



**Planning Committee
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road
Tuesday, May 16, 2023
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on May 2, 2023.*



NEXT COMMITTEE MEETING DATE

June 6, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY MASKEEN (HAMILTON) PROPERTIES CORP. FOR REZONING AT 4651, 4671, 4691 SMITH CRESCENT, 23301, 23321, 23361, AND 23381 GILLEY ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “RESIDENTIAL/LIMITED COMMERCIAL (ZMU53)– NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)”ZONE**
(File Ref. No. RZ 21-942276) (REDMS No. 7158036)

PLN-8

See Page PLN-8 for full report

Designated Speaker: Wayne Craig and Sara Badyal

STAFF RECOMMENDATION

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 10452, to:*
- (a) *Redesignate 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from "Neighbourhood Residential" to "Mixed Use" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 Land Use Map);*
 - (b) *Redesignate a portion of 4651 Smith Crescent from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" in Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan), be introduced and given first reading; and*
 - (c) *Amend Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) as needed to clarify provisions for additional density and building height for development that includes City-owned community amenities in the village centre, and to allow new development on sites with a larger lot area to be considered on a case by case basis, such as the proposed development on the subject site.*
- (2) *That Bylaw 10452, having been considered in conjunction with:*
- (a) *The City's Financial Plan and Capital Program;*
 - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.*
- (3) *That Bylaw 10452, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10453 to create the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, and to rezone 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from the "Single Detached (RS1/F)" zone to the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, be introduced and given first reading.*



Planning Committee Agenda – Tuesday, May 16, 2023

Pg. # ITEM

2. **APPLICATION BY TOPSTREAM MANAGEMENT LTD. FOR REZONING AT 8635, 8655, 8675 AND 8695 COOK CRESCENT, AND THE SURPLUS PORTION OF THE SPIRES ROAD AND COOK CRESCENT ROAD ALLOWANCE FROM “SINGLE DETACHED (RS1/E)” ZONE TO “TOWN HOUSING (ZT103) – PARKING STRUCTURE TOWNHOUSES (SPIRES ROAD – COOK CRESCENT)” ZONE**

(File Ref. No. RZ 22-012904) (REDMS No. 7197758)

PLN-67

[See Page PLN-67 for full report](#)

Designated Speaker: Wayne Craig and Edwin Lee

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10465, to create the “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)” zone, and rezone 8635, 8655, 8675 and 8695 Cook Crescent, and the surplus portion of the Spires Road and Cook Crescent road allowance from “Single Detached (RS1/E)” zone to “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)” zone, be introduced and given first reading.

☐

3. **MANAGER’S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: May 2, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo (by teleconference)
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs

Also Present: Councillor Laura Gillanders
Councillor Michael Wolfe (by teleconference)

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on April 18, 2023, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY BRADLEY DORE FOR REZONING AT 9671 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “COMPACT SINGLE DETACHED (RC2)” ZONE**
(File Ref. No. RZ 22-027435) (REDMS No. 7140712)

Planning Committee

Tuesday, May 2, 2023

Staff provided a brief overview of the report highlighting that (i) the application is to permit subdivision to create two single family lots with vehicle access from the rear lane, (ii) the application complies with the Arterial Road Policy, (iii) a minimum one bedroom secondary suite is proposed for each lot, (iv) three on-site trees will be retained, and (v) an arborist contract and a \$30,000 tree survival security is required as a condition of the rezoning.

Discussion ensued regarding tree retention and placement, and the construction of sun decks facing on to rear lanes.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10447, for the rezoning of 9671 No. 1 Road from “Single Detached (RS1/E)” zone to “Compact Single Detached (RC2)” zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 7371 NO. 4 ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “MEDIUM DENSITY TOWNHOUSES (RTM2)” ZONE**

(File Ref. No. RZ 20-919143) (REDMS No. 7183342)

Staff provided an overview of the report highlighting that (i) the application is to permit the development of 19 townhouse units with vehicle access from General Currie Road, (ii) the proposal provides a provision of four convertible units, and two secondary suites, (iii) 12 on-site trees, two neighboring trees and three city street trees will be retained, (iv) the application secures future shared access to the property to the north through a right away that is to be registered on title of the subject site prior to rezoning, and (v) a Servicing Agreement (SA) is required for service connection and design and construction, as well as for frontage improvements and installation of a special crosswalk.

Discussion ensued regarding (i) the process of registering right of ways on title, (ii) relocation of existing tenant, (iii) location of sun decks, and (iv) increase in density in exchange for tree retention.

Staff advised that they will provide Council with a memorandum prior to Public Hearing with information regarding a standard right of way on title.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10457, for the rezoning of 7371 No. 4 Road from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.

CARRIED

2.

3. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 10611 AND 10751 RIVER DRIVE FROM THE “INDUSTRIAL STORAGE (IS)” ZONE TO THE “LOW TO MID RISE APARTMENT (ZLR46) – BRIDGEPORT” ZONE**

(File Ref. No. RZ 21-941625) (REDMS No. 7157412)

Staff provided an overview of the report highlighting that the (i) proposal is for a residential development with two -6 storey apartment buildings, 4-storey rental building and a single level amenity building for the residents, (ii) the buildings together will contain about 181 residential units, including 18 Low End Market rental units (LEMR), 13 Market Rental units and 150 strata units, (iii) the proposal is consistent with the Market Rental policies in the OCP as it relates to instream units, (iv) the developer is providing the City a 7.3 m wide area of land for diking purposes, (v) a Servicing Agreement (SA) is required prior to rezoning adoption for design and construction of roadworks, diking improvements and utility upgrades, and (vi) the proposed development meets energy step code requirements.

In response to queries from Committee staff advised (i) through an SA the dike upgrades will be completed, (ii) the amenity space programming will be reviewed at the DP stage, (iii) the amenity space will be owned by the strata and will be used by the residents, (iv) the application complies with the land use designation in the Bridgeport Area Plan and the City wide Official Community Plan (OCP), (v) staff estimate about an increase of 50 school age students for every 250 units, which the existing school will have capacity for, (vi) this site will be required to pay school site acquisition charges at the building permit stage, and (vii) the market rental units provided by the developer are voluntary as this is an existing in-stream application which is not required to comply with the City’s mandatory market rental policy.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10454 to create the “Low to Mid Rise Apartment (ZLR46) - Bridgeport” zone, and to rezone 10611 and 10751 River Drive from the “Industrial Storage (IS)” zone to the “Low to Mid Rise Apartment (ZLR46) - Bridgeport” zone, be introduced and given first reading

CARRIED

4. **ANNUAL REPORT ON THE YVR AERONAUTICAL NOISE MANAGEMENT COMMITTEE FOR 2022**

(File Ref. No. 01-0153-04-01) (REDMS No. 7185962)

Staff advised that they will follow up with YVR staff to provide larger versions of the “Geolocation of Noise Concerns from Richmond” map and request a breakdown of users of the north runway which would then be circulated to Council.

Planning Committee

Tuesday, May 2, 2023

It was moved and seconded

That the staff report titled “Annual Report on the YVR Aeronautical Noise Management Committee for 2022”, dated April 17, 2023, be received for information.

CARRIED

5. **REFERRAL RESPONSE CONSTRUCTION SIGNAGE**

(File Ref. No. 08-4375-00) (REDMS No. 7185073)

Discussion ensued with regard to construction start and end times, and contact phone numbers for 24/7 assistance for construction noise complaints.

It was moved and seconded

That staff be directed to bring forward amendments to Noise Regulation Bylaw No. 8856, in order to affect the proposed changes to the construction signage, as outlined in the report titled “Referral Response Construction Signage”, dated April 3, 2023 from the Director, Building Approvals.

CARRIED

6. **MANAGER’S REPORT**

(i) Rosewood Village

Staff advised that BC Housing is looking at potential redevelopment options for Rosewood Village and will be engaging in some initial consultations with their tenants and area residents in the coming weeks.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:50 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, May 2, 2023.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 1, 2023
File: RZ 21-942276

Re: **Application by Maskeen (Hamilton) Properties Corp. for Rezoning at 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from the "Single Detached (RS1/F)" Zone to the "Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)" Zone**

Staff Recommendation

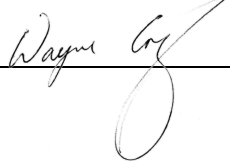
1. That Official Community Plan Bylaw 9000, Amendment Bylaw 10452, to:
 - a) Redesignate 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from "Neighbourhood Residential" to "Mixed Use" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 Land Use Map);
 - b) Redesignate a portion of 4651 Smith Crescent from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" in Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan), be introduced and given first reading; and
 - c) Amend Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) as needed to clarify provisions for additional density and building height for development that includes City-owned community amenities in the village centre, and to allow new development on sites with a larger lot area to be considered on a case by case basis, such as the proposed development on the subject site.
2. That Bylaw 10452, having been considered in conjunction with:
 - a) The City's Financial Plan and Capital Program;
 - b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.
3. That Bylaw 10452, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10453 to create the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, and to rezone 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from the "Single Detached (RS1/F)" zone to the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, be introduced and given first reading.



Josh Reis
Acting Director, Development
(604-204-8653)

JR:sb
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Facilities & Project Development	<input checked="" type="checkbox"/>	
Community Safety Administration	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

Maskeen (Hamilton) Properties Corp. (Directors: Jatinderpal Gill and Jagdip Sivia) has applied to the City of Richmond for permission to rezone the site at 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road (Attachment 1) from the “Single Detached (RS1/F)” zone to a new “Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)” site-specific zone to permit the development of a mixed-use mid-rise development including apartment housing, commercial space and City-owned community amenity space. The application includes design and construction of a Community Policing Office which will be transferred to the City.

Amendments to the Hamilton Area Plan and City’s Official Community Plan (OCP) City of Richmond 2041 OCP Land Use Map are associated with the rezoning application. Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) would be amended to:

- clarify provisions for additional density and height on sites that provide City-owned community amenity facilities identified in the plan;
- allow new development on sites with a larger lot area to be considered on a case-by-case basis, such as the proposed development on the subject; and
- change the designation of the northern portion of the property located at 4651 Smith Crescent from “Neighbourhood Residential (Stacked Townhouse 1.00 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)” (Attachment 2).

An associated housekeeping amendment to Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map) would be amended to change the designation of the subject site from “Neighbourhood Residential” to “Mixed Use” to align with the designation in the Hamilton Area Plan.

Key components of the proposal (Attachments 3, 4 & 5) include:

- 186 dwelling units, including 167 strata units and 19 Low-End Market Rental (LEMR) units.
- One five-storey mixed-use building, one four-storey apartment building and one two-storey amenity building atop a common parkade.
- A total floor area of approximately 15,661 m² (168,569 ft²) comprised of:
 - Approximately 130 m² (1,400 ft²) of City-owned community amenity space (Community Policing Office) fronting onto Gilley Road.
 - Approximately 603.9 m² (6,500 ft²) of commercial space fronting onto Gilley Road.

- Approximately 13,246.77 m² (142,587 ft²) of strata housing units provided over two buildings, and common circulation space in both buildings.
- Approximately 1,471.86.31 m² (15,843 ft²) of LEMR housing units in a dispersed arrangement.
- Approximately 208 m² (2,238.89 ft²) of indoor amenity area.

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 7). The works include extending Garripie Avenue in a public-rights-of-passage Statutory-Right-Of-Way, Smith Crescent widening, frontage improvements to Gilley Road and Smith Crescent, utility connections and public walkway widening along the western edge of the site.

Findings of Fact

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

Subject Site Existing Housing Profile

There are existing older single-detached houses on two of the lots within the subject site. Neither house has a secondary suite. Five previous single-family houses located on the subject site were previously demolished.

Surrounding Development

The site is comprised of seven lots in the Hamilton Area neighbourhood, with frontage onto Gilley Road and Smith Crescent (Attachments 1 & 2).

To the North: Across the future Garripie Avenue extension, are single-detached homes on lots zoned "Single Detached (RS1/F)", which the Hamilton Area Plan designates for stacked townhouse development.

To the South: Across Gilley Road, a mixed-use village centre development is under construction (DP 18-829286) on a lot zoned "Residential/Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)".

To the East: Across Smith Crescent, are single-detached homes and a duplex on lots zoned "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)", which the Hamilton Area Plan designates for stacked townhouse development.

To the West: Across a public walkway connection from Gilley Road to Garripie Avenue, are a mixed-use low-rise development and a low-rise senior housing and care facility on lots zoned "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" and "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)".

Related Policies & Studies

Official Community Plan/Hamilton Area Plan

The City's Official Community Plan (OCP) and the Hamilton Area Plan are proposed to be amended.

The Hamilton Area Plan is proposed to be amended to clarify provision for additional density and height on sites that provide City-owned community amenity facilities, to allow new development on sites with a larger lot area to be considered on a case-by-case basis such as the proposed development, and to change the designation along the northern edge of the subject site from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" (Attachment 2).

The City of Richmond 2041 OCP Land Use Map is proposed to be amended to change the designation of the subject site from "Neighbourhood Residential" to "Mixed Use". This housekeeping amendment is to ensure alignment between Hamilton Area Plan Land Use Map designation and the land use designation in the General OCP Land Use Map. The proposed amendment to the City of Richmond 2041 OCP Land Use Map is not required as the Hamilton Area plan supersedes the general OCP Land Use Map but it will provide consistency between the two policy documents.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204, which is minimum 3.5 m GSC on the subject site. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

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

Official Community Plan Bylaw 9000, Amendment Bylaw 10452, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require consultation with external stakeholders. An OCP consultation summary clarifying this recommendation is attached (Attachment 6).

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

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

External Agencies

Ministry of Transportation and Infrastructure (MOTI)

Due to the proximity of the subject site to Highway 91 and Highway 91A interchange, Provincial Ministry of Transportation and Infrastructure approval is required prior to rezoning bylaw adoption.

Analysis

The developer has applied to rezone the subject site to permit the development of a two-building, four to five-storey mixed-use development comprising 186 apartment dwellings (19 LEMR units and 167 strata units), ground floor commercial space and a community amenity facility fronting Gilley Road, and a two-storey indoor amenity building.

Land Use, Site Planning and Massing

The developer proposes to construct a low-rise mixed-use development arranged around a central common amenity open space adjacent to a neighbourhood High Street public plaza and public strollway, fronting Smith Crescent and Garripie Avenue with residential use, and fronting Gilley Road with ground-level commercial uses and a community amenity facility (Attachment 4 & 5). The proposed development is consistent with City objectives and proposed revised policy. The proposed development provides a new City facility community amenity facility, provides public-rights-of-passage Statutory-Rights-Of-Way to facilitate required pedestrian and road network improvements. The proposed form of development is four-storey and five-storey mixed-use apartment buildings over a shared single-level parking structure.

The mixed-use development will include both residential and non-residential uses. To ensure that non-residential uses and mechanical equipment comply with the City's Noise Bylaw, a legal agreement is required to be registered on Title prior to final adoption of the rezoning bylaw.

Proposed OCP Amendment

Hamilton Area Plan Amendment – Community Amenity Facility

The Hamilton Area Plan includes density bonusing to encourage the development of new community amenities (e.g., small community policing office, small library, and additional indoor recreation space) through developer contributions to the Hamilton Area community amenity fund (calculated per square meter of residential floor area at \$70.50 for townhouse development and \$49.50 for apartment or mixed-use development). Instead of providing funds towards the future provision of community amenities, the developer has instead agreed to provide a new turnkey City-owned Community Policing Office on-site as part of the development.

The City-owned Community Policing Office (130 m²) that is being secured as part of the proposed development has an estimated value that is greater than the cash contribution the developer would otherwise be required to contribute towards community amenity facilities under the Hamilton Area Plan (\$742,820.77).

Proposed amendments to the Hamilton Area Plan are intended to provide additional residential floor area in recognition of the developer voluntarily agreeing to construct the City-owned community amenity facility on-site. More specifically the amendments to the Hamilton Area Plan to secure the community amenity facility include:

- Redesignating a portion of 4651 Smith Crescent from “Neighbourhood Residential (Stacked Townhouse 1.00 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)” to match the designation of the majority of the subject site (Attachment 2).
- Clarifying provisions for additional density and building height on sites that provide City-owned facilities community amenities (as identified in the plan) in the village centre.
- Providing flexibility to allow the creation of a development lot that exceeds 10,000 m².

These proposed amendments to the Hamilton Area Plan together result in allowing an additional approximately 1,069 m² (11,506 ft²) of residential floor area on the subject site, helping to offset the additional cost of providing the turnkey City-owned community amenity facility (e.g. Community Policing Office) beyond the value of the required community amenity cash contribution. The development has been designed to fit within the existing site context with the taller portion of the development located at the south edge of the site fronting High Street Gilley Road and turning the corner onto Smith Crescent, and with Garripie Avenue providing a separation between the proposed development and the existing single-family lots to the north. For these reasons, staff support the proposed amendments.

2041 OCP – Land Use Map Designation

The City of Richmond 2041 OCP Land Use Map is proposed to be amended to change the designation of the subject site from “Neighbourhood Residential” to “Mixed Use” to better align with the Neighbourhood Village Centre designation in the Hamilton Area Plan. The proposed housekeeping amendment to the City of Richmond 2041 OCP Land Use Map will provide consistency between the two policy documents.

City-owned Community Amenity Facility (Community Policing Office)

The developer has agreed to provide a City-owned community amenity facility in the form of a turn-key 130 m² (1,400 ft²) Community Policing Office built to RCMP security requirements, and complete with two designated parking spaces on-site, shared use of common facilities (i.e. visitor/non-residential parking, loading, and solid waste management), off-site fibre optic conduit and two on-street parking spaces.

Voluntary cash contributions are required for:

- Fibre optic service installation in the amount of \$15,000.00.
- Project management fee of \$71,000.00, which represents five per cent of the preliminary construction cost estimate for the tenant improvement component of the facility (e.g. 0.05 x 130 m² x 2023 rate of \$10,867/m²).

Letter of Credit securities are required, in amounts to be verified by a third-party quantity surveyor, for:

- 100 per cent of the preliminary construction cost estimate for the base building component of the facility (e.g. \$712,660.00 at 130 m² x 2023 rate of \$5,482/m²).
- 100 per cent of the preliminary construction cost estimate for the tenant improvement component of the facility (e.g. \$1,412,710.00 at 130 m² x 2023 rate of \$10,867/m²)

A legal agreement securing the developer's commitments is required to be registered on Title prior to final adoption of the rezoning bylaw, including the following:

- The above voluntary cash contributions and securities.
- Agreement to provide construct the facility and associated off-site works, at the developer's sole cost.
- Cost escalation provisions.
- Prior to Building Permit issuance, requirement to enter into a construction agreement, including detailed terms of reference for the facility.
- Prior to occupancy of any building on the subject site, requirement to transfer ownership of the constructed turnkey facility in the form of an Air Space Parcel to the City.

Housing Type and Tenure

- a) Dwelling Unit Mix: The OCP encourages development to provide at least 40 per cent of units with two or more bedrooms that are suitable for families with children. Staff support the developer's proposed unit mix, which includes 51 per cent family-friendly units.
- b) LEMR Housing: The developer proposes to design and construct 19 LEMR units, to a turnkey level of finish, at the developer's sole cost, comprising at least 1,471.86 m² (15,843 ft²) of habitable space, and representing 10 per cent of the subject development's total residential floor area, consistent with the City's Affordable Housing Strategy respecting developments located outside of the City Centre Area Plan. Approximately 90 per cent of the LEMR units are proposed to be family-friendly (two bedrooms or more) and 100 per cent of the units will be designed with Basic Universal Housing features.

Unit Type	Affordable Housing Strategy Requirements (1)			Project Targets (2)	
	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	-	-
1-bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	10% (2 units)	10% (2 units)
2-bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	53% (10 units)	53% (10 units)
3-bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	37% (7 units)	37% (7 units)
Total	N/A	N/A	N/A	19 units 1,471.86 m² (15,843 ft²)	100% (19 units)

(1) May be adjusted periodically as provided for under adopted City policy.

(2) Unit mix in the above table may be adjusted through the Development Permit Process provided that the total area comprises at least 10 per cent of the subject development's total residential building area.

The LEMR units are proposed to be dispersed in the development and more information regarding the location of the LEMR units will be provided at Development Permit stage.

Prior to final adoption of the rezoning bylaw, registration of a Housing Agreement and Housing Covenant on Title is required to secure the following conditions in perpetuity for the LEMR units:

- LEMR units are required to achieve occupancy prior to any other buildings or uses in the proposed development.
- The residential use of the 19 LEMR units is restricted to residential rental tenure.
- Age-related occupancy restrictions are prohibited.
- Single ownership of the LEMR units is maintained (within a single airspace parcel, or strata lots secured with legal agreement requiring single ownership and prohibiting the separate sale of any of the strata lots) in each building.
- Occupants will enjoy full use of all indoor residential amenity spaces, all outdoor residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the occupants.

c) Strata Housing: The developer proposes to design and construct 167 strata housing units, and common circulation space comprising 13,219.9 m² (142,298 ft²) provided over the two proposed buildings.

Unit Type	Unit Mix
Studio	8% (14 units)
1-bedroom	45% (75 units)
2-bedroom	46% (77 units)
3-bedroom	1% (1 units)
Total	167 units 13,219.9 m² (142,298 ft²)

(1) Number of units and unit mix in the above table may be adjusted through the Development Permit Process

Consistent with OCP policy respecting townhouse and multiple-family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any

residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

d) Accessibility: Richmond's OCP encourages development to meet the needs of the city's aging population and people facing mobility challenges. Staff support the developer's proposal, which is consistent with City Policy and will include:

- Barrier-free lobbies, common areas, and amenity spaces.
- Aging-in-place features in all units (e.g., lever-type handles, and blocking in all washroom walls for future grab bar installation at toilets, tubs and showers, etc.).
- 11 per cent Basic Universal Housing (BUH) units (i.e., 19 of 167 units), representing 100 per cent of LEMR units (i.e., 19 units).

Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary developer contributions in compliance with OCP Policy (i.e., community amenity facility as per Hamilton Area Plan), the developer has requested that the subject site be rezoned to a new site-specific zone, "Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)", which includes:

- Maximum density: 1.5 FAR calculated against net site area. This includes a density bonus related to the provision of LEMR units. In addition to the maximum 1.5 FAR density, the zone also includes the typical 0.1 FAR density bonus for common indoor amenity space for residents as well as 0.1 FAR for community amenity space (e.g. Community Policing Office).
- Permitted land uses: a range of commercial uses, apartment housing and related land uses.
- Residential rental tenure restriction relating to the provision of 19 rental units (e.g., 19 LEMR units).
- Maximum building height is generally 17 m (56 ft.) and 4-storey but may increase to 20 m (66 ft.) and 5-storey for buildings located along the Gilley Road High Street that contain a community amenity facility.
- Maximum lot coverage and minimum setbacks in keeping with the zoning for the other properties located on the Gilley Road High Street.

Sustainability

The sustainability requirements set out in the applicable sections of Richmond's BC Energy Step Code for the proposed wood-frame residential buildings is Step 4, or Step 3 with the provision of a low-carbon building energy system.

The architect has provided a letter advising the project is being designed to achieve Step 3 with the provision of an on-site privately owned low-carbon building energy system. More information regarding the developments sustainability initiatives will be provided at Development Permit stage.

Transportation and Site Access

The proposed development provides for transportation improvements and related features to be secured through a combination of road dedication, owner-maintained public-rights-of-passage Statutory Right-Of-Way, and legal agreements registered on Title, to the satisfaction of the Director, Transportation, and the City's standard Servicing Agreement process (secured with Letter of Credit), as applicable, as per the attached Rezoning Considerations (Attachment 7). Final extents are to be determined through the required Road Functional Plan review and Servicing Agreement application review processes.

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

- Widening and frontage improvements along Smith Crescent to accommodate road, sidewalk, planted boulevard, and related upgrades. This includes road dedication as needed along the site's Smith Crescent frontage to accommodate a solid waste collection truck layby and corner cut.
- The extension of the shared street Garripie Avenue along the north edge of the subject site. This includes granting an owner-maintained public-rights-of-passage Statutory Right-Of-Way along the entire north property line to accommodate an interim width functional roadway. The shared street will be widened to ultimate width through future development to the north.
- The widening of the existing High Street public plaza fronting Gilley Road and public strollway to ultimate width along the west edge of the subject site.
- This includes granting an owner-maintained public-rights-of-passage Statutory Right-Of-Way along the west property line from Gilley Road to the Garripie Avenue sidewalk adjacent to the existing High Street public plaza and strollway on the properties to the west.

The number of site access driveways is limited to one to minimize potential pedestrian and cycling conflicts with vehicles, and it is proposed to connect to the shared street Garripie Avenue.

The proposed parking complies with the City's *Zoning Bylaw 8500* and was validated through a Transportation Impact Assessment, which was reviewed and accepted by the City.

Residential parking for strata units is reduced by approximately 6.6 per cent, and supported by the following required Transportation Demand Management (TDM) measures, which will be further reviewed through the required Development Permit process and secured with registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw:

- Transit Pass Program: monthly bus pass (two-zone) will be offered 16 per cent of the strata units (27 units) for a period of one year and secured with a letter of credit and registration of a legal agreement on Title prior to final adoption of the rezoning bylaw.
- Providing secure class 1 bicycle spaces at the rate of 1.5 spaces for each strata residential unit and e-bike and e-scooter storage.
- Providing a shared bicycle maintenance and repair facility.
- Accommodating electrical charging for 100 per cent of resident parking spaces, 10 per cent of commercial parking spaces and 10 per cent of resident class 1 secure bicycle storage spaces.

The proposal includes two parking spaces for the exclusive use of the community amenity facility and also a shared pool of parking for visitors and non-residential uses. Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw, to prohibit parking assignment of the shared parking spaces.

The proposal includes tandem parking spaces for some residents of strata units. Registration of a tandem parking covenant is required prior to final adoption of the rezoning bylaw, to ensure each pair of tandem parking spaces is assigned to the same dwelling unit.

Tree Retention and Replacement

The developer has submitted a Certified Arborist's Report; which identifies 59 existing trees on the subject site, three existing trees and a hedge on a neighbouring property to the north and one City tree in a hedgerow in the site's Smith Crescent boulevard (Attachment 5). The City's Tree Preservation Officer having reviewed the site agrees with the recommended tree removal and replacement at a 2:1 ratio.

- The protection of trees on the neighbouring property to the north is required.
- Removal of an existing Douglas fir tree in a mixed species hedgerow (northern tree in hedgerow Tag #831) and the portion of a Western Hemlock hedgerow located in the City boulevard along the site's Smith Crescent frontage is recommended by Parks staff. The developer has agreed to provide a voluntary contribution in the amount of \$4,500.00 towards tree planting elsewhere in the City.
- Removal of the 59 existing trees on the subject site is recommended. The trees proposed for removal are in marginal to fair and fair condition. These trees are located in conflict with the proposed development such that they cannot be retained. The planting of 118 replacement trees (2:1 ratio) will be secured through the Development Permit application. The preliminary landscape plan indicates the planting of 60 replacement trees.

The landscape design and tree planting opportunities will be further reviewed and refined at DP stage with the intention to maximize on-site replacement tree planting. Replacement trees should be accommodated on the site, but if some trees are not able to be accommodated on-site, a voluntary contribution of \$750.00 would be required for each replacement tree that is not able to be accommodated on-site.

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

- Prior to final adoption of the rezoning bylaw, City acceptance of the developer's voluntary contribution in the amount of \$4,500.00 to the City's City Compensation Fund for tree planting elsewhere in the City.
- 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 buildings on the subject site, installation of tree protection fencing on-site for 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 are completed.

Public Art

Staff support the developer's proposal, which is consistent with City Policy and includes a cash contribution towards the City's Public Art Fund, based on City-approved rates and the proposed floor area (excluding affordable housing and community amenity facility floor area). Prior to final adoption of the rezoning bylaw, City acceptance of the developer's voluntary contribution in the amount of \$147,322.44 is required.

Site Servicing and Frontage Improvements

The developer will enter into a standard City Servicing Agreement, secured with a Letter of Credit, for the design and construction of all required off-site works including, but not limited to shared street extension, public strollway widening, frontage improvements along Gilley Road and Smith Crescent and City utilities works as set out in the attached Rezoning Considerations (Attachment 7).

