



**Planning Committee  
Electronic Meeting**

**Council Chambers, City Hall  
6911 No. 3 Road  
Wednesday, April 3, 2024  
4:00 p.m.**

Pg. #      ITEM

**MINUTES**

*Motion to adopt the minutes of the meeting of the Planning Committee held on March 19, 2024 (distributed separately).*



**NEXT COMMITTEE MEETING DATE**

April 16, 2024, (tentative date) at 4:00 p.m. in the Council Chambers.

**PLANNING AND DEVELOPMENT DIVISION**

1. **APPLICATION BY BILLARD ARCHITECTURE INC. FOR REZONING AT 8180, 8200, 8220, 8240, 8260, 8280 AND 8300 LESLIE ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "LIGHT INDUSTRIAL, OFFICE AND LIMITED COMMERCIAL (ZI21) - ABERDEEN VILLAGE (CITY CENTRE)" ZONE AND THE "SCHOOL & INSTITUTIONAL USE (SI)" ZONE**  
(File Ref. No. RZ 20-921503) (REDMS No. 7423001)

**PLN-4**

**See Page PLN-4 for full report**

*Designated Speaker: Sara Badyal and Suzanne Smith*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10514 to create the “Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)” zone, and to rezone 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road from the “Single Detached (RS1/E)” zone to the “Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)” zone and the “School & Institutional Use” zone, be introduced and given first reading.*



2. **APPLICATION BY POONI GROUP FOR A TEMPORARY COMMERCIAL USE PERMIT AT 13651 BRIDGEPORT ROAD**

(File Ref. No. TU 23-024083) (REDMS No. 7574005)

PLN-59

[See Page PLN-59 for full report](#)

*Designated Speaker: Laurel Eyton and Joshua Reis*

STAFF RECOMMENDATION

- (1) *That the application by Pooni Group for a Temporary Commercial Use Permit (TU 23-024083) to allow a maximum of 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of floor area to be used for ‘Warehouse Sales’ limited to the sale of household appliances, and the provision of 87 parking spaces, at 13651 Bridgeport Road until February 28, 2027 be considered; and,*
- (2) *That the application be forwarded to the May 21, 2024 Public Hearing to be held at 7:00 p.m. in the Council Chambers of Richmond City Hall.*



3. **REQUEST TO EXTEND THE REZONING ADOPTION DEADLINE FOR THE APPLICATION BY LANDA OVAL DEVELOPMENT LTD AT 6851 AND 6871 ELMBRIDGE WAY**

(File Ref. No. RZ 17-782750) (REDMS No. 7606790)

PLN-81

[See Page PLN-81 for full report](#)

*Designated Speaker: Kevin Eng*



## Planning Committee Agenda – Wednesday, April 3, 2024

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ITEM

### STAFF RECOMMENDATION

*That Landa Oval Development Ltd.'s request to extend the rezoning adoption deadline for Bylaw 10423 (6851 and 6871 Elmbridge Way; RZ 17-782750) to June 10, 2024 be denied.*

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### 4. MANAGER'S REPORT

### ADJOURNMENT

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# City of Richmond

## Report to Committee

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

**Date:** March 11, 2024  
**File:** RZ 20-921503

**Re:** Application by Billard Architecture Inc. for Rezoning at 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road from the "Single Detached (RS1/E)" Zone to the "Light Industrial, Office and Limited Commercial (ZI21) - Aberdeen Village (City Centre)" Zone and the "School & Institutional Use (SI)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10514 to create the "Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)" zone, and to rezone 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road from the "Single Detached (RS1/E)" zone to the "Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)" zone and the "School & Institutional Use" zone, be introduced and given first reading.

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

WC:sb  
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Arts, Culture, Heritage Services	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Recreation and Sport Services	<input checked="" type="checkbox"/>	
Sustainability and District Energy	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Billard Architecture Inc., on behalf of the owner 1174536 B.C. Ltd. (Edwin Tseng, Director), has applied to the City of Richmond for permission to rezone the site at 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road (Attachments 1 & 2) from the "Residential Single Detached (RS1/E)" zone to the "Light Industrial, Office and Limited Commercial (ZI21) - Aberdeen Village (City Centre)" zone and the "School & Institutional Use (SI)" zone to permit the development of a mid-rise development with limited commercial, limited office and light industrial uses and a new City park.

Key components of the proposal as indicated in the Development Application Data Sheet and Conceptual Development Plans (Attachment 3 & 4) include:

- One six-storey non-residential industrial and limited commercial mixed-use strata-titled building. The developer intends to create strata lots for sale. The only restriction is that a maximum of one office strata lot is permitted per floor.
- A total floor area of approximately 8,090 m<sup>2</sup> (87,077 ft<sup>2</sup>) including approximately:
  - 552 m<sup>2</sup> (5,946 ft<sup>2</sup>) of ground-level commercial retail and restaurant space fronting onto the proposed linear park along Hazelbridge Way and wrapping around the corner to front onto Leslie Road.
  - 6,142 m<sup>2</sup> (66,114 ft<sup>2</sup>) of industrial space on all floor levels, including mezzanine space at the second-floor level of the ground floor industrial units.
  - 869 m<sup>2</sup> (9,353 ft<sup>2</sup>) of office space on the fourth and fifth-floor levels.
  - 215 m<sup>2</sup> (2,315 ft<sup>2</sup>) of indoor and outdoor amenity space on the third-floor level for the shared use of all units.
- Design and construction to meet Step 2 of the BC Energy Step Code, together with connection to a City DEU or provision of a low-carbon building energy system on-site (to be transferred to the City at no cost to the City).
- Voluntary developer contributions towards public art and community amenities, in compliance with City policy.
- Provision of a 10 m wide linear City Park along Hazelbridge Way, including a fee simple lot and design and construction (at no cost to the City).

This application includes the proposed sale and acquisition of the City-owned remnant lot at 8180 Leslie Road, adjacent to the developer-owned lots. Additional information on the land acquisition is contained in the Financial Impact section of this report.

Park, road and engineering improvements work will be secured through the City's standard Servicing Agreement process prior to final adoption of the rezoning bylaw (Attachment 6).

The work include design and construction of a new linear park along Hazelbridge Way, road widening and frontage improvements along Hazelbridge Way and Leslie Road, intersection improvements, new water main and storm sewer along Hazelbridge Way, upgraded water main and storm sewer along Leslie Road and servicing connections.

### **Findings of Fact**

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

#### **Subject Site Existing Housing Profile**

There are six existing tenanted houses on the seven properties, including five single-storey houses and one two-storey house. None of the houses include secondary suites. The developer has advised that all of the tenants have been made aware of their proposed redevelopment plans and tenants will be provided notice in keeping with *Residential Tenancy Act*.

### **Surrounding Development**

To the North: Across Leslie Road, are a mix of existing one to two-storey houses on lands also zoned “Single Detached (RS1/E)” and also designated in the City Centre Area Plan (CCAP) “Industrial Reserve – Limited Commercial” intended for non-residential urban business park light industrial mixed-use development “General Urban T4 (25m)”.

To the South: Existing one and two-storey commercial developments fronting Alexandra Road on lands zoned “Auto-Oriented Commercial (CA)” and designated in the City Centre Area Plan (CCAP) “Industrial Reserve – Limited Commercial” intended for non-residential urban business park light industrial mixed-use development “General Urban T4 (25m)”.

To the East: An existing one-storey duplex, two vacant lots and a single-storey house between the subject site and Brown Road on lands also zoned “Single Detached (RS1/E)” and also designated in the City Centre Area Plan (CCAP) “Industrial Reserve – Limited Commercial” intended for non-residential urban business park light industrial mixed-use development “General Urban T4 (25m)”.

To the West: Across Hazelbridge Way, is an existing two-storey commercial development on lands zoned “Auto-Oriented Commercial (CA)” designated in the City Centre Area Plan (CCAP) for non-residential medium to high-density, mid to high-rise commercial development “Urban Centre T5 (25m)”.

### **Related Policies & Studies**

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

The Official Community Plan (OCP) City of Richmond 2041 OCP Land Use Map designates the site “Mixed Employment” principally for industrial and stand-alone office development,

and in certain areas, a limited range of commercial uses. The proposal complies with the provisions of the OCP.

The OCP City Centre Area Plan Specific Land Use Map: Aberdeen Village (2031) (Attachment 2) designates the site “General Urban T4 (25m)” for non-residential light industrial and limited commercial use. Up to 50 per cent non-industrial uses are permitted. A limited range of commercial uses are permitted within 50 m of Hazelbridge Way (i.e., retail trade & services, restaurant, neighbourhood pub, institutional, recreation and studio). Office and commercial education uses are permitted and limited to the upper floors only. The proposal complies with the provisions of the OCP.

The OCP City Centre Area Plan Specific Land Use Map: Aberdeen Village (2031) and Base Level Parks & Open Space Map (2031) (Attachment 2) designates a “Linear Park (Future)” along the east side of Hazelbridge Way. The Linear Park is a key component of the City Centre Area Plan and a proposed neighbourhood green link as identified in the 2010 Richmond Trail Strategy.

The proposed Linear Park is intended to accommodate active transportation between existing and future City Centre parks with access to commercial activities and functions along the way. The proposed open space will also provide outdoor leisure opportunities for workers and customers in the non-residential Commercial Reserve and Industrial Reserve – “Limited Commercial” area. Pedestrian linkages support the open space system by:

- Creating safe and healthy corridors for pedestrians to move throughout the City Centre.
- Reducing the demand on the transportation system by offering alternatives to car use.
- Providing corridors for environmental purposes (e.g., storm water management, linkages between natural areas).

The proposal complies with the provisions of the OCP.

The OCP City Centre Area Plan also provides for additional density on sites designated “Industrial Reserve – Limited Commercial” to provide a benefit to industry and to facilitate public open space and other Area Plan objectives, subject to the floor area of non-industrial uses not exceeding that of industrial uses and the subdivision of any office floor area limited to one strata lot or air space parcel per storey of the building or per 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) of office floor area. The proposal complies with the provisions of the OCP. Additional information is contained in the Industrial Reserve Additional Density and Community Amenity Contribution section of this report.

#### OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within ANSD “Area 1”, which prohibits new residential uses, child care facilities, hospitals and schools (kindergarten to grade 12). The application complies with these restrictions. Registration of a restrictive covenant on Title is required prior to final adoption of the rezoning bylaw ensuring owner awareness of potential aircraft noise impacts and City indemnification.

### OCP Noise Mitigation Policy

OCP policy directs new commercial and industrial development to mitigate unwanted noise impacts on residential properties within 30 m (98.4 ft.). In order to ensure future industrial and commercial use owners and tenants understanding and compliance with the City's Noise Regulation Bylaw No. 8856, prior to adoption of the rezoning bylaw, registration of a legal agreement on Title is required indicating the requirement to mitigate unwanted noise and demonstrate that the building envelope and mechanical equipment are designed to avoid noise transmission into nearby residential areas that exceed noise levels allowed in the City's Noise Bylaw. This will be further reviewed as part of the required Development Permit application.

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

A rezoning sign has been installed on the subject site. Staff have discussed the rezoning application with one of the owners of the adjacent property at 8320 Leslie Road to the east of the subject site, who expressed the following concerns regarding rezoning the property:

- Potential impacts to privacy – *There are no windows proposed on the east elevation of the proposed development and full screening details for parking areas will be reviewed through the required Development Permit application process. Perimeter fencing will be addressed at Development Permit stage and to buffer the existing residential use to the east, in consultation with the neighbour, the developer would provide solid privacy fencing and/or continuous hedging.*
- Potential impacts of increased noise – *The proposed light industrial, restaurant and commercial uses will be contained inside the building and full screening details for parking areas will be reviewed through the required Development Permit application process. The developer and future owners are required to comply with the City's Noise Regulation Bylaw.*
- Potential impacts of increased traffic – *A transportation study was prepared by a registered professional engineer and accepted by Transportation staff. The subject development will have a single driveway access located on Hazelbridge Way and loading bays are located onsite accessed from the internal drive aisle. No vehicle driveway or loading activities are proposed along Leslie Road.*

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

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

## Analysis

Billard Architecture Inc. has applied to rezone the subject site to permit the development of a six-storey industrial and limited commercial mixed-use building fronting Leslie Road and a new linear City Park along Hazelbridge Way, including: six two-level industrial units, a retail unit and a restaurant unit on the ground level; up to ten industrial units, indoor and outdoor amenity space on the third-floor level; up to 11 industrial units and an office unit on the fourth-floor level; up to nine industrial units and an office unit on the fifth-floor level; and up to ten industrial units on the sixth-floor level (Attachments 4 & 6).

The development proposal is consistent with OCP and CCAP policies encouraging industrial development with limited office and commercial uses in the Aberdeen Village Industrial Reserve – Limited Commercial area, street network improvements (including improved pedestrian and bicycle connectivity), City park and public realm enhancements and funding contributions towards City Centre amenities and public art.

In order to ensure future owner/tenant understanding and ongoing compliance with the CCAP Industrial Reserve designation and proposed light industrial zoning, prior to adoption of the rezoning bylaw, registration of a legal agreement on Title is required identifying that the property is located in an industrial area and that use of the property must be consistent with the Zoning Bylaw and requiring that the owner provide an acknowledgement of the same in all purchase and sale agreements.

Development within the City Centre is subject to potential impacts due to other developments that may be approved within the City Centre (e.g., loss of views, shading, overlook and reduced privacy, noise and ambient light). In order to ensure future owner/tenant understanding of these potential impacts, registration of a legal agreement on Title is required prior to adoption of the rezoning bylaw and requires that the owner provide an acknowledgement of the same in all purchase and sale agreements.

## Proposed Zoning

To facilitate the subject development and provide for voluntary developer contributions in compliance with OCP Policy (i.e., City park development, Industrial Reserve additional density), the developer has requested that the proposed development lot be rezoned to a new site-specific zone, “Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)”, which includes:

- Maximum density: 1.71 FAR calculated against the combined area of the net site and the Park lot, including the provision to the City of a fee simple lot for Park purposes. This figure includes Industrial Reserve additional density related to the provision of additional floor area benefitting industry and other Area Plan objectives.
- Permitted land uses: general and manufacturing industrial uses. Additional land uses are permitted and restricted to no more than 50 per cent of the total floor area of the building. Office and commercial education uses are restricted to upper floors only to leave ground floor area available for heavier industrial uses.

Recreation, restaurant, retail, service and studio uses are restricted to within 50 m of Hazelbridge Way for pedestrian activation along that street.

- Maximum building height: 25 m (82 ft.).
- Maximum lot coverage and minimum setbacks in keeping with CCAP development guidelines.
- Site-specific loading vehicle requirements based on the site operation.

#### Industrial Reserve Additional Density and Community Amenity Contribution

The proposed ZI21 zone provides for 0.51 FAR of Industrial Reserve additional density providing a benefit to industry and to facilitate public open space and other Area Plan objectives.

In compliance with the CCAP, the developer proposes to provide a voluntary cash contribution for the City's construction of community amenity space elsewhere in the City Centre (based on five per cent of the non-industrial floor area and the equivalent-to-construction-value amenity contribution rate in effect at the time of rezoning bylaw adoption). Prior to rezoning bylaw adoption, the developer proposes to provide a voluntary cash contribution of \$913,160.65, based on the equivalent-to-construction-value rate of \$9,375.37/m<sup>2</sup> (\$871/ft<sup>2</sup>) and five per cent of the site's maximum permitted non-industrial uses (5% of 1,948 m<sup>2</sup> / 20,968 ft<sup>2</sup>).

In addition, any subdivision of office space provided within the development will be restricted to no more than one strata lot or air space parcel per storey in the building (e.g., single owner per storey of office space) and secured by registration of a legal agreement on Title prior to rezoning bylaw adoption.

#### Proposed Linear City Park

The proposed western Park lot along the west edge of the site will be the first section of the linear park envisioned in the City Centre Area Plan to extend along the east side of Hazelbridge Way from the Aberdeen Neighbourhood Park at Cambie Road to Alderbridge Way. The Park lot will be designed and constructed through the required Servicing Agreement application to provide outdoor leisure space and an active mobility corridor in the non-residential Aberdeen Village.

The required western Park lot is proposed to be rezoned to the "School & Institutional Use" zone for City Park purposes.

#### Community Planning

Prior to rezoning adoption, the developer proposes to voluntarily contribute \$29,721.15 towards future City planning studies, based on the site's maximum buildable floor area and applicable City-approved developer contribution rate, as required for City Centre rezoning applications.



### Sustainability

The CCAP encourages the coordination of private and City development objectives with the aim of advancing opportunities to implement environmentally responsible buildings, services and related features. Locations undergoing significant change, such as the subject site, are well suited to this endeavour. Staff support the developer's proposal, which is consistent with City policy and includes the following features.

1. District Energy Utility (DEU): The subject site is located within the City Centre DEU service area. Prior to rezoning bylaw adoption, a standard DEU covenant will be registered on Title requiring the developer to:
  - a) Design and construct a low-carbon energy plant and transfer it to the City, all at the developer's cost, together with compatible building and mechanical systems, to facilitate the development's connection to a City District Energy Utility; or
  - b) If connection to the City Centre DEU is available, connect to the City Centre DEU for space and domestic hot water heating services, and design and construct a low carbon energy plant for cooling services only and transfer it to the City, all at the developer's cost.

At this time, it appears that the development will be required to connect to the City Centre DEU for heating and domestic hot water and will be required to construct a low-carbon energy cooling plant on-site and transfer ownership to the City.

2. BC Energy Step Code: The sustainability requirements set out in the applicable sections of Richmond's BC Energy Step Code for the proposed building containing office and commercial uses is step 3, or step 2 with the provision of a low carbon building energy system.

The project mechanical engineer has provided a letter confirming the project is being designed to achieve step 2 and the development is required to connect to a City District Energy Utility, or provide a low carbon building energy system on the site (and transfer ownership to the City). More information regarding the developments sustainability initiatives will be provided at Development Permit stage.

### Transportation and Site Access

The CCAP requires various road, pedestrian and cycling network improvements on and around the subject site. Consistent with these objectives, the proposed development provides for a variety of transportation improvements and related features, all at the developer's sole cost, to be secured through legal agreements registered on Title prior to rezoning and the City's standard Servicing Agreement processes (secured with Letters of Credit). Development Cost Charge (DCC) credits will apply to road dedication to achieve ultimate Leslie Road cross-section identified on the City's DCC Program.

Staff support the developer's proposal, which is consistent with City policy and includes:

1. Off-site network enhancements, including the design and construction of:
  - a) Leslie Road widening across the frontage of the subject site, including approximately 2.64 m road dedication to achieve half of CCAP major street with cycling infrastructure cross-section requirements (with widening required through future development to the north). Required frontage improvements along Leslie Road include road widening to provide a left-turn lane, general traffic lane, separated bike lane, landscaped boulevard and sidewalk.
  - b) Hazelbridge Way widening across the frontage of the subject site, including approximately 1.75 m road dedication. Required frontage improvements are to be determined through the Servicing Agreement detail design review and may include road widening to provide two traffic lanes, landscaped boulevard and sidewalk.
  - c) Intersection improvements including audible pedestrian crossing equipment, illuminated street name signage, traffic signal equipment and infrastructure, street lighting upgrades, existing and new traffic pole upgrades and traffic cameras.
2. Driveway and cross-access requirements, including:
  - a) The number of site access driveways is limited to one to minimize potential pedestrian and cycling conflicts with vehicles and is located along Hazelbridge Way.
  - b) Separation of industrial commercial traffic from existing residential traffic. The neighbourhood is in transition from existing residential uses to light industrial limited commercial development envisioned in the CCAP. To minimize potential conflict with residential traffic, the subject site will provide cross-access to Hazelbridge Way for future development on the properties for the remainder of the block (e.g., 8320/8322, 8340, 8360 and 8380 Leslie Road) along the internal drive aisle along the subject site's south property line (secured with a legal agreement registered on Title).
3. Site-specific truck access and loading requirements, including:
  - a) Truck access restrictions for both medium and large size trucks (secured with a truck access legal agreement registered on Title). Medium truck access is limited to the ground level only and prohibited from upper floor levels as the building has not been designed to accommodate truck access to upper floor levels. Large truck access is prohibited, as the site has not been designed to accommodate large truck access and there is no provision of large truck loading spaces. A study was prepared by a registered professional engineer and accepted by the City with respect to truck loading needs for the proposed development.
  - b) Five medium truck loading spaces (i.e. no large truck loading), including one enhanced space to accommodate waste management operations and three van size parking spaces for small-scale industrial loading as supported by a study prepared by a registered professional engineer and secured with a shared loading legal agreement registered on Title.

4. Electric Vehicle (EV) charging infrastructure in accordance with the OCP, including providing conduit for future charging for five per cent of commercial (i.e. restaurant and retail uses) parking spaces and Level 2 charging energized outlets for an additional five per cent of commercial parking spaces (secured with a legal agreement registered on Title). If the Building Permit application is received after September 24, 2024, the Building Permit will be required to include Level 2 charging energized outlets for 35 per cent of parking spaces, and opportunity charging for an additional 10 per cent of parking spaces.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report includes an assessment of 32 trees located on the development site, 10 trees located on City property and 14 trees located on neighbouring property. A tree management plan is included in Attachment 5 indicating proposed tree protection and removal.

