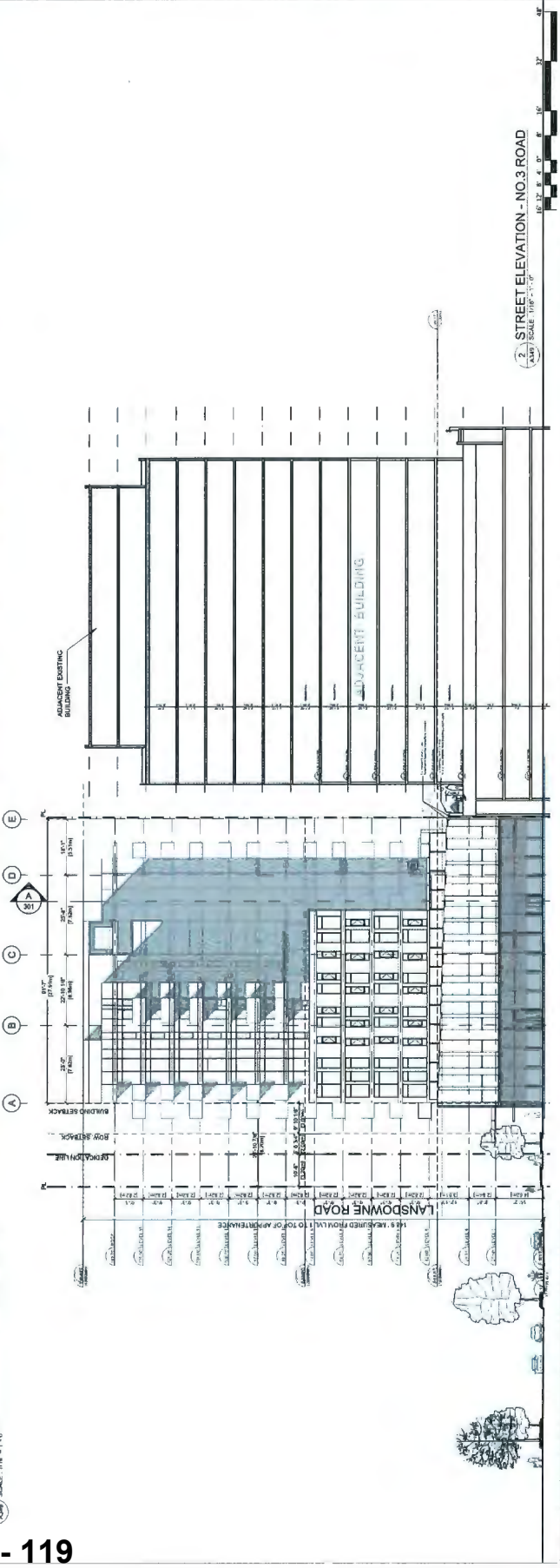
Standing Seam Metal Panel  
(Various Blue Colors)  
S10





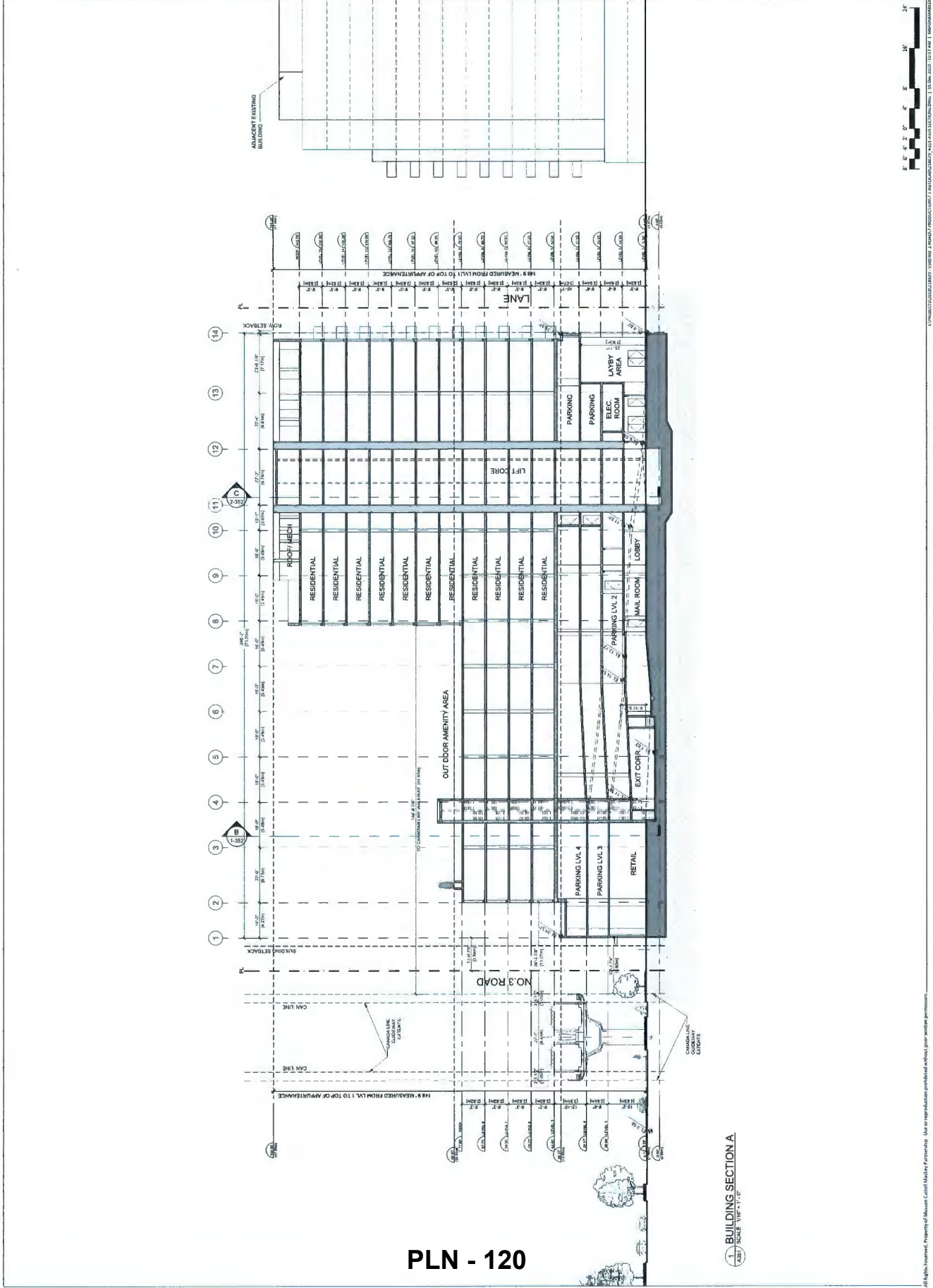
1. STREET ELEVATION - LANSDOWNE ROAD  
SCALE: 1/8" = 1'-0"

PLN - 119



2. STREET ELEVATION - NO. 3 ROAD  
SCALE: 1/8" = 1'-0"

All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.



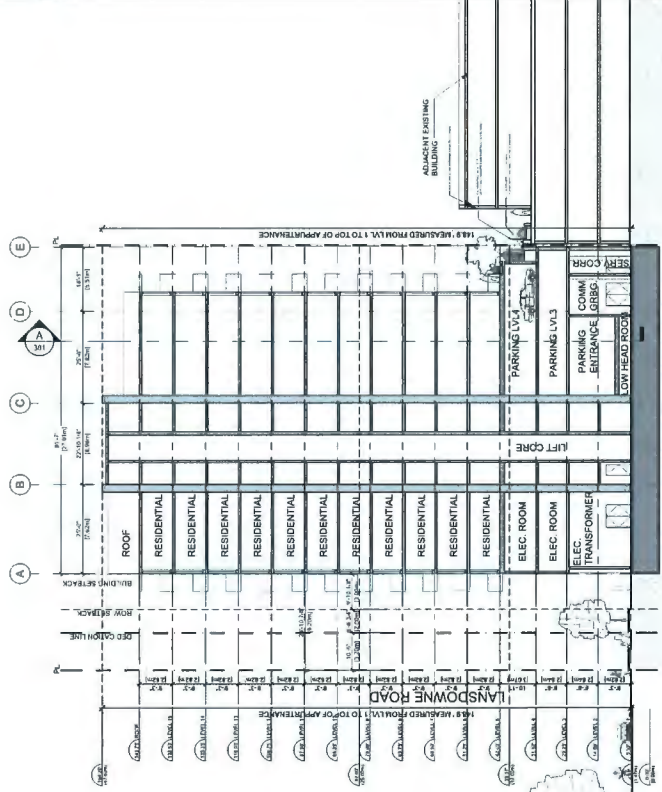
PLN - 120

1. BUILDING SECTION A  
SCALE 1/8" = 1'-0"

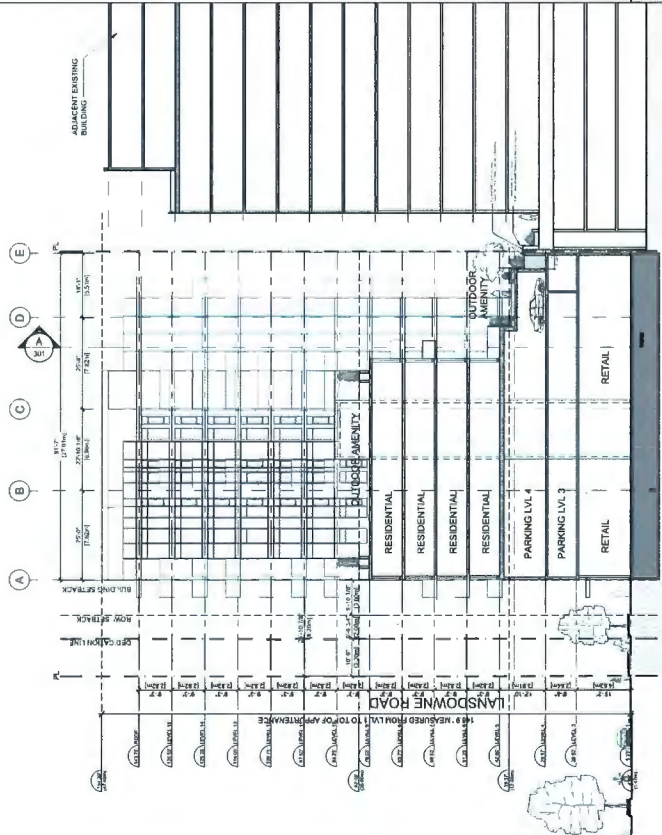


All rights reserved. Property of Musson Cattell Mackay Partnership. Use or reproduction prohibited without prior written permission.





2 BUILDING SECTION C  
 SCALE: 1/8" = 1'-0"



1 BUILDING SECTION B  
 SCALE: 1/8" = 1'-0"

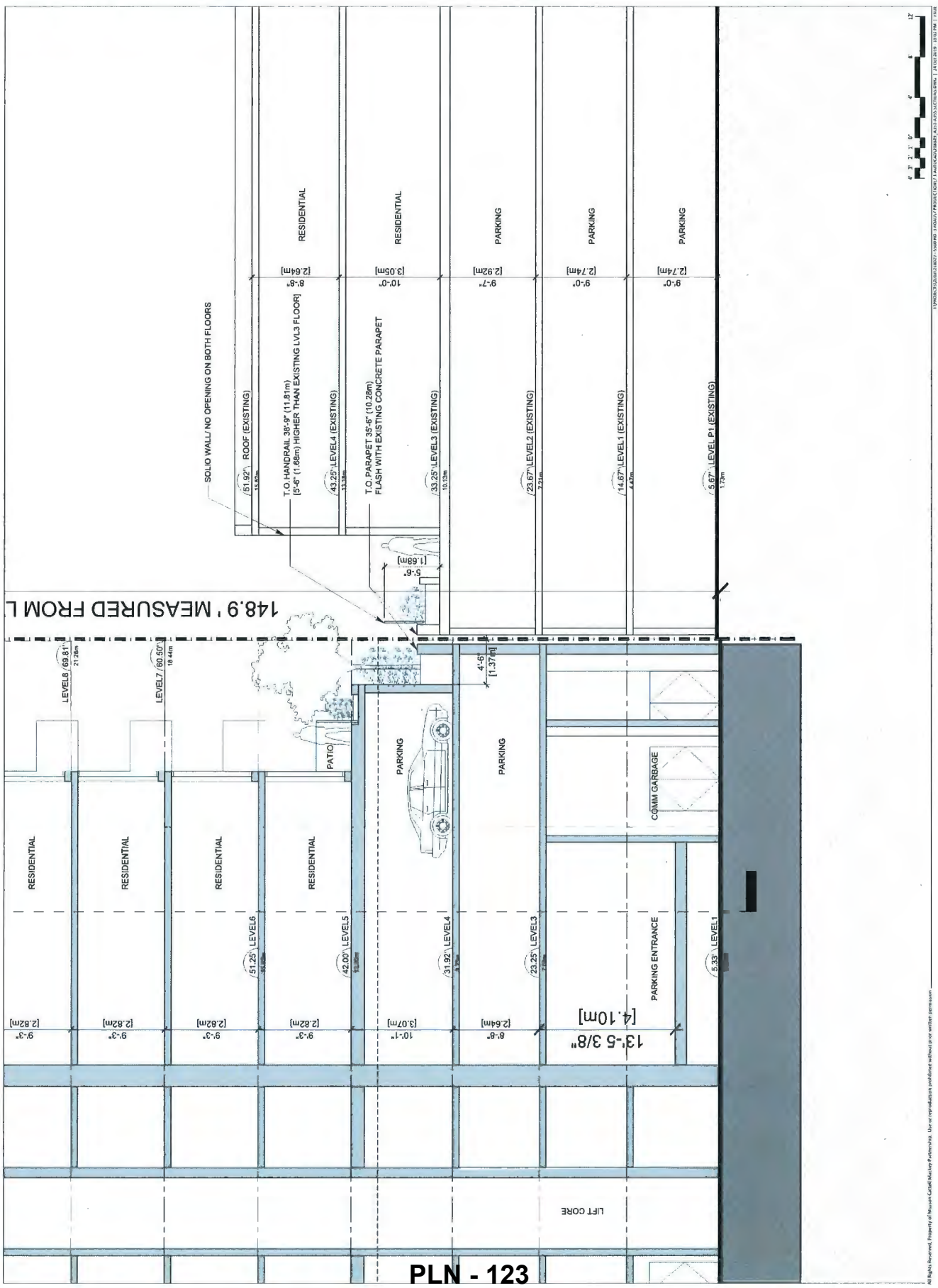
PLN - 121



All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

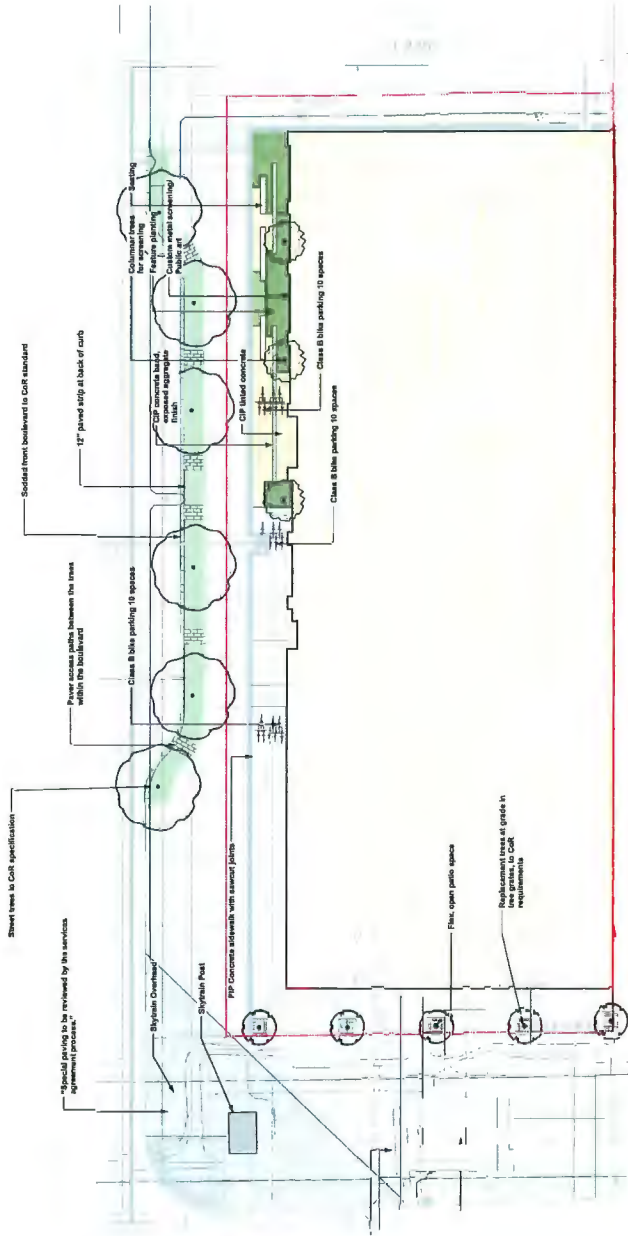


All Rights Reserved. Property of Musson-Cattell-Mackey Partnership. Use for reproduction prohibited without prior written permission.



