



Planning Committee

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

**Tuesday, April 4, 2017
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on March 21, 2017.*



NEXT COMMITTEE MEETING DATE

April 19, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 7000, 7002 AND 7020 WILLIAMS ROAD & 10060 GILBERT ROAD FROM “TWO-UNIT DWELLINGS (RD1)” AND “SINGLE DETACHED (RS1/E)” TO “MEDIUM DENSITY TOWNHOUSES (RTM2)”**

(File Ref. No. 12-8060-20-009688; RZ 16-743741) (REDMS No. 5174670)

PLN-9

See Page PLN-9 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, for the rezoning of 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from “Two-Unit Dwellings (RD1)” zone and “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.



2. **APPLICATION BY OMB ARCHITECTS FOR A TEMPORARY COMMERCIAL USE PERMIT AT 13340 SMALLWOOD PLACE**

(File Ref. No. TU 17-762904) (REDMS No. 5319040)

PLN-35

See Page PLN-35 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:

- (1) *That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use.*



3. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR AN EXTENSION TO A TEMPORARY USE PERMIT AT 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD**

(File Ref. No. TU 17-763604) (REDMS No. 5329642)

PLN-51

See Page PLN-51 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That the application by Fairchild Developments Ltd. for an extension to Temporary Use Permit TU 14-653009 for the properties at 8320 Cambie Road and 8431 Brownwood Road be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

- (1) *That a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.*

☐

4. **MANAGER'S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, March 21, 2017

Place: Anderson Room
Richmond City Hall

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

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on March 7, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

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

PLANNING AND DEVELOPMENT DIVISION

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

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

Cynthia Lussier, Planner 1, reviewed the application, highlighting that the proposed development is consistent with other developments in the area and the Richmond Auto Mall Association is supportive of the application.

In reply to queries from Committee regarding waiving the requirement for on-site medium/large size loading spaces, Wayne Craig, Director, Development, noted that Richmond Auto Mall vehicle deliveries occur after hours and the proposed variance is consistent with variances granted to other new dealerships in the auto mall.

It was moved and seconded

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

CARRIED

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

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

Steven De Sousa, Planning Technician – Design, reviewed the application, noting that the proposed development would allow a maximum of 16 children in the proposed child care facility. He added that the proposal was referred to Vancouver Coastal Health and the application meets licensing requirements.

It was moved and seconded

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

CARRIED

Planning Committee
Tuesday, March 21, 2017

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

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

Edwin Lee, Planner 1, reviewed the application noting that the rear-yard setback and the rear lane will provide approximately 10.5 metres of separation between the proposed development and the rear property line of the single-family lots on the west side of the lane.

In reply to queries from Committee, Mr. Craig noted that (i) vehicle site access via the rear lane was not considered due to concerns expressed by neighbouring residents, (ii) affordable housing contributions options were discussed with the applicant and the applicant has opted to provide a cash contribution to the Affordable Housing Reserve Fund in accordance to the City's Affordable Housing Strategy, (iii) the applicant has opted to provide a cash-in-lieu contribution instead of providing indoor amenity space, (iv) the proposed development is required to provide a 2:1 replacement ratio for trees, and (v) that replacement trees will be the appropriate species and size for the site.

In reply to queries from Committee, Mr. Lee noted that if the applicant opted to provide indoor amenity space, the required amenity space would be approximately 750 square feet in size. Cathryn Volkering Carlile, General Manager, Community Services, noted further that the cash-in-lieu amenity contributions would be put in a reserve to be used for community amenities.

It was suggested that affordable housing options for the proposed development be discussed with the applicant at the upcoming Council meeting on March, 27, 2017.

It was moved and seconded

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

CARRIED

4. APPLICATION BY BROOK POONI ASSOCIATES INC. FOR A ZONING TEXT AMENDMENT TO THE LIGHT INDUSTRIAL (IL) ZONE TO PERMIT OUTDOOR STORAGE AT 16160 AND 16268 RIVER ROAD

(File Ref. No. 12-8060-20-009697; RZ 15-707253) (REDMS No. 5333725)

In reply to queries from Committee, Kevin Eng, Planner 2, noted that for the eastern portion of the site, proposed modifications will require right-in, left-out access for large vehicles.

Planning Committee
Tuesday, March 21, 2017

It was moved and seconded

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

CARRIED

5. APPLICATION BY SUNCOR ENERGY INC. (PETRO-CANADA INC.) FOR A ZONING TEXT AMENDMENT TO THE GAS STATION COMMERCIAL (ZC15) – BROADMOOR AND IRONWOOD AREA TO PERMIT A DRIVE-THROUGH RESTAURANT AT 11991 STEVESTON HIGHWAY

(File Ref. No. 12-8060-20-009698; ZT 14-656010) (REDMS No. 5336093)

In reply to queries from Committee, Mr. Eng noted that (i) the acoustic levels associated with drive-through operations will comply with applicable provisions of the *Noise Regulation Bylaw 8856*, (ii) the restaurant drive-through will be part of the proposed redevelopment of the Petro Canada gas station, (iii) a traffic assessment was completed with turning radius analysis, (iv) the drive-through queuing lane will be able to accommodate a minimum of eight vehicles, (v) the pump station islands can potentially accommodate up to 16 vehicles, and (vi) the proposed drive-through will be located in the north-east quadrant of the site, away from the pump station islands.

It was moved and seconded

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

CARRIED

6. APPLICATION BY KRAHN ENGINEERING LTD. FOR A ZONING TEXT AMENDMENT TO THE "LIGHT INDUSTRIAL (IL)" ZONE FOR A SITE AT 9920 RIVER DRIVE

(File Ref. No. 12-8060-20-009694; ZT 16-753545) (REDMS No. 5331834 v. 2)

Mark McMullen, Senior Coordinator - Major Projects, reviewed the application, noting that (i) the proposed reconfiguration of the site would allow for 816 parking spaces, (ii) given the long-term nature of the vehicle parking, it is anticipated that vehicle movement in the area would be minimal, (iii) access to the site via No. 4 Road would be restricted, and (iv) there will be a layered landscape buffer to the adjacent townhouse development to the east.

Discussion ensued with regard to the shortage of industrial land in the city.

Planning Committee

Tuesday, March 21, 2017

In reply to queries from Committee, Mr. Craig noted that the site will retain its industrial and zoning industrial OCP designation.

Harry Edger, representing Park'N Fly, spoke on the application, noting that the current occupants (a trucking company) may remain on-site until the lease expires on 2020. He added that there are no plans to mix operations of the trucking company and the proposed long-term vehicle parking facility in the future. He further noted that there no available sites for long-term vehicle parking within Sea-Island.

It was moved and seconded

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

CARRIED

Opposed: Cllr. Steves

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:38 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, March 21, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

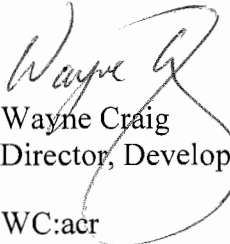
Date: March 30, 2017

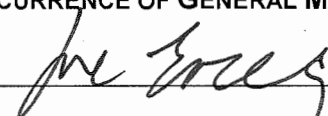
File: RZ 16-743741

Re: Application by Zhao XD Architect Ltd. for Rezoning at 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from Two-Unit Dwellings (RD1) and Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, for the rezoning of 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from "Two-Unit Dwellings (RD1)" zone and "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.


Wayne Craig
Director, Development
WC:acr
Att. 5

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

Staff Report

Origin

Zhao XD Architect Ltd. has applied to rezone 7000, 7002 and 7020 Williams Road and 10060 Gilbert Road from “Two-Unit Dwellings (RD1)” zone and “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone to develop 15 two- and three-storey townhouse units on the assembled site. A location map is provided in Attachment 1.

Project Overview

The proposed development would feature 15 townhouse units in five buildings and a 94 m² (1,010 ft²) outdoor amenity space at the westerly portion of the site. The proposed development consists of two-, three-, and four-bedroom units. Conceptual development plans provided by the applicant are shown in Attachment 2.

Findings of Fact

The proposed development site is approximately 2,500 m² after required dedications along Williams Road and Gilbert Road, and is located in the Broadmoor Area. A single detached house currently exists at 7020 Williams Road and another at 10060 Gilbert Road. A duplex currently exists at 7000 and 7002 Williams Road. All dwellings will be demolished. A Development Application Data Sheet providing details about the development proposal is in Attachment 3.

Surrounding Development

The subject property is located on the southeast corner of Williams Road and Gilbert Road and is surrounded by the following uses:

To the North: Across from Williams Road is a townhouse development zoned “Low-Density Townhouses (RTL4)”

To the South: Single detached dwellings zoned “Single Detached (RS1/E)”

To the East: Townhouse development zoned “Low-Density Townhouses (RTL1)”

To the West: Across from Gilbert Road are single detached dwellings zoned “Single Detached (RS1/E)”. Further west is a townhouse development zoned “Low-Density Townhouses (RTL1)” and the Steveston-London Secondary School.

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The proposed rezoning would comply with this designation.

Arterial Road Policy

The subject property is identified on the Arterial Road Development Map for Arterial Road Townhouse Development. The proposed development meets the Arterial Road Policy objectives to add densification along arterial roads (Williams Road and Gilbert Road). The site is within walkable distance of Steveston-London Secondary school (within 200 m) and is located within 600 m of the Broadmoor Shopping Centre.

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

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

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

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

Analysis**Built Form and Architectural Character**

A four-unit townhouse and a three-unit townhouse is proposed along the Williams Road frontage at the north, two duplexes are proposed along the Gilbert Road frontage at the west and two additional duplexes are proposed at the southeast corner of the site.

The proposed building elevations demonstrate variation of the roofline and provide windows and deck openings to add visual interest to the design. The units at the south end of the proposed site are two-storeys high to transition to the adjacent two-storey single family houses to the south. The units closest at the east step down to two-storeys within 7.5 m of the property line to transition to the adjacent two-storey townhouses to the east.

Main pedestrian entrances to the housing units will front onto Gilbert Road and Williams Road providing direct street access for each unit, strengthening the connection to public streets and internal roadways. The pedestrian entry for the end unit (D) of the building on the corner of Gilbert Road and Williams Road is designed to face the street on Gilbert Road. Vehicular access is provided at the northeast corner of the site from Williams Road.

Four duplexes will provide a smaller scale housing option with two of the units having at-grade access to living areas. The three-unit and four-unit townhouse clusters front onto the arterial

road (Williams Road). The massing of the three-storey townhouse units will be reduced by stepping back the top storey from the street.

Requested Variance

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM2)" zone. Based on the review of the current site plan for the project, the reduction of the exterior side yard setback from 6.0 m to 4.5 m is requested for buildings 1 and 2. The Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setbacks, provided that there is an appropriate interface with neighbouring properties. The exterior side yard at Gilbert Road functions as a front yard for buildings 1 and 2. The proposed rear yard setback to the adjacent townhouse site is a minimum 4.5 m at the ground floor and second floor with a minimum 7.5 m setback at the third floor. The variance will be reviewed in the context of the overall detailed design of the project at the Development Permit stage.

Existing Legal Encumbrances

An existing registered Statutory Right of Way #G54759, which was previously used for city servicing, is no longer required by the City of Richmond and must be discharged prior to rezoning approval.

An existing registered covenant # BF353030 requiring the property to be used only as a two-family dwelling must also be discharged prior to rezoning approval.

Transportation and Site Access

All four existing driveways along the Williams Road and Gilbert Road frontages are to be removed. Vehicle access to the development is to be provided by a single driveway located on Williams Road at the easterly end of the site. A concrete walkway is provided from to connect the site from the community mailbox to the sidewalk along Gilbert Road.

The applicant is required to register a Statutory Right-of-Way (SRW) Public Right-of-Passage (PROP) on title to provide legal means of public and vehicular access to future development located south of the subject development. The SRW is to be registered over the entire length of the north south drive aisle. At the south end of the easterly north-south aisle, no permanent structure is to be placed, to ensure that future access can be achieved.

Vehicle and bicycle parking proposed meet Zoning Bylaw 8500 requirements. Fourteen residential parking stalls are arranged in tandem while the remaining sixteen residential parking stalls are arranged side by side. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area of each unit into habitable space is required prior to rezoning approval.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree

retention and removal relative to the proposed development. The report assesses: 10 bylaw-sized trees on the subject property and one tree on neighbouring properties.

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

- Four (4) trees (#2, 3, 4, 13) are in fair condition but are in conflict with the development. These trees should be removed and replaced.
- Five (5) trees (#5, 6, 7, 8, 10) are either dead, dying (sparse canopy foliage), are infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- One (1) Norway Maple tree (#15) located on the subject property is identified to be retained and protected. The tree is 80 cm in caliper and is in good health. The proposed outdoor amenity area was designed around retaining this Maple tree. The developer should provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One (1) tree (#1) located on the adjacent neighbouring property to the east is identified to be retained and protected. The developer should provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant is required to plant 18 trees. They propose to plant 21 trees. The size and species of replacements trees, and overall landscape design will be reviewed in detail through the Development Permit process.

Tree Protection

One (1) tree on the subject property and one (1) on the neighbouring property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 4). A tree survival security of \$10,000 will be submitted by the applicant for the retention of the Norway Maple on site.

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

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to

any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The applicant is required to comply with the City's Affordable Housing Strategy. In accordance with the Strategy, prior to rezoning bylaw adoption, a cash contribution of \$4.00 per buildable square foot is required, or \$70,890.40 (i.e., 17,722.6 sq. ft. X \$4.00/sq. ft).

Public Art Contribution

In accordance with the Public Art Program Policy, the Developer will provide a public art contribution based on the proposed maximum developable floor area (FAR) at \$0.81/sq. ft. or \$14,355.31 (i.e., 17,722.6 sq. ft. X \$0.81/sq. ft).

For public art project contributions that are less than \$40,000, a cash contribution is to be made to the City's Public Art Reserve, for city-wide art programs preferably in the Broadmoor Area.

Townhouse Energy Efficiency and Renewable Energy

Each proposed townhouse unit will be designed and built to that it scores 82 or higher on the Energuide Rating System (ERS) and Solar Hot Water Ready will be incorporated in the building design to meet energy policy requirements. A legal agreement specifying all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption.

Prior to the submission of a Development Permit application, the applicant is required to complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Amenity Space

The proposal does not include indoor amenity space. The applicant is proposing to provide cash-in-lieu contribution in the amount of \$1,000 per unit for a total of \$15,000, consistent with the Richmond Official Community Plan.

The required outdoor amenity space area is a minimum of 6 m² per unit for a total of 90 m². The applicant proposes a total area of 94 m² for the outdoor amenity space. The outdoor amenity space is located around an existing mature Norway Maple tree. A children's play area separated by low shrubs from Gilbert Road will be provided with a children's rock climbing structure and toad stool stepping pods. A bench is located for residents to sit and observe children at play. Adjacent units also have windows that look out onto the community amenity area for natural surveillance. The landscape plan will be further refined during the Development Permit process. The applicant will provide a deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect.