Staff are supportive of the developer's proposal, which includes, among other things:

- Protection of all 14 trees located on the neighbouring properties to the east and south is required.
- Removal of the 10 existing City trees fronting the site due to required road network improvements and frontage works. Road widening and new bike lane, sidewalk and boulevard with grass and street trees are required along Leslie Road, and a new City Linear Park is required along Hazelbridge Way. In compensation for the removal, the voluntary contribution of \$15,750.00 to the City's tree compensation fund for tree planting elsewhere in the City.
- Removal of the 32 existing bylaw-size trees on the subject site, including two significant trees (Western Red cedar 0.94 m dbh tag #250 and 0.98 m dbh tag #260) and an overgrown Laurel hedge shrub (tag #232). The significant tree tagged #250 is recommended for removal due to poor structural health and it is also located within a drive aisle required along the south property line to provide access for future development of the neighbouring properties to the east. The significant tree tagged #260 is recommended for removal due to it being located within a hedgerow, and the needed clearance for retention of the hedgerow would reduce the building size by approximately 40 per cent.
- The remaining trees proposed for removal include four trees in good condition, 26 trees in poor to fair condition and one dead tree. A thorough investigation was undertaken to see if any of the trees in good to fair condition, especially those along the perimeter of the site could be retained.  
Due to the need to accommodate required road network improvements, the building footprint and associated site preparation works, it was not possible to retain any of these trees.
- The application includes the requirement for 66 replacement trees (2:1 ratio and 3:1 ratio for the two significant trees), which will be secured through the required Development Permit application. The conceptual development plans (Attachment 4) indicate the planting of 11 replacement trees on-site at grade.

Staff will work with the applicant to identify any additional opportunities to plant trees on-site through the Development Permit application process. For trees that are not able to be accommodated on-site, a voluntary contribution of \$768.00 per tree would be required for each replacement tree. Existing tree removal may be sought after Public Hearing to allow for site preloading.

The developer is required to complete the following to ensure protection of the neighbouring trees:

- 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 in close proximity to trees to be protected.
- Prior to commencing any works on-site, including demolition of any existing structure on the subject site, installation of tree protection fencing around all trees to be protected, which is to be installed in accordance with the City's Tree Protection Information Bulletin Tree-03 and maintained until construction and landscaping on-site is completed.

### Public Art

In accordance with the City's Public Art Program, the developer proposes to provide a voluntary cash-in-lieu contribution in the amount of \$30,074.16 prior to adoption of the rezoning bylaw for the provision of Public Art in the City Centre, based on the site's maximum buildable floor area and applicable City-approved developer contribution rates.

In the event the developer contribution is not provided within one year of the rezoning bylaw receiving third reading, the value of the developer contribution shall be increased in accordance with the Council-approved rate in effect at the time the contribution is provided.

### Built Form, Public Open Space and Architectural Character

The developer proposes to construct a medium-density, mixed light industrial, office and retail/restaurant development within a seven-minute walk, 500 m of the Aberdeen Canada Line Station and will provide a linear City park space amenity. The proposed development accommodates all City requirements with respect to transportation and public open space improvements, and the built form conforms to the CCAP's Development Permit Guidelines. More specifically, the development has successfully demonstrated a balance between City objectives for industrial uses and a high quality urban development.

Development Permit (DP) approval for the proposed development, to the satisfaction of the Director, Development, will be required prior to rezoning adoption.

At DP stage, among other things, design development is encouraged with respect to the following items:

1. Form and character features aimed at enhancing the development's urban character, including refinements to façade expression and articulation, providing streetscape interest, ensuring that the enclosed parking is not visible from the exterior,

retail street front/public realm activation, landscape enhancement, integration, accessibility for persons with disabilities and adjacency interfaces.

2. Rooftop mechanical (which may include a low-carbon energy plant for transfer to the City), including consideration of potential impacts (e.g., appearance, noise) on the quality and character of the architectural expression, noise and the skyline as experienced from surrounding public spaces and existing/future buildings.
3. Crime Prevention through Environmental Design (CPTED), including consideration of strategies and features that minimize opportunities for crime and promote a sense of security (e.g., reducing blind spots, providing for “eyes on the street”, clear sightlines, appropriate lighting, defensible space, maintenance measures).
4. Transportation requirements related to design development of the proposed preliminary functional road plan (Schedule 2 to Attachment 6), as determined to the satisfaction of the Director, Transportation, in coordination with the Servicing Agreement.
5. Parking, bicycle storage, loading, waste management and electric vehicle (EV) measures, including the detailed design of circulation, vehicle parking, bicycle storage, truck manoeuvring, loading facilities and the distribution of EV charging infrastructure (i.e., providing conduit for future charging for five per cent of commercial parking spaces, and Level 2 charging energized outlets for five per cent of commercial parking spaces).

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

Off-site City park, road and engineering improvements works will be secured through the City’s standard Servicing Agreement process prior to final adoption of the rezoning bylaw (Attachment 6). The works include design and construction of a new linear park along Hazelbridge Way, road widening and frontage improvements along Hazelbridge Way and Leslie Road, intersection improvements, new water main and storm sewer along Hazelbridge Way, upgraded water main and storm sewer along Leslie Road and servicing connections.

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

To facilitate the provision of road widening and the required linear City park along Hazelbridge Way, the applicant proposes to acquire the City-owned remnant lot at 8180 Leslie Road for inclusion in the applicant’s development site. As identified in the attached rezoning considerations (Attachment 6), the applicant is required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms approved by Council. The primary business terms for the purchase and sales agreement will be brought forward to Council in a separate report from the Director, Real Estate Services.

As a result of the proposed development, Parks will take ownership of developer-contributed assets included but not limited to trees, planting and site furnishings. The anticipated operating budget impact (OBI) for the ongoing maintenance of these assets is \$10,972.00. The estimated OBI will be included in the Parks Five Year Capital Plan to commence in the year that the City assumes maintenance of the park.

As a result of the proposed development, the City will take ownership of developer-contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is \$9,000.00.

### Conclusion

Billard Architecture Inc., on behalf of the owner 1174536 B.C. Ltd., has applied to the City of Richmond for permission to rezone the site at 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road (Attachments 1 & 2) from the "Residential Single Detached (RS1/E)" zone to the "Light Industrial, Office and Limited Commercial (ZI21) - Aberdeen Village (City Centre)" zone and the "School & Institutional Use (SI)" zone to permit the development of a six-storey light industrial mid-rise development with limited commercial and limited office uses, a new linear City park, and various road network, utility and public realm improvements.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10514 be introduced and given first reading.



Sara Badyal,  
Planner 3  
(604-276-4282)

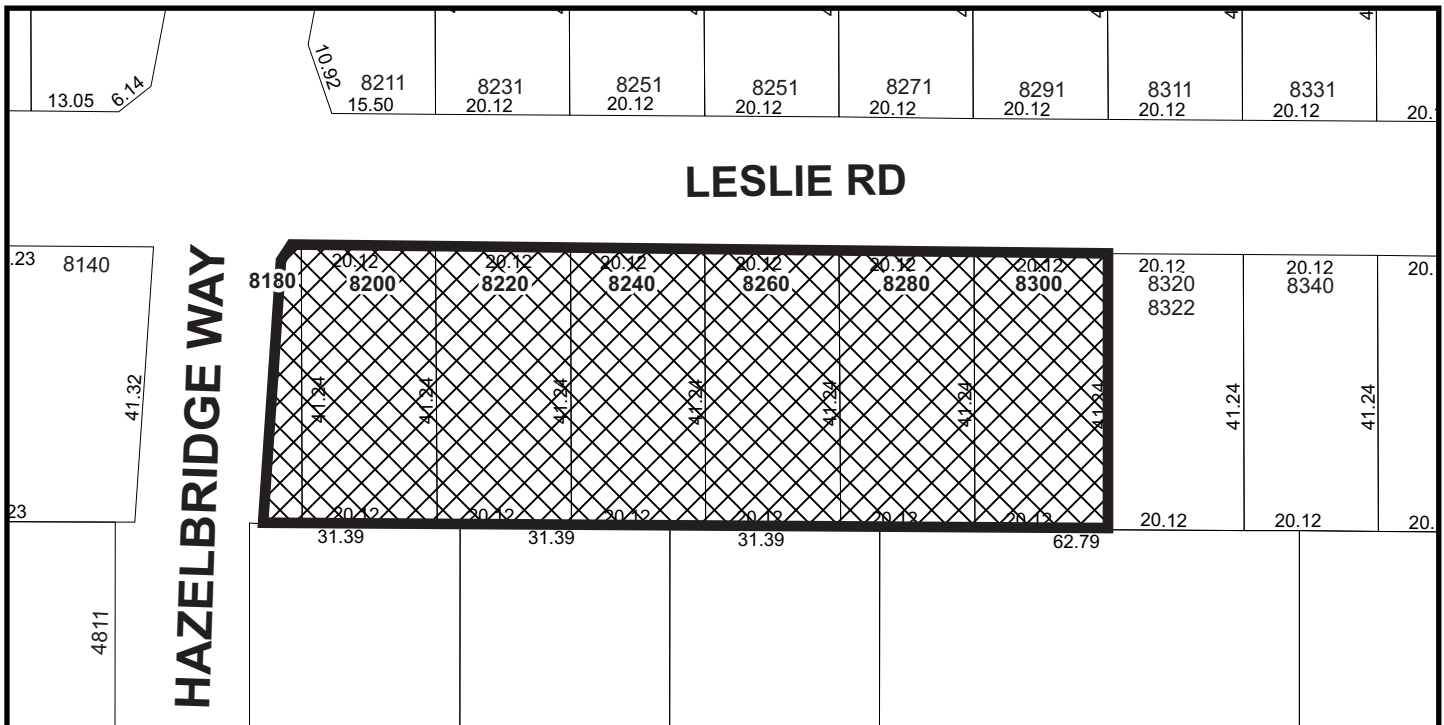
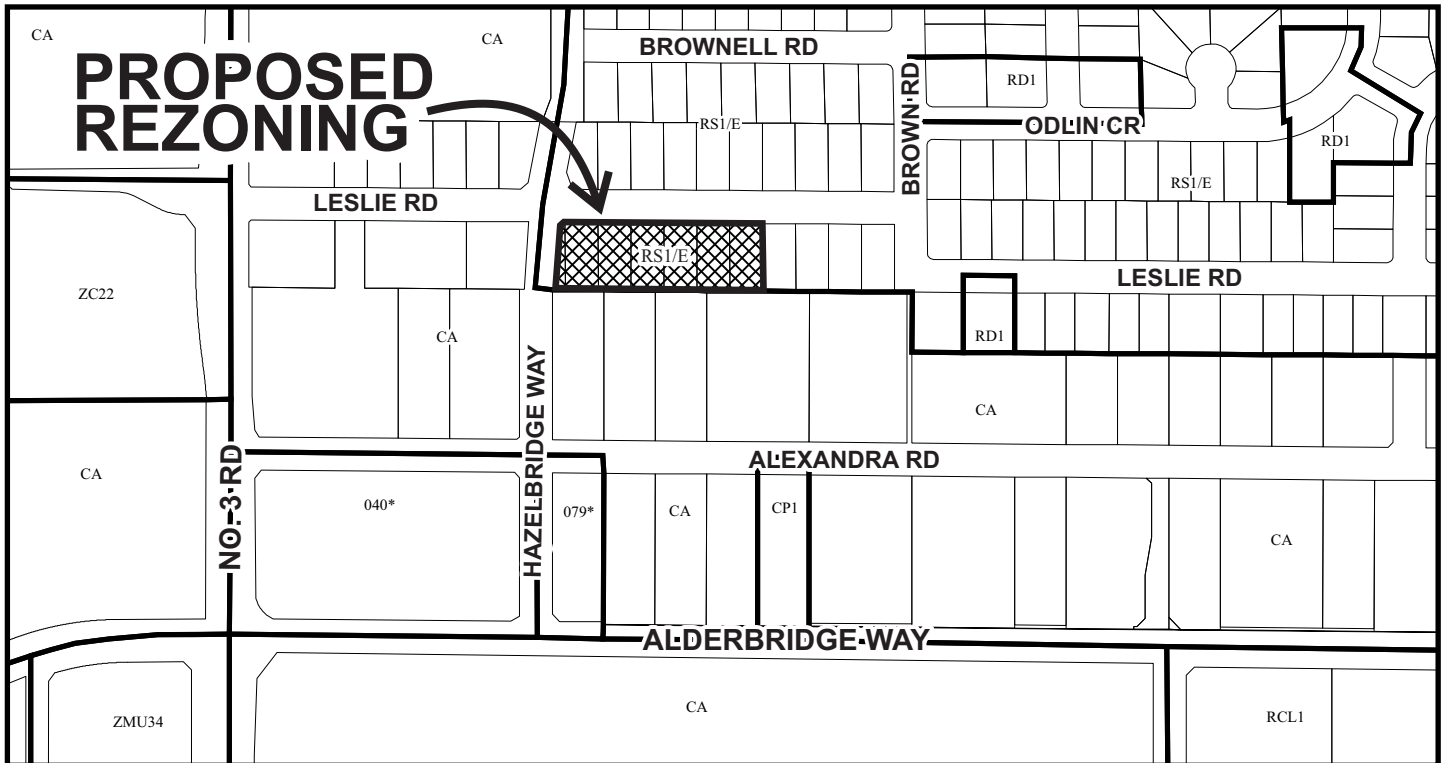
SB:he

- Att.    1: Location Map and Aerial Photo  
          2: City Centre Aberdeen Village and Parks and Open Space Location Maps  
          3: Development Application Data Sheet  
          4: Conceptual Development Plans  
          5: Tree Management Plan  
          6: Rezoning Considerations