Future Development Permit Application Consideration

Development Permit approval, to the satisfaction of the Director, Development, is required prior to final adoption of the rezoning bylaw. At DP stage, additional design development is encouraged with respect to the following items:

- **Residential Streetscape:** Opportunities to refine building design and to provide an enhanced interface with fronting public strollway and sidewalks.
- **Common Amenity Spaces:** The proposal includes approximately 208 m² of shared indoor amenity space and 1,226 m² of shared outdoor amenity spaces, exceeding the OCP DP Guidelines rates (Attachment 3). More information is required with respect to the programming, design, and landscaping of these spaces to ensure they satisfy City objectives. The conceptual design includes shared use of all indoor amenity areas by all residents and a common central outdoor amenity area.
- **Accessibility:** Design and distribution of Basic Universal Housing units, adaptable units, aging-in-place features, and common spaces.
- **Sustainability:** Opportunities to enhance building performance in coordination with architectural expression.
- **Crime Prevention through Environmental Design (CPTED):** Opportunities to incorporate CPTED measures including surveillance and territoriality to promote a sense of security.
- **Fire Fighting Plan:** Each of the two residential buildings will require its own address and its own fire department response point (e.g. fire department connection, fire alarm panel and principle building entrance in close proximity to a fire access route and fire hydrant).
- **Parking, Loading & Waste Management:** The developer is committed to providing a proposal consistent with the Zoning Bylaw and related City requirements. Further design of vehicle parking and circulation, truck manoeuvring, waste management activities and related features and spaces.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer-contributed assets such as roadworks, waterworks, drainage works, and street trees. The anticipated operating budget impact for the ongoing maintenance of these assets is \$5,585.74. The City will also take ownership of a developer-contributed community amenity space facility. At this time, there is no anticipated increase to existing operating budget impact for facility programming. The anticipated operating budget impact for the ongoing maintenance of the facility is \$86,678.72 annually.

Conclusion

Maskeen (Hamilton) Properties Corp. has applied to the City of Richmond to create a new zone, “Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)” and to rezone the subject site at 4651, 4671, 4691 Smith Crescent, and 23301, 23321, 23361, and 23381 Gilley Road to the new zone to permit the development of a mixed-use residential mixed tenure, commercial and community amenity facility low-rise and mid-rise development containing 186 dwellings (including 167 strata residential units and 19 LEMR units).

The proposal includes OCP amendments to change the designation of the subject site from “Neighbourhood Residential” to “Mixed Use” in the City of Richmond 2041 OCP Land Use Map, and to change the designation of a northern portion of the site from “Neighbourhood Residential (Stacked Townhouse 1.00 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)” in the Hamilton Area Plan. The proposal also includes OCP amendments to the Hamilton Area Plan to clarify provisions for additional density and height on sites that accommodate City-owned facilities community amenities identified in the Area Plan, and to allow new development on sites with a larger lot area to be considered on a case by case basis such as the proposed development.

Off-site works, including road widening and frontage improvements and on-site works, including shared street extension and public strollway widening will be subject to the City’s standard Servicing Agreement process (secured with Letter of Credit). An analysis of the developer’s proposal shows it to be considered and consistent with the City’s OCP policy objectives regarding community amenities.

It is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 10452 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10453, be introduced and given first reading.



Sara Badyal
Planner 3
(604-276-4282)

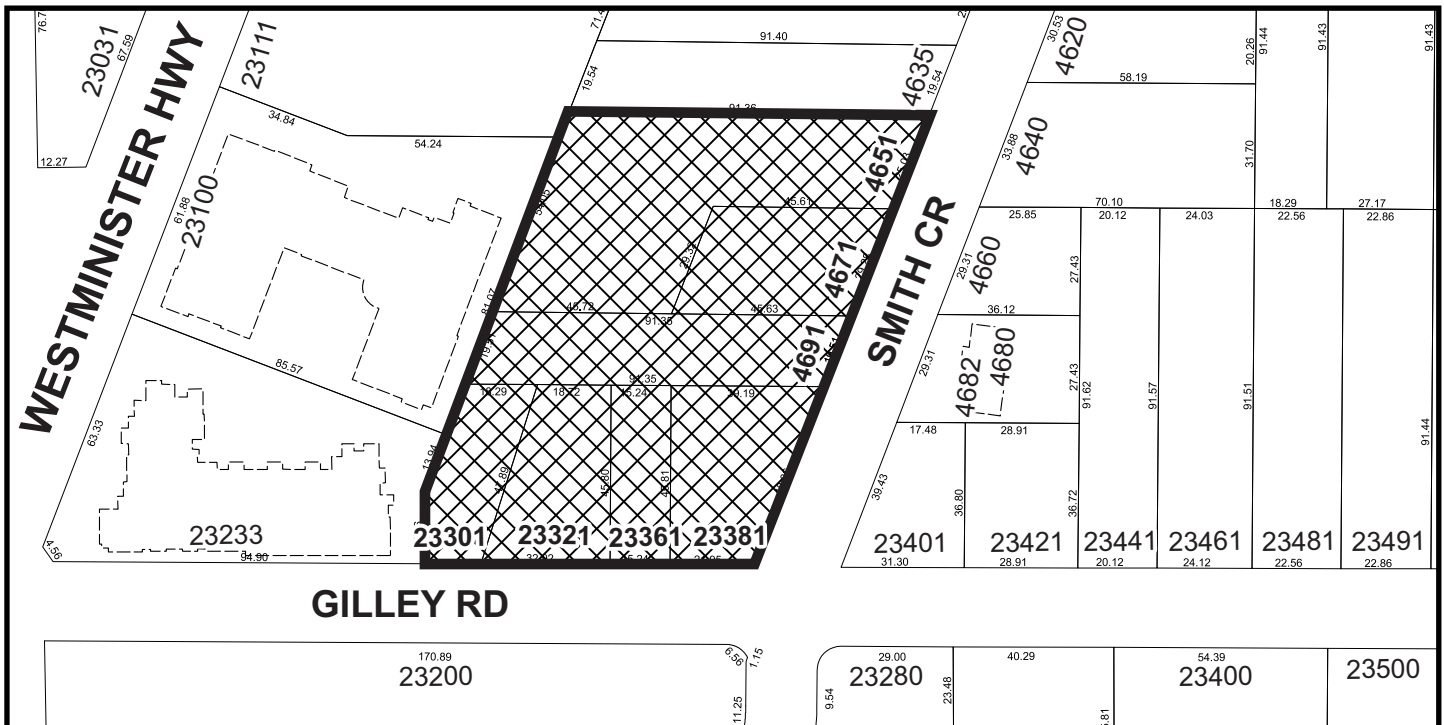
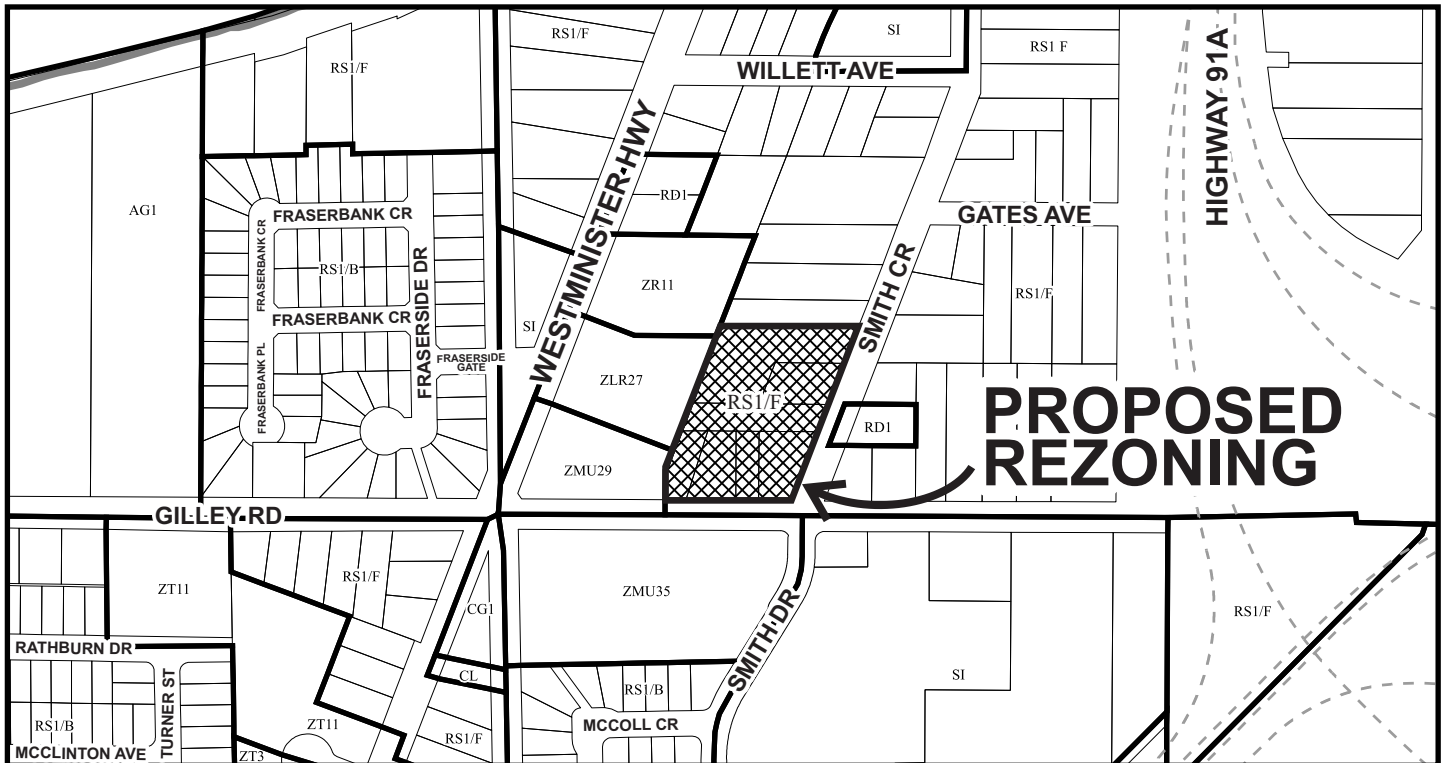
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- Att.
- 1: Location Map and Aerial Photo
 - 2: Hamilton Area Plan Land Use Map
 - 3: Development Application Data Sheet
 - 4: Conceptual Development Plans
 - 5: Tree Management Plan
 - 6: OCP Consultation Policy & Summary of Consultation with Key Stakeholders
 - 7: Rezoning Considerations



City of Richmond

Attachment 1



RZ 21-942276

PLN - 23

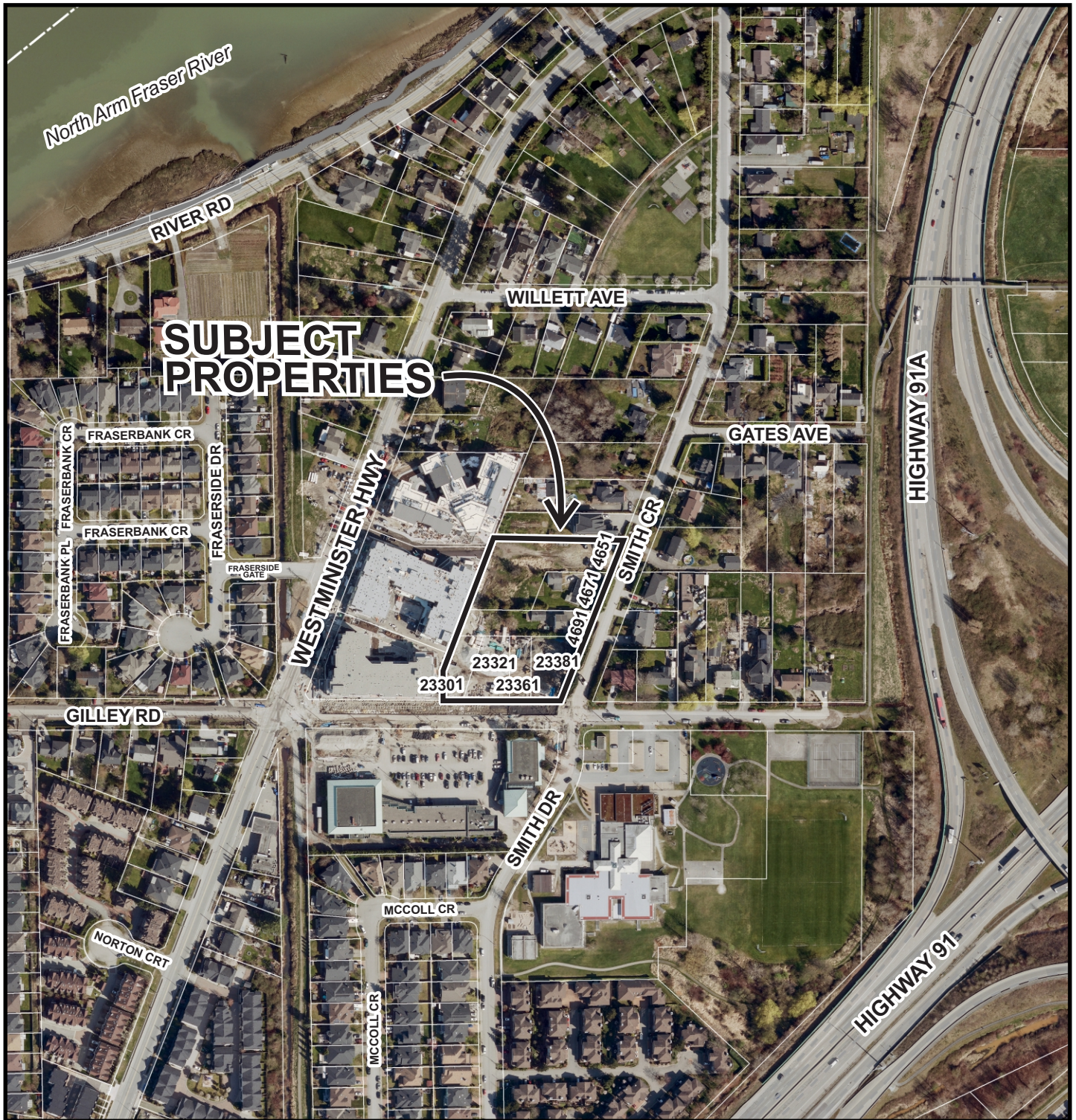
Original Date: 11/15/21

Revision Date: 11/16/21

Note: Dimensions are in METRES



City of Richmond



RZ 21-942276

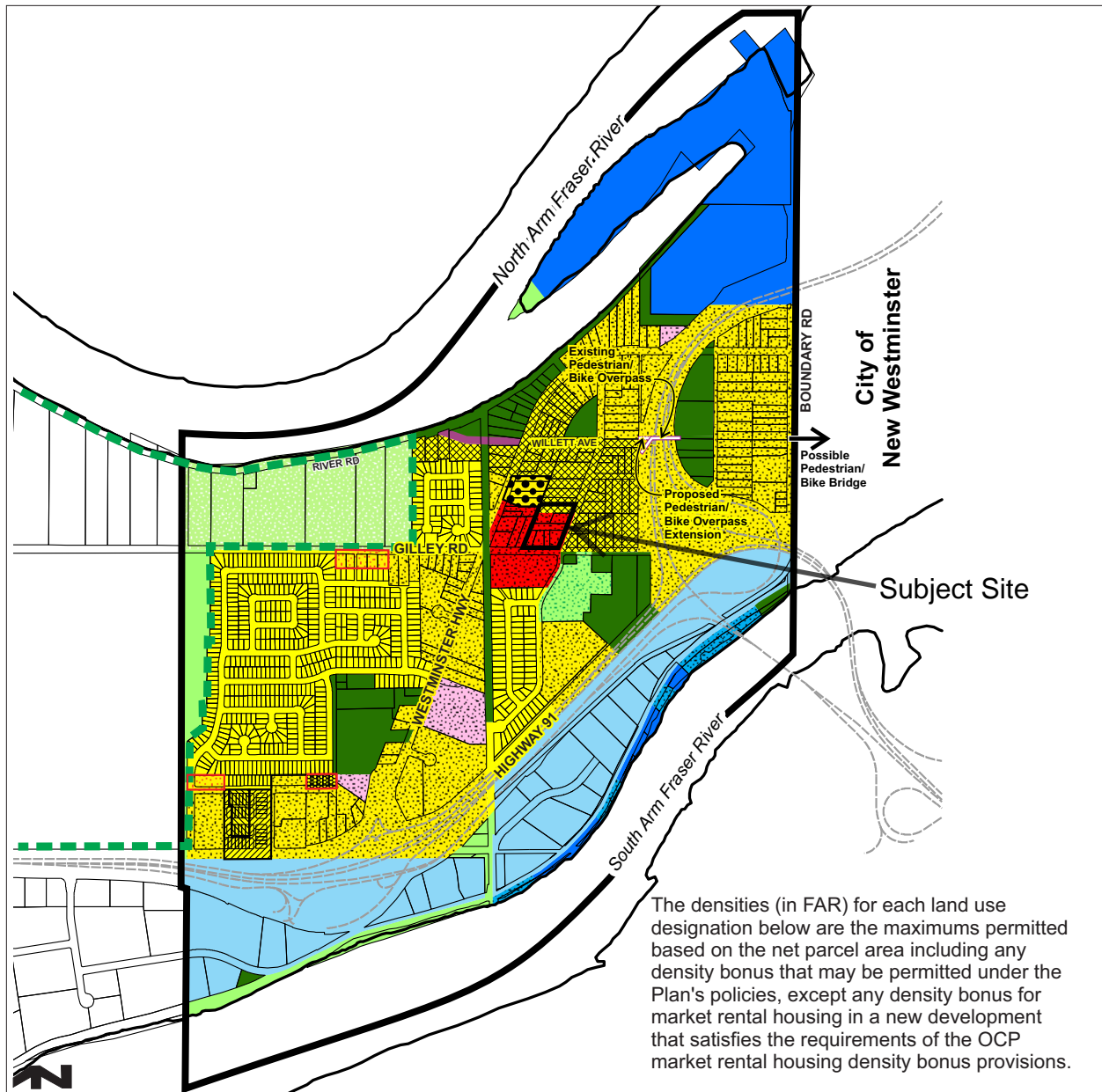
PLN - 24

Original Date: 11/15/21

Revision Date: 11/16/21

Note: Dimensions are in METRES

Land Use Map

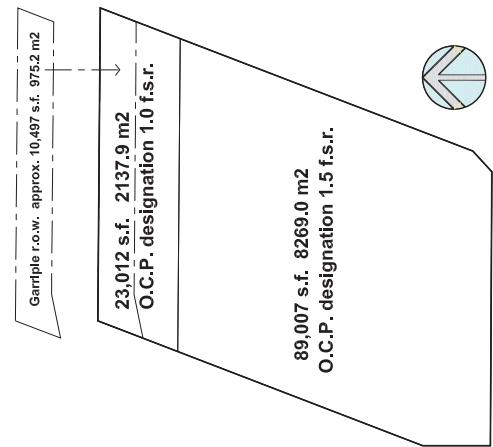


- | | |
|--|---|
| Area Plan Boundary | Neighbourhood Residential (Single Family or Duplex 0.75 FAR) |
| ALR Boundary | Neighbourhood Residential (Townhouse 0.55 FAR) |
| Agriculture | Neighbourhood Residential (Townhouse 0.75 FAR) |
| Community Institutional | Neighbourhood Residential (Stacked Townhouse 1.00 FAR) |
| Conservation Area | Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR) |
| Industrial | Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR) |
| Marine Residential/Industrial | Park and Major Trail/Greenway Corridors |
| Mixed Employment | Proposed Streets |
| Neighbourhood Residential (Single Family 0.55 FAR) | School |
| Neighbourhood Residential (Single Family 0.60 FAR) | |
| Neighbourhood Residential (Single Family with Coach Houses 0.60 FAR) | |


RZ 21-942276
Attachment 3

Address:	4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road		
Applicant:	Maskeen (Hamilton) Properties Corp.		
Owner	Maskeen (Hamilton) Properties Corp., 1164822 BC Ltd., and Davinder Mander		
Planning Area(s)	Hamilton Area		
	Existing	Proposed	
Site Area	Approximately 10,406.9 m ²	Approximately 10,406.9 m ²	
Land Uses	Vacant and Single-family residential	Mixed use	
OCP Designation	Neighbourhood Residential	Mixed Use	
Area Plan Designation	Neighbourhood Residential (Stacked Townhouse 1.00 FAR), and Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)	Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)	
Zoning	Single Detached (RS1/E)	Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)	
Number of Units	2 single-detached houses	19 LEMR units 167 strata units 603.9 m ² (6,500 ft ²) CRU 130 m ² (1,400 ft ²) Community facility	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.5 FAR (including affordable housing), and Max 0.1 FAR community amenity space, and Max 0.1 FAR amenity space	Max. 1.5 FAR (including affordable housing), and community amenity space, and amenity space	None permitted
Buildable Floor Area	Approx. Max. 15,610.35 m ² residential and commercial, and Min. 130 m ² community facility, and Min. 100 m ² amenity space	13,219.92 m ² strata residential 1,498.71 m ² LEMR 603.87 m ² commercial 130 m ² community facility 208 m ² amenity space	None permitted
Lot Coverage	Max. 55 %	Max. 55 %	None
Setbacks	Gilley Rd: Min 1.5 m Smith Cr: Min. 3 m North property line: Min. 3 m West Side Yard: Min. 6 m	Gilley Rd: Min 1.5 m Smith Cr: Min. 3 m North property line: Min. 3 m West Side Yard: Min. 6 m	None
Building Height	Max. 17 m & 4-storey, 20 m & 5-storey fronting Gilley	Max. 17 m & 4-storey, 20 m & 5-storey fronting Gilley	None
Lot Dimensions	Width: Min. 40 m Depth: Min. 40 m Area: Min. 4,000 m ²	Width: 91 m Depth: 122 m Area: Min. 10,406 m ²	None
Parking Space Rates	Per dwelling: LEMR: 1 Market Strata: 1.4 with TDMs Visitor: 0.2, shared with non-residential uses Community facility: 2	Per dwelling: LEMR: 1 Market Strata: 1.4 with TDMs Visitor: 0.2, shared with non-residential uses Community facility: 2	None
Accessible Parking Spaces	Min. 2%	Min. 2%	None

	Bylaw Requirement	Proposed	Variance
Small Car Parking Spaces	Max. 50%	Max. 50%	None
Tandem Parking Spaces	Permitted	13%	None
Loading Spaces	2 medium spaces	2 medium spaces	None
Bicycle Storage	Class 1: 1.25 per LEMR unit, 1.5 per strata unit (TDM), and 2 non-residential Class 2: 0.2 per dwelling and 3 non-residential	Class 1: 1.25 per LEMR unit, 1.5 per strata unit (TDM), and 2 non-residential Class 2: 0.2 per dwelling and 3 non-residential	None
Amenity Space – Indoor	Min. 100 m ²	208 m ²	None
Amenity Space – Outdoor	Min. 1,116 m ²	1,226 m ²	None



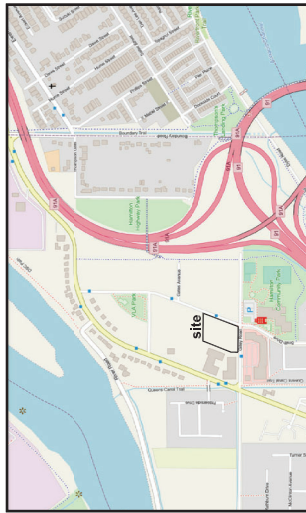
total site : 112,019 s.f. 10406.9 m2

gross floor area calculation :

possible floor space per current O.C.P. :
 23,012 x 1.0 = 23,012 s.f. 2137.9 m2
 89,007 x 1.5 = 133,511 s.f. 12403.5 m2
 total - 156,523 s.f. 14541.4 m2
 156,523
 112,019 = 1,397 f.s.r. (total site, blended)
 proposed floor space 166,330 s.f.
 166,330
 112,019 = *1,485 f.s.r. (less than 1.5)
 (*.015 x 112,016 = 1,680 s.f. 'adjustment room')



location plan detail



location plan

affordable housing data :

minimum unit areas per AH Strategy :	
studio unit	400 s.f. 37 m2
1-bedroom unit	535 s.f. 50 m2
2-bedroom unit	741 s.f. 69 m2
3-bedroom unit	980 s.f. 91 m2
affordable units provided :	
studio units	none
1-bedroom units	2 x 539 = 1078 s.f.
2-bedroom units	9 x 748 = 6732 s.f.
3-bedroom units	1 x 974 = 974 s.f.
3-bedroom units	3 x 1020 = 3060 s.f.
3-bedroom units	4 x 1072 = 4288 s.f.
19 units total	16,132 s.f.
(min. required area : 10% = 15,633 s.f.)	
affordable unit percentages :	
2/19 = 10.5% 1-bedroom units	
10/19 = 52.6% 2-bedroom units	
7/19 = 36.9% 3-bedroom units	
	100%

project data :

proposed zoning : CD

O.C.P. amendment required

site area :

112,056 s.f. (10410 m2)

(Garriple Ave r.o.w. - 10,487 s.f. (975 m2) approx.)

building areas :

bldg. A -

ground floor - 25,170 s.f.
 2nd floor - 22,080 s.f.
 3rd floor - 22,080 s.f.
 4th floor - 22,080 s.f.
 5th floor - 22,080 s.f.
 total - 113,490 s.f. (10,544 m2)

bldg. B -

ground floor - 13,210 s.f.
 2nd floor - 13,210 s.f.
 3rd floor - 13,210 s.f.
 4th floor - 13,210 s.f.
 total - 52,840 s.f. (4909 m2)

total buildings A & B - 166,330 s.f. (15,453 m2)

(above areas exclude elevators, stairs,mechelec. rooms etc.)