Private outdoor amenity area for each unit meets the minimum requirement of 30 m² area and a minimum depth of 4.5 m. Units that front onto Williams Road or Gilbert Road have amenity areas at the front and an additional private deck facing the internal site, except for Unit J, which has a portion of the private outdoor amenity area within the side yard.

Accessible Units

As per Section 3.4 of the OCP Bylaw 9000, the City of Richmond encourages the provision of convertible units. The design of the convertible unit will be reviewed at Development Permit stage. Units G and J are convertible units that provides blocking to stair walls to accommodate elevator installation in the future. These units also have common living areas that are accessed at grade.

Further Development Permit Considerations

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

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the Broadmoor Area Plan.
- Refine the character and form of rooflines, and interplay of materials of building elevations to create an interesting streetscape along Williams Road and Gilbert Road.
- Review size and species of replacement trees to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on site and along both frontages.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Review of a sustainability strategy for the development proposal including measures to achieve an EnerGuide Rating System (ERS) score of 82.
- Review information for tree retention and pruning of the Norway Maple from the project arborist.

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

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 2.0 m wide road dedication across the entire Williams Road frontage and a 2.0 m wide road dedication across the entire Gilbert Road frontage; including a 4m x 4m corner cut at the northwest corner of the site.

Then, prior to issuance of the Building Permit, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the Williams Road and Gilbert Road frontages, as well as storm upgrades as described in Attachment 5. The developer is also required to pay DCC's (City & GVS & DD), Address Assignment Fee, and other required fees.

Other Improvements

The applicant agrees to construct a 3 x 9 m concrete bus pad at the existing eastbound bus stop of Williams Road far-side of Gilbert Road. The bus pad works is to include conduit pre-ducting for electrical connections and is to be constructed in accordance with TransLink's 'Universal Accessible Bus Stop Design Guidelines'. The location of the bus pad will be determined as part of the Servicing Agreement process.

The applicant also agrees to provide a \$25,000 cash contribution towards the purchase and installation of a City standard bus shelter and an \$8,800 cash contribution towards the purchase and installation of illuminated street name signs for the Gilbert Road/Williams Road intersection.

Financial Impact or Economic Impact

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

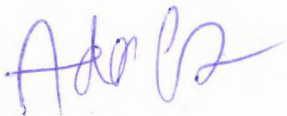
Conclusion

The purpose of this rezoning application is to rezone the property at 7000, 7002 and 7020 Williams Road and 10060 Gilbert Road from the "Two-Unit Dwellings (RD1)" zone and the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM2)" zone, to permit the development of townhouses.

The rezoning application complies with the land use designation and applicable policies contained within the OCP and Broadmoor Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 6; which has been agreed to by the applicant (signed concurrence on file).

Based on the submitted information, staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9688 be introduced and given first reading.

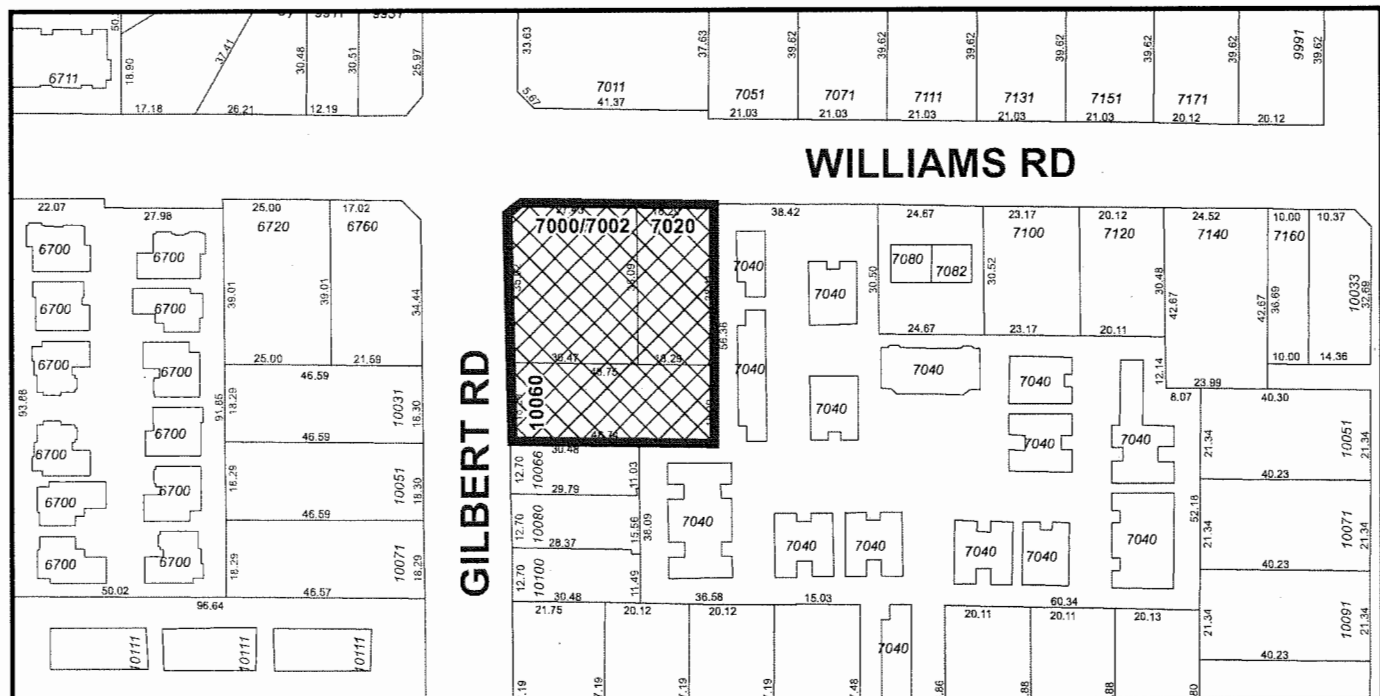


Ada Chan Russell
Planner 1

ACR:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Protection Plan
- Attachment 5: Rezoning Considerations

City of
Richmond



RZ 16-743741

Note: Dimensions are in METRES



City of
Richmond



RZ 16-743741

Original Date: 09/26/16

Revision Date:

Note: Dimensions are in METRES

FEB/17	CITY COMMENTS
MAY/16	REZONING APP
Issued For:	

A

B

C

A DETAIL NUMBER

B LOCATION SHEET

C DETAIL SHEET

Drawings, specifications and other related documents are the copyrighted property of the Applicant and shall be returned upon request.

Reduction of drawing and related documents to 1/8" scale. Independent verification of all dimensions by the CONTRACTOR.

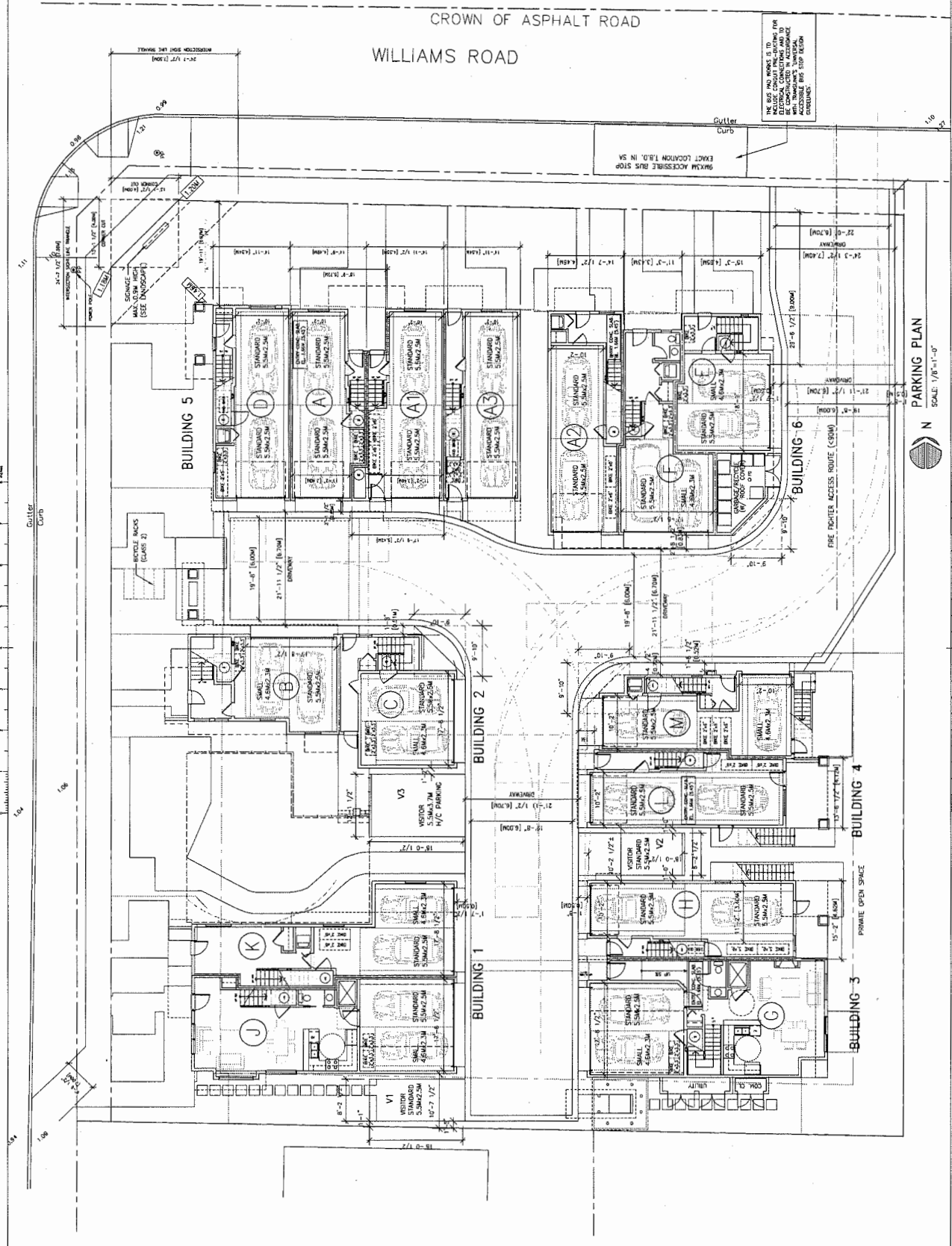
subject: DOWNHOUSE DEVELOPMENT
T WILLIAMS RD. &
LILBERT RD.

00-20 Williams-10060 Gilbert
Pisano, DC

PARKING PLAN

Date:	
Place:	
Drawn By:	
Checked By:	
Project No.:	
Drawing No.:	

A1.1



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



ZHAO XD
ARCHITECT
LTD.

2500-20 Williams Road, Suite 100
Richmond, BC V6V 1K5
Tel: (604) 275-8882
Fax: (604) 275-1715
Email: info@zhaoxd.com
Web: zhaoxd.com

THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

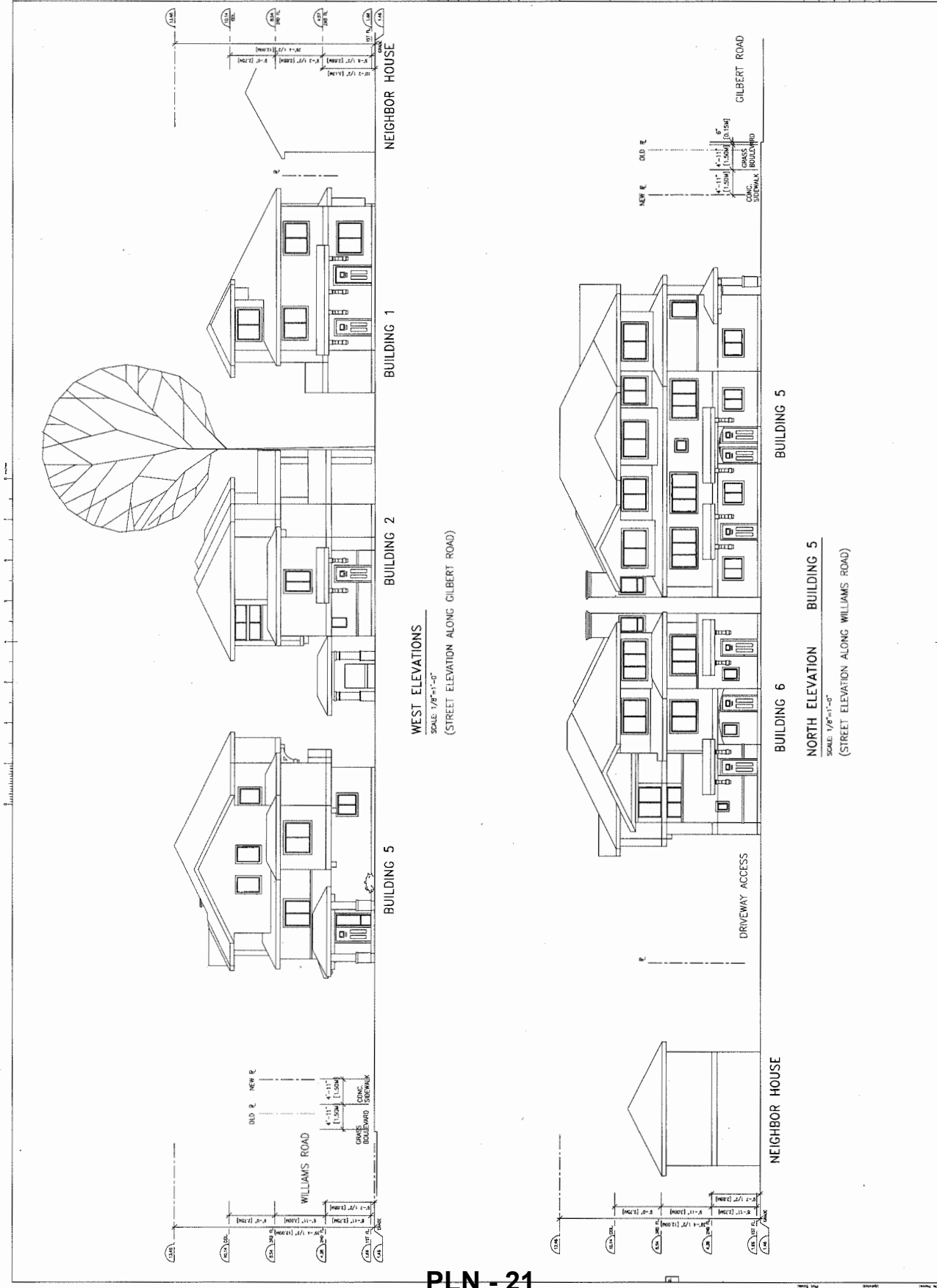
REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON

REVISIONS
DATE
BY
REASON
REVISIONS
DATE
BY
REASON





**ZHAO XD
ARCHITECT
LTD.**

2500-20 Williams Road
Richmond, BC V6V 2A9
Tel: (604) 275-8882
Fax: (604) 903-1735
Email: info@zhaoxd.com
Web: zhaoxd.com

DATE: 11/11/2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: [Blank]
DRAWING NO.: [Blank]

NO.	DATE	DESCRIPTION
1	11/11/2011	ISSUED FOR PERMIT
2	11/11/2011	ISSUED FOR PERMIT
3	11/11/2011	ISSUED FOR PERMIT
4	11/11/2011	ISSUED FOR PERMIT
5	11/11/2011	ISSUED FOR PERMIT
6	11/11/2011	ISSUED FOR PERMIT
7	11/11/2011	ISSUED FOR PERMIT
8	11/11/2011	ISSUED FOR PERMIT
9	11/11/2011	ISSUED FOR PERMIT
10	11/11/2011	ISSUED FOR PERMIT

A DETAIL NUMBER
B/C DETAIL SHEET
C DETAIL SHEET

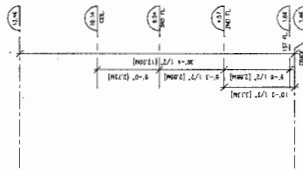
PROJECT:
TOWNHOUSE
DEVELOPMENT
AT WILLIAMS RD. &
GILBERT RD.