# City of Richmond

Attachment 1



## RZ 20-921503

PLN - 17

Original Date: 02/01/21

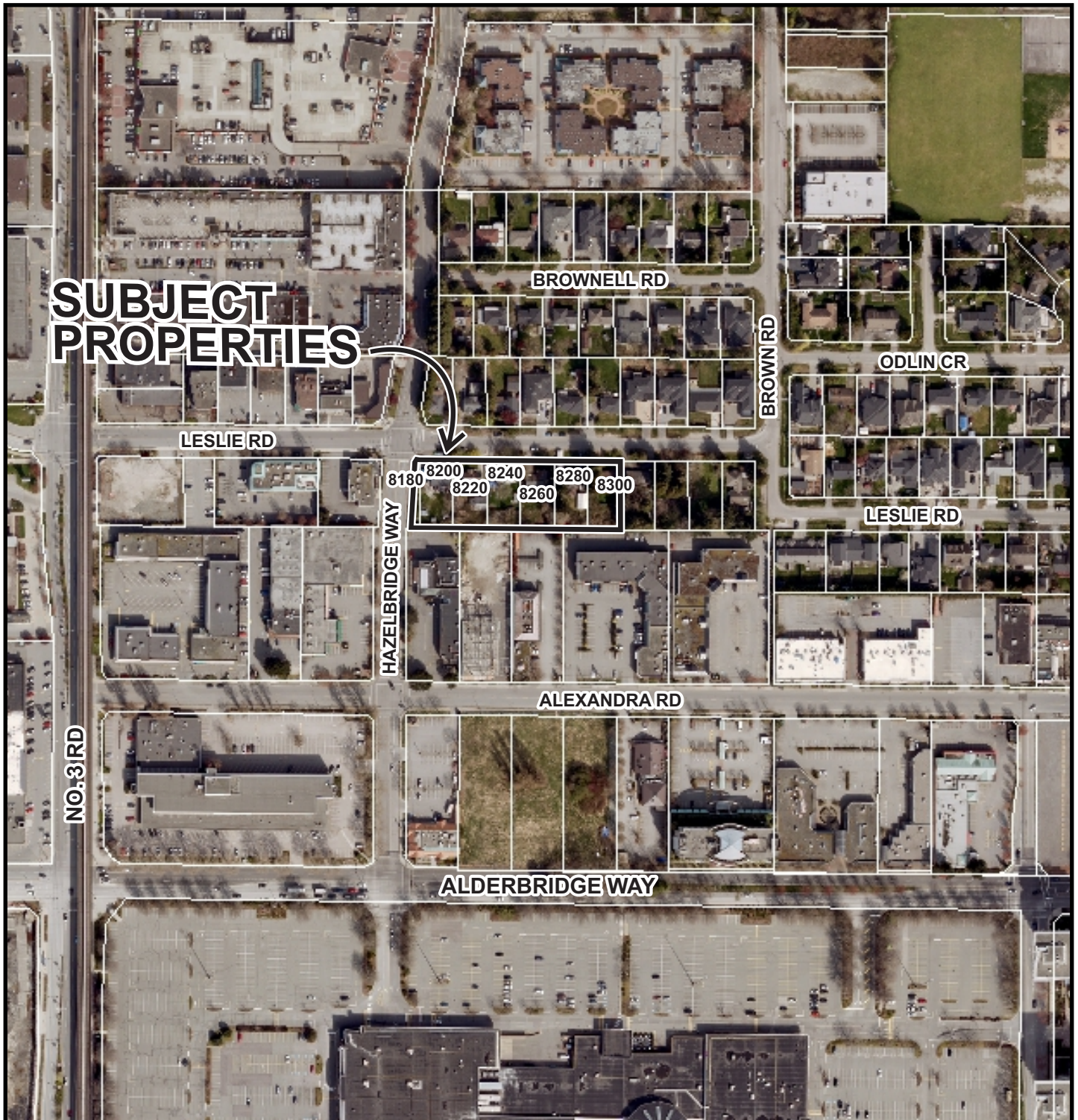
Revision Date: 11/07/23

Note: Dimensions are in METRES





# City of Richmond



## RZ 20-921503

PLN - 18

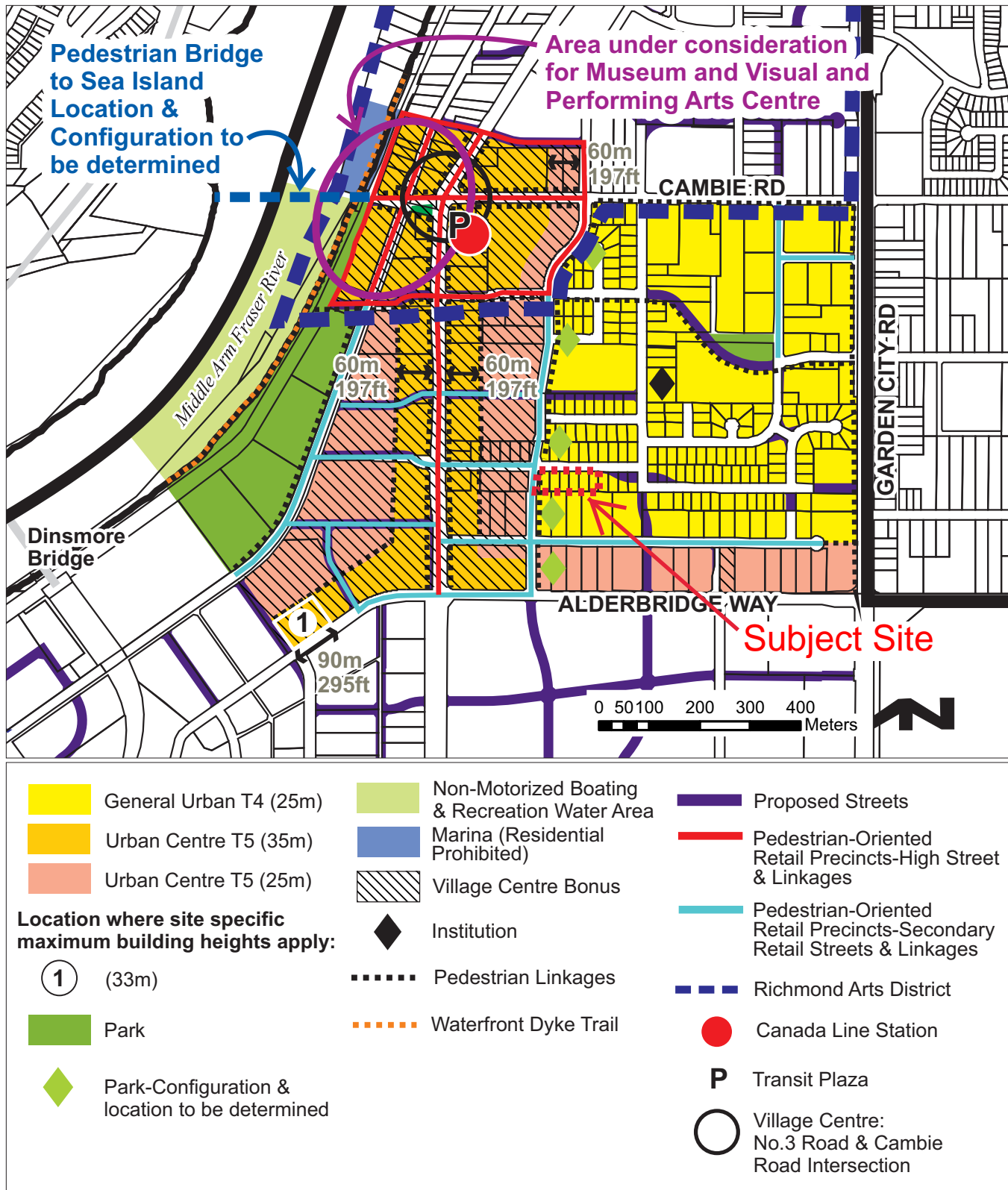
Original Date: 02/01/20

Revision Date: 10/17/23

Note: Dimensions are in METRES

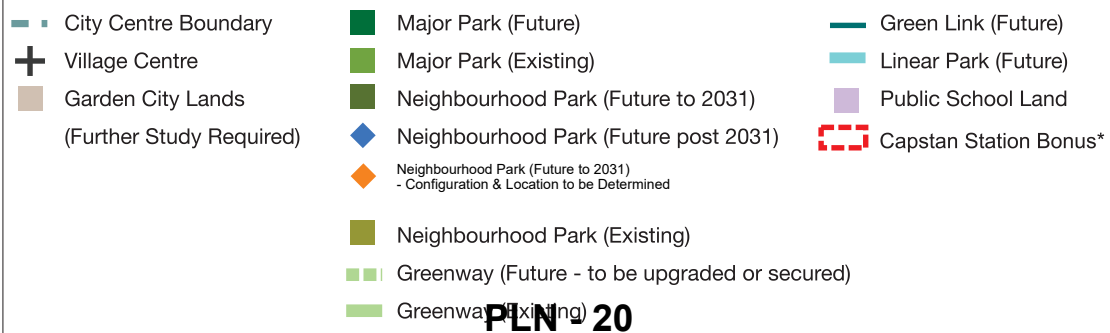
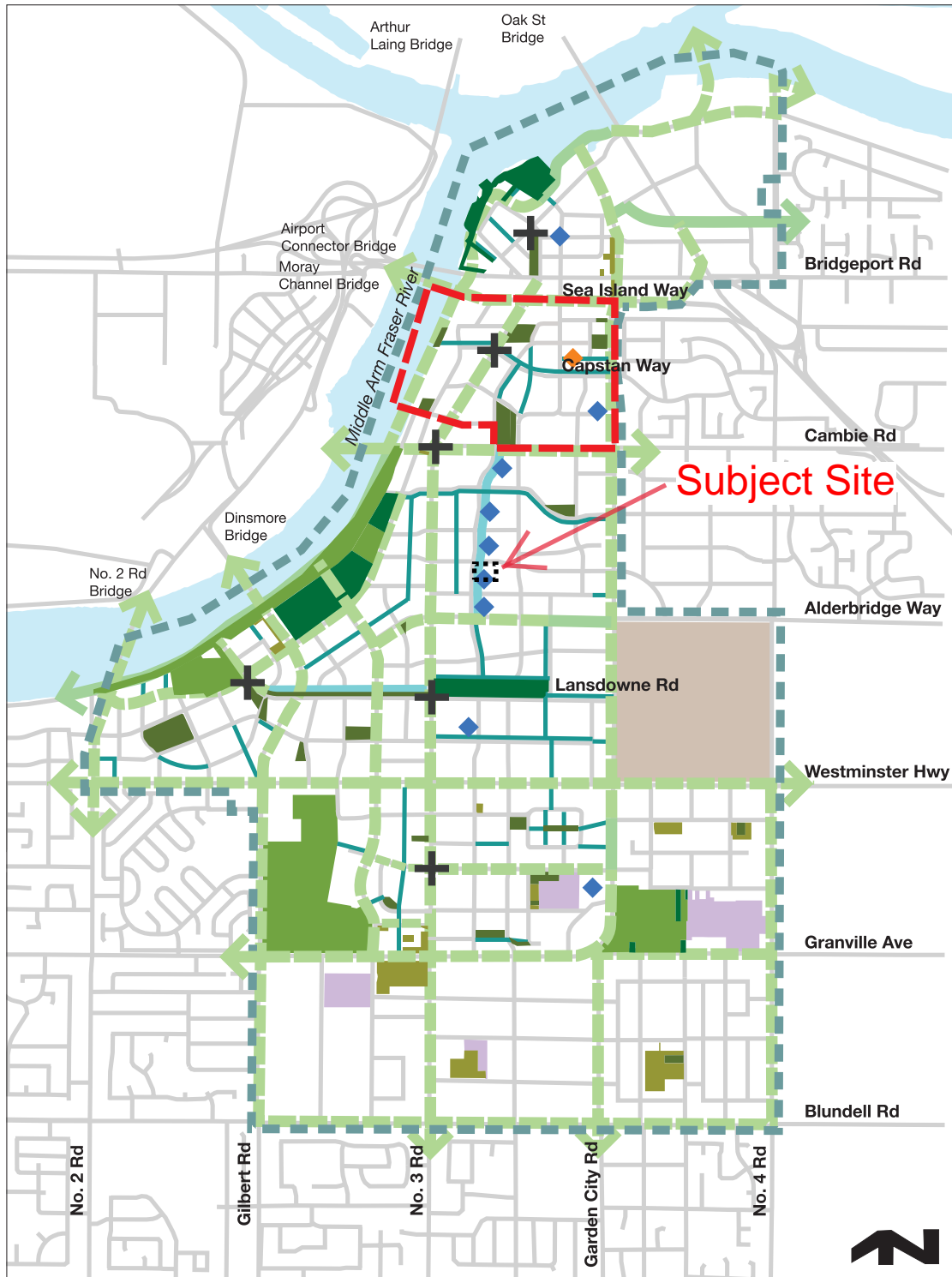


## Specific Land Use Map: Aberdeen Village (2031)



Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

# CCAP Base Level Parks & Open Space Map (2031) Location Map




**RZ 20-921503**
**Attachment 3**

Address	8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road		
Applicant	Billard Architecture Inc.		
Planning Area(s)	Aberdeen Village (City Centre)		
	Existing	Proposed	
Site Area	5,167.3 m <sup>2</sup>	Road Approx. 418.1 m <sup>2</sup> Park Lot Approx. 379.7 m <sup>2</sup> Net site Approx. 4,369.5 m <sup>2</sup> Approx. lot area for FAR 4,749.2 m <sup>2</sup>	
Land Uses	Single Family Residential and vacant	Mixed-use	
OCP Designation	Mixed Employment	Complies	
CCAP Designation	General Urban T4 (25 m) Industrial Reserve: Limited Commercial	Complies	
Zoning	Residential Single Detached (RS1/E)	Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)	
Number of Units	6	Industrial space (L1-L6) 6,142 m <sup>2</sup> Office space (L4 & L5) 869 m <sup>2</sup> Commercial space (L1) 552 m <sup>2</sup>	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.71 (8,121.13 m <sup>2</sup> )	1.71 (8,089.76 m <sup>2</sup> )	None permitted
Lot Coverage	Building: Max. 90%	Building: Max. 90%	None
Setbacks	Public Road: Min. 3 m Public Open Space: Min. 1.5 m Rear Yard: Min. 0 m Interior Side Yard: Min. 3 m adjacent to existing residential	Public Road: Min. 3 m Public Open Space: Min 1.5 m Rear Yard: Min. 1 m Interior Side Yard: Min. 3 m	None
Building Height	Max. 25 m	Max. 25 m	None
Lot Size	Area: Min. 2,400 m <sup>2</sup>	Area: Approx. 4,369 m <sup>2</sup>	None
Parking Spaces	City Centre Zone 1 (spaces per 100 m <sup>2</sup> GLA) Industrial: Min. 0.64 Office: Min. 2.55 Commercial: Min. 3.75 Total: 84 spaces	City Centre Zone 1 (spaces per 100 m <sup>2</sup> GLA) Industrial: 0.72 Office: 3.11 Commercial: 4.43 Total: 95 spaces	None
Accessible Parking	Min. 2%	3%	None
Small Car Parking	Max. 50%	46%	None
Tandem Parking	Not permitted	None	None
Bicycle Spaces	(spaces per 100 m <sup>2</sup> GLA greater than 100 m <sup>2</sup> ) Class 1: Min. 0.27 Class 2 (Industrial): Min. 0.27 Class 2 (Office & Commercial): Min. 0.4	(spaces per 100 m <sup>2</sup> GLA greater than 100 m <sup>2</sup> ) Class 1: Min. 0.27 Class 2 (Industrial): Min. 0.27 Class 2 (Office & Commercial): Min. 0.4	None
Loading Spaces	4 medium spaces	5 medium spaces	None

CONSULTANTS:

**ARCHITECTURAL:**  
**BILLARD ARCHITECTURE INC.**  
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EMAIL: rob@billardarchitecture.ca

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**MECHANICAL:**  
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**TRAFFIC:**  
**BSL ENGINEERING**  
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EMAIL: bchan@bslengineering.com

**ARBORIST:**  
**Woodridge Tree Consulting Arborists Ltd.**  
510-1559 62nd St., Suite 521  
Surrey, BC V3R 5A6  
PHONE: (778) 847-0669  
CONTACT: Terry Thrale  
EMAIL: terry@woodridgetree.com

**SURVEY:**  
**Bennett Land Surveying Ltd.**  
#201-275 5th Avenue  
NORTH VANCOUVER, BC V7P 3R5  
PHONE: (604) 275-5555  
CONTACT: John Franko, Partner  
EMAIL: john@bennettsurveys.com

LIST OF DRAWINGS:

ARCHITECTURAL:

A0.00 COVER SHEET, LIST OF DRAWINGS, PROJECT SUMMARY, CONSULTANTS & RENDER  
A0.10 PROJECT DATA  
A0.11 FAR DATA  
A0.12 FAR OVERLAYS - LEVEL 1 & 2  
A0.13 FAR OVERLAYS - LEVEL 3 & 4  
A0.14 FAR OVERLAYS - LEVEL 5 & 6  
A0.15 FAR OVERLAYS - ROOF  
A0.16 SITE CONTEXT PLAN  
A0.17 SITE CONTEXT PLAN  
A0.18 CONTEXT ELEVATIONS  
A1.00 SITE PLAN

A2.10 LEVEL 1 - MEZZANINE  
A2.20 LEVEL 2 - P1  
A2.30 LEVEL 3 - P1  
A2.40 LEVEL 4 - P2  
A2.50 LEVEL 5 - P3  
A2.60 LEVEL 6 - P4  
A2.70 LEVEL 7 ROOF

A3.01 ELEVATIONS - NORTH & EAST  
A3.02 ELEVATIONS - SOUTH & WEST

A4.01 SECTIONS - CC, DD, & EE  
A4.02 SECTIONS - AA & BB

A5.01 PEDESTRIAN ACCESS PLANS - L1 & L2  
A5.02 PEDESTRIAN ACCESS PLANS - L3 & L4  
A5.03 PEDESTRIAN ACCESS PLANS - L5 & L5  
A6.01 ADJACENT LOT - SITE PLAN & DATA  
A6.02 ADJACENT LOT - L1 & L2  
A6.03 ADJACENT LOT - L3 & L4

A7.10 STRATA PLANS - L1 & L2  
A7.20 STRATA PLANS - L3 & L4  
A7.30 STRATA PLANS - L5 & L6

A8.01 SHADOW STUDY  
A10.01 WASTE MANAGEMENT PLAN

**CIVIL:**  
01 OFFSITE KEY PLAN  
02 OFFSITE GRADING  
03 ROADWORKS - LESLIE  
04 ROADWORKS - LESLIE  
05 ROADWORKS - PAINT

LANDSCAPE:

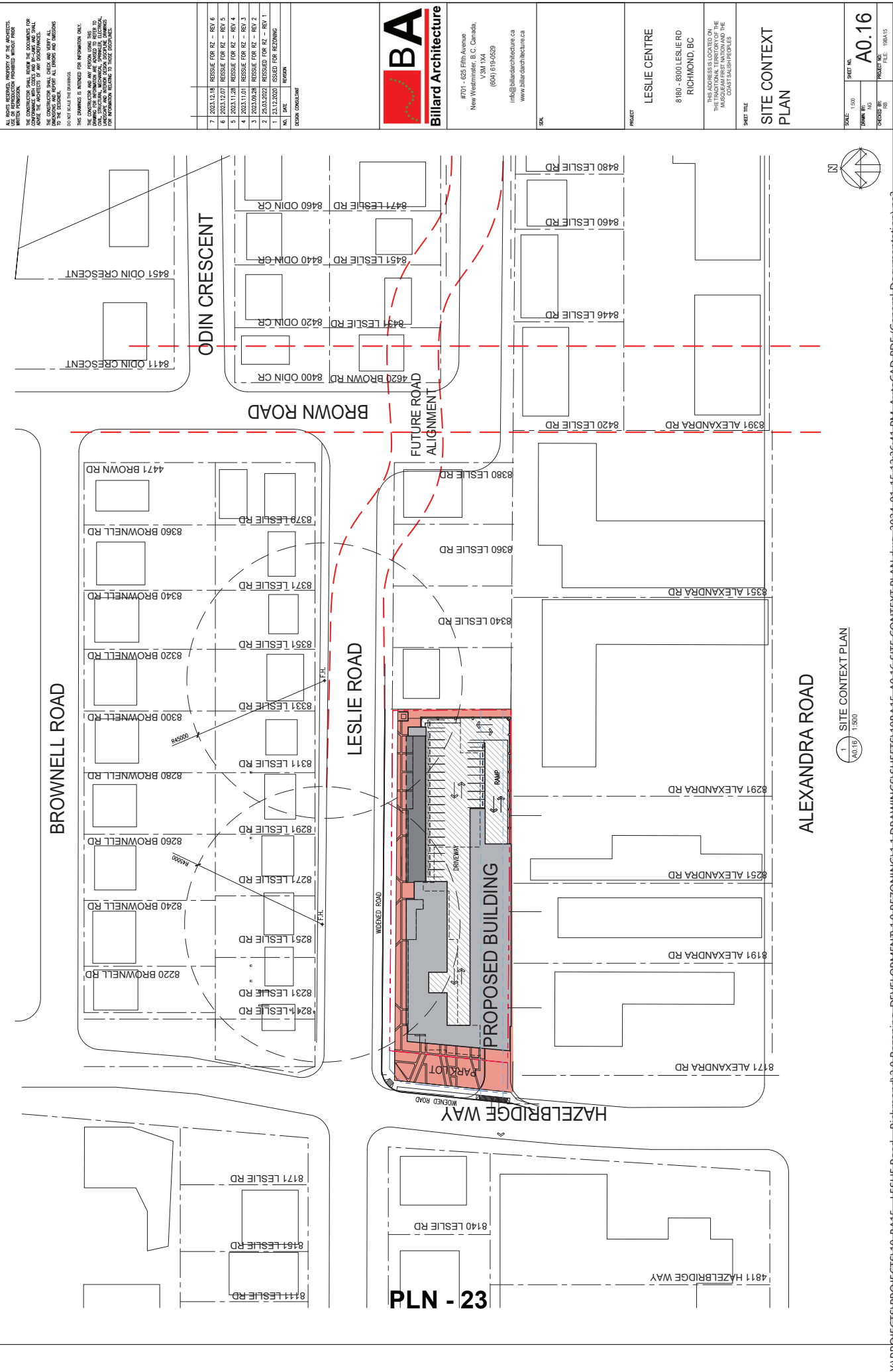
L1.1 LANDSCAPE SITE PLAN

DEVELOPMENT DATA SUMMARY:		
	PERMITTED	PROPOSED
TOTAL SITE AREA	-	4753.19 SM (51162.91 SF)
HEIGHT	25 M (82.02 FT)	23.73 M (77.65 FT)
FRONT SETBACK	3.0 M (9.84 FT)	3.43 M (11.25 FT)
BACK SETBACK	N/A	1.28 M (4.20 FT)
SIDE SETBACK (PARK LOT)	3.0 M (9.84 FT)	3.09 M (10.14 FT)
SIDE SETBACK (INTERIOR)	3.0 M (9.84 FT)	4.50 (14.76 FT)
PARKING SPACES	95 STALLS 2 LOADING 3 ACCESSIBLE	95 STALLS 4 LOADING 3 ACCESSIBLE
BICYCLE SPACES	23 LONG TERM 24 SHORT TERM	26 LONG TERM 26 SHORT TERM

# LESLIE CENTRE

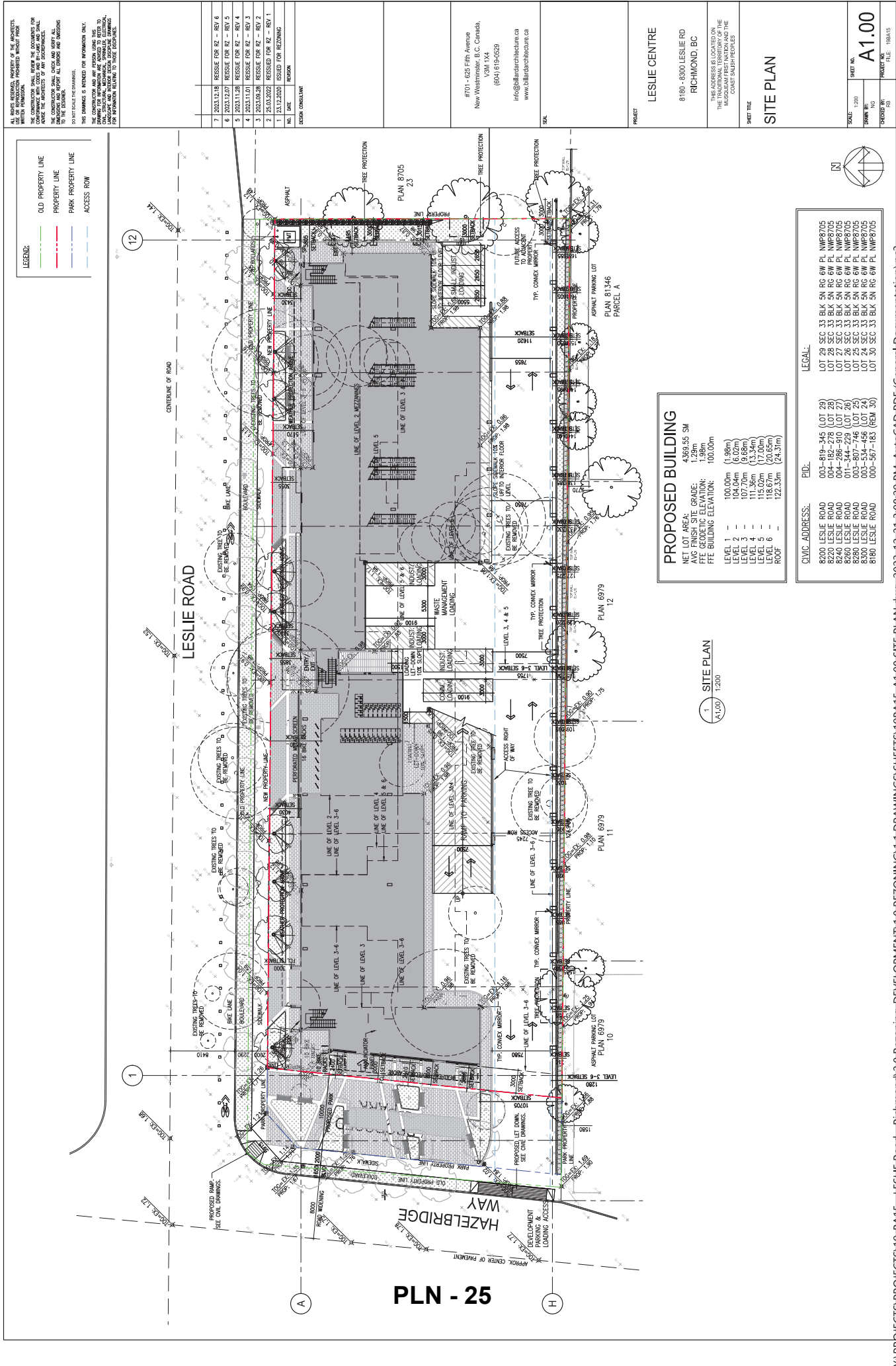
## RICHMOND, B.C.











LEGEND:

LIQUOR WAREHOUSE

RETAIL

RESTAURANT

SERVICE

OFFICE

GARBAGE/RECYCLING

BICYCLE PARKING

INDOOR AMENITY

LEGEND:

OLD PROPERTY LINE

PROPERTY LINE

PARK PROPERTY LINE

ACCESS ROW

1 LEVEL 1 - MAIN FLOOR  
A2.10 1:200

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7	2023.12.18	REVISED FOR REV 6
6	2023.12.07	REVISED FOR REV 5
5	2023.11.28	REVISED FOR REV 4
4	2023.11.01	REVISED FOR REV 3
3	2023.09.28	REVISED FOR REV 2
2	2023.09.28	REVISED FOR REV 1
1	2023.09.28	ISSUED FOR REZONING
NO. LINE	REVISION	

DESIGN CONSULTANT

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SCALE

PROJECT  
LESIE CENTRE  
8180 - 8300 LESIE RD  
RICHMOND, BC

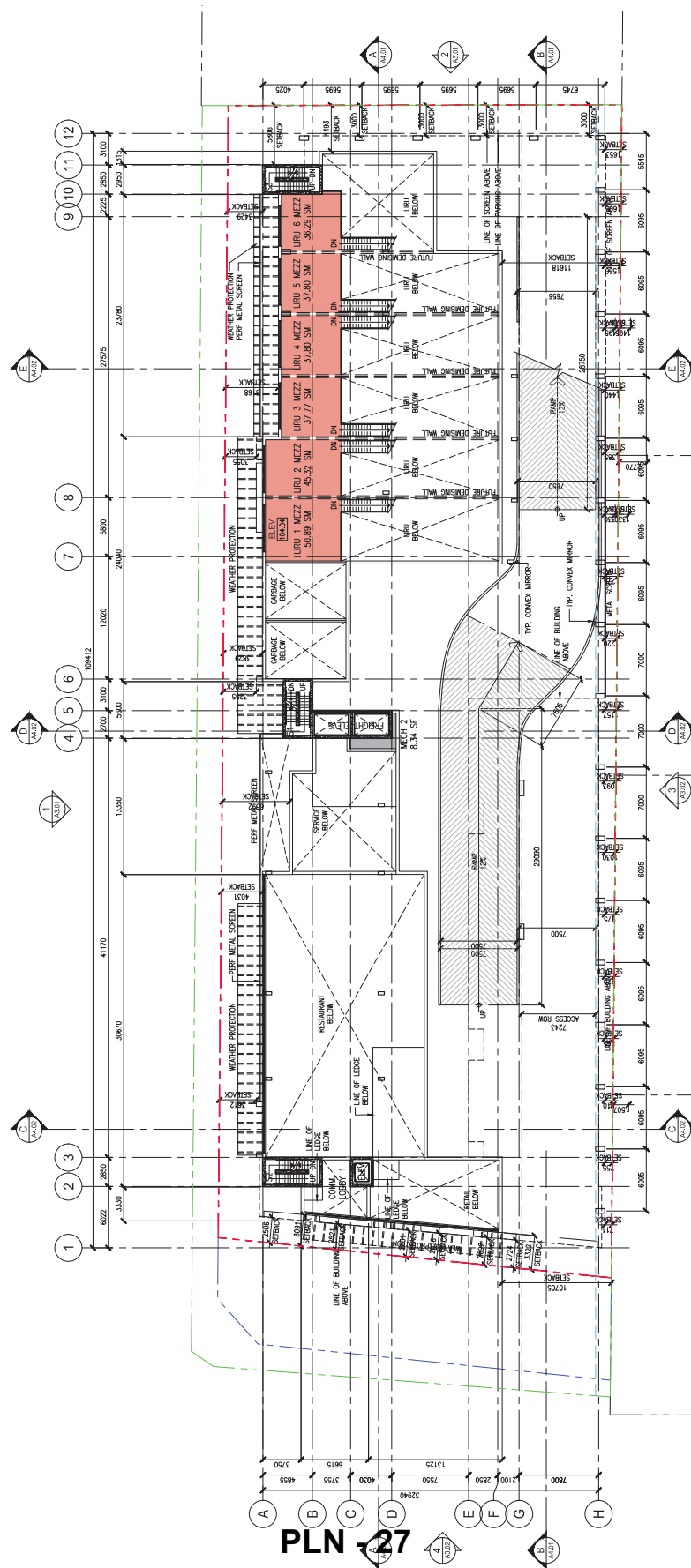
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SHEET TITLE  
LEVEL 1 - MAIN FLOOR