PLN - 123

All Rights Reserved. Property of Musson-Cattell-Mackay Partnership. Use or reproduction prohibited without prior written permission.



Street Trees in Grates



Pizza Restaurant Patio in Vancouver



Examples of Front Boulevard Restaurant Patios from Barcelona



I	2015-04	Issues with CIP file revisions for Parks
H	2015-07	Issues for 4th Submission
G	19-02-20	Issues with Additional Outdoor Play
F	19-02-23	Updates with Municipal Comments
E	19-02-26	Client Review
D	19-03-08	Review
C	19-03-24	IR submission
B	19-03-24	Issued for Client Review
A	19-03-25	Issued for Review
Date		Issue Notes

**Prospect & Refuge**  
 LANDSCAPE ARCHITECTS  
 5500 Hwy. 216  
 5500 Hwy. 216  
 5500 Hwy. 216

Project No. 2019-048  
 Date 2019-04-08  
 Scale 1/16" = 1'-0"  
 Drawing No. AS  
 Revision L1  
 Date Oct. 24th, 2019

Conceptual Development Plans - Landscape

I	20-1-04	Issue with Office revisions for Plans
H	20-1-11	Issue for site Submission
G	19-12-20	Issue with Additional Outdoor Play
F	19-12-23	Updated with Municipal comments
E	19-12-23	Client Review
D	19-11-28	Review
C	19-10-24	RFC submission
B	19-10-24	Issued for Client Review
A	19-02-25	Issued for Review
	Date	Issue Notes

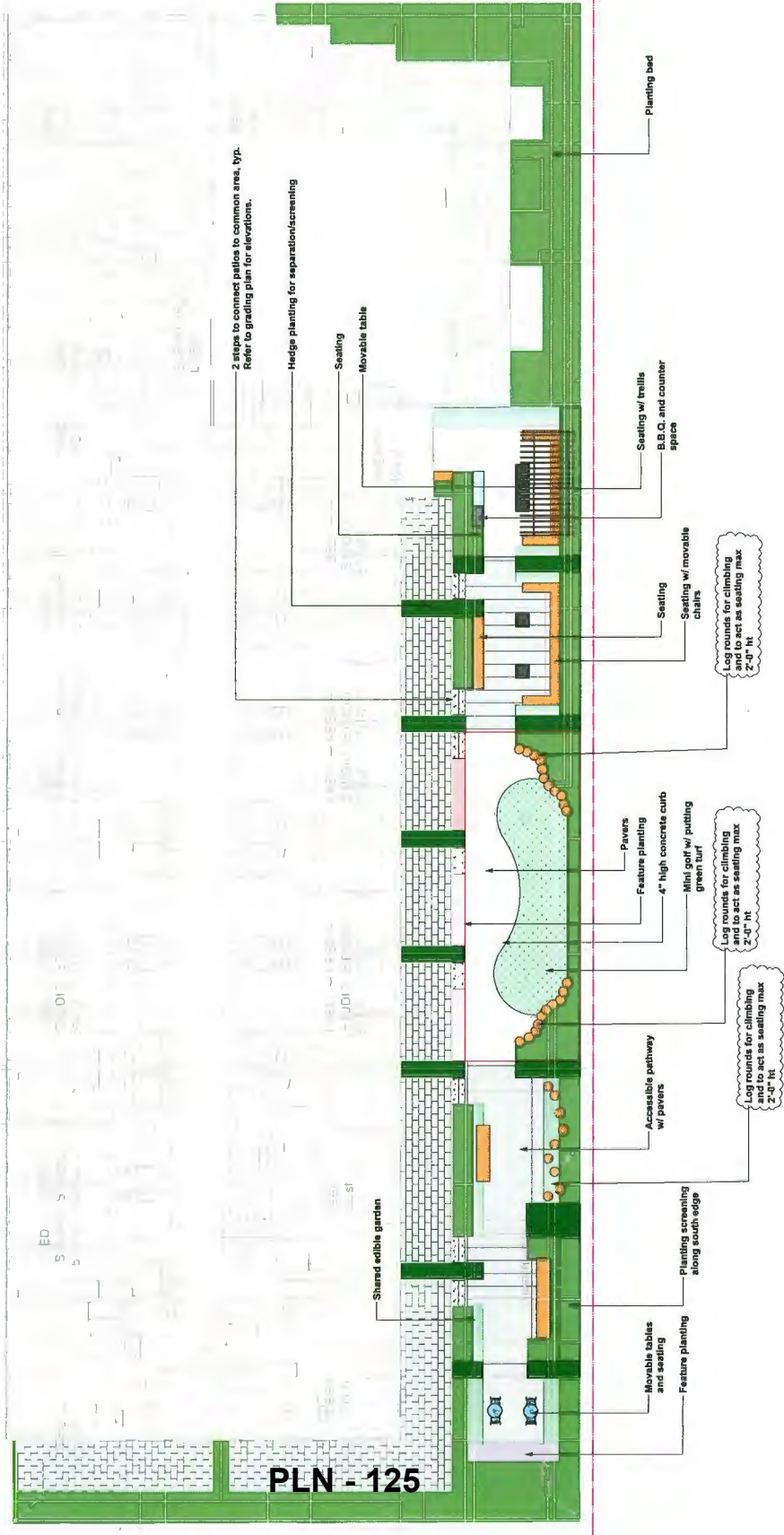


**Prospect & Refuge**

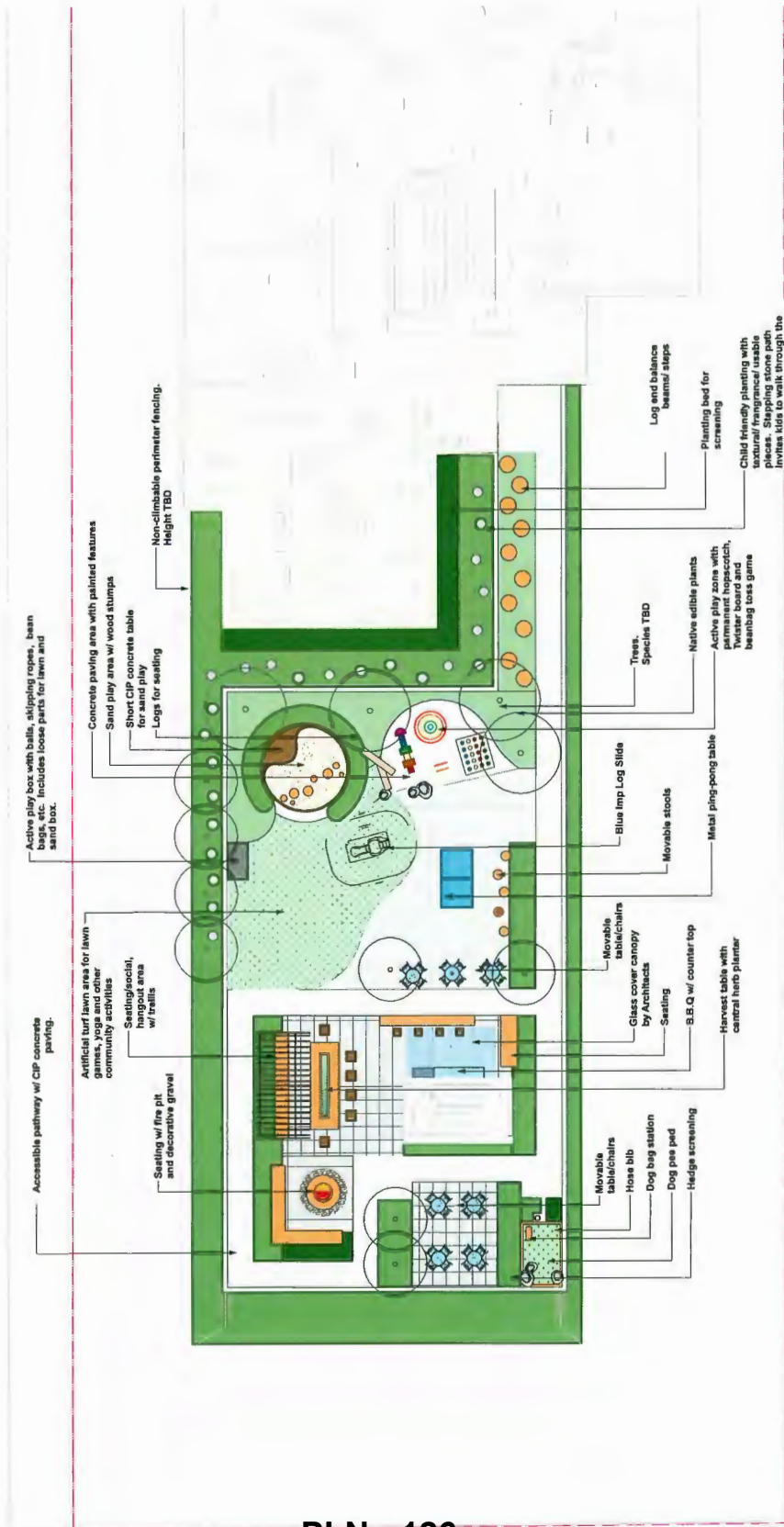
LANDSCAPE ARCHITECTS  
 1000 10th St. N  
 Minneapolis, MN 55401  
 Phone: 612.338.1111  
 Fax: 612.338.1112  
 Website: www.prospectandrefuge.com

Project Name: Rental Tower for Headwaters  
 5000 No. 3 Rd.

Project Name	Project No.	Project Date
Landscape Level 5 - Amenity Area	AS	2019-08
Scale	Scale	Scale
1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"
Author	Checker	Plotter
AS	AS	AS
Date		
Oct. 24th, 2019		



PLN - 125



PLN - 126

I	20-1-18	Issue with Office revisions for Parks
H	20-1-21	Issue for 4th Submission
G	19-12-20	Issue with Additional Outdoor Play
F	19-12-2	Updated with Multiple comments
E	19-12-2	Client Review
D	19-11-29	Review
C	19-10-24	RZ Application
B	19-10-24	Issued for Client Review
A	19-8-28	Issued for Review
Date		Issue Notes

**Prospect & Refuge**  
 LANDSCAPE ARCHITECTS  
 1000 15th Street, Suite 1000  
 San Francisco, CA 94103  
 Tel: 415.774.8888  
 www.prospectandrefuge.com

Project Name: Rental Tower for Headquarters  
 5600 No. 3 Rd

Project No: AS  
 Date: 2018-08  
 Scale: 1/8" = 1'-0"

Sheet No: AS  
 Date: Oct. 24th, 2019

L3



A Variety of Seating Options Creating Spaces for Gathering



Dog Relief Station



Mini-putt and outdoor games



Areas Divided into Outdoor Rooms to Increase Usability of Spaces



Harvest Table seating



Street Bond Used for Marking Paving



Blue Imp Tree Stump Slide



Natural Play Sandbox for Children's Area



Active Play Box for Children's Area



Metal Ping Pong Table



Painted Outdoor Games



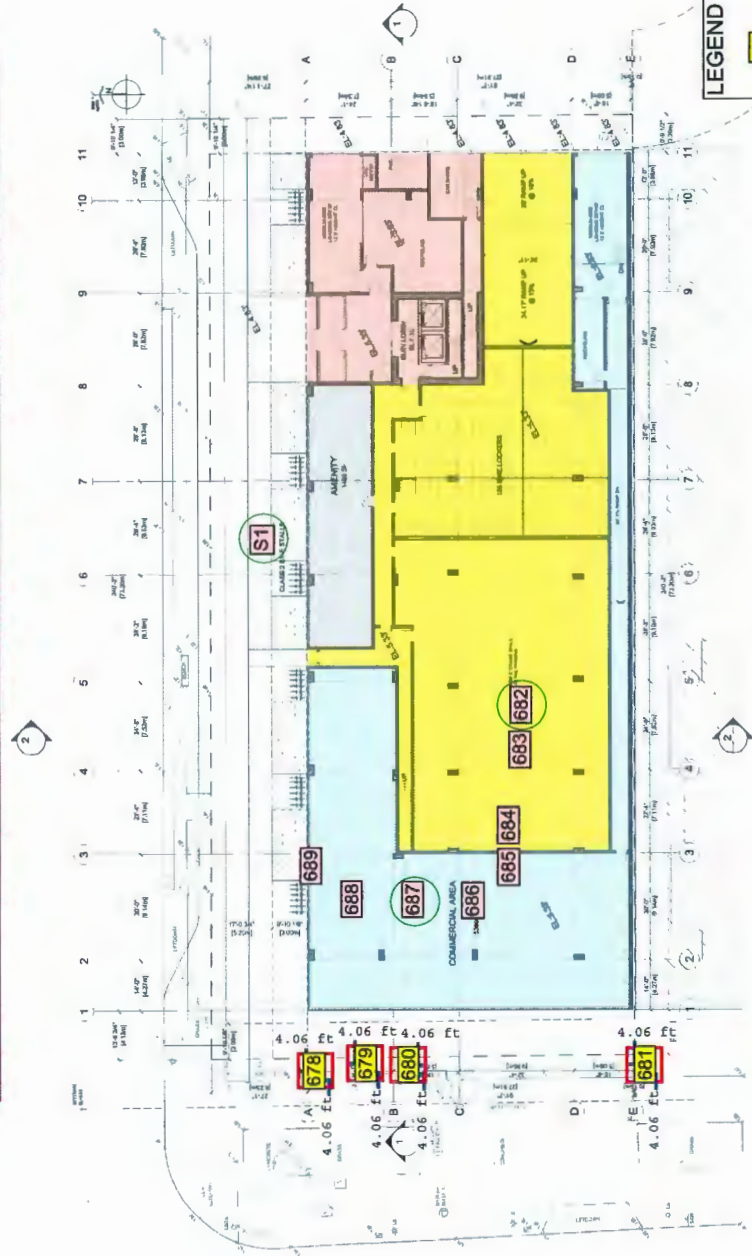
Log ends for soil retention, climbing and sitting opportunities

<p>I 2014-04 Issues with Official revisions for Parks                  H 2014-121 Issues for 4th Submission                  O 19-02-20 Issues with Additional Outdoor Play                  F 19-02-23 Updated with Narrative Comments                  E 19-02-24 Client Review                  D 19-01-29 Reviewer                  C 19-02-24 R2C Submission                  B 19-02-24 Issued for Client Review                  A 19-02-25 Issued for Review</p>	<p>DATE: 19-02-25                  ISSUE NO: 374</p>
<p>Prospect &amp; Refuge                  LANDSCAPE ARCHITECTS                  5600 No. 3 Rd                  Building 1000 25, Pines of Monterey St., Berkeley, CA 94704                  Tel: 415.863.8888                  Fax: 415.863.8889</p>	<p>Image Board                  Rental Tower for Headwaters                  5600 No. 3 Rd</p>
<p>Project No: AS                  Date: 2016-02                  Scale: 1/8" = 1'-0"</p>	<p>Sheet No: LD                  Date: 2016-02</p>
<p>Client: AS                  Date: May 24, 2019</p>	<p>Scale: L4</p>

**REMOVAL, RETENTION & PROTECTION PLAN**  
Scale: 1/8" = 1'-0" (As Shown)

Please refer to Recommendations section for further info on protection parameters for site trees

The Project Arborist has provided the following information for the site trees. The information is provided for the site trees.