**2500-20 Williams Road
Richmond, BC**

ELEVATIONS

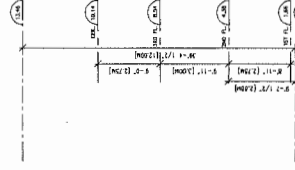
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
PROJECT NO.:
DRAWING NO.:

A5

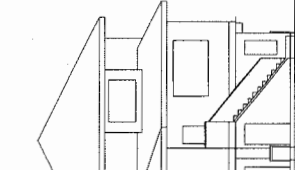


BUILDING 1

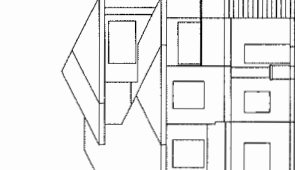
SOUTH ELEVATIONS
SCALE: 1/8"=1'-0"



BUILDING 3

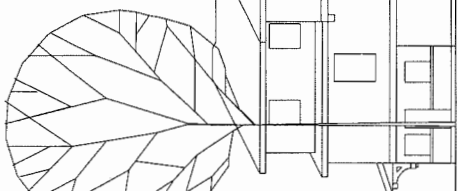


BUILDING 4



BUILDING 6

EAST ELEVATIONS
SCALE: 1/8"=1'-0"
(FACING EAST LOT LINE)



BUILDING 2

BUILDING 4

BUILDING 6



ZHAO XD
ARCHITECT
LTD.

1555-11111 Victoria Rd.,
Richmond, BC V6X 2M6
Tel: (604) 275-5882
Fax: (604) 508-1735
Email: info@zhaoxd.com
Web: zhaoxd.com

Drawn By: [Signature]
Checked By: [Signature]
Project No.: [Blank]
Drawing No.: [Blank]

DATE	DESCRIPTION
10/15/11	10/15/11 CITY COMMENTS
10/15/11	10/15/11 RECORDS APP
10/15/11	10/15/11 TOWN OF

A DETAIL NUMBER
B DETAIL NUMBER
C DETAIL SHEET

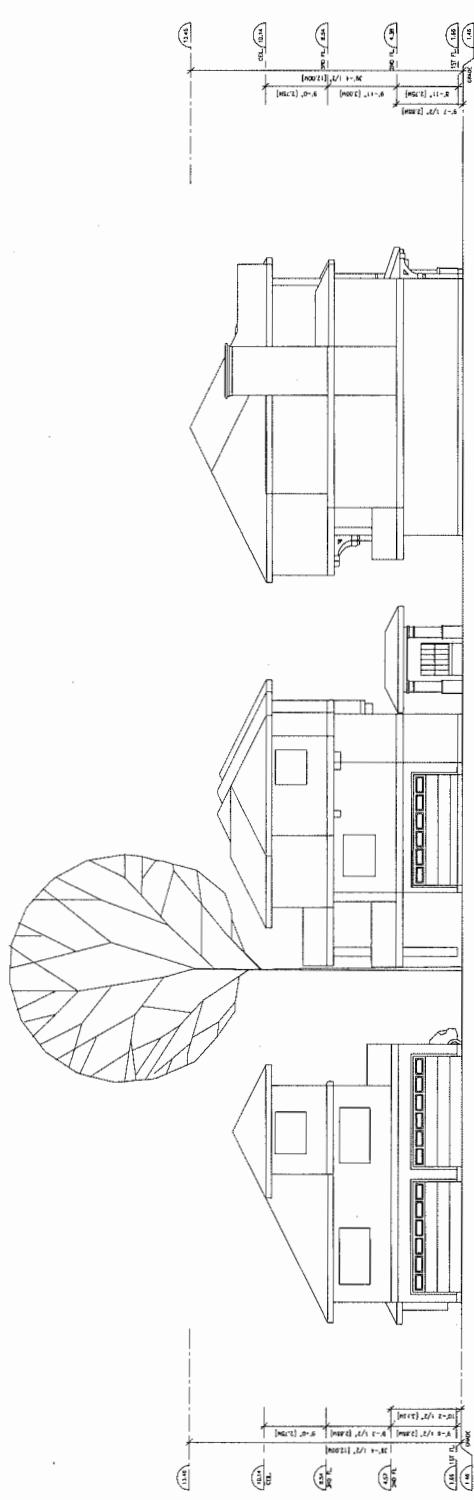
Project:
TOWNHOUSE
DEVELOPMENT
AT WILLIAMS RD. &
GILBERT RD.

2000-20 Williams-10560 Gilmer
RICHMOND, BC

Drawing Title:
ELEVATIONS

Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

A6



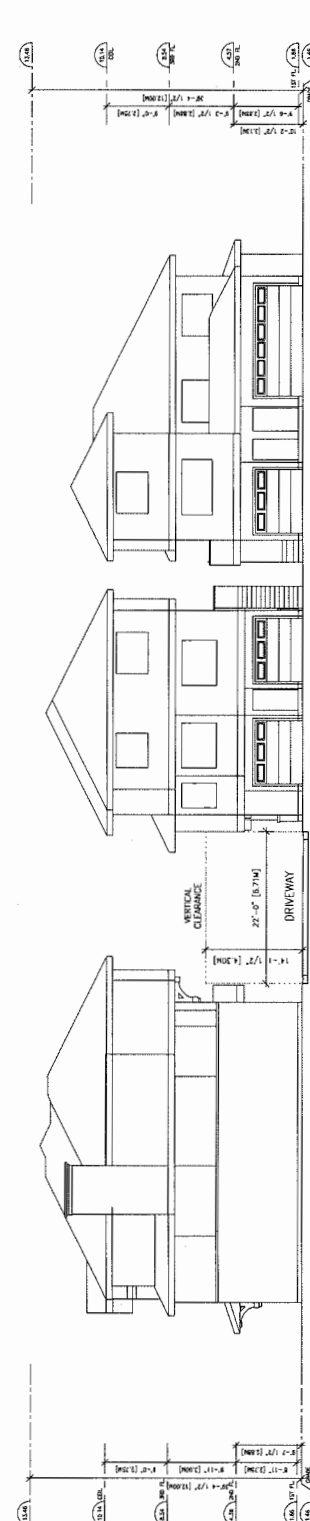
BUILDING 5

BUILDING 2

BUILDING 1

EAST ELEVATIONS

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



BUILDING 3

BUILDING 4

BUILDING 6

WEST ELEVATIONS

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



ZHAO XD
ARCHITECT
LTD.

825-1181 Vancouver, BC
604-275-8882
Fax (604) 505-1735
Email: info@zhaoxd.com
Web: zhaoxd.com

Project: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

7000-20 Williams-10500 Gilbert Richmond, BC

Drawing Title: ELEVATIONS

Date: _____

Scale: _____

Drawn By: _____

Checked By: _____

Project No.: _____

Drawing No.: A7

Sheet No.: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

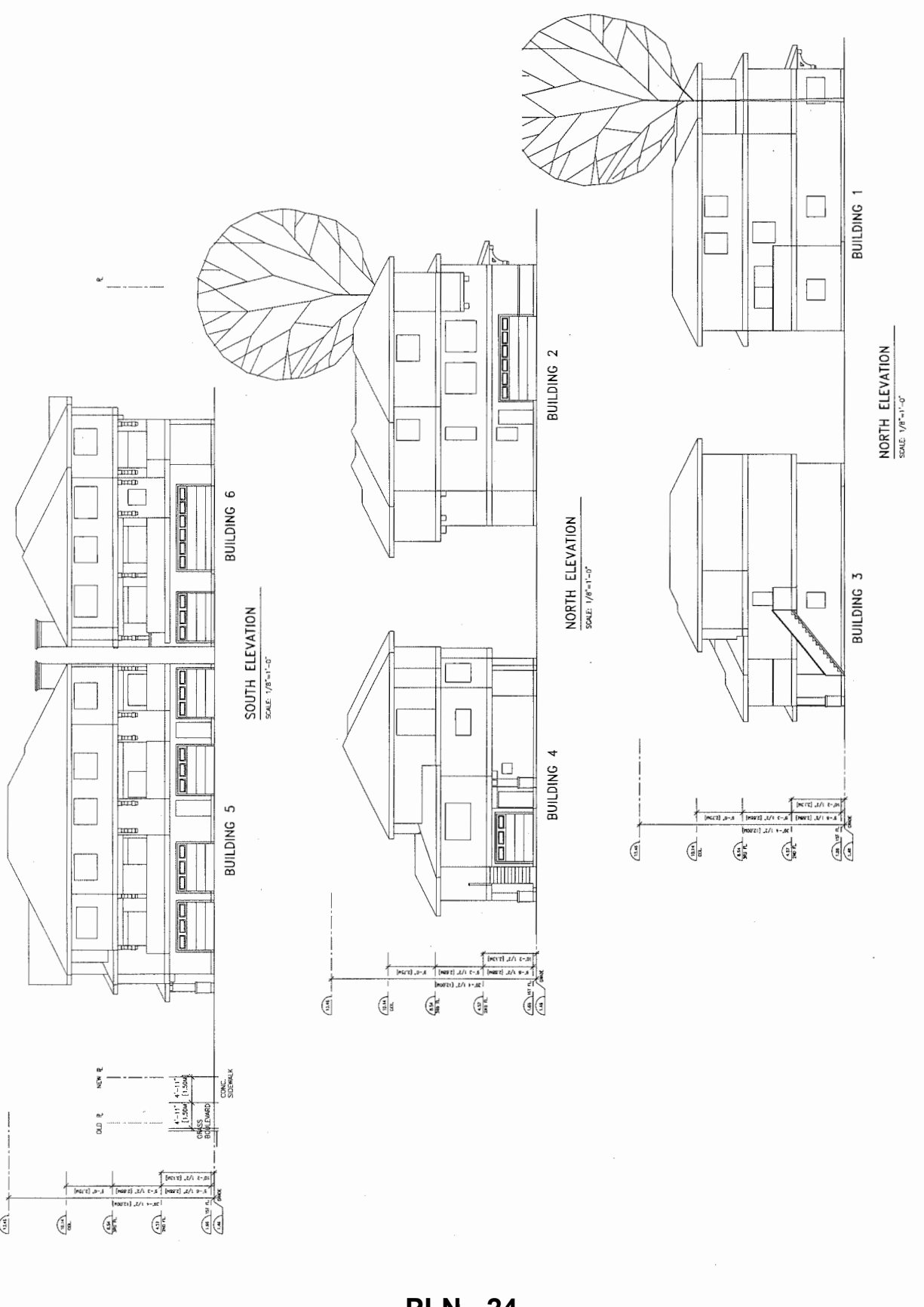
Scale: 1/8"=1'-0"

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

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

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

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



[illegible]

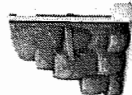
NOTE:
—PROVISION OF A DESIGN BUILD
IRRIGATION SYSTEM TO BE PROVIDED.



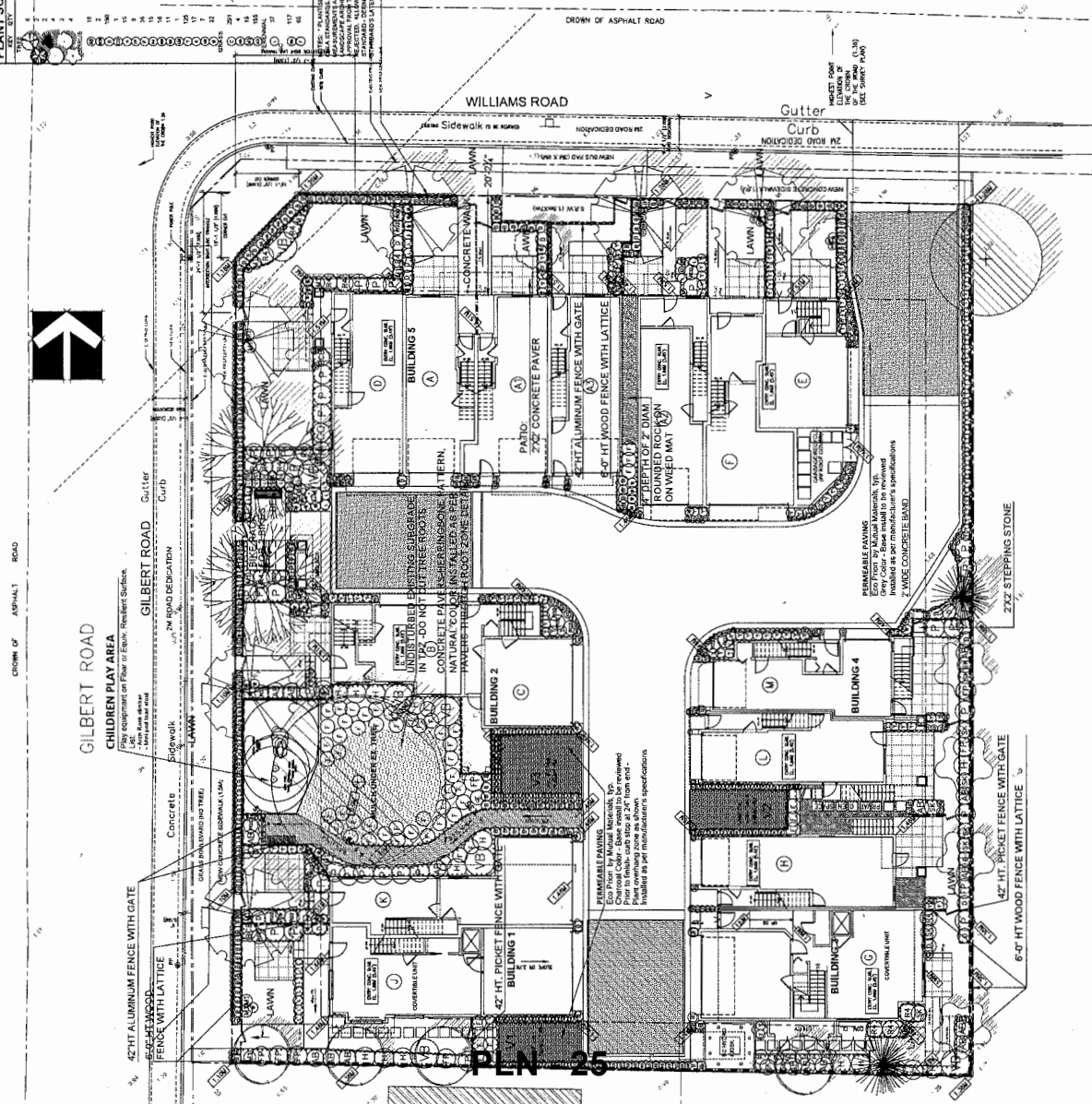
SFER-3
 Chief Bike Rack Model Number: SFER-3
 Black Color