F.A.R. : 113,490 + 52,840 = 166,330 / 112,019 = 1,485

site coverage : 35% approx.

unit types :

studio - 14 7.5%
 1-bedroom - 77 41.4%
 2-bedroom - 87 46.8%
 3-bedroom - 8 4.3%
 total - 186 units 100%

parking provision :

required per bylaw :
 regular apt. - 167 x 1.5 = 251
 affordable apt. - 19 x 1 = 19
 + visitor - 186 x .2 = 38
 commercial - 734 m2 26 .008 : CPO requires only 2 on-site spaces, per RCMP program, but normal bylaw commercial requirement for the space is provided for on site.
 total req'd - 334 spaces
 provided - 28 surface spaces
 265 parkade spaces approx.
 *233 total spaces
 (includes 19 tandem spaces)

bicycle parking required : 186 x 1.25 = 233 spaces
 (residential) 186 x 2 = 372 spaces
 total - 270 spaces
 provided : parkade - 230 spaces
 surface - 40 spaces
 total - 270 spaces

commercial spaces required - 5 spaces total
 provided : 2 class 1. spaces in parkade
 3 class 2. surface spaces

Indoor amenity :

required & provided : 1,076 s.f. (100 m2)

outdoor amenity :

required : 186 x 6 = 1116 m2 (12,013 s.f.)
 provided : approx. 13,200 s.f. = 1226 m2

building height :

max. allowed & per bylaw : 17.0m. (55.78 ft.)
 proposed height : 18.15 m. (59.55 ft.)

project



parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.

revised to J

2023-04-12

Attachment 4 Conceptual Development Plans

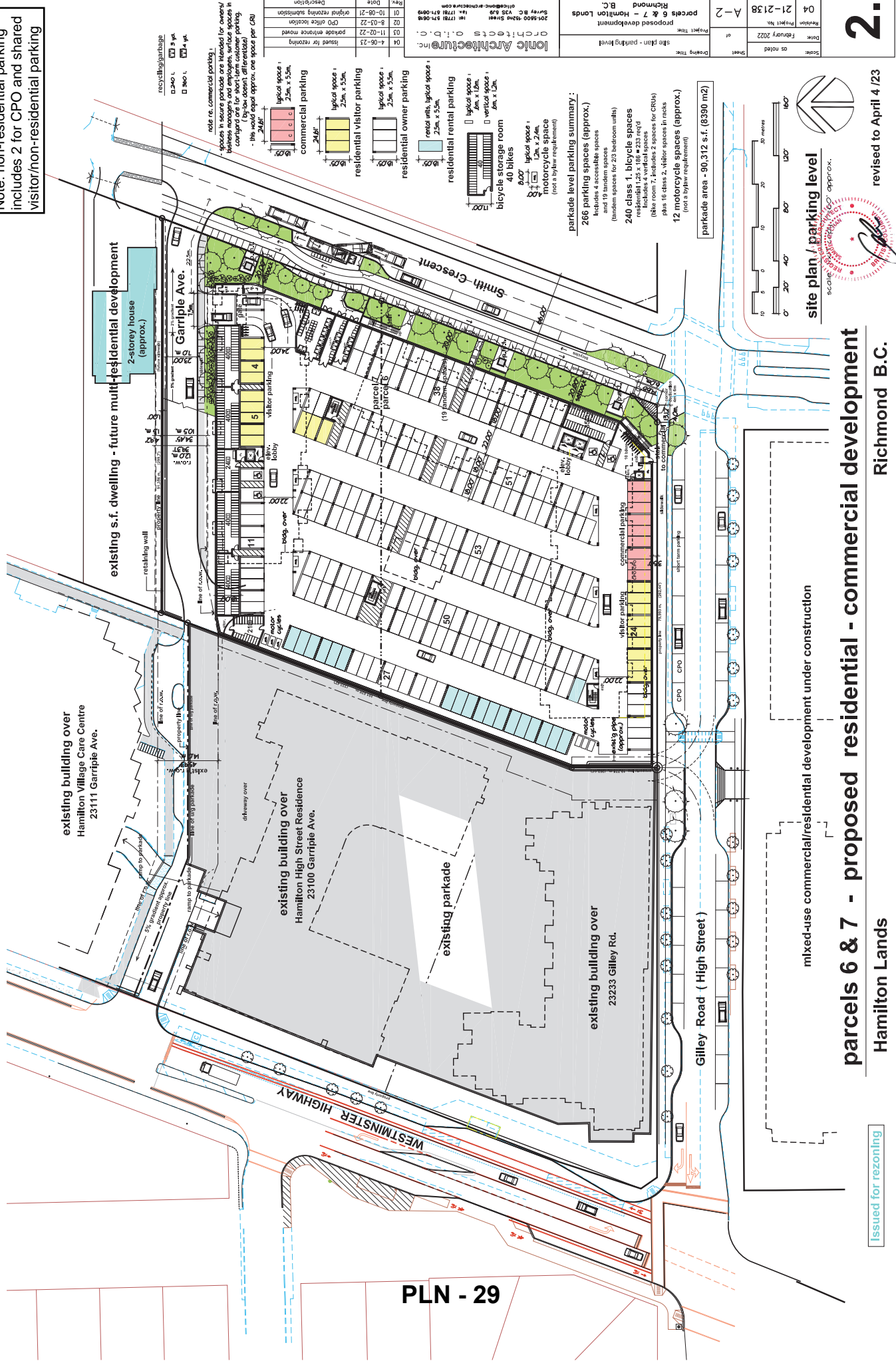


Rev.	Date	Description
02	4-12-23	re-board for rezoning
01	10-08-21	issued for rezoning
201-6600 44th Street Surrey B.C. V3S 6J9 Tel: 778-671-0899 office@iontic-architecture.com		

Scale	as noted	Sheet
Drawn	February 2022	of
Project Name	proposed development parcels 6 & 7 - Hamilton Lands	
Client	Richmond B.C.	

1

Note: non-residential parking includes 2 for CPO and shared visitor/non-residential parking



The diagram shows a long rectangle representing a 160-metre area. It is divided into 16 segments of 10 metres each. The left side is labeled with distances from the left end: 10, 5, 0, 10, 20, 30 metres. The right side is labeled with distances from the left end: 0', 20', 40', 80', 120', 160'.

- additional visitor bicycle spaces in parkade

(continued)

100 s.f. commercial (net)

parcel 6

(1,100 Hz)

1001

4,648 m2

62,106 s.f. slte
5,769 m2

14 ac. (1.042 ha)

... residential

ttal g.f.a. per bylaw :

ed vehicle space

parking :

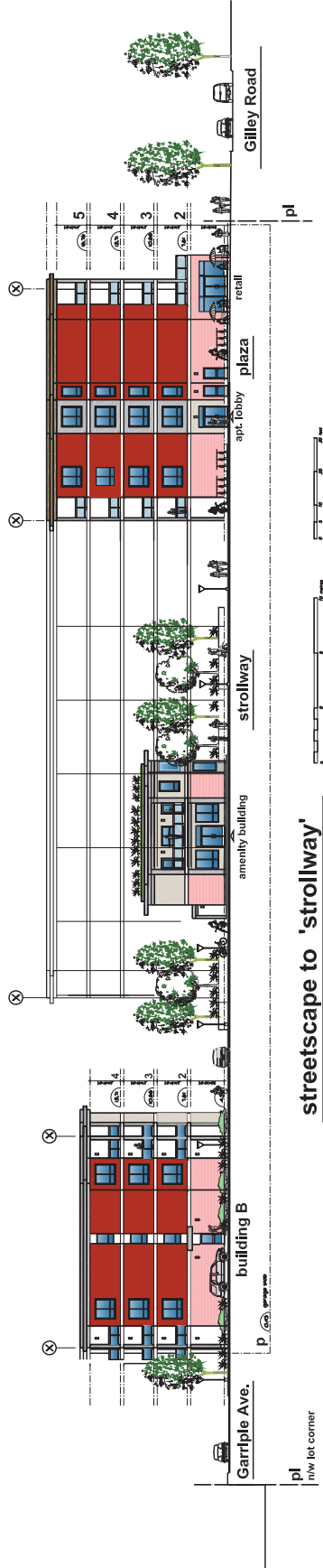
cycle spaces

 \mathbb{R}

7

2023

PLN - 30



streetscape to 'strollway'

PLN - 31



Gilley Road 'High Street' streetscape

note : colours are for model purposes only
(colours still to be selected)

streetscapes
approx. scale 1:100 - 1:150



parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.

revised to April 10 /23

5.

Scale: As Noted
Date: March 2022
Revision: 21-2138
Project No: A-5

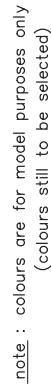
Sheet
of
Project Title: streetscapes
porcels 6 & 7 - Hamilton Lands
Richmond B.C.

proposed development
Gilley Road & strollway

IONIC ARCHITECTURE INC.
architects o.i.l.d.c.
20-5500-4500 Street
Surrey B.C. V3S 4J9
Tel: (778) 871-0819
office@ionic-architecture.com

Rev.	Date	Description
01	2-28-22	Issued for review
02	3-18-22	Revised for review
03	4-10-23	Issued for rezoning

Issued for rezoning

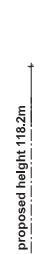
**PLN - 32**

2023-04-12

parcels 6 & 7 - proposed residential - commercial development	
Hamilton Lands	Richmond B.C.

issued for rezoning

6	01	Revision	Project No.	A-6	proposed development parcels 6 & 7 - Hamilton Richmond B.C.	201-5500 152nd Street Surrey B.C. V4S 2A9 tel (778) 571-0618 office@lonic-architects.com	01	Description																																																																																													
	02	Sheet	March 2022						of																																																																																												
	03	As Made																																																																																																			
	04	Drawings - Smith Cross & Garrippe Ave.																																																																																																			
						05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



Scale: As Noted	Date: February 2022	Sheet of	A-80	Revision Project No. 21-2138	03
	Project Title: proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.				
Drawing Title: detail site sections					



affordable housing data :

minimum unit areas per AH Strategy :

studio unit	400 s.f.	37 m2
1-bedroom unit	535 s.f.	50 m2
2-bedroom unit	741 s.f.	69 m2
3-bedroom unit	980 s.f.	91 m2

affordable units provided :

studio units	none
1-bedroom units	2 x 539 = 1078 s.f.
2-bedroom units	9 x 748 = 6732 s.f.
3-bedroom units	1 x 974 = 974 s.f.
3-bedroom units	3 x 1020 = 3060 s.f.
3-bedroom units	4 x 1074 = 4296 s.f.
19 units total	16,140 s.f.
(min. required area : 10% = 15,886 s.f.)	

affordable unit percentages :

2/19 = 10.5% 1-bedroom units
10/19 = 52.6% 2-bedroom units
7/19 = 36.9% 3-bedroom units
100%

legend :

- A studio unit
- B one-bedroom unit
- C two-bedroom unit
- D three-bedroom unit
- (r denotes reverse plan)
- aff. affordable unit

total all units percentages :

	blgd. A	blgd. B	total	
studio -	14	-	14	7.5%
1-bedroom -	54	23	77	41.4%
2-bedroom -	59	28	87	46.8%
3-bedroom -	4	8	12	6.3%
	131	55	186	100%

apartment unit distribution

not to scale



revised to Feb. 17 /23

Richmond B.C.

Hamilton Lands

parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.

11b

Rev.	Date	Description
01	5-14-22	issued for review
02	5-25-22	revised for review
03	8-10-22	affordable unit distribution
04	2-15-23	general revisions

Project Title	apartment unit distribution
Project No.	21-2138
Sheet	A11b

Revision	Project No.	Date
04	21-2138	February 2022

Scale	as noted
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21 DEC 0900



21 MAR 0900

PLN - 36



21 JUN 0900



21 DEC 1200



21 MAR 1200



21 JUN 1200



21 DEC 1500



21 MAR 1500



21 JUN 1500



shadow casts

parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

revised to April 6 /23

Richmond B.C.

2023-04-12

Issued for rezoning

Rev	Date	Description
01	4-06-23	Issued for review
04	4-06-23	Issued for rezoning

201-5500 162nd Street
Suite 100
Richmond, B.C. V6V 2G9
(778) 971-0619
office@ionic-architecture.com
Ionic Architecture Inc.
architects o.i.b.c.

Project Title	parcels 6 & 7 - proposed development
Project No.	A13
Sheet	of
Drawing Title	shadow casts

Scale	As Noted
Date	March 2023
Revision	Project No.

13

key plan



aerial view from northwest showing site entry



aerial view from intersection of Gilley & Smith



view from Garripie Ave. toward site entry and strollway



view from northeast toward amenity area



aerial view from west showing courtyard



view from Gilley Road to plaza and commercial



view from strollway toward courtyard

model views

note : colours are for model purposes only
(colours still to be selected)

parcels 6 & 7 - proposed residential - commercial development

Issued for rezoning

Hamilton Lands

Richmond B.C.

revised to April 6 /23

[illegible]

[illegible][illegible]

OCP Consultation Summary

Staff have reviewed the proposed OCP and zoning amendments, with respect to the Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and determined that OCP Amendment Bylaw 10452 does not require referral to external stakeholders.

Stakeholder	Referral Comment (No Referral necessary)
The Board of Metro Vancouver	No referral necessary because the Regional District is not affected.
The Councils of adjacent Municipalities	No referral necessary because adjacent Municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary because First Nations are not affected.
TransLink	No referral necessary because the proposed amendment will not result in road network changes not affected.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary because the proposed amendment does not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development (ANSI) Policy.
Agricultural Land Commission (ALC)	No referral necessary because the Agricultural Land Reserve is not affected.
Richmond Board of Education of School District No. 38 (Richmond)	No referral necessary because the proposed amendment will not result in more than 150 additional multiple-family housing units.
Vancouver Coastal Health Authority	No referral necessary because Vancouver Coastal Health Authority (VCH) facilities are not affected.
Community Groups and Neighbours	No referral necessary, but the public will have an opportunity to comment on the proposed development at the Public Hearing.
All relevant Federal and Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.



Address: 4651/4671/4691 Smith Crescent, 23301/23321/23361/23381 Gilley Road **File No.:** RZ 21-942276

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10453, the developer is required to complete the following:

1. (OCP Amendment Bylaw) Final Adoption of OCP Amendment Bylaw 10452.
2. (MOTI Approval) Provincial Ministry of Transportation & Infrastructure Approval.
3. (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.
4. (Arborist Contract) Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site or off-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.
5. (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.
6. (City Tree Removal Compensation) The City's acceptance of the developer's voluntary contribution in the amount of \$4,500.00 towards the City's tree compensation fund for tree planting elsewhere in the City in compensation for the removal of an existing City tree (northern tree in hedgerow tag #831).
7. (Consolidation, Subdivision, and Dedication) Consolidation of all the lots into one development parcel and registration of a Subdivision Plan for the subject site, to the satisfaction of the City (which will require the demolition of existing structures). Prior to the registration of a Subdivision Plan, the following conditions shall be satisfied:
 - a) (Road) Dedication of land for road and related purposes. Final extents to be determined through the required Road Functional Plan review process and Servicing Agreement* application process, to the satisfaction of the Director of Transportation. Road dedication areas include:
 - i) Smith Crescent: land dedication along the east property line to accommodate a solid waste collection truck loading layby and road elements to the back of the proposed sidewalk along the development frontage; and
 - ii) Corner Cut: minimum 4 m x 4 m land dedication at the Gilley Road/Smith Crescent intersection (measured from the new property lines).
8. (Garripie Avenue shared street PROP SRW) Granting of statutory right-of-way for the purposes of public-rights-of-passage along the entire north property line, including a 4 m x 4 m corner cut at the intersection of Garripie Avenue and Smith Crescent. Final extents and amounts to be determined through the required Road Functional Plan review process and Servicing Agreement* application process, to the satisfaction of the Director of Transportation. Any works essential for public vehicle and pedestrian access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the Owner maintenance & Owner liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. Works to be secured via SA.
9. (Public High Street Plaza and Strollway PROP SRW) Granting of statutory right-of-way for the purposes of public-rights-of-passage along the west property line, between Gilley Road and Garripie Avenue, consisting of a high street plaza fronting Gilley Road of at least 10 m width and 150 m² in area (widening the existing plaza SRW to at least 20 m in width and 300 m² in area), and a 3 m wide connection from the plaza to Garripie Avenue (widening the existing strollway SRW to 6 m width). Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the Owner maintenance &

Owner liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. Works to be secured via SA.

10. (Flood Plain Covenant) Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
11. (Mixed-Use Noise Covenant) Registration of a legal agreement on title for commercial use 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.
12. (Shared Parking) Registration of a legal agreement on title ensuring the shared use of and prohibiting the assignment of shared visitor and commercial parking spaces.
13. (Tandem Parking Assignment) Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
14. (Parking Reduction Strategy) Registration of legal agreements on title securing the developer's offer to voluntarily contribute, at the owner's cost, towards various transportation related improvements and secure parking for various uses in compliance with Zoning Bylaw requirements and transportation demand management (TDM) parking reductions, to the satisfaction of the Director of Transportation, including, but not limited to, the following:
 - a) Enhanced Bicycle Facilities: The developer/owner shall, at its sole cost, design, install, and maintain on the lot, to the satisfaction of the City as determined via the Development Permit*:
 - i) "Class 1" bicycle storage: provided at an increased rate of 1.5 spaces per strata residential unit.
 - ii) Bicycle maintenance and repair facility: one facility for the shared use of all the residents of all the buildings, including bicycle repair stand (with tools); foot pump, and faucet, hose and drain for bicycle washing. A note is required on the Development Permit* and Building Permit*. Appropriate signage is required.
 - iii) E-bike and e-scooter storage: provision of a shared e-bike and e-scooter parking corral on the site.
 - iv) "No development" shall be permitted, restricting Development Permit* issuance for any building on the lot, until the developer provides for the required enhanced bicycle facilities.
 - v) No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required enhanced bicycle facilities and a letter of confirmation is submitted by the architect assuring that the facilities satisfy all applicable City's requirements.
 - vi) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required enhanced bicycle facilities are completed and have received final Building Permit inspection granting occupancy.
 - b) Transit Pass Program: Execution and completion of a transit pass program, including the following method of administration and terms:
 - i) Provide one year of two-zone monthly transit passes for 16% of the strata residential units (27 units).
 - ii) Enter into a security agreement and submission of a Letter of Credit in the amount of 100% of the program value. The Letter of Credit will be released at the time of 100% subscription of the transit pass program,
 - iii) The owner or property manager is to provide documentation on an annual basis for the subscription of the transit passes until such time that they have been exhausted. The owner is not responsible for the monitoring of use of transit passes but only noting number of "subscribed" users to the program, until full unit count is exhausted over a period of one year;
 - iv) If the transit pass program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation demand management measures at the City's discretion.

- v) The availability and method of accessing the two-zone transit passes is to be clearly explained in the sales agreements, tenancy agreements and any rental materials.
- c) Electric Vehicles (EV) Charging Infrastructure: Registration of legal agreement(s) on the subject site requiring that the developer/owner provides, installs, and maintains electrical vehicle (EV) charging infrastructure for the use of the building's residents, commercial tenants, and others as determined 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 Development Permit* approval, whichever is greatest.

User/Use	Energized Outlet – Minimum Permitted Rates	
	Vehicle Parking (1)	Class 1 Bike Storage (2)
Strata Residential (i.e. resident parking & bike storage)	(as per zoning bylaw)	1 per each 10 bikes or portion thereof in a bike storage room or locker (which Energized Outlet shall be located to facilitate shared use with bikes in the room/locker)
Affordable Housing (i.e. resident parking & bike storage)		
Non-Residential (e.g. commercial)	1 per 10 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.

(2) "Class 1 (Secured) Bike Storage" "Energized Outlet" shall mean an operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related infrastructure necessary to provide the required electricity for the operation of such an outlet.

15. (Community Policing Office Community Amenity Facility) The City's acceptance of the owner's offer to voluntarily contribute a community amenity space which may be used by the City as a community facility (Schedules 1, 2 and 3) or any other permitted use the City, in its sole discretion, deems appropriate. The broad terms of the contribution shall include, subject to the determination, and the timing of the determination, of a facility tenant(s) by the City:

- design and construction of a complete facility (facility proper, ancillary facilities and outdoor space), including the base building and tenant improvements, all to a turnkey level of finish, on the subject site, by the developer, at the developers cost; and
- transfer of the complete facility (facility proper, ancillary facilities and outdoor space), including the base building and tenant improvements, all at a turnkey level of finish, as an air space parcel, to the City, at no cost to the City,

and, the specific terms shall include:

- voluntary contribution of no less than 130 m² (1,400 ft²) of floor area (e.g. area that is considered to be floor area for the purposes of calculating density under the Richmond Zoning Bylaw) for the facility proper, to be used for development of the facility proper including program spaces, private access, internal circulation, internal bicycle storage, where these elements are typically included in floor area calculations for the purposes of calculating density under the Richmond Zoning Bylaw and are used exclusively for the community facility;
- voluntary contribution of additional indoor area from the development, as required for purposes ancillary to the facility use, including, but not limited to, parking and loading, waste management, access, external circulation and exiting, structure, walls (internal and external), building systems and building services, where such area is typically excluded from floor area calculations for the purposes of calculating density under the Richmond Zoning Bylaw or is not used exclusively by the facility;
- voluntary contribution of outdoor area along the frontages of the facility, for the exclusive use of the facility, the final size and exact dimensions of which are to be determined through the development permit process, including both open and covered areas, neither of which will be considered to be floor area for the purposes of calculating density under the Richmond Zoning Bylaw;
- location of the facility proper and the outdoor space on Level 1 of the development, generally as shown in the location plan (Schedule 1), along with provision for private access from one or both frontages as well as to and from ancillary facilities such as parking and loading, waste management rooms, service rooms, storage rooms and similar areas (multiple levels);

- g) design, construction, and furnishing of the complete facility, substantially in accordance with the summary requirements listed below and including:
- i) the facility proper to provide for:
 - i. approximately 130 m² (1,400 ft²) of programmed facility space to provide a Community Policing Office as per Schedule 1, Schedule 2 and Schedule 3, or other use at the City's discretion, the details of which will be determined once a tenant or tenants have been determined by the City. However should, as of the commencement of construction of Level 1 of the development,
 - a. the tenant(s) of the facility not be determined by the City, the owner shall provide the facility as base building space compatible with future improvements of a commercial and/or office nature; or
 - b. the tenant(s) of the facility, as determined by the City, not require the whole of the floor area of the facility, the owner shall provide the required floor area, as determined by the City, as programmed facility space, generally of a commercial and/or office nature, and the remainder floor area as base building space compatible with future improvements;
 - ii) the ancillary facilities to provide for:
 - i. bicycle storage and vehicle parking applicable to the needs of the facility tenant(s) for the sole use of the facility's clients, visitors, guests and staff, available 365/7/24, located within the parkade and street except where noted otherwise, generally in an area having direct or close access to the facility's private access system, including clearly signed access from the street, where applicable.
 - ii. access to and use of the shared loading facilities;
 - iii. access to and use of the shared waste management facilities; and
 - iv. access to and use of services rooms and similar facilities, exclusive or shared, as required to meet functional, technical and operational requirements of the facility,
Should, as of date of development permit issuance for the development, the tenant(s) of the facility not be determined by the City, the tenant use of the facility will be assumed to be commercial and/or office for the purpose the above requirements;
 - iii) the outdoor program space to provide for:
 - i. outdoor uses typically ancillary to the facility uses;
or, as determined through the Development Permit process;
 - iv) design, construction, and furnishing of the facility (including tenant improvements) to the satisfaction of the City and in accordance with the Terms of Reference, City's Enhanced Accessibility Guidelines and Technical Specifications, Facilities Design Guidelines and Technical Specifications, and capable of achieving LEED v4 ID + C Commercial Interiors Gold Certification, with a focus on providing for robust monitoring and remote control capabilities of the systems and scheduling that are its responsibility and integration of these controls into the building automation system through open language BACnet interfaces and, further, reference to the principles outlined in the "City of Richmond Building Equipment, Monitoring, and Integration Requirements" administrative procedure;
 - v) design and construction of the facility to provide for separate addressing for the tenant or tenants;
 - vi) design and construction of the utility systems to provide for, amongst other things:
 - i. City independent HVAC and Mechanical system (e.g. heating, cooling, ventilation, exhaust system, domestic hot water tank, building automation system, etc.), to the satisfaction of the City;
 - ii. Connection to other building utility systems (e.g. electricity), along with separate metering, to the satisfaction of the City. Meters must be supplied by the service provider i.e. BC Hydro (electricity) and City of Richmond (water); and
 - iii. conduit rough in for installation and connection of the City's fibre optic communications system, by the City or its contractor, noting the required conduit size is 2 inches and the outside end point is to be a City Traffic Junction Box located on south side of Gilley Road between Westminster Highway and Smith Crescent., as shown in the attached plans (Schedule 2). The conduit should come direct from street into the amenity server room.

- h) project development and procurement of approvals subject to the following benchmarks/timelines:
- i) prior to issuance of a Development Permit for the development, in whole or in part:
 - i. the facility design (facility proper, ancillary facilities and outdoor space) including mechanical and electrical systems must be resolved to a level typical of the design development stage of a development project, to the satisfaction of the City;
 - ii. the resulting design must be incorporated into the Development Permit application submission; and
 - iii. a preliminary construction cost estimate for facility proper, ancillary facilities and outdoor space, verified by an independent quantity surveyor that is acceptable to the City, must be provided;
 - ii) prior to issuance of a Building Permit for the development, in whole or in part:
 - i. the facility design (facility proper, ancillary facilities and outdoor space) must be resolved to a level typical of Issued For Construction (IFC) stages of a development project, to the satisfaction of the City (including tenant improvement if one or more facility tenant(s) have been determined by the City);
 - ii. the resulting design must be incorporated into the building permit application submission;
 - iii. a final construction cost estimate for facility proper, ancillary facilities and outdoor space, verified by a quantity surveyor, must be provided; and
 - iv. a “construction agreement” developed and signed by the City and developer and registered on title;
 - iii) prior to commencement of construction of Level 1 of the development:
 - i. the tenant improvement design and specifications to the satisfaction of the City if one or more facility tenant(s) had not been determined by the City at Building Permit issuance stage; and
 - ii. updated construction and tenant improvement cost estimate for facility proper, ancillary facilities and outdoor space, verified by a quantity surveyor, must be provided
 - iv) prior to occupancy of the development, in whole or in part:
 - i. the constructed facility (facility proper, ancillary facilities and outdoor space) must be granted building inspection permitting occupancy;
 - ii. commissioning of the facility (facility proper and outdoor space) must be completed to the satisfaction of the City;
 - iii. occupancy and post-occupancy information for the facility (facility proper and outdoor space) must be provided, to the satisfaction of the City;
 - iv. as-built drawings and Operation & Maintenance (O&M) manuals in soft and hard copy form of the facility (facility proper and outdoor space) must be provided to the satisfaction of the City; and
 - v. a final construction cost for facility proper, ancillary facilities and outdoor space, verified by an independent quantity surveyor that is acceptable to the City, must be provided,

unless the constructed facility is otherwise deemed acceptable by the Director, Development; the Director, Facilities and Project Development; the Director, Community Social Development; and, the Director, Real Estate Services, at their sole discretion.

Note: If one or more facility tenant(s) have been determined by the City prior to the commencement of construction of Level 1 of the Development, the constructed facility shall include the tenant improvements for that portion of the facility required by such tenant(s), to the satisfaction of the City.

- i) registration of a legal agreement(s), which may include, but are not limited to, the following:
 - i) a “no build” covenant registered on title restricting Building Permit issuance for the whole development, to be in effect until such time as a “construction agreement” for the facility (including base building and tenant improvements, as required by the City) is registered on title with respect to the amenity;
Note: This requirement may be waived if a “Construction Agreement” is signed before rezoning adoption.
 - ii) a “construction agreement” setting out requirements with respect to the design, construction, supply, installation, approval, and warranty of the facility (including base building and tenant improvements, as required by the City) and related works to the satisfaction of the City, which agreement may include provisions for a statutory right(s)-of-way and/or rent charge, the terms set out in these rezoning

considerations, the Terms of Reference for the facility (if and as available), and standard City facilities policies. This agreement may, in the City's sole discretion, require the registration of replacement agreements at specified stages of development up to and including building permit issuance to update facility completion deadlines, to address the escalation of financial contributions and valuations set out below due to effluxion of time, as verified by a third party quantity surveyor, and to reflect the design of the facility;

Note: If one or more facility tenant(s) have been determined by the City prior to the commencement of construction of Level 1 of the Development, the constructed facility shall include the tenant improvements for that portion of the facility required by such tenant(s), to the satisfaction of the City. If a tenant has not been determined by the City prior to the commencement of construction of Level 1 of the Development, the Owner shall provide a cash contribution to the City in the amount \$10,867/m² (2023 value) for the area of the uncommitted space, as determined by a third party quantity surveyor.