SCALE	1:200	SHEET NO.	A2.10
TITLE	NC	PROJECT NO.	19BA15
CHECKED BY	HI	FILE	19BA15

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LEGEND:

OLD PROPERTY LINE

PROPERTY LINE

PARK PROPERTY LINE

ACCESS ROW

LEGEND:

LIRU WAREHOUSE

RETAIL

RESTAURANT

SERVICE

OFFICE

GARBAGE/RECYCLING

BICYCLE PARKING

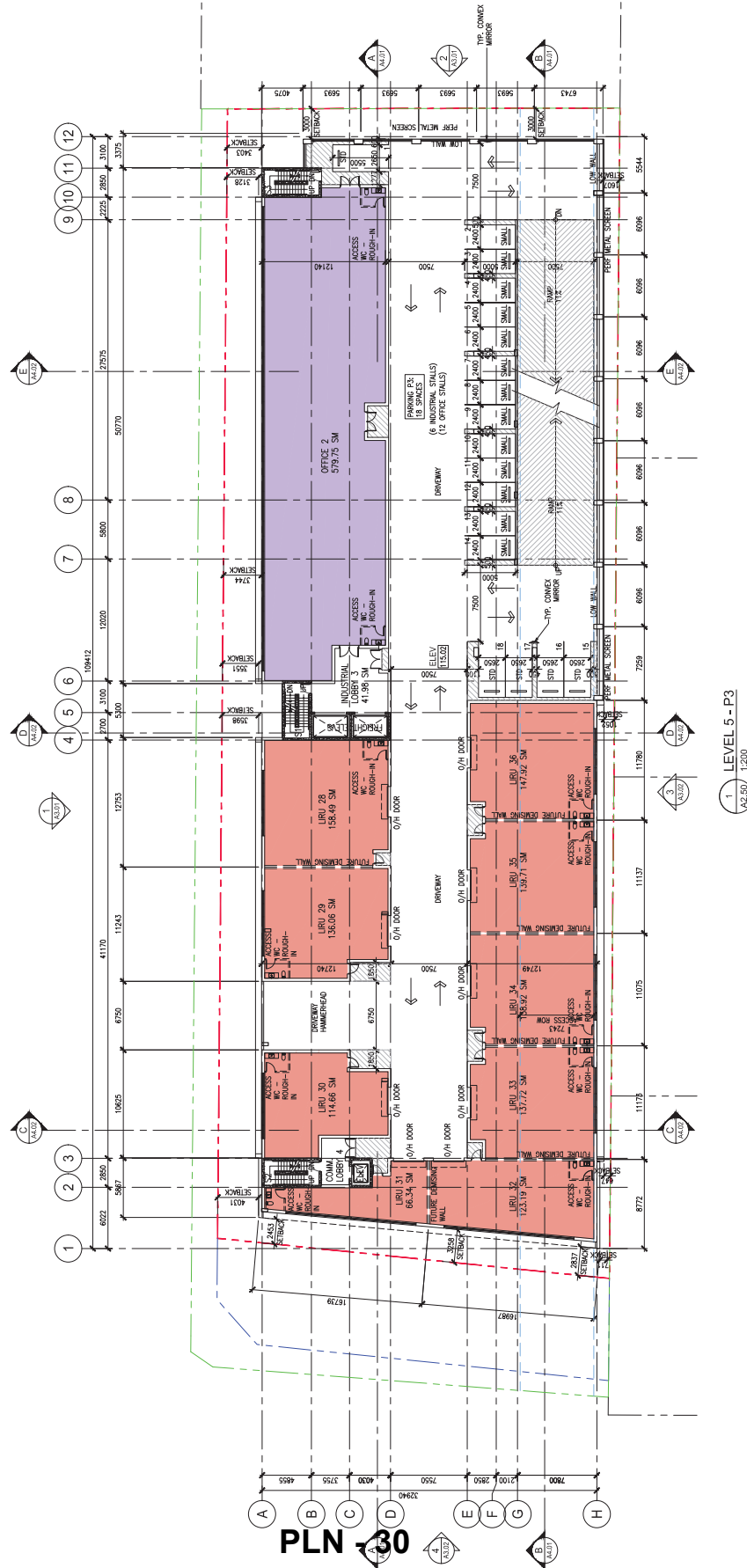
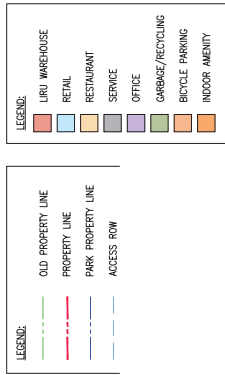
INDOOR AMENITY

1 LEVEL 3 - P1  
A2.30/ 1:200

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DRAWN BY:	NG			
CHECKED BY:				



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2	25.03.2022	RESUBMITTED FOR RZ - REV 1
3	20.09.2022	RESSUE FOR RZ - REV 2
4	20.09.2022	RESSUE FOR RZ - REV 3
5	20.09.2022	RESSUE FOR RZ - REV 4
6	20.09.2022	RESSUE FOR RZ - REV 5
7	20.09.2022	RESSUE FOR RZ - REV 6



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1000000

PROJECT  
LESLIE CENTRE  
8180 - 8300 LESLIE RD  
RICHMOND BC

THIS ADDRESS IS LOCATED ON  
THE TRADITIONAL TERRITORY OF THE  
MUSQUEAM FIRST NATION AND THE  
COAST SALISH PEOPLES

SHEET TITLE

LEVEL 5 P3

SCALE:	1:200	SHEET NO.	A2.50	PROJECT NO.	FILE #: 10GRA15
DRAWN BY:	NG				
CHECKED BY:	RR				







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1 NORTH ELEVATION

735

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LESLIE CENTRE  
8180 - 8300 LESLIE RD  
RICHMOND, BC

8180 - 8300 LESLIE RD  
RICHMOND, BC

THIS ADDRESS IS LOCATED ON  
THE TRADITIONAL TERRITORY OF THE  
KUSQUEAM FIRST NATION AND THE  
COAST SALISH PEOPLES

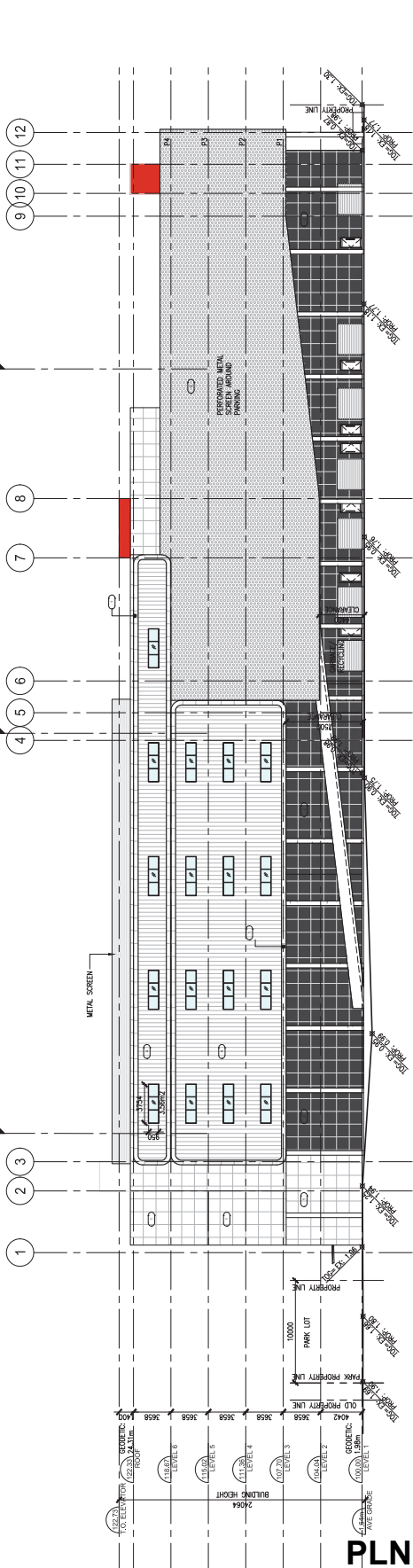
1997

BUILDING  
ELEVATIONS  
NORTH & EAST

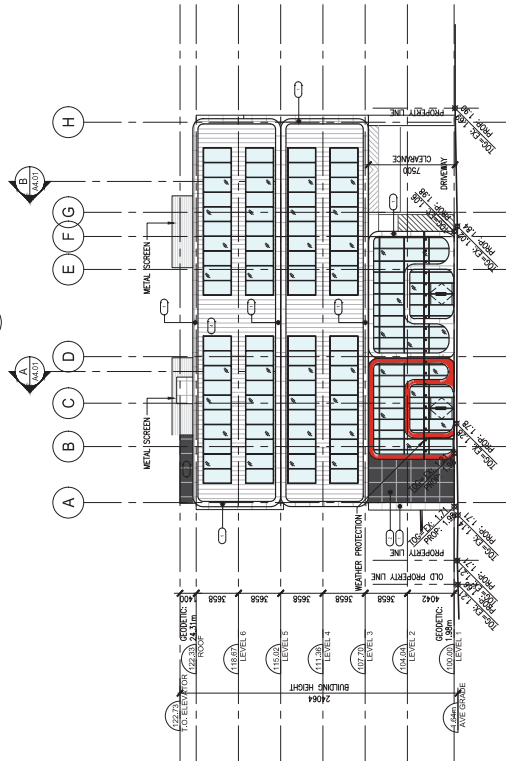
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DRAWN BY: NG				
CHECKED BY: RR				

- EXTERIOR FINISHES:
- ☐ METAL COMPOSITE PANEL - WHITE
  - ☐ METAL COMPOSITE PANEL - BLACK
  - ☐ METAL COMPOSITE PANEL - RED
  - ☐ CORRUGATED METAL
  - ☐ PERFORATED METAL
  - ☐ HORIZONTAL CEDAR
  - ☐ GLASS

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3 SOUTH ELEVATION  
A3.02 1:200



4 WEST ELEVATION  
A3.02 1:200

PLN - 34



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DATE

PROJECT  
LESLIE CENTRE  
8180 - 8300 LESLIE RD  
RICHMOND, BC

THE ADDRESS IS LOCATED ON  
THE NEW WESTMINSTER MAP AND THE  
MUSQUAM FIRST NATION AND THE  
COAST SALISH PEOPLES

SHEET TITLE  
BUILDING  
ELEVATIONS  
SOUTH & WEST

DATE: 12/02  
DRAWN BY: NG  
CHECKED BY: RD  
SHEET NO.: A3.02  
PROJECT NO.: 19BA15





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TABLE 1. THE QUANTITATIVE DEVELOPMENT OF PERSONAL SPENDING EXPENDITURE.

[illegible]

4	2023.11.01	RESSUE FOR RZ - REV 3
3	2023.09.26	RESSUE FOR RZ - REV 2
2	25.03.2022	RESSUE FOR RZ - REV 1
1	23.12.2020	ISSUED FOR REZONING

DESIGN CONSULTANT		
NO.	DATE	REVISION
1	2017-02-20	ISSUED FOR TENDERING



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V2M 1Y4

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SEAL

PROJECT	LEADER	CO-LEADER	MEMBERS
1. The first project is a...	...	...	...
2. The second project is a...	...	...	...
3. The third project is a...	...	...	...
4. The fourth project is a...	...	...	...
5. The fifth project is a...	...	...	...
6. The sixth project is a...	...	...	...
7. The seventh project is a...	...	...	...
8. The eighth project is a...	...	...	...
9. The ninth project is a...	...	...	...
10. The tenth project is a...	...	...	...

8180 - 8300 LESLIE RD  
RICHMOND, BC

**RICHMOND, BC**

COAST SALISH PEOPLES









BUILDING  
SECTIONS  
CC, DD & EE

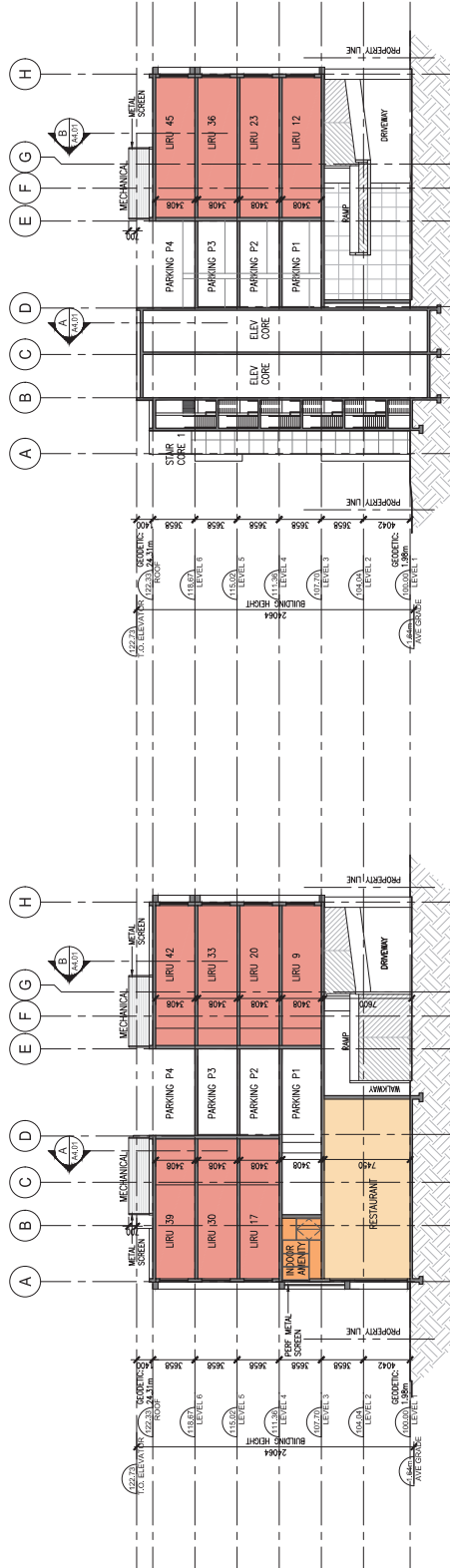
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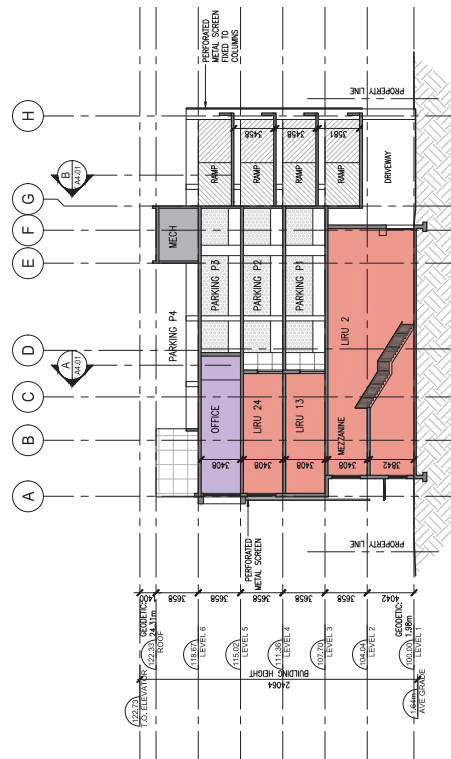
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LEGEND:

	WAREHOUSE
	RETAIL
	RESTAURANT
	SERVICE
	OFFICE
	GARBAGE/RECYCLING
	BICYCLE PARKING
	INDOOR AMENITY



**BUILDING SECTION**  
DD  
A4.02  
1:200



EE BUILDING SECTION  
A4.02 1:200









GENERAL NOTES:

1. ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BEST PRACTICE LANDSCAPE STANDARD
2. ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION, LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT, ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
3. ALL HARD & SOFT LANDSCAPE SURFACES TO BE IDENTIFIED AND Labeled PRIOR TO ANY WORK FROM BUILDING UNLESS OTHERWISE IDENTIFIED.
- 4.

- | ISSUES | DATE       |
|--------|------------|
| 1      | 2020.12.18 |
| 2      | 2022.02.24 |
| 3      | 2022.03.11 |
| 4      | 2022.10.16 |
| 5      | 2022.10.26 |
| 6      | 2023.12.01 |

ISSUES	DATE
PROJECT NUMBER	LF54
DRAWN BY	LX
CHECKED BY	LX
DATE CHECKED	

**RPL**  
**PROJECTS**  
WWW.RPLPROJECTS.COM  
lu@rplprojects.com  
604-338-5035

**MIXED-USE**  
**8200-8300 LESLIE RD**  
RICHMOND, BC

DRAWING TITLE

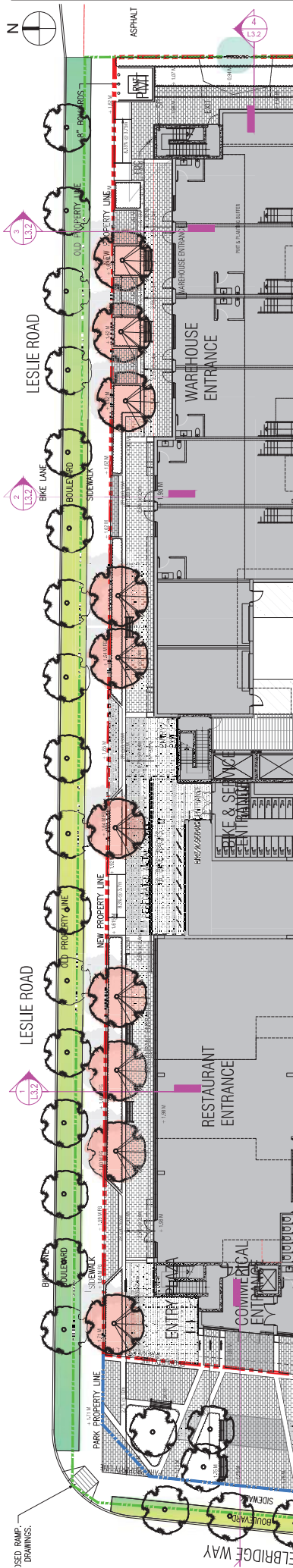
**LANDSCAPE  
SECTIONS**

DRAWING NO.

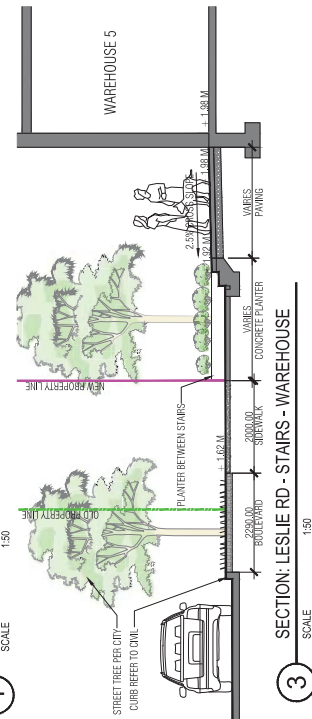
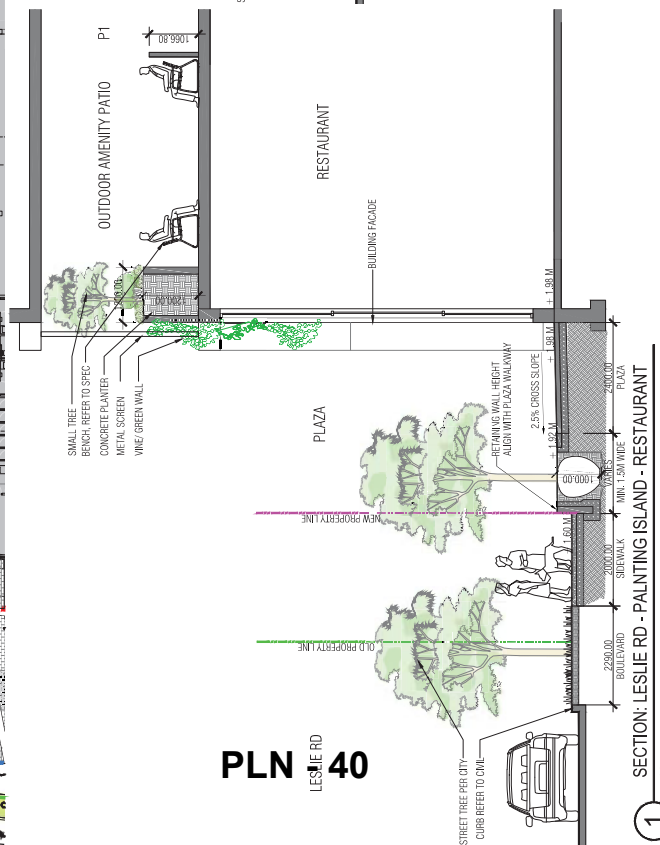
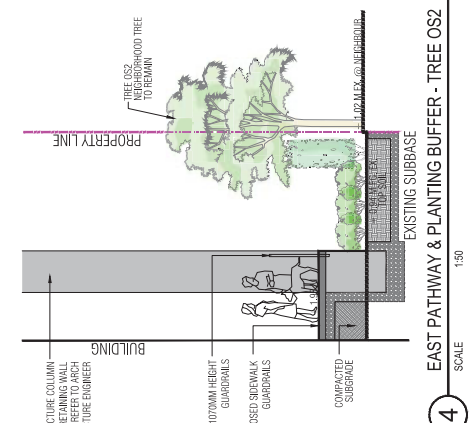
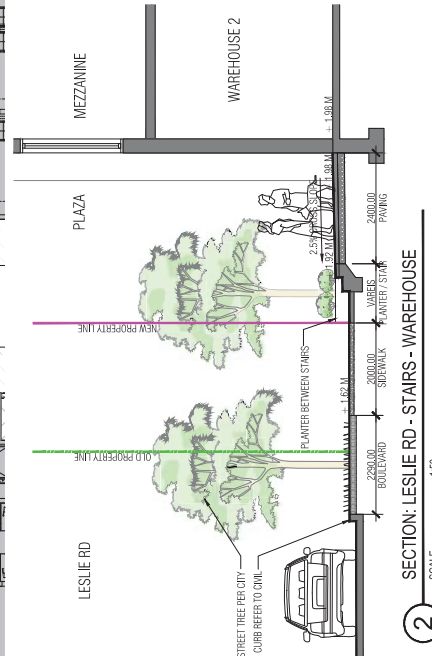
### L3.1



3 SOUTH DRIVEWAY & PLANTING BUFFER - TREE OS6









GENERAL NOTES:







SOFTSCAPE LEGEND		DETAIL KEY
GRAPHIC	DESCRIPTION	
	SOD LAWN	
	PLANTING BED	
	EXISTING TREE TO BE RETAINED	
	EXISTING TREE TO BE REMOVED	
	PROPOSED NEW ON SITE TREES	
	NEW STREET TREES, TBD	



GENERAL NOTES:

1. ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BICSI/ARCA LANDSCAPE STANDARD LATEST EDITION.
2. ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO BEING CONSTRUCTED. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
4. ALL HARD & SOFT LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED.

