



**Planning Committee
Electronic Meeting**

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

**Wednesday, April 23, 2025
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-3 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on April 8, 2025.*



NEXT COMMITTEE MEETING DATE

May 6, 2025, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY PANATCH GROUP FOR REZONING AT 9000 NO. 3 ROAD FROM THE “GAS & SERVICE STATIONS (CG1)” ZONE TO THE “COMMERCIAL MIXED USE (ZMU61) – NO. 3 ROAD AND FRANCIS ROAD (BROADMOOR)” ZONE**
(File Ref. No. RZ 23-033712) (REDMS No. 7927720)

PLN-6

See Page PLN-6 for full report

Designated Speaker: Cynthia Lussier and Joshua Reis

STAFF RECOMMENDATIONS

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655, to change the land use designation of 9000 No. 3 Road from “Commercial” to “Limited Mixed Use” in Attachment 1 to Schedule 1 of Richmond Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10663, to amend the definition of the “Limited Mixed Use” land use map designation in Schedule 1 of Richmond Official Community Plan Bylaw 9000 to clarify that the residential use is intended to include purpose-built rental housing, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655 and 10663, having both been considered in conjunction with:*
 - (a) *The City’s Financial Plan and Capital Program; and*
 - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans**are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655 and 10663, having both been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10656 to create the “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” zone, and to rezone 9000 No. 3 Road from the “Gas & Service Stations (CG1)” zone to the “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” zone be introduced and given first reading.*



2. MANAGER’S REPORT

ADJOURNMENT





Planning Committee

Date: Tuesday, April 8, 2025

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Chak Au

Also Present: Councillor Michael Wolfe (by teleconference)

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on March 18, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY WILTON PROPERTIES LTD FOR REZONING AT 6840 AND 6860 NO. 3 ROAD AND 8051 ANDERSON ROAD FROM “DOWNTOWN COMMERCIAL (CDT1)” ZONE TO “RESIDENTIAL/LIMITED COMMERCIAL (ZMU59) – BRIGHOUSE VILLAGE (CITY CENTRE)” ZONE**
(File Ref. No. RZ 22-015455) (REDMS No. 7910475)

Staff provided a brief overview of the application.

Discussion ensued with respect to parking provisions and residential unit mix ratio.

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In response to queries from Committee, staff advised that (i) there is some flexibility to make small adjustments to the unit mix through the Development Permit (DP) application review process, (ii) any increase in the unit size will impact the amount of parking that is provided on site, (iii) the application was originally submitted in 2022, and then changed architects and was resubmitted in April 2024 with significant changes made by the applicant, and (iv) staff will continue to refine the loading facilities and passenger pick up and drop off areas of the project through the DP review process.

In response to queries from Committee, the applicant advised that (i) the ratio of studio units to one bedroom units is based on market demand and preference, (ii) it may be possible to convert some of the studio units to one bedroom units, however, this may reduce the amount of total units, (iii) there is a drop off area along Anderson Road which will assist with the parking drop off and pick up and a secondary lobby which is accessible to all the residential units, (iv) there is a common corridor that leads to the loading bays for drop off and loading for the commercial units, the intention is to have all the loading and servicing take place on-site or off of the lane, and (v) residents of the building will be able to utilize the 55 commercial parking spaces after hours.

Staff and the applicant will work together to address Committee's comments with respect to loading facilities and review the number of studio units proposed. Staff will provide Council with an update in advance of Council consideration.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10644 to create the "Residential/Limited Commercial (ZMU59)" zone, and to rezone 6840 and 6860 No. 3 Road and 8051 Anderson Road from "Downtown Commercial (CDT1)" zone to "Residential/Limited Commercial (ZMU59) – Brighthouse Village (City Centre)" zone, be introduced and given first, second and third reading.

CARRIED

2. APPLICATION BY CITY OF RICHMOND FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8620 AND 8660 BECKWITH ROAD
(File Ref. No. TU 25-008196) (REDMS No. 7985059)

It was moved and seconded

(1) That the application by City of Richmond for a Temporary Commercial Use Permit (TU 25-008196) for the properties at 8620 and 8660 Beckwith Road, to allow "Parking, non-accessory" as a permitted use, be considered for a period of three years from the date of issuance; and

2.

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- (2) *That this application be forwarded to the May 20, 2025, Public Hearing at 5:30 pm in the Council Chambers of Richmond City Hall.*

CARRIED

3. **MANAGER'S REPORT**

2025 Richmond Heritage Awards

Staff noted that starting next week nominations for the 2025 Richmond Heritage Awards will be open to all community members until Sunday, May 18, 2025. Nomination forms can be found on the City's website and a press release will be issued next week with more information.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:25 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, April 8, 2025.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



To: Planning Committee
From: Joshua Reis
Director, Development

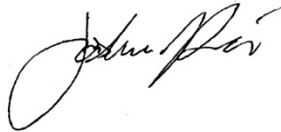
Date: April 9, 2025
File: RZ 23-033712

Re: **Application by Panatch Group for Rezoning at 9000 No. 3 Road from the “Gas & Service Stations (CG1)” Zone to the “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” Zone**

Staff Recommendations

1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655, to change the land use designation of 9000 No. 3 Road from “Commercial” to “Limited Mixed Use” in Attachment 1 to Schedule 1 of Richmond Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10663, to amend the definition of the “Limited Mixed Use” land use map designation in Schedule 1 of Richmond Official Community Plan Bylaw 9000 to clarify that the residential use is intended to include purpose-built rental housing, be introduced and given first reading;
3. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655 and 10663, having both been considered in conjunction with:
 - (a) The City’s Financial Plan and Capital Program; and
 - (b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans.are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;
4. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655 and 10663, having both been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation; and

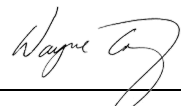
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10656 to create the “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” zone, and to rezone 9000 No. 3 Road from the “Gas & Service Stations (CG1)” zone to the “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” zone be introduced and given first reading.



Joshua Reis
Director, Development
(604-247-4625)

JR:CL

Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Housing Office Policy Planning	✓ ✓	 _____

Staff Report

Origin

Panatch Group has applied on behalf of 1320484 BC Ltd (Director: Kush Panatch), to the City of Richmond for permission to rezone the property at 9000 No. 3 Road from the “Gas & Service Stations (CG1)” zone to a new site-specific “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” zone to permit the development of a mixed-use building containing commercial and accessory non-residential uses on the ground floor and parking levels and 100 per cent market rental and Moderate Market Rental (MMR) apartment housing above the ground floor. Vehicle access to the site is proposed to and from No. 3 Road and Francis Road and is restricted to right-in/right-out movements only. A location map and aerial photo of the subject site are provided in Attachment 1. A survey of the subject site is included in Attachment 2.

An amendment to the City’s Official Community Plan (OCP) is associated with this rezoning application to change the land use designation of the subject site from “Commercial” to “Limited Mixed Use” to permit residential rental housing. An amendment to the definition of the “Limited Mixed Use” designation in the OCP is also proposed to clarify that the residential use is intended to include purpose-built rental housing.

A preliminary site plan, building elevations and landscape plan are contained in Attachment 3. The key components of the proposal include:

- A five-storey mixed-use building containing commercial, residential lobby and accessory non-residential uses on the ground floor and parking levels, and a total of 64 secured rental apartment housing units on the second to fifth floors, including 57 market rental units and seven MMR units.
- A proposed density of 2.00 Floor Area Ratio (FAR) consisting of approximately:
 - 558.37 m² (6,010.19 ft²) of net commercial floor area; and
 - 3,965.33 m² (42,682.46 ft²) of net residential rental housing and common floor area (e.g., lobbies and circulation).
- All units will be secured in perpetuity with rental tenure zoning, the market rental units will be governed by a housing covenant registered on Title, and the MMR units will be secured with a Housing Agreement and Housing Covenant registered on Title, which will include rental rate and household income level restrictions. No stratification of individual residential units is permitted.
- Road dedication along No. 3 Road and Francis Road.
- Voluntary contribution towards the City’s Leisure Facilities Reserve Fund of \$309,311.00 in lieu of the provision of on-site indoor amenity space.

Road and servicing improvements are required with redevelopment and will be secured through the City’s standard Servicing Agreement (SA) process prior to final adoption of the rezoning bylaw.

The works include, but are not limited to, the design and construction of frontage improvements on No. 3 Road and Francis Road such as new treed and grass boulevards and new 2.85 m wide concrete sidewalks, upgrading of the existing 600 mm diameter storm sewer to 900 mm, as well as new water, storm and sanitary service connections.

Findings of Fact

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

Existing Site Condition and Surrounding Development Context

Formerly a gas station, the vacant subject site is approximately 2,458 m² in size and is located on the southeast corner of the intersection of No. 3 Road and Francis Road in the Broadmoor Planning Area.

Existing development immediately surrounding the subject site is as follows:

To the North: Across Francis Road, is a one-storey commercial plaza on a property zoned “Neighbourhood Commercial (CN)”.

To the South: Is a townhouse development on a property zoned “Medium Density Townhouses (RTM2)”.

To the East: Is a townhouse development on a property zoned “Town Housing (ZT62) – Francis Road”, which has lawn, a hedge and a fence that encroaches approximately 3.0 m beyond the common property line into the subject site.

To the West: Across No. 3 Road, there are two-storey residential rental apartments on a property zoned “Low Rise Apartment (ZLR42) – Francis Road (Broadmoor).”

Existing Legal Encumbrances

Legal encumbrances existing on Title of the subject property include, but are not limited to, a Statutory Right-of-Way (SRW) agreement for the sanitary sewer (K92838 Inter Alia, Plan 46820). The applicant has been advised that encroachment into the SRW is not permitted.

Related Policies & Studies

Official Community Plan

The City of Richmond 2041 OCP Land Use Map designation of the subject site is “Commercial”, which provides for a variety of commercial uses but excludes residential uses.

Consistent with OCP objectives to retain commercial uses on the subject site and encourage the development of new purpose-built rental housing, the subject development proposes a mixed-use development with commercial uses at grade and purpose-built rental housing above.

In accordance with the OCP market rental housing provisions, additional density may be considered on a site-specific basis for 100 per cent rental housing applications that provide additional market rental or below-market rental housing to address community need.

To facilitate the proposed development, the following amendments to the OCP are proposed:

- OCP Amendment Bylaw 10663 provides for a change to the definition of “Limited Mixed Use” to clarify that the residential use is intended to include purpose-built rental housing.
- OCP Amendment Bylaw 10655 provides for a change to the land use designation of the subject site from “Commercial” to “Limited Mixed Use” to allow ground floor commercial uses with rental housing above.

OCP Market Rental Housing Policy

In recognition of rental housing comprising an important piece of Richmond’s housing supply, the OCP encourages the development of new purpose-built rental housing units secured through rental tenure as well as a housing agreement and covenants on Title. A series of incentives are identified in the OCP to encourage the development of new rental housing, such as additional density, parking rate reductions and exemptions from all or part of public art, community planning and affordable housing contributions.

The proposal is generally consistent with the Market Rental Housing Policy, as all of the residential units are rental apartments secured through rental tenure zoning and the registration of legal agreements on Title. Seven MMR units will be secured using a MMR Housing Agreement and Housing Covenant. Registration of a market rental Housing Covenant on Title will secure the remaining 57 dwelling units as market rental units.

Noise Management Policy

To mitigate unwanted noise from commercial areas on residential properties, the OCP requires that new development proposals involving commercial uses within 30 m of any residential use demonstrate that the building envelope is designed to avoid noise generated by the internal building use that exceed permitted noise levels in the City’s noise bylaw from penetrating into residential areas, and that noise generated from rooftop mechanical units will comply with the City’s noise bylaw.

In addition, to protect the future dwelling units at the subject site from potential noise impacts generated by commercial uses in the building and by traffic on No. 3 Road and Francis Road, noise attenuation is to be incorporated into dwelling unit design and construction.

Prior to final adoption of the rezoning bylaw, legal agreements are required to be registered on Title of the subject property to address these noise concerns and to ensure that the necessary noise mitigation measures are incorporated into building design and construction, as per acoustic and thermal report recommendations to be submitted by qualified registered professionals as part of the Development Permit (DP) application review process.

Ministry of Environment Referral & City Acceptance of Land Dedication

As the subject site formerly contained a gas station, remediation of the land consistent with the provincial *Contaminated Sites Regulations* is required. A referral to the provincial Ministry of Environment (MOE) is not required for the subject site because the subject site already received a Certificate of Compliance (CoC) for commercial land use from the MOE in 2021. Should there be any inconsistencies between the CoC and the proposed development, as may be determined through the review of the DP, prior to rezoning bylaw adoption and prior to the DP application being considered by the DP Panel, the applicant's Approved Professional may be required to submit the proposed design to the MOE for review as outlined in the CoC requirements.

In addition, prior to the City accepting land dedication to accommodate the required road improvements, the land must be determined to be acceptable to the satisfaction of the City for use as a road. Prior to final adoption of the rezoning bylaw, the applicant must submit adequate written documentation and/or other assurances to support the City's acceptance of the dedicated land.

Floodplain Management Implementation Strategy

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

Public Consultation

In accordance with the City's Early Public Notification Policy 1316, notice of the development proposal was provided to residents within 100 metres of the subject site. In addition, rezoning signs have been installed on the subject property along both No. 3 Road and Francis Road.

In addition, the applicant reached out to the strata management companies of the neighbouring townhouse sites to the east and south in mid-2024 and met with members of the strata council to provide an overview of and respond to questions about the proposed development.

In response to the early public notification and placement of the rezoning signs on the property, staff received correspondence and phone inquiries from members of the public expressing concerns about the development proposal. The nature of comments and concerns received is generally summarized below (with staff responses provided immediately below each item in ***bold italics***):

- Inquiry into how the public can further express concerns and attend the Public Hearing at which the development proposal will be considered.

Staff provided information about submitting comments via email during the application review process and advised that residents within 100 m of the subject site would receive notification by mail about additional opportunities for participating in the Public Hearing process.

- Inquiry about potential impacts to the environment, traffic, road and servicing infrastructure, emergency response and community services resulting from the proposed development.

The proposed development must comply with building energy efficiency standards, including the Energy Step Code which sets energy efficiency performance targets for new development. Further review of sustainability measures will be undertaken as part of the review of the associated DP.

Replacement of on-site trees identified for removal are to be replaced at a 2:1 ratio either on-site or elsewhere in the City, and an acceptable Landscape Plan is required to further enhance the open space on-site and in the public realm.

A Traffic Impact Assessment report has been prepared by a Professional Engineer and reviewed by City staff, confirming that the proposed development will not have a significant traffic impact on the City's road network. The proposed vehicular access to the site is restricted to right-in/right-out movements to mitigate traffic and safety impacts.

The development requires entering into a Servicing Agreement to undertake road frontage and servicing improvements prior to final adoption of the rezoning bylaw.

Richmond Fire-Rescue has reviewed and is supportive of the proposed design, and the proposal is consistent with OCP objectives to encourage the development of purpose-built rental housing.

Improvements to community services such as parks, recreation facilities and schools resulting from increased growth in the City is addressed through the payment of Development Cost Charges, school site acquisition fees and contributions to the City's Leisure Facilities Reserve Fund.

- The proposed density and building height, its compatibility with the existing character, lower density and height of existing development in the immediate surrounding neighbourhood, potential reduction in property values and the precedent that the development may set.

The proposed density and building form are generally consistent with OCP objectives to encourage the development of purpose-built rental housing.

The applicant has taken care in locating the dominant building mass as close to the intersection as possible to enable a more sensitive interface along the south and east property lines adjacent to existing two to three storey townhouses. The proposed setbacks to the top of the parkade levels (ground floor and mezzanine) are generally consistent with that required for townhouse developments on arterial roads (e.g., 3.0 m setbacks along the side interface with existing two-storey development), while the setbacks to the second to fifth floors of the building are at least 8.0 m from the east and south property lines. Further refinements to the site plan, landscape plan and architectural elevation plans to ensure integration with the neighbourhood may be made as part of the DP application review process.

- Loss of open space at 8080 Francis Road resulting from the repositioning of the fence to the common property line between the subject site and 8080 Francis Road, and privacy and security concerns along the interface of that portion of the site.

Along the east property line, the applicant is proposing to remove the lawn, hedge and fence encroachments from 8080 Francis Road that are approximately 3.0 m beyond the common property line into the subject site. The applicant has met with the adjacent strata to discuss these and other concerns. The preliminary concept plans submitted by the applicant show that new solid fencing is proposed along the east and south perimeter of the subject site, and this is to be reviewed further through the DP application review process.

- Potential loss of on-street parking along Francis Road immediately east of the subject site due to proximity to the proposed driveway crossing.

The design of frontage improvements, including transition from the new sidewalk and driveway to existing infrastructure adjacent to the subject site and implications for on-street parking, will be reviewed as part of the SA design review process. Parking will be maintained at locations that do not impact traffic safety.

- Anticipated duration of construction and proposed measures to mitigate noise and disruption to existing residents.

The applicant indicates that, subject to City approval, they intend to begin construction in 2026 and anticipate construction to take approximately 20 months to complete. The applicant is required to submit a Construction Parking and Traffic Management Plan to the City for review and acceptance by the Transportation Department prior to Building Permit (BP) issuance to address parking for services, deliveries, workers, loading, application for any lane closures and proper construction traffic controls. In addition, construction must be undertaken in accordance with the City's Noise Regulation Bylaw No. 8856.

A copy of the email correspondence received from three members of the public and the City's response is included in Attachment 5.

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

Public notification for the Public Hearing will be provided as per the *Local Government Act* and *Richmond Zoning Bylaw 8500*.

OCP Consultation Summary

Staff have reviewed the proposed OCP amendment bylaws with respect to the *Local Government Act* requirements and the City's OCP Bylaw Preparation Consultation Policy 5043, and it is determined that this report does not require referral to external stakeholders (Attachment 6).

The public will have an opportunity to comment on the proposed amendments at the Public Hearing. Public notification for the Public Hearing will be provided as per the *Local Government Act* and *Richmond Zoning Bylaw 8500*.

Analysis

This proposal is to develop a mixed-use building on a site at the southeast corner of No. 3 Road and Francis Road that would be approximately 2,259.20 m² (24,317.83 ft²) in area after road dedication. Conceptual development plans proposed by the applicant are included in Attachment 3.

The development is proposed to contain approximately 558.37 m² (6,010.19 ft²) of net commercial area on the ground floor and a total of 64 rental housing units and residential common areas (e.g., lobbies and circulation) totalling approximately 3,965.33 m² (42,682.46 ft²) of net floor area. Additional non-residential floor area on the ground floor and parking levels includes vehicle and bicycle parking and accessory uses such as waste, mechanical and electrical rooms.

Proposed Zoning Amendment Bylaw

To rezone the subject site and accommodate the development, a new site-specific zone entitled “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” is proposed (Richmond Zoning Bylaw 8500, Amendment Bylaw 10656). The proposed ZMU61 zone provides for a limited range of commercial uses and services on the ground floor and parking levels that are intended to serve the surrounding community and residential rental tenure apartment housing units above the ground floor, along with other compatible secondary uses. The proposed ZMU61 zone also reflects various other aspects of the development proposal to accommodate setbacks that are consistent with the City’s design guidelines for commercial buildings, a five-storey building height plus mechanical equipment and screening, site specific landscaping and reduced parking rates. Without limitation, the proposed ZMU61 zone provides for:

- Residential rental tenure zoning, the level of affordability of the MMR rates and the length to which it is secured in accordance with the *Local Government Act*.
- A maximum density of 2.05 FAR, of which:
 - 1.80 FAR is for residential uses, which must include no less than seven MMR units having a combined net habitable floor area of 374.45 m² that is secured in perpetuity through registration of a MMR Housing Agreement and Housing Covenant on Title prior to final adoption of the rezoning bylaw.
 - 0.25 FAR is for non-residential uses (e.g., commercial floor area and circulation).
- 80 per cent lot coverage with buildings and landscape roofs over parking levels.
- 2.0 m setbacks from No. 3 Road and Francis Road and 3.0 m setbacks elsewhere, except that the corner of the building may project into the minimum setback up to the property line where the corner cut road dedication is required to enable a strong urban street wall at the intersection.

- A maximum building height of 25.0 m.
- Reduced parking rates in accordance with the Zoning Bylaw and policies in the Market Rental Housing Policies in the OCP, as substantiated by an acceptable parking study prepared by a registered Professional Transportation Engineer along with the provision of TDM measures to be secured through legal agreements registered on Title prior to final adoption of the rezoning bylaw.
- One undesignated medium sized loading space that is shared between the residential and commercial uses.

Inclusionary Zoning

Proposed Amendment Bylaw 10656 is considered an inclusionary zoning bylaw for affordable housing under Section 482 of the *Local Government Act*, as it provides MMR units to be included in the proposed development. The proposed zoning bylaw has been prepared in accordance with Section 482 of the *Local Government Act* and in consideration of the City's Interim Housing Need Report, the financial feasibility of the project as demonstrated by the applicant, and their desire to proceed undeterred with the proposed development.

Housing Type and Tenure

Staff are supportive of the proposed development as it is consistent with the Market Rental Housing Policy and other OCP policies encouraging the provision of a variety of housing types and sizes to accommodate the needs of a diverse and aging population. Specifically, the proposal includes:

- Seven MMR units comprising approximately 12 per cent of the total residential habitable area and having a combined net floor area of 374.45 m² (4,030.55 ft²), which are proposed to be located on the west and north sides of the second and third floors of the building among the market rental units. These units are to be secured in perpetuity through the proposed residential rental tenure zoning and registration of a Housing Agreement and Housing Covenant on Title prior to final adoption of the rezoning bylaw. The tenancy of the MMR units will be restricted based on Housing Income Limits (HILs) established by BC Housing and prescribed maximum rental rates will be no higher than 30 per cent of the prescribed income limits, divided by 12 months. Given the limited number of MMR units and their location among the market rental units, a non-profit housing operator is not required.
- 57 market rental units, having a combined net habitable area of 3,129.89 m² (33,689.85 ft²). These units are to be secured in perpetuity through the proposed residential rental tenure zoning and registration of a Housing Covenant on Title. There will be no restriction on tenant incomes, and the ability remains for the units to be rented at prevailing market rates.