- iii) a "no occupancy" covenant for the development, in whole or in part, registered on title, to be in effect until such time as the facility (including base building and the City's required tenant improvements) has been completed or otherwise deemed acceptable, at the sole discretion of the City, by the Director, Development; the Director, Facilities and Project Development; Director, Community Social Development; and, Director, Real Estate Services, in their sole discretion, and has been transferred to the City free and clear of any encumbrances;
- iv) an Air Space Parcel (ASP) subdivision agreement to facilitate the future creation of an ASP containing the facility (including base building and constructed tenant improvements), including the facility proper, ancillary facilities and outdoor spaces, to the extent deemed desirable or practical by the City, together with the obligation to register on title, at the time of ASP creation, any easement(s) and/or statutory right(s)-of-way required to secure use of and access to any remaining facilities located elsewhere in the development and intended for the use of the facility tenants, along with terms for cost sharing between the ASP owner (the City) and the owner(s) of the remaining facilities, all in a form and content satisfactory to the City;
- v) a blanket Statutory Right-of-Way, easement, or alternative legal agreement(s), to the satisfaction of the City, securing public access to and egress from the facility (facility proper, ancillary facilities and outdoor space) and any part of the parking facility allocated for the facility use, across and through the drive aisles and pedestrian pathways forming part of the development and securing City access to the development for the maintenance of the utilities and mechanical systems servicing the facility (including maintenance of the City's fibre optic system), which agreement may be replaced prior to occupancy, to the satisfaction of the City, with a replacement agreement and a surveyed Statutory Right-of-Way(s) or Easement plan;
- vi) a purchase and sale agreement to facilitate the transfer of the facility ASP (including base building and constructed tenant improvements) to the City, which transfer shall not occur until the City has, at its sole discretion, accepted the facility works, which acceptance shall not relieve the developer of any outstanding obligations, including the rectification of any deficiencies and the provision of related security; and
- vii) an option to purchase to facilitate the subdivision of the ASP and transfer of the facility ASP to the City should the Developer default in its obligations.
- j) submission of cash or other forms of financial security as follows:
 - i) a cash-in-lieu contribution of \$15,000 to fund the complete installation of the fibre optic service by city contractors within the conduit supplied by the developer (e.g. all costs for Civil work upgrades, connection of developer conduit to city systems, fibre cable/splice enclosure and all installation work) (Account number to be provided);
 - ii) a project management fee of \$71,000, which is 5% of the construction cost estimate for the tenant improvement component of the facility [e.g. 0.05 x 130 m² x \$10,867/m² (2023 value)], as verified by a third party quantity surveyor, to provide for the participation of the City or its representatives in the schematic design, design development, building permit, issued for construction, contract administration and related stages of project development (Account number to be provided);
 - iii) a Letter of Credit (LOC), in the amount of:
 - a. 100% of the construction cost estimate for the base building component of the facility [e.g. \$712,660 (130 m² x \$5,482/m²) (2023 value)] (fa **PLN-46**, ancillary facilities and outdoor space); and

- b. 100% of construction cost estimate for the tenant improvement component of the facility [e.g. \$1,412,710 (130 m² x \$10,867/m²) (2023 value)] (facility proper, ancillary facilities and outdoor space) (assuming 100% of the facility will be required to be completed with tenant improvement, whether or not the future tenant(s) are determined by the City),

as verified by a third party quantity surveyor, to secure the developer's commitment to design, construct, and transfer the facility to the City, with provision for the return of the subject monies as follows:

- i. reduction by 50% after the facility has received final building inspection permitting occupancy and has been transferred to the City;
- ii. reduction by a further 30% a minimum of one year after the facility has received final building inspection permitting occupancy and has been transferred to the City; and
- iii. release of remaining funds after a minimum of two years after the facility has received final building inspection permitting occupancy and has been transferred to the City,

all subject to the following:

- a. no reduction or release until all facility requirements has been achieved;
- b. retention of the LOC, or portions thereof, at the sole discretion of the City, to rectify deficiencies;
- c. retention of the LOC, or portions thereof, at the sole discretion of the City, to ensure the air space parcel (ASP) is free and clear of builder's liens or other encumbrances; and
- d. retention of the LOC, or portions thereof, at the sole discretion of the City, to complete the facility, should the developer fail in its contractual obligations.

16. (LEMR Housing Agreement) The City's acceptance of the developer's offer to voluntarily contribute affordable housing, in the form of low-end market rental (LEMR) units, constructed to a turnkey level of finish, at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of the City's standard Housing Agreement and Covenant on title to secure the affordable housing units. The form of the Housing Agreement and Covenant shall be agreed to by the developer and the City prior to final adoption of the subject rezoning; after which time, only the Housing Covenants may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit* and other non-materials changes resulting thereof and made necessary by the Development Permit* approval requirements, as determined to the satisfaction of the Director of Development and Director, Community Social Development. The terms of the Housing Agreements and Covenants shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements.

- a) The required minimum floor area of the affordable (Low-End Market Rental) housing shall be equal to a combined habitable floor area of at least 1,471.86 m² (15,843 ft²), excluding standard Floor Area Ratio (FAR) exemptions, as determined based on 10% of the total maximum residential floor area; and
- b) All affordable housing units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director of Development) in each building.
- c) The imposition of any place age-based restrictions on occupants of any affordable housing unit is prohibited.
- d) The developer shall, as generally indicated in the table below:
 - i) Ensure that the types, sizes, rental rates, and occupant income restrictions for the affordable housing units are in accordance with the City's Affordable Housing Strategy and guidelines for Low-End Market Rental (LEMR) housing, unless otherwise agreed to by the Director of Development and Director, Community Social Development; and
 - ii) Achieve the Project Targets for unit mix and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director, Community Social Development through an approved Development Permit*.

Unit Type	Affordable Housing Strategy Requirements (1)			Project Targets (2)	
	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	-	-
1-bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	10% (2 units)	10% (2 units)
2-bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	53% (10 units)	53% (10 units)
3-bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	37% (7 units)	37% (7 units)
Total	N/A	N/A	N/A	19 units 1,471.86 m² (15,843 ft²)	100% (19 units)

- (1) May be adjusted periodically as provided for under adopted City policy.
 - (2) Unit mix in the above table may be adjusted through the Development Permit Process provided that the total area comprises at least 10% of the subject development's total residential building area (excluding market rental unit floor area).
 - e) The affordable housing unit locations are to be as determined to the satisfaction of the Director of Development and Director, Community Social Development through an approved Development Permit*. Dispersed or clustered unit configurations may be considered; however, dispersed units are required unless a qualified non-profit operator (that requires a clustered unit arrangement) has agreed to partner with the developer to manage the units.
 - f) Occupants of the affordable housing units shall, to the satisfaction of the City (as determined prior to Development Permit* approval), enjoy full and unlimited access to and use of all on-site indoor amenity spaces and outdoor amenity spaces provided on the lot as per OCP, Area Plan, and Development Permit* requirements, at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).
 - g) On-site parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit* at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit* issuance.
 - h) The affordable housing units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Community Social Development.
 - i) "No development" shall be permitted, restricting Development Permit* issuance for any building in whole or in part, until the developer, to the City's satisfaction:
 - i) Designs the lot to provide for the affordable housing units and ancillary spaces and uses;
 - ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the affordable housing units and ancillary spaces and uses as per the approved Development Permit*; and
 - iii) As required, registers additional legal agreements on title to the lots to facilitate the detailed design, construction, operation, and/or management of the affordable housing units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit* review and approval processes.
 - j) No Building Permit* shall be issued for any building, in whole or in part, until the developer provides for the required affordable housing units and ancillary spaces and uses to the satisfaction of the City.
 - k) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required affordable housing units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.
17. (No Rental or Age Restrictions) Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
18. (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 owner's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's

proposed zoning, excluding floor area associated with affordable housing and community amenity facility space, as indicated in the table below.

Land Use	Contribution Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$0.99	13,507.77 m ² (145,396.41 ft ²)	\$143,942.44
Commercial	\$0.52	603.87 m ² (6,500.00 ft ²)	\$3,380.00
Total			\$147,322.44

- 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 Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
19. (Development Permit*) The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
20. (Servicing Agreement*) Enter into a Servicing Agreement* for the design and construction of engineering and transportation works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:
- 1) Transportation Works:
- A finalized road functional plan will be required as part of the Servicing Agreement to finalize the design elements of the following works. The requirements outlined below are subject to minor refinement as part of the SA process. That is, the detailed design elements, such as detailed intersection design including curb returns and channelized island, pavement markings, vehicle turning requirements, etc., would be carried out as part of the SA process when more information is provided.
 - Gilley Road Frontage: Works as needed to complete frontage upgrades, which includes at a minimum a 3.5 m wide concrete sidewalk / landscaped boulevard, 0.6 m buffer strip and 2.7 m wide area for landscaped / tree boulevard and on-street parking.
 - Smith Crescent Frontage: 2 m wide sidewalk at property line, minimum 1.5 m wide grass boulevard with street trees, truck layby. Upgrade Smith Crescent as per the cross section in the Hamilton Area Plan, which includes a minimum of the following from west to east:
 - 2.0 m wide concrete sidewalk;
 - 3.2 m wide asphalt off-road cycle path;
 - 0.6 m wide buffer strip;
 - 2.4 m wide area for landscaped / tree boulevard and on-street parking (to be widened locally to accommodate a truck layby area, details to be determined through the road functional design and Servicing Agreement;
 - 0.15 m wide concrete curb / gutter;
 - 6.8 m wide driving surface;
 - 0.15 m wide concrete curb / gutter;
 - 2.4 m wide area for landscaped / tree boulevard and on-street parking;
 - 0.6 m wide buffer strip; and
 - 2.0 m wide concrete sidewalk

Provide street lighting along the Smith Crescent frontage.
 - Garripie Avenue (PROP SRW): Extension of Garripie Avenue from the existing terminus at the west property line to Smith Crescent, including safety fencing / barriers / retaining walls, lighting, and sidewalk as needed.
 - Street tree irrigation: The boulevard is to be irrigated and the irrigation is to be serviced by the on-site water supply.

- f) High Street Public Plaza and Strollway: Complete the plaza to ultimate 20 m width and 200 m² area and strollway to the ultimate 6 m width located in the required public-rights-of-passage statutory right-of-way (PROP SRW) along the entire west edge of the site and connecting to the Gilley Road sidewalk and the required Garripie Avenue sidewalk. Ensure an accessible pedestrian path is provided. Works to widen and tie into existing works in existing PROP SRW on adjacent 23233 Gilley Road and 23100 Garripie Avenue. Provide safety fencing/barriers/retaining walls and lighting as needed. Compaction test results for the walkway sub-base to be submitted to the City for review prior to placement of concrete.

2) Water Works:

- a) Using the OCP Model, there is 415.0 L/s of water available at a 20 psi residual at the Gilley Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 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 onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Obtain approval from Richmond Fire Rescue for all fire hydrant locations, relocations, and removals, as required.
 - iv) Provide a right-of-way for water meter. Exact right-of-way dimensions to be finalized during the servicing agreement process.
 - v) Install 125m of new 300mm diameter water pipe from north property line of 4651 Smith Crescent to south property line of 23381 Gilley Road, South tie in to existing water line WND191927 at intersection of Smith Crescent and Gilley Road. North tie in to existing main at north property line of 4651 Smith Crescent.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Install a new water service connection, complete with meter and meter box, to be located on private property, to serve the proposed development.
 - iii) Cut, cap, and remove the existing water service connections and water meters servicing the subject site.

3) Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Ensure trees are not placed on top of the storm sewer main.
 - iii) Install 125m of new 600mm diameter storm pipe from north property line of 4651 Smith Crescent to south property line of 23381 Gilley Road, complete with a new manhole at north property line of 4651 Smith Crescent, and tie in to manhole STMH148082 at the intersection of Smith Crescent and Gilley Road.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure, to be determined by the pipe sizing calculations at the servicing agreement stage.
 - ii) Install a new storm service connection and type III inspection chamber. If required, the Developer shall provide a statutory right-of-way for the inspection chamber at their cost.
 - iii) Cut, cap, and remove the existing storm service connections and inspection chambers servicing the subject site.

- 4) Sanitary Sewer Works:
 - a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Ensure trees are not placed on top of the sanitary sewer main.
 - b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut, cap, and remove the existing sanitary service connection and inspection chamber servicing the subject site.
 - iii) Install a new service connection complete with inspection chamber. If required, the Owner shall provide a statutory right-of-way for the inspection chamber at their cost.
- 5) Street Lighting:
 - a) At Developer's cost, the Developer is required to:
 - i) Review street lighting levels along all road and lane frontages, and upgrade as required.
- 6) General Items:
 - a) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, 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
 - 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 UTILITIES along the ROAD 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 onsite 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:
 - (1) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (2) Pipe sizes, material and slopes.
 - (3) Location of manholes and fire hydrants.
 - (4) Road grades, high points and low points.
 - (5) Alignment of ultimate and interim curbs.
 - (6) 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. 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 measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

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

[signed copy on file]

Signed _____

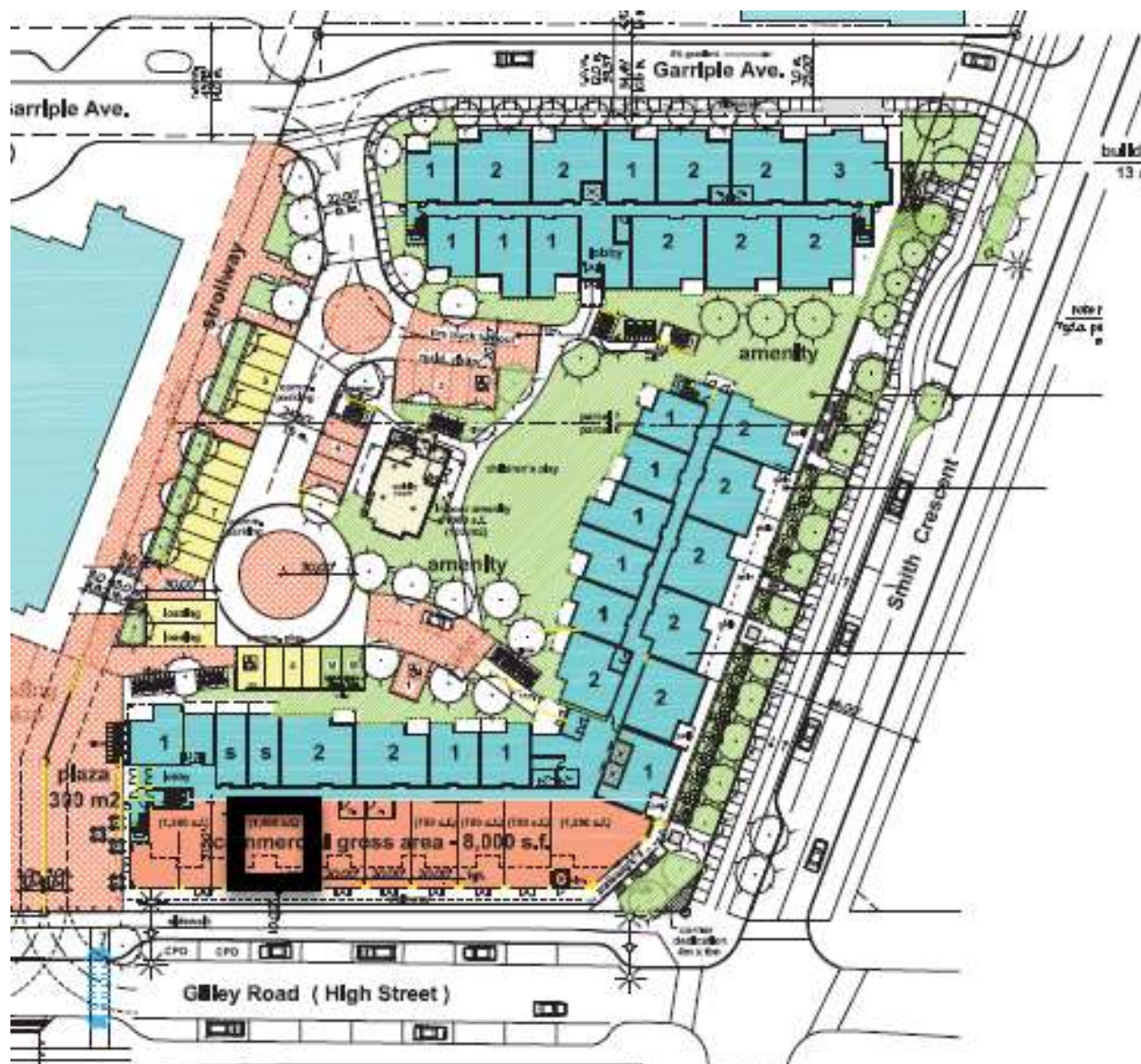
Date _____

Schedule 1: Community Amenity Facility Location Diagram

Schedule 2: Community Amenity Facility Fibre Optic Diagram

Schedule 3: Hamilton Community Police Office Fact Sheet, Program Size Table, and Conceptual Floor Plan

Community Amenity Facility Location Diagram



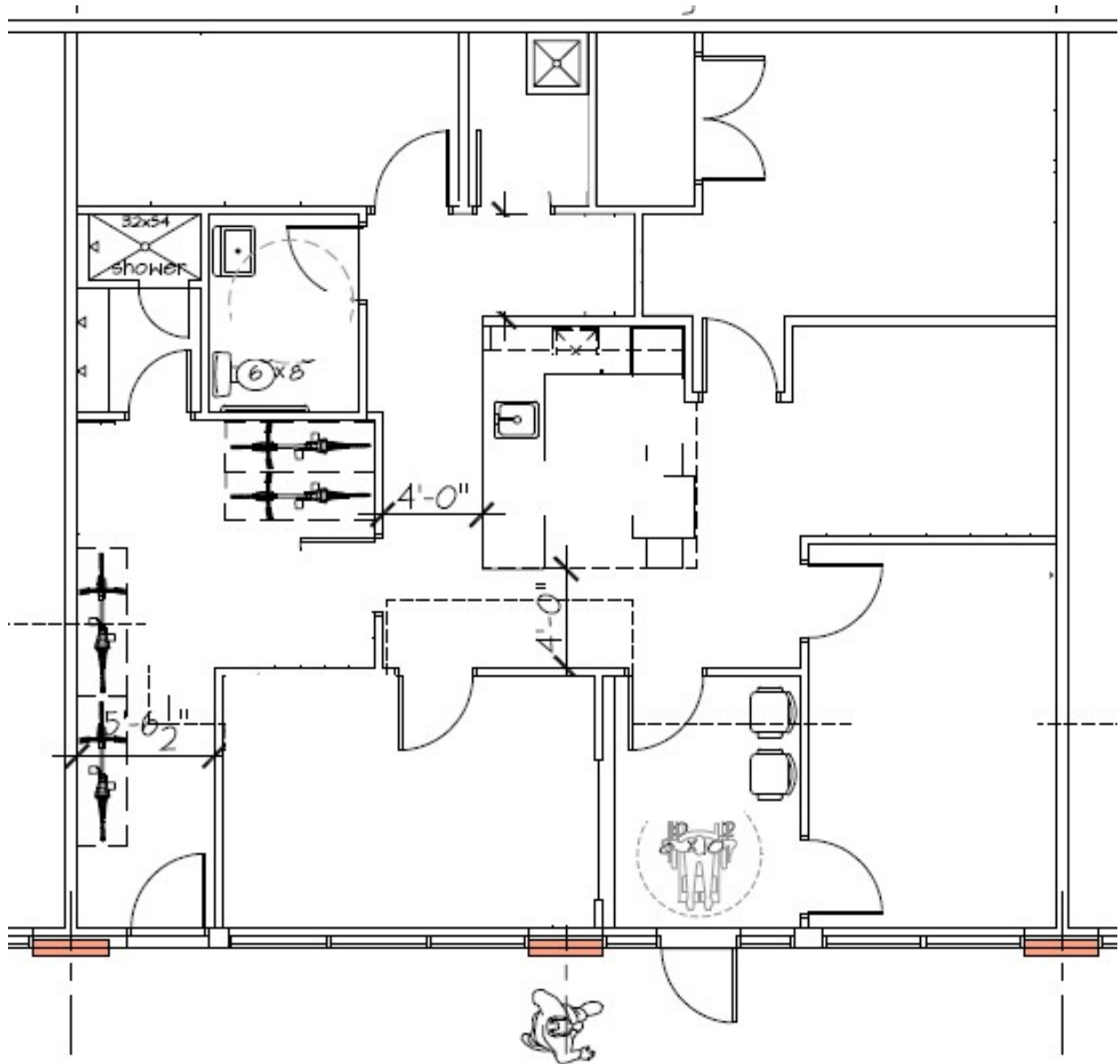
Hamilton Community Police Office (CPO) Fact Sheet

Hamilton CPO Features	
Placement	Ground-level storefront and visible from the public in a proposed development/City facility.
Total Size	Approximately 1,400 square feet.
Facility Features	<p>RCMP Workstations: members can conduct administrative and investigative reporting on site.</p> <p>Volunteer Workstation and Flex Space: to administer crime prevention programs.</p> <p>Front-counter: to respond to public inquiries and to administer crime prevention programs. Construction will be ballistically rated to ensure safety and security of personnel and volunteers.</p> <p>Meeting room: can be used as general meeting space or to be used as satellite operations centre.</p> <p>Equipment storage: storage for crime prevention programs, emergency supplies, bike storage for patrols, and police equipment.</p> <p>Other features: small lunch room, washrooms, shower and lockers, mechanical and electrical rooms.</p>
Parking	Two reserved parking on-site to be provided in the development. Two reserved on-street parking (curbside) to be provided.
Security	Construction specification according to RCMP security and safety specification and 24/7 video monitoring.

Hamilton Community Police Office Program (Approximate Space Requirements)

Room Type	Area (m ²)	Area (ft ²)	Space Needs/Considerations
Workstations	15.6 m ²	168 ft ²	Occupancy - 2 Min. to 4 Max. 4 Workstations 2'x5'
General Storage (including Volunteer Bikes)	14.1 m ²	152 ft ²	Storage Volunteer Bicycles Lockers
Equipment Storage	9.9 m ²	107 ft ²	
Server Closet	2.2 m ²	24 ft ²	Closet size of 6' wide x 4' deep
Front Counter Reception and Entry	5.9 m ²	63 ft ²	1 to 2 workstations Waiting Area is within Entry/Vestibule and fully separated from Reception 2 people waiting area
Meeting Room	15.1 m ²	163 ft ²	8 max people conference
Business Centre (MFD, Stationery, etc.)	11.1 m ²	120 ft ²	a. Space considerations for Office Equipment: i. Fax Machine ii. Printer x2 iii. Computer x2 iv. Laminator v. Photo Printer vi. Filing Cabinets vii. Storage Cabinets viii. Charging Station 2 workstations
CPO Coordinator Workstation	8.8 m ²	95 ft ²	Separate area with L desk and 2 storage units
Volunteer Flex Space			included with Kitchenette
Kitchenette and Lunch Space	7.9 m ²	85 ft ²	2 min. 4 max people kitchenette Equipment i. Dishwasher ii. Toaster oven iii. Microwave Table for 2 people, seating at counter for 2
Staff/Volunteer Unisex Washroom	4.8 m ²	52 ft ²	1 Barrier Free floor mounted toilet
Shower facilities			sized for one
Janitor Closet	2.7 m ²	29 ft ²	Tiled up to 9' Mop sink
Circulation			
Total Gross Floor Area (Min.)	130.0 m ²	1400 ft ²	GFA is measured to the inside face of the Developer's exterior and interior demising walls.

Hamilton Community Police Office
Conceptual Floor Plan



PLN - 58



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10452 (RZ 21-942276)
4651, 4671, 4691 Smith Crescent,
23301, 23321, 23361, and 23381 Gilley Road**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Attachment 1 to Schedule 1 (City of Richmond 2041 Land Use Map) by repealing the existing land use designation of the following area and by designating it "Mixed Use".

P.I.D. 028-917-910

Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220

P.I.D. 011-323-299

Lot 46 Section 36 Block 5 North Range 4 West New Westminster District Plan 8421, Except Plans 41472 and EPP22220

P.I.D. 003-927-601

Lot 113 Section 36 Block 5 North Range 4 West New Westminster District Plan 41472

P.I.D. 003-976-327

Lot 125 Section 36 Block 5 North Range 4 West New Westminster District Plan 45199 Except Plan EPP55255

P.I.D. 005-143-357

Lot 64 Except: Part Subdivided by Plan 45199: Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

P.I.D. 004-126-033

Lot 143 Section 36 Block 5 North Range 6 West New Westminster District Plan 49336

P.I.D. 008-709-734

Lot 65 Except: Part Subdivided by Plan 49336, Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 2.14 (Hamilton Area Plan) by:

- a. repealing the existing land use designation of the following area and by designating it "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)".

P.I.D. 028-917-910

Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220

- b. at Section 3.3, objective 2, adding the following as a new bullet under policy subsection a):

“• notwithstanding reference to maximum density and height in Section 3.2, Section 3.3 and the Land Use Map, bonus density and/or building height may be increased on a site-specific basis for new development that includes construction and transfer to the City of priority community amenities (as identified in this plan).”

- c. deleting the Section 3.3, Objective 13, policy subsection a), third bullet point and replacing it with the following:

“• avoid exceeding a maximum frontage width of 60.0 m (197.0 ft.) between any public roads, Shared Streets and Strollways, and limit the creation of lots having lot area in excess of 10,000 m² (2.5 ac.)”

- d. deleting the notation that is included in the Land Use Map “The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan's policies, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”, and replacing it with the following text:

“The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan's policies*, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions. *The maximum densities below are also exclusive of any density bonus permitted under the Plan's policies for community amenities.”

3. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10452”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

_____ _____ _____ _____ _____ _____	<div>CITY OF RICHMOND</div> <div>APPROVED by</div> <div>SB</div> <div>APPROVED by Manager or Solicitor</div> <div><i>JH</i></div>
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CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10453 (RZ 21-942276)
4651, 4671, 4691 Smith Crescent,
23301, 23321, 23361, and 23381 Gilley 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 20 (Site Specific Mixed Use Zones), in numerical order:

"20.53 Residential / Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)

20.53.1 Purpose

This **zone** provides for mixed-use **development** consisting of **apartment housing** and **commercial uses** and **community amenity space**. Additional **density** is provided to achieve, among other things, City objectives in respect to **affordable housing units** and **community amenity space**.

20.53.2 Permitted Uses

- **amenity space, community**
- **animal grooming**
- **child care**
- **education, commercial**
- **government service**
- **health service, minor**
- **housing, apartment**
- **library and exhibit**
- **office**
- **recreation, indoor**
- **recycling drop-off**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**

- **studio**
- **veterinary service**

20.53.3 Secondary Uses

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

20.53.4 Permitted Density

1. The maximum **floor area ratio** is 0.4, together with up to an additional:
 - a) 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.
2. Notwithstanding Section 20.53.4.1, the reference to “0.4” is increased to a higher density of “1.5”, provided that:
 - a) the **owner** provides not less than 19 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises at least 10% of the total residential **floor area**;
 - b) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot**, and files a notice in the Land Title Office; and
 - c) the **owner** uses a minimum of “0.07” **floor area ratio** for non-residential **uses** only.
3. An additional 0.1 **floor area ratio** shall be permitted if, prior to first occupancy of the **building**, the **owner**:
 - a) uses the additional 0.1 **floor area ratio** only for **community amenity space**; and
 - ii) the **owner** grants to the **City** no less than 130.1 m² **community amenity space** facility, which shall be designed and constructed to the satisfaction of the **City** and provided to the **City** in the form of an **air space parcel** prior to occupancy of the **development**.

20.53.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 55% for **buildings**.

20.53.6 Permitted Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 1.5 m from Gilley Road;
 - b) 3.0 m from Smith Crescent;
 - c) 6.0 m from the west **property line**; and
 - d) 3.0 m from the north **property line**.
2. Common entry features, staircases and unenclosed **balconies** may project into any **setback**, except that for Gilley Road, for a maximum distance of 1.5 m.
3. Notwithstanding the above **setbacks**, enclosed parking **structures** may project into the **setbacks** provided that the **structure** includes transparent glazing, or is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

20.53.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) **storeys**), except that the maximum height of **principal buildings** containing **community amenity space** and fronting onto Gilley Road is 20.0 m (not to exceed five (5) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

20.53.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 4,000 m².

20.53.9 Landscaping & Screening

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

20.53.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

20.53.11 Residential Rental Tenure

1. Subject to the provision of **affordable housing units** pursuant to Section 20.53.4.2 above, a minimum of 19 **dwelling units** shall be used only for **residential rental tenure**.

20.53.12 Other Regulations

1. With the exception of **housing, apartment**, the **uses** specified in Section 20.53.2 are only permitted where fronting onto Gilley Road and shall be located on the **first storey** of any **building**.
2. For the purpose of this **zone, community amenity space** shall include the following **uses** (a) **library and exhibit** and (b) community policing office.
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**RESIDENTIAL / LIMITED COMMERCIAL (ZMU53) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)**".

P.I.D. 028-917-910

Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220

P.I.D. 011-323-299

Lot 46 Section 36 Block 5 North Range 4 West New Westminster District Plan 8421, Except Plans 41472 and EPP22220

P.I.D. 003-927-601

Lot 113 Section 36 Block 5 North Range 4 West New Westminster District Plan 41472

P.I.D. 003-976-327

Lot 125 Section 36 Block 5 North Range 4 West New Westminster District Plan 45199 Except Plan EPP55255

P.I.D. 005-143-357

Lot 64 Except: Part Subdivided by Plan 45199: Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

P.I.D. 004-126-033

Lot 143 Section 36 Block 5 North Range 6 West New Westminster District Plan 49336

P.I.D. 008-709-734

Lot 65 Except: Part Subdivided by Plan 49336, Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10453”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING


OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

_____ _____ _____ _____ _____ _____ _____ _____ _____ _____
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CITY OF RICHMOND
APPROVED by SB
APPROVED by Director or Solicitor 

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee

Date: May 1, 2023

From: Wayne Craig
Director, Development

File: RZ 22-012904

Re: Application by TopStream Management Ltd. for Rezoning at 8635, 8655, 8675 and 8695 Cook Crescent, and the Surplus Portion of the Spires Road and Cook Crescent road allowance from "Single Detached (RS1/E)" Zone to "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10465, to create the "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone, and rezone 8635, 8655, 8675 and 8695 Cook Crescent, and the surplus portion of the Spires Road and Cook Crescent road allowance from "Single Detached (RS1/E)" zone to "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone, be introduced and given first reading.