**LEGEND**

- # (Yellow) = retain & monitor, tree protection req'd
- # (Pink) = removal is recommended
- (Red) = tree protection barriers

○ Note: under sized tree



All Rights Reserved. Property of Musson Cattell Meeky Partnership. Use or reproduction prohibited without prior written permission.





**Address:** 5500 No. 3 Road

**File No.:** RZ 19-858804

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10130, the owner is required to complete the following:**

1. **OCP:** Final adoption of Official Community Plan Bylaw 9000, Amendment Bylaw 10131.
2. **Energy Step Code:** The owner is advised that the project is subject to the Energy Step Code.
3. **CCAP Village Centre Bonus (VCB) Contribution:** Based on the 0.20 FAR (or 5,732 ft<sup>2</sup>) of VCB commercial floor area, the community services facility space required based on 5% of the VCB floor area would be 287 ft<sup>2</sup>. The owner is required to submit a voluntary contribution in the amount of \$214,950 in lieu of providing the built community services facility space on the basis of \$750/ ft<sup>2</sup> (exact amount subject to confirmation of final floor area at Development Permit). Should the contribution not be provided within one year of the application bylaw receiving third reading, the construction value multiplier (\$750/ ft<sup>2</sup>) will be adjusted annually thereafter based on the Statistics Canada "Non-residential Building construction Price Index" yearly quarter to quarter change for Vancouver, where the change is positive.
4. **Voluntary Contributions:** City acceptance of the owner's offer to provide the following contributions and should the contributions not be provided within one year of the application bylaw receiving third reading, the contribution rates will be increased annually to reflect current contribution rates, where the change is positive.
  - a) \$1,720.00 (i.e. \$0.30/ft<sup>2</sup> of buildable floor area, excluding market rental housing) to future City community planning studies, as set out in the City Centre Area Plan.
  - b) \$2,694.00 (i.e. \$0.47/ft<sup>2</sup> of non-residential floor area) to the City's Public Art Program.
5. **On-Site Replacement Trees:** Submission of an on-site landscape plan for the subject project site that includes at least 12 replacement trees based on a ratio of at least 2:1 to compensate for 6 on-site bylaw-size trees to be removed (tag #683, 684, 685, 686, 688 & 689). The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The owner will be required to provide \$500 to the City's Tree Compensation Fund for each and any number of trees short of the required 12 replacement trees included within the Development Permit landscape plans.
6. **Off-Site Trees:** Protection of the 4 off-site trees on No. 3 Road (tag #678, 679, 680 & 681) to the satisfaction of the City Parks Department, including:
  - a) Submission 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.
  - b) Installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to the satisfaction of Parks Arboriculture staff prior to any works being conducted on-site, and remain in place until construction and landscaping is completed.
7. **Subdivision:** Registration of a subdivision plan for the subject site as generally as shown in the sketch plan (Schedule 1) that: (1) provides road dedication with a width of approx. 3.0 m and area of 245.9 m<sup>2</sup> to widen Lansdowne Road; and (2) creates a development lot with an approx. area of 2,671.6 m<sup>2</sup>. The plan is subject to final dimensions established by a BCLS surveyor prepared on the basis of the final functional road plan completed to the satisfaction of the City.
8. **Lansdowne Road Boulevard Statutory Right-of-Way:** Granting of a Statutory Right-of-Way, or alternative legal agreement(s), to the satisfaction of the City, securing an enhanced boulevard treatment along Lansdowne Road, with a width of approx. 2.0 m along the northern edge of the site shown on Schedule 1, providing for:
  - a) design and construction, at owner's cost;
  - b) maintenance and repair, at owner's cost;

- c) public access for pedestrians, bicycles, scooters, wheelchairs and other forms of non-motorized means of transportation;
  - d) design and construction, including but not limited to universal accessibility, decorative finishing, landscaping, lighting and utility infrastructure (e.g. fire hydrants), as determined through the Development Permit and Servicing Agreement processes;
  - e) The design of the works being prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works with the Owner required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
9. **Rear Lane Statutory Right-of-Way:** Granting of a Statutory Right-of-Way, or alternative legal agreement(s), to the satisfaction of the City, securing widening of the rear lane, with a width of approx. 3.0 m along the east side of the site as shown on Schedule 1, providing for:
- a) design and construction, at owner's cost;
  - b) maintenance and repair, at City's cost;
  - c) public access for vehicles, pedestrians, bicycles, scooters, wheelchairs and other forms of non-motorized means of transportation;
  - d) design and construction, including but not limited to universal accessibility, decorative finishing, landscaping, lighting and utility infrastructure (e.g. fire hydrants), as determined through the Development Permit and Servicing Agreement processes;
  - e) The design of the works being prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works with the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
10. **Flood Construction Level:** Registration of a flood indemnity covenant on title (Area A).
11. **Aircraft Noise:** Registration of an aircraft noise sensitive use covenant on title addressing noise impacts on residential uses and establishing a Statutory Right-of-Way(s) in favour of the Airport Authority.
12. **Mixed-Use Noise and Canada Line Noise:** Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential commercial noise to the proposed dwelling units and noise from the adjacent Canada Line transit line. Dwelling units must be designed and constructed to achieve:
- a) CMHC guidelines for interior noise levels as indicated in the chart below:
- | Portions of Dwelling Units                      | Noise Levels (decibels) |
|---|-------------------------|
| Bedrooms  | 35 decibels             |
| Living, dining, recreation rooms                | 40 decibels             |
| Kitchen, bathrooms, hallways, and utility rooms | 45 decibels             |
- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
  - c) Commercial uses that mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential units within the project or adjacent developments that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
13. **City Centre Impacts:** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light.
14. **Commercial & Visitor Parking Non-Assignment Covenant:** Registration of a covenant that ensures that the shared visitor and commercial parking spaces and loading spaces are not assigned to any specific residential unit or commercial/office unit nor be designated (i.e. sold, leased, reserved, signed, or otherwise assign) by the owner or operator for the exclusive use of employees, specific businesses, and/or others.

15. **TDM Measures:** Voluntary contribution of the following Transportation Demand Management (TDM) measures:
- a) **Additional Class 1 Bicycle Storage:** Provision of additional Class 1 bicycle spaces (265 spaces proposed vs. 189 spaces required) within the Development Permit Plans.
  - b) **Enhanced Bicycle Facilities:** Registration of a legal agreement on title ensuring that:
    - i. End-of-trip facilities are provided for the commercial uses, including showers, wash basins, water closets, lockers, and change rooms; and
    - ii. Bicycle repair/maintenance stations are provided and shared amongst all uses on-site, including bicycle repair stand (with tools); foot pump; and faucet, hose and drain for bicycle washing. A note is required on the Development Permit and Building Permit.
  - c) **Transit Pass Program:** Registration of a legal agreement on title to ensure the execution and completion of a transit pass program, including the following method of administration and terms:
    - i. Provide 1 year of two-zone compass cards for each of the 60 market rental units (40% of the total units). The intention of the transit pass program is to offer transit passes on a per unit and first-come-first-serve basis. If a tenant opts out or does not “subscribe” to the transit pass program, that pass remains in the pool for a future tenant until they have all been utilized. Number of passes capped at number of units for a period of one year;
    - ii. Letter of Credit provided to the City for 100% of transit pass program value;
    - iii. Administration by TransLink, housing society or management company. The owner is not responsible for the monitoring of use of transit passes but only noting number of “subscribed” users to the program, until full unit count is exhausted over a period of one year;
    - iv. If the transit pass program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation demand management measures at the City’s discretion; and
    - v. The availability and method of accessing the 2-zone transit passes is to be clearly explained in the tenancy agreements.
  - d) **Car-share Parking Space with EV Charging Station:** Allocation of a minimum of one (1) parking space within the shared residential visitor/commercial pool of parking for car-share vehicles, with SRW registered in perpetuity to ensure such a space is publically accessible. The car-share space is to be equipped with an electric vehicle (EV) quick-charge (240 V) charging station for the exclusive use of car-share vehicles parked in the required car-share space.
16. **Market Rental Housing Units:** Enter into a market rental agreement and registration of a covenant to:
- a) Secure all dwelling units as market rental units.
  - b) Ensure occupants of the market rental units subject to the market rental agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces.
  - c) Require that all market rental units are maintained under a single ownership (within a single airspace parcel or one strata lot).
  - d) Ensure Basic Universal Housing features shall be provided in a 100% of the market rental units.
  - e) The terms of the market rental agreement shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units*
Studio	13
One bedroom	63
Two bedroom	73
Total	149

\* The number of units and unit mix will be confirmed to the satisfaction of the City through the DP\* process. The proposed unit mix is indicated in the table; however, based on approved design, the unit mix may be varied provided that at least 40% of total housing units have 2 or more bedrooms so they are suitable for families with children (e.g. “family-friendly” units), in keeping with the City’s Market Rental Housing Policy.

17. **District Energy Utility:** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
- a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
  - b) If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building permit will be issued for a building on the subject site unless:
    - i. the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
    - ii. the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;
  - c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
  - d) If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:
    - i. the building is connected to the DEU;
    - ii. the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
    - iii. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
  - e) If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted unless and until:
    - i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
    - ii. the building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide heating, cooling and domestic hot water heating to the building(s), which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the City and the City's service provider, LIEC;
    - iii. the owner transfers ownership of the low carbon energy plant on the subject site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;
    - iv. prior to depositing a Strata Plan, the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and
    - v. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or easements necessary for supplying the services to the building and the operation of the low carbon energy plant by the City and/or the City's DEU service provider, LIEC.

- f) If a DEU is not available for connection, and a LCDEU service area bylaw which applies to the site has not been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted until:
- i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
  - ii. the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).

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

19. **Servicing Agreement:** Enter into a Servicing Agreement\* for the design and construction of the Engineering and Transportation works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following Transportation, Parks and Engineering works:

18.I. Road works:

Under the Servicing Agreement, the owner is responsible for the design and construction of the Transportation works as generally shown on Schedule 2 to the satisfaction of City Transportation and Parks including:

- a) Lansdowne Road: The owner is responsible for the design and construction of the following frontage improvements:
  - i) Along the Lansdowne Road frontage (from north to south):
    - Maintain existing eastbound traffic lanes
    - Road widening to provide a 3.0 m wide layby
    - 0.15 m wide curb and gutter
    - 2.0 m wide boulevard (outer) with street trees
    - 2.0 m wide sidewalk
    - 2.0 m wide boulevard (inner)
  - ii) Lane: combine with the existing lane, provide 7.5 m wide asphalt driving surface, and a roll-over curb, 1.5 m wide concrete sidewalk with lighting along the west side of the driving surface.
  - iii) Along the No. 3 Road frontage (from west to east):
    - maintain all existing northbound traffic lanes
    - 0.15 m wide barrier curb
    - 0.3 m wide buffer strip
    - 1.8 m wide paved (raised) bike lane
    - 0.15 m wide curb
  - iv) No. 3 Road/Lansdowne Road- reconstruct southeast corner of the intersection to incorporate a tighter curb return radius.
- b) The land dedication for road widening and the transportation/parks boulevard works are not eligible for DCC credits.

18.II Water works:

- a) Using the OCP Model, there is 829 L/s of water available at a 20 psi residual at the Lansdowne Road frontage, and 838 L/s of water available at a 20 psi residual at the No 3 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Owner's cost, the Owner is required to:
  - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.

- iii) Install approximately 100 m of new 300 mm PVC water main on Lansdowne Road, from the water main in No 3 Road to the existing PVC water main near the east property line of the development site, to replace the existing AC water main that will be impacted by site preparation and road construction works. The new water main should be located in the roadway, in-line with the existing PVC water main to the east.
- iv) Remove the existing AC water main along the Lansdowne Road frontage to the extent of the proposed water main, and legally dispose offsite.
- v) Install a new water connection off of the proposed water main on Lansdowne Road. Meter to be located on-site (i.e. in a mechanical room).
- c) At Owner's cost, the City will:
  - i) Cap the existing water connections serving the development site and remove meters.
  - ii) Complete all tie-ins for the proposed works to existing City infrastructure.

18.II Storm Sewer works:

- a) At Owner's cost, the Owner is required to:
  - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- b) At Owner's cost, the City will:
  - i) Install a new storm service connection off of the box culvert on No 3 Road, complete with sump manhole. Where feasible, an existing opening into the box culvert shall be reused.
  - ii) Cap the existing storm connections serving the development site and remove inspection chambers.

18.III Sanitary Sewer works:

- a) At Owner's cost, the City will:
  - i) Cap the existing sanitary connection serving the development site and remove inspection chamber.
  - ii) Install a new sanitary connection off of the existing manhole at the southeast corner of the development site, complete with inspection chamber.

18.IV Frontage Improvements

- a) At Owner's cost, the Owner is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers to pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to servicing agreement design approval:
    - BC Hydro PMT – 4.0 x 5.0 m
    - BC Hydro LPT – 3.5 x 3.5 m
    - Street light kiosk – 1.5 x 1.5 m
    - Traffic signal kiosk – 2.0 x 1.5 m
    - Traffic signal UPS – 1.0 x 1.0 m
    - Shaw cable kiosk – 1.0 x 1.0 m
    - Telus FDH cabinet – 1.1 x 1.0 m
  - iii) Upgrade the rear lane to City Centre standards, including curb and gutter, asphalt, street lighting, sidewalk, and drainage.
  - iv) Review street lighting levels along all road and lane frontages, and upgrade as required.

- v) Relocate the street lighting conduits along the development lane frontage into the ultimate alignment under the sidewalk.
- vi) Complete other frontage improvements as per Transportation requirements.

18.V General Items:

- a) At Owner's cost, the Owner is required to:
  - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - ii) Provide a video inspection report of the existing storm and sanitary sewers along the road and lane frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Owner's cost.
  - iii) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the owner's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
  - iv) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - v) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water on-site or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Owner will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of construction water, the Owner will be required to enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.
  - vi) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
  - vii) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The owner's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
    - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
    - (b) Pipe sizes, material and slopes.
    - (c) Location of manholes and fire hydrants.
    - (d) Road grades, high points and low points.
    - (e) Alignment of ultimate and interim curbs.
    - (f) Proposed street lights design.