- A mix of residential unit types (Table 1), including approximately 44 per cent of all units and approximately 43 per cent of the MMR units being designed with two bedrooms that are suitable for families (i.e., 28 two-bedroom units in total, of which three are MMR units). These percentages of family-friendly units are to be secured through the legal agreements registered on Title prior to final adoption of the rezoning bylaw.

Table 1. Unit mix, rental rates, and income limits

Unit Type	Moderate Market Rental Units ⁽¹⁾	Market Rental Units ⁽¹⁾	Total	Proposed Net Unit Area ⁽¹⁾	Moderate Market Rental Unit Max. Rent Charge ⁽²⁾⁽³⁾	Moderate Market Rental Unit Total Max. Household Income ⁽²⁾⁽³⁾
Studio	2 (28.57%)	10 (17.54%)	12 (18.75%)	38.08 m ² (409.89 ft ²)- to 40.67 m ² (437.77 ft ²)	\$1,450/month	\$58,000 or less
One-bedroom	2 (28.57%)	22 (38.60%)	24 (37.50%)	43.84 m ² (471.89 ft ²)- to 46.40 m ² (499.45 ft ²)	\$1,450/month	\$58,000 or less
Two-bedroom	3 (42.86%)	25 (43.86%)	28 units (43.75%)	65.86 m ² (708.91 ft ²) to 78.49 m ² (844.86 ft ²)	\$1,800/month	\$72,000 or less
Total # Units	7 (100%)	57 (100%)	64 (100%)	N/A	N/A	N/A

⁽¹⁾ Unit area and mix in the above table may be adjusted to the satisfaction of the City through the DP application review process subject to at least seven MMR units having a combined net floor area of at least 374.45 m² (4,030.55 ft²) being provided, and the same percentage or greater of family-friendly units (2+ bedrooms).

⁽²⁾ Maximum rent charge and household incomes are for reference to the MMR units only.

⁽³⁾ The maximum household income is based on the Housing Income Limits (HILs) established by BC Housing. The maximum monthly rents and household incomes may be adjusted in accordance with the MMR Housing Agreement. The above-listed total maximum monthly rents and household incomes are as listed in the 2023 BC Housing HILs report and they will be updated to reflect the HILs of the year that the units are tenanted. Maximum rents are set at 30 per cent of the HILs, by unit type, divided by 12 months.

A Housing Agreement and Housing Covenant will be required to secure the MMR unit affordability and tenant eligibility in perpetuity. The Housing Agreement will ensure that:

- The maximum rental rates, income thresholds and minimum unit sizes for the MMR units apply (as in Table 1 above). The maximum monthly rents and annual household incomes may be adjusted based on the latest HILs released by BC Housing or increased annually based on the Consumer Price Index if BC Housing no longer publishes HILs, consistent with the Residential Tenancy Act.
- At least 42 per cent of the MMR units are required to contain two or more bedrooms.

- A minimum of four parking spaces are required for the MMR units, of which at least 50 per cent must be standard spaces.
- The units are maintained under a single ownership and there shall be no stratification of individual residential units.
- Developers/owners may not impose restrictions on the age of tenants within any residential units.
- 100 per cent of the units are designed to meet the Basic Universal Housing (BUH) features listed in Richmond Zoning Bylaw 8500.
- Full access to, use and enjoyment of all on-site common indoor and outdoor areas of the residential portion of the building, including amenity space, vehicle parking, bicycle parking and related facilities, which for the MMR unit occupants shall be provided at no additional cost.
- The terms of the agreements shall apply in perpetuity.

In addition, the Housing Covenant registered on Title will be used to set the minimum unit area and identify unit location. As the proposed units are dispersed throughout the building, a Non-Profit Housing Operator is not required.

Site Planning and Open Space

The proposed site layout consists of six commercial units at the northeast corner of the property at the intersection of No. 3 Road and Francis Road, with the residential lobby located approximately midway along the Francis Road frontage. The enclosed ground and mezzanine levels of parking wrap around the east and south sides of the commercial and lobby areas, above which is landscaped common outdoor amenity space on the southwest portion of the second floor.

The rest of the second floor and all of the third through fifth floors of the building containing the 64 residential units are stepped further away from the east and south property lines along the interface with existing two to three-storey townhouses (i.e., 8 m and 9 m, respectively).

The proposed location and preliminary design of the common outdoor amenity space is consistent with the size guidelines in the OCP. Opportunities exist to further examine the design and programming of the common outdoor amenity space as part of the DP application review process.

Private outdoor space is proposed for most units in the form of patios located on the second-floor landscaped parking podium as well as recessed decks and projecting balconies on the second to fifth floors. The applicant has indicated that the provision of private outdoor space for 11 of the studio units was not feasible as recessed decks would compromise the indoor livability of the units.

Consistent with the OCP, the applicant proposes to submit a contribution to the City's Leisure Facilities Reserve Fund prior to final adoption of the rezoning bylaw in lieu of providing common indoor amenity space on-site. The total contribution required for the proposed 64-unit

development is \$309,311.00. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rates in effect at the time of payment, as updated periodically.

Vehicle Access, Parking, and Transportation-related Improvements

The development will provide approximately 2.0 m wide road dedication along both No. 3 Road and Francis Road, along with a 4.0 m by 4.0 m corner cut dedication to accommodate sidewalk improvements and a future left-turn bay on Francis Road. Road dedication is required prior to final adoption of the rezoning bylaw.

Along both the No. 3 Road and Francis Road frontages, the development will construct 2.85 m wide sidewalks, separated from traffic by treed/grassed boulevards. New traffic signal infrastructure will be provided for the southeast corner of the No. 3 Road and Francis Road intersection fronting the subject site. Two driveways are proposed – one on No. 3 Road and one on Francis Road. The driveways are located as far away as possible from the intersection and will be limited to right-in/right-out access only to mitigate traffic and safety impacts. A Traffic Impact Assessment report prepared by a Professional Engineer and reviewed by City staff, confirming that traffic impacts from the development are acceptable.

Vehicle parking is consistent with the reduction opportunities provided in the Zoning Bylaw and Market Rental Housing Policy in the OCP and is supported by the provision of Transportation Demand Management (TDM) measures, which will be secured through legal agreements registered on Title prior to final adoption of the rezoning bylaw. These include:

- A bike maintenance facility for resident use, to include a bike stand, repair tools, workspace and bike wash area.
- A space secured through registration of a SRW on Title to accommodate public micro-mobility parking (e.g., e-bikes, e-scooters).
- A transit pass program involving provision of a minimum 2-zone transit pass per dwelling unit for one year.
- Unassigned parking for all resident parking spaces (with the exception of the four vehicle parking spaces which are to be allocated to the MMR units), which is to be managed by the property owner/manager.
- One on-site designated car share parking space with electric vehicle supply equipment, which is to be secured through registration of a SRW on Title to support a car share service.
- One on-site designated small sized loading space to support such uses as short-term food delivery vehicles and e-commerce vans.

A total of 44 vehicle parking spaces are provided for residents, of which four vehicle parking spaces are to be allocated to the MMR units, and 16 parking spaces are provided for shared use by commercial and residential visitors.

Consistent with the Zoning Bylaw, a total of 83 long-term bike parking spaces are proposed for residents and commercial tenants in secured bike lockers and compounds within the parkade, and visitor bike racks that can accommodate a total of 16 bikes are proposed at grade along the commercial storefronts fronting No. 3 Road and Francis Road.

A medium-sized undesignated loading space is accommodated within the drive-aisle of the parkade and is to be shared between the residential and commercial uses (the terms and management of which will be secured through a legal agreement on Title prior to final adoption of the rezoning bylaw).

Tree Retention, Replacement and Landscaping

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 11 bylaw-sized trees (Trees # 68, 69, 71, 73-80) on the subject property, two undersized trees (not tagged) on the neighbouring property to the east, and one undersized street tree (not tagged) in the boulevard on City property just northeast of the subject site.

The City's Tree Preservation Coordinator and Parks Department Arborist reviewed the Arborist's Report and support the Arborist's recommendations to:

- Retain the street tree in the boulevard on City-owned property just northeast of the site (not tagged).
- Retain the two undersized trees on the neighbouring property to the east (not tagged).
- Remove 11 bylaw-sized trees on-site due to conflict with the building envelope and excavation and construction requirements. Specifically:
 - Five bylaw-sized trees (Trees # 68, 69, 71, 72, 74) along the east side of the site are in fair condition and are in conflict with the building envelope, and excavation for the proposed new construction.
 - Six bylaw-sized trees (Trees # 75-80) located along the south side of the site are in fair condition and are in conflict with the building envelope, and excavation for the proposed new construction.

The applicant has submitted a tree management plan showing the trees proposed to be retained and removed (Attachment 7).

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

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

- A tree survival security in the amount of \$5,000.00 for the un-numbered street tree located in the boulevard on City-owned property just northeast of the subject site, and entrance into an accompanying legal agreement that sets the terms for use and release of the security.
- Prior to undertaking any works on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site and must remain in place until construction and landscaping is completed.

In accordance with the 2:1 replacement ratio in the OCP and the City's Tree Protection Bylaw 8057, 22 replacement trees are required to be planted and maintained on-site (minimum 8 cm caliper deciduous or 4 m high conifer). The applicant's preliminary Landscape Plan illustrates that 10 trees of a variety of species and sizes are proposed, and the applicant proposes to provide a contribution in the amount of \$9,000.00 to the City's Tree Compensation Fund in lieu of planting the remaining required 12 trees that cannot be accommodated on-site. As part of the DP application review process, the size and species of proposed replacement trees are to be further refined along with other aspects of the Landscape Plan, such as landscaping opportunities to soften the visual impact of the parkade wall on the east and south adjacencies.

Energy Step Code

Consistent with the Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance target has been considered in the proposed design, which is anticipated to achieve Step 3 + EL-2 for the residential uses and Step 2 + EL-2 for the commercial uses. Further details on how the proposal will meet this commitment will be reviewed as part of the DP and BP application review processes.

Site Servicing

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a SA for the design and construction of servicing works and frontage improvements. The scope of the servicing works includes (but is not limited to):

- The design and construction of frontage improvements on No. 3 Road and Francis Road, including new treed and grass boulevard and new 2.85 m wide concrete sidewalk; and,
- upgrading of the existing 600 mm diameter storm sewer to 900 mm, and the provision of the new water, storm and sanitary service connections.

Complete details on the scope of the site servicing requirements and frontage improvements are included in Attachment 8.

Future DP Application Considerations

A DP is required for the subject proposal to ensure further consideration of the design guidelines for mixed-use buildings contained within the OCP.

Further refinements to the site plan, landscape plan and architectural elevation plans to ensure integration with the neighbourhood may be made as part of the DP application review process, including (but not limited to):

- Revising the design of the proposed perimeter fencing to ensure that it provides for privacy along the interface with existing neighbouring properties to the east and south (e.g., maximum 2.0 m high, stepping down to 1.2 m close to public roads).
- Further review of private and common outdoor amenity space.
- Refinement of the size and species of proposed replacement trees on-site, as well as other aspects of the Landscape Plan, such as landscaping opportunities to soften the visual impact of the parkade wall on the east and south adjacencies.
- Refinement of the proposed lot grading and building height calculation method shown on the drawings.
- Potential design revisions to confirm functionality for required waste management collection vehicles.
- Demonstrating that all accessibility features are incorporated into unit design (e.g., BUH features and aging-in-place features).
- Finalizing the proposed exterior colour palette and building materials.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Review of the proposed sustainability features to be incorporated into the project.

Financial Impact

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

Conclusion

This application proposes the development of a mixed-use building at 9000 No. 3 Road containing non-residential uses on the ground floor and parking levels, and a total of 64 secured rental housing units above the ground floor (i.e., 57 market rental units and seven MMR units).

The development application involves rezoning of the subject site from the "Gas & Service Stations (CG1)" zone to a new site-specific "Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)" zone.

To facilitate the proposed development, the applicant proposes to amend the OCP land use designation of the subject site from "Commercial" to "Limited Mixed Use" to permit residential rental housing. An amendment to the definition of "Limited Mixed Use" in the OCP is proposed to clarify that the residential use is intended to include purpose-built rental housing.

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

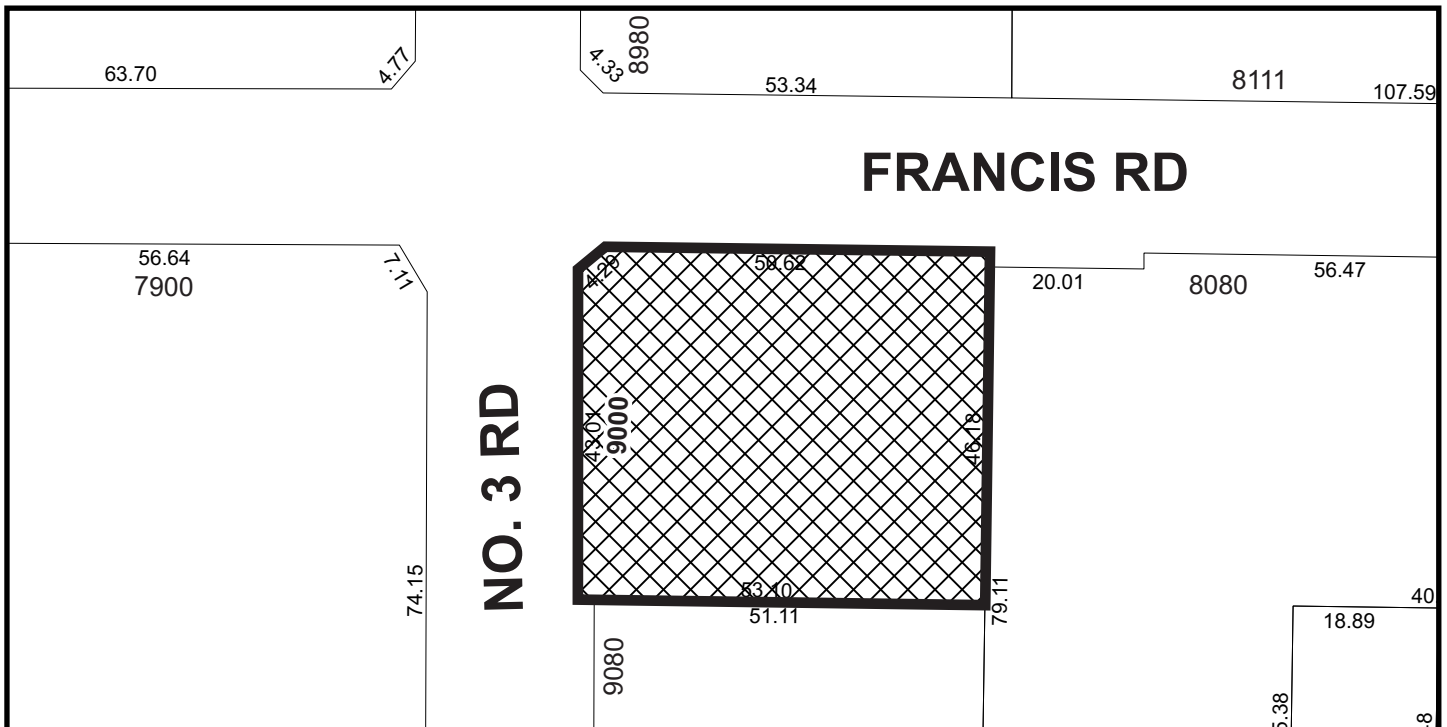
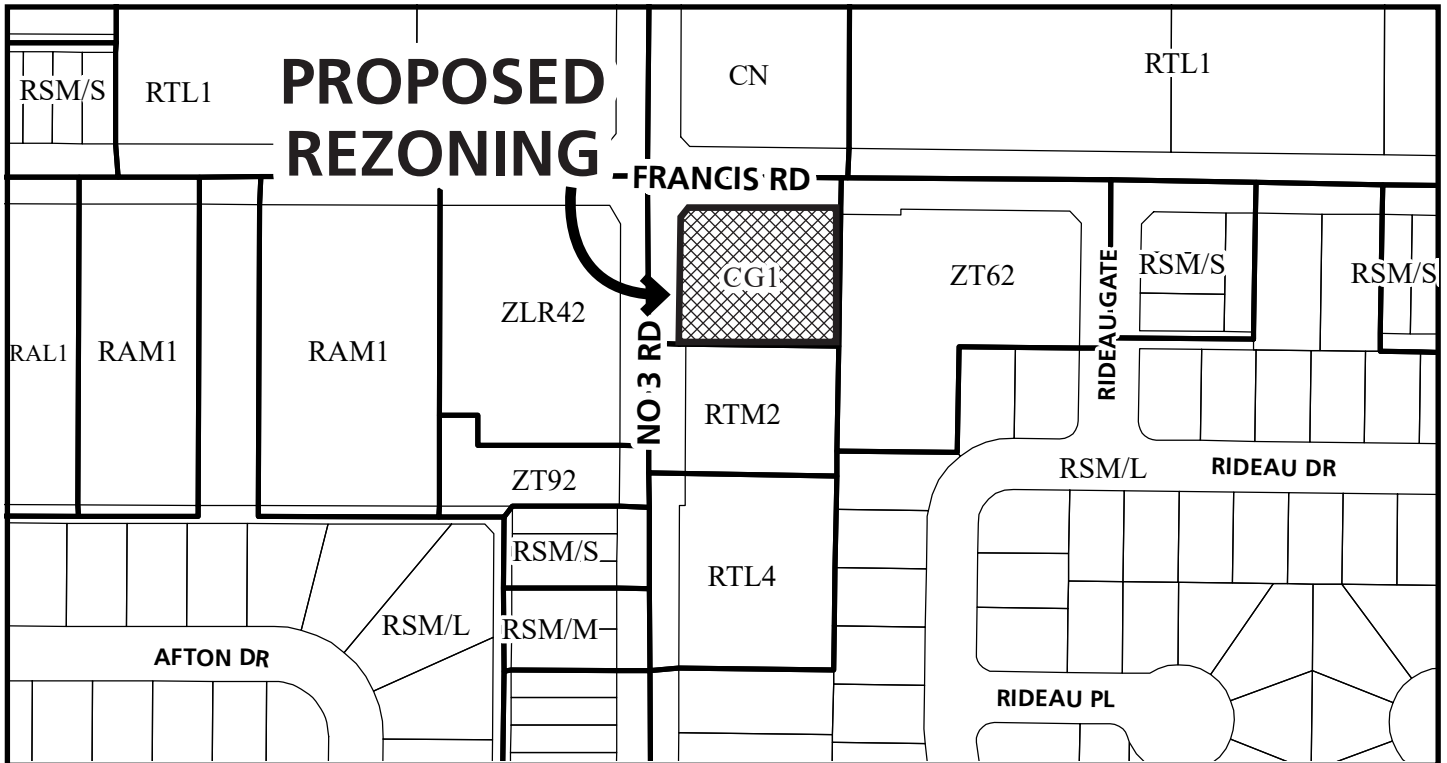
It is recommended that Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655 and 10663, and Richmond Zoning Bylaw 8500, Amendment Bylaw 10656 be introduced and given first reading.