Josh Reis
Acting Director, Development
(604-247-4625)

Type text here

JR:el
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

TopStream Management Ltd., on behalf of 1377591 BC Ltd. (Incorporation number: BC1377591; Director: Ke Xiao), has applied to the City of Richmond for permission to rezone a 3,302.8 m² (35,551 ft²) site at 8635, 8655, 8675 and 8695 Cook Crescent (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)” zone.

A Site Area Plan is presented in Attachment 2 to illustrate the proposed land dedication and land disposition associated with this development proposal:

- The development site includes a portion of surplus road.
- A 10 m wide greenway will be secured via SRW along the north edge of the site.
- The portion of the site assembly north of the greenway will be transferred to the City as part of the rezoning considerations. This land is intended to be consolidated with a future land assembly on the north side of the greenway.

The proposed rezoning would permit the development of a stacked townhouse development with 27 townhouse units, including:

- Two single-level Basic Universal Housing (BUH) units;
- Four three-level townhouse units;
- Fourteen four-level townhouse units; and
- Seven four-level townhouse units each with a secondary suite.

A preliminary site plan, building elevations, and landscape plan are contained in Attachment 3.

A Servicing Agreement will be required for this development to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer and sanitary sewer, as well as service connections.

Findings of Fact

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

Subject Site Existing Housing Profile

The site currently contains four single-family homes (with no secondary suites). The applicant has advised that all of the houses on-site are vacant as some of them are not livable. These houses will be demolished.

Surrounding Development

The Spires Road Neighbourhood is in transition from a predominately single-family neighbourhood towards a higher-density neighbourhood through the development of townhouse complexes and apartment buildings.

- To the North: An existing duplex on a lot zoned “Two-Unit Dwellings (RD1)” and single-family homes on lots zoned “Single Detached (RS1/E)”. These properties are designated for multiple-family residential developments under the City Centre Area Plan.
- To the South: Across Spires Road, a recently completed 64-unit high-density townhouse development (RZ 17-766525 & DP 18-829140) on a lot zoned “Parking Structure Townhouses (RTP4)”.
- To the East: Across Cook Crescent, single-family homes on lots zoned “Single Detached (RS1/E)”, which are designated for multiple-family residential developments under the City Centre Area Plan.
- To the West: An existing duplex and three single-family homes, fronting on Spires Road, on lots zoned “Single Detached (RS1/E)”, which are designated for multiple-family residential developments under the City Centre Area Plan.

Related Policies & Studies

Official Community Plan

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

City Centre Area Plan

Council approved amendments to the City Centre Area Plan (CCAP) and introduced a new Spires Road Rental Tenure Policy on July 18, 2022 (Bylaw 10190). This Policy specifies a minimum density of 2.0 FAR for developments within the Spires Road Area, comprising a mix of market strata units, market rental units and affordable housing units.

Council’s adoption of Bylaw 10190 included provisions for how instream rezoning applications received prior to the adoption of Bylaw 10190 are to be considered. The provisions adopted by Council indicate:

- Instream rezoning applications received prior to adoption of Bylaw 10190 are exempt from the Spires Road Area Market Rental Policy provided the application achieves first reading by July 17, 2023.
- To ensure any rezoning applications proceeding under these provisions proceed to final adoption in a timely manner the rezoning bylaw is to receive final adoption within one year of being granted third reading. In the event, an application is not able to achieve final adoption within this timeframe, staff will provide a report to Council indicating why this deadline has not been achieved and recommending that Council:
 - Allow additional time for the project to be completed based on circumstances that have affected the timeline for a project that has been actively working to advance and achieve final adoption of the rezoning bylaw and issuance of the Development Permit; or
 - Rescind third reading of the rezoning bylaw and require the project to be redesigned to include the required market rental housing.

Since the subject Rezoning application was submitted on April 29, 2022 (prior to adoption of the new Policy, this application is being processed under the former land use designation and sub-area guidelines (i.e., “Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial”), which is intended for grade-oriented housing in the form of higher-density townhouses (built over common parking structures) in areas north of Granville Avenue within the city centre).

The preliminary design of the proposal featuring high-density townhouses over a common parking structure generally complies with the applicable CCAP Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines and form and character will take place at the Development Permit stage of the process.

The subject development site is surrounded by properties with development potential subject to the CCAP. Registration of a legal agreement on Title is required before final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other development that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to make a cash contribution at the current rate of \$0.34 per buildable square foot (2023-2025 rate), for a total contribution of \$14,504.83 prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The City’s Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$18.00 per buildable square foot (for sites within the City Centre Area Plan) for a total contribution of \$767,902.50 prior to final adoption of the rezoning bylaw. The applicant is also voluntarily providing seven secondary suites within the development.

Market Rental Housing Policy

This rezoning application was received prior to the current Market Rental Housing Policy adopted by Council on June 20, 2022. In keeping with Council policy, instream rezoning applications are exempted from the Market Rental Housing Policy if the project reaches first reading no later than June 20, 2023.

OCP Aircraft Noise Sensitive Development (ANSND) Policy

The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. While all aircraft noise-sensitive land uses (including residential uses) may be considered, registration of an Aircraft Noise Sensitive Use Covenant on Title to address aircraft noise mitigation and public awareness is required prior to final adoption of the rezoning bylaw.

At the Development Permit stage, submission of an acoustic report, prepared by a qualified professional, is required to address indoor sound level mitigation criteria as set out in the OCP and identify how noise mitigation measures will be incorporated into the building design.

Public Art Program Policy

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.99 per buildable square foot (2023 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$42,234.64.

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

Two rezoning signs have been installed on the subject property (one on each road frontage). Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

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

Analysis

Road Closure

A new narrower 16.0 m wide road cross-section for the Spires Road Neighbourhood has been established for the area to better support the development envisioned for this area in the City Centre Area Plan. This new road cross-section has already been applied to four high-density townhouse development projects along Spires Road and Cook Crescent since 2019.

Based on the new road cross-section and the preliminary functional road design reviewed and accepted by the Engineering and Transportation Departments, a 2.05 m wide portion of the existing Spires Road road allowance adjacent to the frontages of the subject development site along the existing southern and eastern property lines has been identified for road closure (Attachment 2). The area, which is approx. 213.2 m² (2,294.9 ft²), is surplus to Engineering and Transportation needs.

Prior to rezoning bylaw adoption, the applicant is required to enter into a purchase and sale agreement with the City for the owner's purchase of the surplus lands, which is to be based on business terms approved by Council. The primary business terms of the purchase and sale agreement will be brought forward to Council with the road closure bylaw, in a separate report from the Director, Real Estate Services.

Pedestrian Linkage

A Pedestrian Linkage connecting future linear parks on the existing road Right-of-Ways of Spires Gate and the east-west portion of Cook Crescent is identified on the Specific Land Use Map: Brighthouse Village (2031) (Attachment 5). The pedestrian linkage falls onto the northernmost portion of the subject development site. The alignment of this pedestrian linkage has been determined to respond and coordinate with the future linear parks:

- The pedestrian linkage between Spires Road and Cook Crescent would have an ultimate 10 m (32.8 ft.) wide Statutory Right-of-Way (SRW); the area of the SRW is approximately 316.3 m² (3,404.6 ft²).
- Applicant is required to enter into a Servicing Agreement for the construction of the pedestrian linkage on the subject site. A 4.0 m wide paved pathway and planting strips with trees on either side of the pathway will be required. Detailed design of the pedestrian linkage is to be determined and reviewed via the Servicing Agreement process. Maintenance of the pedestrian linkage to be the responsibility of the owner/strata, except for trees, paved pathway, and street furniture, which will be maintained by the City.
- All landscape elements along the pedestrian linkage that service the private property such as privacy fences and hedges are to be located outside of the SRW. Pathways that connect the private property to the walkway within the pedestrian linkage SRW are permissible, but maintenance and liability associated with the connecting pathways are the responsibility of the owner/strata.
- The proposed alignment of the pedestrian linkage on the subject site will create a small remaining lot on the north side of the pedestrian linkage SRW. As a condition of this rezoning application, the owner will subdivide and transfer to the City this 218.0 m² (2,346.5 ft²) portion of land as a fee simple lot. It is anticipated that this remaining lot will be consolidated with the future land assembly to the north. This parcel is to be sodded by the owner prior to completion of the subject development. The owner must also fence off the City Lot prior to completion of the subject development in order to prevent general public access. A license agreement will be entered into between the City and the strata to allow the use of the City Lot by the strata residents only, and providing for the strata's obligation to maintain the space and assume all liability associated with the City Lot, until the City Lot redevelops or consolidates with an adjacent property.

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the existing west property line of the subject development site for an existing sanitary sewer line. The applicant is aware that no building or structure is permitted to be constructed within this area.

Transportation and Site Access

Vehicle access to the development will be from a new entry driveway off Spires Road, providing access to the parking structure proposed on-site. One loading area is proposed on-site at the entry driveway.

To enhance pedestrian circulation within the Spires Road Neighbourhood, the developer is required to construct a pedestrian walkway along the west property line of the site.

A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the required walkway (typically 3.0 m wide) and a 1.0 m x 1.0 m corner cut at both ends of the walkway will be secured as a condition of rezoning. The cross-section of the walkway is to include a 1.5 m wide hard surface pathway within the SRW. It is noted that four trees identified for retention are located within 3.0 m of the west property line, detailed walkway design and alignment of the SRW will be developed at the Development Permit and Servicing Agreement stages of the process to minimize impacts to the protected trees.

A Servicing Agreement will be required for this development to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, and public walkways on-site.

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 38 bylaw-sized trees on the subject property and four trees on neighbouring properties.

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

On-site Trees:

- A Cherry tree (tag# 5675), located on a shared property line with 8960 Spires Road (joint ownership), is noted to be retained and protected in the Arborist report.
- A Magnolia tree (tag# 5676), located along the north property line of the site, within the future greenway/land dedication area, is noted to be retained and protected in the Arborist report.
- Three trees, a Spruce tree (tag# 5648), a Magnolia tree (tag# 5649), and a Japanese maple tree (tag# 5650), located on-site within the required greenway along the west property line, are all identified in good condition. In order to retain these trees, a minimum of 3.0 m tree protection zone must be established. The alignment of the required 1.5 m wide paved pathway within the greenway must be designed to minimize impact on these protected trees.
- A Tree Survival Security of \$10,000.00 will be required for each tree identified for retention.
- Four trees, Holly tree (tag# 5653), a Deodar Cedar tree (tag# 5655), a Japanese Maple tree (tag# 5664), and a Paper Birch tree (tag# 5667), are all identified to be in moderate condition but located in conflict with the proposed building footprint and/or required frontage upgrades; remove and replace.
- 29 trees (tag# 5641-5647, 5651, 5652, 5654, 5656-5663, 5665, 5666, 5668-5674, 5677 and 5678) are all in poor condition; either dead, dying (sparse canopy foliage), have been previously topped 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.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Off-site Trees:

- Four Western Red Cedar trees (tag# OS1, OS2, OS3 and OS4) located on adjacent neighbouring properties at 8000/8020 Spires Road are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant wishes to remove 33 on-site trees; a Tree Management Plan is included in this report (Attachment 6). The 2:1 replacement ratio would require a total of 66 replacement trees. The Preliminary Landscape Plan provided by the applicant (Attachment 3), proposes to plant 37 new trees on-site and provide cash-in-lieu for the remaining trees. Staff will work with the applicant to explore the opportunity to include additional replacement trees on site at the Development Permit stage. The size and species of replacement trees will also be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$21,750.00 (\$750/tree) to the City's Tree Compensation Fund in lieu of planting the remaining 29 replacement trees should they not be accommodated on the site.

Tree Protection

Five on-site trees (tag# 5648, 5649, 5650, 5675 and 5676) and four trees (tag# OS1, OS2, OS3 and OS4) on neighbouring properties are to be retained and protected (Attachment 6). To ensure that the trees identified for retention are protected at the 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 requirement for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$50,000.00 to ensure that the five on-site trees (specifically tag# 5648, 5649, 5650, 5675 and 5676), identified for retention, will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- Prior to demolition of the existing dwellings on the subject site, the installation of tree protection fencing around all trees is 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 are completed.

Sustainability and Renewable Energy

District Energy

The subject site is located within the City Centre District Energy Utility (CCDEU) service area. The development would be designed to contain either a Low Carbon Energy Plant (LCEP) or a mechanical system designed to interconnect to the future CCDEU, unless otherwise directed by the City or City's Service Provider, LIEC. In accordance with the DEU rezoning consideration, registration of a legal agreement on Title to secure the owner's commitment to connect to DEU, and granting the Statutory Right-of-Way(s) necessary for supplying the DEU services to the building(s), is required prior to final adoption of the rezoning bylaw.

Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements. Under current requirements, the development would be expected to achieve Step 4 of the Energy Step Code (or Step 3 with low carbon energy plant) for Part 3 construction. A commitment letter is presented in Attachment 7. Details on how all units are to be built and maintained to achieve this commitment will be reviewed at Building Permit stage.

Built Form and Architectural Character

The proposal is to build a high-density, ground-oriented, four-storey townhouse project on the consolidated lot. The development will contain 27 townhouse units ranging from 60.85 m² (655 ft²) to 304.86 m² (3,281.47 ft²). Types of units proposed include:

- Two single-level Basic Universal Housing units at grade with direct access to Spires Road or the public pedestrian walkway along the north property line of the site. These units will also have a direct accessible entry from the parking structure. The BUH units are two-bedroom units and are approximately 60.85 m² (655 ft²) to 63.63 m² (685 ft²) in size.
- Four three-storey townhouse units with main unit entry located on the podium level.
- 14 four-storey units with direct, street-level entry from Cook Crescent or the public pedestrian walkway along the west property line of the site, as well as direct access from the podium and the parking structure.
- Seven four-level townhouse units each with a secondary suite (studio) on the ground level. The sizes of the secondary suites range from 31.31 m² (337 ft²) to 49.27 m² (530 ft²). The secondary suites will have a direct, street-level entry from Spires Road or the public pedestrian walkway along the north property line of the site, as well as direct access from the parking structure. The principle units will have unit entry located on the podium level.
 - Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, and that the secondary suite will not be stratified or otherwise held under a separate Title.
- All of the units will have private outdoor areas at grade, on the elevated podium overtop the parking structure, and/or on the top floor oriented towards the internal courtyard.

Housing Type and Tenure

The proposed development is a market townhouse development. Consistent with OCP policy respecting townhouse and multiple-family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Vehicle and Bicycle Parking On-site

The proposal will feature 27 units with a total of 33 resident parking spaces and six visitor parking spaces, which complies with the minimum bylaw requirements for this neighbourhood. Prior to final adoption, a restrictive covenant is required to be registered on Title to ensure that the number of visitor parking stalls will be maintained in perpetuity.

The proposal will feature six resident parking spaces in a tandem arrangement (18 per cent of the total required residential parking spaces provided), which is consistent with the maximum 50 per cent of tandem parking provision of Richmond Zoning Bylaw 8500. Prior to final adoption, a restrictive covenant is required to be registered on Title to ensure that parking spaces provided in a tandem arrangement are to be assigned to the same dwelling unit, and conversion of tandem parking areas into habitable space is prohibited.

In addition, the proposal will feature two Basic Universal Housing units and one convertible unit; a wider parking stall (with dimensions in accordance with the accessible space requirements) will be provided for each of these three units. A restrictive covenant to reflect this arrangement is required prior to final adoption.

The proposal includes 34 Class-1 and six Class-2 (visitor) bicycle parking spaces on-site, which meets the bylaw requirements. All residential bicycle parking spaces will be provided within the parking structure, and all visitor bicycle parking spaces will be provided next to the main lobby. Prior to final adoption, a restrictive covenant is required to be registered on Title to ensure that the bicycle parking area will be maintained for shared common use and for the sole purpose of bicycle storage.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, as per the OCP. Based on the rate identified in the OCP (i.e., \$2,066.00 per unit for the first 19 units, plus \$4,132.00 per unit for the 20 to 27 units), the total cash contribution required for the 27-unit townhouse development is \$72,310.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces at 179 m² (1930 ft²) exceeds the minimum requirements under the Official Community Plan (OCP) of 6 m² (64.5 ft²) of outdoor space per unit. Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's Standard Servicing Agreement to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer, sanitary sewer and watermain along the frontages of the site, as well as service connections (see Attachment 8 for details). All works are at the client's sole cost (i.e., no credits apply).

The developer is also required to pay Development Cost Charges (DCC's) (City & Metro Vancouver), TransLink DCC's, School Site Acquisition Charge and Address Assignment Fee.

Design Review and Future 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:

- Compliance with Development Permit Guidelines for multiple family projects in the 2041 Official Community Plan and the City Centre Area Plan.
- Refinement of the site plan to ensure all the aboveground private utility infrastructure improvements required as part of this development will be located on-site, outside of the front yard setbacks, and screened from street view.
- Refinement of the site layout and site grading, as well as public pathway design and alignment, to ensure the protection and long-term health of retained trees, which may include the provision of working space setback between the root protection zone and the proposed building/pathway foundation, registration of additional legal documents or right-of-ways on Title, and submission of additional security deposits.
- Refinement of the proposed building form to achieve sufficient variety in design to create a desirable and interesting streetscape along Spires Road, Cook Crescent and the public walkways along the north and west property line. Design development is required to reduce the visual massing of the buildings, provide architectural features at the building corners, highlight the main entrance to the building and establish landmarks at strategic locations.
- Review of aging-in-place features in all units and the provision of Basic Universal Housing and convertible units.
- Refinement of landscape design, including the size and configuration of the outdoor amenity spaces, as well as the choice and location of various play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of the sustainability strategy for the development proposal.

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

Proposed Zoning Amendment

The site-specific zone is drafted based on the standard "Parking Structure Townhouses (RTP)" zone.

The following provisions are included in the proposed ZT103 zone to accommodate the site-specific conditions:

- Permitted land uses: town housing and related land uses including secondary suite use.
- Maximum density: 1.2 FAR calculated against the gross development site area. This density is in line with the maximum density allowed based on the applicable policies in the CCAP to the proposed development. The gross development site area includes the net development site area and the area of the lot to be transferred to the City.
- Maximum lot coverage: 45 per cent.
- Minimum building setbacks: 6.0 m to west property line and 12.5 m to north property line. The minimum building setback is typically 3.0 m to all property line under the RTP zone; specific building setbacks are being proposed based on the site configuration and the required pedestrian walkway SRWs along the north and west property lines.

Financial Impact or Economic Impact

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

Conclusion

The proposed 27-unit townhouse development is consistent with the applicable provisions of the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). Further review of the project design is required to ensure a high-quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10465 be introduced and given first reading.



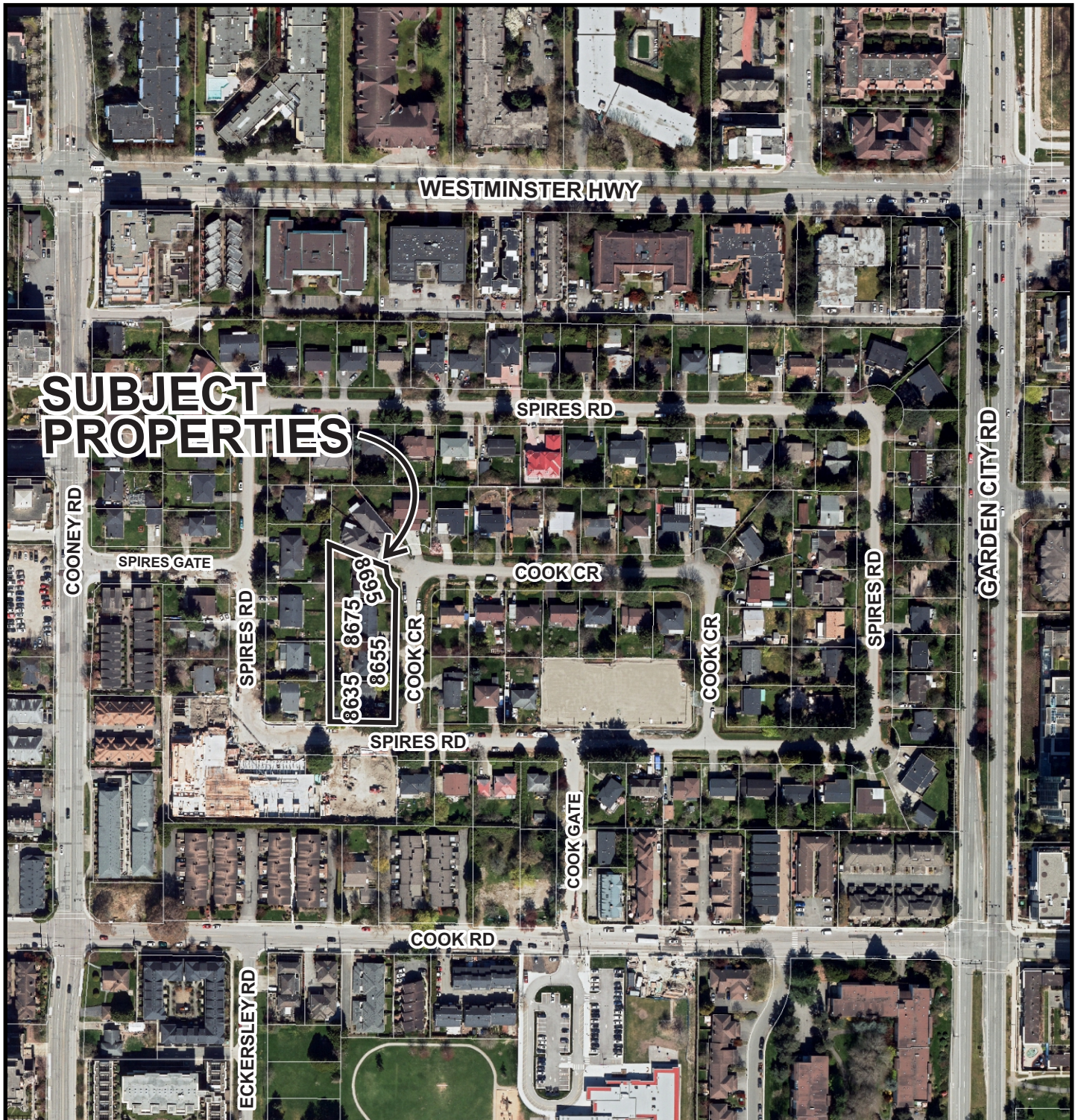
Edwin Lee
Planner 2
(604-276-4121)

EL:js

- Att.
- 1: Location Map
 - 2: Site Area Plan
 - 3: Conceptual Development Plans
 - 4: Development Application Data Sheet
 - 5: Specific Land Use Map: Brighthouse Village (2031)
 - 6: Tree Management Plan
 - 7: Letter from Developer regarding Step Code Requirements
 - 8: Rezoning Considerations



City of Richmond



RZ 22-012904

PLN - 80

Original Date: 05/25/22

Revision Date: 04/25/23

Note: Dimensions are in METRES

8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

RE-ZONING RESUBMISSION - April 06, 2023



PLN - 82

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206-4603 KINGSWAY, BURNABY, BC V5H 4M4
WWW.JSARCHITECT.CA

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Team

Client

8635-8695 COOK PROJECT LIMITED PARTNERSHIP
207-3855 Henning Drive, Burnaby, BC, V5C 6N3
P: 604-245-5868

Project Architect

J+S Architect
4603 Kingsway #206, Burnaby, BC, V5H 4M4
P: 778-858-1805

Survey

Amray Land Surveying
201 – 5010 Smith Avenue, Burnaby, BC, V5G, 2W5
P: 604-620-5299

Structure

RJS
1286 W 14th Ave, Vancouver, BC, V6H 1P9
P: 604-320-1999

Arborist

Diamond Head
3559 Commercial Street, Vancouver, BC, V5N 4E8
P: 604-733-4886

Mechanical

LIA ENGINEERING LTD.
5489 Bryne Rd, Burnaby, BC, V5J 3J1
P: 778-323-1368

Electrical

EMEC
Unit 209, 5460 152 Street, Surrey, BC, V3S 5J9
P: 778-887-0500

Geotechnical

Summit
59 Fernway Drive, Port Moody, BC, V3H 5K5
P: 604-362-7021

Civil

EngineerCREUS Engineering Ltd.
610 – East Tower, 221 Esplanade West, N. Vancouver, BC,
V7M 3J3
P:604-987-9070

Landscape

PMG Landscape Architect
4185 Still Creek Dr C100, Burnaby, BC, V5C 6G9
P: 604-294-0011

Architectural Drawing List

A0.00 Cover Page, Drawing List
A0.01 Project Data
A0.02 Project Data (Units Distribution)
A0.03 Site Plan Context
A0.04 Design Rationale-01
A0.05 Design Rationale-02
A0.06 Sun& Shadow Studies

A1.00 Survey Drawing
A1.00a Land Dedication Plan
A1.01 Master Site Plan
A1.01a Lot Coverage Overlay
A1.01b Lot Permeable Area Overlay
A1.01c Live Plant Area Overlay
A1.02 Parking Plan
A1.02a Waste Management Plan

A2.01 Ground Floor Plan
A2.01a FAR Overlay & Exemptions
A2.01b Outdoor Open Area Overlay

A2.02 2ND Floor Plan
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A2.02b Outdoor Open Area Overlay

A2.03 3RD Floor Plan
A2.03a FAR Overlay & Exemptions

A2.04 4TH Floor Plan
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A2.05 Roof Plan
A2.06a Convertible Unit Access (1st FL)
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A3.00 Material Precedents
A3.01 North& South Elevations
A3.02 West& East Elevations

A4.01 Section A& A1
A4.02 Section B, C, D& E
A5.01 Street-scape- 01
A5.02 Street-scape- 02

A6.01 Perspective Rendering- 01
A6.02 Perspective Rendering- 02

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2023.03.20 ISSUED FOR REZONING RESUBMISSION
2023.01.05 ISSUED FOR REZONING RESUBMISSION
2022.12.07 ISSUED FOR COORDINATION
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8635-8695 COOK CRESCENT

RICHMOND, BC

COVER PAGE

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8635 - 8695 COOK CRESCENT, RICHMOND, B.C.