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

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

1. **Rezoning:** Incorporation of features in Development Permit plans as determined via the Rezoning process.
2. **Electric Vehicles (EV):** Incorporation of EV features in Building Permit plans as determined via the Rezoning and/or Development Permit processes, including providing a minimum of 10% of the commercial parking spaces (four spaces) with 240 V electrical charging outlets, and providing the one car-share parking space with an electric vehicle (EV) quick-charge (240 V) charging station.
3. **Accessible Housing Measures:** Include notations on the Development Permit Plans demonstrating that all Market Rental units will meet the Basic Universal Housing provisions and as requested for calculation of density within Zoning Bylaw 8500.
4. **Air Space Parcel Subdivision and/or Strata Subdivision:** The owner is to confirm the whether an Air Space Parcel Subdivision and/or Strata Subdivision are being pursued to ensure the project can be constructed as required under the proposed zoning, Rezoning Considerations and the BC Building Code.
5. **Acoustical and Mechanical Reports:** Complete acoustical and mechanical reports and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan, Noise Bylaw requirements and rezoning legal agreements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

6. **Energy Step Code:** Provided by the Coordinating Registered Professional:
  - a) A statement confirming that the applicable Energy Step Code performance targets have been considered in design, that a Qualified Energy Modeller has been engaged to ensure that the proposed design can achieve the applicable performance targets. For buildings where Bylaw 9769 allows a “Step-down” relaxation with the use of low-carbon energy systems, the statement must identify whether that option will be pursued.
  - b) A summary of the general thermal characteristics of the proposed building skin (e.g. effective R-values of typical wall assemblies, U-values and solar heat gain coefficients of fenestration, window-to-wall ratios, thermal breaks in balconies and similar features) such that the passive energy performance of the building can be assessed and discussed by the Design Panel. A one-page summary of the envelope energy upgrades and other energy efficiency measures would be acceptable.

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

1. **Rezoning/Development Permit:** Incorporation of features in Building Permit plans as determined via the Rezoning and/or Development Permit processes, including accessibility, sustainability, amenity and landscape design measures.
2. **Electric Vehicles (EV):** Incorporation of EV features in Building Permit plans as determined via the Rezoning and/or Development Permit processes, including providing a minimum of 10% of the commercial parking spaces (four spaces) with 240 V electrical charging outlets, and providing the one car-share parking space with an electric vehicle (EV) quick-charge (240 V) charging station.



3. **Accessible Housing Measures:** Include notations on the Building Permit Plans demonstrating that all Market Rental units will meet the Basic Universal Housing provisions and as requested for calculation of density within Zoning Bylaw 8500.
4. **Construction Parking and Traffic Management Plan\*:** 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.
5. **Latecomer Works:** If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
6. **Construction Hoarding\*:** Obtain a Building Permit\* 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.
7. **Translink:** Prior to Building Permit issuance, the owner must obtain and provide to the City Translink concurrence, in writing, regarding adequate completion or otherwise successful resolution of Translink’s adjacent and integrated development (AID) project consent process.

**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.

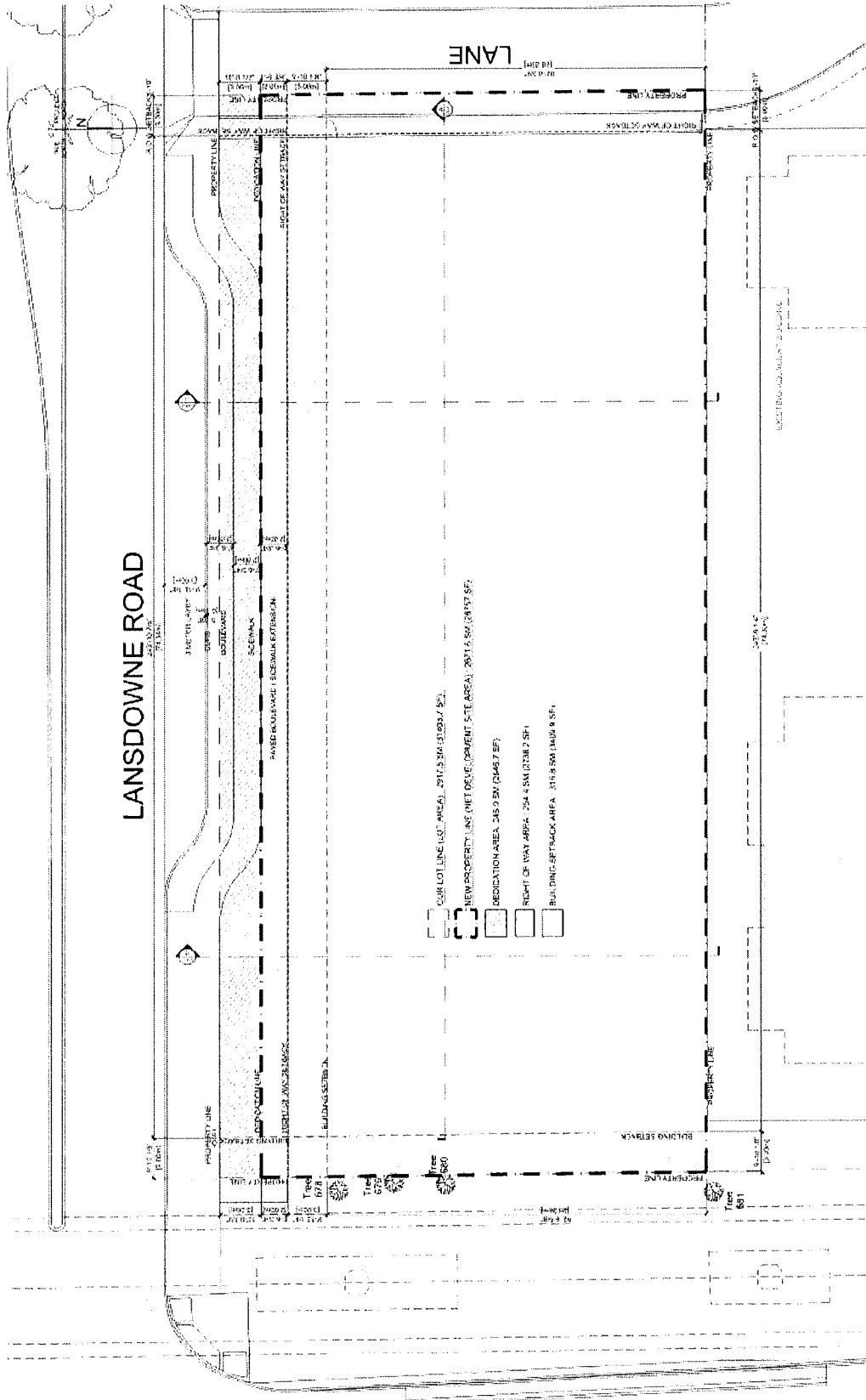
[signed copy on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

Schedule 1

Subdivision and SRW Sketch Plan

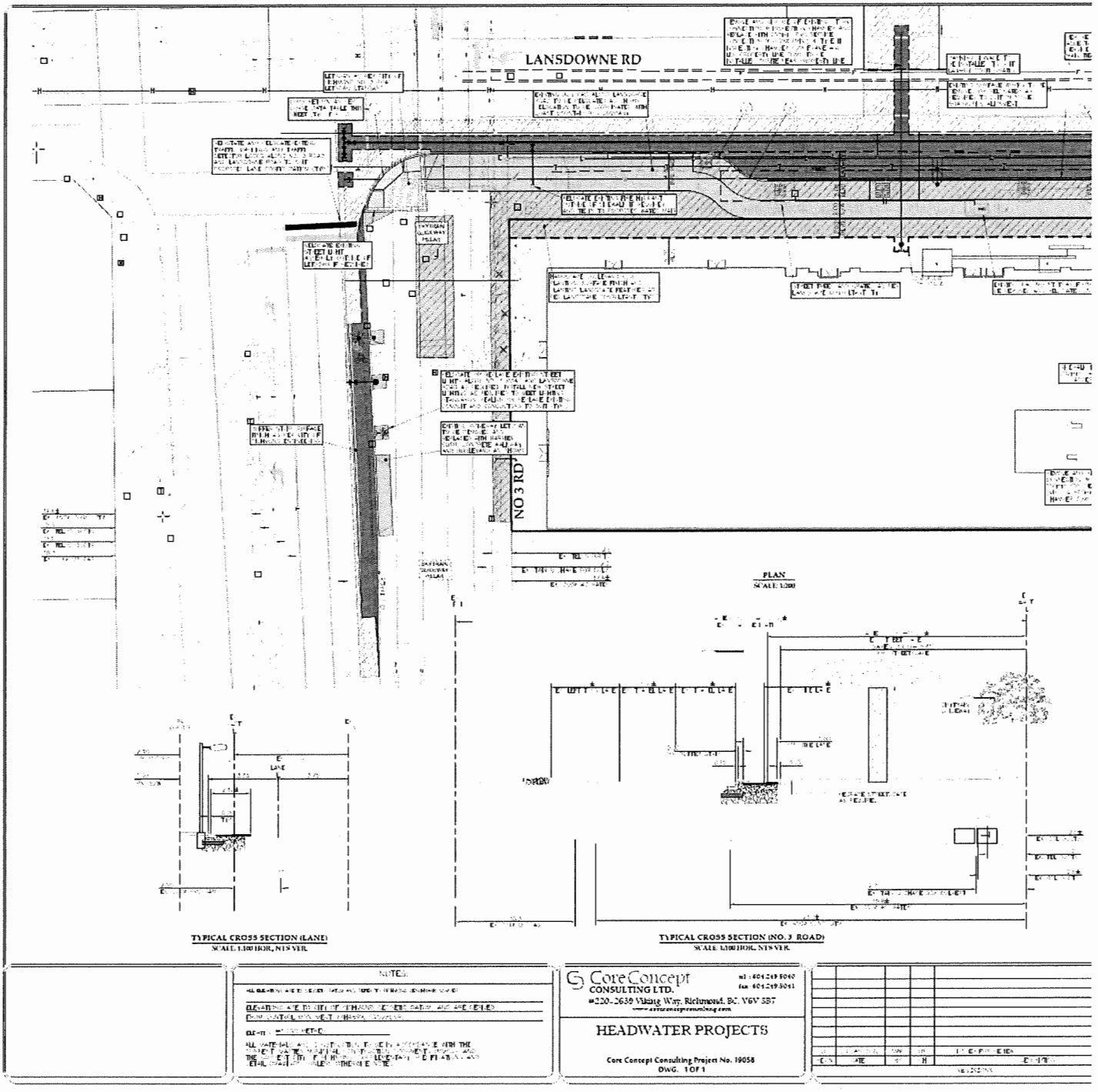


PLN - 138 No. 3

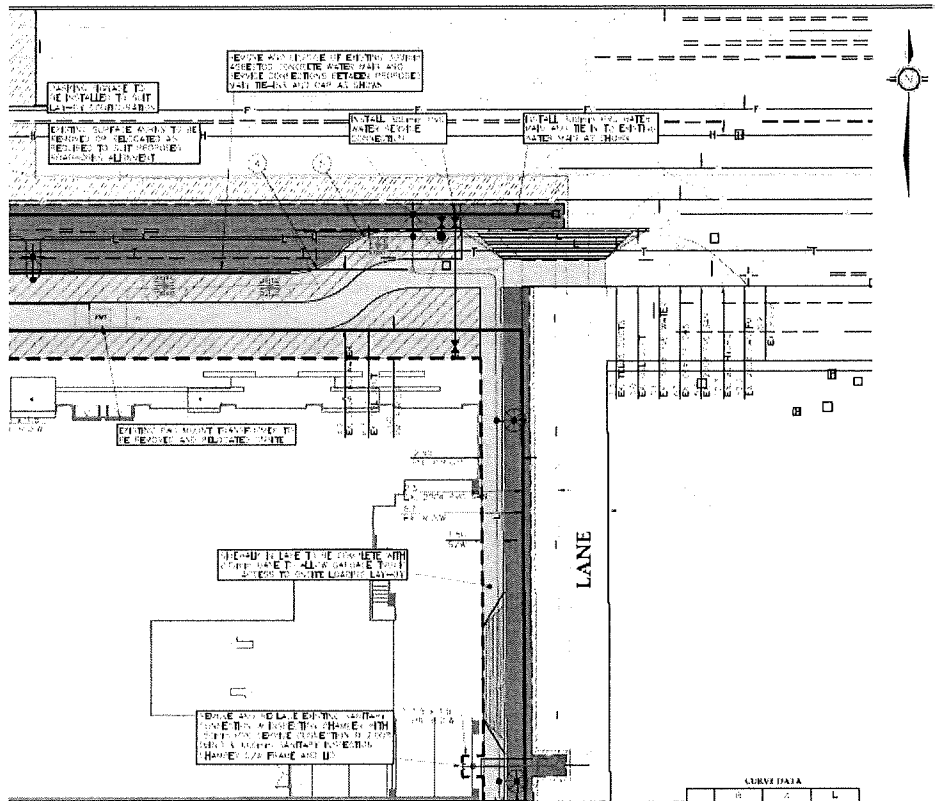
Initial: \_\_\_\_\_

## Schedule 2 Preliminary Road Functional Plan

(West Part)

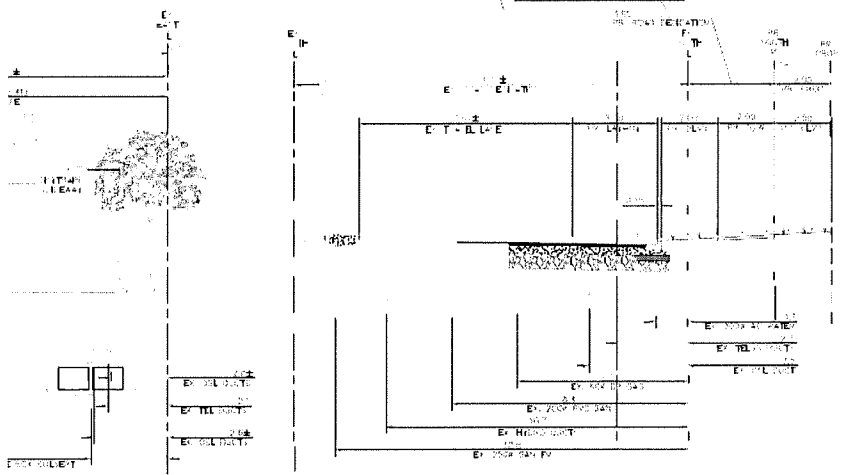


(East Part)



**CURVE DATA**

NO.	R.	Δ	L.
1	350'±	102°11'27"	175.42'
2	350'±	45°09'51"	53.3'
3	350'±	85°09'51"	53.3'
4	350'±	45°09'51"	53.3'
5	350'±	102°11'27"	175.42'



**TYPICAL CROSS SECTION (LANSDOWNE ROAD)**  
SCALE: 1/8" = 1'-0" NTS VER.

**City of Richmond**

**TITLE: FUNCTIONAL SERVICING PLAN**

5500 NO. 3 RD  
CITY FILE: ---

DRAFT

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

DESIGN: SMM	DRAWN: SMM	SCALE: 1" = 100'	DATE: SEP 2019
CHECKED: SMM	APP. BY: SMM	SCALE: 1" = 100'	DATE: SEP 2019
DESIGNED: SMM	APPROVED: SMM	SCALE: 1" = 100'	DATE: SEP 2019
DRAWN: SMM	SCALE: 1" = 100'	DATE: SEP 2019	CITY FILE: ---



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10130 (RZ 19-858804)  
5500 No. 3 Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting into Section 20 (Site Specific Mixed Use Zones), in numerical order:

**“20.45 High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)**

**20.45.1 Purpose**

The **zone** provides for **commercial, office**, multi-family residential and compatible **uses** typical of the **City Centre**. Additional **density** is provided to achieve, among other things, **City** objectives related to **market rental units** and non-residential **uses** within the Village Centre Bonus Area designated by the **City Centre** Area Plan.