Cynthia Lussier
Planner 2
(604-276-4108)

CL:js

- Att. 1: Location Map/Aerial Photo
 2: Site Survey
 3: Conceptual Development Plans
 4: Development Application Data Sheet
 5: Public Correspondence
 6: OCP Consultation Summary
 7: Tree Management Plan
 8: Rezoning Considerations



RZ 23-033712

PLN - 23

Original Date: 11/28/23

Revision Date: 03/13/25

Note: Dimensions are in METRES



City of Richmond



RZ 23-033712

PLN - 24

Original Date: 03/13/25
Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY OF LOT 537 SECTION 28 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 54754**

#9000 NO. 3 ROAD,
RICHMOND, B.C.
P.I.D. 003-672-191

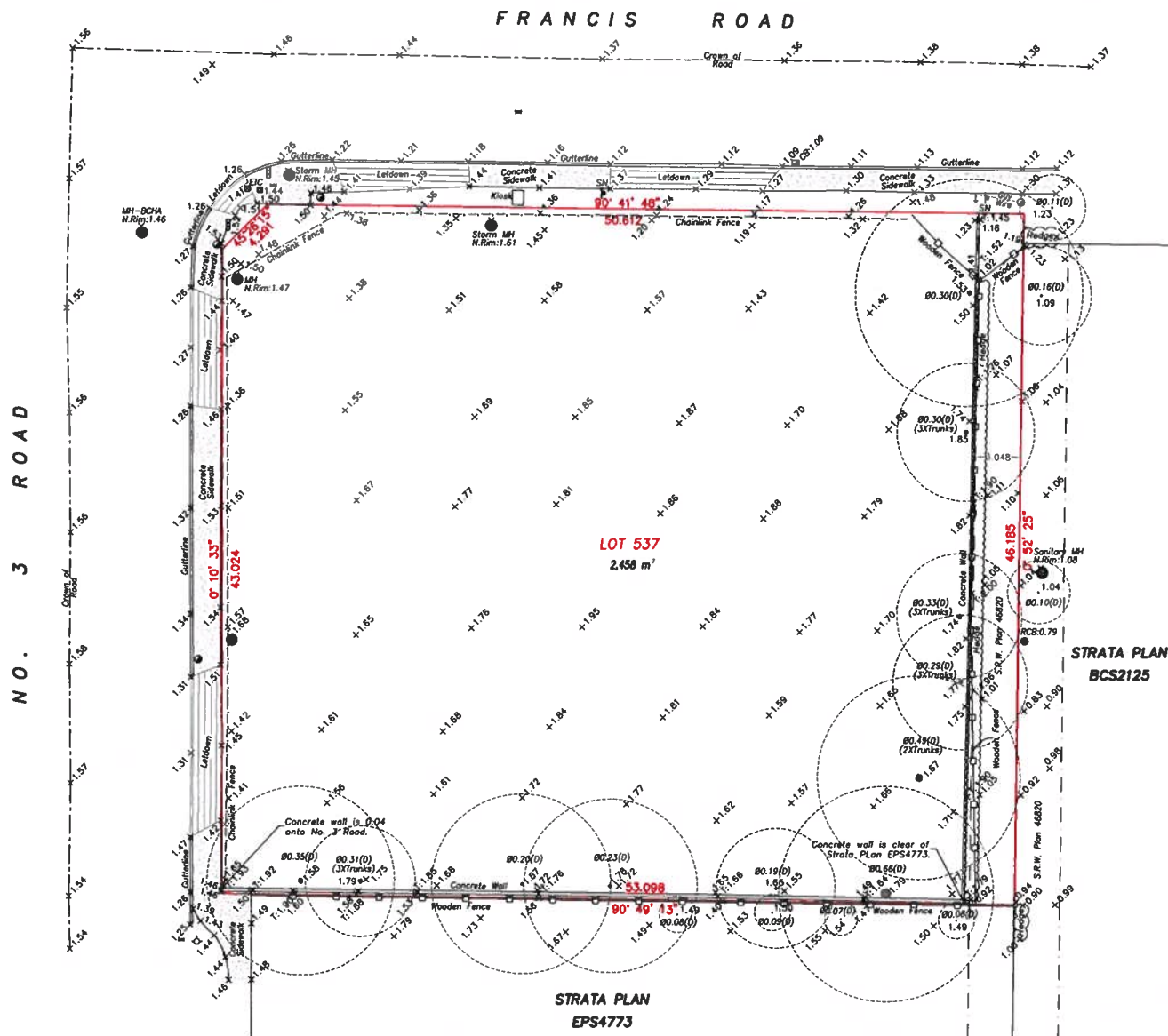


SCALE: 1:200

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

LEGEND:

- (D) denotes deciduous
- denotes catch basin
- denotes round catch basin
- denotes manhole
- denotes water valve
- DC□ denotes electric inspection chamber
- ◇ denotes fire hydrant
- SN— denotes traffic sign
- denotes power post
- T: denotes top of wall
- ⊥ denotes traffic light
- ⊥ denotes anchor



City Benchmark
Tag #1174
Elevation: 1.459m

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 8013
FB-421 P57 & 60
Drawn By: UK

NOTE:

Elevations shown are based on City of
Richmond HPN Benchmark network.
Secondary Benchmark:
Westside curb of the Road opposite to
South property line of #9000 No.3 Road.
Tag#1174 Elevation: 1.459m
Secondary Temporary Benchmark:
Fire hydrant north bolt at South property
line of #9000 No.3 Road.
Elevation: 2.284m

NOTE:

Use site Benchmark for
for construction elevation control.

PLAN - 25

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

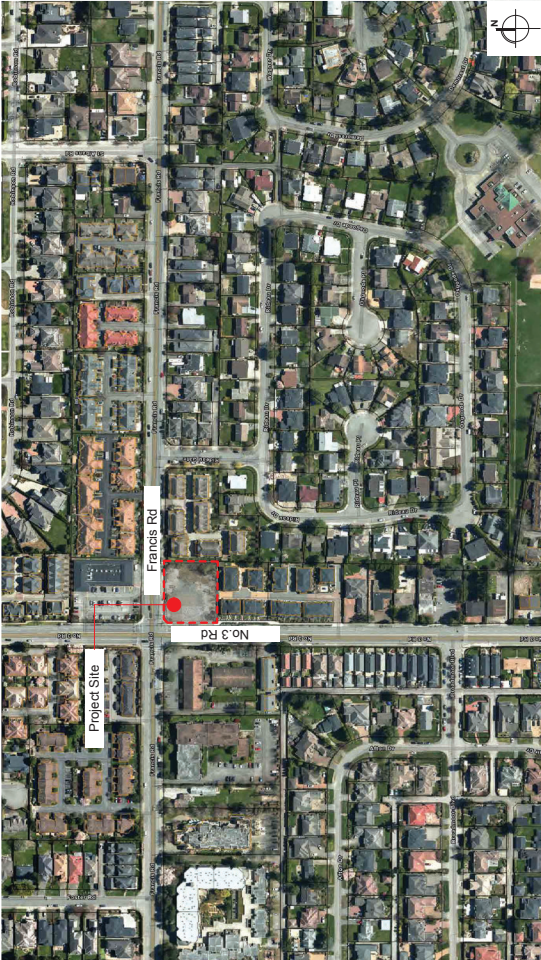
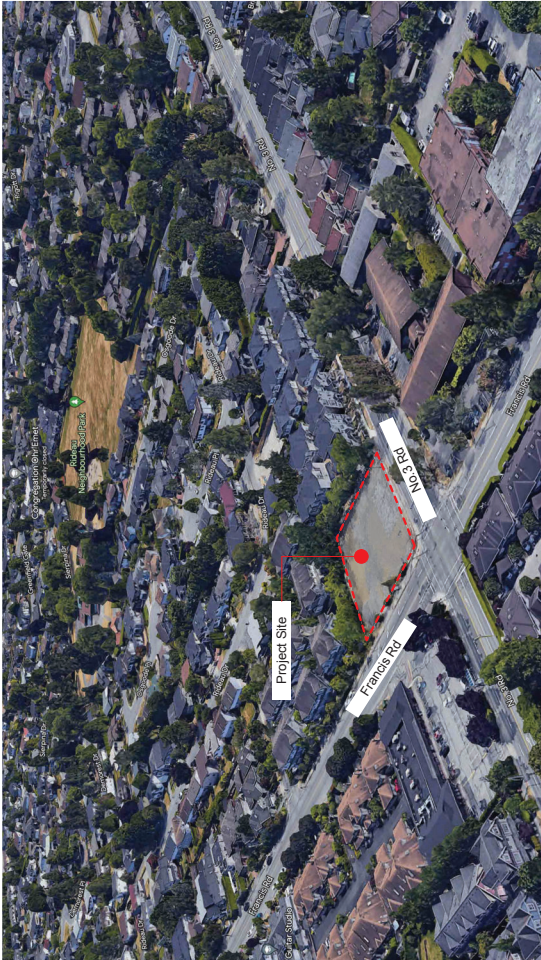
JOHNSON C. TAM, B.C.L.S., C.L.S.

February 15th, 2023.

MIXED-USE RENTAL BUILDING

RZ/DP APPLICATION: ISSUE 4.0

Existing Address: 9000, No.3 Road, Richmond, BC



ARCHITECTURAL DRAWINGS LIST

A-0.000 Cover	
A-0.001	Cover
A-0.002	Data
A-0.003	Survey Plan
A-0.004	Site Context
A-0.005	Design Rationale
A-0.006	Design Rationale
A-1.000 Site	
A-1.100	Site Plan
A-1.200	Lot Grading Plan
A-1.300	Firefighter Access Plan
A-1.400	Lot Coverage Plan
A-2.000 Plans	
A-2.100	Level 1 Floor Plan
A-2.200	Level 1.5 Floor Plan
A-2.300	Level 2 Floor Plan
A-2.400	Level 3 to 5 Floor Plan (Typical)
A-2.500	Lower Roof Plan
A-3.000 Enlarged Plans	
A-3.101	Unit Plans
A-3.102	Unit Plans
A-3.103	Unit Plans
A-3.104	Unit Plans
A-4.000 Elevations	
A-4.100	Building Elevations
A-4.200	Building Elevations
A-4.300	Building Elevations
A-4.400	Material Board
A-5.000 Sections	
A-5.100	Building Sections
A-6.000 FSR Overlays	
A-6.210	Level 1 FSR Overlays
A-6.220	Level 1.5 FSR Overlay
A-6.230	Level 2 FSR Overlays
A-6.240	Level 3-5 FSR Overlays (Typical)
A-6.250	Level 4 FSR Overlays
A-7.000 Supplemental	
A-7.110	Perspective Renders
A-7.120	Perspective Renders
A-7.210	Shadow Study - March/September 21st
A-7.230	Shadow Study - June 21st
A-7.330	Shadow Study - December 21st
A-7.410	Waste Management Overlay Plan

CONTACT LIST

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ARBORIST	Outlook Arborist Services	John Monk	604.816.2592	jmonktee@gmail.com
SURVEYOR	J.C. Tim & Associates 8833 Odlin Crescent #115, Richmond, BC, V6X 3Z7	Johnson Tam	604.214.9328	office@jcam.com
CIVIL	Cove Group Consultants 8888 Fraserien Ct, Burnaby, BC V5J 5H8	Comac Nolan	604.299.9605	
LANDSCAPE	P+A Perry and Associates 112 E Broadway, Vancouver, BC, V6T 1V9	Michael Patterson	604.738.4118	mp@perriyandasociates.ca



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Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

PROJECT TEAM
1- 2023.10.27 - RZ/DP ISSUE 1.0
2- 2023.11.15 - RZ/DP ISSUE 2.0
3- 2023.12.15 - RZ/DP ISSUE 3.0
4- 2023.02.27 - RZ/DP ISSUE 4.0

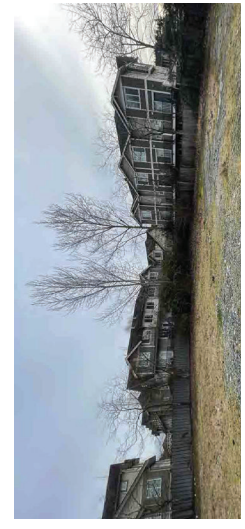


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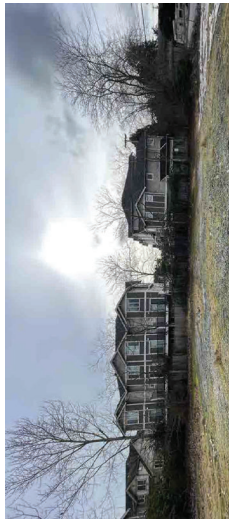
PANATCH GROUP
PROJECT
Mixed Use Rental
Building
2330-400 Granville Street
Richmond, BC

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2023.03.14

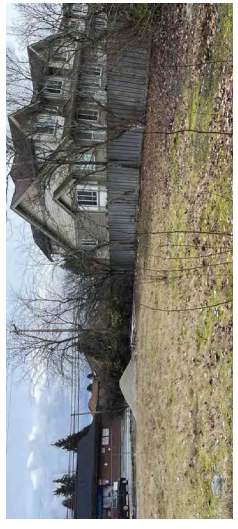
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PROJECT
2023.03.14
TUESDAY, March 25, 2025
RZ/DP (ISSUE 4.0)
DRAWING NO.
A-0.001



1. View-1



2. View-2



3. View-3



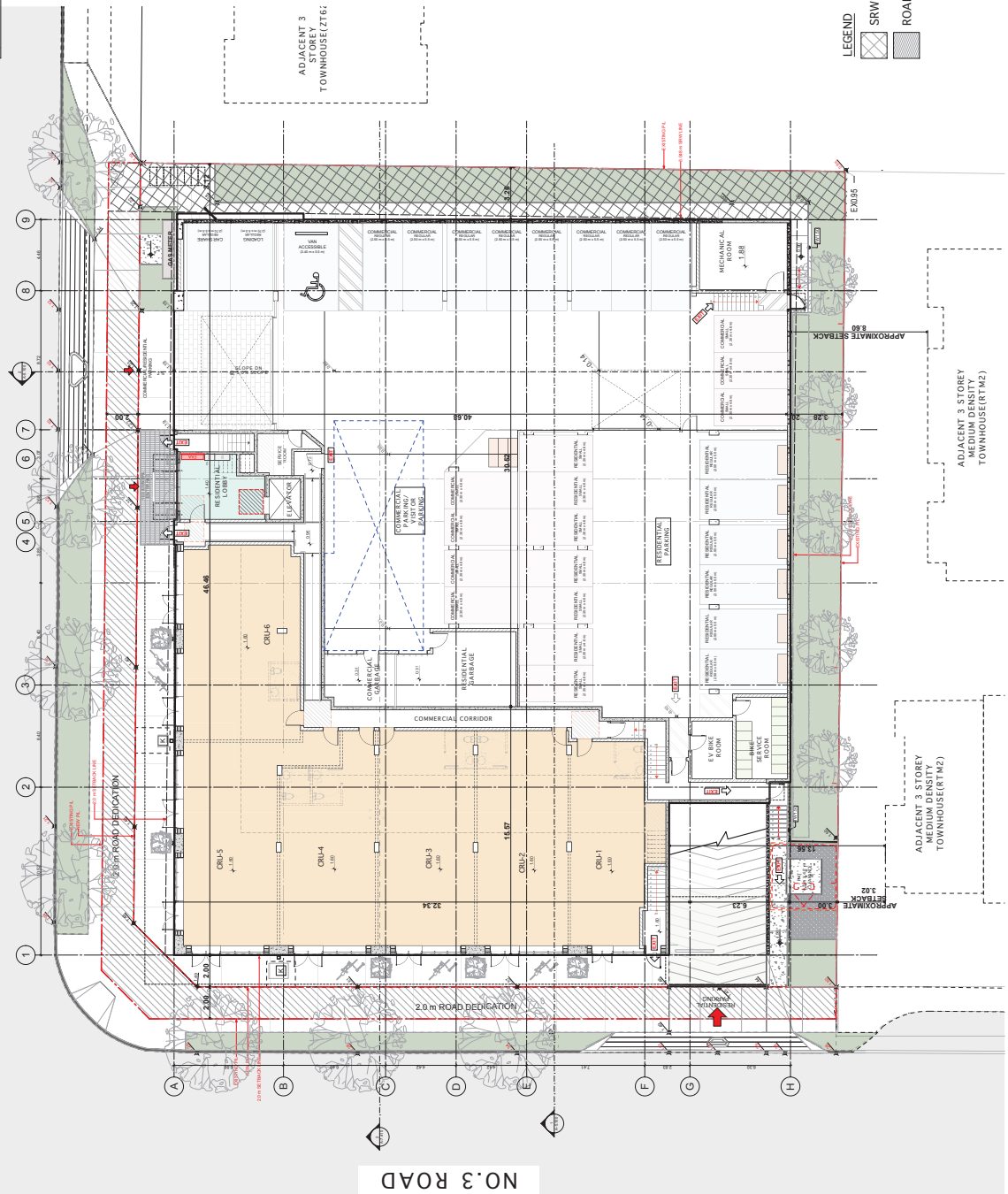
4. View-4



5. View-5



1 Survey Plan
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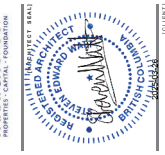




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PROJECT TEAM
1 - 2023.10.27 - RZDP ISSUE 1.0
2 - 2023.10.27 - RZDP ISSUE 2.0
3 - 2023.10.27 - RZDP ISSUE 3.0
4 - 2023.10.27 - RZDP ISSUE 4.0



PANATCH GROUP
PROJECT 1

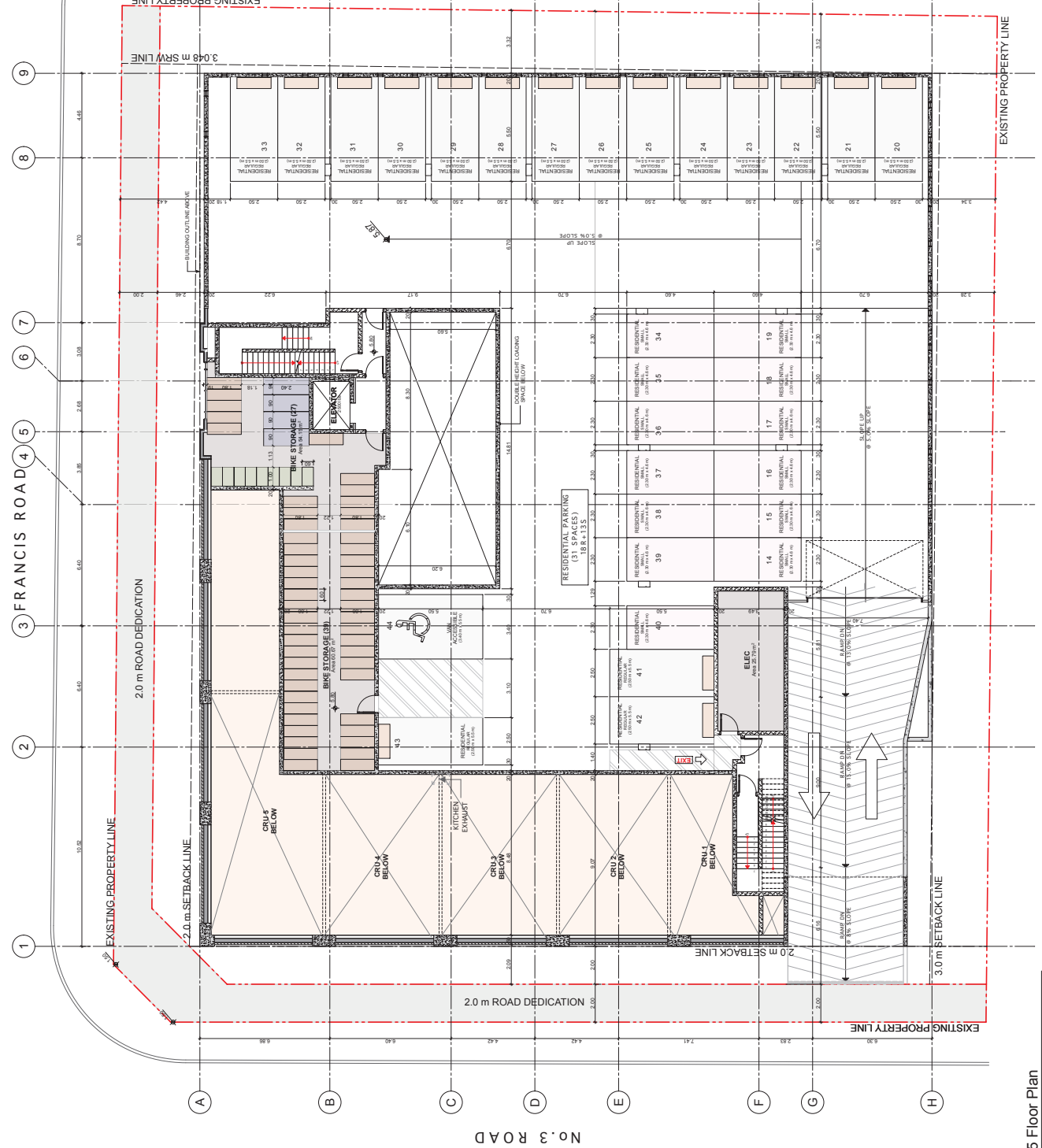
Mixed Use Rental
Building
18" x 1'-0"
Vancouver, BC

Level 1.5 Floor
Plan

28025
18" x 1'-0"
Tuesday, March 25, 2025
RZDP (ISSUE 4.0)

A-2.200

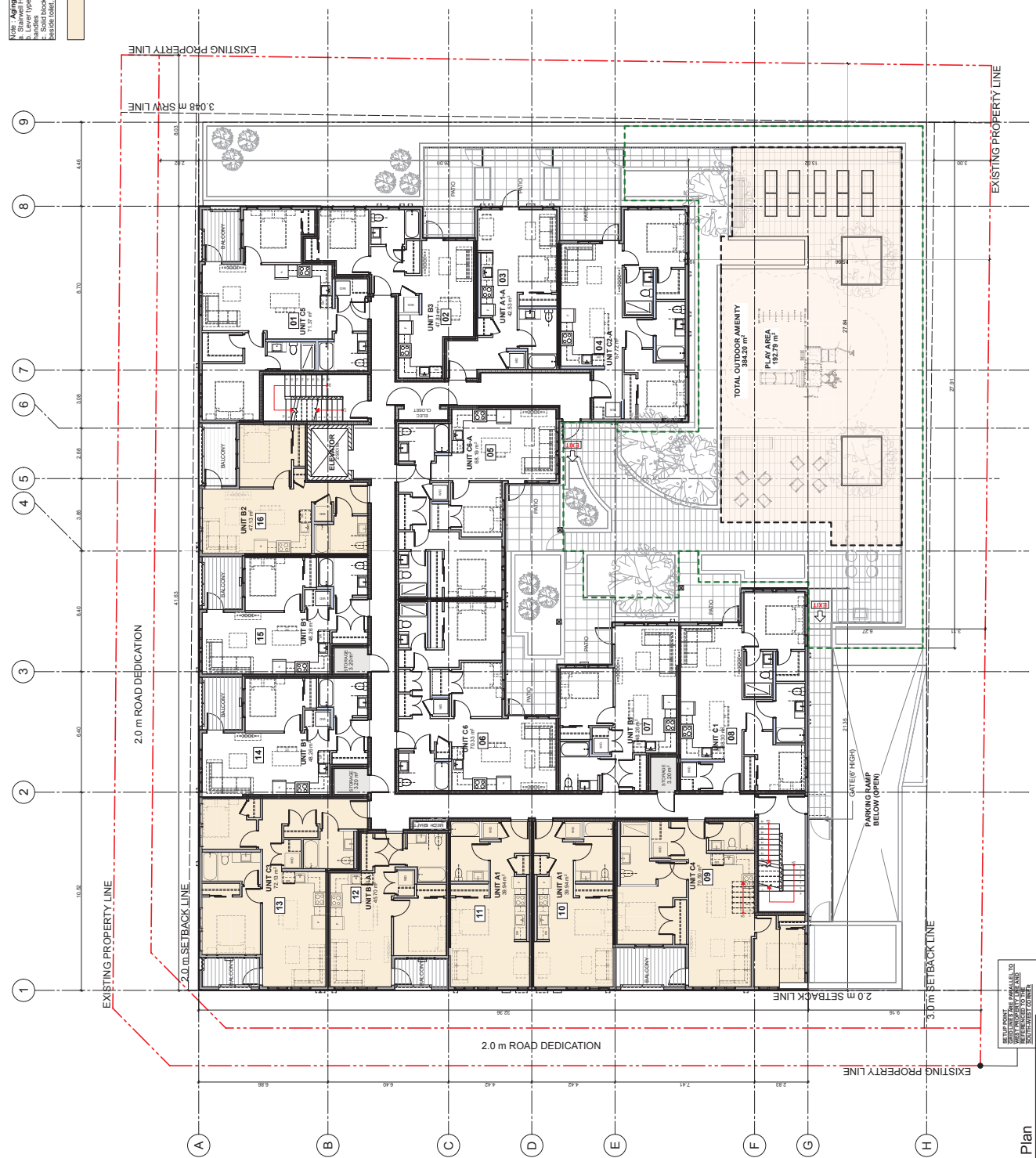
Note: Aging-in-Place Features Provided in all units
a. Stairwell Handrails for plumbing fixtures and door
handles
b. Stairwell Handrails for plumbing fixtures and door
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c. Stairwell Handrails for plumbing fixtures and door
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v. Stairwell Handrails for plumbing fixtures and door
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w. Stairwell Handrails for plumbing fixtures and door
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y. Stairwell Handrails for plumbing fixtures and door
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z. Stairwell Handrails for plumbing fixtures and door
handles



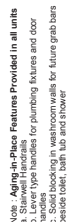
1
SCALE: 1/8" = 1'-0"

PLN - 31

Level 1.5 Floor Plan



1 Level 2 Floor Plan
SCALE: 1/8" = 1'-0"



A diagram showing a circle with a horizontal line segment labeled 'z' extending from the left side of the circle.