ISSUES	DATE
1	2020.12.18
2	2020.05.24
3	2022.03.11
4	2022.10.18
5	2022.10.30
6	2023.12.01



PROJECT  
**MIXED-USE**  
**8200-8300 LESLIE RD**  
RICHMOND, BC

## TREE MANAGEMENT PLAN

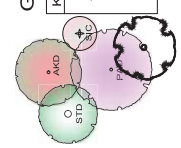
## L1.2

## NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNIA OR IRLSA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMENDING TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS FOR SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
  - A. GRASSED AREAS: 150MM (6")
  - B. GROUND COVERS: 300MM (12")
  - C. SHRUBS: 450MM (18")
  - D. TREE TRITS: 1000MM (40") WITH 300MM (12") BELOW ROOT BALL

GROUND LEVEL TREE LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
		ON PLANT TREES			
AND	3	ACER PALATINUM "BLOODGOOD"	RED JAPANESE MAPLE	2.5M HT.	84.8 L. 1.5M TRUNK MULTI STEM
PAID	1	PRUNUS SEROTINA "KAWANAI"	DOUBLE FLOWER CHERRY	7CM CAL.	BAB
AND	1	PRUNUS SEROTINA "KAWANAI"	DOUBLE FLOWER CHERRY	7CM CAL.	BAB
SK	1	PRUNUS INDELSUTILE "IBET"	DAPPED WILLOWS	1.5M HT. 2CM DB	
		OFF SITE TREES			
	180	STREET TREES	TO BE DETERMINED		

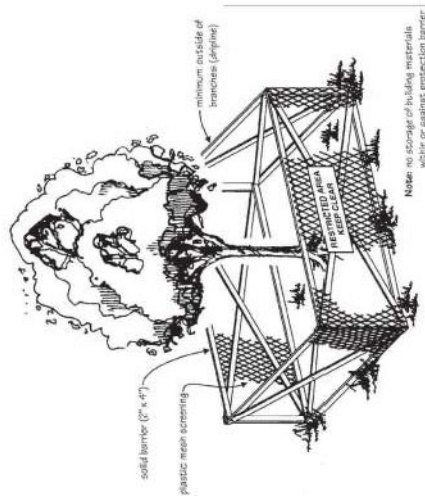
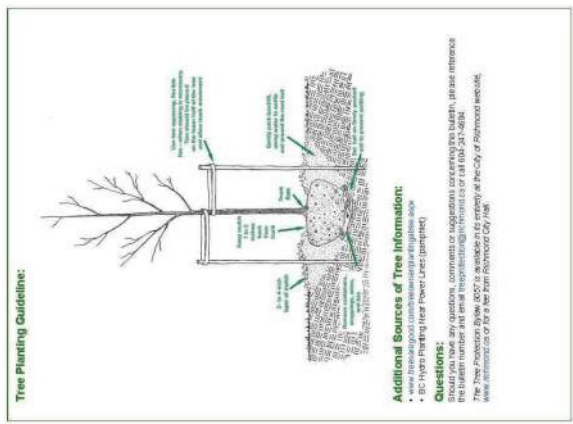


## TREE MANAGEMENT PLAN

1:200

### Tree Retention

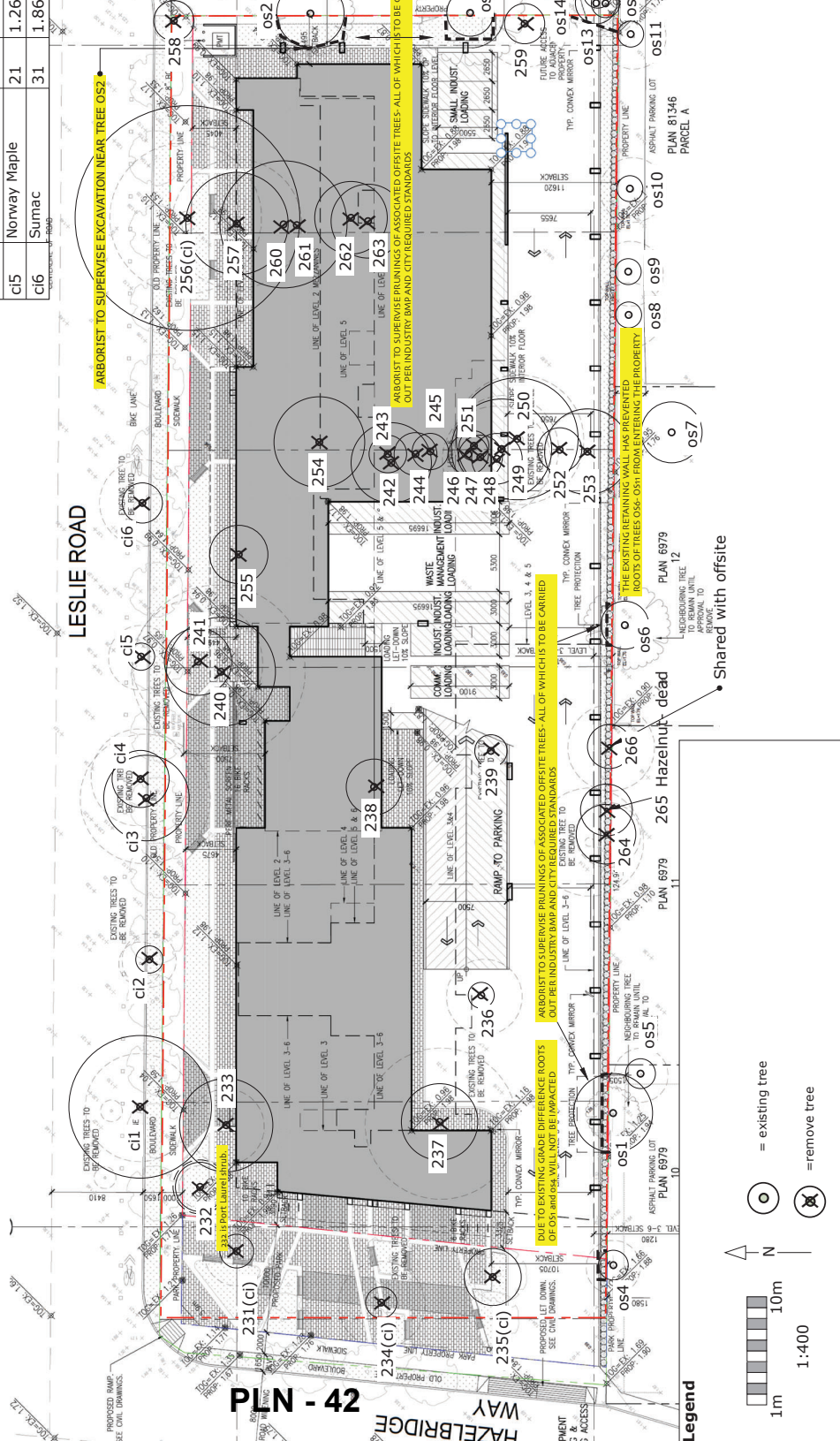
- a) Tree Retention must be retained on a site, protection barriers must be installed as specified in the **Private Property Tree By Law**.
- b) Any required excavation in or around the protection barrier to accommodate underground services, footings etc. should be indicated on the plan and done by hand.
- c) Trees inside the protection zone should be cared for throughout the construction process, i.e., they must be watered sufficiently, particularly for a portion of the tree's root system has been disturbed by the construction process.
- d) Root and branch pruning, where necessary, must be done in accordance with Sections 4.4 and 4.5.

Notes: no storage of building materials  
while on cabinet inspection board

**TREE MANAGEMENT PLAN: 8200-8300 LESLIE ROAD,  
RICHMOND**  
March 5, 2024



Tree Inventory				Summary			
Tag	Species	DBH (cm)	TPZ (m)	Tag	Species	DBH (cm)	TPZ
os10	Honey Locust	20	1.2	231(c)	Scots Pine	26	1.56
os11	Honey Locust	20	1.2	232	Port Laurel	38	2.28
os12	Hemlock	22	1.32	233	B. Cypress	72	4.42
os13	W. Red Cedar	20	1.2	234(g)	Hawthorn	24	1.44
os14	W. Red Cedar	32	1.92	235(c)	Cherry	44	2.64
ci1	Boulevard Cypress	110	6.60	236	Hawthorn	20	1.20
ci2	Willow	21	1.26	237	Birch	59	3.54
ci3	English Oak	66	3.96	238	Norway Maple	43	2.58
ci4	Hawthorn	44	2.64	239	Pear	25	1.50
ci5	Norway Maple	21	1.26	240	Cherry	84	5.04
ci6	Sumac	31	1.86	241	Cherry	52	3.12
				242	Norway Spruce	62	3.72
				243	West. Red Cedar	29	1.74
				244	West. Red Cedar	33	1.98
				245	West. Red Cedar	28	1.68
				246	Douglas Fir	31	1.86
				247	Cherry	34	2.04
				248	Horse Chestnut	39	2.34
				249	Douglas Fir	76	4.56
				250	West. Red Cedar	94	5.64
				251	Cherry	23	1.38
				252	West. Red Cedar	34	2.04
				253	West. Red Cedar	66	3.96
				254	Douglas Fir	70	4.20
				255	Smaradg Cedar	45	2.70
				256(g)	West. Red Cedar	175	10.5
				257	West. Red Cedar	79	4.74
				258	Holly	31	1.86
					Vine Maple	31	1.86
				260	West. Red Cedar	98	5.88
				261	West. Red Cedar	64	3.84
				262	West. Red Cedar	56	3.36
				263	West. Red Cedar	57	3.42
				264	Horsechestnut	44	2.64
				265	Hazelnut	40	2.4
				266	Box Elder	34	2.04
				os1	Norway Maple	61	3.66
				os12	West. Red Cedar	52	3.12
				os3	Norway Maple	36	2.16
				os4	Cherry	23	1.38
				os5	Hemlock	23	1.38
				os6	Linden	37	2.22
				os7	Black Pine	47	2.82
				os8	Honey Locust	20	1.2
				os9	Honey Locust	20	1.2







**Address:** 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road

**File No.:** RZ 20-921503

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10514, the developer is required to complete the following:**

1. (Public Hearing Notification Fee) 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.
2. (Community Planning) City acceptance of the developer's voluntary contribution in the amount of \$29,721.15 (i.e. \$0.34/ft<sup>2</sup> of buildable area) to future City community planning studies, as set out in the City Centre Area Plan.
3. (Industrial Reserve Additional Density Community Amenity Contribution) City's acceptance of the developer's voluntary contribution of \$913,160.65 as indicated in the table below, which funds shall be applied to the construction of City Centre child care and/or other use(s) that provide a community amenity, as provided for under the development's site-specific ZI21 zone, to the satisfaction of the City.

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

Use	Maximum Permitted Non-industrial Floor Area Under the ZI21 Zone	Community Amenity Space Area (5% of non-industrial floor area)	Construction-Value Amenity Transfer Contribution Rate	Minimum Voluntary Developer Cash Contribution
<b>TOTAL</b>	<b>1,948 m<sup>2</sup> (20,968.10 ft<sup>2</sup>)</b>	<b>97.40m<sup>2</sup> (1,048.40 ft<sup>2</sup>)</b>	<b>\$9,375.37/m<sup>2</sup> (\$871/ft<sup>2</sup>)</b>	<b>\$913,160.65</b>

4. (Public Art – Cash Contribution) City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
  - a. The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, as indicated in the table below.

Use	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Commercial/Office	\$5.60/m <sup>2</sup> (\$0.52/ft <sup>2</sup> )	1,947.61 m <sup>2</sup> (20,963.90 ft <sup>2</sup> )	\$ 10,901.23
Industrial	\$3.12/m <sup>2</sup> (\$0.29/ft <sup>2</sup> )	6,142.15 m <sup>2</sup> (66,113.55 ft <sup>2</sup> )	\$ 19,172.93
Total	Varies	8,089.76 m <sup>2</sup> (87,077.45 ft <sup>2</sup> )	\$ 30,074.16

- b. In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Prince Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
5. (Tree Compensation) City acceptance of the developer's offer to voluntarily contribute \$15,750.00 in compensation for the removal of 10 existing City trees to the City's Tree Compensation Fund for the planting of replacement trees within the City.
  6. (Tree Replacement) Incorporation of 66 replacement trees in the required Development Permit landscape plan in compensation for the removal of 32 existing trees (including 2 large trees) from the subject site. Should not all required replacement trees fit in the development, City acceptance of the developer's offer to voluntarily contribute \$768 for each required replacement tree to the City's Tree Compensation Fund for the planting of replacement trees within the City (for any replacement trees that are not able to be accommodated on-site).
  7. (Tree Protection Fencing) Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

8. (Arborist Contract) Submission of a contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be protected. The contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
9. (8180 Leslie Road Purchase and Acquisition) The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the City-owned remnant fee simple lot located at 8180 Leslie Road, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Director, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the developer. Following purchase of lands, consolidation, road dedication, subdivision and land transfer required as noted below.
10. (Consolidation, Dedication, Subdivision and Land Transfer) Registration of a Subdivision Plan for the subject site and land ownership transfer for park purposes, to the satisfaction of the City. Prior to the registration of the Subdivision Plan, the following conditions shall be satisfied:
  - a. (Consolidation) Consolidation of all of the lots. Note that this will require the demolition of the existing structures.
  - b. (Road) Dedication for road and related purposes, as indicated generally on the Preliminary Subdivision Plan (Schedule 1) and Preliminary Road Functional Plan (Schedule 2). Final extents to be determined through legal surveys as part of the required Servicing Agreement application design review process, to the satisfaction of the Director, Transportation. Road dedication areas include:
    - i) Hazelbridge Way: approximately 1.75 m wide land dedication along the entire west property line to accommodate road elements to the back of the proposed sidewalk along the development and park frontage.
    - ii) Leslie Road: approximately 2.64 m wide land dedication along the entire north property line to accommodate road elements to the back of the proposed sidewalk along the development and park frontage.  
Note: Road dedication to achieve ultimate Leslie Road cross-section is eligible for DCC credits.
    - iii) Corner Cut: minimum 4 m x 4 m land dedication at the Hazelbridge Way/Leslie Road intersection (measured from the new property lines).
  - c. (Subdivision) The creation of the following lots, as per the Preliminary Subdivision Plan (Schedule 1). Note that this will require the demolition of the existing structures. Final extents and amounts subject to final road dedication amounts:
    - i) One lot for development purposes of approximately 4,369.5 m<sup>2</sup> (47,033 ft<sup>2</sup>) in area.
    - ii) One lot for park purposes of approximately 10 m width and approximately 379.7 m<sup>2</sup> (4,087 ft<sup>2</sup>) in area.
  - d. (Land Transfer - Lot for Park Purposes) Transfer of the 10 m wide and approximately 379.7 m<sup>2</sup> (4,087 ft<sup>2</sup>) in area lot to the City as a fee simple lot for park and related purposes. The primary business terms of the required land transfer, including any environmental conditions, shall be to the satisfaction of the Director, Real Estate Services, the City Solicitor, and the Director, Parks Services. All costs associated with the land transfer shall be borne by the developer. The lands to be transferred are generally indicated on the Preliminary Subdivision Plan (Schedule 1).
11. (Office Subdivision Restriction) Registration of a legal agreement on Title, limiting subdivision (including stratification and/or air space parcels) of the office space to no more than one strata lot or air space parcel per storey in the Building (single owner per storey of office space), which legal title to any one strata lot or air space parcel must be held by one single owner.
12. (Flood Plain Covenant) Registration of a flood indemnity covenant on title (Area A).
13. (Aircraft Noise Covenant) Registration of an aircraft noise indemnity covenant on title.
14. (City Centre Impacts) Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this agreement to all initial purchasers and require written acknowledgement of the same by all initial purchasers of units within the development in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts/development impositions.

15. (Proximity to Residential Use) Registration of a legal agreement on title for industrial development 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 HVAC units will comply with the City's Noise Bylaw.
16. (Truck Access Restrictions) Registration of a legal agreement on title, restricting truck access by:
- prohibiting large-sized truck (WB-17 or larger) access to the site as large truck manoeuvring and large-size loading space are not accommodated in the on-site design; and
  - prohibiting medium-sized truck (SU-9 or larger) access via ramp or otherwise to any upper floor level of the development as medium-sized truck manoeuvring is not accommodated in the building design beyond the ground level.
17. (Cross-Access Agreement) Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle along the entire south property line in favour of future development to the east of the subject site (e.g. 8320/8322, 8340, 8360 and 8380 Leslie Road), including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this agreement to all initial purchasers and require a written acknowledgement of the same by all initial purchasers of units within the development in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts/development impositions.
18. (Electric Vehicles – EV) Charging Infrastructure for Vehicles: Registration of legal agreement(s) on the subject site requiring that the developer/owner provides, installs, and maintains electrical vehicle (EV) charging infrastructure within the building for the use of the building's occupants to the satisfaction of the City through an approved Development Permit\*. More specifically, the minimum permitted rates for EV charging infrastructure shall be as indicated in the following table or as per the Official Community Plan or Zoning Bylaw rates in effect at the time of Building Permit\* approval, whichever is greatest.

User/Use	Minimum Permitted Rates
Industrial	(as per Zoning Bylaw)
Office	(as per Zoning Bylaw)
Commercial (e.g. restaurant, retail)	Conduit for 1 per 5% of parking spaces, and Energized outlet for 1 per 5% of parking spaces (as per OCP)

(1) "Vehicle Parking" "Energized Outlet" shall mean all the wiring, electrical equipment, and related infrastructure necessary to provide Level 2 charging (as per SAE International's J1772 standard) or higher to an electric vehicle.