BY WISHBONE SITE FURNISHINGS
 Ph: 604 626 0476

BY WISHBONE SITE FURNISHINGS
 Modern Park Bench Model Number: NWB-5
 Ultraplant™ Recycled Plastic Slat-Retwood
 Long Lasting Stainless Steel Hardware
 Ph: 604 626 0476



Mini pod load steep 6'141





RZ 16-743741

Attachment 3

Address: 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Broadmoor Area Plan

	Existing	Proposed
Owner:	Yao Chang Mao and Guo Qing Luo	No Change
Site Size (m²):	2,744 m ²	2,534.3 m ² (after road dedication)
Land Uses:	Single detached dwellings	Townhouse units and duplexes
OCP/Area Plan Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Two-Unit Dwellings (RD1) and Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	3	15

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.65	Max 0.65	none permitted
Buildable Floor Area (m ²):*	1647.3 m ²	Max. 1646.5 m ²	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Max. 25%	Building: Max. 40% Non-porous Surfaces: Max. 64% Landscaping: Max. 26%	none
Lot Dimensions (m):	Min. Width: 40 m Min. Depth: 35 m	Width: 54.2 m Depth: 46.6 m	none
Setbacks – Front yard (m):	Min. 6.0 m	6.0 m	none
Setbacks – South Rear yard (m):	Min. 3.0 m	3.0 m	none
Setbacks – East Side yard (m):	Min. 3.0 m	4.5 m	none
Setbacks – Ext. Side yard (m):	Min. 6.0 m	4.5 m	Requested
Height (m):	Max. 12.0 m (3 storeys)	12.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	33	33	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	14 (42%)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Bicycle Parking Spaces	Class 1: 1.25/unit (19) Class 2: 0.2/unit (3)	Class1: 30 Class 2: 3	
Amenity Space – Indoor:	Minimum of 50 m ² or Cash in lieu (\$1000/unit)	Cash in lieu (15 x \$1000= \$15,000)	none
Amenity Space – Outdoor:	Private: Min. 30 m ² Public: 6 m ² /unit (90 m ²)	Private: Min 30 m ² Public: 94 m ²	none

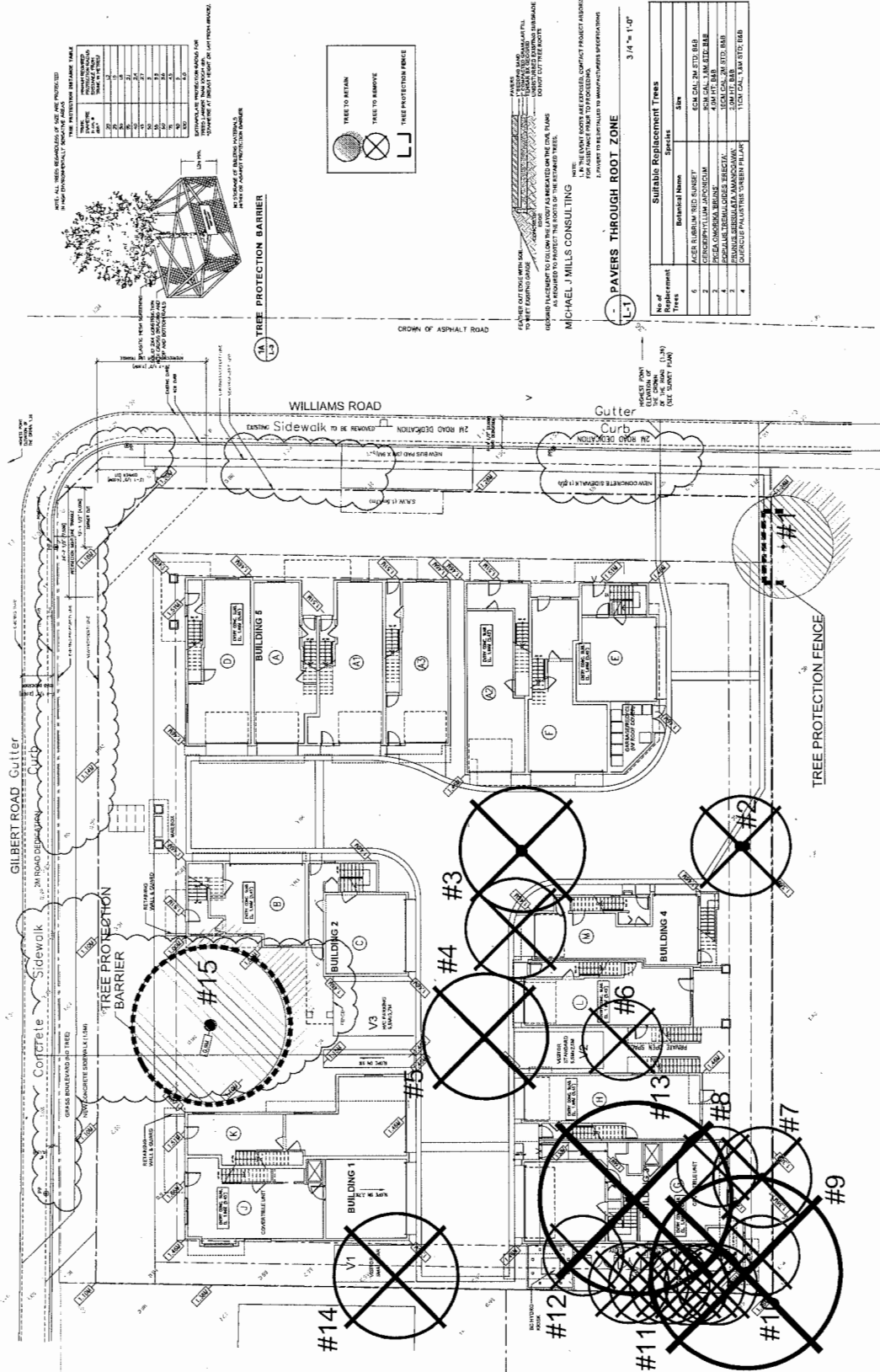
Other: Tree replacement compensation required for loss of significant trees.

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

©Copyright Reserved. This drawing and design is the property of the firm and shall remain confidential and shall not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS
Suite C102 - 4195 Biltmore Drive
Richmond, BC V6X 2A6
P: (604) 274-0811 F: (604) 274-0822

SCALE



DATE: August 23, 2018
SCALE: 1/4" = 1'-0"
DRAWING NO: 2018-08-23
DESIGN NO: 2018-08-23
CHECKED: PCN
PMD PROJECT NUMBER: 16-153

L3

OF 4
PMD PROJECT NUMBER: 16-153

PROJECT
15 UNIT TOWNHOUSE
DEVELOPMENT
7090-20 WILLIAMS ROAD
RICHMOND

WITH: ZIMCO ARCHITECT LTD.

DRAWING TITLE:
**TREE MANAGEMENT
PLAN**



City of Richmond

Rezoning Considerations

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

Address: 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road

File No.: RZ 16-743741

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 18 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	11 cm		6 m
4	10 cm		5.5 m
2	9 cm		5 m
2	8 cm		4 m
6	6 cm		3.5 m

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the one (1) tree to be retained.
5. 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.
6. Registration of a flood indemnity covenant on title.
7. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$14,355.31) to the City's public art fund.
8. Contribution of \$1,000.00 per dwelling unit (e.g. \$15,000) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$70,890.40) to the City's affordable housing fund.
10. Contribution of \$25,000.00 to go towards the purchase and installation of a City standard bus shelter
11. Contribution of \$8,800.00 to go towards the purchase and installation of illuminated street name signs at the Williams Road/Gilbert Road intersection.
12. Road dedications: (i) 2.0 m wide road dedication along the entire Williams Road development frontage; (ii) 2.0 m wide road dedication along the entire Gilbert Road development frontage; and (iii) 4.0 m x 4.0 m corner cut road dedication at the northwest corner of the site.
13. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
14. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.

15. Registration of a Statutory Right-of-Way (SRW) Property Right-of-Passage (PROP) on title to provide legal means of public and vehicular access to future developments located south of the subject development. The SRW PROP is to cover the development driveway on Williams Road and the entire length of the north south drive aisle. At the south end of the easterly north-south aisle, no permanent structures are to be placed.
16. Discharge of existing covenant registered on Title of the subject property (i.e., G54759), which is no longer required by the City of Richmond for services.
17. Discharge of existing covenant registered on Title of the subject property (i.e., BF353030) which restricts the use of the property to a duplex.
18. The submission of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

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

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

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by city staff. The City may retain a portion of the security for a one-year maintenance period.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement* for the design and construction of servicing works and off-site improvements to the satisfaction of the Director of Engineering. Works include, but may not be limited to;

Water Works:

- a. Using the OCP Model, there is 551.0 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install a new water service connection, complete with meter and meter box, off of the existing 250 mm AC water main along Williams Rd.
- c. At Developer's cost, the City is to:
 - Cut and cap the three (3) existing water service connections.
 - Install a new fire hydrant at the Williams Rd frontage.
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- d. The Developer is required to:

- Upgrade approximately 65 m of existing 300 mm diameter storm sewer along the Williams Rd frontage to 600 mm. Upgrades are typically manhole to manhole.
 - Cut and cap the three (3) existing storm service connections, and remove inspection chambers.
 - Install a new storm service connection off of the proposed storm sewer along the Williams Rd frontage, complete with inspection chamber.
- e. At Developer's cost, the City is to:
- Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- f. The Developer is required to:
- Cut, cap, and remove the existing 150 mm FRP sanitary main within the development site and along the Gilbert Road frontage, as well as all manholes, service laterals, and inspection chambers, and discharge right-of-way.
 - Install a new manhole at the southwest corner of the development site and tie-in to existing 150 mm FRP sanitary main.
 - Install a new sanitary service connection off of the proposed manhole. The manhole shall serve as an inspection chamber.
- g. At Developer's cost, the City is to:
- Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- h. The Developer is required to:
- Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These shall be located onsite, as described below.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways 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 SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Review street lighting levels on all frontages and upgrade as required.

The Developer is required to design and construct frontage improvements along the Williams Road and Gilbert Road frontages. Works include, but may not be limited to:

- a) Williams Road frontage:
- (1) Construct a new 1.5 m wide concrete sidewalk at the new property line and grass boulevard with street trees behind the existing curb; and

- (2) Construct a 3.0 m wide x 9.0 m long concrete bus pad with conduit pre-ducting for electrical connection at the existing eastbound bus stop on Williams Road far-side of Gilbert Road (in accordance with TransLink's 'Universal Accessible Bus Stop Design Guidelines').
- b) Gilbert Road frontage: Construct a new 1.5 m wide concrete sidewalk at the new property line and grass boulevard with street trees behind the existing curb.
- c) Vehicle access is to be provided by a single driveway located at the eastern edge of the Williams Road development frontage. All existing driveways along the Williams Road and Gilbert Road development frontages are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described in these Rezoning Considerations.
- d) The Developer is responsible for the cost of any traffic signal related works that are required as a result of conflict/impact of frontage improvements works and/or utility installations. The required traffic signal works may include: replacement of traffic signal poles and bases; replacement of vehicle detector loops; and traffic signal cabinet. The details of the traffic signal works will be defined as part of the Servicing Agreement detailed site design process.

General Items:

1. The Developer is required to:
 - Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - 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.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Initial: _____

that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9688 (RZ 16-743741)
7000/7002/7020 Williams Road & 10060 Gilbert Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"MEDIUM DENSITY TOWNHOUSES (RTM2)"**.

P.I.D. 004-514-572

Lot 84 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

P.I.D. 000-896-748

Lot 85 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

P.I.D. 003-986-055

Lot 87 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9688"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

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



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

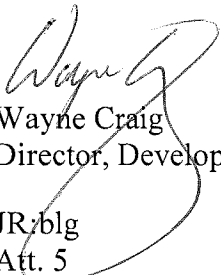
Date: March 28, 2017
File: TU 17-762905

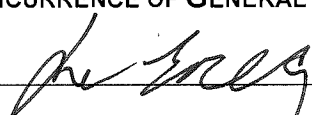
Re: Application by OMB Architects for a Temporary Commercial Use Permit at
13340 Smallwood Place

Staff Recommendation

That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use.”


Wayne Craig
Director, Development
JR:blg
Att. 5

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

Staff Report

Origin

OMB Architects has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow Veterinary Service as a permitted use at 13340 Smallwood Place (Attachment 1). This application has been made on behalf of the Richmond Animal Protection Society (RAPS).

If approved, the TCUP would be valid for a period of up to three years from the date of issue; at which time, an application for an extension to the permit may be made and issued for up to three additional years. The *Local Government Act* allows Council to consider TCUP issuance on its own merits and does not limit the number of TCUP issuances allowed on a site.

Findings of Fact

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

Surrounding Development

The subject site is located in the southeast corner of the Richmond Auto Mall. Development immediately surrounding the subject site is as follows:

- To the Northwest and Southwest: Car dealerships on lots zoned "Vehicle Sales (CV)".
- To the Northeast: A commercial office building on a lot zoned "Vehicle Sales (CV)".
- To the Southeast: Surface parking on a lot zoned "Vehicle Sales (CV)".

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject site is "Commercial".

The OCP allows TCUPs 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.

The proposed Veterinary Service use is consistent with the "Commercial" land use designation contained in the OCP.

The proposed Veterinary Service use is not consistent with the automobile focus of the Richmond Auto Mall, however, staff note that the subject site contains an existing office building that was previously occupied by a financial institution. The proposal to locate a temporary veterinary office in the building does not preclude future vehicle-related uses from occupying the unit. In addition, the Richmond Auto Mall Association supports the proposed veterinary office, as it will be temporary in nature.

Richmond Zoning Bylaw 8500

The subject site is zoned “Vehicle Sales (CV)”, which allows for vehicle sales and repairs, along with a limited number of related uses. The zone permits Office use, but not the Veterinary Service use.