(PROJECT TEAM)



PANATCH GROUP

Mixed Use Rental Building
3000, No.3 Road
Richmond, BC

Level 3 to 5 Floor
Plan (Typical)

93625 [PROJECT]

[illegible]

RZ/DP (ISSUE 4.0)

A-2.400

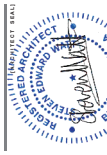




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PROJECT TEAM
1 - 2023.10.27 - RZDP ISSUE 1.0
2 - 2023.10.27 - RZDP ISSUE 2.0
3 - 2023.10.27 - RZDP ISSUE 3.0
4 - 2023.10.27 - RZDP ISSUE 4.0

PANATCH GROUP
ARCHITECT, LANDSCAPE ARCHITECT



CLIENT

PANATCH GROUP

PROJECT
Mixed Use Rental
Building
1000 West Broadway
Richmond, BC

DATE

BUILDING
Elevations

PROJECT

DATE

Tuesday, March 24, 2025

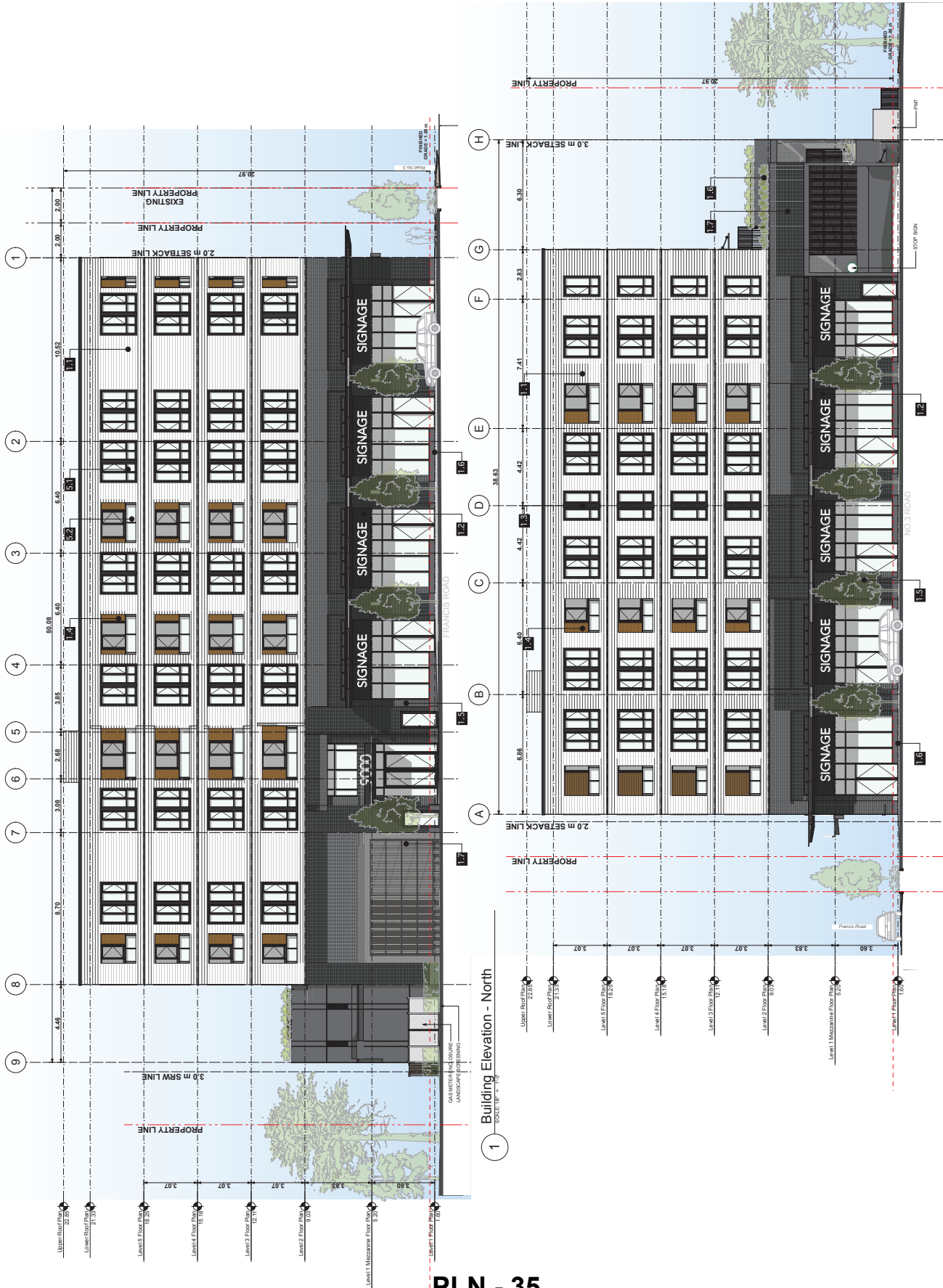
RZDP (ISSUE 4.0)

DATE

DATE

DATE

A-4.100





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3 - 2023.10.27 - RZDP ISSUE 3.0
4 - 2023.10.27 - RZDP ISSUE 4.0

PANATCH GROUP
ARCHITECTURAL, ENGINEERING, PLANNING



PANATCH GROUP
ARCHITECTURAL, ENGINEERING, PLANNING

Mixed Use Rental
Building
1000 West Broadway
Richmond, BC

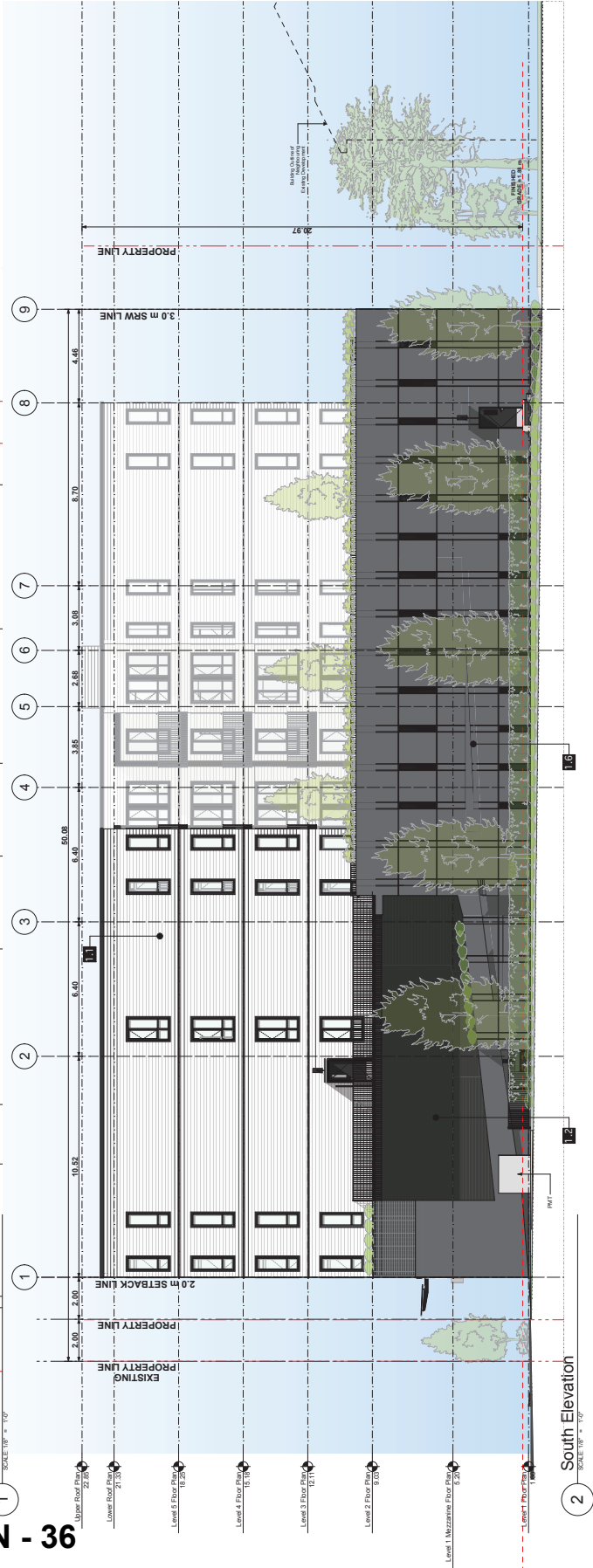
Building
Elevations

2023.10.27
1/8" = 1'-0"
Tuesday, March 25, 2025
RZDP (ISSUE 4.0)

A-4.200



PLN - 36





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1 - 2023.10.27 - RZDP ISSUE 1.0
2 - 2023.10.27 - RZDP ISSUE 1.0
3 - 2023.10.27 - RZDP ISSUE 1.0
4 - 2023.10.27 - RZDP ISSUE 1.0

PROJECT TEAM
1 - 2023.10.27 - RZDP ISSUE 1.0
2 - 2023.10.27 - RZDP ISSUE 1.0
3 - 2023.10.27 - RZDP ISSUE 1.0
4 - 2023.10.27 - RZDP ISSUE 1.0



PROJECT
Mixed Use Rental
Building
2330-200 Granville Street
Vancouver, BC

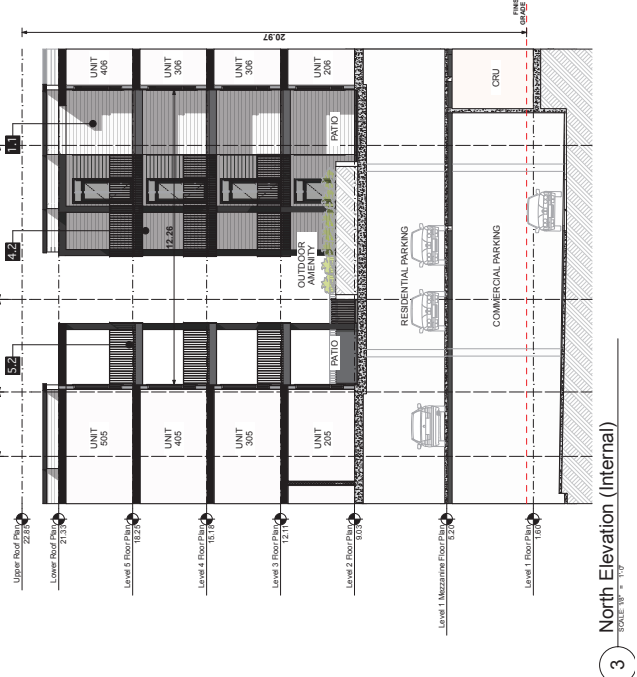
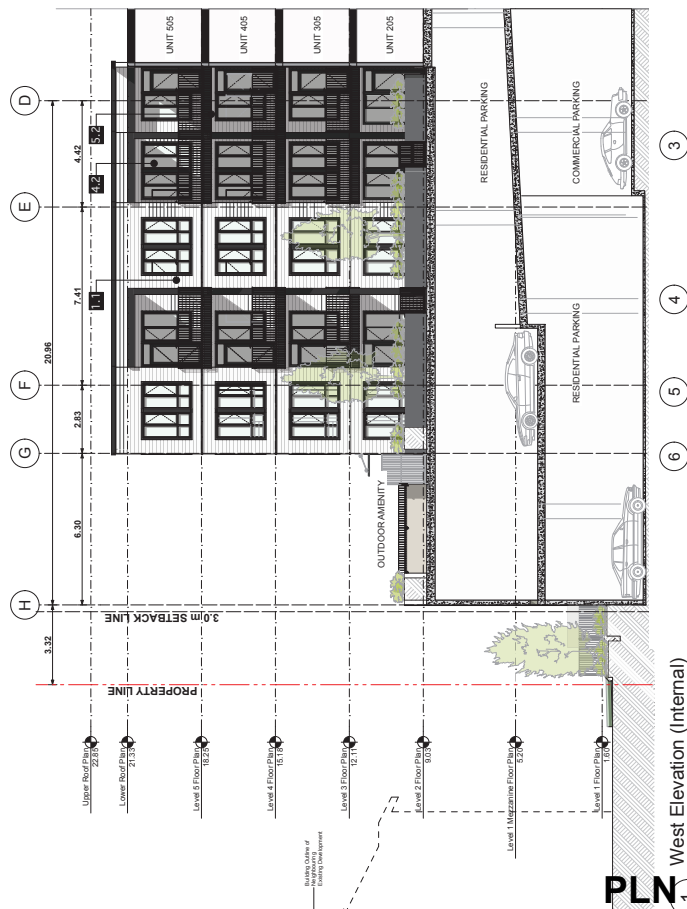
CLIENT
PANATCH GROUP

PROJECT
Mixed Use Rental
Building
2330-200 Granville Street
Vancouver, BC

PROJECT
Mixed Use Rental
Building
2330-200 Granville Street
Vancouver, BC

PROJECT
Mixed Use Rental
Building
2330-200 Granville Street
Vancouver, BC

PROJECT
Mixed Use Rental
Building
2330-200 Granville Street
Vancouver, BC





Integra
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Telephone: 604 688 4220

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PROJECT TEAM
1 - 2023.10.27 - RZDP ISSUE 1.0
2 - 2023.11.01 - RZDP ISSUE 2.0
3 - 2023.11.01 - RZDP ISSUE 3.0
4 - 2023.12.27 - RZDP ISSUE 4.0



CLIENT

PANATCH GROUP

PROJECT
**Mixed Use Rental
Building**
1000 West Broadway
Richmond, BC

DATE

**Perspective
Renders**

PROJECT
2023
13.67
Tuesday, March 25, 2025
RZDP (ISSUE 4.0)

A-7.110



3D View Along No.3 Rd & Francis Rd



3D View Along No.3 Rd



3D View Along Francis Rd



3D View Along Francis Rd



3

3D View Along Outdoor Amenity

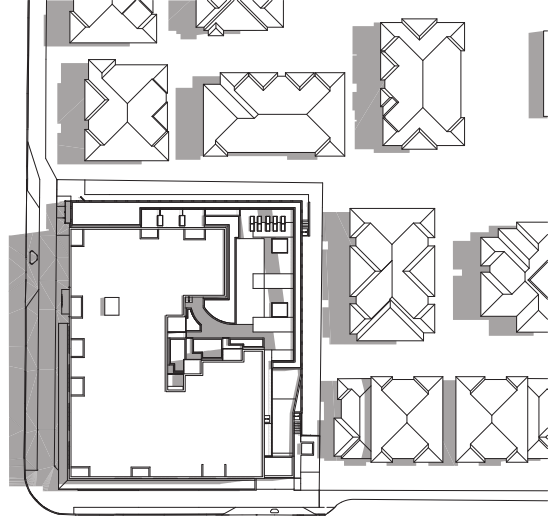


3D View Along Residential Lobby



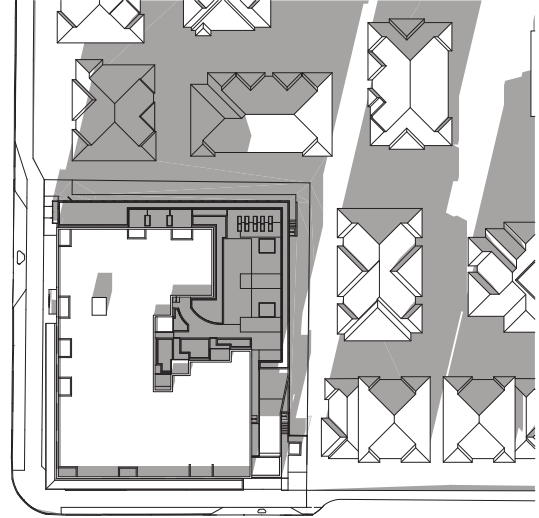
2

3D View Along Outdoor Amenity



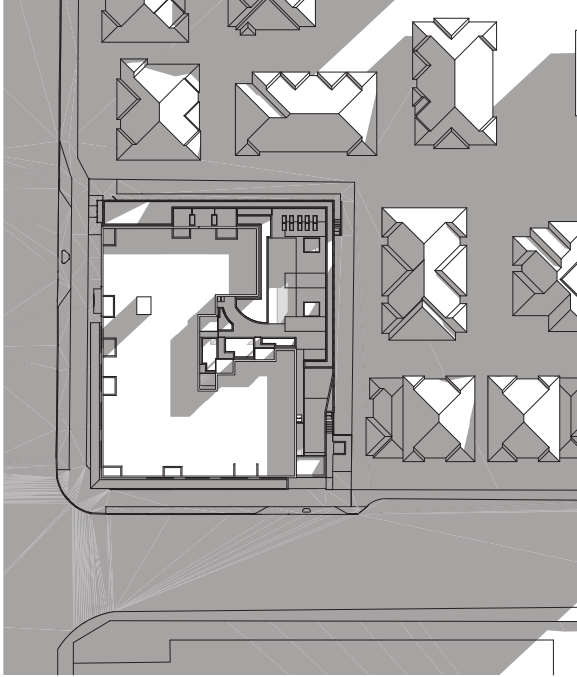
1 June 21st @ 9:00
 SCALE 1/8" = 1'-0"

2 June 21st @ 12:00
 SCALE 1/8" = 1'-0"



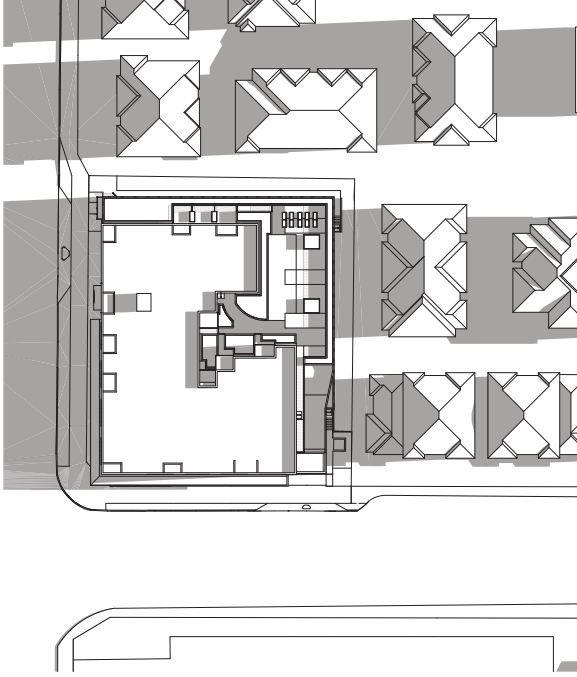
3 June 21st @ 15:00
 SCALE 1/8" = 1'-0"