19. (Industrial Reserve Restriction) Registration of a legal agreement on title identifying that the property is located in an industrial area and that use of the property must be consistent with the Zoning Bylaw, and requiring that the owner provide written notification of this agreement to all initial purchasers and require written acknowledgement of the same by all initial purchasers of units within the development in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of these impacts/development impositions.
20. (District Energy Utility) Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
- No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
  - If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until:
    - the building is connected to the DEU, which may include the owner's supplied and installed central energy plant to provide heating and cooling to the building, at no cost to the City, or the City's DEU service provider, Lulu Island Energy Company, on the subject site satisfactory to the City;

- ii) if the City so elects, the owner transfers ownership of the central energy plant on the site, if any, at no cost to the City, or City's DEU service provider, Lulu Island Energy Company, to the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City;
  - iii) the owner enters into a Service Provider Agreement with the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City; and
  - iv) the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building and the operation of the central energy plant, if any, by the City and/or the City's DEU service provider, Lulu Island Energy Company.
- c. If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
- i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
  - ii) the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation ;
  - iii) the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and
  - iv) the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
21. (Development Permit) The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
22. (Servicing Agreement) Enter into a Servicing Agreement\* for the design and construction of frontage and road network improvements, new park, new infrastructure, infrastructure upgrades, and servicing connections. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following.
- A. Transportation Works: The developer is responsible for the design and construction of the following frontage improvements and the transition of these improvements to the existing condition outside of the development site frontage to the satisfaction of the City. Note that while the list below provides a general description of the minimum frontage work requirement, the exact details and scope of the frontage works shall be confirmed through the Servicing Agreement design review process to the satisfaction of the City.
- a) Along the Leslie Road (north edge of site) frontage, road widening, westbound left-turn lane, eastbound general traffic lane, separated bike lane, landscaped boulevard and sidewalk:
    - i) Construct from north to south, measured from existing centreline to new property line:
      - a. 3.0 m wide westbound left-turn lane
      - b. 3.3 m wide eastbound traffic lane
      - c. 0.3 m wide curb or alternative treatments between traffic lane and bike lane
      - d. 1.81 m wide bike lane
      - e. 2.29 m wide boulevard with grass and street trees (Note: Single row street tree planting centred on 0.75 m offset from sidewalk edge)
      - f. 2.0 m wide sidewalk
    - ii) All existing driveways along the development Leslie Road frontages are to be closed permanently and removed and replaced with frontage works noted above.
  - b) Along the Hazelbridge Way (west edge of site) frontage:
    - i) Construct from west to east, measured from existing centreline to new park property line:
      - a. 3.7 m wide northbound traffic lane
      - b. 4.3 m wide northbound curb lane
      - c. 0.15 m wide barrier curb

- d. 1.5 m wide boulevard
- e. 2.0 m wide sidewalk
- ii) Site vehicular access is to be provided via a single driveway at the site's Hazelbridge Way frontage and is to be constructed to meet the City standards (refer to Engineering Design Specifications R-9-DS).
- c) Traffic Signal Upgrades at Hazelbridge Way/Leslie Road intersection:
  - i) Provide the following:
    - a. New traffic cabinet located within dedicated SRW on development.
    - b. New UPS cabinet located within dedicated SRW on development.
    - c. New E/W left arrows. Complete with new signal displays.
    - d. New LED street light luminaires on all poles. Lighting calculation to be completed by developer for City review.
    - e. New LED street name signs.
    - f. New APS (audible pedestrian buttons) on all poles.
    - g. New BC Hydro service connection.
    - h. New Traffic cameras.
    - i. New traffic pole on SE corner complete with new traffic signal and pedestrian signal displays.
    - j. All other poles that are not on development frontage to be re-painted Black.
    - k. Complete traffic signal drawing package as per traffic signal drafting standards.
  - d) Traffic communications:
    - i) Provide the following:
      - a. New 1 x 78mm (3") traffic communications conduit on south side of Leslie Road along the development frontage.
- B. Parks Works: At the Developer's cost, the Developer is required to construct the 10.0 m wide linear City park to the satisfaction of the Director, Parks Services. Design and construction of the park improvements may include, but not be limited to, the following features:
  - a) Site furnishings, including lighting and seating elements (see also street lighting section below).
  - b) Hardscape surface treatments, including use of paving materials and patterns to unify the public realm and enhance accessibility.
  - c) Landscape treatment for ecological function and aesthetics, including stormwater management measures and tree, shrub and groundcover planting.
- C. Water Works:
  - a) Using the Existing Scenario Model with the upgrades identified below, there will be 278 L/s of water available at a 20 psi residual at the Leslie Road frontage, and 249 L/s of water available at a 20 psi residual at the Hazelbridge Way frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
  - b) At Developer's cost, the Developer is required to:
    - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
    - ii) Install approximately 150 m of new 200 mm diameter water main along Leslie Road, from the existing 200 mm diameter water main west of the Hazelbridge Way intersection to the east property line of the development site.
    - iii) Remove, or fill and abandon, the existing 150 mm diameter water main on Leslie Road to the extent of the proposed water main upgrade.
    - iv) Install approximately 50 m of new 200 mm diameter water main along Hazelbridge Way, from the proposed water main on Leslie Road to the south property line of the development site. At the dead-end of the water main, provide a hydrant and blow-off assembly.

- v) Install a new water connection off of the proposed main on Hazelbridge Way, complete with meter and meter box.
  - vi) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  - vii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer's cost, the City will:
- i) Re-connect all existing water connections to the proposed main. The connections shall be renewed from the property line to the proposed main.
  - ii) Cap all existing water connections to the development site and remove meters.
  - iii) Complete all tie-ins for the proposed works to existing City infrastructure.

D. Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i) Install approximately 130 m of new storm sewer on Leslie Road. Connect the proposed storm sewer to the existing storm sewers on the north and south sides of Leslie Road, at both the east and west tie-ins. The new storm sewer shall be located within the roadway (i.e. not behind the curb).
  - ii) Remove, or fill and abandon, the existing storm sewer on the north side of Leslie Road to the extent of the proposed storm sewer upgrade.
  - iii) Remove the existing storm sewer on the south side of Leslie Road to the extent of the proposed storm sewer upgrade.
  - iv) Install approximately 50 m of new storm sewer on Hazelbridge Way, from the new storm sewer on Leslie Road to the south property line of the development site.
  - v) Perform a capacity analysis to size the proposed storm sewers. The capacity analysis shall be included in the servicing agreement drawing set.
  - vi) Install a new storm connection to serve the development site, complete with inspection chamber.
  - vii) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- b) At Developer's cost, the City will:
- i) Reconnect all existing storm connections & leads to the proposed main.
  - ii) Cap all existing storm connections to the development site and remove inspection chambers.
  - iii) Complete all tie-ins for the proposed works to existing City infrastructure.

E. Sanitary Sewer Works:

- a) At Developer's cost, the City will:
- i) Install a new sanitary connection to serve the development site, complete with inspection chamber.
  - ii) Cap all existing sanitary connections to the development site and remove inspection chambers.

F. Street Lighting:

- a) At Developer's cost, the Developer is required to provide street lighting along the development's frontages according to the following:
- i) Leslie Road (South side of street)
    - a. Pole colour: Black
    - b. Roadway lighting @ back of curb: Type 3 Decorative Luminaire Pole (LED) – (Reference Drawing L12.6) INCLUDING 1 street luminaire, but EXCLUDING banner arms, flower basket holders, duplex receptacles, and irrigation
    - c. Pedestrian lighting: Not applicable (i.e. no stand-alone pedestrian poles)
  - ii) Hazelbridge Way (East side of street)

- a. Pole colour: Grey
- b. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, 1 duplex receptacle & banner arms, but EXCLUDING any pedestrian luminaires, flower basket holders, or irrigation.
- c. Pedestrian lighting: Stand-alone pedestrian poles within the 10 m wide City Park, Type 8 (LED) INCLUDING 1 pedestrian luminaire and 1 duplex receptacle, but EXCLUDING banner arms, flower basket holders, and irrigation.
- iii) Traffic Signals at Hazelbridge Way and Leslie Road
  - a. Pole colour: Grey
  - b. Style: To match Type 7
- iv) Street Tree Receptacles – Hazelbridge Way only

G. General Items:

- a) At Developer's cost, the Developer is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers:
    - a. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - b. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - c. To underground overhead service lines.
  - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
    - BC Hydro PMT – 4.0 x 5.0 m
    - BC Hydro LPT – 3.5 x 3.5 m
    - Street light kiosk – 1.5 x 1.5 m
    - Traffic signal kiosk – 2.0 x 1.5 m
    - Traffic signal UPS – 1.0 x 1.0 m
    - Shaw cable kiosk – 1.0 x 1.0 m
    - Telus FDH cabinet – 1.1 x 1.0 m
  - iii) Complete other frontage improvements as per Transportation requirements.
  - iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - v) Provide a video inspection report of the existing storm and sanitary mains along the property frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.

- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater on-site or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
  - a. Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
  - b. Pipe sizes, material and slopes.
  - c. Location of manholes and fire hydrants.
  - d. Road grades, high points and low points.
  - e. Alignment of ultimate and interim curbs.
  - f. Proposed street lights design.
- xi) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

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

**Note:**

**PLN - 50**

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



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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

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Signed

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Date

Schedule 1: Preliminary Subdivision Plan

Schedule 2: Preliminary Road Functional Plan

PROPOSED SUBDIVISION PLAN OF LOTS 24 TO 29 AND LOT 30 EXCEPT PARCEL "A" (BYLAW PLAN 64284),  
ALL OF SECTION 33 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 8705

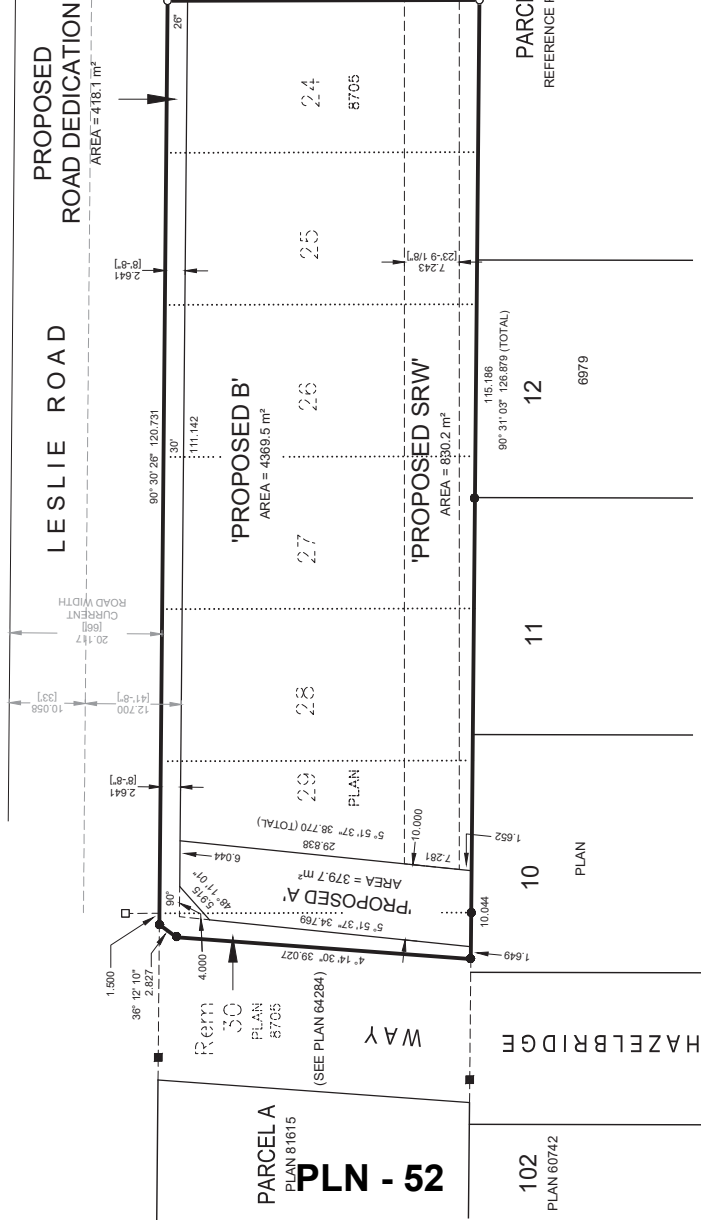
CITY OF RICHMOND  
BCGS 92G.015



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 50mm IN  
WIDTH BY 432mm IN HEIGHT WHEN PLOTTED AT  
A SCALE OF 1:500

DATUM: NAD83 (CSRS) 4.0.0.BC.1 GVRD, UTM ZONE 10.			
MONUMENT	NORTHING	EASTING	COMBINED POSITIONAL ACCURACY
88H4812	5447283.825	490464.691	0.02
77H4970	5447798.048	490464.757	0.01

NOTE: FOR MAPPING PURPOSES ONLY.



LEGEND

INTEGRATED SURVEY AREA No. 18,  
CITY OF RICHMOND,  
NAD83 (CSRS) 4.0.0.BC.1 GVRD.

- DENOTES STANDARD IRON POST FOUND
  - DENOTES STANDARD IRON POST PLACED
  - DENOTES LEAD PLUG FOUND
  - DENOTES LEAD PLUG PLACED
  - DENOTES GEODETIC CONTROL MONUMENT
  - DENOTES UNSUITABLE FOR POSTING
  - US - DENOTES BLOCK
  - Bk - DENOTES BLOCK
- NOTE:  
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS  
WHICH ARE NOT SET ON THE TRUE CORNERS.

bennett

LAND SURVEYING LTD.  
SUITE 200, 275 FELL AVENUE  
NORTH VANCOUVER BC  
V7P 3B5  
TEL 604-860-4869  
www.bennettsurveying.com  
FB 880 P 98-137 (MARG)

Schedule 1  
Preliminary  
Subdivision Plan

THIS PLAN LIES WITHIN THE  
METRO VANCOUVER REGIONAL DISTRICT  
OF RICHMOND, BC  
THIS PLAN LIES WITHIN THE JURISDICTION  
OF THE METRO VANCOUVER REGIONAL DISTRICT  
OF RICHMOND, BC  
THE FIELD SURVEY REPRESENTED BY  
THIS PLAN WAS COMPLETED ON THE  
DAY OF  
JANUARY, 2023. BLS #693

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
UNLESS OTHERWISE SPECIFIED TO COMPUTE GRID DISTANCES.  
MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED  
FACTOR OF 0.9998038 WHICH HAS BEEN DERIVED FROM GEODETIC  
CONTROL MONUMENTS 77H4970 AND 88H4812.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
GEODETIC CONTROL MONUMENTS 77H4970 AND 88H4812.  
THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL  
ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED  
COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL  
MONUMENTS 77H4970 AND 88H4812.





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10514 (RZ 20-921503)  
8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 23 (Site Specific Industrial Zones), in numerical order:

**“23.21 Light Industrial, Office and Limited Commercial (ZI21) - Aberdeen Village (City Centre)**

**23.21.1 Purpose**

The **zone** accommodates mid-rise industrial development within **City Centre**, plus a limited amount of **office use**, a limited amount of **commercial use** and compatible **secondary uses**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to industrial **use**.

**23.21.2 Permitted Uses**

- industrial, general
- industrial, manufacturing

**23.21.3 Secondary Uses**

- education, commercial
- manufacturing, custom indoor
- office
- recreation, indoor
- restaurant
- retail, general
- service, business support
- service, financial
- service, household repair
- studio

**23.21.4 Permitted Density**

1. The maximum **floor area ratio** is 1.2.

2. Notwithstanding Section 23.21.4.1, the reference to “1.2” is increased by a maximum additional **density floor area ratio** of “0.51”, provided that:
  - a) the **lot** is located within an **Industrial Reserve – “Limited Commercial”** area designated by the City Centre Area Plan;
  - b) the **owner** uses a portion of the additional **density floor area ratio** together equalling no more than 1,948 m<sup>2</sup> for **secondary uses** in the **zone**, provided that the combined **floor area** of all **secondary uses** on the **site** shall not exceed 50% of the **floor area** provided on the **site**.
  - c) if, at the time **Council** adopts a zoning amendment bylaw to create the **zone** and/or to include the **lot** in the **zone**, the **owner** pays a sum to the **City** calculated as 5% of the **floor area ratio**, excluding industrial **use floor area**, (i) multiplied by the equivalent to construction value” rate of \$9,375.37 /sq. m. if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, multiplied by the “equivalent to construction value” of \$9,375.37 /sq. m. adjusted by the cumulative applicable annual changes to the Statistics Canada “Non-residential Building Construction Price Index” for Vancouver, where such change is positive.
3. For the purposes of this **zone**, the permitted **density** is based on gross **site** area before the required fee simple transfer to the **City** of not less than 379.7 m<sup>2</sup> of land within the **site** transferred to the **City** as a fee simple **lot** for **park** and related purposes.
4. For the purposes of this **zone**, garbage and recycling facilities and bicycle storage are not included in the calculation of maximum **floor area ratio**.

#### **23.21.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 90% for **buildings**.

#### **23.21.6 Yards & Setbacks**

1. The minimum **setback** from a public **road** is 3.0 m.
2. The minimum **setback** from publicly-accessible outdoor space is 1.5 m.
3. The minimum **interior side yard** and **rear yard** is 0.0 m, except that it shall be 3.0 m abutting existing **residential use**.

#### **23.21.7 Permitted Heights**

1. The maximum **building height** is 25 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

#### **23.21.8 Subdivision Provisions**

1. The minimum **lot area** is 2,400 m<sup>2</sup>.

**23.21.9 Landscaping & Screening**

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

**23.21.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the provisions of Section 7.0, EXCEPT that:
  - a) large size **loading spaces** shall not be required.

**23.21.11 Other Regulations**

1. **Office** and **education, commercial uses** shall not be located on the ground floor of a **building** (excluding **building** entrance lobbies).
2. The following **uses** shall be located not more than 50 m from a **property line** abutting Hazelbridge Way:
  - a) **manufacturing, custom indoor**
  - b) **recreation, indoor**
  - c) **restaurant**
  - d) **retail, general**
  - e) **service, business support**
  - f) **service, financial**
  - g) **service, household repair**
  - h) **studio**
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it:

**2.1 SCHOOL & INSTITUTIONAL USE (SI)**

That area shown cross-hatched and indicated as “A” on “Schedule A attached to and forming part of Bylaw No. 10514”

**2.2 LIGHT INDUSTRIAL, OFFICE AND LIMITED COMMERCIAL (ZI21) – ABERDEEN VILLAGE (CITY CENTRE)**

That area shown cross-hatched and indicated as “B” on “Schedule A attached to and forming part of Bylaw No. 10514”

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10514”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON


SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

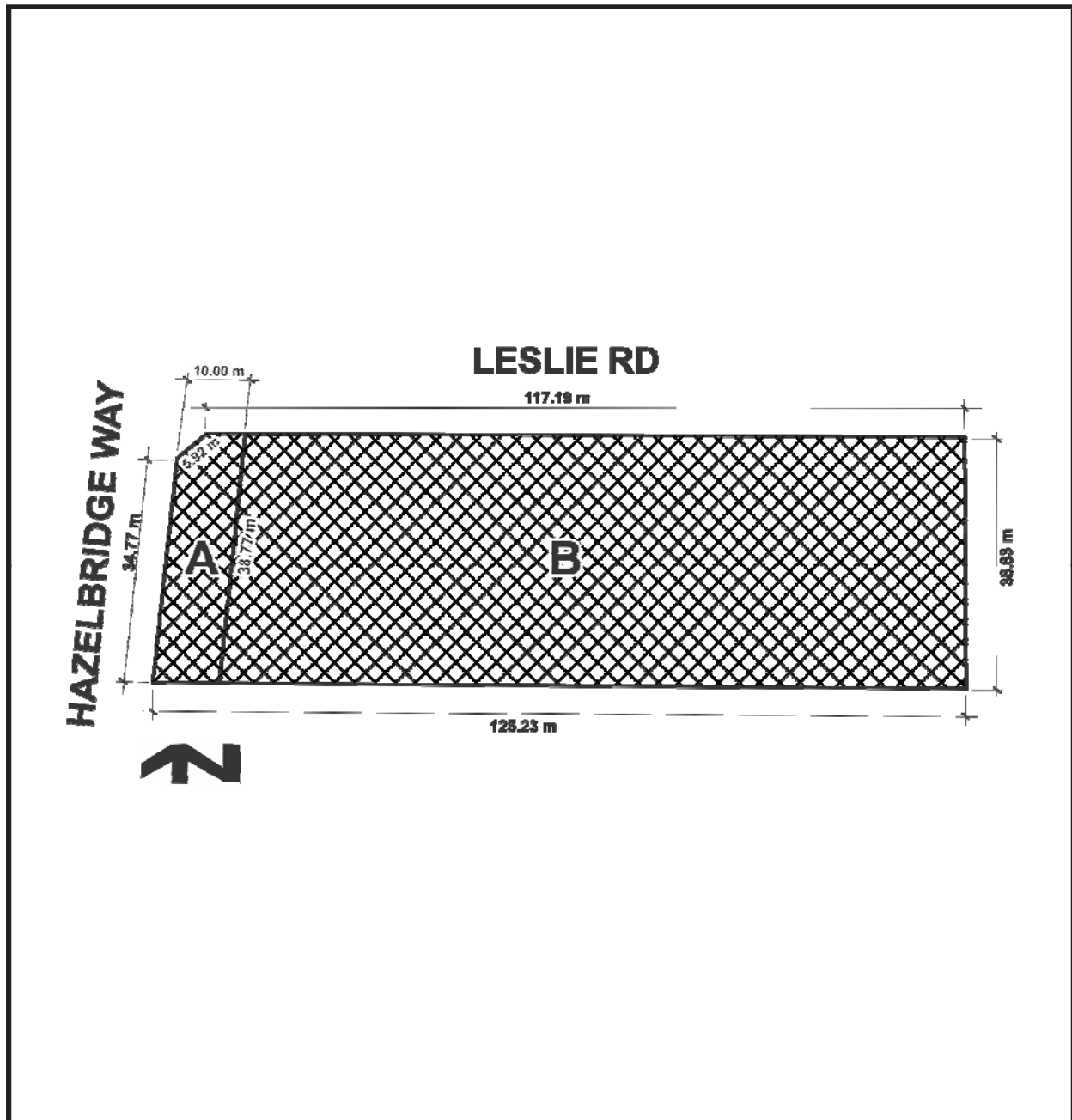
CITY OF RICHMOND
APPROVED by <b>SB</b>
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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



Schedule A attached to and forming part of Bylaw No. 10514





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

**Date:** March 11, 2024

**File:** TU 23-024083

**Re:** Application by Pooni Group for a Temporary Commercial Use Permit at  
13651 Bridgeport Road

**Staff Recommendation**

1. That the application by Pooni Group for a Temporary Commercial Use Permit (TU 23-024083) to allow a maximum of 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of floor area to be used for 'Warehouse Sales' limited to the sale of household appliances, and the provision of 87 parking spaces, at 13651 Bridgeport Road until February 28, 2027 be considered; and,
2. That the application be forwarded to the May 21, 2024 Public Hearing to be held at 7:00 p.m. in the Council Chambers of Richmond City Hall.

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

WC:le  
Att. 4

**REPORT CONCURRENCE**

**CONCURRENCE OF GENERAL MANAGER**

## **Staff Report**

### **Origin**

Pooni Group, on behalf of Midland Appliances (Director – Lee Methot), has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow up to 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of space for “Warehouse Sales” limited to the sale of household appliances, and the provision of 87 vehicle parking spaces, as a temporary use at 13651 Bridgeport Road on a site zoned “Light Industrial (IL)” (Attachment 1). This would permit Midland Appliances to conduct retail sales to the general public for a temporary period of time until a permanent location is found.

If approved, the TCUP would be valid until February 28, 2027 to coincide with the expiry of the applicant’s current lease.

### **Background**

Midland Appliances has operated in Richmond since 1990 and has been at its current location at 13651 Bridgeport Road since 2007, operating under a Business Licence for wholesale trading (business to business transactions). Community Bylaws investigated a complaint in November of 2018 that Midland Appliances was conducting retail sales to the general public at the Bridgeport Road location, which is not a permitted use within the “Light Industrial (IL)” zone. Within the “Light Industrial (IL)” zone only wholesale retailing of goods is permitted. Wholesale operations are limited to business-to-business transactions and do not permit retail sales to the general public.