REZONING APPLICATION



PLN - 83

1 CONTEXT PLAN
Scale: 1:500



3 CONTEXT PHOTO FROM NORTH EAST CORNER AT COOK CRESCENT
NOT TO SCALE

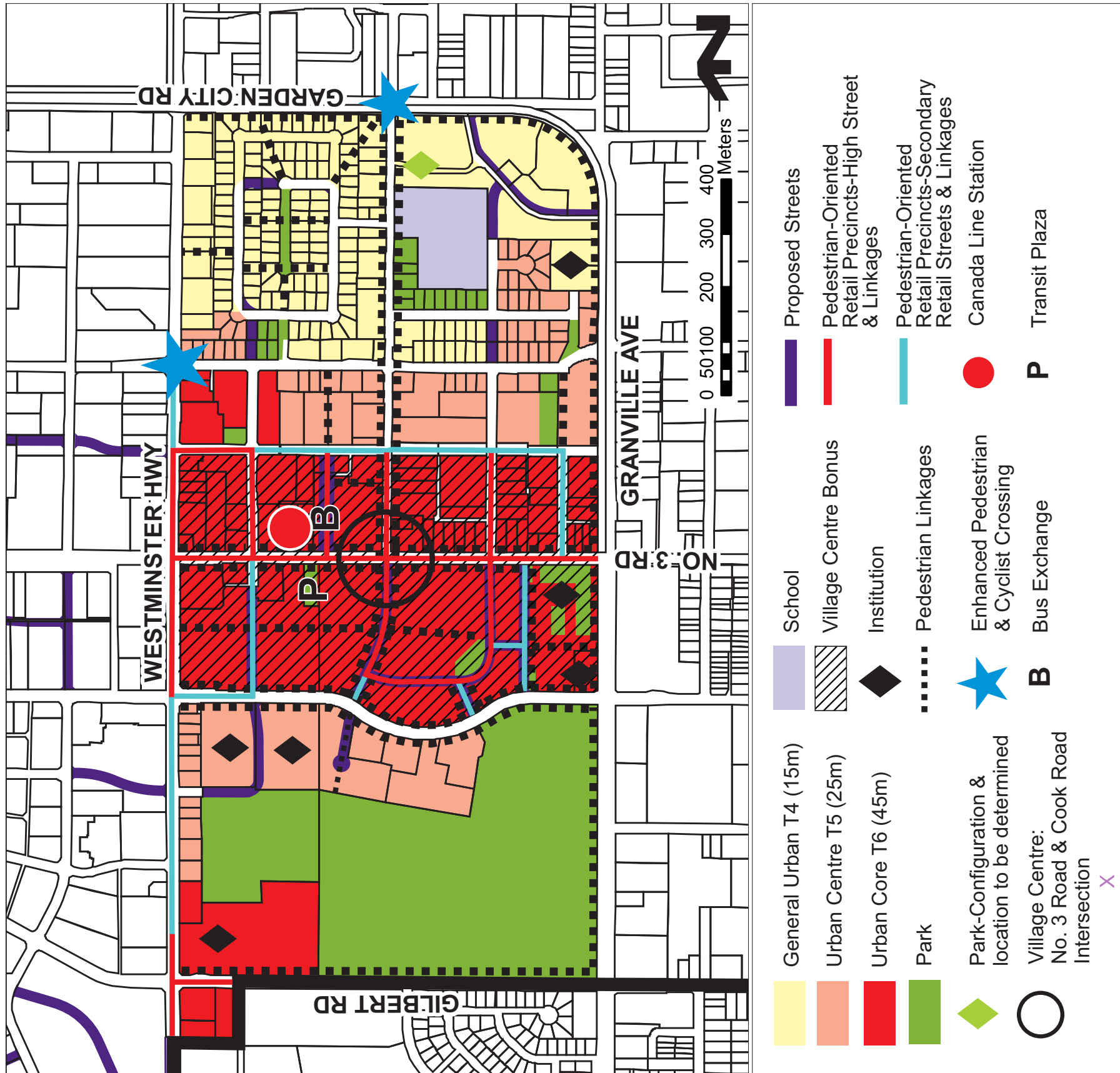


4 CONTEXT PHOTO FROM SOUTH EAST CORNER AT COOK CRESCENT
NOT TO SCALE

City of Richmond

Specific Land Use Map: Brighouse Village (2031)

Bylaw 9692
2020/07/13



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

2 CITY CENTRE AREA PLAN - BRIGHOUSE VILLAGE
NOT TO SCALE



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RICHMOND, BC
SITE CONTEXT PLAN

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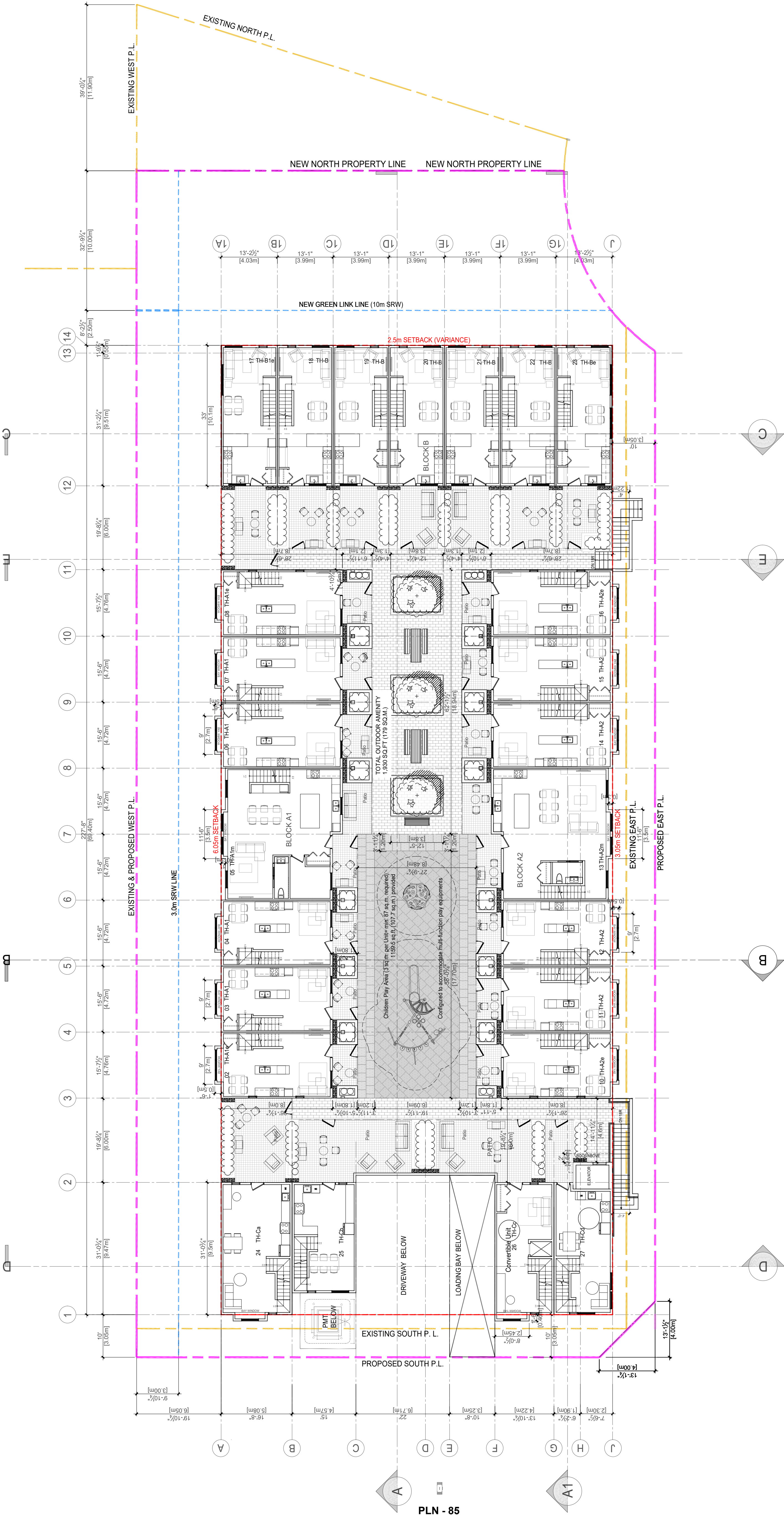
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2ND FLOOR PLAN

DRAWN: PLOT DATE: CHECKED:

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21-28

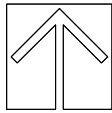


PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

SRW LINE

SETBACK LINE



1 2ND FLOOR PLAN
Scale: 1:150

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SEAL

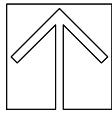
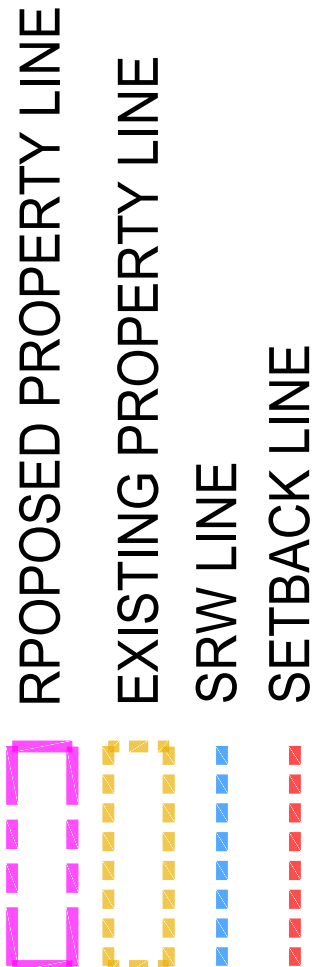
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RICHMOND, BC
3RD FLOOR PLAN

DRAWN: _____
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A2.03

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2022.12.02 ISSUED FOR COORDINATION
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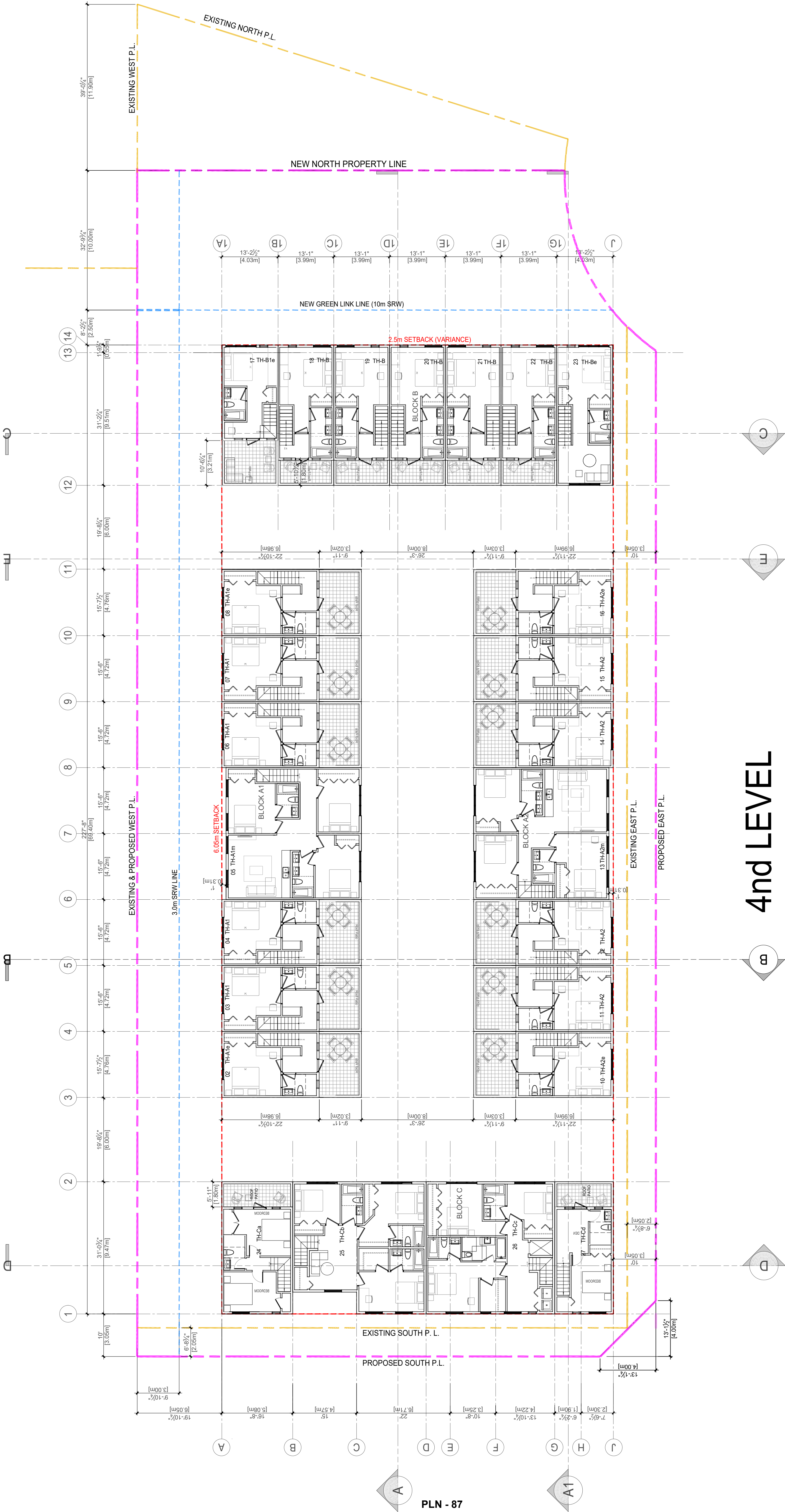
RICHMOND, BC

4TH FLOOR PLAN

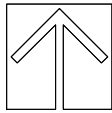
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21-28



- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SRW LINE
- SETBACK LINE



4th LEVEL

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SEAL

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8635-8695 COOK CRESCENT

RICHMOND, BC

BUILDING ELEVATIONS
NORTH & SOUTH

DRAWN: PLOT DATE: CHECKED:

A3.01

21-28



1 NORTH ELEVATION
Scale: 1:150



2 SOUTH ELEVATION
Scale: 1:150

FINISHING GRADING
EXISTING GRADING

MATERIAL LEGEND

- | | | | | | | | |
|---|-------------------------------------|----|---|----|-------------------------------------|----|--------------------------------------|
| 1 | ASPHALT SHINGLES ROOF (GRAY FINISH) | 6 | BRICK VENEER (RED FINISH) | 11 | WINDOW/DOOR/EDGE TRIM (GRAY FINISH) | 16 | LOBBY GLAZING DOOR |
| 2 | FASCIA BOARD (WHITE FINISH) | 7 | BRICK VENEER (GRAY FINISH) | 12 | PRE-FINISHED WINDOW'S FRAME (BLACK) | 17 | GARBAGE METAL DOOR |
| 3 | FASCIA BOARD (GRAY FINISH) | 8 | CEMENTITIOUS PANEL BOARD (GRAY FINISH) | 13 | PRE-FINISHED WINDOW FRAME (WHITE) | 18 | METAL RAILING |
| 4 | STUCCO CLADDING (BEIGE FINISH) | 9 | CEMENTITIOUS PANEL BOARD (WHITE FINISH) | 14 | UNIT ENTRY DOOR (GRAY STAIN) | 19 | FINISHED CONCRETE |
| 5 | STUCCO CLADDING (TAUPE FINISH) | 10 | WINDOW/DOOR/EDGE TRIM (WHITE FINISH) | 15 | UNIT ENTRY DOOR (WHITE STAIN) | 20 | METAL PARKADE ENTRY DOOR (GRAY) |
| | | | | | | 21 | PRE-FINISHED GUTTER/RWL- MATCH COLOR |
| | | | | | | 22 | DECORATIVE METAL SCREEN |

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2023.03.01 ISSUED FOR COORDINATION
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2022.12.07 ISSUED FOR COORDINATION
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SEAL

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RICHMOND, BC
BUILDING ELEVATIONS
EAST & WEST

DRAWN: CHECKED:
PLOT DATE:

A3.02



1 EAST ELEVATION
Scale: 1:150



2 WEST ELEVATION
Scale: 1:150

FINISHING GRADING
EXISTING GRADING

MATERIAL LEGEND							
1	ASPHALT SHINGLES ROOF (GRAY FINISH)	6	BRICK VENEER (RED FINISH)	11	WINDOW/DOOR/EDGE TRIM (GRAY FINISH)	16	LOBBY GLAZING DOOR
2	FASCIA BOARD (WHITE FINISH)	7	BRICK VENEER (GRAY FINISH)	12	PRE-FINISHED WINDOWS FRAME (BLACK)	17	GARBAGE METAL DOOR
3	FASCIA BOARD (GRAY FINISH)	8	CEMENTITIOUS PANEL BOARD (GRAY FINISH)	13	PRE-FINISHED WINDOW FRAME (WHITE)	18	METAL RAILING
4	STUCCO CLADDING (BEIGE FINISH)	9	CEMENTITIOUS PANEL BOARD (WHITE FINISH)	14	UNIT ENTRY DOOR (GRAY STAIN)	19	FINISHED CONCRETE
5	STUCCO CLADDING (TAUPE FINISH)	10	WINDOW/DOOR/EDGE TRIM (WHITE FINISH)	15	UNIT ENTRY DOOR (WHITE STAIN)	20	METAL PARKADE ENTRY DOOR (GRAY)
						21	PRE-FINISHED GUTTER/RWL- MATCH COLOR
						22	DECORATIVE METAL SCREEN

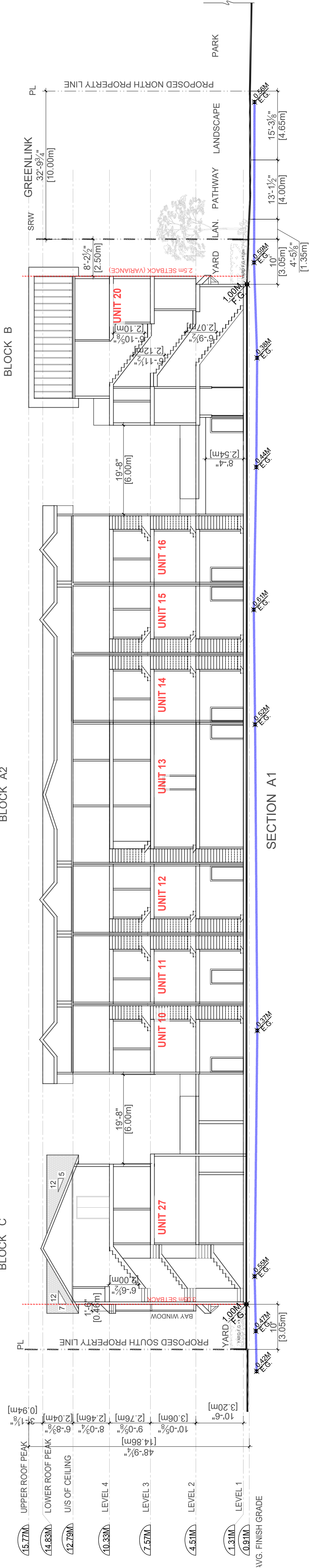
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1 SECTION A-A
Scale: 1:150



2 SECTION A1-A1
Scale: 1:150

FINISHING GRADING
EXISTING GRADING

RICHMOND, BC
PROPOSED SECTION

8635-8695 COOK CRESCENT

2023 04 08
2023 04 03
2023 03 31
2023 03 20
2023 03 13
2023 03 10
2023 03 09
2023 03 01
2023 01 05
2023 12 16
2022 12 07
2022 12 02
2022 04 14
SEAL

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2

SECTION
Scale: 1:150



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ISSUED FOR COORDINATION
ISSUED FOR RZ APPLICATION



1 WEST ELEVATION - STREETSCAPE
Scale: 1:250



2 EAST ELEVATION - STREETSCAPE
Scale: 1:250

DRAWN:
PLOT DATE:

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VIEW FROM NORTHEAST

2



VIEW FROM NORTHWEST

1



VIEW FROM SOUTHEAST

3



TOP VIEW FROM SOUTH

4

2023.04.06
2023.03.20
2023.03.09
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8635-8695 COOK CRESCENT

RICHMOND, BC

PERSPECTIVE RENDERING-01

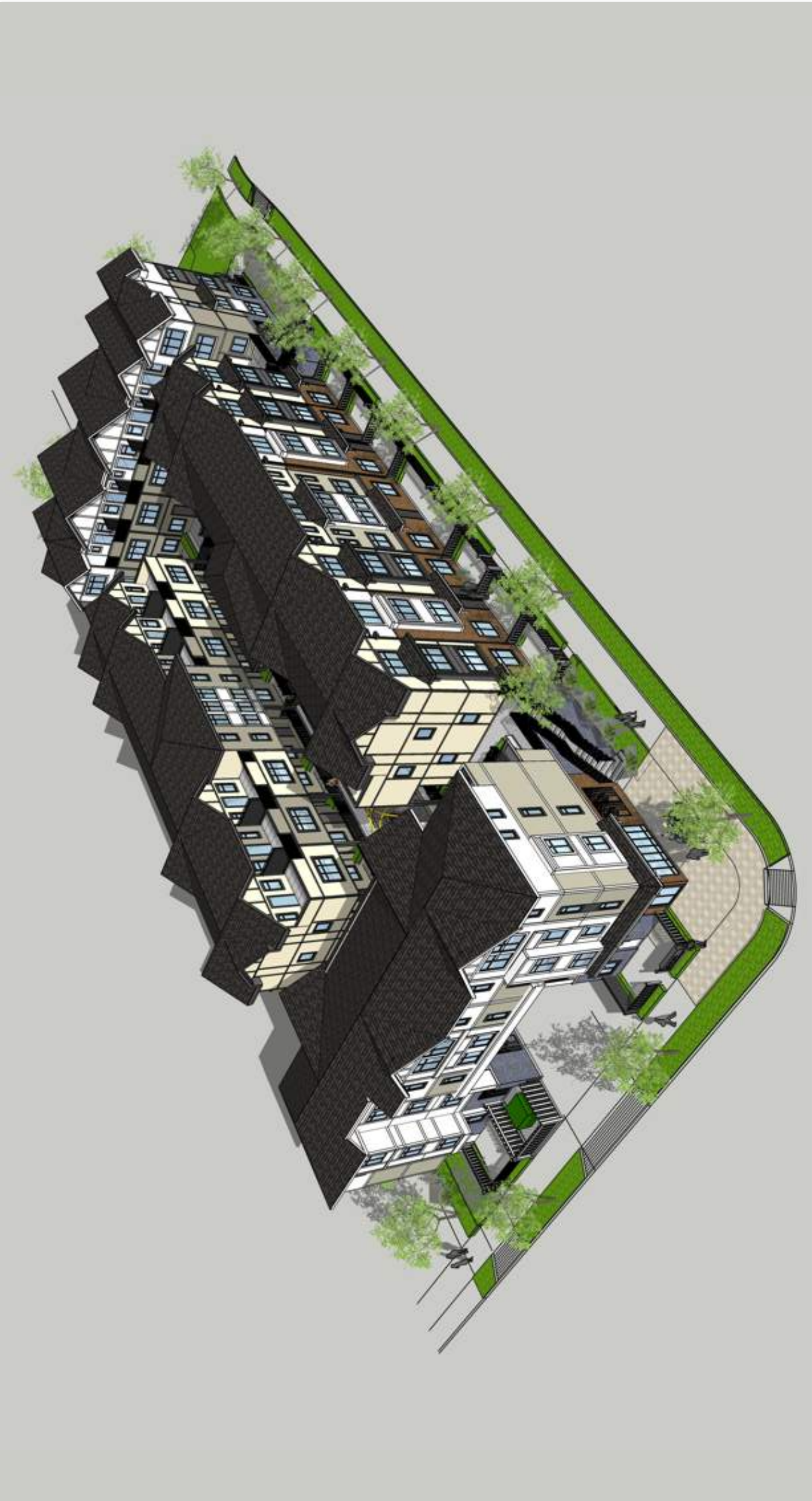
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BIRD'S VIEW FROM SOUTHWEST

2



VIEW FROM EAST

1



VIEW FROM PODIUM YARD

3



VIEW FROM CHILDREN'S PLAY AREA

4

2023.04.06
2023.03.20
2023.03.09
2023.03.01
2023.03.01
2023.01.05
2022.12.16
2022.12.07
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8635-8695 COOK CRESCENT


RICHMOND, BC

PERSPECTIVE RENDERING- 02

DRAWN:
PLOT DATE:

CHECKED:

SEAL:

PLANT SCHEDULE			GROUND LEVEL	COMMON NAME	PLANTED SIZE / REMARKS
KEY	QTY	BOTANICAL NAME			
					
	13	ACER GISELUM		PAPERBARK MAPLE	50N CAL: 1.8M STD: 8x8
	2	CERCIDIPHYLLUM JAPONICUM		KATSURA TREE	80N CAL: 1.8M STD: 8x8
	5	GLEDITSIA T. NERIMIS 'SHADEMASTER'		SHADEMASTER HONEY LOCUST	60N CAL: 1.8M STD: 8x8
	3	MAGNOLIA SOULANGENAE 'RUSTICA RUBRA'		RUSTICA RED MAGNOLIA	80N CAL: 1.8M STD: 8x8
	14	SYTZKIA JAPONICUS 'PINK CHIPS'		PINK FLOWERING JAPANESE SNOWBELL	50N CAL: 1.8M STD: 8x8

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ALO STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. * SUBSTITUTIONS MUST BE OF EQUAL OR BETTER QUALITY AND SPECIFICATIONS TO THE SPECIFIED MATERIAL. * PLANT MATERIAL IS TO BE SUBJECT TO LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: PLANT MATERIAL AND WORKSHIPMENT MUST MEET OR EXCEED BC NURSERY AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY NDSOSCAPE ARCHITECT.