**20.45.2 Permitted Uses**

- animal grooming
- broadcasting studio
- child care
- community care facility, minor
- education, commercial
- government service
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- office
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, secondhand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

**20.45.3 Secondary Uses**

- boarding and lodging
- home business
- home-based business

**20.45.4 Residential Rental Tenure**

1. A **dwelling unit** located anywhere in this **zone** shall only be **used** for **residential rental tenure**.

2. For the purposes of this **zone**, "**market rental unit**" means a **dwelling unit** that is rented at prevailing market rates and may be subject to a **market rental agreement**.
3. For the purposes of this **zone**, "**residential rental tenure**" means, in relation to a **dwelling unit** in a multi-family residential **building**, occupancy of a **dwelling unit**, including a **market rental unit**, governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time.

#### **20.45.5 Permitted Density**

1. The maximum **floor area ratio** is 3.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate indoor **amenity space**.
2. Notwithstanding Section 20.45.5.1, the reference to "3.0" is further increased to a higher **floor area ratio** of "3.57" provided that it is entirely used to accommodate **market rental units** and the **owner** enters into a **market rental agreement** with the **City** and registers it against the title of the **development site** in the Land Title Office.
3. Notwithstanding Section 20.45.5.2, the reference to "3.57" is further increased to a higher **floor area ratio** of "3.77" if the **owner** provides a cash contribution to the **City** for the value of the **community amenity space** equivalent to 5% of the additional 0.20 **floor area ratio**, and provided that the additional 0.2 **floor area ratio** is entirely **used** to accommodate non-residential **uses**.

#### **20.45.6 Permitted Lot Coverage**

1. Maximum **lot coverage** is 80% for **buildings**.

#### **20.45.7 Yards & Setbacks**

1. The minimum **building setback** is:
  - a) 3.0 m from the west **lot line** on No. 3 Road;
  - b) 5.0 m from the north **lot line** on Lansdowne Road;
  - c) 1.5 m from the east **lot line** on the rear lane;
  - d) 0.0 m from the south interior **lot line**.

#### **20.45.8 Permitted Height**

1. The maximum **building height** is 47.0 m geodectic.

#### **20.45.9 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** is 30 m.
2. The minimum **lot depth** is 75 m.
3. The minimum **lot area** is 2,400 m<sup>2</sup>.

**20.45.10 Landscaping & Screening**

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

**20.45.11 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0 with the exception that one (1) medium size loading space can be shared the residential and non-residential **uses**.

**20.45.12 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
  2. Notwithstanding Section 20.45.2 and 20.45.3, **apartment housing, boarding and lodging, and home-based business uses** are only permitted on the second and upper floors of the **building** (exclusive of entrance lobbies, which are permitted on the ground floor of the **building**).
  3. Notwithstanding Section 20.45.2 and 20.45.3, all non-residential **uses** are only permitted on the ground floor of the **building** (exclusive of **parking spaces**, which are permitted in the parking structure levels in the **building**)."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and designating it "**HIGH DENSITY MARKET RENTAL RESIDENTIAL/LIMITED COMMERCIAL (ZMU45) – LANSDOWNE VILLAGE (CITY CENTRE)**":

P.I.D. 003-550-699

LOT 21 EXCEPT: PARCEL "A" (REFERENCE PLAN 22118), BLOCK 3 SECTION 4  
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1601

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10130**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by
<i>SB</i>
APPROVED by Director or Spliceitor
<i>[Signature]</i>

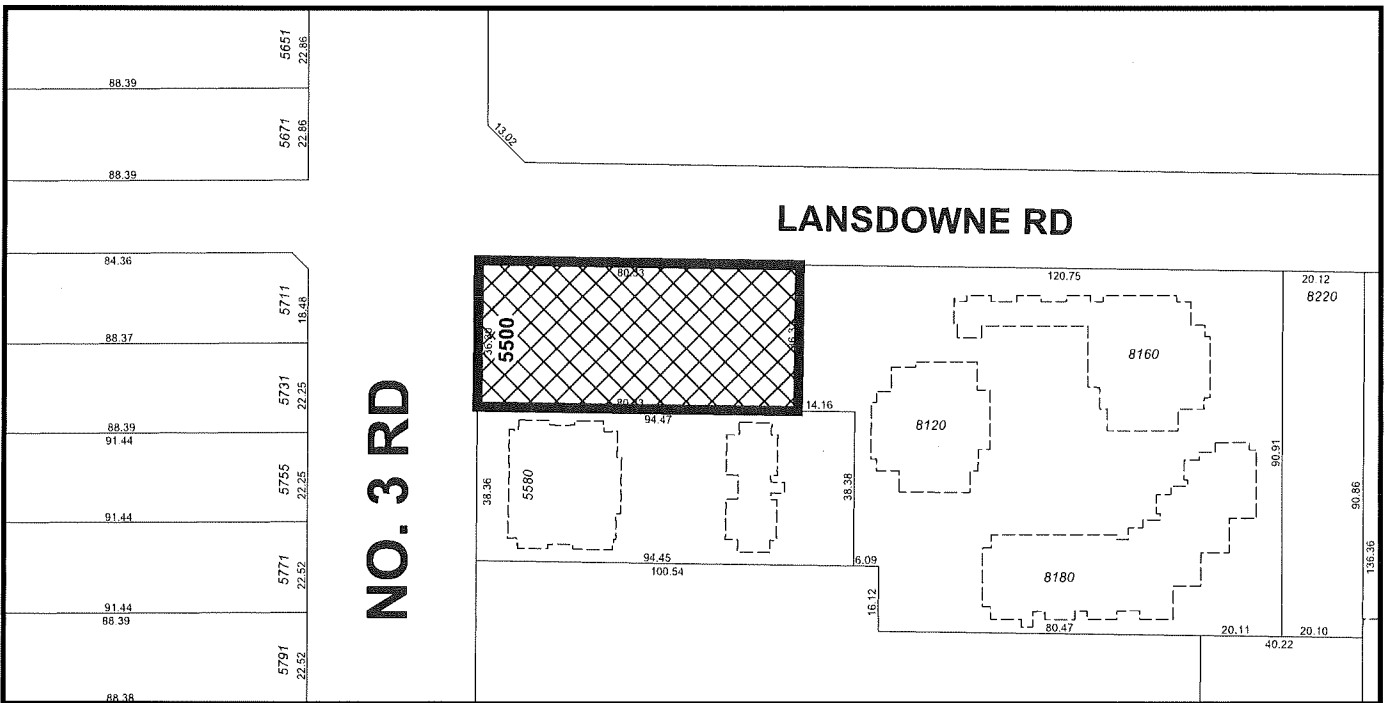
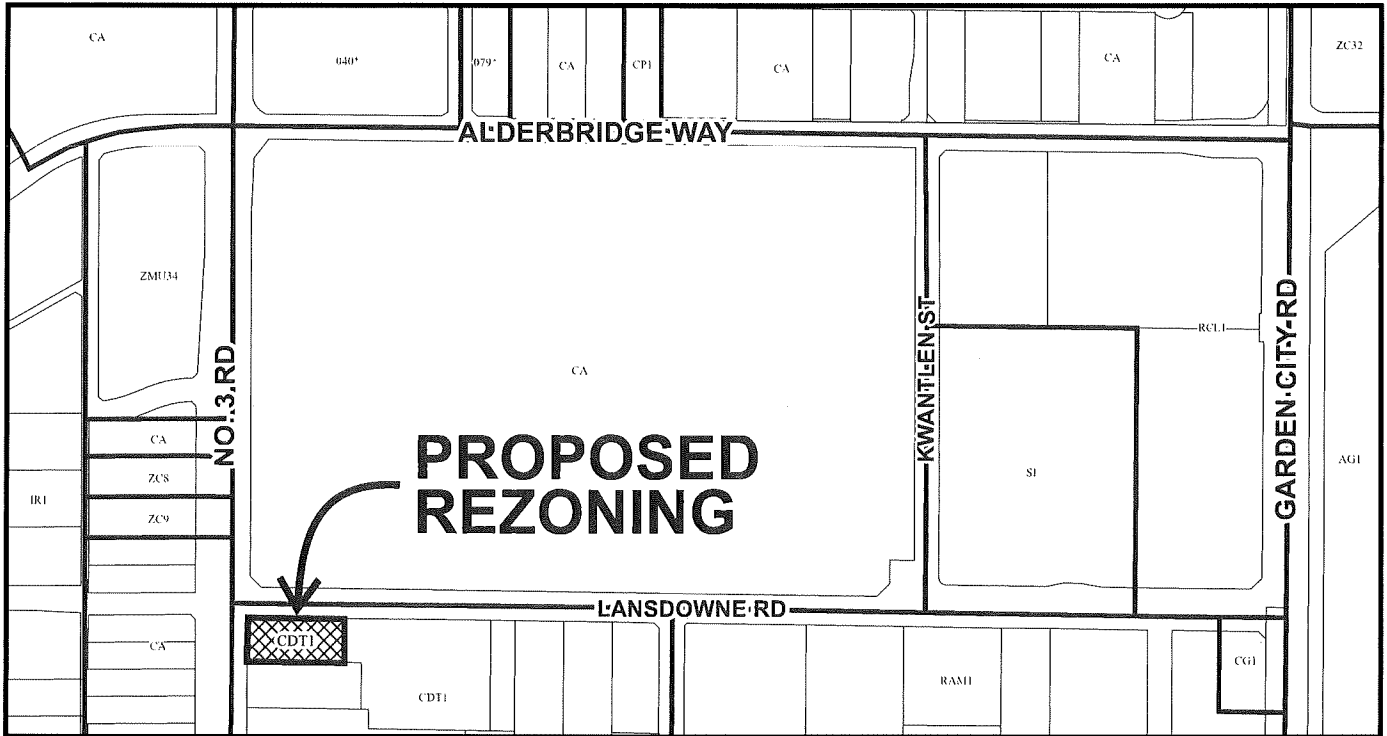
\_\_\_\_\_  
MAYOR

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





# City of Richmond



RZ 19-858804

PLN 145

Original Date: 05/07/19

Revision Date:

Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 10131 (RZ 19-858804)  
5500 No. 3 Road**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by removing the word “maximum” in the first line of Section 3.3, Objective 4, Policy e; and,
2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by adding the following after the last bullet in Section 3.3, Objective 4, Policy e:
  - “• the density bonus may be increased on a site specific basis for projects that provide additional rental housing to address community need.”
3. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Spillover 

\_\_\_\_\_  
MAYOR

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



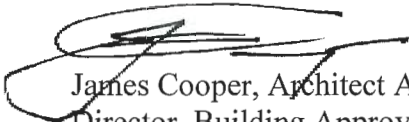
# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** February 13, 2020  
**From:** James Cooper, Architect AIBC **File:** 12-8060-02-01/2020-Vol 01  
 Director, Building Approvals  
**Re:** **BC Building Code Changes to Secondary Suite Provisions**

### Staff Recommendation

1. That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10139, to better define secondary suites and increase the maximum permitted size of secondary suites in dwellings from 90 m<sup>2</sup> to 110m<sup>2</sup>, be introduced and given first reading.
2. That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10142, to incorporate cost recovery charges for addressing secondary suites, be introduced and given first, second and third reading.
3. That a 12 month grace period be authorized, from the date of Bylaw No. 10142 adoption, allowing legal secondary suite owners to secure a suite address without charge before the addressing fees take effect.



James Cooper, Architect AIBC  
 Director, Building Approvals  
 (604-247-4606)

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Development Applications	<input checked="" type="checkbox"/>	<i>Wagner G for Joe Erceg</i>
Policy Planning	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> <i>CS</i>	<b>APPROVED BY CAO</b> <i>[Signature]</i>

## Staff Report

### Origin

On December 12, 2019, amendments to the *BC Building Code* (“BCBC”) addressing the design and construction of secondary suites came into force and effect and includes the following relevant items:

- Eliminating the previous maximum floor area of 90 m<sup>2</sup> (969 ft<sup>2</sup>) for a secondary suite within a single family dwelling;
- Revising the definition of secondary suite to permit secondary suites in more building types: single family, duplex, and townhouse dwellings; and
- Providing alternative construction/alteration compliance standards in order to address challenges for constructing new secondary suites within existing buildings.

Leveraging these technical amendments, the City of Richmond is afforded greater flexibility in its zoning regulations to accommodate larger and more varied secondary suites in a range of residential building types. They also offer simplified technical approaches that may be proposed in building permit applications to address required building and safety criteria when developing a secondary suite in an existing dwelling.

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

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

### Analysis

Richmond Zoning Bylaw No. 8500 is the City of Richmond’s primary regulatory tool for regulating secondary suites.

In 2019, there were approximately 96 building permit applications for single family homes, that contained a secondary suite, submitted to the City.

### Secondary Suite Definition, Size and Character

Staff proposes the following measures to facilitate the potential for development of larger secondary suites more appropriate to accommodating families while maintaining the desired residential form, neighborhood character and deference to the principal dwelling:

#### *Definition*

- Amend the definition of Secondary Suite to ensure consistent application of the Richmond Zoning Bylaw across all housing types.

#### *Size*

- The maximum floor area of a secondary suite will remain 40% of the principal dwelling unit to ensure that the suite remains secondary to the principal dwelling. Larger

properties naturally allow larger principal dwelling units which in turn would provide the opportunity for larger suites. Even on larger properties secondary suites cannot exceed 40% of the principal dwelling size.

- The current restriction on the size of a secondary suite in Richmond Zoning Bylaw No. 8500 is 90 m<sup>2</sup> (969 ft<sup>2</sup>), which is consistent with the previous regulations of the *BC Building Code*. The 2019 amendment to the BC Building Code removed the restriction on maximum size, allowing municipalities to select their own maximum. Staff propose that Richmond Zoning Bylaw No. 8500 be amended to increase the maximum size to 110 m<sup>2</sup> (1,185 ft<sup>2</sup>), giving latitude to develop suites accommodating more bedrooms and be more suitable for families. The additional 20 m<sup>2</sup> (215ft<sup>2</sup>) is the spatial equivalent to a master bedroom and bath.
- Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10139 will increase the potential maximum size of secondary suites permitted to the lesser of 110 m<sup>2</sup> (1,185 ft<sup>2</sup>) or 40% of the total floor area of the dwelling unit in which it is contained.

#### *Character*

- Currently all duplexes require a Council issued Development Permit to control form and character (i.e. architectural form, landscaping and parking). If the secondary suite is permitted to be 50% of the overall primary dwelling unit area, a duplex would effectively be permitted. This could significantly change the neighbourhood form and character by circumventing the requirement to obtain a Development Permit.
- Allowance of a larger suite size of 110 m<sup>2</sup> (1,185 ft<sup>2</sup>) is balanced with retention of the current Bylaw provision restricting the secondary suite size to 40% of the principal dwelling unit. This further ensures the secondary suite remains deferential to the principal dwelling unit thereby reinforcing the single family neighborhood character.
- Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10139 will further strengthen the requirement for the secondary suite to be incidental to the principal dwelling through entry door placement, resulting in better design for houses containing a secondary suite.