4 June 21st @ 18:00
 SCALE 1/8" = 1'-0"

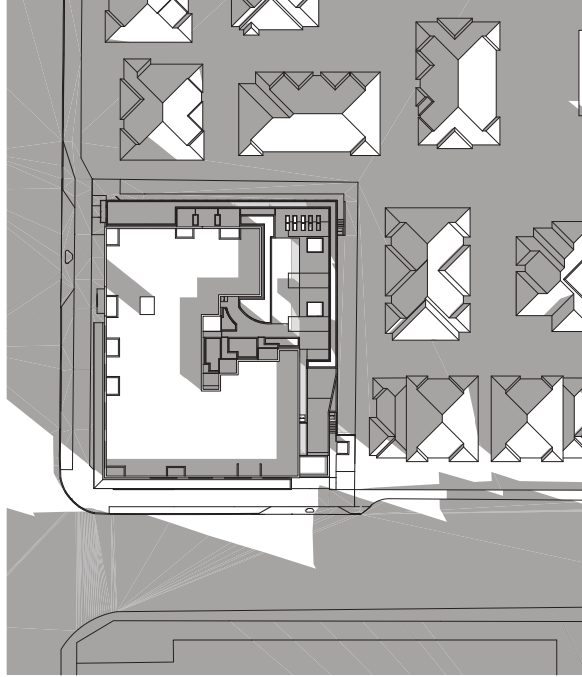


1 December 21st @ 9:00
SCALE 1/8" = 1'-0"

PLAN - 43



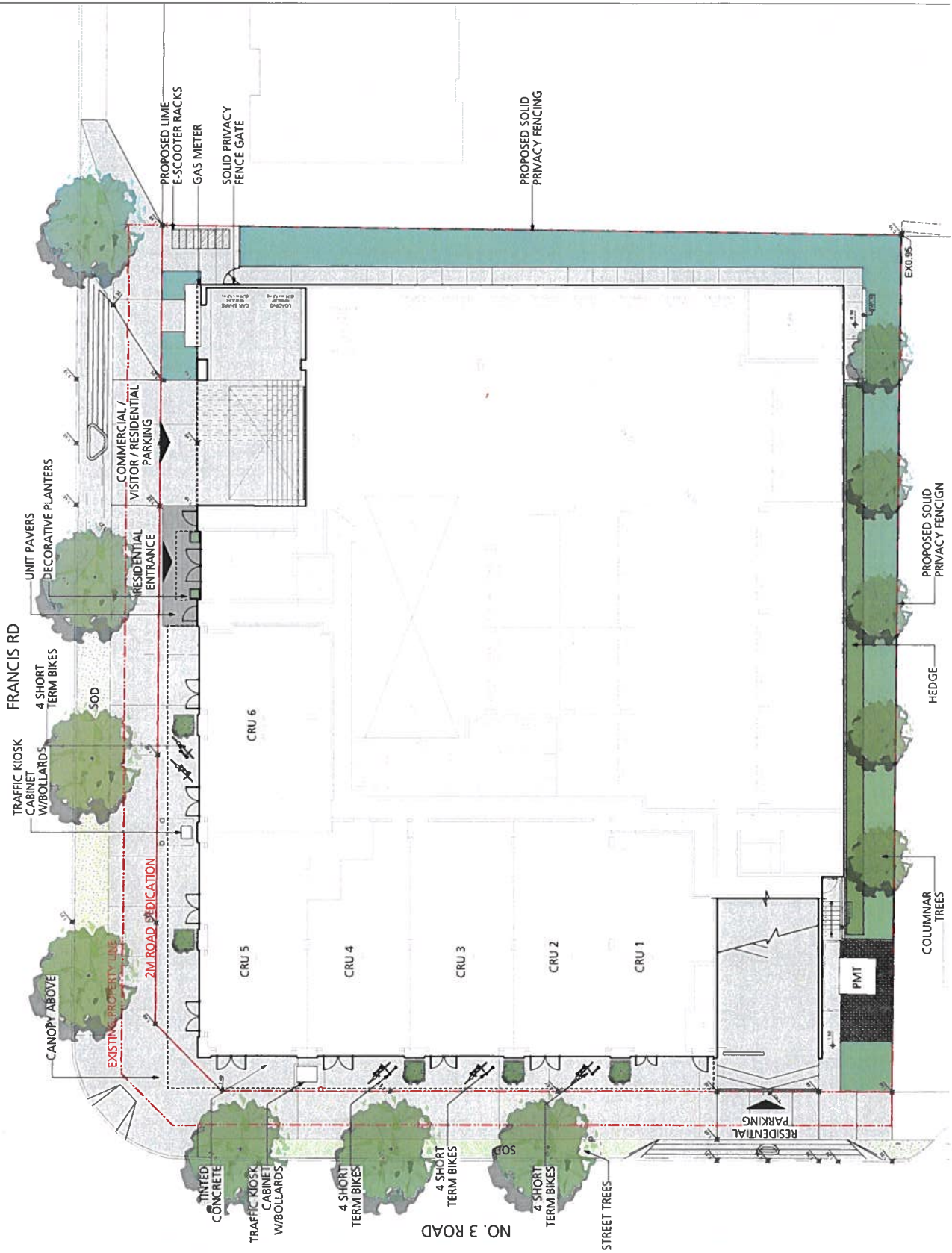
2 December 21st @ 12:00
SCALE 1/8" = 1'-0"



3 December 21st @ 15:00
SCALE 1/8" = 1'-0"



4 December 21st @ 18:00
SCALE 1/8" = 1'-0"







RZ 23-033712

Address: 9000 No. 3 Road

Applicant: Panatch Group

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	1320484 BC Ltd	No change
Site Size (m²):	2,458 m ²	2,259.2 m ² after road dedication
Land Uses:	Vacant	Mixed commercial/residential rental development
OCP Designation:	Commercial	Limited Mixed Use
Zoning:	Gas & Service Stations (CG1)	Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)
Number of Units:	0	64

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	Max. 2.05	2.00	None permitted
Buildable Floor Area (net):	Max. 4,631.36 m ² (49,851.54 ft ²)	4,523.68 m ² (48,692.49 ft ²)	None permitted
Lot Coverage (% of lot area):	Max. 80%	76.5%	None
Minimum Lot Size:	2,200.00 m ²	2,259.20 m ²	None
Setbacks (m):	No. 3 Road: Min. 2.0 m Francis Road: Min. 2.0 m East lot line: Min. 3.0 m South lot line: Min. 3.0 m	No. 3 Road: 2.0 m Francis Road: 2.0 m East lot line: 3.0 m* South lot line: 3.0 m* <small>*with greater setbacks proposed above the ground floor/parking levels</small>	None
Building Height (m):	25.0 m	20.97m	None
On-site Parking Spaces:	44 spaces (residents 13 spaces (residential visitors) 16 (non-residential uses)	44 spaces (residents) 16 spaces (shared residential visitors and non-residential uses)	None
Total:	60 Spaces	60 Spaces	None
Accessible Parking Spaces:	1 space (residents) 1 space (non-residential uses)	1 space (residents) 1 space (non-residential uses)	None

From: [Lussier, Cynthia](#)
To: "Edtalar Edtalar@telus.net"
Subject: RE: Regarding Rezoning Application - 9000 No. 3 Rd (RZ 23-033712)
Date: March 24, 2025 7:40:57 AM

Hi Pauline,

The rezoning application at 9000 No. 3 Rd may be scheduled for an upcoming Planning Committee meeting in April. If the application proceeds in April and should City Council grant 1st reading to the proposed rezoning bylaw, the application would then proceed to a Public Hearing on May 20 at which time you would receive a written notice by mail of the Public Hearing approximately 10 days prior to the date of the Hearing if you reside or own property within 100 m of the development site. If you do not reside or own property within 100 m of the development site, you're welcome to check the Richmond News online approximately 10 days prior to the date of the Hearing as the notice of Public Hearing would also be posted there. You're welcome to contact me again the first week of April to find out if the project will be proceeding that month and you're welcome to check the City's website via the following links to find out if the application will be proceeding to those meetings:

[Planning Committee meeting agendas](#);
[City Council meeting agendas](#); and
[Public Hearing agendas](#).

If you wish to obtain more detailed information about the project, please contact me by phone.

Thank you,

Cynthia Lussier
Planner 2
Development Applications Department
City of Richmond
Tel. 604-276-4108
Email: clussier@richmond.ca
www.richmond.ca

From: Edtalar Edtalar@telus.net <edtalar@telus.net>
Sent: March 22, 2025 2:13 PM
To: Lussier, Cynthia <CLussier@richmond.ca>
Subject: Re: Regarding Rezoning Application

You don't often get email from edtalar@telus.net. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Good morning Cynthia,

Can you please provide an update on the application for 9000 no 3 rd Richmond

Thank you

Pauline Talarczyk

On Tue, Dec 10, 2024 at 9:43 AM Lussier, Cynthia <CLussier@richmond.ca> wrote:

Hi Pauline,

Your inquiry (below) has been forwarded to me for response.

The application at [9000 No. 3 Road](#) is currently under review.

At this time, I'm not able to provide a specific date for when the Public Hearing associated with this application will occur, but I anticipate it occurring some time in the first quarter of the new year. If the Canada Post labour dispute has ended by that time and you reside within 100 m of the development site, you will receive a written notice by mail of the Public Hearing approximately 10 days prior to the date of the Hearing. If the Canada Post labour dispute has not ended by that time, we will hopefully be in a position by then to provide an alternative that meets the needs of the statutory notification requirements. Due to that uncertainty however you may wish to check the [Public Hearing agendas via this section of the City's website](#) at least 10 days prior to the Public Hearings scheduled for March 17 and April 22 to see if this application is on one of those agendas.

Alternatively, you're welcome to contact me directly via email or phone in February for an update.

If you wish to submit comments about this application prior to the Public Hearing, you can email me any time.

Please let me know if you have any questions.

Thanks,

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel. 604-276-4108

Email: clussier@richmond.ca

www.richmond.ca

From: DevApps <DevApps@richmond.ca>

Sent: December 9, 2024 3:32 PM

To: Lussier, Cynthia <CLussier@richmond.ca>

Cc: DevApps <DevApps@richmond.ca>

Subject: FW: Regarding Rezoning Application

Hi Cynthia,

Can you please respond to the inquiry below regarding [9000 No 3 Road](#)? RZ 23-033712 & DP 23-033716.

Thank you,

Hope Epondulan | Departmental Associate

Development Applications | City of Richmond

Phone: 604-276-4375 | E: hepondulan@richmond.ca

From: Edtalar Edtalar@telus.net <edtalar@telus.net>

Sent: December 9, 2024 3:25 PM

To: DevApps <DevApps@richmond.ca>

Subject: Regarding Rezoning Application

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Applicant: Panatch Group

File: RZ 23-033712 and DP 23-033716

Location 9000 No 3 Rd

Could you please advise on when the Public Hearing will take place

Thank you

Pauline Talarczyk

edtalar@telus.net

From: [Lussier, Cynthia](#)
To: ["Chris Jensen"](#)
Subject: RE: 9000 No 3 Road development information
Date: January 28, 2025 2:33:27 PM
Attachments: [image001.png](#)

Hi Chris,

My records indicate that I already provided information in response to some of your questions below in June of last year. Please give me a call at 604-276-4108 to arrange a time to discuss in person or virtually as I believe that would be the most efficient way for me to continue to respond to your questions below and to any additional questions you may have about the proposal at 9000 No. 3 Rd, your property, and the neighbouring property to the south.

Thanks,

Cynthia Lussier
Planner 2
Development Applications Department
City of Richmond
Tel. 604-276-4108
Email: clussier@richmond.ca
www.richmond.ca

From: Chris Jensen <jensencd@gmail.com>
Sent: January 28, 2025 10:57 AM
To: Lussier, Cynthia <CLussier@richmond.ca>; Chris Jensen <jensencd@gmail.com>
Subject: Re: 9000 No 3 Road development information

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Cynthia, thank you for getting back to me. I'm going to put your replies in this email to keep the chain going so I can keep track.

- I'm just going through the emails that were responded to by Edwin during the December break and I see he responded to your email below. I also noticed that you sent me a separate email (attached) containing the following questions. I just wanted to provide responses to your questions in the attached email (in yellow) below.

1. Is the city in agreement with the property lines that were submitted by Panach group? We have contacted the company that did the survey for 8080 Francis Rd many years ago just to see what they may have on file. We are discussing whether or not it is necessary to hire a company to do a survey on our behalf. The site survey is prepared by a licensed BC Land Surveyor, who has certified that the information contained within the survey is correct. The information shown on the survey submitted as part of the Rezoning Application is consistent with the City's records of the location of the sanitary right-of-way and the location of the property line.

Thank you. This is very important to know as the survey completed in 2006 for the 8080 Francis complex agrees with the property line as well. Some in our group wish to have another survey done but I will advise them this is not at all necessary based in part on your information.

2. Was there an agreement with the previous owner (Esso?) regarding the SRW land? I am not aware of any agreement by the previous owner (Esso) regarding the SRW. There are no charges on title of the subject site to that effect. Are you able to provide any documents for this? There is no information to provide.

1. We are confused as to why the 8080 Francis developers extended the grass area across the property line/SRW area initially. Can you provide any insight into how that could happen?

2. As 8080 Francis has used this as common space for almost 20 years, do we have any rights to the land? Or is Panatch simply able to tear out that area should they wish to (provided the city agrees with their plan)?

3. Panatch plans to develop on the SRW land. They have a pathway to their entrance on the East side. Can you speak to whether or not this is a generally acceptable plan as it may still allow access to the SRW area? It seems like it's not technically building over the SRW area, as there could still be access to the sewers. I understand that your information wouldn't pertain to this plan specifically, just in general regarding a walkway over SRW land.

4. Does the City of Richmond need to provide permission in order for a developer to build/develop on SRW land?

5. The development at 9080 No 3 Rd (Vogue II) appears to jut into the SRW area (and what we thought was 8080 Francis property). I have marked that in red, and have marked the currently property line with yellow dashes. Can you speak to any discussions or agreements that led to this occurring? One resident mentioned that the developers of Vogue II paid a sum of money to 8080 Francis in order to develop on this land, but I could not find any record of this.



Thanks Cynthia,
Chris

From: Lussier, Cynthia
Sent: January 20, 2025 4:41 PM
To: 'Chris Jensen'
Subject: RE: SRW plan 46820 - RZ 23-033712 - 9300 No. 3 Road
Attachments: Re: 9000 No 3 Road development information

Hi Chris,

I'm just going through the emails that were responded to by Edwin during the December break and I see he responded to your email below. I also noticed that you sent me a separate email (attached) containing the following questions. I just wanted to provide responses to your questions in the attached email (in yellow) below.

1. Is the city in agreement with the property lines that were submitted by Panach group? We have contacted the company that did the survey for 8080 Francis Rd many years ago just to see what they may have on file. We are discussing whether or not it is necessary to hire a company to do a survey on our behalf. The site survey is prepared by a licensed BC Land Surveyor, who has certified that the information contained within the survey is correct. The information shown on the survey submitted as part of the Rezoning Application is consistent with the City's records of the location of the sanitary right-of-way and the location of the property line.

2. Was there an agreement with the previous owner (Esso?) regarding the SRW land? I am not aware of any agreement by the previous owner (Esso) regarding the SRW. There are no charges on title of the subject site to that effect. Are you able to provide any documents for this? There is no information to provide.

Please let me know if you have any further questions.

Thanks,

Cynthia Lussier
 Planner 2
 Development Applications Department
 City of Richmond
 Tel. 604-276-4108
 Email: clussier@richmond.ca
www.richmond.ca

From: Lee, Edwin <ELee@richmond.ca>
Sent: December 18, 2024 2:15 PM
To: 'Chris Jensen' <jensencd@gmail.com>
Cc: Lussier, Cynthia <CLussier@richmond.ca>
Subject: RE: SRW plan 46820 - RZ 23-033712 - 9300 No. 3 Road

Hi Chris,

Typically, no structure would be allowed within the utility SRWs, unless it is permitted under the associated legal documents.

Based on the plans submitted with the rezoning application, there is no structure proposed within the SRW. However, landscaping and retaining walls are proposed within the SRW, within the subject site; which will be reviewed as part of the rezoning application.

Regards,
Edwin

From: Chris Jensen <jensencd@gmail.com>

Sent: December 17, 2024 2:29 PM

To: Lee, Edwin <ELee@richmond.ca>

Subject: Re: SRW plan 46820

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Hi Edwin, thank you.

I have the land title for 8080 Francis Rd which shows the SRW area. I'm hoping you can answer how a developer is able to build upon SRW land. The developer of 9000 No 3 said they were going to develop that area and I want to gather information on their right to do so.

Thanks,
Chris

On Tue, Dec 17, 2024 at 11:29 AM Lee, Edwin <ELee@richmond.ca> wrote:

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Hi Chris,

It looks like it is a utility SRW; for more info, you should get a copy of the plan and related documents from the Land Title Office.

Regards,

Edwin

From: Chris Jensen <jensencd@gmail.com>

Sent: December 17, 2024 10:29 AM

To: Lee, Edwin <ELee@richmond.ca>

Subject: SRW plan 46820

Hi Edwin,

I have been discussing the development proposal at 9000 No 3 Rd with Cynthia since August and she has been very helpful. I'm hoping you are able to provide a bit of information for me today.

There is a SRW area located on Francis Rd between 9000 No 3 Rd and 8080 Francis Rd. I believe it is SRW plan 46820.

Could you provide any additional information on this specific plan? Are there any agreements in place regarding development of that land?

Thanks,

Chris

On Tue, Aug 27, 2024 at 10:40 AM Lussier, Cynthia <CLussier@richmond.ca> wrote:

Hi Chris

Sorry for the delay, I thought I had already responded to your most recent email below, but I see now that I have no record of doing so. My apologies.

Trees are generally not to be removed until after rezoning approval, however, if after 3rd reading of the Rezoning Bylaw is granted by City Council the applicant wishes to begin site preparation while they are completing their rezoning requirements and finalizing their DP application, the applicant may apply for a T3 Tree Removal Permit and submit an interim tree replacement security that would be held until such time that the ultimate landscaping security for the project is required to be submitted.

Owners and residents of properties within 100 m of the development site will receive a notice by mail approximately 10 days prior to the Rezoning application being considered at a Public Hearing.

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel: 604-276-4108

Email: clussier@richmond.ca

www.richmond.ca

From: Chris Jensen <jensencd@gmail.com>

Sent: August 2, 2024 12:02 PM

To: Lussier, Cynthia <CLussier@richmond.ca>

Subject: Re: 9000 No 3 Road development information

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Hi Cynthia, thanks again for the responses.

Could you tell me if the developers are authorized to cut down any of the trees on their

property now? Or would that have to wait as it is part of the proposal?

Also, how are citizens notified of the public meeting?

Thanks, have a great weekend!

Chris

On Tue, Jun 25, 2024 at 11:05 AM Lussier, Cynthia <CLussier@richmond.ca> wrote:

Hi Chris,

Please see my responses to your email below in **green**.

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel: 604-276-4108

Email: clussier@richmond.ca

www.richmond.ca

From: Chris Jensen <jensencd@gmail.com>

Sent: June 24, 2024 9:26 AM

To: Lussier, Cynthia <CLussier@richmond.ca>

Subject: Re: 9000 No 3 Road development information

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Hi Cynthia, thank you for the in-depth response. My responses are below in red.

On Thu, Jun 20, 2024 at 2:14 PM Lussier, Cynthia <CLussier@richmond.ca> wrote:

Hi Chris,

Further to your email of May 21st below, I have now been able to compile the following information in response to your questions:

- You can continue to email me the concerns/questions as they arise, or you can compile the concerns/questions over a period of time and submit them to me periodically. All correspondence will be kept on record and included in the Staff Report that is ultimately presented to City Council. **Thank you.**

- In your question "A" below, I'm not clear on which distance measurement you wish to obtain. If you are interested in obtaining the distance from the west property line of 9000 No. 3 Road to the east property line of No. 3 Road, it is 50.612 m. I have attached the Topographic Survey of 9000 No. 3 Road prepared by a Registered BC Land Surveyor, which shows this distance. I did not see this report, could you please re-send? Attached is the survey that shows the distance from the west property line of 9000 No. 3 Road to the east property line (50.612 m).

The existing property lines are shown in red. If you wish to obtain different information than what is shown in the Survey, please give me a call directly so I can obtain clarification from you. My apologies as my question was not very clear. I am curious if the previous owner (Esso) measured the property line from the west edge of the sidewalk on No 3 rd (#1 on the image) instead of on the other side of the grass (#2 on the image), approximately 10ft east. I had always thought of that area as city property but please correct me if I'm mistaken. It's about a 10 ft difference so we're curious if that played a factor in the property line confusion.

I'm trying to determine:

a) how the previous owner (Esso) didn't build out to the far east of their property line. Why did they stop where the retaining wall was built?

b) how was BCS2125 permitted to continue their common areas/lawns west beyond what is listed as their property line?

c) is grass/yards considered 'development'?

d) why is the new developer now proposing to develop on land that Esso did not and BCS2125 did (or at least continued the grass on). It seems like something must have been missed somewhere to allow for this to happen, but that seems unlikely given all of the eyes that would have viewed the plans. If it wasn't missed and wasn't a mistake, how did the situation with that SRW land end up where we are now? I appreciate your expertise in clarifying this confusing point.

To summarize, there has been no change to the property lines at 9000 No. 3 Road and there has been no change to the property lines at 8080 Francis Road since your townhouse site was created. Dimensions are always measured from property lines. I'm not familiar with when the retaining wall or fence in question was constructed or by whom, nor why it was installed in the incorrect location. The only information I can provide at this time is that the applicant is proposing to remove the existing fencing that is on their property and installing new fencing correctly along the common property line. City staff will work with the applicant to provide as much of an appropriate interface as possible with your site relative to the proposed development.

- With respect to the 3'6" wood picket fence shown in the Landscape Plan along the common property line with your site as well as with the site to the south, I will advise the applicant that solid privacy fencing of approximately 6 ft in height be used along property lines. Thank you. That would certainly provide additional safety and security.
- With respect to tree retention, removal and replacement, this is being reviewed as part of the Rezoning application process and our comprehensive review of the proposal has not yet been completed. The final outcome of tree retention, removal, and replacement will ultimately be determined through City Council consideration of the application. For any trees agreed for removal from the subject site, tree replacement is required to be provided at a rate of 2:1 consistent with the City's Official Community Plan. For the balance of replacement trees that can't be accommodated on-site, the City will accept a cash-in-lieu contribution to the City's Tree Compensation Fund in the amount of \$768 per tree for the planting of trees city-wide. We had thought the replacement had to be on site, so thank you for that clarification. It's unfortunate that a developer could essentially remove the trees and pay per tree while residents of the specific area lose the many benefits of them. We definitely do not want to lose those trees. They provide much to the neighbourhood, and could potentially have a positive health benefit considering the developers wish to build a two storey parkade that would also have traffic pollution as well as noise from garbage trucks that would enter on the far north east side of the property line.
- It is my understanding that since the existing hedge located on the east portion of 9000 No. 3 Road is on the Applicant's property, they are permitted to remove it. However, to address the concerns about removal of the hedge, I will discuss with the Applicant the possibility of working with BCS2125 to plant a new hedge along the west side of 8080 Francis Rd provided there is no conflict with the existing sanitary sewer line located in a portion of that area and with the existing trees on your site that must be retained. Thank you. I would have concerns that the hedges would be built upon the BCS2125 side of the property which would cause us to lose more than half of the common property we use as "our yard". I am hopeful the developers could put in buffers along their property line and can bring this up with strata as well when the time comes. If you would rather not have additional hedges planted on your site, then I won't suggest for the applicant to work with your strata to plant a new hedge there.
- At this time we do not anticipate significant changes to on-street parking in front of 8080 Francis Road through the frontage works that will be completed through this proposal, however the full scope of frontage works will be confirmed through a traffic assessment and functional road plan to be prepared as part of this application and the associated impacts on existing street parking will be determined once these assessments have been completed and reviewed by the City. Thanks again. I expect at least one spot would be lost as it looks as though the planned entrance to the parking structure would overlap but as you have mentioned, the proposal is in the early stage.