In December 2020 a TCUP (TU 20-890999) was issued by Council to permit retail sales activities limited to 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of area and 87 vehicle parking spaces to permit sales to occur onsite while Midland Appliances actively searched for a suitably zoned property elsewhere in the City. That TCUP expired on December 15, 2023.

Since the issuance of TU 20-890999, Midland has been operating warehouse sales on-site. In February 2022, having been unsuccessful in securing a lease on suitably zoned property elsewhere in the City, the applicant opted to extend their current lease on the subject property. That lease is set to end on February 28, 2027. The applicant submitted an application to extend the TCUP after they entered into the lease extension.

### **Findings of Fact**

Midland Appliances leases the premises and is one of two lessees on the subject site. The subject site is 13,912.8 m<sup>2</sup> in area and is currently developed with a 6,282 m<sup>2</sup> (67,622 ft<sup>2</sup>) warehouse building. Midland Appliances leases the westerly portion of the building, which is 3,990 m<sup>2</sup> (42,949 ft<sup>2</sup>) in area.

The site is used for warehousing and distribution of household appliances and includes a showroom that allows potential purchasers to view samples of the appliances (Attachment 2).

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

## **Surrounding Development**

The subject site is located in the Bridgeport planning area. Development immediately surrounding the subject site is as follows:

To the North: An office and warehouse building on land zoned “Light Industrial (IL)”. The warehouse space is being used as storage space as part of Midland Appliances’ operations.

To the South: Across Bridgeport Road, a warehouse building on land zoned “Industrial Business Park (IB1)”.

To the East: Across a railway, land zoned “Light Industrial (IL)”.

To the West: Across Viking Way, land zoned “Light Industrial (IL)”.

## **Related Policies & Studies**

### Official Community Plan/ Bridgeport Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Mixed Employment”. The Industrial North-East Sub-Area and Bridgeport Land Use map within the Bridgeport Area Plan designate the subject site as Industrial, which allows for light and heavy industrial uses and discourages commercial uses (retail with public access).

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

Council’s consideration of the proposed temporary commercial use permit for “Warehouse Sales” is generally consistent with the applicable policies in the OCP.

### Industrial Land Intensification Initiative

In 2021, Council adopted the Industrial Lands Intensification Initiative and associated Zoning and OCP Bylaw amendments which established policy direction to: protect industrial land for industrial use; remove barriers to more intense forms of industrial development; accommodate new and emerging types of industrial businesses; and, prevent non-industrial uses from eroding the viability of industrial land for industrial users.

As a result of this initiative, there were no changes to the range of permitted retail uses (including “Warehouse Sales”) in the City’s “Industrial (I)”, “Light Industrial (IL)” or “Industrial Business Park (IB1, IB2)” zones. “Warehouse Sales” continues to be a permitted use within the “Industrial Retail (IR1, IR2)” zone. There were also reduced parking regulations introduced for selected defined industrial uses.

The proposal can be considered on the basis that the temporary nature of the application does not impact the longer-term intended industrial use of the subject site, and that the OCP provides for the consideration of such uses on a temporary basis.

#### Richmond Zoning Bylaw 8500

The subject site is zoned “Light Industrial (IL)”, which allows for a range of industrial uses. The applicant proposes to include warehouse sales in a showroom-type setting and to allow retail sales to the general public, until February 28, 2027 to coincide with the expiry of Midland Appliances’ current lease.

The applicant’s current operations include retail sales and associated on-site warehouse storage. Their current operations are permitted within the “Industrial Retail (IR1)” zone. There are approximately 228 acres of land zoned “Industrial Retail (IR1)” in the City. Retail sales of home appliances are permitted in most of the City’s commercially zoned lands.

#### Local Government Act

The Local Government Act states that TCUPs are valid for a period of up to three years from the date of issuance. An application for one extension to the Permit may be made and issued for up to three additional years, at the discretion of Council. Staff has proposed, and the applicant has agreed, that the TCUP would expire concurrently with the end of Midland Appliances current lease, on February 28, 2027.

#### **Public Consultation**

A notification sign has been installed on the subject site. Staff have not received any comments from the public about the TCUP application in response to the placement of the notification sign on the property. Should the Planning Committee and Council endorse the staff recommendation, the application will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

#### **Analysis**

##### Proposed Warehouse Sales Use

Midland Appliances currently occupies 3,990 m<sup>2</sup> (42,949 ft<sup>2</sup>) of space in the western portion of the un-stratified building on the subject site (Attachment 2). This space is currently under lease to Midland Appliances until February 28, 2027. The eastern portion of the building (13851 Bridgeport Road) is leased by Arrow Speed Controls.

The proposed continued use of a portion of the site for warehouse sales would not alter the established form of development in the area, nor change its primarily industrial character. The existing layout includes 2,068 m<sup>2</sup> (22,258 ft<sup>2</sup>) of warehouse space, 432 m<sup>2</sup> (4,648 ft<sup>2</sup>) of office space and 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of showroom space for sales of household appliances. The showroom makes up approximately 40 per cent of the interior ground floor space at 13651 Bridgeport Road.

#### Previously Issued Temporary Commercial Use Permit (TU 20-890999)

As noted, the City issued a Temporary Use Permit to Midland Appliances in December 2020 to permit 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of space for “Warehouse Sales” use limited to the sale of household appliances. That permit expired on December 15, 2023. The current application seeks approval for substantially the same use.

Under the conditions of TU 20-890999, the applicant was required to complete on-site upgrades, including the marking of a pedestrian pathway, the provision of onsite Class 1 and Class 2 bicycle parking spaces and the provision of 87 clearly marked vehicle parking stalls, including two accessible vehicle parking spaces. The City is holding a \$10,000.00 security to ensure that these conditions are completed, and that the on-site improvements are maintained. Staff has conducted a site visit and confirmed that the landscaping remains in good condition and in compliance with zoning; and, that all requirements of TU 20-890999 have been met.

There have been no complaints received by staff over the duration of TU 20-890999, and no issues reported regarding the provision of adequate parking by Midland Appliances at 13651 Bridgeport Road.

#### Changes to On-Site Vehicle Parking

The previously issued TCUP (TU 20-890999) secured 87 vehicle parking stalls. Since that time, the parking requirements Zoning Bylaw 8500 have been updated, and the current requirement is 62 vehicle parking spaces.

The applicant has conducted a Parking Study indicating that they can meet the required number of parking stalls of 62 vehicle parking stalls by using some of the parking stalls at the adjacent property to the north, Unit #110 – 2800 Viking Way. Midland Appliances has secured a lease for the warehouse space at Unit #110 – 2800 Viking Way that expires February 28, 2027, coinciding with the expiration of their lease at 13651 Bridgeport Road.

The applicant proposes to maintain the 87 stalls previously provided under their previous TCUP (TU 20-890999) and assign 62 stalls for Midland’s exclusive use, and the remaining 25 stalls secured previously would be available for other uses.

#### Applicant Efforts to secure alternative location

The applicant has been actively searching for a new location for the business over the last three years and has provided a summary of the work undertaken by Midland Appliances and their commercial broker to secure an appropriately sized and zoned space during the term of TU 20-890999 (Attachment 4). The applicant has identified that in order to meet Midland Appliances’ business needs, they require a site where zoning permits warehouse sales and with a minimum size of 15,000 ft<sup>2</sup> or larger.

Together with their commercial broker, Midland Appliances evaluated 25 potential industrial sites (either vacant or coming up for lease). Of those 25 properties explored, five were identified as suitable based on their size and appropriate zoning; however, the applicant was unsuccessful in their attempts to lease or purchase an alternate location.

The applicant has indicated they are having difficulty in finding an appropriately zoned and sized space for the relocation of Midland Appliances' business operations. The applicant's letter indicates that they understand the need to relocate and believe the extension to the TCUP will provide sufficient time to actively secure an appropriately zoned property. Staff supports the applicant's request for more time to find an appropriate space.

If approved, the Temporary Use Permit would allow Midland Appliances to conduct sales to the general public until February 28, 2027, while they seek an alternative appropriately zoned property within this time period.

**Financial Impact**

None.

**Conclusion**

The proposed temporary use at the subject property is generally acceptable to staff on the basis that it is temporary in nature, that the applicant has demonstrated reasonable efforts to have tried to acquire a suitable alternative location and that they are committed to continuing their search for a suitable space to relocate to prior to the expiry of their current lease.

It is recommended that the attached Temporary Commercial Use Permit be issued to the applicant to allow "Warehouse Sales" at 13651 Bridgeport Road limited to the sale of household appliances and the provision of 87 parking spaces until February 28, 2027.



Laurel Eyton  
Planning Technician  
(604-276-4262)

LE:js

- Att.    1: Location Map  
         2: Site Plan  
         3: Development Application Data Sheet  
         4: Lease Exploration Memo







# City of Richmond



TU 23-024083

PLN - 66

Original Date: 08/17/23

Revision Date: 03/06/24

Note: Dimensions are in METRES

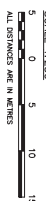




## PARCEL IDENTIFIER (PID): 000-767-280

CIVIC ADDRESS  
#13651 BRIDGEPORT ROAD  
RICHMOND, B.C.

LEGEND  
SCALE 1:250



- |     |                            |
|-----|----------------------------|
| x   | INDICATES SPOT ELEVATION   |
| +   | INDICATES BOLLARD          |
| B   | INDICATES CATCH BASIN      |
| CB  | INDICATES ELECTRICAL BOX   |
| EB  | INDICATES FEE HYDRANT      |
| FB  | INDICATES IRRIGATION CONTR |
| IOV | INDICATES IRRIGATION CONTR |
| LOP | INDICATES LAMP STANDARD    |
| M   | INDICATES MANHOLE          |
| MS  | INDICATES PULLBOX          |
| PS  | INDICATES POWER POLE       |
| PP  | INDICATES SIGN             |
| TL  | INDICATES TRAFFIC LIGHT    |
| U   | INDICATES UNKNOWN SERVICE  |
| WM  | INDICATES WATER METER      |
| WV  | INDICATES WATER VALVE      |
| (7) | INDICATES TOP OF WALL      |

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HEN MONUMENT #177 (7161656) WITH AN ELEVATION OF 1,559 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BY-LAW NO. 8097, ARE SHOWN HEREON.



**GENERAL:**  
a) AREAS (APPROX.):

BUILDING AREA:	67,622 SQ.FT.
SUITE AREAS (APPROX.):	
• MIDLAND APPLIANCES	
MAIN FLOOR:	41,988 SQ.FT.
MEZZANINE:	1,963 SQ.FT.
TOTAL:	42,949 SQ.FT.



<b>EXISTING</b>	
OFFICE (MAIN):	3,285 SQ.FT.± (305 SQ.M.±)
OFFICE (MEZZ.):	1,363 SQ.FT.± (127 SQ.M.±)
SHOWROOM/SALES:	16,045 SQ.FT.± (1,490 SQ.M.±)
WAREHOUSE:	22,258 SQ.FT.± (2,068 SQ.M.±)
<b>TOTAL:</b>	<b>42,949 SQ.FT.± (3,990 SQ.M.±)</b>

FRONT (SOUTH)	34 STALLS
BACK (NORTH)	39 STALLS
TOTAL PARKING:	73 STALLS



**Streamline**  
Facility Planning Corporation

## SITE PLAN

Drawn by	H. DUNSTAN / E. WONG		
Project	Drawing	Revision	
18016	1	F	





**TU 23-024083**

**Attachment 3**

Address: 13651 Bridgeport Road

Applicant: Pooni Group

Planning Area(s): Bridgeport

	Existing	Proposed
<b>Owner:</b>	Vanac Development Corporation (Director: Raymond Heung)	No change
<b>Site Size (m<sup>2</sup>):</b>	13,912.8 m <sup>2</sup> [149,756 ft <sup>2</sup> ]	No change
<b>Total Building Size (m<sup>2</sup>):</b> <b>Midland Portion of Building</b> <b>(west portion) (m<sup>2</sup>):</b>	6,282 m <sup>2</sup> [67,622 ft <sup>2</sup> ] 3,990 m <sup>2</sup> [42,949 ft <sup>2</sup> ]	No change
<b>Land Uses:</b>	Industrial Warehouse Warehouse Sales (limited to the sale of Household appliances only)	No change
<b>OCP Designation:</b>	Mixed Employment (MEMP)	No change
<b>Bridgeport Area Plan</b> <b>Designation:</b>	Industrial	No change
<b>Zoning:</b>	Light Industrial (IL)	No change

On Development Site	Bylaw Requirement	Proposed	Variance
Total amount of space for "warehouse sales" at 13651 Bridgeport Rd (m <sup>2</sup> )	Not permitted	TUP to permit 1,490 m <sup>2</sup> [16,043 ft <sup>2</sup> ] of warehouse sales space	None
On-site Vehicle Parking	62	87	None
On-site Bicycle Parking:	Class 1: 11 Class 2: 11	Class 1: 11 Class 2: 11	None



## MEMORANDUM

To:	Laurel Eyton, Planning Technician, City of Richmond	Date:	January 31, 2024
From:	Pooni Group	Project:	TUP Extension
RE:	Summary of Lease Exploration: Midland TUP Extension	Project #:	TU 23-024083

---

### Background

In December 2020, Richmond City Council approved a Temporary Use Permit (TUP) for Midland Appliances (Midland) currently operating at 13651 Bridgeport Road. The TUP is for three years, with the potential for a three-year extension. In June 2023, Pooni Group, on behalf of Midland, submitted a TUP extension application to the City of Richmond for consideration.

Since 2021, Midland and its commercial real estate brokerage, Floorspace Commercial, have been searching extensively for a new location. 25 properties were identified as potential industrial sites (vacant or coming up for lease). Out of the 25 locations that were explored, 5 were identified as suitable based on a size requirement of 15,000 square feet or larger and having the appropriate zoning.

Midland submitted seven offers to lease or purchase the five individual sites (two sites received two offers each). In summary, Midland was not able to secure either a lease or purchase of an alternate location for the following reasons:

- the landlord choosing to renew existing leases,
- expectations on pricing that was not supported by market valuation (i.e., too high),
- lack of responsiveness from the landlord or owner.

Midland has been unsuccessful in finding an alternative location in the TUP period, but understands the need for them to relocate so continue to be actively seeking alternatives for a relocation site. The current industrial vacancy rate in Richmond continues to be at all-time lows (0.9%<sup>1</sup>); this is also increasing the lease rates and feasibility for relocation in any proximity to the site and Midland's target market area.

### Unsuccessful Offers

The following table provides an overview of the five sites where offers have been drafted for owners/property managers with a summary of the results of the negotiations. Seven proof of offers for the five prospective properties were provided to City of Richmond staff and are not included for privacy reasons.

---

<sup>1</sup> Colliers, Vancouver Office Market Report Q3 2023

<https://www.collierscanada.com/en-ca/research/vancouver-office-market-report-2023-q3>



Site	Size (sf)	Date of Offer	Status as of August '23	Summary Result
10880 No. 5 Rd	18,000	April '23	Available	The property is currently available and Midland has submitted a sublease offer for the vacant property. There has been no response received from the sublandlord or management company.
12180 Bridgeport Rd	18,012	Sep '22 (purchase) / Mar '23 (lease)	For sale only	The offers for both purchasing and leasing the property were not accepted because the landlord's expectation on pricing was too high and not supported by market valuation.
2633 Sweden Way	25,507	Sep '20 (lease) / May '23 (lease)	Off Market	Lease offers submitted twice with no response. Landlord renews existing tenant's lease.
2780 Sweden Way	25,000	Mar '23	Off Market	Lease offers submitted but option to renew given to existing tenant Staples. Midland is unable to secure a lease at present.
11938 Bridgeport Rd	18,000	May '21	Off Market	Offers submitted for both lease and purchase. Purchase was taken off table as lender refused to finance because of roof repair issue. Lease offered to another tenant.

The following table provides a summary of the properties that were either available for lease or purchase that have been reviewed in Midland's extensive search in the Richmond market. In addition to the five properties listed above, 20 other properties were considered and carefully examined but did not work out for several reasons, as follows:

- Zoning prohibited the use that Midland requires to operate its business (4)
- The size of the available lease area does not meet the operating requirements of Midland (2)
- Several properties were (re)leased to other tenants before an offer could be submitted (10)
- Property had restrictive covenants from neighbouring tenants that prevented businesses with a similar nature to Midland's (1)
- Several properties had unresponsive landlords or landlords informing Midland that existing tenants would be renewing (2)
- Several properties had unfavourable lease tenures or demolition clauses that would be prohibitive to Midland's business. Landlords refused to sign a long-term lease or remove the demo clause (3)

#### List of Properties Investigated

#	Address	Zoning	Size (sf)
1	10880 No. 5 Road	ZMU18	32,000

	/ 12339 Steveston Hwy		
2	12180 Bridgeport Road	IR-1	18,012
3	2780 Sweden Way	IR-1	25,000
4	2633 Sweden Way	IR-1	25,507
5	11938 Bridgeport Road	IR-1	18,000
6	12720 Bathgate Way	IB-1	24,408
7	7911 Alderbridge	CA	23,000
8	4955 No.3 Road	CA	23,000
9	5400 Minoru	IR-1	30,587
10	3511 Jacombs	IB-1	23,098
11	12080 Bridgeport	IR-1	17,207
12	3200 No.3 Road	ZMU-25	9,329
13	9711 Bridgeport Road	IR-1	5,000 - 20,000
14	13551 Commerce Parkway	IB-1	17,709
15	3870 Jacombs Road - #104	IB-1	15,800
16	3870 Jacombs Road - #107	IB-1	21,430
17	3239 No. 6 Road, SL27	IB-1	12,286
18	6900 Graybar Road	IB-1	16,246
19	3810 Jacombs Road	IB-1	25,525
20	12553 Bridgeport Road	IR-1	20,000
21	3351 Sweden Way	IR-1	20,000
22	13268 Worster Court	IB-1	20,912
23	4771 McClelland Road	ZC-32	25,000
24	10651 Shellbridge Way	IB-1	29,690
25	13799 Commerce Parkway	IB-1	26,211



No. TU 23-024083

To the Holder: POONI GROUP

Property Address: 13651 BRIDGEPORT ROAD

Address: POONI GROUP  
SUITE 200 – 1055 WEST HASTINGS STREET  
VANCOUVER, BC V6E 2E9

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary Commercial uses until February 28, 2027:

Warehouse Sales to a maximum floor area of 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) as shown cross-hatched on the attached Schedule "B" and limited to the sale of household appliances only and the provision of 87 vehicle parking spaces.
4. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
5. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "C" attached hereto, the security shall be returned to the Holder.

There is filed accordingly:

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

This irrevocable letter of credit is associated with the commitments secured in the prior issued TCUP (TU 20-890999) and is being held to ensure that the improvements are adequately maintained, namely:

- 87 vehicle parking spaces, of which two must be accessible vehicle parking spaces;
  - All 87 vehicle parking spaces must be clearly lined and painted;
  - 11 Class 1 bicycle parking stalls (or the equivalent of 10 m<sup>2</sup>) within unused office space;
  - 11 Class 2 bicycle parking spaces near the front entry to the building; and,
  - A defined pedestrian pathway from the City sidewalk and the on-site outdoor bicycle parking to the front entrance of the building.
6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, \_\_\_\_\_.

ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
MAYOR

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



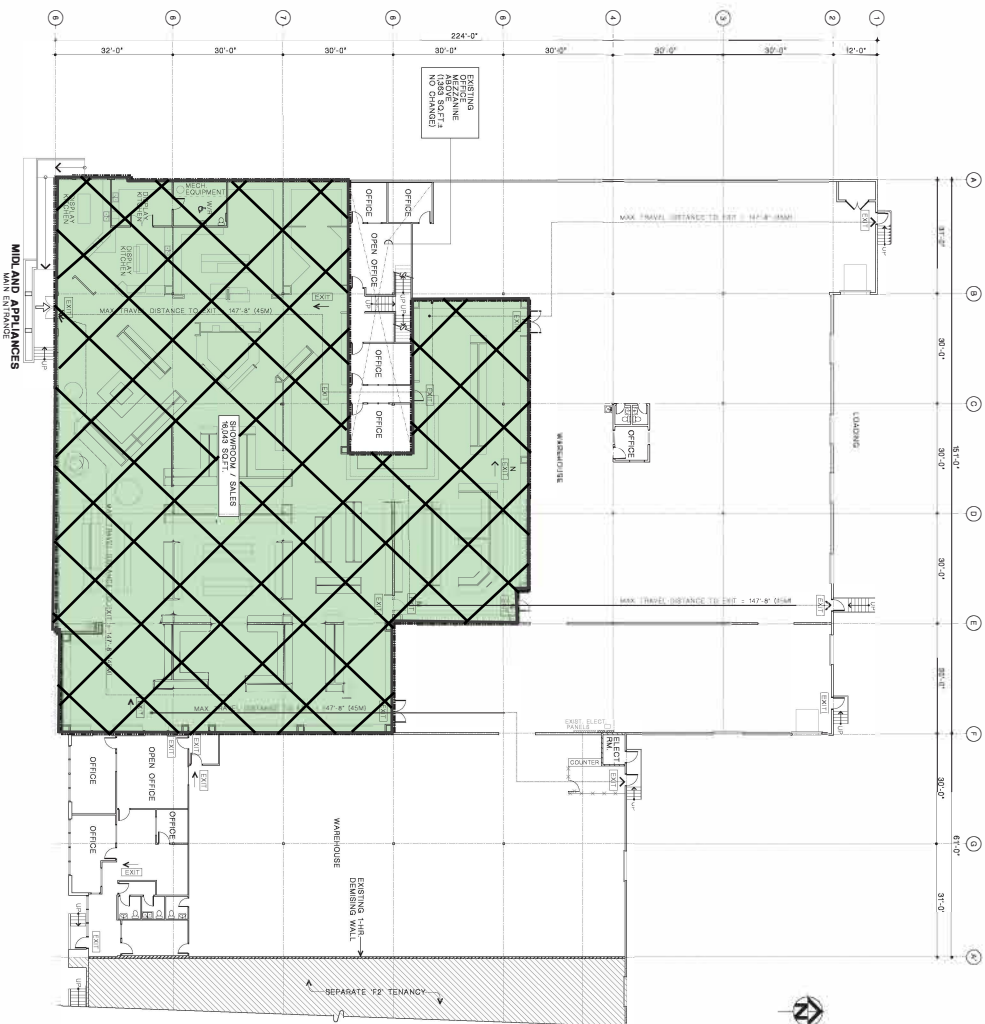


ALL CONSTRUCTION SHOWN IS EXISTING  
UNLESS OTHERWISE NOTED


 PARKING STALL FOR MIDLAND  
APPLUANCE TENANCY  
- 'S' DENOTES SMALL STALL

PLN - 78

<b>PARKING LAYOUT PLAN</b>		
<b>Scale</b>	1/32" = 1'-0"	
<b>Date</b>	OCTOBER, 2020	
<b>Drawn by</b>	H. DUNSTAN / E. WONG	
<b>Project</b>	<b>Drawing</b>	<b>Revision</b>
20089	1	B



**AREA/USE LEGEND**

-  **SHOWROOM / SALES AREA**  
= SALES 18.043 SQ.FT.