Veterinary Service is a defined use in Richmond Zoning Bylaw 8500, and describes a facility for the care, examination, diagnosis and treatment of sick, ailing, infirm or injured pets; including medical intervention and surgery, and may include accessory short-term accommodation of pets, pet grooming and the sale of medicine and pet supplies, and includes pet clinics, but does not include Animal Breeding and Boarding, Animal Shelters or Animal Day Care. Veterinary Service is a permitted use in most, but not all, commercial zones.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSND) Policy Area 4; which allows for all Aircraft Noise Sensitive Land Uses to be considered. The proposed temporary commercial use is consistent with the Aircraft Noise Sensitive Development Policy. A covenant addressing aircraft noise mitigation (as required) and public awareness is to be registered on Title if the Permit is issued.

Floodplain Management Implementation Strategy

In accordance with the City’s Flood Management Implementation Strategy, a flood indemnity covenant is to be registered on Title if the Permit is issued.

Local Government Act

The *Local Government Act* identifies that TCUPs are valid for a period of up to three years from the date of issue and that an application for one extension to the permit may be made and issued for up to three additional years. A new TCUP application is required after one extension.

Public Consultation

Should the Planning Committee endorse this application and Council grant first reading, 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

The subject site contains an approximately 2,028 m² (21,830 ft²) two-storey commercial building with nine units. The applicant proposes to allow a veterinary office to occupy one unit on the second storey, which is approximately 446 m² (4,800 ft²). Plans showing the subject site and the proposed veterinary office are provided in Attachments 3 and 4.

If issued, this TCUP would allow the Richmond Animal Protection Society (RAPS) to operate a veterinary office at the subject site until construction of a new permanent facility is completed.

As there are no exterior renovations proposed, a Development Permit is not required for this proposal.

Business Operations

According to documents provided by the applicant, RAPS is a registered charity that operates the City of Richmond Animal Shelter. They provide food, shelter, and veterinary care to animals in Richmond and surrounding communities, engage in public awareness campaigns on animals' health and care, and assist with public access to low-cost veterinary care. A temporary veterinary office is being pursued by RAPS so they are able to provide veterinary services. The operation of this independent veterinary clinic is, however, outside of the scope of the City's contract with RAPS to provide animal shelter services.

Parking

There are 37 parking stalls located on the subject site. Additional parking is available behind the subject site on an adjacent property owned by Richmond Auto Mall Holdings Ltd. This parking area can be accessed directly from the building, or via a pedestrian sidewalk.

Veterinary Service uses require the greater of 1.6 spaces per 100.0 m² of gross leasable floor area of the building, or 1.4 spaces per employee. The applicant has confirmed that they have access to a total of 21 parking spaces; 12 spaces are on the subject site in the front yard, and 9 spaces are on an adjacent property behind the building.

Landscaping

The subject site and surrounding sites in the Richmond Auto Mall consist mainly of car dealerships and associated offices. Not all sites in the area are landscaped to the current required standard.

Richmond Zoning Bylaw 8500 requires a minimum 3.0 m wide landscaped setback between any area used for onsite parking and a lot line abutting a public road. The subject site contains parking at the front lot line, which is separated from the sidewalk by a 1.5 m wide grass boulevard within the City-owned road right of way, which contains one tree. Five landscaped peninsulas provide some separation between parking areas and driveways, and there are two landscaped areas immediately in front of the building. There is one tree on the subject site.

The proposed use is temporary in nature, and no exterior building modifications or additions are proposed. The existing condition provides limited opportunity for planting onsite without reconfiguring the parking arrangement or moving existing lighting standards.

To improve the landscaping conditions, the applicant has proposed to plant three trees in the City owned boulevard in front of the subject site (Attachment 5). Parks Department staff have reviewed the proposal and will accept a \$1,950 cash-in-lieu contribution (\$650/tree) for the City to plant the trees.

Financial Impact

None.

Conclusion

OMB Architects has applied to the City of Richmond for a Temporary Commercial Use Permit to allow Veterinary Service as a permitted use at 13340 Smallwood Place, zoned "Vehicle Sales (CV)".

The proposed Veterinary Service use at the subject property is acceptable to staff on the basis that it is consistent with the land use designations in the OCP, and is temporary in nature.

Staff recommend that the attached Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) to allow Veterinary Service as a permitted use at 13340 Smallwood Place.



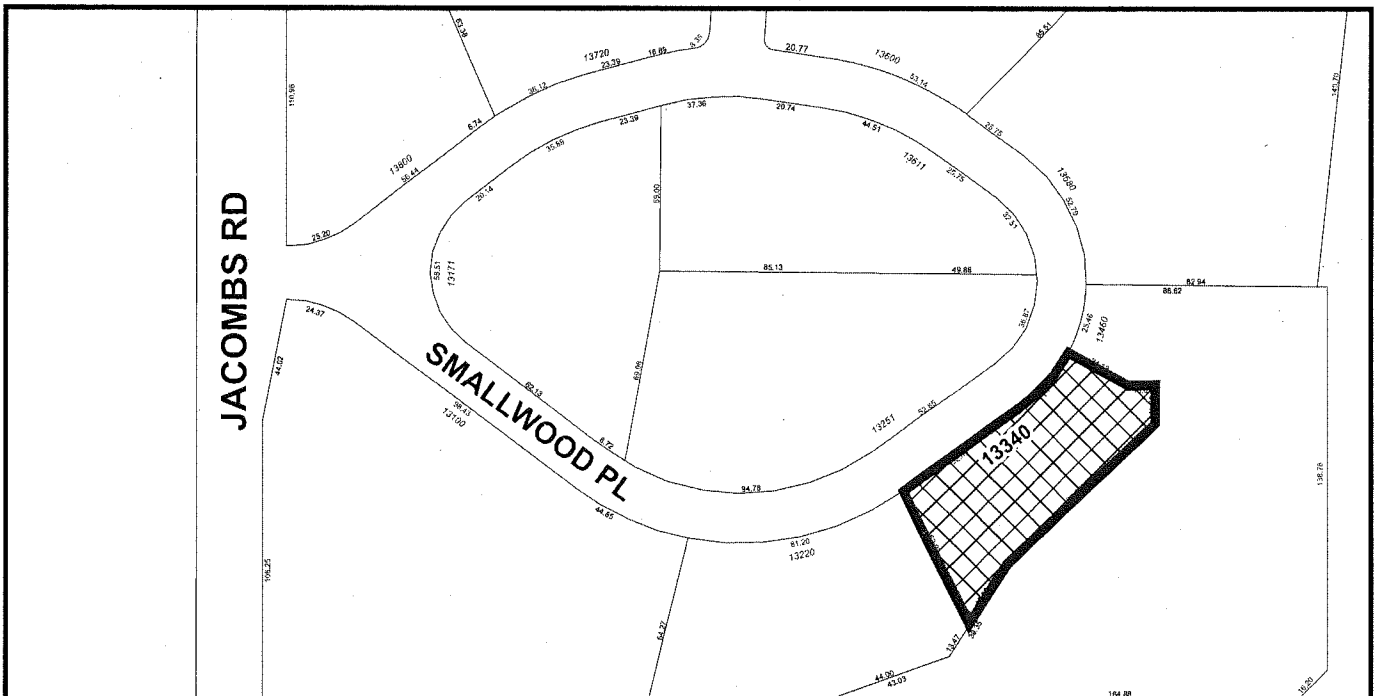
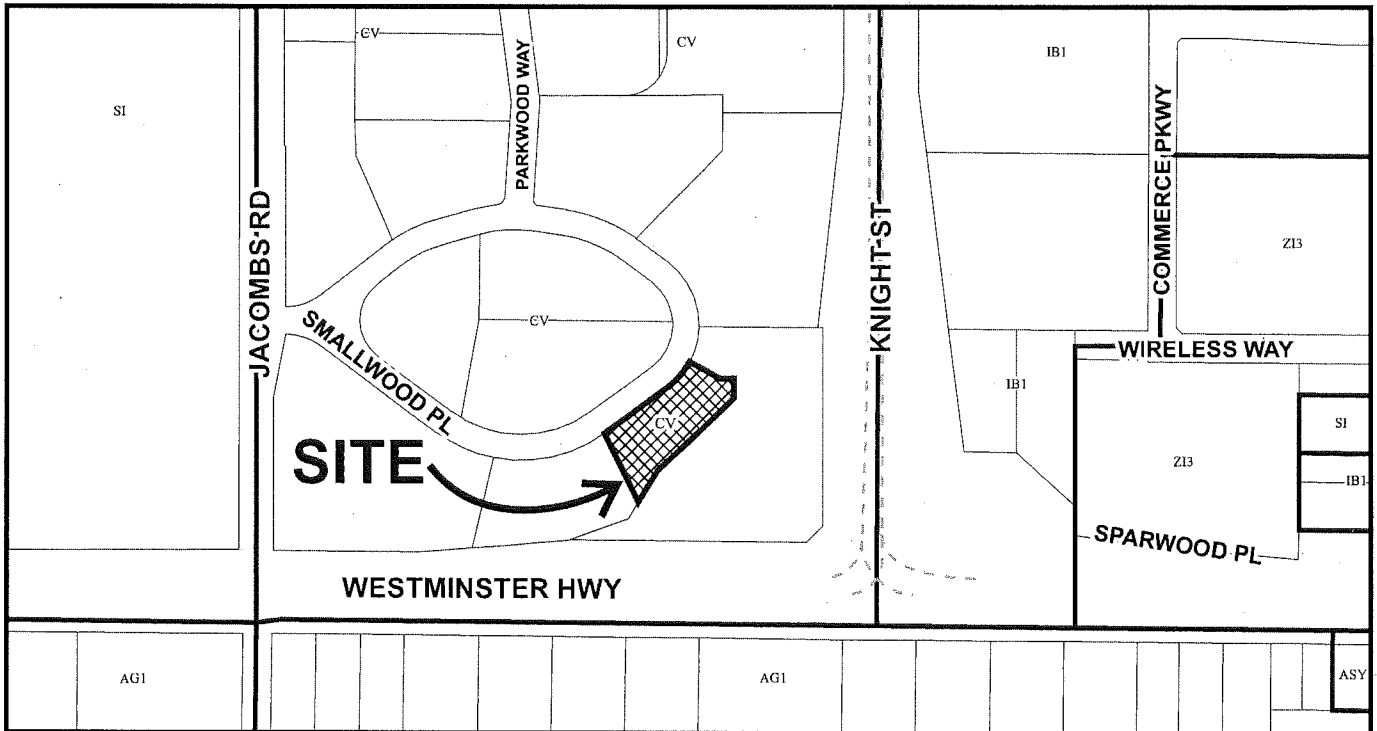
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Plan
- Attachment 4: Proposed Interior Plans
- Attachment 5: Landscape Plan



City of Richmond



TU 17-762905

Original Date: 02/14/17

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



TU 17-762905

Original Date: 02/14/17

Revision Date:

Note: Dimensions are in METRES

PLN - 41



TU 17-762905

Attachment 2

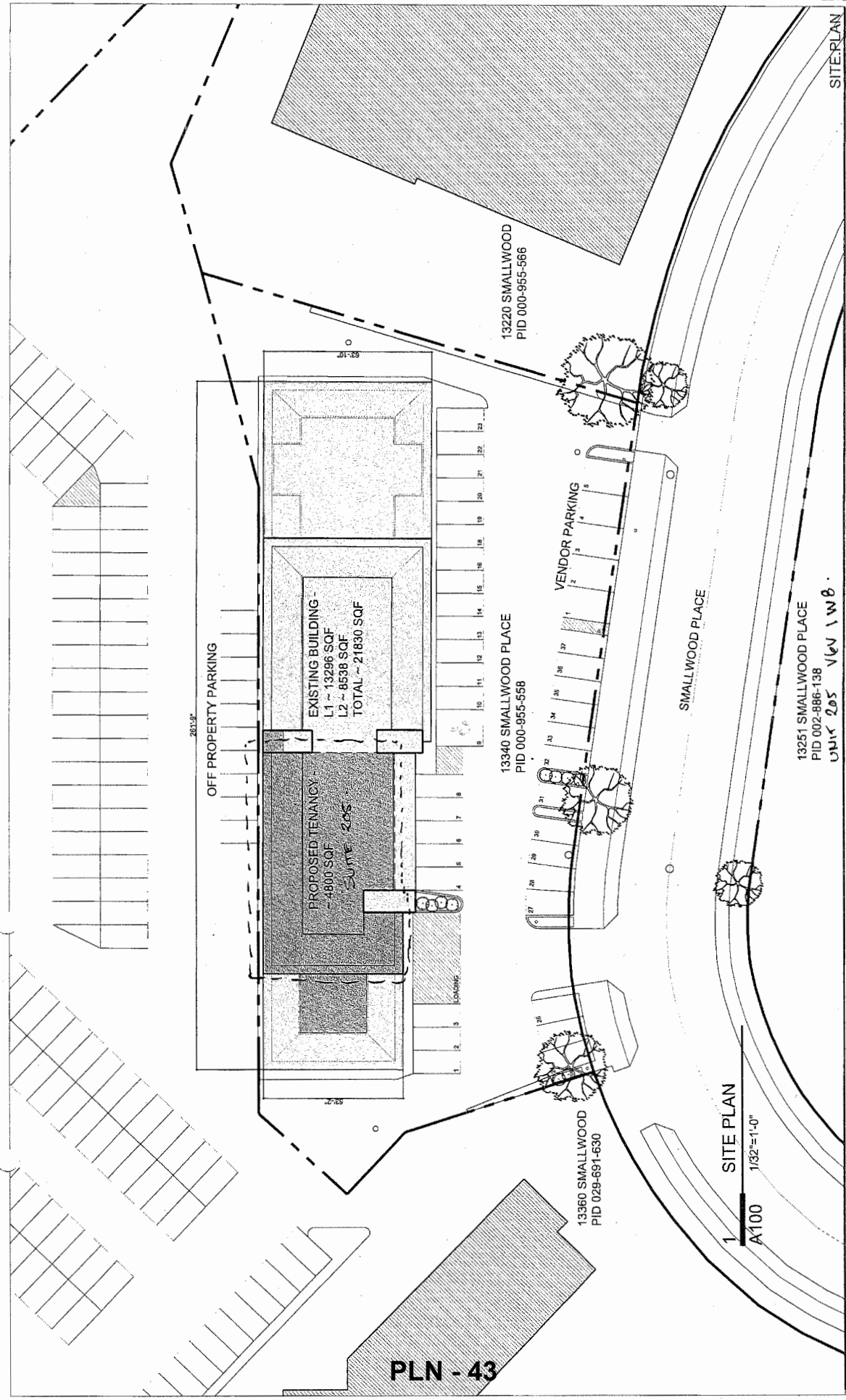
Address: 13340 Smallwood Place

Applicant: OMB Architects

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	TNC Automotive Inc.	No change
Site Size:	3,696 m ²	No change
Land Uses:	Commercial Office	No change
OCP Designation:	Commercial	No change
Area Plan Designation:	Commercial	No change
Zoning:	Vehicle Sales (CV)	No change, except for allowing Veterinary Service as a permitted use for three years