#### Civic Addressing for Secondary Suites

The City does not currently assign an address to a secondary suite. Staff proposes the following changes to the civic addressing process for secondary suites in order to facilitate improved timeliness for emergency response, postal delivery, and ability to track and collect data on secondary suites developed in the City. The addressing procedure noted below is procedural in nature and will be managed by Staff.

- Legal secondary suites will be assigned an “additional address” in our property addressing system. The primary dwelling would retain the civic address while the secondary suite will have the primary address followed by an “A”. For example,
  - 1234 Granville Avenue will be the principal dwelling address
  - 1234A Granville Avenue will be the secondary suite address
- As per the City’s addressing protocol, all City assigned addresses must be displayed and be properly numbered and clearly visible day and night.

- Assignment of secondary suite addresses will be at building permit stage and assessed a \$50.00 fee (for cost recovery). To facilitate this change, proposed Amendment Bylaw No. 10142 to the Consolidated Fee Bylaw No. 8636 would add the \$50.00 charge to the list of fees collected for additional addresses requested for secondary suites or coach houses.
- A grace period of 12 months would be provided for owners of a legal and properly permitted secondary suite and coach house that existed at the time of this bylaw having come into force and effect to request an additional address for the secondary suite with no charge to encourage compliance.

Staff have consulted with Richmond Fire and Rescue, Canada Post, Richmond RCMP Detachment and BC Assessment on the proposed addressing scheme to ensure that their respective systems and processes would not be adversely impacted, and they have no objections to the proposal.

#### Communication

- Staff suggests that no consultation of this bylaw amendment is required because only the maximum cap has been increased and the addressing options are consistent with other municipalities.
- Information regarding proposed modifications to the City's secondary suite regulations and addressing procedures will be shared through Departmental Bulletins.
- The City will notify existing legal secondary suite owners through direct mailing of the ability to have an address assigned free of charge during the grace period. This information will also be included on the website and Staff will work with Corporate Communications to issue press releases identifying the grace period.

#### **Financial Impact**

None.

#### **Conclusion**

The technical amendments to the *BC Building Code* which came into effect on December 12, 2019 pertaining to the development of secondary suites in residential dwellings may be leveraged by amending Richmond Zoning Bylaw regulations to provide increased size and variety of suites to better address current housing needs in the community.

Staff recommends an approach that balances the ability and need to develop larger suites with adherence to formal regulations that preserve the form and character of existing neighborhoods. These proposed changes also present an opportunity to improve the addressing system for secondary suites.



Serena Trachta  
Manager, Plan Review  
(604-204-8515)

ST:st

**PLN - 150**



**Richmond Zoning Bylaw No. 8500,  
Amendment Bylaw No. 10139  
(Secondary Suites)  
City-Wide**

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

- 1) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definition of **Secondary Suite** in its entirety and replacing it with the following:

**“Secondary Suite** means an un-stratified, accessory, self-contained **dwelling** located within a **principal dwelling unit**, and exclusively used for occupancy by one **household** in accordance with Section 5.4 of this bylaw.”

- 2) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.4 [Secondary Suites] by:

- a) Deleting Subsection 5.4.1(c) in its entirety and replacing it with the following:

**“The secondary suite** must be incidental and integrated with the **principal dwelling unit** so as not to externally appear as a separate unit, with the design and placement of the entry doors maintaining that hierarchy to the satisfaction of the Director of Building Approvals. The front door of the **secondary suite** shall not face the primary street upon which the **principal dwelling** is located.”

- b) Deleting Subsection 5.4.1(e) in its entirety and replacing it with the following:

**“The secondary suite** must have a minimum floor area of at least 33.0 m<sup>2</sup> in a **single detached housing** unit.”

- c) Deleting Subsection 5.4.1(h) in its entirety and replacing it with the following:

**“The secondary suite** must not exceed the lesser of 40% of the total floor area of the **dwelling unit** in which it is contained or 110 m<sup>2</sup>.”

3) This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10139”**.

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

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





**Consolidated Fees Bylaw No. 8636,  
Amendment Bylaw No. 10142**

The Council of the City of Richmond enacts as follows:

1. The **Consolidated Fee Bylaw No. 8636**, as amended, is further amended by adding the following to the Civic Address Changes section of SCHEDULE – DEVELOPMENT APPLICATION FEES to the Consolidated Fees Bylaw 8636:

Section	Description	Base Fee	Incremental Fee
Section 1.13.1	Additional Address requested for secondary suite or coach house	\$50.00	Not Applicable

2. This Bylaw may be cited as “**Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10142**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by
<i>JA</i>
APPROVED by Director or Solicitor
<i>J.C.</i>

\_\_\_\_\_  
MAYOR

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



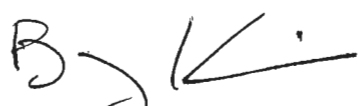
**To:** Planning Committee **Date:** February 10, 2020  
**From:** Barry Konkin **File:** 08-4050-10/2020-Vol  
Director, Policy Planning 01  
**Re:** **Referral Response on Education, Dormitory and Child Care Uses in the  
No. 5 Road Backlands Policy Area and for Sites in the Agricultural Land  
Reserve**

---

**Staff Recommendation**

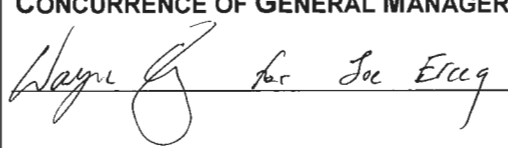

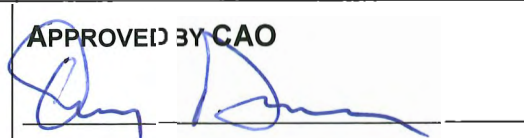
1. That Richmond Official Community Plan (OCP) Bylaw 9000 and 7100, Amendment Bylaw 10132, to revise Section 7.3 of Schedule 1 of the OCP (No. 5 Road Backlands Policy) and Schedule 2.13A of the OCP (East Richmond Area McLennan Sub-Area Plan) to clarify permitted uses and related policies for religious institutional uses, be introduced and granted first reading.
2. That Richmond Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10132, having been considered in conjunction with:
  - a) the City's Financial Plan and Capital Program;
  - b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 477 (3) (a) of the *Local Government Act*.
3. That Richmond Official Community Plan (OCP) Bylaw 9000 and 7100, Amendment Bylaw 10132, having been considered in conjunction with Section 477(3) (b) of the *Local Government Act*, be referred to the Agricultural Land Commission for comment prior to a Public Hearing.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10133, to revise the "Assembly (ASY)" zoning district contained in Section 13.3 to prohibit education and dormitory as permitted uses in this zone for areas within the No. 5 Road Backlands Policy area located in the Agricultural Land Reserve and revise the "Religious Assembly (ZIS7) – No. 5 Road" zoning district contained in Section 24.7 to prohibit education use in this zone, be introduced and granted first reading.

5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10141, to revise the “Assembly (ASY)” zoning district contained in Section 13.3 to prohibit education and dormitory uses for areas outside of the No. 5 Road Backlands Policy area and located in the Agricultural Land Reserve, be introduced and granted first reading.
6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10140, to revise the “Assembly (ASY)” zoning district contained in Section 13.3 to add site-specific dormitory use regulations for the property at 8100 No. 5 Road, be introduced and granted first reading.
7. That final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10140 be considered in conjunction with Richmond Zoning Bylaw 8500, Amendment Bylaw 9586 (RZ 14-667707).
8. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10146, to revise the “Assembly (ASY)” zoning district contained in Section 13.3 and revise the “Religious Assembly (ZIS7) – No. 5 Road” zoning district contained in Section 24.7 to regulate child care use in these zones for lands located in the Agricultural Land Reserve, be introduced and granted first reading.
9. That staff bring to Council all building permit applications involving education, dormitory or child care uses for lands zoned “Assembly (ASY)” and “Religious Assembly (ZIS7) – No. 5 Road” located in the Agricultural Land Reserve, received more than 7 days after the date of first reading of Richmond Zoning Bylaw 8500, Amendment Bylaws 10133, 10141, and 10146, for consideration of a resolution that the building permit be withheld pursuant to Section 463 of the *Local Government Act*.



Barry Konkin  
 Director, Policy Planning  
 (604-276-4139)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications Community Social Development Law	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	INITIALS: 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

This report responds to two separate Committee referrals:

Planning Committee (December 3, 2019)

*That staff review the Backlands Policy for the Highway to Heaven (No. 5 Road) and provide updated wording to ensure that only religious institutions are permitted.*

General Purposes Committee (January 7, 2020)

*That staff examine removing school use as a permitted use in the No. 5 Road backlands plan and when reporting back include consideration of the December 3, 2019 Planning Committee related referral.*

Staff examination of current land use policy and regulations in response to these two referrals has determined that:

- the current regulations are too broad in relation to accessory dormitory uses; therefore, additional OCP Amendments in relation to the No. 5 Road Backlands Policy area and additional Zoning Bylaw Amendments are proposed that would also prohibit dormitory uses;
- City zoning regulations for child care for applicable zoning districts located in the ALR are also too broad and would potentially allow for large standalone child care facilities on farmland; therefore, an additional Zoning Bylaw Amendment is proposed that would regulate child care uses on lands zoned “Assembly (ASY)” and located within the Agricultural Land Reserve. This amendment would also be applicable to the site-specific agricultural zone – the “Religious Assembly (ZIS7) – No. 5 Road” zone – for the property occupied by the Lingyen Mountain Temple.

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

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

*6.1 Ensure an effective OCP and ensure development aligns with it.*

Official Community Plan (OCP) Bylaw 9000 and 7100, Amendment Bylaw 10132 proposes policy clarification to only consider religious institutional uses and prohibit education and dormitory uses in the OCP No. 5 Road Backlands Policy area and the East Richmond Area McLennan Sub-Area Plan (Schedule 2.13A). Amendments are also proposed to Richmond Zoning Bylaw 8500, through Amendment Bylaws 10133 and 10141 to prohibit “education” use as follows:

- on sites that are zoned “Assembly (ASY)” or “Religious Assembly (ZIS7) – No. 5 Road” that are located in the No. 5 Road Backlands area; and

- on sites that have existing “Assembly (ASY)” zoning outside of the No. 5 Road Backlands area, and which are located in the Agricultural Land Reserve (ALR).

Additional information is provided later in this report on one application at 8100 No. 5 Road (RZ 14-667707) that has been granted third reading (following the November 21, 2016 Public Hearing) that would be impacted by the proposed OCP and Zoning Bylaw amendments. Information on in-stream development applications within the ALR that are in process with staff is provided for information purposes only.

## **Background Information**

### History of the No. 5 Road Backlands Area

Staff reviewed the history of policy development for the No. 5 Road Backlands Policy area. A timeline of the policy can be found in Attachment 1. Land use policy applicable to the No. 5 Road Backlands Area has included provisions for education institutions since 1990. As a result, various properties within the area have made applications (i.e., ALR Non-Farm Use and rezoning) and received approval from Council and the Agricultural Land Commission for education institutions. Staff note that there are 5 existing schools located in the No. 5 Road Backlands Policy area.

### Official Community Plan

The No. 5 Road Backlands Policy was moved to Schedule 1 of the OCP in 2016, and applies to lands on the east side of No. 5 Road generally bounded by Steveston Highway to the south and 7890 No. 5 Road to the north (one property to the north of Blundell Road) (Attachment 2).

The No. 5 Road Backlands Policy area is located in the ALR and subject to the *Agricultural Land Commission Act* legislation and all accompanying ALR regulations. Development proposals in this area are required to obtain land use approvals through an ALR Non-Farm Use Application, which requires Council consideration and endorsement of the proposal before it is forwarded to the ALC for a decision. If an ALR Non-Farm Use application is endorsed by the ALC, a subsequent rezoning application would also be required.

The East Richmond Area McLennan Sub-Area Plan (Schedule 2.13A of the OCP) contains land use policy and accompanying land use maps and designations for a portion of this area (north of Francis Road) of the No. 5 Road Backlands Policy area.

### Zoning Bylaw – Uses

As the Council referrals have directed staff to examine the suitability of education uses in the Backlands Policy area, some background information is provided for in this section of the report.

Education is defined in the Zoning Bylaw 8500 as follows:

***Education*** “means a school, provincial school or francophone school as defined by the *School Act* and independent school as defined by the *Independent School Act* normally offering kindergarten to Grade 12 classes, and which may include, on the same site,

*accessory administration, food and beverage service, and student, recreational, religious and cultural services, patron participation entertainment, and subordinate housing for students, staff and faculty of that education facility, but does not include commercial education.”*

Education facilities that fall under this land use definition are those that provide schooling in the Provincial curriculum for Kindergarten to Grade 12 (K-12), regardless of religious affiliation and status as a for profit or not for profit organization.

Other types of schools and education facilities involved in providing training, instruction and certification for a specific trade, skill or service and universities/colleges are defined separately in Zoning Bylaw 8500 and are not permitted uses in the ALR or in any of the assembly related zoning districts proposed for amendment in this report.

Over the recent past, there has been interest in the provision of dormitory space associated with institutional or religious uses in the Backlands Policy area. As the Richmond Zoning Bylaw 8500 does not contain any limits or regulations on this use, staff propose new regulations for dormitory use for lands within the No. 5 Road Backlands Policy Area. The proposed regulations would also apply to “Assembly (ASY)” zoned lands outside this policy area but located in the ALR.

Dormitory is defined in the Zoning Bylaw 8500 as follows:

***Dormitory*** “means a building containing sleeping units for occupancy by students or staff members affiliated with a school, religious assembly, hospital, university or similar institution, and which is regulated by such institution.”

Dormitory facilities, which are a permitted secondary use in the “Assembly (ASY)” zone, are not dwelling units as they are not permitted to have self-contained cooking facilities or kitchens. The Zoning Bylaw currently does not contain any restrictions or limitations on the number of people that can be accommodated in a dormitory or a maximum floor area for a dormitory use. Dormitory uses are a form of residential use that can result in conflicts with normal agricultural uses and farm practices and can place additional and undue development pressures on farmland for non-farm uses. In staff’s opinion, a dormitory use is not appropriate on ALR land and amendments are proposed in this report to prohibit dormitories in the ALR.

A third area which staff have identified for additional regulation for areas within the No. 5 Road Backlands Policy Area and outside this policy area but located in the ALR is child care. Child care is currently permitted as a principal use in the “Assembly (ASY)” and “Religious Assembly (ZIS7) – No. 5 Road” zoning districts. Based on the provisions of these existing zoning districts, standalone child care facilities not attached to another principal use (i.e., religious assembly institutions) are allowed in these zones. Furthermore, there are no regulations that limit the total maximum number of child care spaces in such child care facilities. A number of new regulations for child care facilities in the No. 5 Road Backlands Policy area and within the ALR in general are proposed in this report.

### Existing Zoning Districts in the No. 5 Road Backlands Policy Area

For properties that have redeveloped within the No. 5 Road Backlands Policy area, current zoning consists primarily of sites with “Assembly (ASY)” zoning generally on the west 110 m of the site – consistent the Backlands policy – and the balance of the site zoned “Agriculture (AG1)”. One site in the area – the Lingyen Mountain Temple at 10060 No. 5 Road – is zoned “Religious Assembly (ZIS7) – No. 5 Road”. The “Assembly (ASY)” and “Religious Assembly (ZIS7) – No. 5 Road” zoning districts both currently allow education and child care as a principal use and dormitory as a secondary use.