Also, in response to the additional question in your email of June 18 (attached) in which you refer to an easement, I can provide the following information:

- My understanding is that you might be referring to a 6 m wide statutory right-of-way that is centered over the common property line between 9000 No. 3 Road and 8080 Francis Road (3 m is on the subject site and 3 m is on your site). The right-of-way is for the City's sanitary sewer line that is located on your site at 8080 Francis Rd. Any building/structure encroachments proposed into the right-of-way would need to be reviewed by the City's Engineering Department, and if not acceptable would need to be removed. Thank you. Would that mean that the proposal submitted by the developers has not yet been approved by the city in any fashion? Sorry if you have already explained that, but this is the main issue we have with this development proposal as I mentioned above. Clarity on exactly what is or could happen with that SRW area would be greatly appreciated. The Rezoning Application and Development Permit Application at 9000 No. 3 Road are currently under review (they have not been approved). The applications will be reviewed, there will be opportunities for public input, and then City Council will ultimately have to make a decision about the applications. I don't have an estimate yet for when these applications will come forward to City Council as the applications are still under review. Thank you, Chris

Thanks,

Cynthia Lussier
Planner 2
Development Applications Department
City of Richmond
Tel: 604-276-4108
Email: clussier@richmond.ca
www.richmond.ca

From: Lussier, Cynthia
Sent: June 12, 2024 12:06 PM
To: 'Chris Jensen' <jensencd@gmail.com>
Subject: RE: 9000 No 3 Road development information

Hi Chris,

Sorry for not being able to get back to you on this yet. I haven't forgotten about this. At the moment I'm bogged down with some deadlines for other applications and I'm awaiting some information about your inquiry before I can finalize my responses to you.

I'll respond as soon as I can.

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel: 604-276-4108

Email: clussier@richmond.ca

www.richmond.ca

From: Chris Jensen <jensencd@gmail.com>
Sent: June 5, 2024 9:42 AM
To: Lussier,Cynthia <CLussier@richmond.ca>
Subject: Re: 9000 No 3 Road development information

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Hi Cynthia, just following up on this to see if you have been able to compile the info. Thank you.

Chris

On Wed, May 22, 2024 at 2:19 PM Lussier,Cynthia <CLussier@richmond.ca> wrote:

Hi Chris,

Thanks for your email and questions below. I will look into your inquiries and provide a response after I have compiled all of the necessary information.

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel: 604-276-4108

Email: clussier@richmond.ca

www.richmond.ca

From: Chris Jensen <jensencd@gmail.com>
Sent: May 21, 2024 2:51 PM
To: Lussier,Cynthia <CLussier@richmond.ca>
Subject: Re: 9000 No 3 Road development information

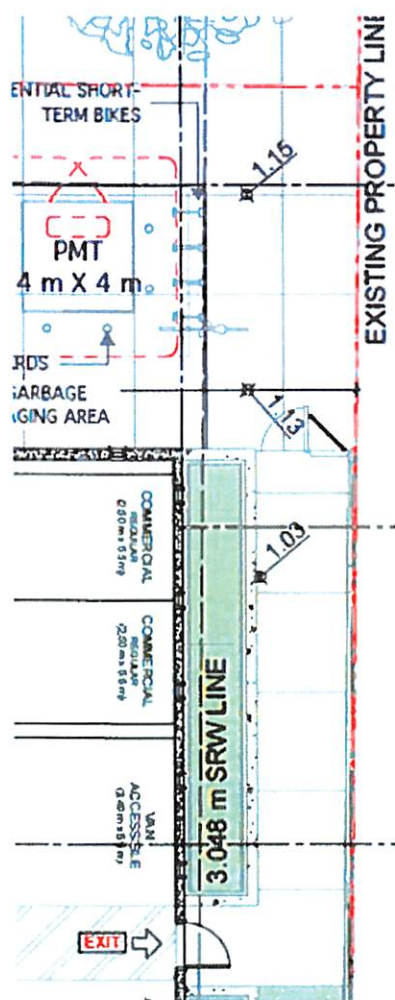
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Hi Cynthia, I hope you had a nice weekend.

I have a few follow up questions for you as have been raised by the owners at BCS2125 over the weekend. If you don't mind my sending the concerns in as they come, I can continue to do that. If you prefer an alternate method to these emails please let me know.

A. Could you tell me the distance the current developer's surveyor measured from No 3 Road? Is that the correct distance? Do you have records that show whether or not the previous owner (gas station) measured from the same/correct area? If you do have them, are you able to email them to me?

B. On page 9/32 of the architectural plans, the developer has an exit and path that runs along that fence as shown below. On page 1 of the landscaping plans they mention they plan for a 3'6" fence along the property line. The greenspace this connects to is the common area that is directly to the west of our unit, which we often use with our small children. I have numerous safety concerns about the fence height being so low as that leaves easy access for anyone to enter (or exit) the BCS2125 property. It also leaves us as the tenants on the other side of this path with very little privacy.



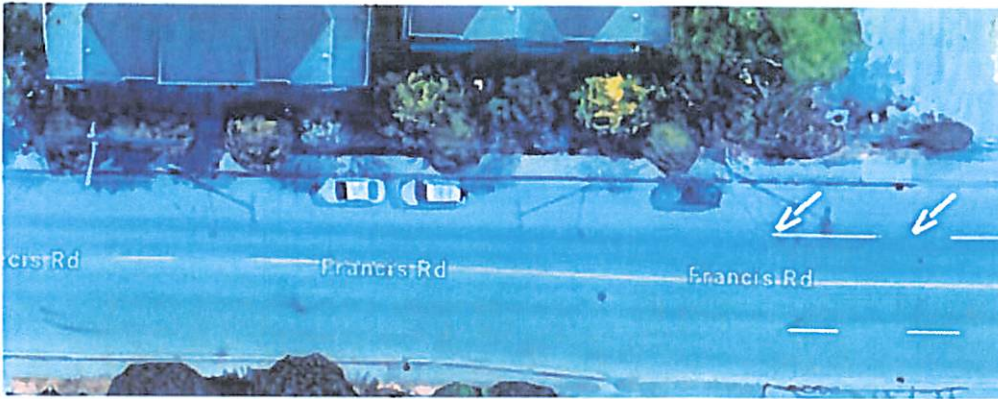
C. The landscape plans also show their plan to remove sixteen trees, including these very tall trees they list as black cottonwood. Are there City bylaws regarding the removal and replacement of trees? Removing these trees will have a significant negative impact on the residents of BCS2125.



D. It looks as though they intend to remove the cedar bushes that run along the fence as well. BCS2125 has maintained the landscaping for these bushes since the property was developed. If these developers are correct that the cedars are on their side of the property line, are they within their right to remove them without consulting or compensating BCS2125?



E. There are currently a maximum of five spaces for street parking directly in front of 8080 Francis Road. How many of these will need to be removed in order for this development? At least one is directly in front of where they plan to have the main 1+ storey parking entrance.



Thank you again for your time.

Chris Jensen

8080 Francis Road

On Tue, May 14, 2024 at 12:51 PM Chris Jensen <jensencd@gmail.com> wrote:

Hi Cynthia, thank you very much for these.

On Tue, May 14, 2024 at 12:35 PM Lussier,Cynthia <CLussier@richmond.ca> wrote:

Hi Chris,

As discussed by phone, here are the links to the Staff Reports containing drawings and City public meeting minutes associated with the project by the same developer at 6011 No. 1 Road, which was completed about 10 years ago.

RZ Staff Report and drawings – https://citycouncil.richmond.ca/shared/assets/No1_Road_PH_04161232745.pdf

Public Hearing minutes (Item # 6) –
https://citycouncil.richmond.ca/agendas/archives/hearings/2012/041612_minutes.htm

DP Staff Report and drawings – https://citycouncil.richmond.ca/shared/assets/No1_DPP_08221233547.pdf

DP Panel meeting minutes (Item # 4) –

https://citycouncil.richmond.ca/agendas/archives/dpp/2012/082212_minutes.htm

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel: 604-276-4108

Email: clussier@richmond.ca

www.richmond.ca

From: Lussier,Cynthia

Sent: May 14, 2024 8:54 AM

To: 'Chris Jensen' <jensencd@gmail.com>

Subject: RE: 9000 No 3 Road development information

Hi Chris – sorry, just seeing this now. Yes, you can call me at any time during business hours.

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel: 604-276-4108

Email: clussier@richmond.ca

From: Chris Jensen <jensencd@gmail.com>

Sent: May 13, 2024 9:44 AM

To: Lussier, Cynthia <CLussier@richmond.ca>

Subject: Re: 9000 No 3 Road development information

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Thank you Cynthia. Would I be able to give you a short call some time today?

On Mon, May 13, 2024 at 9:41 AM Lussier, Cynthia <CLussier@richmond.ca> wrote:

Hi Chris,

These renderings are conceptual only. On page 27 of the pdf, the rendering you mentioned below does show the intersection if you zoom in really close but you are correct that it isn't a very good representation. I would say that there are better contextual images shown on page 4 of the pdf (the aerial photo map on the left side and the 3D context on the right side).

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel: 604-276-4108

Email: clussier@richmond.ca

www.richmond.ca

From: Chris Jensen <jjensencd@gmail.com>
Sent: May 10, 2024 1:38 PM
To: Lussier, Cynthia <CLussier@richmond.ca>
Subject: Re: 9000 No 3 Road development information

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Thanks Cynthia, that is certainly a large proposal.

I noticed that some of the artwork that mentions either Francis or 3 Rd don't match up to the surroundings. For example, on page 27 of the arch plans, this image appears.

If this were the Francis Road view (facing Southwest), the right of the image should contain the intersection of Francis and 3 Rd, while the left contains the yard and townhouse at 8080 Francis Road.

Are these images placeholders or is their accuracy at this point in time relevant?

Thanks,
Chris



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3D View Along Francis Rd

On Fri, May 10, 2024 at 12:33 PM Lussier, Cynthia <CLussier@richmond.ca> wrote:

Hi Chris,

Please see attached the current proposed architectural and landscape plans. These plans may change throughout the review process. The files are a very large size (8 to 28 MB) so hopefully you'll have no problems viewing them. If you do, we can work out a time to meet at City Hall so you can view hard-copies of the plans.

If you have any questions, please let me know either by phone or email.

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel: 604-276-4108

Email: clussier@richmond.ca

www.richmond.ca

From: Chris Jensen <jensencd@gmail.com>
Sent: May 9, 2024 1:08 PM
To: Lussier,Cynthia <CLussier@richmond.ca>
Subject: Re: 9000 No 3 Road development information

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Cynthia, yes please send the plans via email, thank you very much!

And thank you for the clear information as well. We'll try to package everything together so we can limit the amount we email you.

I greatly appreciate your quick and helpful replies.

Chris

On Thu, May 9, 2024 at 11:10 AM Lussier,Cynthia <CLussier@richmond.ca> wrote:

Hi Chris,

If you have concerns about the proposal, you can submit comments to the City by emailing me now during the review process and then additional opportunity for you to comment will occur again after you receive the notice of Public Hearing when it gets to that stage. At that time, the notice of Public Hearing will include detailed information about how to submit formal comments to the City Clerk's Office.

The comments that I receive from you during the review process will be included in the Staff Report that is ultimately presented to City Council. Also, there may an opportunity for the applicant to address comments that you submit during the review process in their revised submissions.

If you do not have an opportunity to come into City Hall for me to go over the current proposal with you, I can send you a copy of the current architectural and landscape plans for review. The current plans, however, have not been revised yet to address City comments, so they will change throughout the review process. Please let me know if you wish for me to send you the plans via email.

Thanks,

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel: 604-276-4108

Email: clussier@richmond.ca

www.richmond.ca

From: Chris Jensen <jensencd@gmail.com>

Sent: May 9, 2024 10:19 AM

To: Lussier,Cynthia <CLussier@richmond.ca>

Subject: Re: 9000 No 3 Road development information

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Thanks Cynthia, I appreciate the invite and may try to take you up on that if I have some time off coming up.

We're looking at the Richmond Official Community Plan and definitely have feedback on this proposal. Is that something we would compile and send to you to be proactive? Or should we wait until the public feedback portion is scheduled? We have quite a few concerns but I don't want to involve you if it is not appropriate at this stage.

Thanks,

Chris

On Wed, Apr 24, 2024 at 5:37 PM Lussier,Cynthia <CLussier@richmond.ca> wrote:

Hi Chris,

You're welcome to pop into City Hall to view the proposal if you'd like. You can make an appointment with me and I can go over the proposal with you. The application is currently at the very beginning stages and is being reviewed by City Staff. I'll be able to estimate a better project timeline after the first round of City comments has occurred and been subsequently addressed by the applicant.

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel: 604-276-4108

Email: clussier@richmond.ca

www.richmond.ca

From: Chris Jensen <jensencd@gmail.com>

Sent: April 24, 2024 11:53 AM

To: Lussier,Cynthia <CLussier@richmond.ca>

Subject: 9000 No 3 Road development information

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Cynthia, I am hoping to learn more about this pending development as I live near the currently empty lot.

23-033712 and 23-033716 I believe.

569.22m2 of commercial space at grade and 64 market rental units above grade
PANATCH GROUP has applied to the City of Richmond to develop a five-storey mixed use building
containing approximately 569.22m2 of commercial space at grade and 64 market rental units above
grade

Aside from waiting to hear about the public hearing, are you able to provide more information on the project or timeline?

Thank you for your time,

Chris

Lussier,Cynthia

From: Paolo Medrano <pmedrano@shaw.ca>
Sent: January 6, 2025 2:08 PM
To: Lussier,Cynthia
Subject: Re: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello Cynthia,

Happy New Year!

Strange. I did respond, but it didn't seem to go through. I appreciate the follow-up. I am out of the country until February 3rd. Let me check my calendar for good time slots and revert back.

Best Regards,

Paolo Medrano
pmedrano@shaw.ca

On Jan 6, 2025, at 12:30 PM, Lussier,Cynthia <CLussier@richmond.ca> wrote:

Hi Paolo,
Happy New Year. I'm just going through some of my outstanding emails from last year and (further to your email below) I noticed that I don't think I ever received a response from you on when you wish for me to set up a time to discuss your and your neighbours concerns with the applicant for the mixed-use project at 9000 No. 3 Road. If you're still interested in meeting with the applicant, please provide a date and time that works for you and your neighbours.

Thanks,

Cynthia Lussier
Planner 2
Development Applications Department
City of Richmond
Tel. 604-276-4108
Email: clussier@richmond.ca
www.richmond.ca

From: Paolo Medrano <pmedrano@shaw.ca>

Sent: July 26, 2024 7:29 AM

To: Lussier, Cynthia <CLussier@richmond.ca>

Subject: Re: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello Cynthia,

Thank you for your email.

Sorry for the late revert as I was out of the country in a remote area with limited Internet access.

I will check my calendar for August to see what time slots would be ideal.

Best Regards,

Paolo Medrano
pmedrano@shaw.ca

Lussier, Cynthia

From: Lussier, Cynthia
Sent: July 15, 2024 4:33 PM
To: 'Paolo Medrano'
Subject: RE: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

Hi Paolo,

Further to our email correspondence below, I just wanted touch base on what we discussed at our meeting on May 16 regarding the opportunity for me to set up a meeting with the applicant for the redevelopment proposal at 9000 No. 3 Road to discuss your concerns and hear their feedback. I can now arrange for that meeting.

Please send me some dates and times this month and next month that you are available to meet and I can liaise with the applicant to determine a timeslot that works for all.

Thanks,

Cynthia Lussier
Planner 2
Development Applications Department
City of Richmond
Tel: 604-276-4108
Email: clussier@richmond.ca
www.richmond.ca

From: Lussier, Cynthia
Sent: May 14, 2024 8:50 AM
To: 'Paolo Medrano' <pmedrano@shaw.ca>
Subject: RE: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

Ok see you at 11 am Thurs May 16. When you arrive at City Hall, you will go to the Information Counter or the Zoning Counter and let the staff know that you have an appointment with me and I will come down with my files to meet you.

Cynthia Lussier
Planner 2
Development Applications Department
City of Richmond
Tel: 604-276-4108
Email: clussier@richmond.ca
www.richmond.ca

From: Paolo Medrano <pmedrano@shaw.ca>
Sent: May 13, 2024 4:39 PM

To: Lussier,Cynthia <CLussier@richmond.ca>

Subject: Re: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Cynthia,

Ok no problem. See you then.

Best Regards,

Paolo Medrano
pmedrano@shaw.ca

On May 13, 2024, at 4:07 PM, Lussier,Cynthia <CLussier@richmond.ca> wrote:

Hi Paolo – I can no longer do 10:30 am on Thursday morning as that timeslot has since been booked. Can you meet at 11 am? Otherwise, I can meet at 4:30pm that day as well for 30 minutes.

Cynthia Lussier
Planner 2
Development Applications Department
City of Richmond
Tel: 604-276-4108
Email: clussier@richmond.ca
www.richmond.ca

From: Paolo Medrano <pmedrano@shaw.ca>

Sent: May 13, 2024 2:53 PM

To: Lussier,Cynthia <CLussier@richmond.ca>

Subject: Re: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello Cynthia,

My apologies for the late revert as I have been traveling on business.

My 9:30am just rescheduled for later in the day, so could we do 10:30am again as you initially suggested?

Sorry if this is an inconvenient request, but I will work better with my schedule that day.

Please let me know. Thank you.

Best Regards,

Paolo Medrano
pmedrano@shaw.ca

On May 10, 2024, at 5:08 PM, Lussier,Cynthia <CLussier@richmond.ca> wrote:

Hi Paolo,
Yes I can meet at 11 am on Thurs May 16. Please confirm.

When you arrive at City Hall, you will go to the Information Counter or the Zoning Counter and let the staff know that you have an appointment with me and I will come down with my files to meet you.

Cynthia Lussier
Planner 2
Development Applications Department
City of Richmond
Tel: 604-276-4108
Email: clussier@richmond.ca
www.richmond.ca

From: Paolo Medrano <pmedrano@shaw.ca>
Sent: May 10, 2024 5:03 PM
To: Lussier,Cynthia <CLussier@richmond.ca>
Subject: Re: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

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Hi Cynthia,

I hope you're feeling better. Could 11am work?

Best Regards,

Paolo Medrano
pmedrano@shaw.ca

Lussier, Cynthia

From: Lussier, Cynthia
Sent: May 8, 2024 3:25 PM
To: 'Paolo Medrano'
Subject: RE: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

Hi Paolo,
I'm emailing remotely from home. I can meet next week on Thurs May 16 at 10:30 am – does that work for you?

Cynthia Lussier
Planner 2
Development Applications Department
City of Richmond
Tel: 604-276-4108
Email: clussier@richmond.ca
www.richmond.ca

From: Paolo Medrano <pmedrano@shaw.ca>
Sent: May 8, 2024 11:27 AM
To: Lussier, Cynthia <CLussier@richmond.ca>
Subject: Re: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

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Hello Cynthia,

Sorry to hear that you're not feeling well, get better soon!

I will be away this weekend until Tuesday evening. Perhaps Thursday or Friday next week?

Best Regards,

Paolo Medrano
pmedrano@shaw.ca

On May 7, 2024, at 8:01 AM, Lussier, Cynthia <CLussier@richmond.ca> wrote:

Hi Paolo,
Unfortunately since my reply of yesterday (below), I have fallen sick and will not be able to meet with you this week as originally anticipated. I am currently emailing you remotely from home. Hopefully I will be better by next week and we could meet then. What are the dates you are available next week?

Cynthia Lussier
Planner 2
Development Applications Department
Tel. 604-276-4108
clussier@richmond.ca

From: Lussier,Cynthia
Sent: May 6, 2024 8:59:03 AM
To: 'Paolo Medrano'
Subject: RE: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

Hi Paolo,
Right now I'm available anytime between 10am-12noon on Thursday May 9.

Cynthia Lussier
Planner 2
Development Applications Department
City of Richmond
Tel: 604-276-4108
Email: clussier@richmond.ca<<mailto:clussier@richmond.ca>>
www.richmond.ca

From: Paolo Medrano <pmedrano@shaw.ca>
Sent: May 3, 2024 7:16 AM
To: Lussier,Cynthia <CLussier@richmond.ca>
Subject: Re: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello Cynthia,

Sorry for the late revert as I was travelling on business.

What time slots do you have available for Thursday morning?

Best Regards,

Paolo Medrano
pmedrano@shaw.ca<<mailto:pmedrano@shaw.ca>>

On Apr 30, 2024, at 12:29 PM, Lussier, Cynthia
<CLussier@richmond.ca<<mailto:CLussier@richmond.ca>>> wrote:

Hi Paulo,

I am currently available to meet with you as follows:

- 11am-12pm or 2pm-3pm on Monday May 7;
- Anytime on Tuesday May 8;
- Morning on Thursday May 9.

To ensure these timeslots don't fill up, please let me know as soon as possible which of these times is best for you and then I will confirm the meeting.