**LEGEND - WALLS/PARTITIONS/  
FIXTURES**

- EXISTING WALL TO REMAIN  
EXISTING 1-HR TENANT DEMISING  
FIRE SEPARATION WALL (ALONG  
GROUPE A) TO REMAIN

## OVERALL FLOOR PLAN

Section	Vibr. - 1st		
Date	March, 2018		
Drawn by	H. DUNSTAN / E. WONG		
Project	Drawing	Revision	
18016	2	F	



## Schedule “C”

### Undertaking

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

Pooni Group  
by its authorized signatory

---

Blaire Chisholm



# City of Richmond

## Report to Committee

---

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** March 19, 2024  
**File:** RZ 17-782750  
**Re:** Request to Extend the Rezoning Adoption Deadline for the Application by  
Landa Oval Development Ltd at 6851 and 6871 Elmbridge Way.

---

### Staff Recommendation

That Landa Oval Development Ltd.'s request to extend the rezoning adoption deadline for Bylaw 10423 (6851 and 6871 Elmbridge Way; RZ 17-782750) to June 10, 2024 be denied.

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

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Law	<input checked="" type="checkbox"/>	 _____
Engineering	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Landa Oval Development Ltd. has submitted a request to extend the rezoning adoption deadline for their application at 6851 and 6871 Elmbridge Way (RZ 17-782750; Bylaw 10423) from April 15, 2024 to June 10, 2024. A location map is provided in Attachment 1.

The current application is to rezone 6851 and 6871 Elmbridge Way from Industrial Business Park (IB1) to High-Density Mixed Use (ZMU52) – Oval Village (City Centre) to permit a high density mixed-use project. The April 15, 2024 deadline is because the subject rezoning was considered as an in-stream proposal with respect to affordable housing requirements in place prior to the approval of the amendments to the Low End Market Rental (LEMR) program on November 15, 2021.

On November 15, 2021, amendments to the City's Affordable Housing Policy (LEMR program) were approved by Council to increase the amount of residential floor area as affordable LEMR units from 10% to 15% (applicable for projects larger than 60 units within the City Centre). When these policy changes were approved, City Council adopted the following provisions for enabling in-stream rezoning applications to proceed in accordance with the LEMR policy in place prior to November 15, 2021:

- Council granting 1<sup>st</sup> reading of the rezoning bylaw within 1 year of the affordable housing policy (LEMR) change (i.e., November 15, 2022); and
- the rezoning bylaw is adopted within 1 year of Council consideration.

The rezoning for 6851 and 6871 Elmbridge Way was granted 1<sup>st</sup> reading on November 14, 2022. At the December 19, 2022 Public Hearing, the rezoning was referred back to staff and the developer to address traffic and lane comments. As a result of the referral, a report responding to these matters and presenting revisions to the development was endorsed by Council on April 24, 2023 and forwarded to the Public Hearing on May 15, 2023 where 3<sup>rd</sup> reading of the rezoning amendment bylaw was granted.

In keeping with the in-stream protection measures referenced above and to account for the referral back to staff at the December 19, 2022 Public Hearing, a rezoning consideration item (Item 25) was secured to require adoption of the rezoning bylaw by April 15, 2024. The subject rezoning application is not able to meet the April 15, 2024 deadline.

The applicant's submitted written request for rezoning adoption extension to June 10, 2024 is provided in Attachment 2 and is based on requesting an extension to in-stream protection for affordable LEMR program requirements applicable to this project. The requested extension date by the applicant complies with current in-stream protection related to the market rental housing policy change that ends on June 20, 2024. If the proposed rezoning adoption deadline extends beyond June 20, 2024, the current market rental policy provisions would apply to this development.

The rezoning staff report and accompanying rezoning consideration item providing for an April 15, 2024 deadline indicated that if this deadline cannot be achieved, staff will bring

forward a report to Council to update on the status of the rezoning for Council consideration to determine whether the redevelopment should comply with current City policy related to affordable LEMR housing. As a result, this report is being forwarded to Council to:

- Inform Council of the applicant's rezoning adoption extension request;
- Provide information on the status of the rezoning; and
- Provide Council with options and a staff recommendation on the applicant's rezoning adoption extension request, in consideration of the City's current affordable LEMR housing and associated in-stream protection deadlines outlined above.

## **Findings of Fact**

### **Project Information**

The subject development is a high-density mixed use project located in the City Centre Area Plan (CCAP) – Oval Village Sub Area that consists of:

- Commercial floor area that includes a hotel containing approximately 190 rooms in a tower on the north east portion of the site and commercial space at grade along the street frontage of the subject site.
- Residential floor area in two residential towers located at the north west and south west portion of the site and within the development's podium. Approximately 321 strata residential units and 35 affordable LEMR residential units is proposed. This consists of 10% of the total maximum residential floor area for the project, which was consistent with the City's affordable housing LEMR policy in place prior to November 15, 2021.
- Infrastructure works generally include a new road that will be secured on the west side of the subject site, frontage upgrades (River Road and Elmbridge Way) and lane widening upgrades and works City water, storm and sanitary services to applicable City standards. These works will be completed through a Servicing Agreement (SA 23-035702).

## **Analysis**

### **Status of Rezoning and Related Development Applications**

This section provides information on the status of the subject rezoning application, including certain development applications that are related to the completion of the rezoning considerations, for Council to consider in reviewing the applicant's requested extension.

Since 3<sup>rd</sup> reading of Bylaw 10423 was granted on May 15, 2023 the following work has been undertaken to help facilitate completion of the rezoning considerations for this project:

- The submission, review and approval of a road functional plan to finalize BC Land Surveyor plans needed for identified dedications and statutory right-of-ways. Once finalized, submission of the plans to the City that are needed to prepare all applicable legal agreements for this rezoning.
- Preparation of the various legal agreements identified in the rezoning considerations was initiated upon submission of the necessary plans required from the applicant's BC Land Surveyor. The process to complete the legal document drafting is ongoing.

- The submission of a Development Permit application (DP 21-945917) during the processing of the rezoning application to enable concurrent application review. Multiple Development Permit re-submissions have been made to respond to various staff comments, including the Council referral on December 19, 2022, which resulted in modifications to address vehicle circulation and access for the project.
- The Development Permit was reviewed and supported by the City's Advisory Design Panel on December 6, 2023. City staff and the applicant have been working towards finalizing the Development Permit drawings so that the project can be brought forward to the Development Permit Panel for consideration.
- A Servicing Agreement (SA) is a rezoning consideration requirement for the design and construction of all road, lane widening, frontage and servicing/infrastructure works applicable to this development. To date, the applicant has:
  - Submitted required engineered design drawings by the applicant's civil consultant on February 26, 2024.
  - The City review of first submission was completed on March 19, 2024 with all comments provided to the civil consultant for response.
  - Based on review to date, if the second submission addresses all of the provided staff comments, a preliminary Servicing Agreement can be considered with the associated bond amount to be approved by Engineering.
- The Housing Agreement Bylaw to secure the affordable LEMR units proposed as part of this project was endorsed by Planning Committee on March 19, 2024, which is required to complete the affordable housing rezoning consideration item for this project.

The above summary of the status of the rezoning application for completion of the rezoning considerations demonstrates that both the applicant and City staff have been actively working to advance the rezoning to meet April 15, 2024 adoption deadline. However, the present status of the rezoning considerations will result in the subject rezoning application not being able to meet the April 15, 2024 adoption deadline.

Staff believe it is possible to complete rezoning considerations by the June 10, 2024 should an extension be granted.

### Options

The applicant's requested rezoning adoption deadline date of June 10, 2024 for Bylaw 10423 is an extension of approximately 2 months from the original April 15, 2024 deadline that, if achieved, would enable the redevelopment to proceed under the originally intended affordable housing LEMR provisions.

#### *Option 1 (Recommended) – Deny the applicant's extension request*

While progress has been made on completion of some rezoning consideration items since the application was granted 3<sup>rd</sup> reading on May 15, 2023, the current rezoning application status will not enable adoption by Council on or before the April 15, 2024 deadline.

Based on changes to the City's affordable LEMR policy in November 15, 2021 and accompanying in-stream protection for applications and associated deadlines established, a

rezoning adoption date beyond April 15, 2024 would not be compliant with in-stream protection applicable to this policy. As a result, staff recommend that the extension request be denied.

If Council denies the applicant's rezoning adoption extension request, a new rezoning application will need to be submitted that would be subject to all current City LEMR and Market Rental housing policies.

*Option 2 – Grant the applicant's extension request*

Option 2 would provide for an approximate 2 month extension to complete the remaining rezoning consideration items and bring the rezoning Bylaw 10423 to Council for adoption on or before June 10, 2024. Granting the rezoning adoption extension request would result in the development being able to proceed in accordance with the original affordable LEMR housing policy contribution (i.e., 10% of residential floor area secured as affordable LEMR units).

If Council decides to grant the requested rezoning adoption request, the following draft resolution has been prepared for reference:

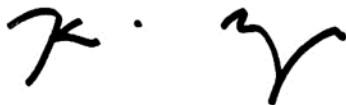
*That the rezoning adoption extension request, by Landa Oval Development Ltd., be granted and that the Rezoning Considerations (Item 25) be revised to require Bylaw 10423 to be adopted on or before June 10, 2024.*

**Financial Impact**

None.

**Conclusion**

Landa Oval Development Ltd. has submitted a request to extend the rezoning adoption deadline for their project at 6851 and 6871 Elmbridge Way (RZ 17-782750; Bylaw 10423) from April 15, 2024 to June 10, 2024. Staff recommend that the rezoning extension request be denied for the reasons provided in this report.



Kevin Eng  
Planner 3  
(604-247-4626)

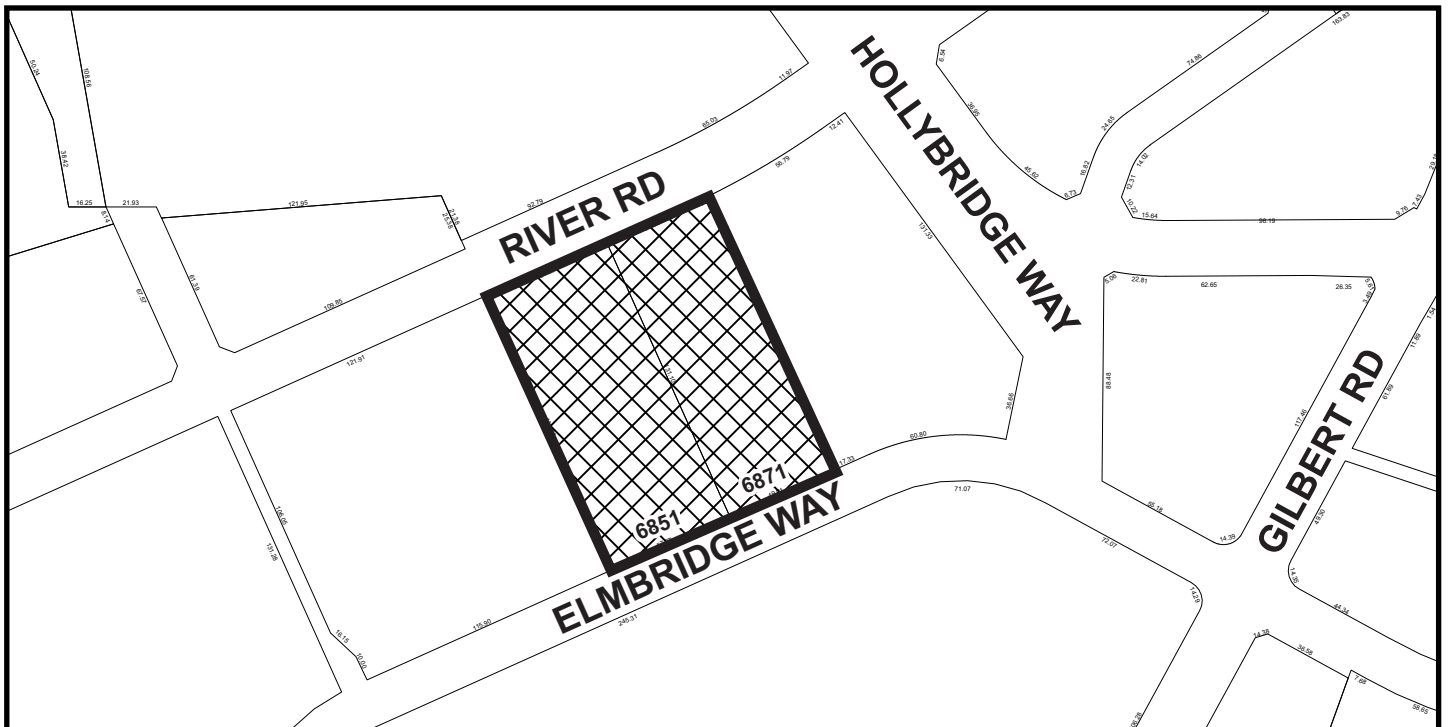
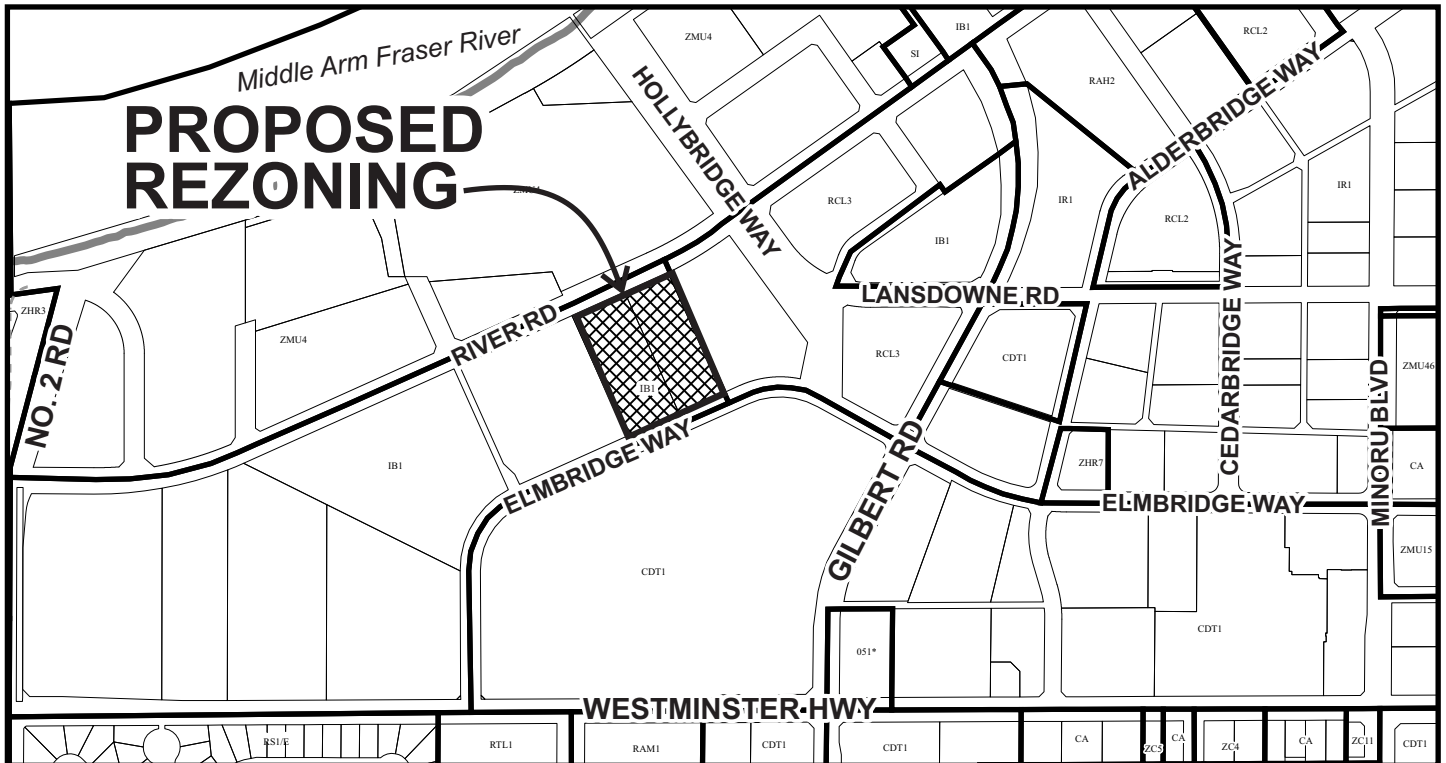
KE:cas

Att. 1: Location Map

2: Applicant's Letter Request for Extension of Rezoning Adoption Deadline



# City of Richmond



## RZ 17-782750

PLN - 86

Original Date: 08/28/17

Revision Date: 10/13/22

Note: Dimensions are in METRES





**Landa Global Properties Ltd.**

1550 - 200 Burrard St.  
Vancouver, B.C. V6C 3L6  
landaglobal.com

T 604 256 5888  
E info@landaglobal.com

March 12<sup>th</sup>, 2024

Kevin Eng | Senior Planner  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Kevin Eng,

**Subject: Request for Extension of Rezoning Adoption Deadline for 6851 & 6871 Elmbridge Way.**

I am writing on behalf of Landa Global Properties (Landa) regarding the rezoning project at 6851 & 6871 Elmbridge Way, Richmond. We are requesting an extension of the Rezoning Adoption deadline from April 15<sup>th</sup>, 2024, to June 10<sup>th</sup>, 2024.

Since passing Public Hearing on May 15<sup>th</sup>, 2023, the development and design teams have been working tirelessly to progress the project. Milestones achieved since Public Hearing include:

- Updated Development Permit application drawings and documents and submission to the City on Jul 7<sup>th</sup>, 2023
- Working with City staff to gain approval for the design of the Functional Plans from initial submission on Feb 26<sup>th</sup>, 2023 through to approval on Nov 29<sup>th</sup>, 2023
- Compiling design rationale booklet and submission to the Advisory Design Panel on Nov 19<sup>th</sup>, 2023
- Presenting to the Advisory Design Panel and gaining full support from the panel on Dec 06<sup>th</sup>, 2023
- Completion of full Building Permit set of drawings and submission of Building Permit application to the City on Nov 23<sup>rd</sup>, 2023.

However, despite these efforts, meeting the April 15<sup>th</sup>, 2024 deadline for Rezoning Adoption has become challenging. Despite the dedicated efforts of City staff, design drawings for off-site works have not been reviewed by relevant City departments, increasing the risk of being unable to form a Servicing Agreement or Preliminary Servicing Agreement before April 15<sup>th</sup>. Additionally, Landa's legal counsel has yet to receive the required legal agreements for Rezoning Adoption, posing a significant hurdle due to insufficient time for review. Extending the deadline would allow the engineering department more time to review off-site design and provide the legal counsel with adequate time for agreement review.

Alongside the extension for rezoning adoption, Landa are seeking an extension for the in-stream provision regarding 10% low-end market rental (LEMR) and the in-stream provision for implementing market rental units into the project. Increasing the LEMR rate to 15% and introducing 15% market rental units would have devastating financial implications for the project.

The site was purchased in 2019, and since then, Landa have diligently worked to advance the project. A significant amount of time was dedicated to ensuring that the lane design and hotel drop-off fully considered the impacts on neighboring properties. However, over the course of the design process, we have faced challenges such as significantly increased interest rates and unprecedented rises in construction costs. 15% LEMR and 15% market rental was not a consideration when the site was purchased in 2019 and implementing this into the project at this stage would render the project unviable.

Landa is fully committed to advancing this exciting project. The architectural design and integration with the surrounding context have been the driving forces behind the development. Landa believes that this approach will contribute to the diversification of Richmond City's urban fabric. In addition, Landa aims to improve the lives of the Richmond community through this project, which offers a wide range of benefits, including:

- Developer's voluntary community amenity cash contribution of \$6,022,453
- 52 parking stalls for the use by the Richmond Olympic Oval during special events.
- Future employment opportunities including 110 Hotel jobs and additional jobs required for the extra 14,000sf of commercial/retail space
- Dedication and construction of the new west road along the west edge of the site
- Upgrades to the River Road and Elmbridge Way street frontages including sidewalks, boulevards and multi-use pathways
- Widening of the existing lane and traffic measures to minimize the impact on vehicular access to the neighbouring property to the east
- A unit mix with over 50% family friendly 3&2-bed units
- Over 9,000sf of indoor and 29,000sf of outdoor amenity space for affordable housing and market strata units
- District energy utility connection and significant landscaping at both street level and on top of the podium (Level 6)

Landa believes that extending the Rezoning Adoption deadline to June 10<sup>th</sup>, 2024, is crucial for the successful completion of this exciting project. Your support in presenting this to Council would be greatly appreciated.

Sincerely,



Kevin Cheung | CEO  
Landa Global Properties