No revision is proposed to the dormitory regulations associated with the Lingyen Mountain Temple “Religious Assembly (ZIS7) – No. 5 Road” zoning at 10060 No. 5 Road as these were approved by Council on a site-specific basis through a previous rezoning application (RZ 13-641554). The current zone allows dormitory as a secondary use that shall not exceed 70 people. However, amendments to prohibit education as a permitted use and regulate child care within the site-specific zone of this site are proposed.

### Sites Zoned “Assembly (ASY)” in the ALR Outside of the No. 5 Road Backlands Policy Area

There are a total of nine sites within the ALR that have existing “Assembly (ASY)” zoning and located outside of the No. 5 Road Backlands Policy area. New regulations are proposed in this report that will prohibit education and dormitory uses on these sites, and will also regulate child care uses for these properties.

## **Analysis**

### ALC Approval Requirements for Education, Child Care and Dormitory Uses

Notwithstanding the OCP and Zoning Bylaw amendments proposed in this report, any non-farm uses proposed for sites located in the ALR are subject to an ALR Non-Farm Use application, which requires consideration and endorsement from Richmond City Council prior to the application being forwarded to the ALC for consideration. The proposed OCP and Zoning Bylaw Amendments contained in this report would not change the requirement for an ALR Non-Farm Use application.

### Proposed Bylaw Amendments

#### *Official Community Plan Amendment*

An amendment is proposed to the No. 5 Road Backlands Policy contained in Section 7.3 of the OCP to:

- allow religious institutions only;
- no longer allow education and dormitory uses in the Policy area; and

- remove the ‘Community Institutional’ (OCP land use definition) wording referenced in the No. 5 Road Backlands Policy area and replace with ‘religious institutional’ to reflect the proposed range of permitted uses as outlined in this report.

Other types of schools and education facilities involved in providing training, instruction and certification for a specific trade, skill or service and universities/colleges are defined separately in Zoning Bylaw 8500 and are not permitted uses on lands within the ALR or in any of the zoning districts proposed for amendment in this report.

An excerpt of the proposed OCP amendment to the No. 5 Road Backlands Policy, to address these matters is as follows:

- “a) the types of uses which may be considered in the Frontlands (westerly 110 m of the site) are religious institutions only. Education and dormitory uses (as defined in Richmond Zoning Bylaw 8500) are not permitted;*
- b) proposed uses in the Frontlands must be considered and approved by the City and the Agricultural Land Commission through the necessary land use approval process;*
- c) in the Frontlands, clearly ancillary uses to the principal religious institutional use may be considered, except for an accessory dormitory use, which is not permitted; and*
- d) principal residential uses (e.g., congregate housing, community care facility, multi-family housing) are not permitted.”*

Amendments are also proposed to the East Richmond Area (McLennan Sub-Area) Plan (Schedule 2.13A) OCP to ensure policy statements and land use map designations and definitions contained in this area plan are consistent with the proposed revisions to the No. 5 Road Backlands Policy. The proposed amendments to the East Richmond Area (McLennan Sub-Area) Plan will replace an existing policy statement and land use definition as follows:

- *Land use and development in the Agriculture, Institutional and Public designated areas in the accompanying Land Use Map shall be consistent with the provisions of the No. 5 Road Backlands Policy contained in Official Community Plan Bylaw 9000 (Section 7.3).*
- *Amended definition for Agriculture, Institutional and Public – Land uses that are consistent with the provisions of the No. 5 Road Backlands Policy contained in Official Community Plan Bylaw 9000 (Section 7.3) and Richmond Zoning Bylaw 8500.*

#### **Zoning Bylaw Amendments**

Richmond Zoning Bylaw 8500, Amendment Bylaw 10133 would apply to the No. 5 Road Backlands Policy area only. A summary of the proposed changes is as follows:



- education uses would be prohibited in all sites zoned “Assembly (ASY)” and “Religious Assembly (ZIS7) – No. 5 Road”;
- dormitory uses would be prohibited in all sites zoned “Assembly (ASY)” in the Policy area.

A second amending bylaw is proposed for Richmond Zoning Bylaw 8500 – Amendment Bylaw 10141 – which would apply to all land zoned “Assembly (ASY)” outside of the No. 5 Road Backlands Policy area and located within the ALR. This bylaw would prohibit education and dormitory uses.

A third amending bylaw is proposed for Richmond Zoning Bylaw – Amendment Bylaw 10146 – which would apply to all land zoned “Assembly (ASY)” and “Religious Assembly (ZIS7) – No. 5 Road” and located in the ALR both within and outside of the No. 5 Road Backlands Policy area. This bylaw proposes to:

- restrict child care as a secondary use accessory to a religious assembly institution;
- operation of a child care facility must be by the principal religious assembly institution only; and
- establish a maximum limit of 37 children in care.

The proposed limit of 37 children reflects a modest sized child care facility, and is the maximum number of child care spaces that is typically provided in city-owned child care facilities. Staff are of the opinion that the proposed 37 space limit would allow religious institutions to provide child care services, without the risk of large facilities locating there, which would take away from the intended uses of the area.

The combined effect of these three bylaws would be to ensure continuity of regulations regarding education, dormitory and child care uses for all land in the ALR. This approach avoids the potential for pressures on ALR land outside of the No. 5 Road Backlands Policy area that may result if the proposed zoning regulations are not consistent.

For property owners where future proposals or development may be impacted by the proposed zoning amendments, the option exists to apply for a site-specific rezoning application in addition to applying for and obtaining the applicable ALR Non-Farm Use approval.

#### Pre-Existing Schools, Dormitory and Child Care Uses (Legal Non-Conforming Status)

If the proposed bylaws are adopted by Council, all existing education, dormitory and child care uses that were consistent with the “Assembly (ASY)” and “Religious Assembly (ZIS7) – No. 5 Road” zone in the ALR, including the No. 5 Road Backlands Policy Area, would be rendered legal non-conforming uses. The provisions for non-conforming uses is contained in Part 14, Division 14 of the *Local Government Act* and would apply to all education, dormitory and child care uses that existed prior to the adoption of the Zoning Bylaw Amendments. Legal non-conforming status of uses would generally be subject to the following:

- if a legal non-conforming use is discontinued for a period greater than 6 months, any subsequent use is subject to current zoning regulations;
- a non-conforming use cannot be expanded upon or altered in a manner that would increase the scale or extent of the non-conforming situation; and
- non-conforming buildings or structures that are significantly damaged or destroyed (75% or more of its value above its foundations as determined by a building inspector) must not be repaired/reconstructed except in accordance with current zoning regulations.

Any new development and use of land would be subject to the proposed prohibition on education and dormitory uses and regulations proposed for child care uses. Property owners also have the option to apply for a site-specific rezoning application in addition to applying for and obtaining the applicable ALR Non-Farm Use approval for development proposals that do not comply with zoning regulations.

Staff have reviewed existing building permits and business licenses to determine the number of sites that have existing education facilities, child care operations and religious assembly facilities with an accessory dormitory component (Attachment 3). A breakdown of the existing uses (constructed) and their location in the City is summarized as follows:

- within the No. 5 Road Backlands Policy area:
  - 5 existing schools;
  - 6 religious assembly facilities with an accessory dormitory component; and
  - 4 licensed child care operations.
- outside of the No. 5 Road Backlands Policy area and located in the ALR:
  - 3 existing schools;
  - 1 religious assembly facility with an accessory dormitory component; and
  - 5 licensed child care operations.

If the proposed Zoning Bylaw amendments are adopted, the above uses would be rendered legal-non-conforming uses, which would not be able to be expanded or altered in accordance with the provisions contained in the *Local Government Act*, unless the applicable ALR Non-Farm Use and rezoning application approvals are in place.

#### Development Application – Rezoning Already Granted Third Reading

There is one rezoning application at 8100 No. 5 Road (RZ 14-667707; Bylaw 9586) for a proposed new religious assembly facility (temple) and accessory dormitory use that has been previously considered by Council, and was granted third reading following a Public Hearing on November 21, 2016. The associated ALR Non-Farm Use application for the proposal was approved by the ALC on May 24, 2016.

Based on Council's prior consideration and endorsement of this application, staff recommend revising the "Assembly (ASY)" zoning district for this site only. Proposed Richmond Zoning Bylaw 8500, Amendment Bylaw 10140 is provided in this report, which would add site-specific

dormitory use regulations for the property to allow the proposal to be consistent with the previous non-farm use and rezoning applications.

Staff also recommend coordinating final adoption of the proposed Richmond Zoning Bylaw 8500, Amendment Bylaw 10140, with final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9586 (RZ 14-667707).

**Development Applications in Process in the ALR**

Four development applications have been submitted for sites located in the ALR (summarized in table below), which staff are currently reviewing and are provided for information purposes only.

Address	Files	Submission Dates	Proposal	Subject to the No. 5 Road Backlands Policy
8240 No. 5 Road (Dharma Drum Mountain Buddhist Association)	DV 19-872522	DV: Sep 5, 2019	Construct an addition to the existing accessory dormitory building.	Yes
7890 No. 5 Road (Cornerstone Evangelical Baptist Church)	AG 19-873428 DP 19-869484	AG: Sep 19, 2019 DP: Jul 30, 2019	Construct a new elementary school and accessory facilities (incl. gym and auditorium).	Yes
11371 No. 3 Road (Christian Missionary Alliance)	AG 19-853589	AG: Feb 15, 2019	Obtain approval from the ALC for existing education uses.	No
20451 Westminster Highway (Choice School for Gifted Children)	AG 19-881146	AG: Dec 23, 2019	Construct an addition to the existing school.	No

A summary of each application is provided below, including the impact of the proposed OCP and Zoning Bylaw amendments where applicable.

- 8240 No. 5 Road: Should the proposed OCP and Zoning Bylaw amendments be adopted, the proposed variance at 8240 No. 5 Road to add additional floor area to the existing dormitory building could not be supported, and a rezoning application would be required. If the proposed OCP and Zoning Bylaw Amendments outlined in this report are approved by Council, there would be no policy basis to support this application.
- 7890 No. 5 Road: Should the proposed OCP and Zoning Bylaw amendments be adopted, the proposal at 7890 No. 5 Road would require a rezoning application, in addition to the existing non-farm use and development permit applications, due to the proposal for a new school (education use) and accessory facilities. If the proposed OCP and Zoning Bylaw Amendments outlined in this report are approved by Council, there would be no policy basis to support this application.

- 11371 No. 3 Road: The subject site contains an existing religious assembly building that leases space to a small private school. No previous ALC approval of the school exists. The ALC has determined that an ALR Non-Farm Use application is required for the school. Should the proposed OCP and Zoning Bylaw amendments be adopted and if the ALR Non-Farm Use application is endorsed by Council and approved by the ALC, no rezoning application would be required.
- 20451 Westminster Highway: Should the proposed OCP and Zoning Bylaw amendments be adopted, the proposal at 20451 Westminster Highway would require a rezoning application, in addition to the ALR Non-Farm Use application. The proposal is located within the ALR but outside of the No. 5 Road Backlands Policy area and is designated for Agriculture in the OCP. As a result, there would be no policy basis to support this future rezoning application.

### **Consultation**

The proposed amendments to the Official Community Plan and Zoning Bylaw involve land contained in the ALR. As a result and in accordance with Section 477(3) (b) of the *Local Government Act*, the proposed Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10132 is recommended to be forwarded to the ALC for review and comment should Council grant first reading to this bylaw amendment. The proposed Richmond Zoning Bylaw, Amendment Bylaws 10133, 10141, 10140 and 10146 would also be forwarded to the ALC for review and comment in conjunction with Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10132. The consultation outlined in this report is consistent with OCP Consultation Policy No. 5043 and provisions in the *Local Government Act*.

On February 3, 2020, City staff met with a number of landowners (Highway to Heaven Association) that represented approximately 8 existing religious organizations for the area. This group identified concerns about potential restrictions being looked at for schools and other accessory uses based on the Council referrals on this matter. City staff also provided information about the public process involved for any amendments to land use regulations and options for religious organizations and property owners to provide feedback to Council.

Prior to the Public Hearing, all properties impacted by the proposed amendments will be notified and the public will have an opportunity to comment at the Public Hearing.

### **Temporary Withholding of Building Permits**

Staff recommends that Council grant first reading to Richmond Zoning Bylaw 8500, Amendment Bylaws 10133, 10141 and 10146 to prohibit education and dormitory uses in the “Assembly (ASY)” zone, prohibit education in the “Religious Assembly (ZIS7) – No. 5 Road” zone and regulate child care use in the “Assembly (ASY)” and “Religious Assembly (ZIS7) – No. 5 Road” zones located in the Agricultural Land Reserve. Should Council wish to withhold the issuance of building permits related to the bylaws under preparation, a resolution would need to be endorsed by Council as follows:

*That staff bring to Council all building permit applications involving education, dormitory or child care uses for lands zoned “Assembly (ASY)” and “Religious Assembly*

*(ZIS7) – No. 5 Road” located in the Agricultural Land Reserve, received more than 7 days after the date of first reading of Richmond Zoning Bylaw 8500, Amendment Bylaws 10133, 10141, and 10146, for consideration of a resolution that the building permit be withheld pursuant to Section 463 of the Local Government Act.*

The above referenced resolution, in accordance with Section 463 of the *Local Government Act*, enables Council the ability to review and withhold any building permits for these types of uses.

### **Financial Impact**

None.

### **Conclusion**

In response to two separate Committee referrals from December 3, 2019 Planning Committee and January 7, 2020 General Purposes Committee, this report recommends amendments to the Official Community Plan and Richmond Zoning Bylaw.

- Clarify the OCP to consider religious institutional uses only and not permit education and dormitory uses in the No. 5 Road Backlands Policy area.
- Prohibit education and dormitory uses in the “Assembly (ASY)” zone and prohibit education use in the “Religious Assembly (ZIS7) – No. 5 Road” zone for sites located within the No. 5 Road Backlands Policy area.
- Prohibit education and dormitory uses in the “Assembly (ASY)” zone for sites located within the ALR.
- Regulate child care uses in the “Assembly (ASY)” and “Religious Assembly (ZIS7) – No. 5 Road” zoning districts for sites located within the ALR.
- Implement a site-specific zoning regulation through Richmond Zoning Bylaw 8500, Amendment Bylaw 10140 that is related to a rezoning application that has been granted third reading for the proposal at 8100 No. 5 Road (Zoning Bylaw 8500, Amendment Bylaw 9586; RZ 14-667707). Coordination of final adoption of these two Zoning Bylaw Amendments is recommended.

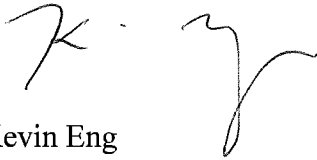
In conjunction with the Zoning Bylaw Amendments being recommended for first reading, a withholding resolution in accordance with Section 463 of the *Local Government Act* is recommended.

The proposed OCP and Zoning Bylaw Amendments will ensure a consistent OCP policy approach for the No. 5 Road Backlands Policy Area and zoning regulations to prohibit education uses and dormitory uses and regulate child care uses for all land located in the ALR.

February 10, 2020

- 13 -

It is recommended that Richmond Official Community Plan (OCP) Bylaw 9000 and 7100, Amendment Bylaw 10132 and Richmond Zoning Bylaw 8500, Amendment Bylaws 10133, 10141, 10140 and 10146, be introduced and granted first reading.