Thanks,

Cynthia Lussier

Planner 2

Development Applications Department

City of Richmond

Tel: 604-276-4108

Email: clussier@richmond.ca<<mailto:clussier@richmond.ca>>

www.richmond.ca<<http://www.richmond.ca>>

Lussier, Cynthia

From: Paolo Medrano <pmedrano@shaw.ca>
Sent: April 29, 2024 9:03 AM
To: Lussier, Cynthia
Subject: Re: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Cynthia,

Re: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716 - Proposed Apartment Complex at Number 3 Road and Francis, Richmond, BC

Thank you for your detailed response regarding the proposed development at Number 3 Road and Francis. We, the local property owners, appreciate the your efforts to keep us informed about the ongoing regulatory processes. Despite these communications, we have significant concerns that require more in-depth discussion, particularly regarding the project's impact on community character and property values.

Our Key Concerns:

- **Loss of Community Character:** The proposed five-story, high-density structure represents a significant departure from the aesthetic character of our neighbourhood, which primarily consists of 1-2 story single-family houses and some townhouses, alongside existing 3-story and 4-story multi-unit complexes. Introducing an even taller and denser building could drastically alter the visual landscape, potentially setting a precedent for further similar developments. This "domino effect" could progressively transform the neighbourhood into an area dominated by larger complexes, which is a major concern for many residents. The potential cumulative impact of these developments threatens to erode the unique character and charm that defines our community.
- **Potential Loss in Property Values:** The increased density and height of the new building could negatively affect property values in the area. The potential for decreased desirability might lead to a reduction in property values, affecting the financial wellbeing of current homeowners. We request a comprehensive evaluation of how these developments might impact the local real estate market and seek strategies to mitigate any potential devaluation.
- **Disruption from Construction and Traffic Increase:** The construction phase and the expected increase in traffic pose substantial disruptions, potentially altering the quality of life for existing residents. We urge the adoption of stringent measures for managing traffic and controlling noise both during and after construction.
- **Infrastructure and Environmental Sustainability:** While commitments to environmental standards and infrastructural improvements are noted, these measures must be sufficient to support the anticipated increase in population and activity without compromising community standards.

Request for In-Person Meeting:

Given the nature of our concerns, we believe a face-to-face discussion would be most effective. I am available for an in-person meeting on May 7, 8, or 9, 2024. This meeting would provide an opportunity to more

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thoroughly explore these issues and discuss potential mitigations and adjustments. Please let me know which of these dates suits you best, and I will do my best to accommodate.

We hope that by addressing these concerns directly, we can collaborate on a development plan that enhances rather than detracts from our community. Your engagement in this dialogue is crucial to achieving a solution that respects the interests of all stakeholders.

Thank you for your attention to these matters. We look forward to your response and to setting a date for our meeting.

Best Regards,

Paolo Medrano
pmedrano@shaw.ca

From: Lussier, Cynthia
Sent: April 26, 2024 5:04 PM
To: 'Paolo Medrano'
Subject: RE: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

Hi Paulo,

Would you be interested in coming into City Hall to have a look at the proposal and discuss with me? Next week I'm available Monday through Thursday if you'd like to set up a time with me to discuss this in person.

In the meantime, I can provide some information in response to the items you have identified in your email:

- The application is currently being reviewed by City staff, therefore a Public Hearing date is currently not known. After the first round of comments about the application has been compiled by City staff, they will be sent to the applicant for them to consider and for them to provide us with a revised submission. When the application has reached an acceptable stage to move forward, City staff will prepare a report to the Planning Committee and City Council. If the application is favourably considered by the Planning Committee and City Council, it will be moved forward for consideration to a Public Hearing during which any member of the public may submit comments or speak about the application. Public notices about the application will be sent out to nearby residents as follows: an early notice will be sent now that the Signage has been posted on the property and another notice will be sent out prior to the Public Hearing.
- If you would like to submit formal comments about the application, you may do so by emailing me now during the review process and then additional opportunity for your to comment will occur again after you receive the notice of Public Hearing. The notice of Public Hearing will include detailed information about how to submit formal comments to the City Clerk's Office.
- The application is to enable a 5-storey mixed use development containing approximately 570 sq m (6127 sq ft) of commercial space on the ground floor and 64 rental apartments above the ground floor. The current land use designation for the property is Commercial and the zoning for the property is "Gas & Service Stations (CG1)", which is why the property must be rezoned to pursue this mixed-use proposal. The surrounding residential development in the neighbourhood consists of a mix of single-detached housing, townhousing, and up to 4-storey apartment housing. The form and density of the proposal is consistent with the City's Market Rental Policies which encourage the development of new purpose-built market rental housing units.
- In terms of environmental sustainability, the applicant is required to comply with the Energy Step Code which sets energy efficiency performance targets for new development. The applicant is required to conduct energy modelling during the design stage and complete on-site airtightness testing at construction stage. The proposal must also include infrastructure for all units to support the anticipated growth in the use of electric vehicles. Tree retention and removal has been reviewed by City staff and the applicant is required to comply with the City's 2:1 tree replacement ratio policy in the City's Official Community Plan. To ensure that the replacement trees are planted and that the site is enhanced overall with landscaping, the applicant is required to provide a Landscaping Security prior to final adoption of the rezoning bylaw in the amount of 100% of a cost estimate for the landscape works to be prepared by the Registered Landscape Architect, and the applicant is required to enter into a legal agreement with the City to set the terms for use and release of the Landscaping Security. A portion of the Landscaping Security will not be released until after all of the landscaping has been installed and a site inspection has occurred, with the remaining security being held for a one-year maintenance period.

- The applicant has engaged a registered transportation consultant to conduct a Traffic Impact Study as it relates to their proposal. The City is currently reviewing the terms of reference for the Traffic Impact Study and the applicant will proceed with the study after the City has finalized the terms of reference. You're welcome to come into City Hall to view the study after it has been submitted by the applicant. Separate from the Traffic Impact Study, the applicant is required to complete various road improvements including providing land to the City along both Francis and No. 3 Road for future street widening as well as upgrading the roadway to current City standards to accommodate a treed and grassed boulevard at the curb and a new sidewalk at the new property line. Traffic signal infrastructure upgrades are also required to be completed with the proposal.
- The City is currently reviewing the application to determine what if any water, drainage, or sanitary service infrastructure upgrades are required for the proposed development. Any upgrades identified by the City must be designed, constructed, and paid for by the applicant.
- Through the Building Permit application process, the applicant is required to pay Development Cost Charges to assist with the capital costs of constructing, altering or expanding sewage, water, drainage, road infrastructure and acquiring/developing park land in the City.
- At construction stage, the applicant must comply with the City's Noise Regulation Bylaw and ensure that construction noise does not occur outside of the permitted hours, and the applicant is required to work with existing neighbouring residents so that they are aware of any potential disruption resulting from construction activities. The applicant is also required to obtain City approval of a parking and traffic management plan associated with proposed construction activity.

Please let me know if you would like to set up a time to meet with me to view the proposal and to discuss in person.

Thanks,

Cynthia Lussier
Planner 2
 Development Applications Department
 City of Richmond
 Tel: 604-276-4108
 Email: clussier@richmond.ca
www.richmond.ca

Lussier, Cynthia

From: Paolo Medrano <pmedrano@shaw.ca>
Sent: April 25, 2024 9:14 AM
To: DevApps
Cc: Lussier, Cynthia
Subject: Re: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716

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Thank you Hope. I look forward to hearing from Cynthia.

Best Regards,

Paolo Medrano
pmedrano@shaw.ca

On Apr 25, 2024, at 9:01 AM, DevApps <DevApps@richmond.ca> wrote:

Hi Paolo,

Thank you for your email. I have forwarded your email to Cynthia, the Planner assigned to these applications. If you have further comments or questions, she can be reached at CLussier@richmond.ca.

Best regards,

Hope Epondulan | Departmental Associate
Development Applications | City of Richmond
Phone: 604-276-4375 | E: hepondulan@richmond.ca

From: Paolo Medrano <pmedrano@shaw.ca>
Sent: April 25, 2024 8:55 AM
To: DevApps <DevApps@richmond.ca>
Subject: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716
Importance: High

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Planning and Development Department
City of Richmond
6911 No. 3 Road

Richmond, BC, V6Y 2C1
Email: DevApps@richmond.ca

Dear Planning and Development Department,

Re: Development Re-zoning No. RZ 23-033712 and Permit Application No. DP 23-033716 – Proposed Apartment Complex at Number 3 Road and Francis, Richmond, BC

I am writing on behalf of a group of property owners in the vicinity of the proposed site for a 5-story, 64-unit apartment complex at Number 3 Road and Francis. We seek to understand more about this development and its impacts on our community.

We respectfully request the following information:

1. **Environmental and Traffic Impact Studies:** We would appreciate access to any environmental and traffic impact assessments conducted for this project.
2. **Public Hearing Date:** Could you please inform us when the public hearing for this development will be held?
3. **Filing Objections:** We would also like guidance on how to formally file objections should we have significant concerns about the project.

Additionally, we have specific concerns regarding the following aspects of the proposed development:

- **Scale and Density Concerns:** The proposed 5-story, high-density structure seems disproportionate to the current zoning regulations that favour a maximum of 3 stories. This project appears to diverge significantly from the existing community character.
- **Construction Noise and Disruption:** Details on the expected duration of the construction phase and measures to mitigate noise and disruption to the existing residents.
- **Long-term Traffic Increase:** Insights into how the increase in residents will be managed in terms of traffic, especially during peak hours, and what long-term infrastructural changes are anticipated to accommodate this change.
- **Infrastructure Strain:** Information on how the existing infrastructure will support the new development, including sewer, water, and power systems.
- **Community Services:** How will local services such as schools, parks, and emergency services be affected by the increase in the local population?

We believe that addressing these issues proactively can significantly contribute to the project's success and maintain the quality of life for the existing residents. We look forward to your prompt response to our queries and hope for a constructive dialogue regarding this development.

Thank you for considering our requests. We anticipate your guidance on how to engage further in the planning process.

Best Regards,

Paolo Medrano
pmedrano@shaw.ca

OCP Consultation Summary

Staff have reviewed the proposed Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655 and 10663 with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy 5043 requirements and determined that this report does not require referral to external stakeholders. The table below clarifies this recommendation as it relates to the proposed OCP amendments.

Stakeholder	Referral Comment (No Referral necessary)
Agricultural Land Commission (ALC)	No referral is necessary as the Agricultural Land Reserve is not affected.
Richmond School District No. 38	No formal referral is necessary as the development proposal only involves 64 multiple-family housing units. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by City Council and agreed to by the School District, development applications proposing less than 150 multiple-family units above what the current OCP allows for do not need to be referred to the School District.
The Board of Metro Vancouver	No referral is necessary because the Regional District is not affected.
The Councils of adjacent Municipalities	No referral is necessary because adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral is necessary because First Nations are not affected.
TransLink	No referral is necessary because the proposed amendments will not result in significant road network changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral is necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral is necessary because the proposed amendments do not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development Policy.
Vancouver Coastal Health Authority	No referral is necessary because the Health Authority is not affected.
Community Groups and Neighbours	No referral is necessary. Public notification for the Public Hearing will be provided as per the Local Government Act.
All relevant Federal and Provincial Government Agencies	No referral is necessary because Federal and Provincial Government Agencies are not affected.

Rev	Description	Date
1	Initial Design	10/14/14
2	Revised Design	10/14/14
3	Final Design	10/14/14

COMPASS CONSULTING
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Panatch Group

Project Title
9000 no.3 Road

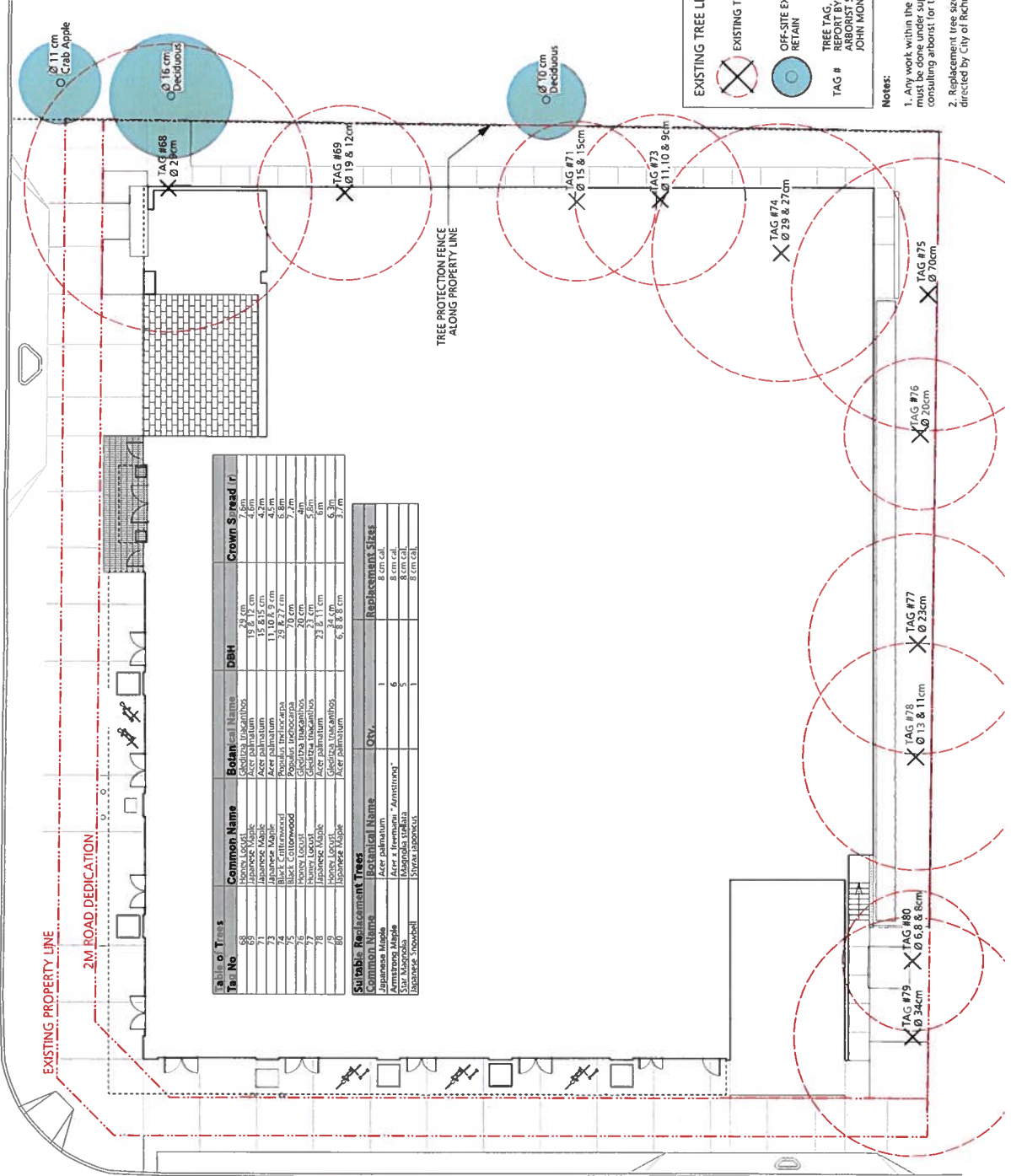
Tree Management Plan

Project Name	9000 no.3 Road
Client	CI
Drawn By	Permy + Associates
Checked By	Permy + Associates
Scale	1:1000
Sheet No.	2 of 2

FRANCIS RD

NO. 3 ROAD

PLN - 89



EXISTING TREE LEGEND:

- EXISTING TREE TO REMOVE
- OFF-SITE EXISTING TREE TO RETAIN

Notes:

- Any work within the tree protection areas must be done under supervision of the consulting arborist for the project.
- Replacement tree size (8 cm cal) are as directed by City of Richmond.

Tree No	Common Name	Botanical Name	DBH	Crown Spread (m)
68	Japanese Maple	Acer palmatum	19.8 x 12 cm	4.0m
69	Japanese Maple	Acer palmatum	15.8 x 15 cm	4.2m
70	Japanese Maple	Acer palmatum	13.0 x 9 cm	4.3m
71	Japanese Maple	Acer palmatum	8.4 x 7 cm	4.4m
72	Black Cottonwood	Populus nigra	20 cm	7.2m
73	Black Cottonwood	Populus nigra	20 cm	7.2m
74	Black Cottonwood	Populus nigra	20 cm	7.2m
75	Black Cottonwood	Populus nigra	20 cm	7.2m
76	Black Cottonwood	Populus nigra	20 cm	7.2m
77	Black Cottonwood	Populus nigra	20 cm	7.2m
78	Black Cottonwood	Populus nigra	20 cm	7.2m
79	Black Cottonwood	Populus nigra	20 cm	7.2m
80	Black Cottonwood	Populus nigra	20 cm	7.2m

Substituted Replacement Trees	Common Name	Botanical Name	Qty	Replacement Size
Japanese Maple	Acer palmatum	Acer palmatum	1	8 cm cal
Japanese Maple	Acer palmatum	Acer palmatum	6	8 cm cal
Japanese Maple	Acer palmatum	Acer palmatum	5	8 cm cal
Japanese Maple	Acer palmatum	Acer palmatum	5	8 cm cal



Address: 9000 No. 3 Road

File No.: RZ 23-033712

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10656, the applicant is required to complete the following:

1. **(OCP Amendment Bylaw 10663 Adoption)** Final Adoption of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10663.
2. **(OCP Amendment Bylaw 10655 Adoption)** Final Adoption of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655.
3. **(Development Permit [DP])** The submission and processing of a DP* completed to a level deemed acceptable by the Director of Development.
4. **(Site Contamination - MOE Approvals)** Ministry of Environment (MOE) Certificate of Compliance (CoC) or alternative approval to proceed granted from MOE regarding potential site contamination issues. This approval is required prior to dedication of land or road to the City, if applicable.
5. **(Site Contamination – Land Dedication)** Submission to the City of adequate information and/or other assurances satisfactory to the City in its sole discretion to support the City's acceptance of the required land dedication or transfer of land. Such assurances may include one or more of the following:
 - a) a contaminated site's legal instrument (e.g., CoC, Final Site Determination, Approval in Principle) showing no contamination in the dedicated lands;
 - b) evidence satisfactory to the City in its sole discretion that the lands to be dedicated to the City are in a satisfactory state from an environmental perspective; and
 - c) the registration of a legal agreement on the title to the lands which provides that:
 - i. no Building Permit (BP) issuance or occupancy of any building on the lands shall be granted until such time that the owner/developer has satisfied the City in its sole discretion that the lands to be dedicated to the City are in a satisfactory state from an environmental perspective and a contaminated sites legal instrument has been obtained for the proposed dedication lands; and
 - ii. the owner/developer shall release and indemnify the City from and against any and all claims or actions that may arise in connection with those portions of the lands being dedicated to the City being contaminated in whole or in part.
6. **(Road Dedication)** Approximately 2.0 m road dedication along the entire No. 3 Road and Francis Road frontages and a 4 m x 4 m corner cut road dedication. The exact amount of road dedication will be reviewed and finalized through the Servicing Agreement (SA)* design review process. Note: this will require an overlay of the proposed functional plan with the road dedication plan to confirm that the required improvements can be accommodated within the dedication area.
7. **(Statutory Right-of-Way [SRW] – Micro-mobility parking)** – Registration of a covenant and minimum 2.0 m x 4.0 m SRW on title for Public-Right-of-Passage, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to accommodate micro-mobility device parking on-site along the Francis Road frontage. Any works essential for public access within the required SRW are to be included in the Servicing Agreement (SA) and the maintenance and liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, 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.

8. **(Arborist's Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within or in close proximity to the tree protection zone of the trees to be retained. The Contract must include the scope of work to be undertaken, including: the proposed number of site 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 assessment report to the City for review.
9. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$5,000.00 for the untagged street tree to be retained, which is located in the boulevard on City-owned property just northeast of the subject site, and entrance into an accompanying legal agreement that sets the terms for use and release of the security.
10. **(Voluntary Tree Replacement Contribution)** City acceptance of the applicant's offer to voluntarily contribute \$9,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the remaining required 12 replacement trees that cannot be accommodated on-site. If, through the DP application review process, a greater number of replacement trees can be accommodated on-site, then the value of the voluntary contribution may be reduced by the relative amount based on \$750 per tree accommodated.
11. **(Contribution – Indoor Amenity)** City acceptance of the applicant's contribution in the amount of \$309,311.00 to the City's Leisure Facilities Reserve Fund in-lieu of the provision of on-site indoor amenity space (e.g. \$2,309/unit for the first 19 units; \$4,617/unit for the next 20 units; \$6,924/unit for the last 25 units). In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rates in effect at the time of payment, as updated periodically.
12. **(Mixed Use)** Registration of a covenant on title that identifies the building as a mixed-use building.
13. **(Interior Noise – Residential)** Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential commercial and traffic noise to the proposed dwelling units. 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.
14. **(Noise – Commercial)** Registration of a legal agreement on title for commercial developments within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop mechanical unit operation will comply with the City's Noise Bylaw.
15. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title.
16. **(Market Rental Units)** Registration of a Housing Covenant to secure the provision of market rental housing, to the satisfaction of the City. The terms of the covenant shall indicate that they apply in perpetuity and shall include (but are not limited to) the following requirements:
 - a) The residential use is restricted to residential rental tenure.
 - b) All market rental units shall be maintained under single ownership (e.g., within one air space parcel or one strata lot, or legal agreement to the satisfaction of the Director of Development; subdivision of individual market rental units is prohibited).
 - c) The imposition of any age-based restrictions on occupants of any market rental housing unit is prohibited.
 - d) 100 % of units shall be designed with aging-in-place features (i.e., stairwell handrails, lever type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower.
 - e) 100% of units shall be designed to meet the Basic Universal Housing (BUH) features listed in Richmond Zoning Bylaw 8500.