	Bylaw Requirement	Existing	Variance
Floor Area Ratio:	Max. 0.58	0.54	None permitted
Lot Coverage:	Max. 50%	33%	None
Lot Size:	None	3,696 m ²	None
On-site Parking:	For Veterinary Service use: Min. 1.6 spaces per 100 m ² of gross leasable floor area; or 1.4 spaces per employee. For Office use: Min. 3 spaces per 100 m ² of gross leasable floor area.	36 regular spaces 1 handicapped space	None



SITE PLAN

1/32"=1'-0"

A100

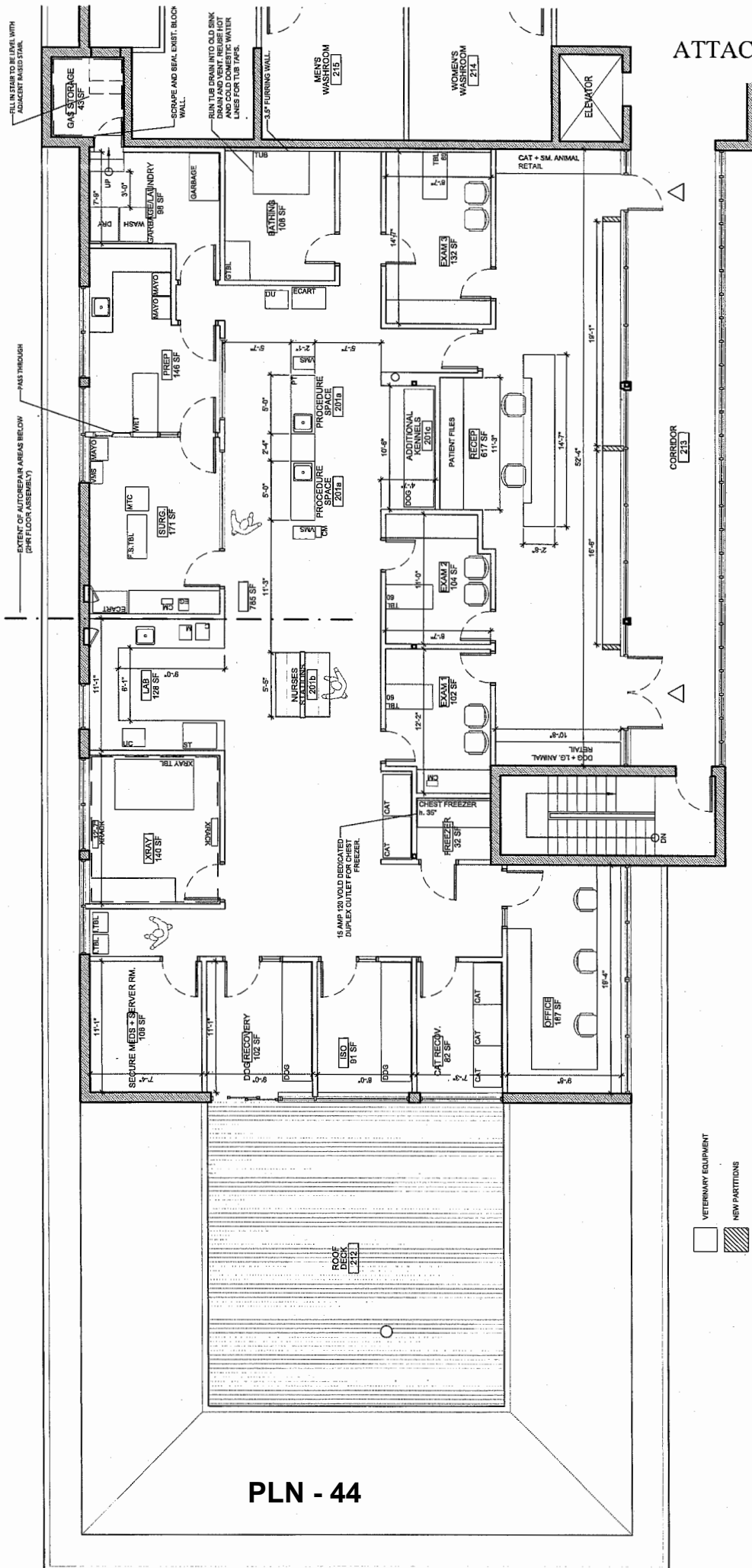
office of mofarlane biggar
ARCHITECTS DESIGNERS

omb

1/32"=1'-0"
15001/17



SITE PLAN



1 RAPS FINAL PLAN LAYOUT

A200 1/8"=1'-0"

2017.30

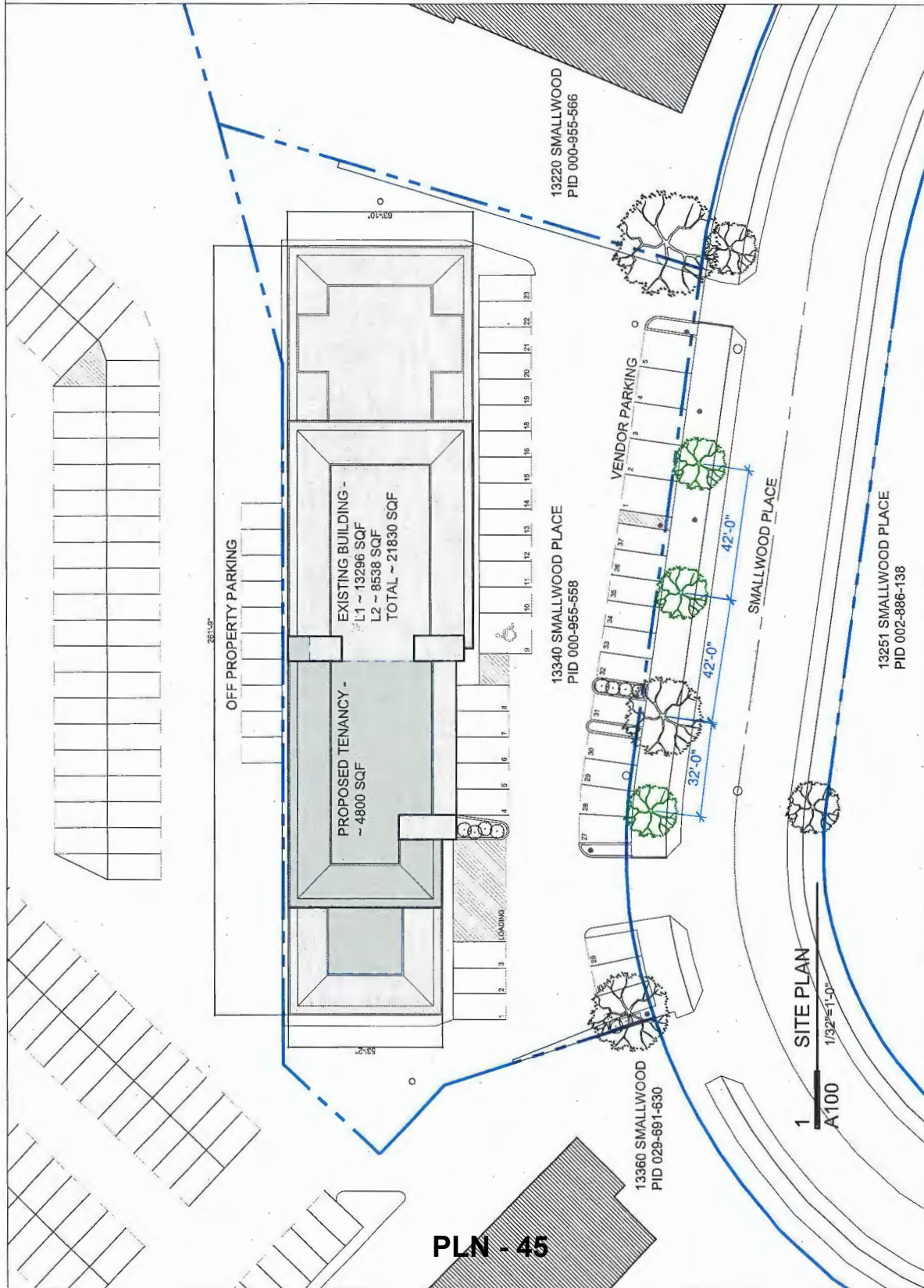
SIT



EXISTING TREE



NEW TREE.
SPECIES: GLEDITSIA SKYLINE



PLN - 45

1 SITE PLAN
1/32" = 1'-0"

office of mcfarlane biggar
ARCHITECTS-DESIGNERS omb



City of Richmond

Temporary Commercial Use Permit

No. TU 17-762905

To the Holder: RICHMOND ANIMAL PROTECTION SOCIETY (RAPS)

Property Address: 13340 SMALLWOOD PLACE
RICHMOND, BC

Address: C/O EYAL LICHTMANN
12071 NO. 5 ROAD
RICHMOND, BC V7A 4E9

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:

Veterinary Service
4. As a condition of the issuance of this Permit, the Holder has agreed to contribute \$1,950 (\$650/tree) to the City for the planting of three trees, generally as shown in Schedule "B".
5. 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.
6. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "C" to this permit.
7. 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, as agreed to by the Holder in Schedule "C".
8. This Temporary Commercial Use Permit is valid for a maximum of three years from the date of issuance.
9. This Permit is not a Building Permit.

No. TU 17-762905

To the Holder: RICHMOND ANIMAL PROTECTION SOCIETY (RAPS)

Property Address: 13340 SMALLWOOD PLACE
RICHMOND BC

Address: C/O EYAL LICHTMANN
12071 NO. 5 ROAD
RICHMOND, BC V7A 4E9

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

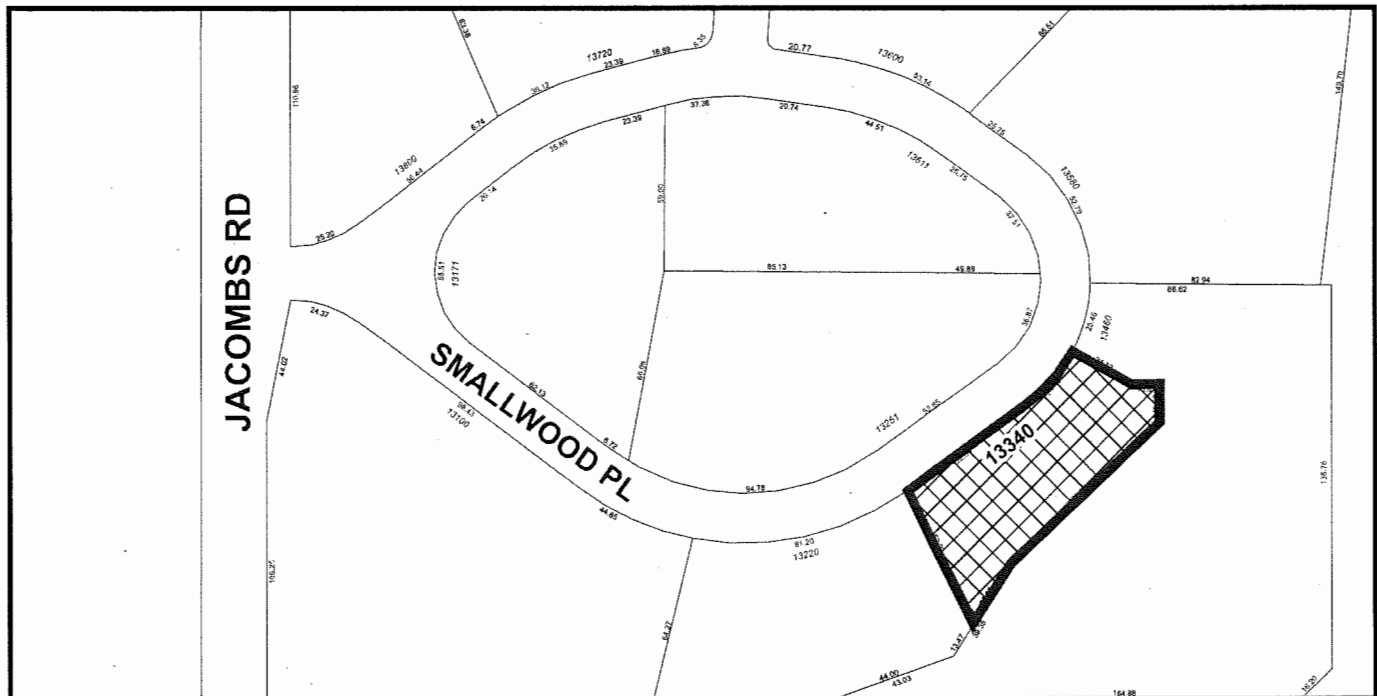
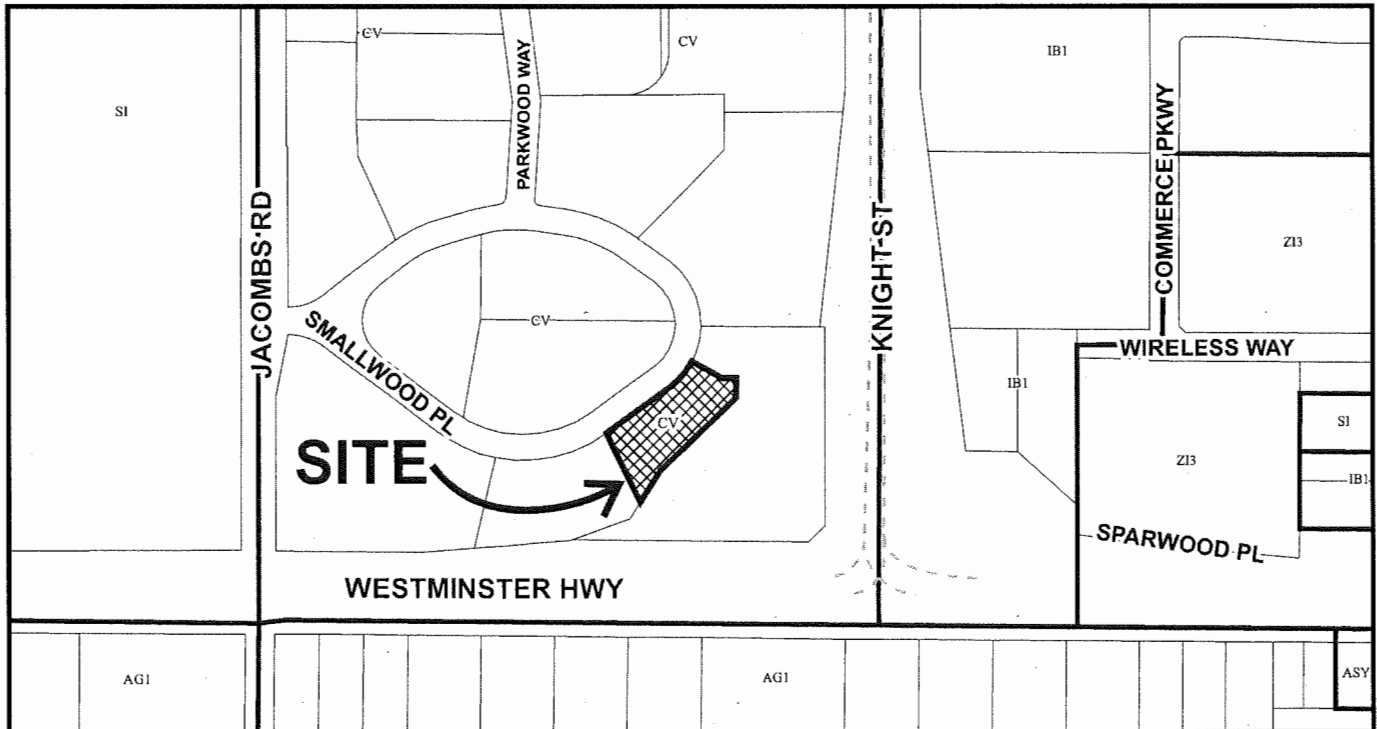
DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER



City of
Richmond



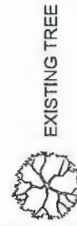
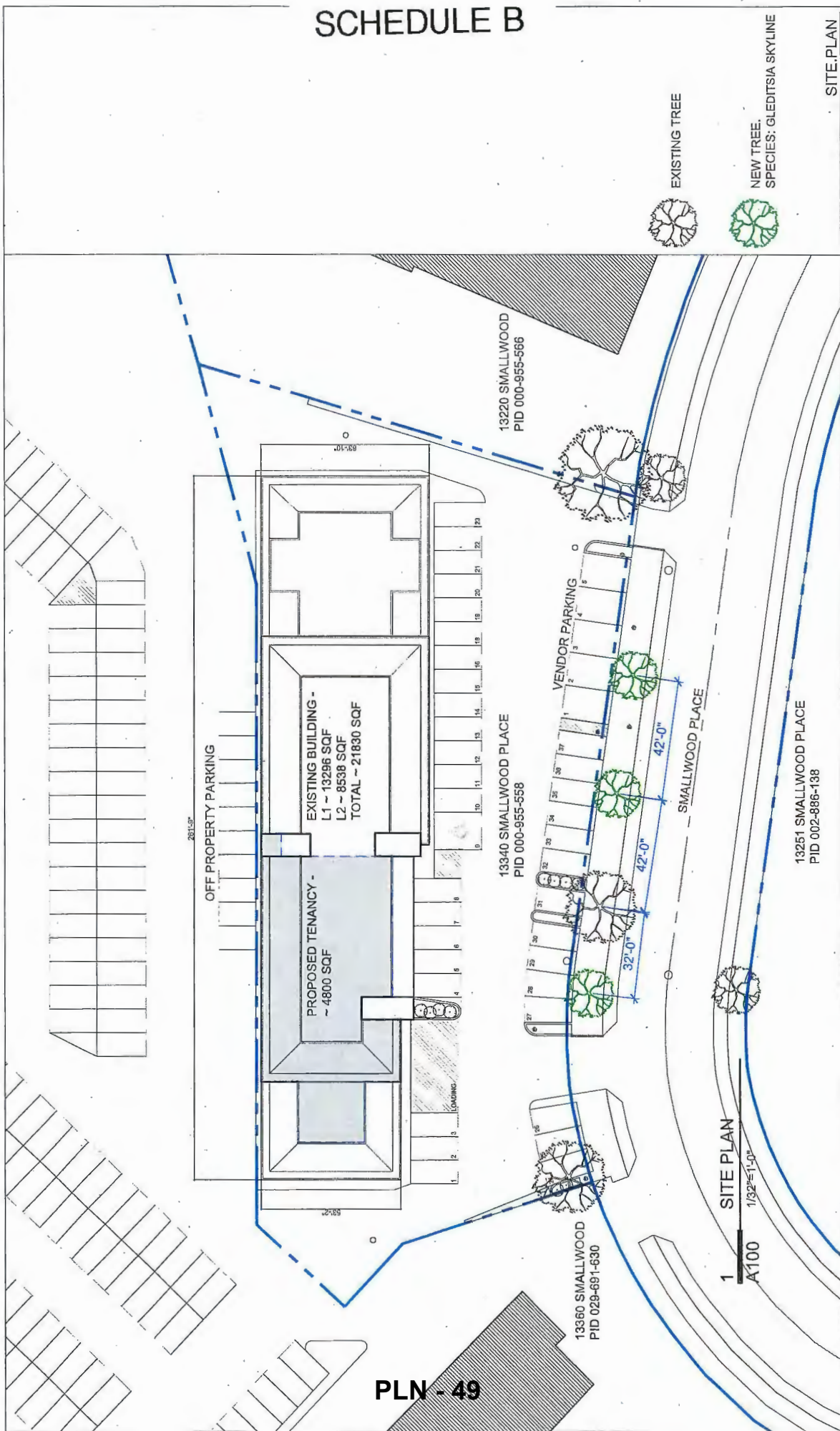
TU 17-762905

Original Date: 02/14/17

Revision Date:

Note: Dimensions are in METRES

SCHEDULE B



SITE PLAN



1/32" = 1'-0"
2017.03.23

PLN - 49

Schedule "C"

Undertaking

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a veterinary office on the subject site, the Holder acknowledges and agrees to the following terms and conditions:

1. The Holder must register or cause to be registered an Aircraft Noise Sensitive Development covenant on Title prior to final Building Permit inspection.
2. The Holder must register or cause to be registered a Flood Indemnity covenant on Title prior to final Building Permit inspection.
3. The Holder must demolish or remove any temporary buildings, structures and signs; restore the land described in Schedule "A"; and 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.

Richmond Animal Protection Society (RAPS)
by its authorized signatory

[signed concurrence on file]

Eyal Lichtmann, CEO



City of Richmond

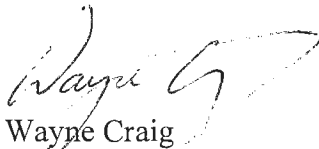
Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development
Date: March 28, 2017
File: TU 17-763604
Re: Application by Fairchild Developments Ltd. for an extension to a Temporary Use Permit at 8320 Cambie Road and 8431 Brownwood Road

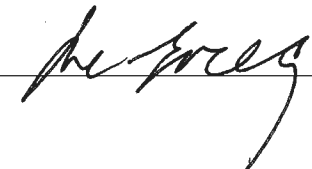
Staff Recommendation

That the application by Fairchild Developments Ltd. for an extension to Temporary Use Permit TU 14-653009 for the properties at 8320 Cambie Road and 8431 Brownwood Road be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.”


Wayne Craig
Director, Development

JR:blg
Att. 3

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

Staff Report

Origin

Fairchild Developments Ltd. has applied to the City of Richmond for an extension to an existing Temporary Use Permit (TUP) to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road (Attachment 1). The parking lot functions as overflow parking on a temporary basis for the commercial centre located to the west of the subject site. On June 16, 2014, Council issued the original TUP (TU 14-653009) for a three-year term; expiring June 16, 2017.

There is no proposed change to the number of parking stalls permitted by the TUP.

Findings of Fact

A Development Application Data Sheet providing details about the proposal is attached (Attachment 2).

Surrounding Development

The subject site is located in a transitioning area within the Aberdeen Village sub-area of the City Centre. Land uses immediately surrounding the site is as follows:

- To the North: A new neighbourhood park, on a lot zoned “School & Institutional Use (SI)” and designated “Park” in the City Centre Area Plan and 2041 Official Community Plan. Construction of the park is under way by the City.
- To the East: Single family dwellings on lots zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the Official Community Plan.
- To the South: Across Brownwood Road, single family dwellings on lots zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the Official Community Plan.
- To the West: Across Hazelbridge Way, a commercial shopping centre known as Aberdeen Centre, on a lot zoned “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre),” designated “Urban Centre T5 (35 m)” in the City Centre Area Plan, and “Commercial” in the Official Community Plan.

Related Policies & Studies

Official Community Plan/City Centre Area Plan – Aberdeen Village

The subject site is located in the Aberdeen Village area of the City Centre Area Plan and is designated “Mixed Employment”. The site is also designated as “General Urban T4 (25 m)” on the Aberdeen Village Specific Land Use Map; which provides for light industry, office, retail and services, restaurants, and educational uses.

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

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

The proposed temporary use for a surface parking lot is consistent with the land use designations and applicable policies in the OCP.

Aircraft Noise Sensitive Development Policy

The subject site is located within “Area 1A – Restricted Area” of the Aircraft Noise Sensitive Development Policy; where new Aircraft Noise Sensitive Land Uses are prohibited. The proposed temporary overflow parking is consistent with the Aircraft Noise Sensitive Development Policy, as no new Aircraft Noise Sensitive Land Uses are proposed at the site.

Floodplain Management Implementation Strategy

In accordance with the City’s Flood Management Strategy, a flood indemnity covenant was registered on Title of the properties as a condition of the original TUP.

Local Government Act

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

Public Consultation

Should the Planning Committee and Council endorse this application, 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

The owner is proposing a TUP extension in order to maintain the existing surface parking lot containing 36 parking spaces (Attachment 3). Of these parking spaces, 17 are considered small parking spaces, 18 are considered regular parking spaces, and one is considered a handicapped parking space. Vehicle access is from Hazelbridge Way, approximately 60 m (197 ft.) to the south of the intersection at Hazelbridge Way and Cambie Road, via a driveway letdown that permits only a right-turn in and a right-turn out of the site. A median exists along Hazelbridge Way to prevent any left-turns in and out of the site. No changes to the existing parking arrangement, circulation, or site access are proposed.

The owner has indicated there is ongoing demand for trades and employee parking to facilitate tenant improvements at Aberdeen Square and Aberdeen Centre. The owner anticipates that tenant improvement activity will continue for the next few years. Maintaining additional parking spaces for a temporary time period would assist in alleviating this parking demand on the commercial centre properties.

Landscaping

There is a landscaped strip between the parking area and the sidewalk on both the Cambie Road and Hazelbridge Way frontages, which includes 72 Laurel shrubs and four trees, as required by the previous TUP. The subject site is separated from adjacent single family dwellings to the east by an off-site Cedar hedge and on-site Laurel shrubs. Two additional trees were planted at the south end of the subject site as a condition of the original TUP.

The existing landscaping is to remain in place for the duration of the TUP. Further frontage and landscape improvements will be identified when the site is developed to its ultimate use in accordance with the City Centre Area Plan.

Staff Comments

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

Staff have no objections to the proposal to maintain a surface parking lot on the subject site and recommend that an extension to the TUP be granted on the understanding that this Permit will expire in three years. No further extensions of this TUP are permitted.

Financial Impact

None.

Conclusion

It is recommended that a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.



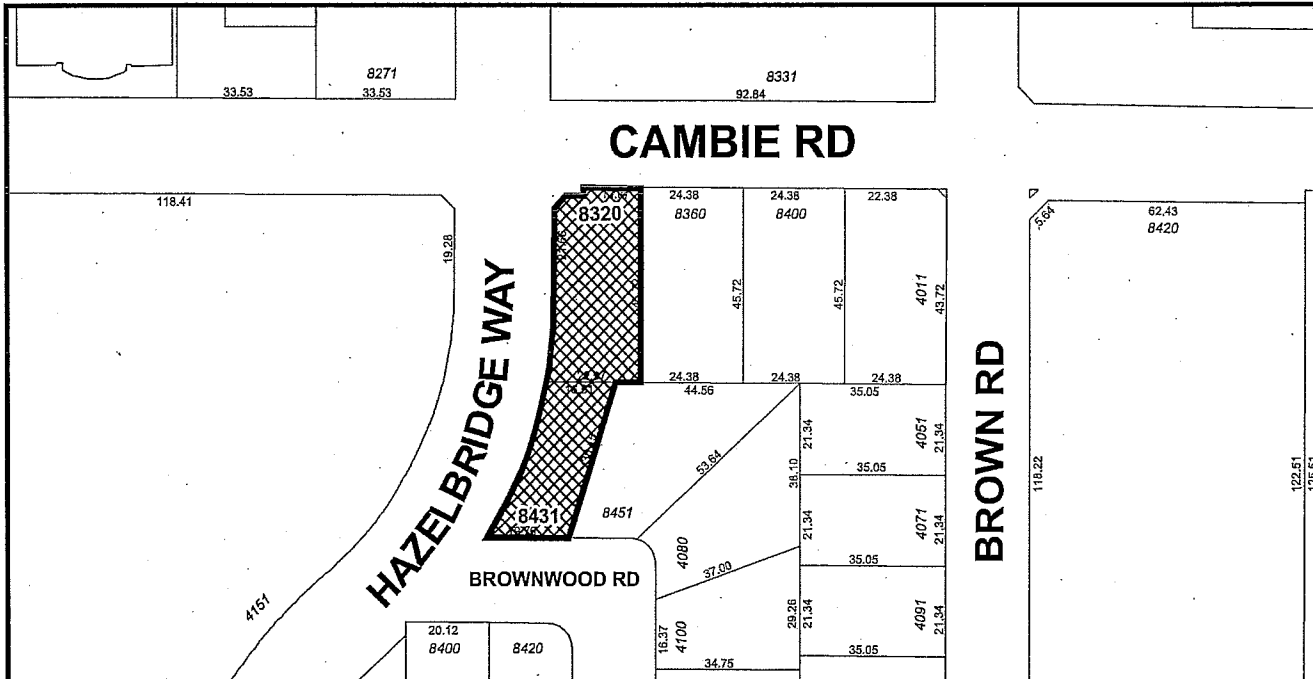
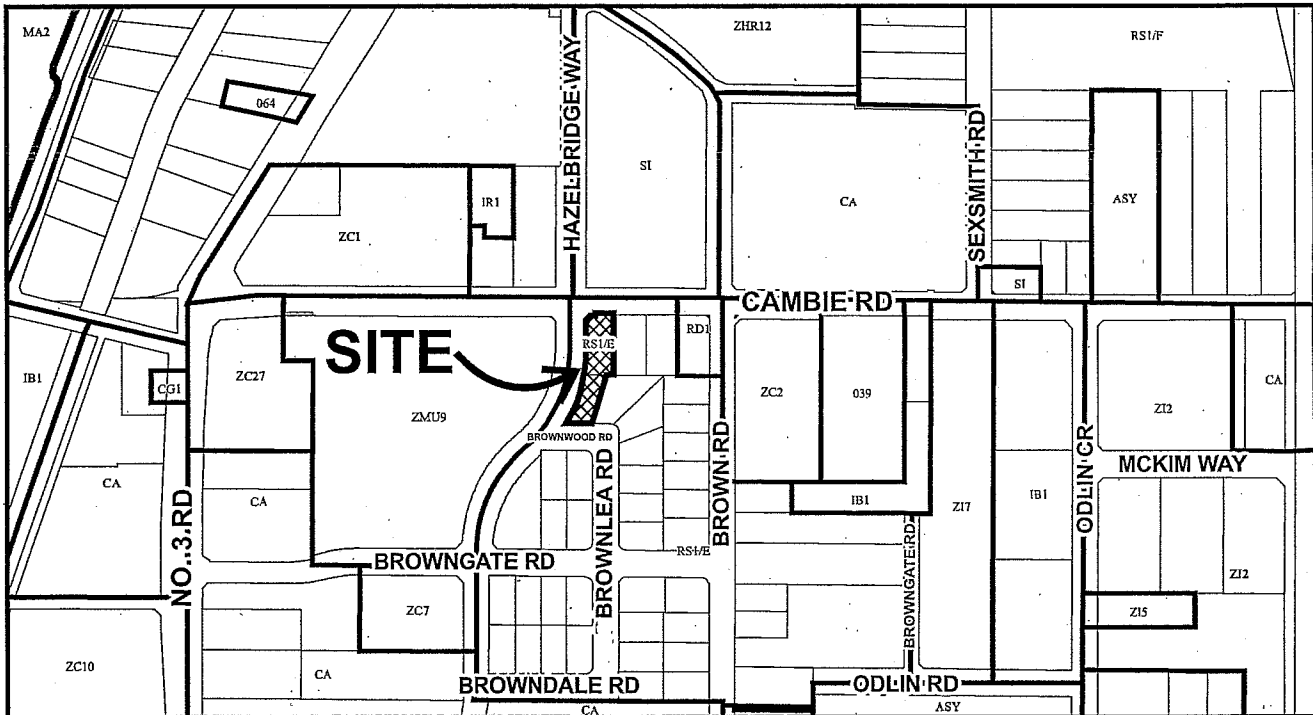
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Site Plan