SITE PLAN COORDINATION	
8	23.APR.05
7	23.MAR.20
6	23.MAR.14
5	23.MAR.09
4	23.MAR.06
3	22.DEC.20
2	22.DEC.16
1	22.DEC.06

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

**8635-8695 COOK CRESCENT
RICHMOND, BC**

DRAWING TITLE:

LANDSCAPE PLAN GROUND LEVEL

DATE: 22.APR.12 DRAWING NUMBER:

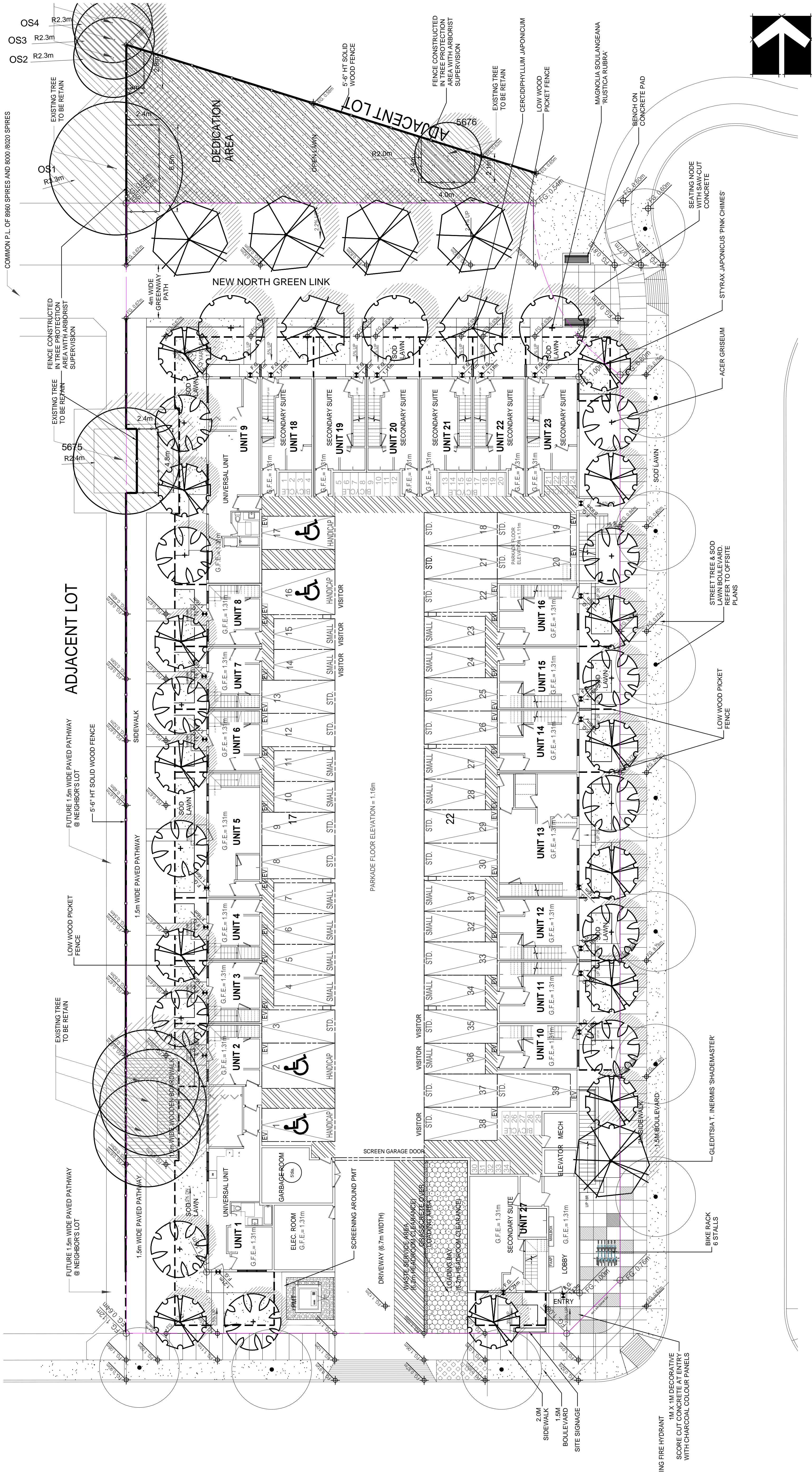
SCALE: 1:150

DRAWN: DO

DESIGN: DO

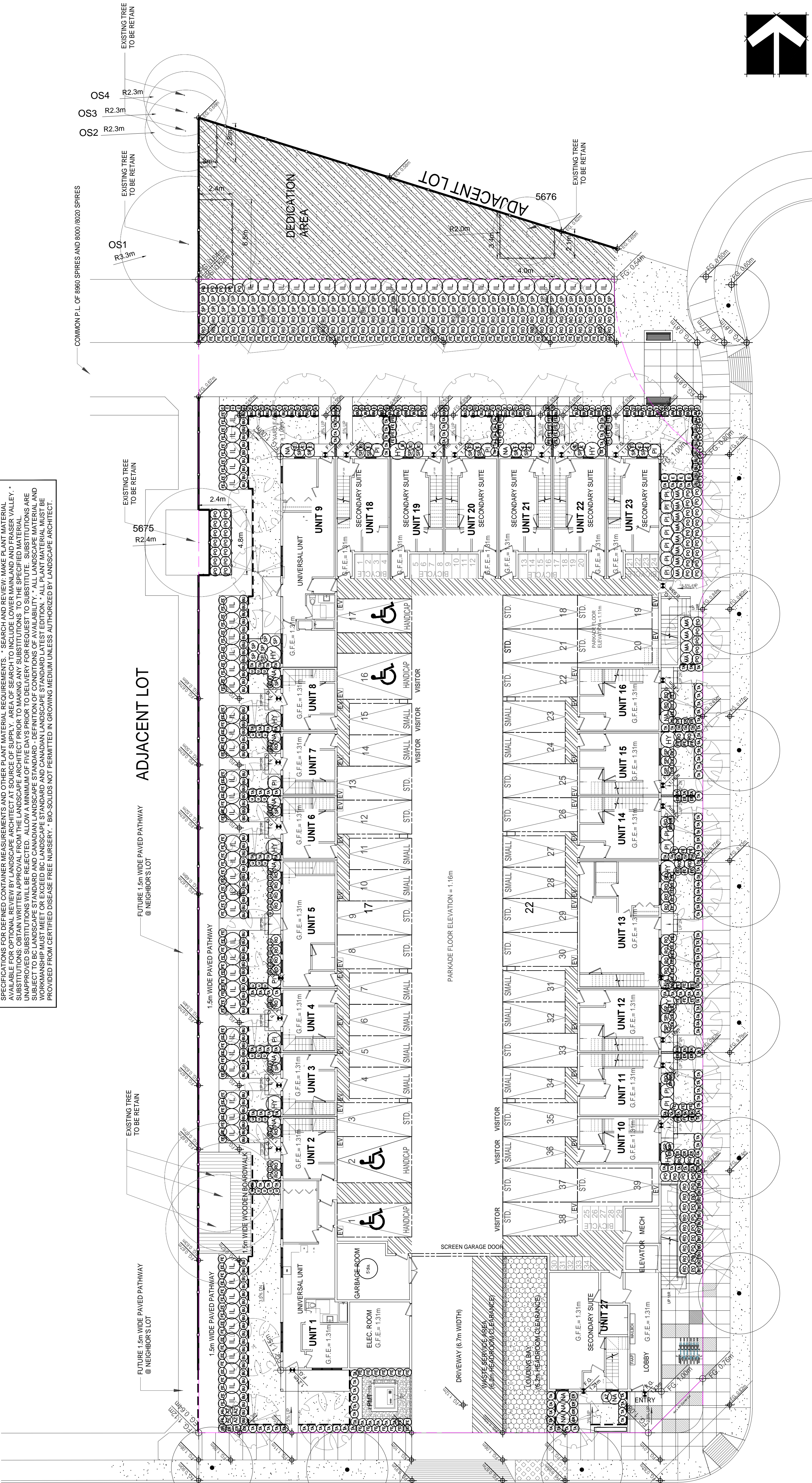
5 OF 5

PMG PROJECT NUMBER:



SEAL:

PLANT SCHEDULE			GROUND LEVEL	PMG PROJECT NUMBER: 22-065
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(2)	5	AZALEA JAPONICA 'GOLDEN LIGHTS'	DECIDUOUS AZALEA; YELLOW; L. MAY	#2 POT; 25CM
(3)	162	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(4)	12	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#2 POT; 30CM #3 POT; 40CM
(5)	67	ILEX CRENATA 'CONVEYA'	JAPANESE HOLLY	#3 POT; 50CM
(6)	12	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM
(7)	14	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 50CM
(8)	17	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS; RED BLOOMS	#3 POT; 50CM
(9)	124	ROSA 'NOARTRAUM'	CARPET ROSE; PINK	#2 POT; 40CM
(10)	115	SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
(11)	182	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1.5M B&B
GRASS				
(12)	80	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(13)	217	FESTUCA CINEREA 'ELUAH BLUE'	FESTUCA	#1 POT
PERENNIAL				
(14)	55	LIRIOPE MUSCARI	BLUE LILY-TURF	15CM POT
GC				
(15)	32	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT; 25CM
(16)	22	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
(17)	55	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
NOTES: * PLANT SITES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE FOR STANDARD POT PLANT SIZE AND CONTAINER SIZES. * REFER TO THE PLANT SCHEDULE FOR PLANT SIZE AND CONTAINER SIZES. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * LANDSCAPE MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				



PLN - 97

PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN
GROUND LEVEL

DATE: 22.APR.12 DRAWING NUMBER:

SCALE: 1:150

DRAWN: DO

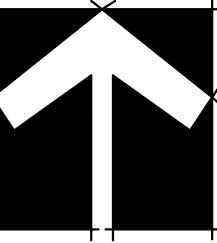
DESIGN: DO

CHKD: MCY

PMG PROJECT NUMBER:

22065-10.2IP

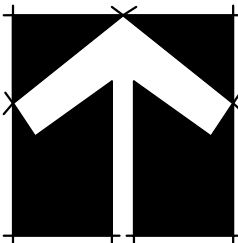
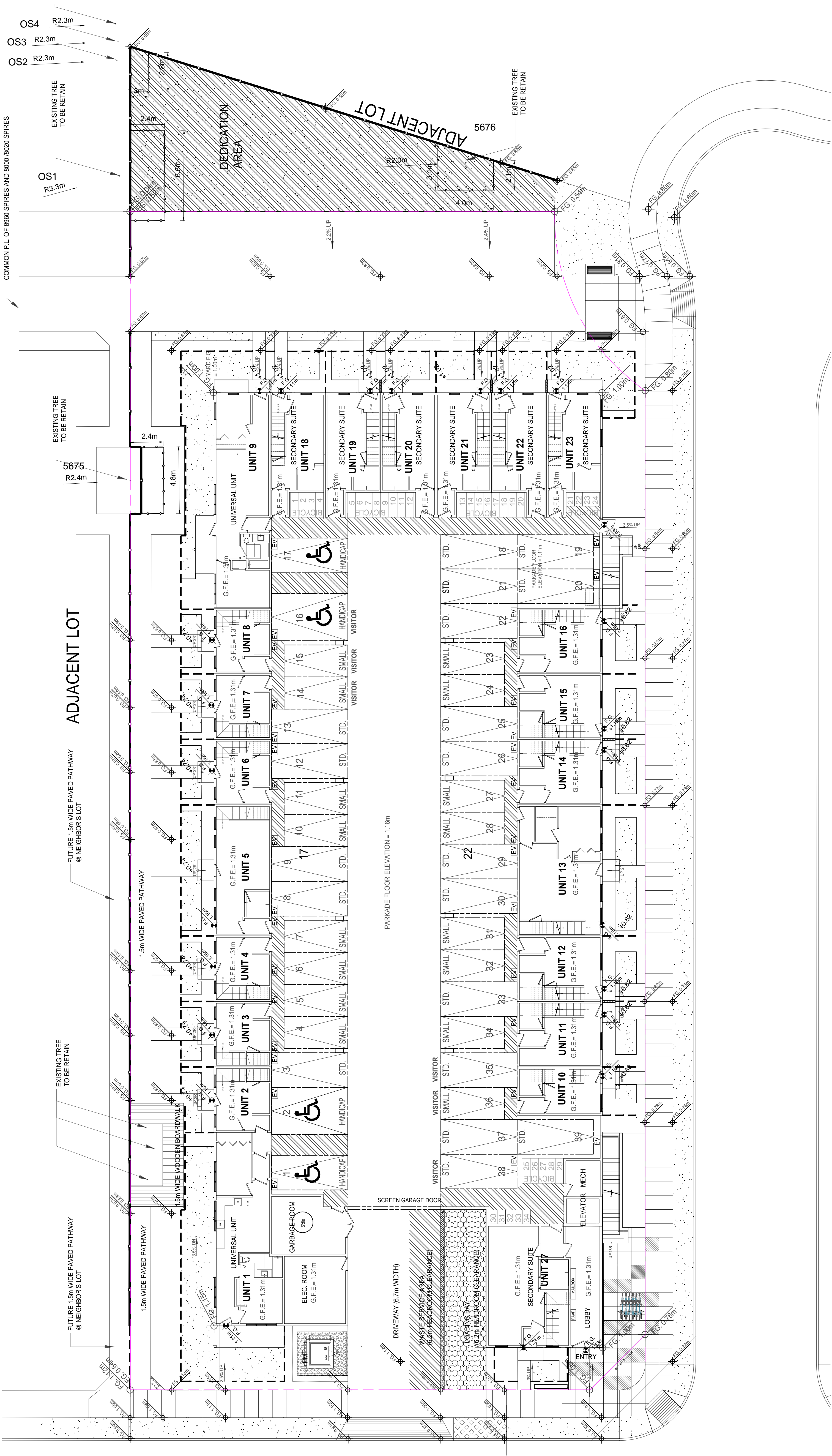
22-065



L2

OF 5

SEAL:



PROJECT:

RESIDENTIAL DEVELOPMENT
8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

GRADING PLAN
GROUND LEVEL

DATE: 22.APR.12 DRAWING NUMBER:

SCALE: 1:150

DRAWN: DO

DESIGN: DO

CHKD: MCY

PMG PROJECT NUMBER:

22065-10.2IP

L3

OF 5

22-065

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	23.APR.05	SITE PLAN COORDINATION	DO
7	23.MAR.20	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
1	22.DEC.06	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE: 22.APR.12 DRAWING NUMBER:

SCALE: AS SHOWN

DRAWN: DO

DESIGN: DO

CHKD: MCY

PMG PROJECT NUMBER:

22065-10.2IP

22-065

OF 5

L5



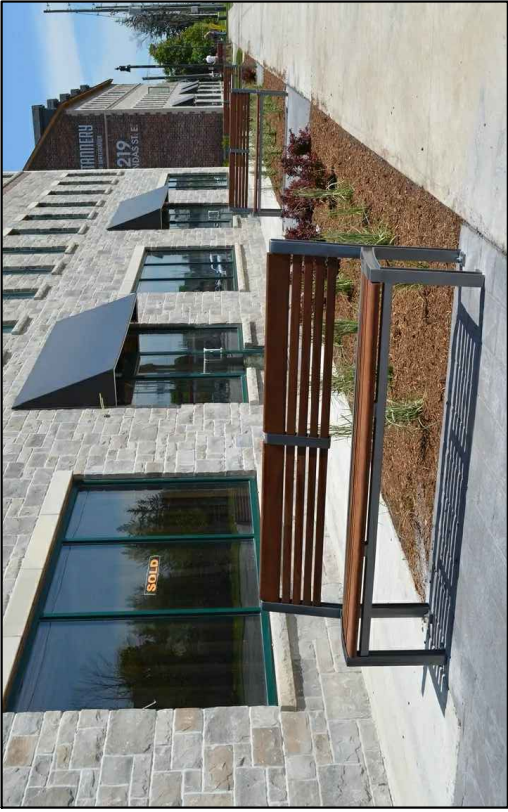
LANDSCAPE STRUCTURES
WEEVOS 2-ARCH #164343



LANDSCAPE STRUCTURES
COZY DOME #168099



DINOFLEX RUBBER PLAY TILES



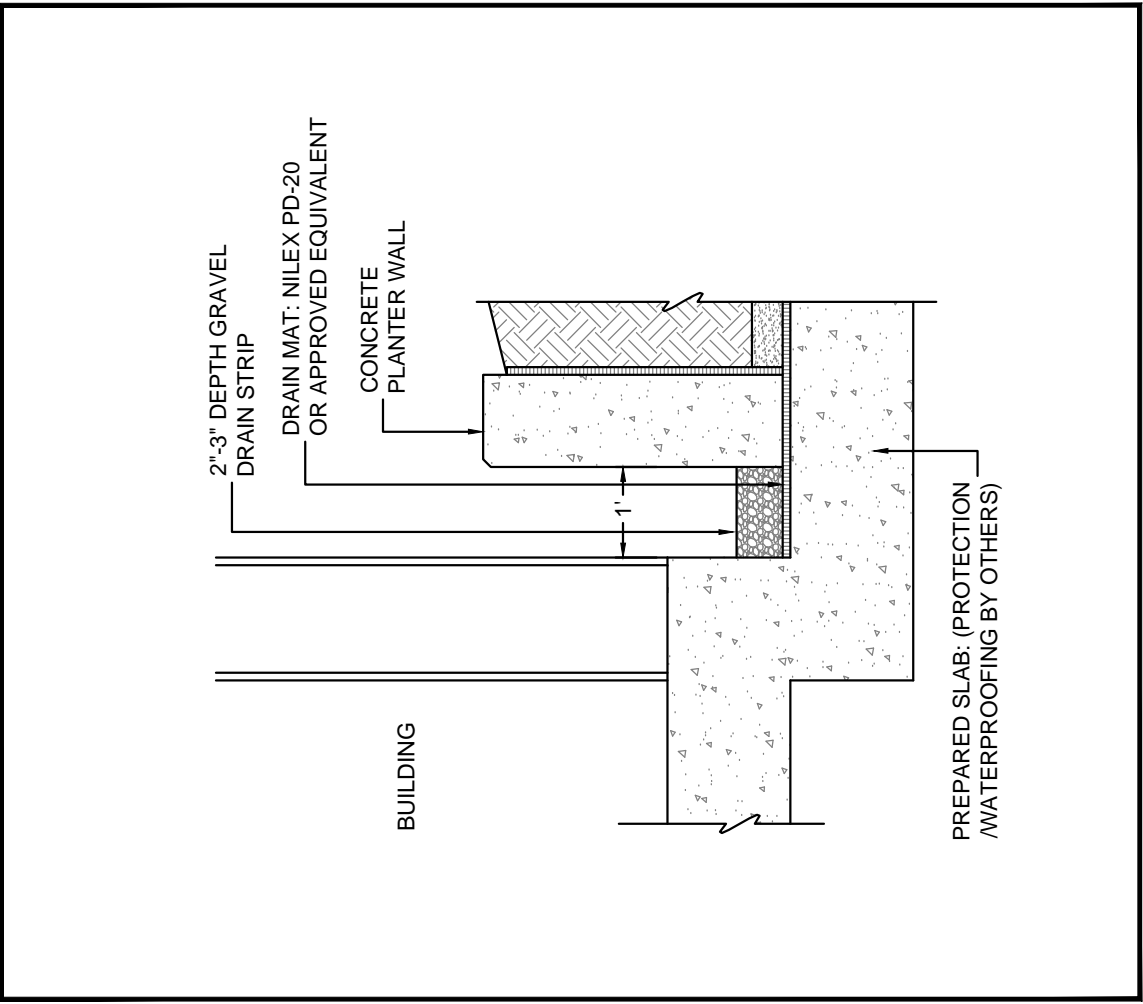
MAGLIN 720 BACKED BENCH



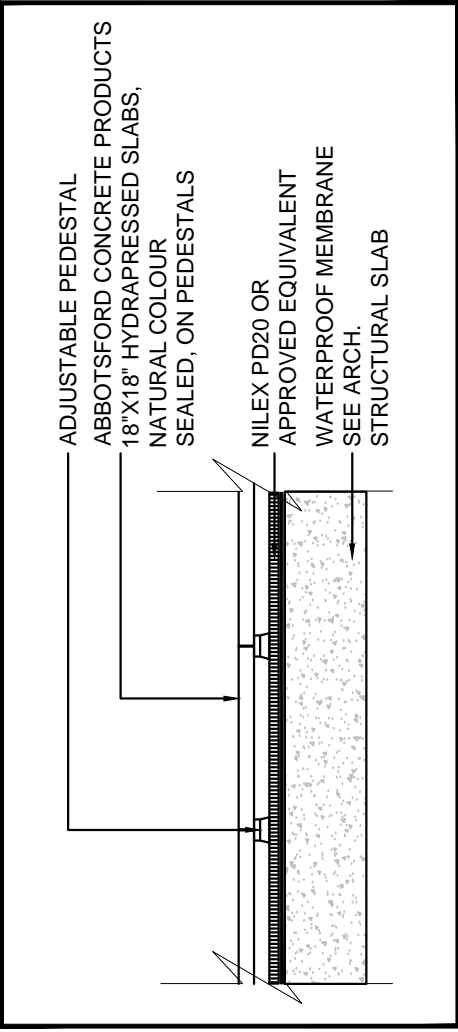
WISHBONE BAYVIEW PICNIC TABLE



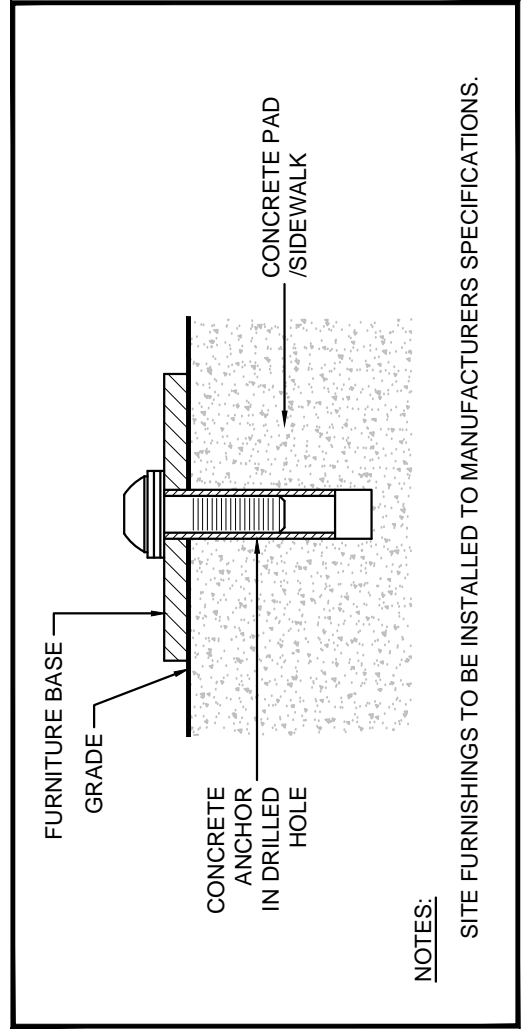
MAGLIN 300 BIKE RACK



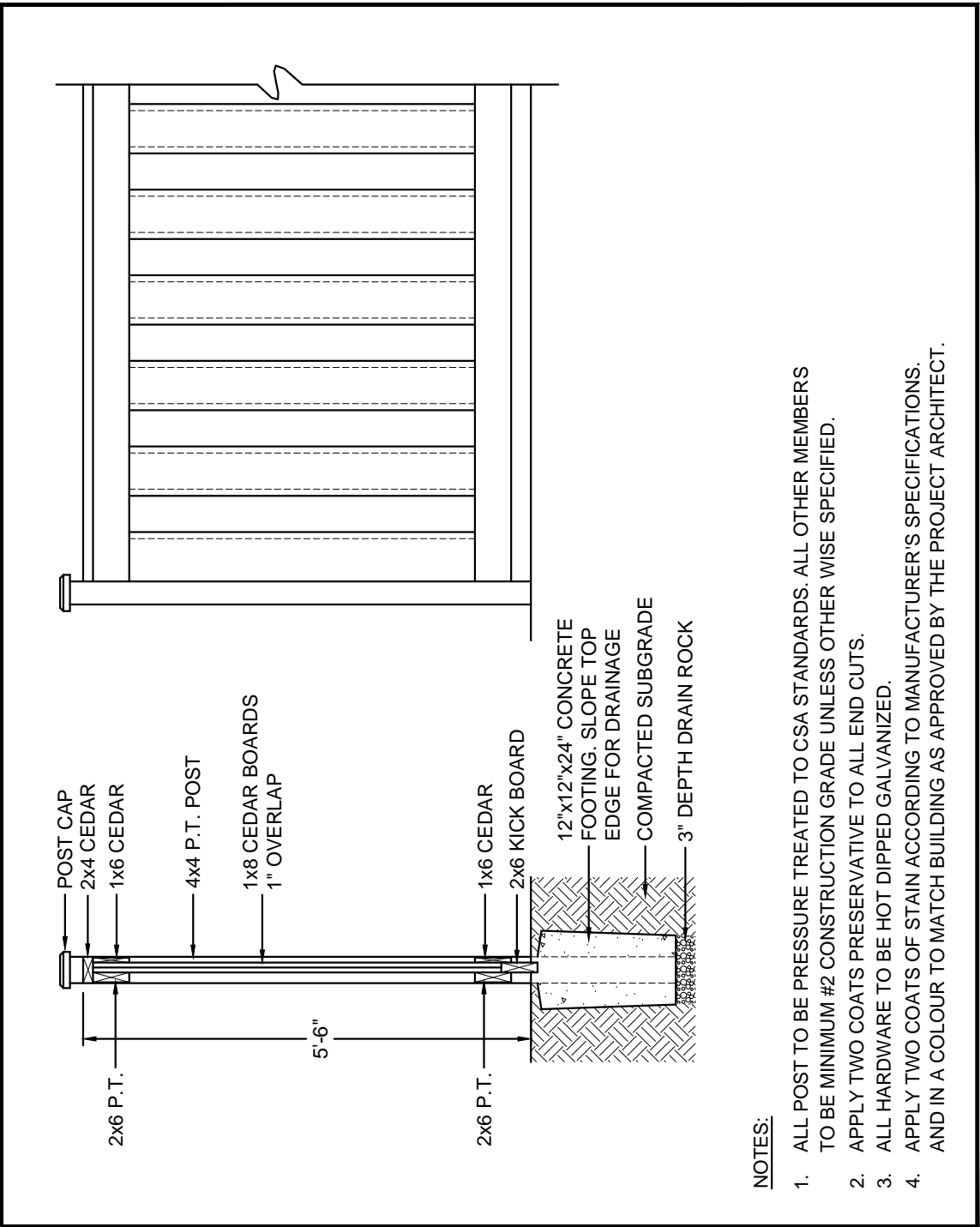
6 DRAIN ROCK STRIP
1/2"=1'-0"



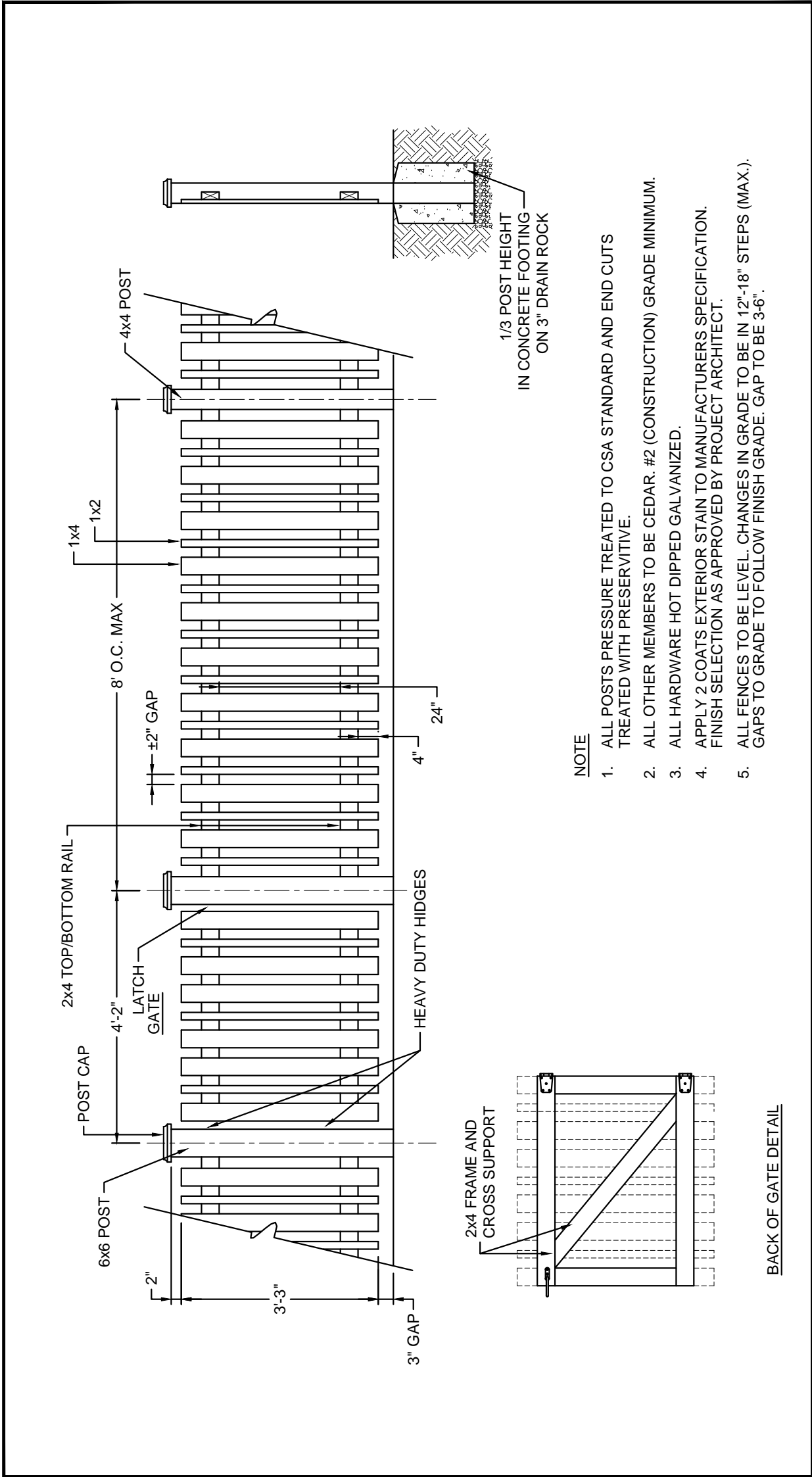
4 HYDRAPRESSED SLABS
N.T.S.