- f) Occupants of the market rental units shall enjoy full and unlimited access to and use of all common indoor areas and common outdoor amenity spaces provided on the lot for the residential use.
- g) No more than prevailing market rent will be charged, and the following unit mix will be provided:

Unit Type	Number of Units ⁽¹⁾	Percentage of Units ⁽¹⁾
Studio	10	17.54%
One-bedroom	22	38.60%
Two-bedroom	25	43.86%
Total	57	100%

⁽¹⁾ Unit mix in the above table may be adjusted to the satisfaction of the City through the DP application review process subject to approximately 44% (i.e., 43.86 %) of units or greater being family-friendly units (2+ bedrooms).

17. **(Moderate Market Rental Units)** The City's acceptance of the applicant's offer to voluntarily contribute Moderate Market Rental housing in the form of Moderate Market Rental units, constructed to a turnkey level of finish at the sole cost of the applicant, the terms of which voluntary contribution shall include (but will not be limited to) the registration of a Moderate Market Rental Housing Agreement and Housing Covenant to secure seven (7) moderate market rental units. The form of the Moderate Market Rental Housing Agreement and Housing Covenant shall be agreed to by the applicant and the City prior to final adoption of the subject rezoning bylaw, after which time only the Housing Covenant may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit (DP)* and other non-material changes resulting thereof and made necessary by the DP* approval requirements, as determined to the satisfaction of the Director of Development. The terms of the Moderate Market Rental Housing Agreement and Housing Covenant shall indicate that they apply in perpetuity and provide for (but will not be limited to) the following requirements:

- a) The residential use is restricted to residential rental tenure.
- b) The required minimum floor area within the Moderate Market Rental units shall be equal to a combined habitable floor area of at least 374.45 m² (4,030.55 ft²), excluding standard Floor Area Ratio (FAR) exemptions, for the provision of seven Moderate Market Rental units.
- c) All Moderate Market Rental units shall be maintained under single ownership (e.g., within one air space parcel or one strata lot, or legal agreement to the satisfaction of the Director of Development; subdivision of individual moderate market rental units is prohibited).
- d) The imposition of any age-based restrictions on occupants of any Moderate Market Rental unit is prohibited.
- e) 100% of units shall be designed to meet the Basic Universal Housing (BUH) features listed in Richmond Zoning Bylaw 8500, and with aging-in-place features (i.e., stairwell handrails, lever type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower).
- f) The applicant shall, as generally indicated in the table below, ensure that the rental rates and occupant income restrictions for the Moderate Market Rental units are in accordance with the Housing Income Limits (HILs) rates and guidelines established by BC Housing, unless otherwise agreed to by the Director of Development and the Director, Housing Office; and achieve the project targets for unit mix and BUH standard compliance or as otherwise determined to the satisfaction of the Director of development through an approved DP*:

Unit Type	Maximum Rent Charge ⁽¹⁾⁽²⁾	Total Maximum Household Income ⁽¹⁾⁽²⁾	Unit Mix ⁽¹⁾⁽²⁾
Studio	\$1,450/month	\$58,000 or less	28.57 % (2 units)
One-bedroom	\$1,450/month	\$58,000 or less	28.57 % (2 units)
Two-bedroom	\$1,800/month	\$72,000 or less	42.86 % (3 units)
Total	N/A	N/A	100% (7 units) 375.45 m² (4,030.55 ft²)

⁽¹⁾ Unit mix in the above table may be adjusted to the satisfaction of the City through the DP application review process subject to at least seven (7) Moderate Market Rental Units having a combined net habitable floor area of at least 375.45 (m²) (4,030.55 ft²) being provided with the same percentage (approximately 43%) or greater of family-friendly units (2+ bedrooms).

⁽²⁾ Maximum household income is based on the Housing Income Limits (HILs) established by BC Housing. The maximum monthly rents and household incomes may be adjusted in accordance with the Moderate Market Rental Housing Agreement. The above-listed rents are calculated using the 2023 BC Housing HILs. Rents are set at 30 percent of the HIL, by unit type, divided by 12 months. Maximum monthly rents will be adjusted according to the year that the units are tenanted.

- g) Occupants of the Moderate Market Rental units subject to the Moderate Market Rental Housing Agreement shall, to the satisfaction of the City (as determined prior to DP* issuance) enjoy full and unlimited access to and use of all on-site common indoor areas and common outdoor amenity spaces provided to residents of the building, at no additional charge to Moderate Market Rental unit tenants (i.e., not monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).
 - h) On-site parking (minimum 4 parking spaces), “Class 1” bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of Moderate Market Rental units tenants as per the OCP, Zoning Bylaw, and approved DP* at no additional charge to the Moderate Market Rental unit tenants unless otherwise stipulated in a Moderate Market Rental Housing Agreement (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by Moderate Market Rental housing tenants). These features may be secured via legal agreement(s) on title prior to DP* issuance.
 - i) The Moderate Market Rental units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the applicant, to the satisfaction of the Director of Development.
 - j) “No development” shall be permitted, restricting DP* issuance for any building in whole or in part, until the applicant, to the City’s satisfaction:
 - i. Designs the lot to provide for the Moderate Market Rental units and ancillary spaces and uses;
 - ii. If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the Moderate Market Rental units and ancillary spaces and uses as per the approved DP*; and,
 - iii. As required, registers additional legal agreements on title to the lots to facilitate the detailed design and/or construction of the Moderate Market Rental units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the DP* review and approval processes.
 - k) No BP* shall be issued for any building, in whole or in part, until the applicant provides for the required Moderate Market Rental units and ancillary spaces and uses to the satisfaction of the City.
 - l) “No occupancy” shall be permitted, restricting final BP* inspection granting occupancy for any building, in whole or in part, until the required Moderate Market Rental units and ancillary spaces and uses are completed to the satisfaction of the City and have received final BP* inspection granting occupancy.
18. **(Transportation Demand Management (TDM) Strategy)** Registration of a legal agreement(s) on title securing the proposed TDM measures to support the parking rate reduction in accordance with Zoning Bylaw requirements and the OCP Market Rental Housing Policy, to the satisfaction of the Director of Transportation, including (but not limited to) the following:
- a) (Bike Maintenance Facility) A bike maintenance facility for the shared use of all residents, to include a bike stand, repair tools, workspace and bike wash area (including hose, hose bibb and drain). The facility shall be identified in the DP* plans and in the BP* plans and provided with wayfinding and identification signage prior to building inspection permitting occupancy, the satisfaction of the Director of Transportation.
 - b) (Micro-mobility parking) Provision of a minimum 2.0 m by 4.0 m space on the subject site, secured through a Statutory Right-of-Way (SRW) on title (as per # 7 above), to facilitate public usage for the purpose of micro-mobility parking.
 - c) (Transit Pass Program) Registration of a legal agreement on title to ensure the execution and completion of a transit pass program or an equivalent cash contribution to the City’s Transportation Demand Management Reserve Fund to the satisfaction of the Director of Transportation. If registration of an agreement to delivery the transit pass program is pursued, it shall include the following method of administration and terms:
 - i. Provision of a monthly minimum 2-zone transit pass for 100% of the dwelling units (64 units) for one year, the approximately value of which is \$110,208.00 in 2025 dollars.
 - ii. Submission of a letter of credit or other form of assurance acceptable to the City for the value of the transit pass program or submission of an executed legal agreement with Translink demonstrating that payment to Translink to facilitate the program has been provided, to the satisfaction of the Director of Transportation.

- iii. Administration by Translink, housing society or management company. The owner is only responsible for noting the number of “subscribed” users to the program, until the full unit count is exhausted over a term of two years.
 - 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 through contribution to the City’s Transportation Demand Management Reserve Fund, to be used at the discretion of the City consistent with the reserve fund’s intent.
 - v. The availability and method of accessing the two-zone transit passes is to be clearly explained in the tenancy agreements and any rental materials.
- d) (Unassigned parking) Unassigned parking for all resident parking spaces, which is to be managed by the property owner/manager.
- e) (Car Share Parking) One on-site designated car share parking space complete with electric vehicle supply equipment, along with registration of a Public Right of Passage Statutory Right-of-Way (PROP SRW) over the space and the vehicular and pedestrian accesses (subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation), to support a car share service in the future, the terms of which shall be generally as follows:
- i. The car share parking space shall be:
 - Provided within the development, along with pedestrian and vehicular access, designed, constructed, equipped and maintained by the owner, at the owner’s cost.
 - Located on the ground level of the parkade.
 - Designed to be safe, convenient and universally-accessible.
 - Accessible to all intended users (e.g., general public, car share operator personnel and car share operator members) at no added cost 24 hours per day, 365 days a year.
 - Identified in the DP* plans and in the BP* plans.
 - Provided with wayfinding and identification signage prior to building inspection permitting occupancy, to the satisfaction of the Director of Transportation.
 - Provided with design features, lighting and signage as determined through the DP* and SA* processes.
 - ii. Should the car share parking space not be used for car-share purposes (e.g., lack of interest from a car-share provider), use of this parking space shall be at the discretion of the Director of Transportation.
- f) (Small-Size Loading Space) One on-site designated small-sized loading space to support such uses as short-term food delivery vehicles and e-commerce vans, including the following method of administration and terms:
- i. The space shall remain available 24 hours per day, 365 days a year for shared common use and for the sole purpose of short-term loading and deliveries.
 - ii. The space shall not be subject to parking fees, except as otherwise determined at the sole discretion of the City.
 - iii. Conversion of the space into habitable space, general storage or long-term parking is prohibited.
19. **(Bicycle Parking)** Registration of a legal agreement on title ensuring that:
- a) Conversion of any of the bicycle parking storage rooms and bicycle maintenance facilities into habitable space or general storage is prohibited.
 - b) All of the bicycle parking storage rooms must be available for shared common use and for the sole purpose of bicycle storage.
20. **(Shared visitor/non-residential parking spaces)** Registration of a legal agreement on title ensuring that:
- a) All 16 of the non-residential vehicle parking spaces are shared with residential visitor vehicle parking spaces, and that reserving, selling, leasing, assigning or designating any of the shared vehicle parking spaces to individual uses or users is prohibited.

- b) All shared vehicle parking spaces are identified as to their intended usage with signage and in the DP* and BP* plans.
21. **(Shared medium-sized undesignated loading space)** Registration of a legal agreement on title ensuring that the one medium-sized undesignated loading space is provided for sharing by all uses on-site and maintained for their intended shared common use. The terms for management of the loading space shall be included in the legal agreement.
22. **(Servicing Agreement [SA])** Enter into a SA* for the design and construction of servicing and frontage improvements, including but not limited to the requirements outlined in Schedule 1 to these Rezoning Considerations. A Letter of Credit or cash security for the value of the SA works, as determined by the City, will be required as part of entering into the SA.
23. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

- The applicant is required to demonstrate that the application complies with the CoC.
- Submit acoustic and thermal/mechanical reports and recommendations prepared by appropriate registered professionals, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. 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

- Submit a statement by the Coordinating Registered Professional confirming that the applicable Energy Step Code performance targets have been considered in the design, and that a Qualified Energy Modeller has been engaged to ensure that the proposed design can achieve the applicable performance targets. For buildings where a "step down" relaxation is allowed with the use of low-carbon energy systems, the statement must identify whether that option will be pursued. In addition, 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) must be presented in the proposal such that the passive energy performance of the building can be assessed and discussed. A one-page summary of the envelope energy upgrades and other energy efficiency measures would be acceptable.

Prior to undertaking any works, the applicant must complete the following requirements:

- Installation of appropriate tree protection fencing to City standard around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must remain in place until construction and landscaping is completed.

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

- Incorporation of accessibility measures in BP plans as determined via the Rezoning and/or DP processes, including but not limited to 100% of units being designed to meet the Basic Universal Housing (BUH) features listed in Richmond Zoning Bylaw 8500, as well as the provision of aging-in-place features in all units (i.e., stairwell handrails, lever type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower).

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

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 SA(s) and/or DP(s), and/or BP(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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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

The design and construction of the servicing and frontage improvements required with the Servicing Agreement (SA) include (but are not limited) to the following:

Water Works:

1. Using the OCP Model, there is 750 L/s of water available at a 20 psi residual at the Francis Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
2. The applicant is required to coordinate with Richmond Fire-Rescue to confirm whether the provision of fire hydrants are required along the proposed developments frontages. If required by Richmond Fire-Rescue, the necessary water main and hydrant installations shall be reviewed by the Engineering Department and added to the SA scope.
3. At the applicant's cost, the applicant is required to:
 - a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit (BP) stage building designs.
 - b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use. Confirm hydrant requirement on the south side of Francis Road to meet hydrant spacing requirements.
 - c) Provide a Statutory Right-of-Way (SRW) for the water meter. Minimum SRW dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact SRW dimensions to be finalized during the BP process (or via the SA process).
4. At the applicant's cost, the City will:
 - a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - b) Remove and cap existing water connection.
 - c) Install new water connection to service site
 - d) Meter box assembly to be housed in mechanical room

Storm Sewer Works:

5. At the applicant's cost, the applicant is required to:
 - a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the SA design.
 - b) Upgrade the existing storm sewer along the Francis Road frontage from 600mm to 900mm as per the City's DCC Program Project ID 2006-WW-2192.
 - c) Install a new storm sewer service connection and inspection chamber to service the site, from new proposed main on Francis Road south frontage.
 - d) Alignment should offset storm main to the N/W from STMH 100669 and then continue West and tie-in to box culvert north of STMH 6473.
6. At the applicant's cost, the City will:
 - a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - b) Install new 900mm storm main to north-west from STMH 100669 to new MH avoiding Sanitary F/M. New storm main to continue west and tie in to box culvert perpendicularly north of current location, at a new MH.
 - c) Cut and cap the existing storm sewer service connection.
 - d) Considering proximity to force-main existing storm main may need to be slurry filled and left in place from STMH 100669 to STMH 6473. Cap connections at respective MHs. If no danger to force-main then main should be removed.

Sanitary Sewer Works:

7. At the applicant's cost, the applicant is required to:
 - a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - b) Not install any permanent structures or trees within the existing SRW for the sanitary sewer.
8. At the applicant's cost, the City will:
 - a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - b) Remove existing sanitary connection and cap at MH.
 - c) Install new connection c/w chamber within the existing SRW at furthest SE corner of the East property line and tie into main.

Street Lighting

9. At the applicant's cost, the applicant is required to review street lighting levels along all road frontages, and upgrade as required.

General Items Including Transportation Infrastructure:

10. At the applicant's cost, the applicant is required to complete the following frontage improvements:
 - a) Construct the following along the site's Francis Road frontage:
 - i. From north to south along the subject site's full frontage along Francis Road:
 - New curb and gutter to be aligned with existing curb and gutter line;
 - 2.0 m wide grassed boulevard;
 - 2.85 m wide sidewalk.
 - ii. Transition sidewalk to meet existing conditions east of the subject site. Transitions shall include reverse curve designs.
 - iii. Remove and dispose all existing driveways. Construct one new driveway close to the subject site's east property line. Driveway shall be constructed with a center dividing median to enforce right-in/right-out movement.
 - iv. Above-grade utilities, including power poles, street lights, hydrants and above-grade kiosks shall be relocated to be clear of the new sidewalk and future roadway as designed through the ultimate road functional plan, unless specifically permitted by the Director of Transportation.
 - v. Signage and pavement modifications to reflect changes to on-street parking and lane merging resulting from the proposed driveway installation.
 - b) Construct the following along the subject site's No. 3 Road frontage:
 - i. From west to east along the site's full No. 3 Road frontage:
 - New curb and gutter to be aligned with existing curb and gutter line;
 - 1.1 m grassed or treed boulevard / utility strip;
 - 2.85 m wide sidewalk.
 - ii. Transition sidewalk to meet existing conditions south of the subject site.
 - iii. Remove and dispose all existing driveways. Construct one new driveway close to the subject site's south property line. Driveway shall be constructed with a centre dividing median to enforce right-in/right-out movement.
 - iv. Above-grade utilities, including power poles, street lights, hydrants and above-grade kiosks shall be relocated to be clear of the new sidewalk and roadway, unless specifically permitted by the Director of Transportation.
 - c) Construct intersection upgrades at the southeast corner of Francis Road and No. 3 Road, including:
 - i. Provision of a new traffic signal cabinet located on the subject property along the No. 3 Road frontage within a new minimum 1.8 m by 1.6 m SRW to be registered on title. The location and design of infrastructure within the SRWs shall be included within the SA design review process.
 - ii. Provision of a new UPS battery backup system cabinet located on the subject property along the Francis Road frontage within a new minimum 2.0 m by 1.6 m SRW to be registered on title. The location and design of infrastructure within the SRWs shall be included within the SA design review process.



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10655 (RZ 23-033712)
9000 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 at Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) by repealing the existing land use designation of the following area and by designating it “Limited Mixed Use”.

P.I.D. 003-672-191

Lot 537 Section 28 Block 4 North Range 6 West New Westminster District Plan 54754

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10655**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10663**

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 at Section 16.0 (Definitions) by deleting the existing land use map definition of “Limited Mixed Use” in its entirety and replacing it with the following:

“Limited Mixed Use

Those areas of the City which provide a mix of residential, as the predominant use, and limited commercial, industrial, office, institutional or community and pedestrian-oriented uses, as the minority use, intended to include purpose-built rental housing.”

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10663**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10656 (RZ 23-033712)
9000 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 the following into Section 20 [Site Specific Mixed Use Zones], in numerical order:

**“20.61 Commercial Mixed Use (ZMU61) – No. 3 Road
and Francis Road (Broadmoor)”**

20.61.1 Purpose

This **zone** provides for a limited range of **commercial uses** and services to the surrounding community, along with **residential rental tenure apartment housing** and other compatible **secondary uses**.

20.61.2 Permitted Uses

- animal grooming
- child care
- government service
- health service, minor
- housing, apartment
- office
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

20.61.3 Secondary Uses

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

20.61.4 Permitted Density

1. The maximum **floor area ratio** is 2.05, of which:
 - a) 1.80 is for residential **uses** only, which must include no less than seven (7) **moderate market rental units**, where such **moderate market rental units**:
 - i. have a combined **habitable space** of at least 374.45 m²; and

- ii. are subject to a **moderate market rental housing agreement** to apply in perpetuity with respect to the **moderate market rental units**, which agreement the owner must enter into with the **City** and register against title to the **lot** and file a notice in the Land Title Office;

b) 0.25 is for non-residential **uses** only,

together with an additional 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.

20.61.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 80% for **buildings** and landscaped roofs over **parking spaces**.

20.61.6 Yards & Setbacks

1. The minimum **setback** from any **road** is 2.0 m, except that the northwest corner of the principal **building** may project into the minimum **setback** up to the corner cut **lot line** as specified by a Development Permit approved by the **City**.
2. The minimum **setback** to the south and east **lot line** is 3.0 m.

20.61.7 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

20.61.8 Subdivision Provisions/Minimum Lot Size

3. The minimum **lot area** is 2,200.0 m².

20.61.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that portions of the **lot** within 2.0 m of a **property line** abutting a **road** shall be treated and maintained with a combination of shrubs, ornamental plants, lawn and hard surface on the ground and in planters.

20.61.10 On-site Parking & Loading

1. On-site **vehicle** and bicycle parking and **loading spaces** shall be provided according to the standards set out in Section 7.0, except as follows:
 - a) the minimum number of **parking spaces** for the residential **uses** is:
 - i. for **moderate market rental units**: 0.56 **parking spaces** per **dwelling unit**; and
 - ii. for **apartment housing**, excluding the **moderate market rental units**: 0.67 **parking spaces** per **dwelling unit**;
 - b) the minimum number of required **loading spaces** for the **site** is one (1) undesignated medium **loading space** shared between the residential and non-residential **uses**;
 - c) on-site **parking spaces** shall be located no closer than 2.0 m to a **lot line** which abuts a **road**, and no closer than 1.5 m to any other **lot line**; and
 - d) Section 7.5.18 does not apply to **parking spaces** enclosed within a **building**.

20.61.11 Residential Rental Tenure

1. All **dwelling units** in this **zone** are restricted to **residential rental tenure** only.

20.61.12 Other Regulations

1. For the purposes of this **zone**, the following definitions apply:
 - a) **CPI** means the All-Items Consumer Price Index for Vancouver, British Columbia, published from time to time by Statistics Canada, or its successor in function;
 - b) **HILS Monthly Gross Income** means one twelfth of the annual gross household income applicable to the **dwelling unit** based on number of bedrooms as set out in the **HILS Report**;
 - c) **HILS Report** means BC Housing's Housing Income Limit Report for the City of Richmond, and if the City of Richmond is not listed, for the City of Vancouver;
 - d) **moderate market rental unit** means a **dwelling unit** that is subject to a **moderate market rental housing agreement** and **residential rental tenure**; and
 - e) **moderate market rental housing agreement** means an agreement in a form satisfactory to the **City**, which limits occupancy of the **dwelling unit** that is subject to the agreement to persons, families and **households** that qualify for moderate market rental housing based on their **household** income and sets out the maximum permitted rent as follows:
 - i. the maximum rent charged for any **moderate market rental unit** will be 30% of the **HILS Monthly Gross Income** for the applicable

calendar year. However, should a **HILS Report** not be published as of February 1 of any year, the previous year's maximum rent is increased by any increase in **CPI** for the previous calendar year; and

- ii. while persons, families and **households** are in occupation of a **moderate market housing unit**, rent may only be increased annually by the maximum percentage rent increase permitted under the *Residential Tenancy Act* (BC).
2. Notwithstanding Sections 20.61.2 and 20.61.3, **apartment housing, boarding and lodging, and home business uses** are only permitted on the second and upper floors of the **building** (exclusive of residential **building** entrance lobbies, which are permitted on the ground floor of the **building**).
 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it “**COMMERCIAL MIXED USE (ZMU61) – No. 3 Road and Francis Road (Broadmoor)**”.
- P.I.D. 003-672-191
Lot 537 Section 28 Block 4 North Range 6 West New Westminster District Plan 54754
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10656**”.

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OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 