City of
Richmond



TU 17-763604

Original Date: 02/28/17

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



TU 17-763604

Original Date: 02/28/17

Revision Date:

Note: Dimensions are in METRES



TU 17-763604

Attachment 2

Address: 8320 Cambie Road & 8431 Brownwood Road

Applicant: Fairchild Developments Ltd.

Planning Area: City Centre Area Plan – Aberdeen Village

	Existing	Proposed
Owner:	Fairchild Developments Ltd.	No change
Site Size (m²):	Total: 1,574 m ² <ul style="list-style-type: none"> 8320 Cambie Road: 960 m² 8431 Brownwood Road: 614 m² 	No change
Land Uses:	Surface Parking Lot	No change
OCP Designation:	Mixed Employment	No change
Area Plan Designation:	General Urban T4 (25 m)	No change
Zoning:	Single Detached (RS1/E)	No change, with the exception of allowing a parking lot as a permitted use for a period of three years.

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Standard:	Minimum of 50% of all required parking spaces if more than 31 total spaces	18 of 36 total spaces (50%)	None
Off-street Parking Spaces – Small	n/a	17 of 36 total spaces (47%)	None
Off-street Parking Spaces – Accessible:	Minimum 2% of all required parking spaces if more than 11 total spaces	1 of 36 total spaces (3%)	None

PLANT LIST

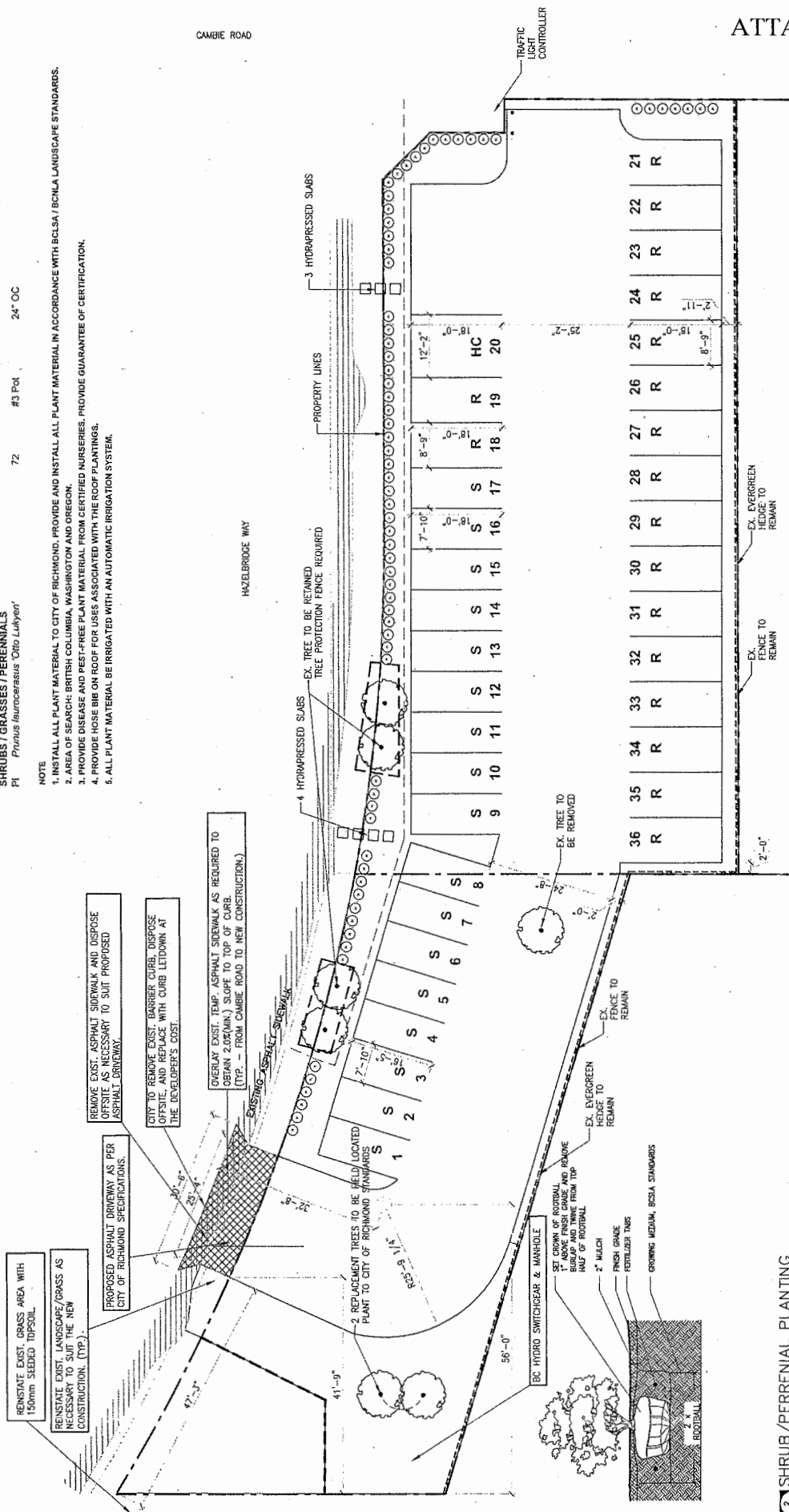
Shrubs

Shrubs			
QTY.	MIN. SIZE	SPACING	COMMENTS
			SYMBOL

SHRUBS / GRASSES / PERENNIALS
Pl *Prunus laurocerasus* 'Otto Luyken'

NOTE

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

**PLN - 58**2 SHRUB/PERENNIAL PLANTING[illegible]

**BING THOM
ARCHITECTS**

VANCOUVER, B.C., CANADA
TEL: 604-681-1011
OFFICE@BTARCH.COM

V2Z 2A3
TEL: 604-681-1011
WWW.BTARCH.COM

TITLE

SURFACE PARKING

DRAFTING DATE

2014-04-29

JECT NUMBER



CHIK:	CO	NTS
-------	----	-----

SCALE	
DRAWN: C	

[illegible]

© Copyright reserved. This drawing and design is and at all times remains the exclusive property of BING THOM Architects Inc and cannot be used without the Architect's written consent.

Lower 4:\27090_AberdeenSt\5.9 Drawings\ac\Hazelbridge Parking Lot\2014-04-29_LSC_Hazelbridge Parking.thg May-12-2014



City of Richmond

Planning and Development Department

Temporary Use Permit

No. TU 17-763604

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

1. This Temporary 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 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 use:

Surface parking lot for a maximum of 36 spaces, as shown in Schedule "B"
4. The site, including signs, asphalt, and related improvements, 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:

A security deposit in the amount of \$10,000.00

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

No. TU 17-763604

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

-
7. The Permit is valid for a maximum of three years from the date of issuance.
8. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

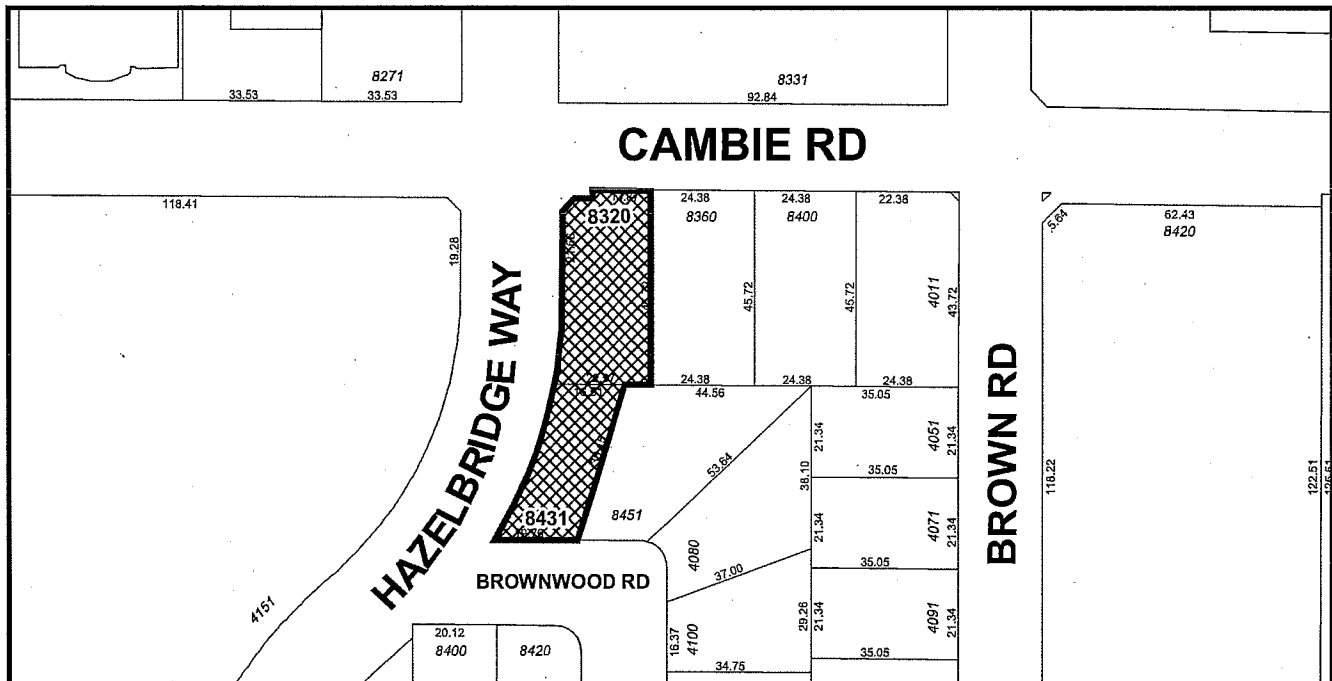
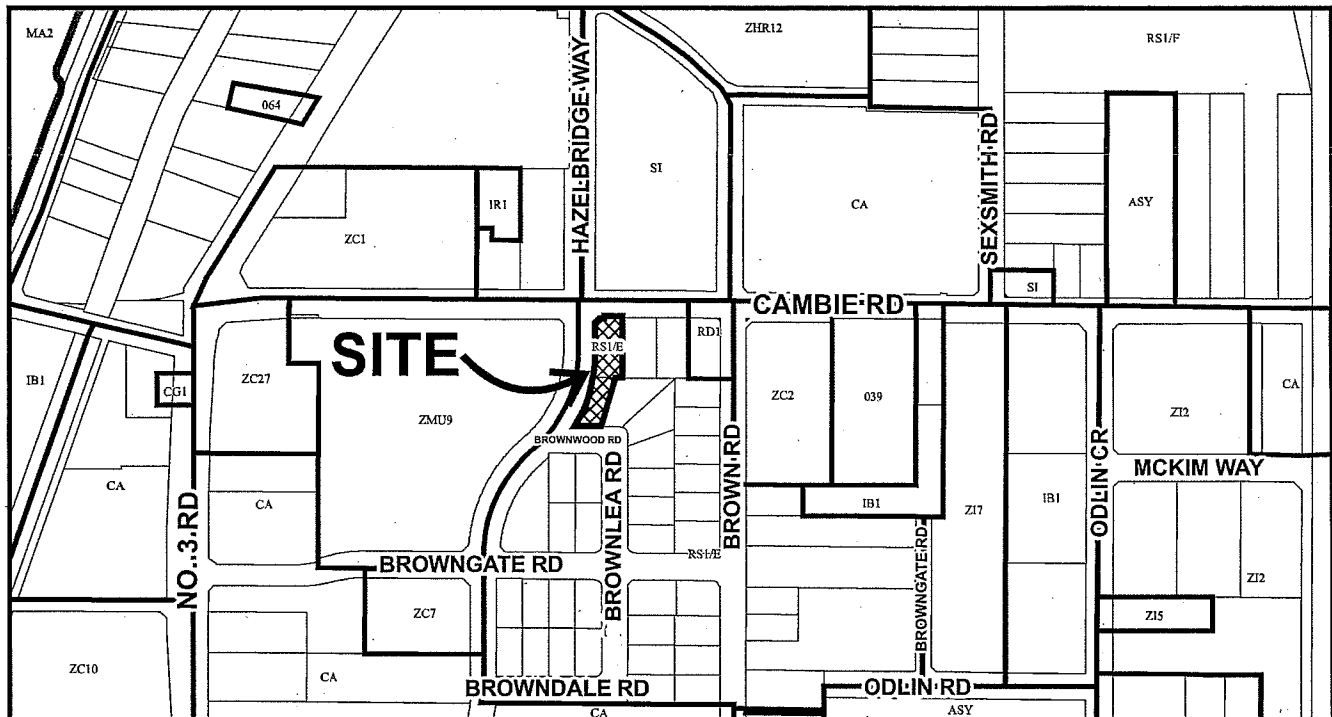
DELIVERED THIS DAY OF

MAYOR

CORPORATE OFFICER



City of
Richmond



TU 17-763604

Original Date: 02/28/17

Revision Date:

Note: Dimensions are in METRES

Schedule "C"

Undertaking

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

Fairchild Developments Ltd.
by its authorized signatory

[signed concurrence on file]