Kevin Eng  
Planner 2  
(604-247-4626)

KE:cas

- Att. 1: History of the No. 5 Road Backlands Area
- Att. 2: OCP No. 5 Road Backlands Policy Area Map
- Att. 3: Existing Schools, Dormitory and Child Care Uses in the ALR

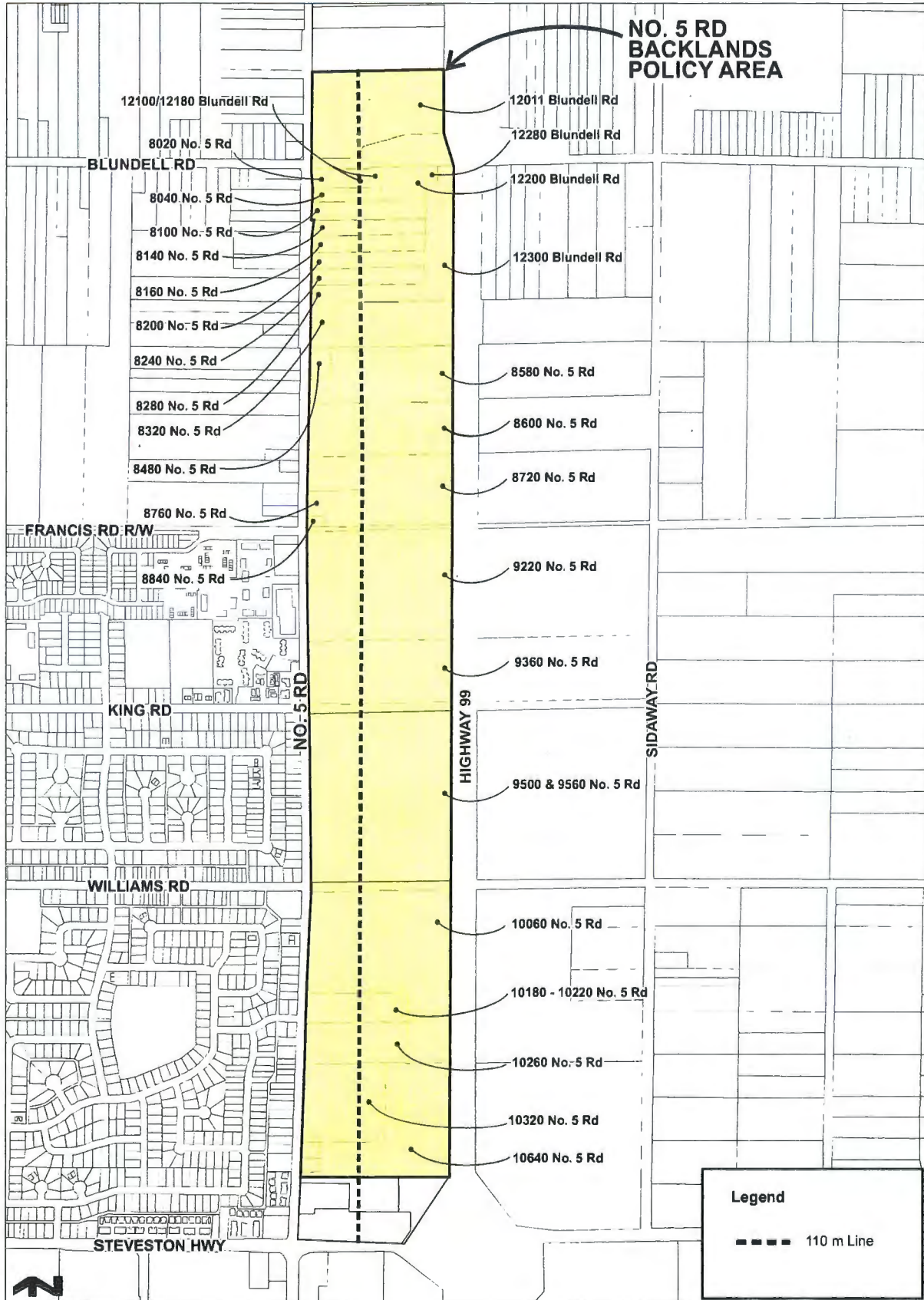
**History of the No. 5 Road Backlands Area**

- From 1990 to 2000, Council had two separate land use policies in place for the No. 5 Road Backlands area. Policy 5006 (Non-Farm Use Along the No. 5 Road Corridor – Approved 1990) and Policy 5035 (No. 5 Road Backlands – Approved 1998).
- These two policies identified that the type of development/uses should be limited to “Assembly District (ASY)” and a number of “School & Public Use District (SPU)” uses (Note: These uses were found in the “Assembly District (ASY)” and “School & Public Use District (SPU)”, which were the zones in place at the time under the previous Richmond Zoning and Development Bylaw 5300).
- In 2000, Council approved a new policy for the Backlands Area – Policy 5037 (No. 5 Road Backlands Policy) to replace Policy 5006 and Policy 5035. Policy 5037 continued to allow consideration for “Assembly District (ASY)” and certain “School & Public Use District (SPU)” uses in conjunction with measures to ensure farming of the backlands. As a result of a staff review, Policy 5037 brought about changes to strengthen the process and requirements to ensure active farming of the backlands.
- Private educational institutions (now mainly described as independent schools) were an outright permitted principal use in the “Assembly District (ASY)” zone under Richmond’s previous Zoning & Development Bylaw 5300.
- All of the above referenced policies were reviewed and endorsed by the Agricultural Land Commission (ALC).
- In 2016, the OCP was amended to include the No. 5 Road Backlands Policy, which replaced Policy 5037. The OCP No. 5 Road Backlands Policy referenced the consideration of development and uses consistent with the Community Institutional OCP land use definition, which includes educational activities.
- From 1990 to the current day, land use policy applicable to the No. 5 Road Backlands Area has included provisions for education institutions. As a result, various properties within the area have made application (i.e., ALR Non-Farm Use and rezoning) and received approval for education institutions. Staff note that there are 5 existing schools located in the No. 5 Road Backlands Policy area.



# No. 5 Road Backlands Policy Area Map

Bylaw 9506  
2016/02/15





**Table Summarizing Existing Schools, Child Care and Dormitory Uses in the  
Agricultural Land Reserve**

<b>Within the No. 5 Road Backlands Policy Area – Existing Schools</b>
10260 No. 5 Road (Richmond Christian School)
8760 No. 5 Road (Richmond Jewish Day School)
10220/10160 No. 5 Road (BC Confederation of Mennonite Brethren Churches)
12300 Blundell Road (BC Muslim Association)
12011 Blundell Road/7890 No. 5 Road (Cornerstone Evangelical Baptist Church)
<b>Outside of the No. 5 Road Backlands Policy Area – Existing Schools</b>
6340 No. 4 Road (Our Saviour Lutheran Church of Richmond BC)
11371 No. 3 Road (Christian Missionary Alliance)
20451 Westminster Highway (Choice School for Gifted Children)
<b>Within the No. 5 Road Backlands Policy Area – Existing Dormitories</b>
8140 No. 5 Road (Thrangu Monastery Association)
8240 No. 5 Road (Dharma Drum Mountain Buddhist Association)
8480 No. 5 Road (Tung Cheung Tuen Buddhist Association)
8580 No. 5 Road (Shia Muslim)
8600 No. 5 Road (India Cultural Centre)
10060 No. 5 Road (Lingyen Mountain Temple)
<b>Outside of the No. 5 Road Backlands Policy Area – Existing Dormitories</b>
18691 Westminster Highway (Nanaksar Gurdwara)
<b>Within the No. 5 Road Backlands Policy Area – Existing Licensed Child Care Operations</b>
7890 No. 5 Road (Cornerstone Evangelical Baptist Church)
8580 No. 5 Road (Shia Muslim)
8760 No. 5 Road (Richmond Jewish Day School)
10640 No. 5 Road (City of Richmond – Garden’s Children Centre)
<b>Outside the No. 5 Road Backlands Policy Area – Existing Licensed Child Care Operations</b>
11051 No. 3 Road (Congregation of the South Arm, United Church of Canada)
6340 No. 4 Road (Our Saviour Lutheran Church of Richmond BC)
7600 No. 4 Road (Immanuel Christian Reformed Church)
11371 No. 3 Road (Christian Missionary Alliance)
13780 Westminster Highway (Armenian Apostolic Church of BC)



---

**Richmond Official Community Plan Bylaw 9000 and 7100  
Amendment Bylaw 10132 (Clarification of Permitted Land Uses in the  
No. 5 Road Backlands Policy Area)**

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

1. Richmond Official Community Plan 9000, as amended, is further amended by:
  - a. Repealing the second paragraph in the Overview subsection contained in Section 7.3 and replacing it as follows:

“The purpose of the Policy is to allow religious institutional uses on the westerly 110m (“Frontlands”) of the properties located on the east side of No. 5 Road between Blundell Road and Steveston Highway (the area outlined in bold lines on the No. 5 Road Backlands Policy Area Map), if the remaining portions (“Backlands”) are actively farmed.”
  - b. Repealing the Objective subsection contained in Section 7.3 and replacing it as follows:

“Objective:  
  
Religious Institutional uses may be permitted in the Frontlands if the Backlands are actively farmed.”
  - c. Repealing subsections a) and b) under the Policies subsection contained in Section 7.3 and replacing it with the following and renumbering subsequent subsections accordingly:
    - “a) the types of uses which may be considered in the Frontlands (westerly 110 m of the site) are religious institutions only. Education and dormitory uses (as defined in Richmond Zoning Bylaw 8500) are not permitted;
    - b) proposed non-farm uses in the Frontlands must be considered and approved by the City and the Agricultural Land Commission through the necessary land use approval process;
    - c) in the Frontlands, clearly ancillary uses to the principal religious institutional use may be considered, except for an accessory dormitory use, which is not permitted;
    - d) principal residential uses (e.g., congregate housing, community care facility, multi-family housing) are not permitted in the Frontlands or the Backlands;”

- d. Repealing subsection a) under the Development Application Procedure and Requirements subsection contained in Section 7.3 and replacing it as follows:
    - “a) all proposals for religious institutional development are subject to City and ALC approval through the necessary development application process to be reviewed on a case-by-case basis and in accordance with the OCP;”
  - e. Repealing the first sentence in subsection b) under the Development Application Procedure and Requirements subsection contained in Section 7.3 and replacing it as follows:
    - “b) consideration of religious institutional development in the Frontlands is generally subject to:”
2. Richmond Official Community Plan Bylaw 7100, as amended, is further amended as follows:
- a. Repealing subsection a) under the Policies subsection contained in Section 6.0 (Community Facilities and Services) of the East Richmond Area McLennan Sub-Area Plan (Schedule 2.13A) and replacing it with the following:
    - “a) Land use and development in the Agriculture, Institutional and Public designated areas in the accompanying Land Use Map shall be consistent with the provisions of the No. 5 Road Backlands Policy contained in Official Community Plan Bylaw 9000 (Section 7.3).”
  - b. Repealing the definition of Agriculture, Institutional and Public contained in Appendix 1 of the East Richmond Area McLennan Sub-Area Plan (Schedule 2.13A) and replacing it with the following:

“Agriculture, Institutional and Public

Land uses that are consistent with the provisions of the No. 5 Road Backlands Policy contained in Official Community Plan Bylaw 9000 (Section 7.3) and Richmond Zoning Bylaw 8500.”

3. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10132”**.

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

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





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10133 (Education and Dormitory Use in the  
Assembly (ASY) and Religious Assembly (ZIS7) – No. 5 Road Zoning  
Districts within the Official Community Plan No. 5 Road Backlands  
Policy Area)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
  - a. Inserting the following in Section 13.3.11 (Other Regulations) in the Assembly (ASY) Zone as new Sections 13.3.11.4, 13.3.11.5, and 13.3.11.6:
    - “4. The provision of Sections 13.3.11.5 and 13.3.11.6 shall apply to any site that is zoned ASY (Section 13.3) within the area bounded by the bold black line as shown in Diagram 1

Diagram 1



5. **Education** is not permitted on lands identified in Diagram 1.

6. **Dormitory** is not permitted on lands identified in Diagram 1.”

b. Removing the following permitted use in Section 24.7.2 (Permitted Uses) in the Religious Assembly (ZIS7) – No. 5 Road Zone:

**“Education”**

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10133”**.

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_



\_\_\_\_\_  
MAYOR

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



Richmond Zoning Bylaw 8500
Amendment Bylaw 10140 (Site Specific Dormitory Use Regulations in the Assembly (ASY) Zone)

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
a. Inserting the following in Section 13.3.11 (Other Regulations) in the Assembly (ASY) Zone as a new Section 13.3.11.8:
"8. Notwithstanding Sections 13.3.11.4, 13.3.11.5, 13.3.11.6 and 13.3.11.7, a dormitory to accommodate a maximum of 4 people with a maximum floor area of 140 m2 contained in one building shall be permitted on the following site only:
8100 No. 5 Road
P.I.D. 003-413-110
Lot 2 Except: The South 115 Feet; Block "A" of Section 19, Block 4 North, Range 5 West, New Westminster District Plan 4090"

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10140".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Five horizontal lines for signature or date entry.

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

MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 10141 (Education and Dormitory Use in the
Assembly (ASY) Zoning District for Remaining Properties in the
Agricultural Land Reserve)

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
a. Inserting the following in Section 13.3.11 (Other Regulations) in the Assembly
(ASY) Zone as a new Section 13.3.11.7:
"7. Notwithstanding Sections 13.3.11.4, 13.3.11.5 and 13.3.11.6, education and
dormitory are not permitted on any site that is zoned ASY (Section 13.3)
that is located in the Agricultural Land Reserve."
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw
10141".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Five horizontal lines for signatures corresponding to the reading stages.

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

MAYOR

CORPORATE OFFICER





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10146 (Child Care Regulations in the Assembly  
(ASY) and Religious Assembly (ZIS7) – No. 5 Road Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
  - a. Inserting the following use in Section 13.3.3 (Secondary Uses) in the Assembly (ASY) Zone:

“**child care**”
  - b. Inserting the following in Section 13.3.11 (Other Regulations) in the Assembly (ASY) Zone as a new Section 13.3.11.9:

“9. **Child care** shall only be permitted as a **secondary use** for any **site** that is zoned ASY (Section 13.3) that is located in the **Agricultural Land Reserve** and subject to the following:

    - a) **Child care** must be operated by the **religious assembly** institution located on the **site**; and
    - b) **Child care** is limited to a maximum of 37 **child care** spaces.”
  - c. Removing the following use in Section 24.7.2 (Permitted Uses) in the Religious Assembly (ZIS7) – No. 5 Road Zone:

“**child care**”
  - d. Inserting the following use in Section 24.7.3 (Secondary Uses) in the Religious Assembly (ZIS7) – No. 5 Road Zone:

“**child care**”
  - e. Inserting the following in Section 24.7.11 (Other Regulations) in the Religious Assembly (ZIS7) – No. 5 Road Zone as a new Section 24.7.11.5:

“5. **Child care** shall only be permitted as a **secondary use** for any **site** that is zoned ZIS7 (Section 24.7) that is located in the **Agricultural Land Reserve** and subject to the following:

- a) **Child care** must be operated by the **religious assembly** institution located on the **site**; and
- b) **Child care** is limited to a maximum of 37 **child care** spaces.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10146**”.

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

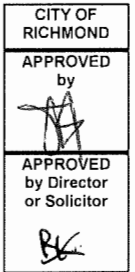
\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_



\_\_\_\_\_  
MAYOR

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