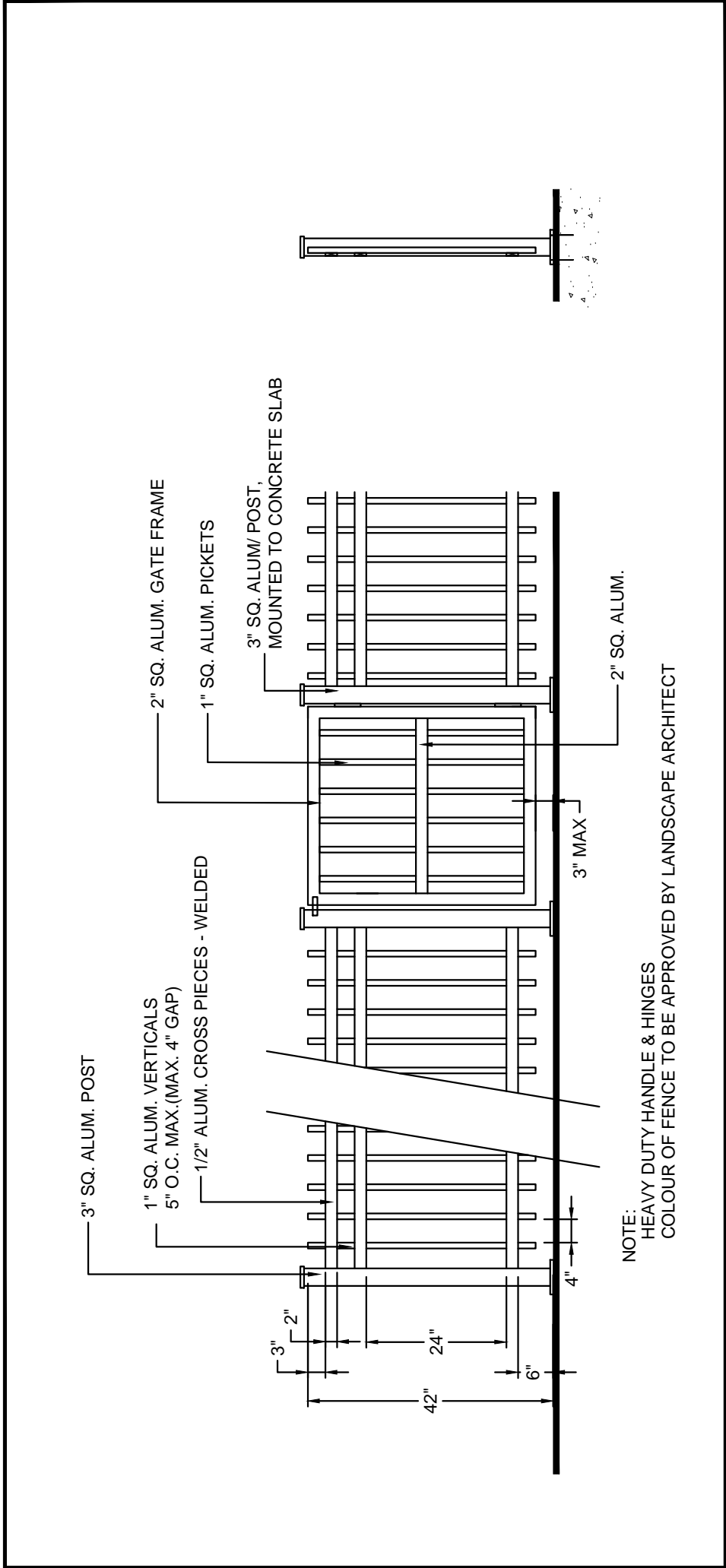
5 SITE FURNITURE MOUNTING
N.T.S.



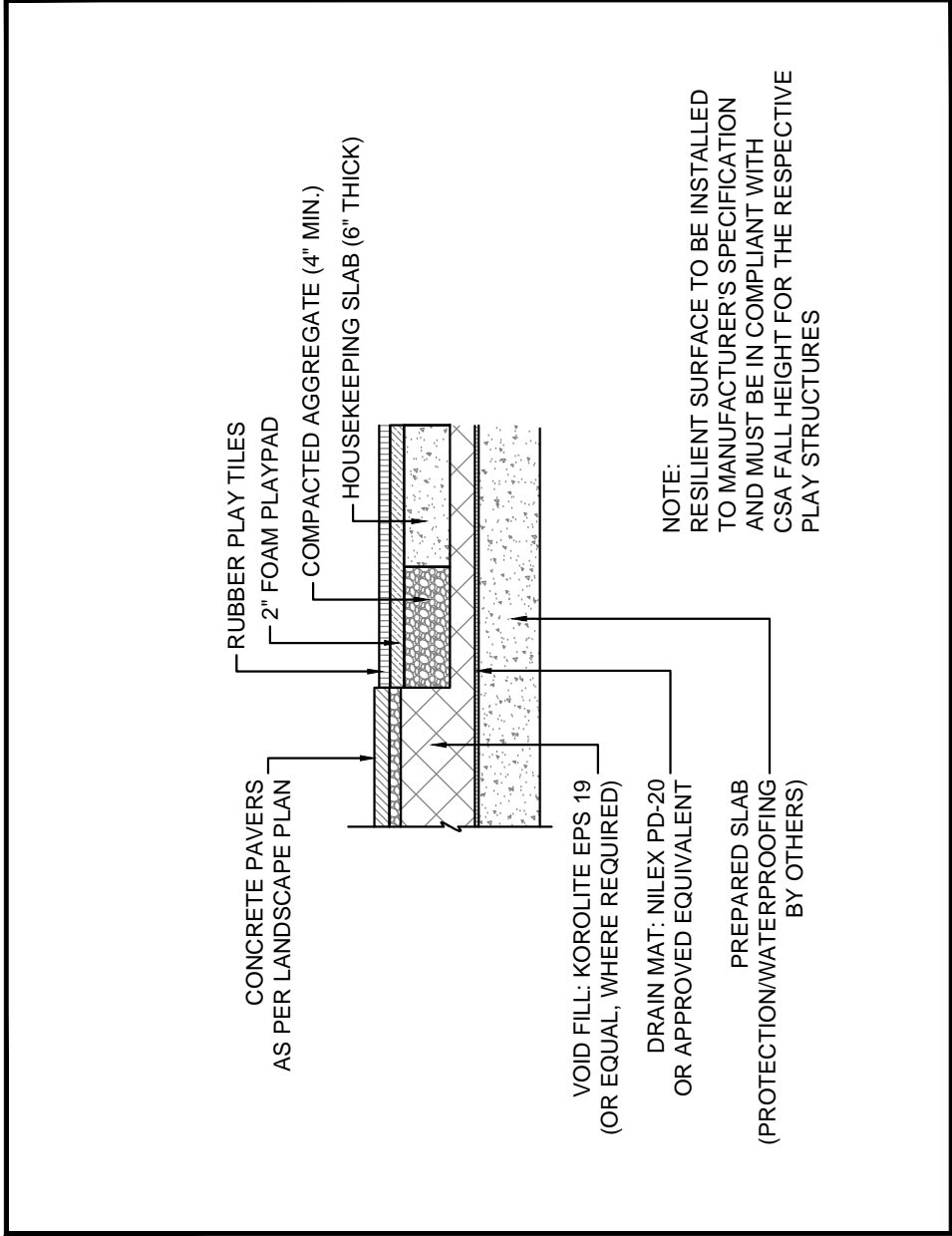
1 ACOUSTIC FENCE
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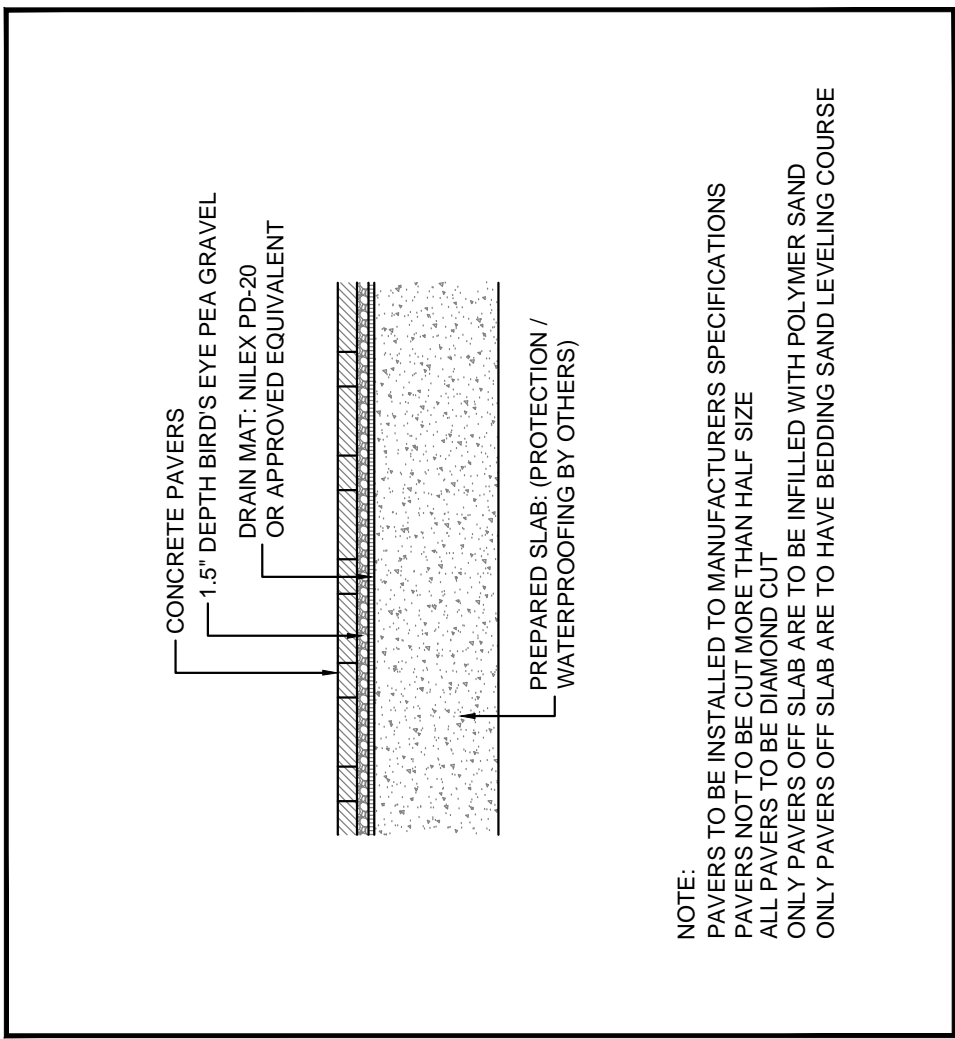
2 PICKET FENCE AND GATE
1/2"=1'-0"



3 METAL FENCE AND GATE
1/2"=1'-0"



8 PLAY TILE SURFACE EDGE
1/2"=1'-0"



9 PAVERS OVER SLAB
1/2"=1'-0"



RZ 22-012904

Attachment 4

Address: 8635, 8655, 8675 and 8695 Cook Crescent

Applicant: TopStream Management Ltd.

Planning Area(s): City Centre

	Existing	Proposed
Owner:	1377591 BC Ltd.	No Change
Site Size (m²):	3,089.6 m ² (33,256 ft ²)	3,084.8 m ² (33,204 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	This development is subjected to former City Centre Area Plan land use designation: Specific Land Use – Brighthouse Village: General Urban T4 Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)
Number of Units:	4	27
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20	1.20 Max. based on a site area of 3,302.8 m ²	none permitted
Lot Coverage – Building:	Max. 45%	45% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 75%	75% Max. based on development site area of 3,084.8 m ²	none
Lot Coverage – Landscaping:	Min. 20%	20% Min. based on development site area of 3,084.8 m ²	none
Setback – Front Yard – Spires Road (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Exterior Side Yard – Cook Crescent (m):	Min. 3.0 m	3.0 m Min.	none

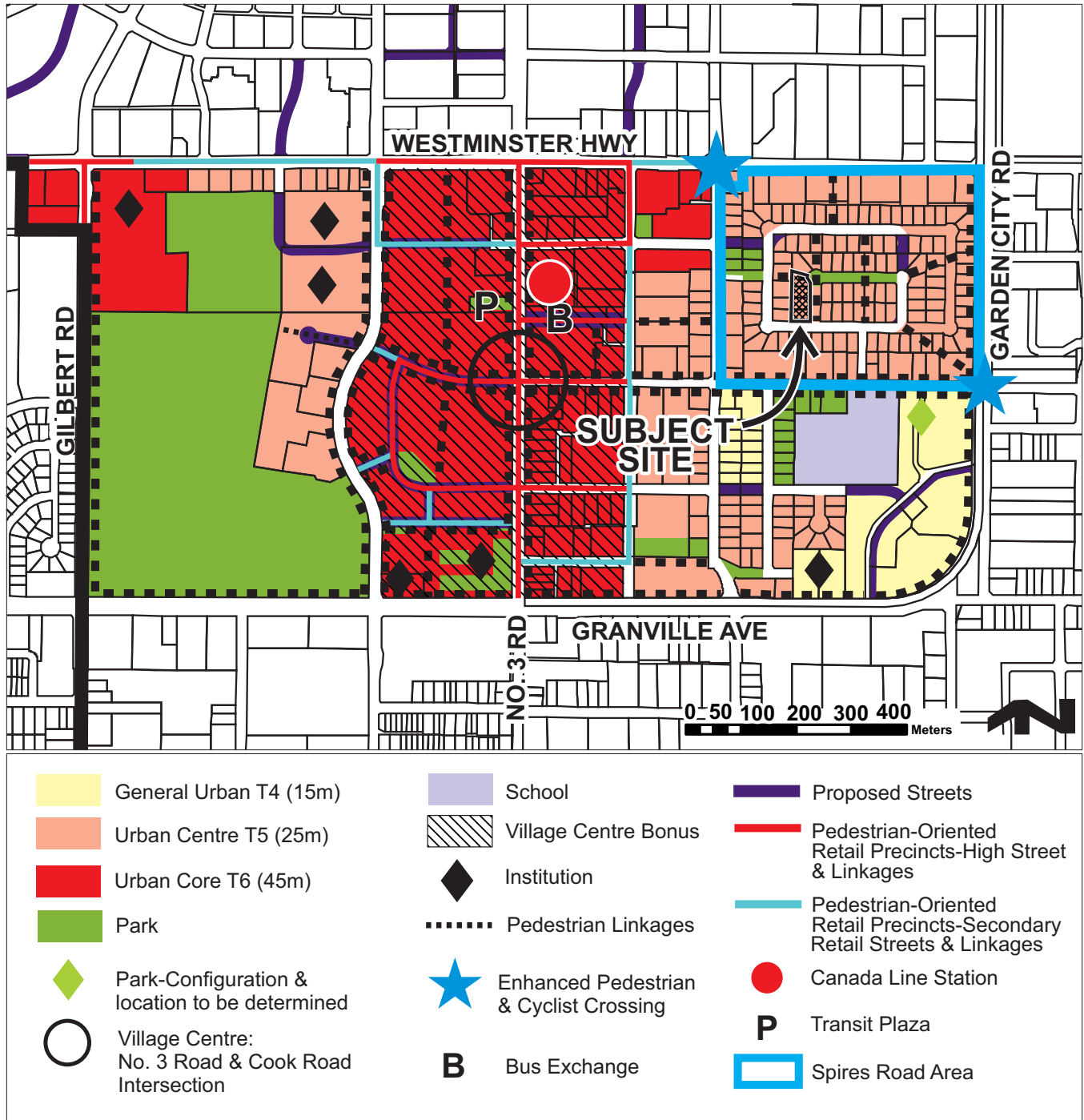
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Interior Side Yard - West (m):	Min. 6.0 m	6.0 m Min.	none
Setback – Rear – North (m):	Min. 12.5 m	12.5 m Min.	none
Height (m):	Max. 15.0 m (4 storeys)	15.0 m Max.	none
Development Site Area:	Min. 3,084.8 m ²	3,084.8 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	33 (R) and 6 (V)	33 (R) and 6 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (33 x Max. 50% = 16)	6	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (39 x Max. 50% = 19)	16	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (39 x 2% = 1 spaces)	4	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	34 (Class 1) and 6 (Class 2)	34 (Class 1) and 6 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	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.

Specific Land Use Map: Brighthouse Village (2031)

Bylaw 9892
2020/07/13



Bylaw 10020
2019/05/21

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

A

OS4 R2.3m
OS3 R2.3m
OS2 R2.3m

BCS3894
Dwelling #8715/8717

20
PLAN 21489

B

C

Arborist notes for tree#s 5648, 5649, and 5650:

1. Boardwalk to be built under Arborist supervision, without any excavation.
2. Tree fencing to be installed in two phases.
3. Phase one tree fences to be built prior to site clearing to the full municipal requirement.
4. Phase two tree fences to be built just prior to the boardwalk construction.

LEGEND

- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered R.T. and Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.

REFERENCE DRAWINGS

1. Base Survey by: Amray Land Surveying
2. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owners' Engineer (P Eng).
3. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



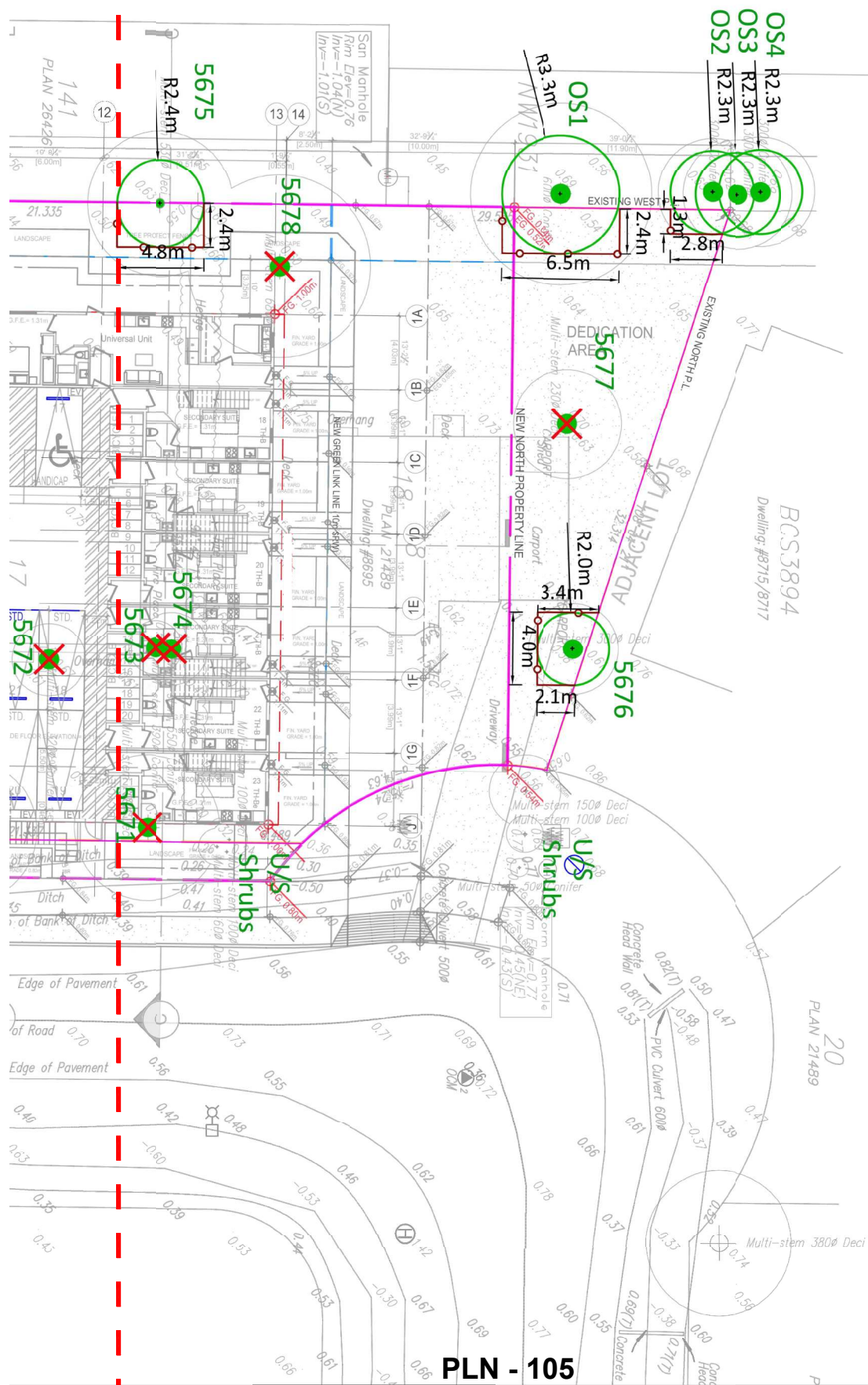
3559 COMMERCIAL STREET
VANCOUVER BC V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 8635, 8655, 8675, and 8695 Cook Crescent, Richmond
Client: TOPStream

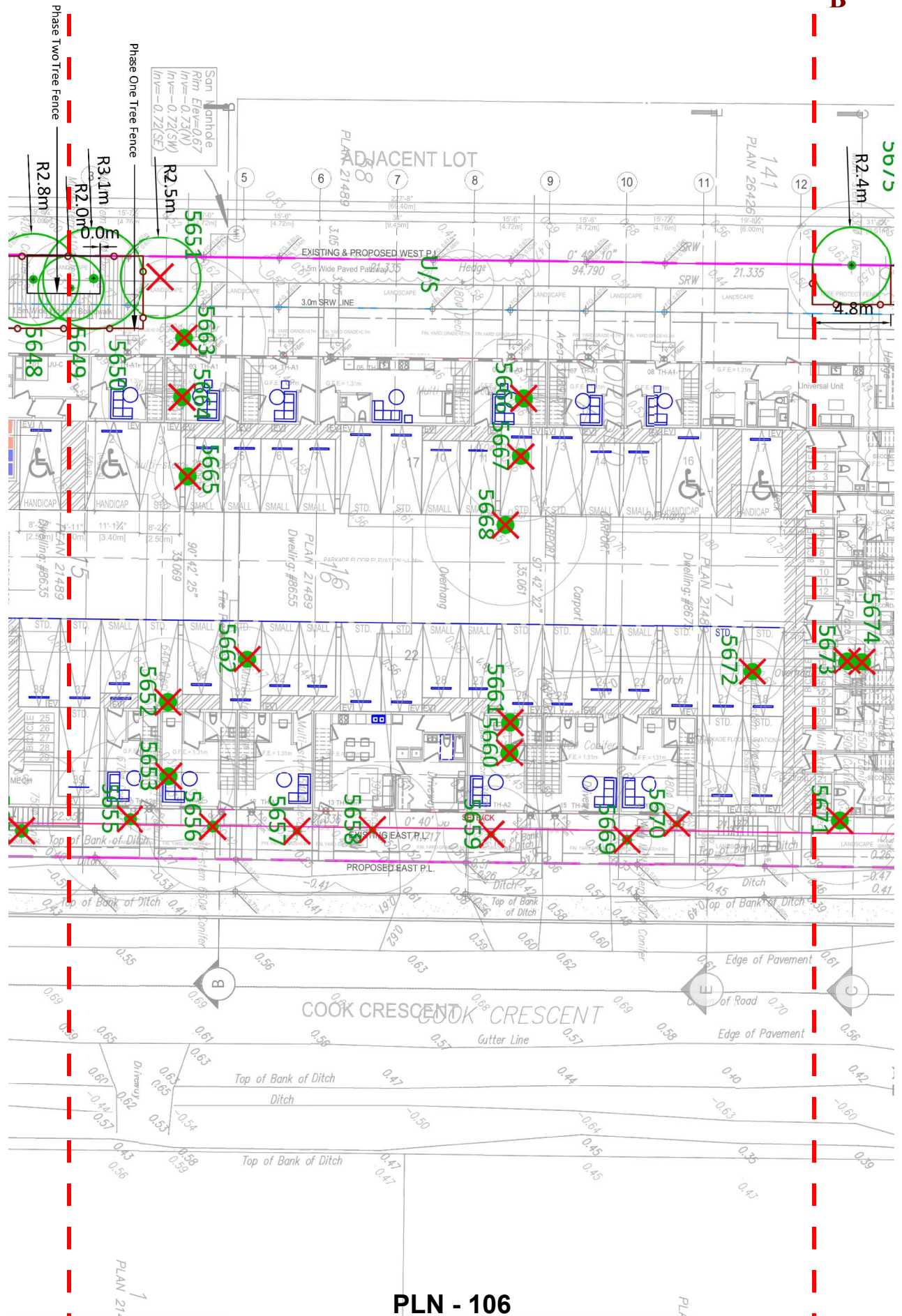
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Date: 2023/03/29
Drawn by: MS/ND
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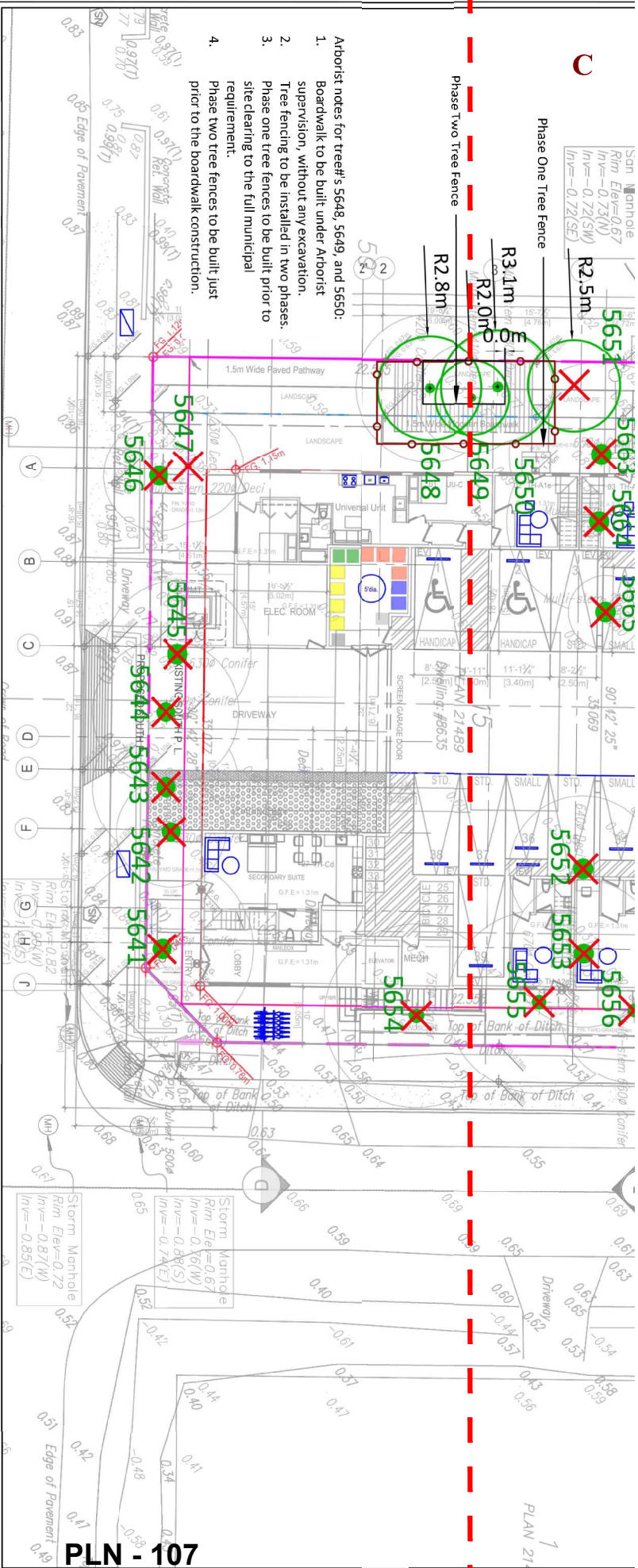
Page #
1 of 1

PLN - 104



B





- Arborist notes for tree#s 5648, 5649, and 5650:
1. Boardwalk to be built under Arborist supervision, without any excavation.
 2. Tree fencing to be installed in two phases.
 3. Phase one tree fences to be built prior to site clearing to the full municipal requirement.
 4. Phase two tree fences to be built just prior to the boardwalk construction.

- LEGEND
- CRITICAL ROOT ZONE
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
 - TREE TO BE REMOVED

- REFERENCE DRAWINGS
1. Base Survey by: Amray Land Surveying

- NOTES
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (4) the tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 8635, 8655, 8675, and 8695 Cook Crescent, Richmond
Client: TOPStream

Drawing No.: 001
Date: 2023/03/29
Drawn by: MS/ND
Page Size: TABLOID 11"x17"

Page #
1 of 1

8635, 8655, 8675, 8695 Cook Crescent, City of Richmond

Tree Inventory Table					
Tag #	Species Common Name	DBH(cm)	Height (m)	Dripline Radius (m)	Retain/Remove
5641	Douglas- Fir	90	20	7	Remove
5642	Douglas- Fir	40	20	2	Remove
5643	Douglas- Fir	68	20	6	Remove
5644	Douglas- Fir	73	20	6	Remove
5645	Douglas- Fir	75	20	6	Remove
5646	Cherry Laurel	32	3	2	Remove
5647	Silver Maple	23	7	4	Remove
5648	Spruce spp.	43	20	5	Retain
5649	Magnolia	32	6	4	Retain
5650	Japanese Maple	47	6	5	Retain
5651	Willow spp.	38	6	5	Remove
5652	Willow spp.	62	18	5	Remove
5653	English Holly	48	12	3	Remove
5654	Douglas- Fir	71	24	7	Remove
5655	Deodar Cedar	66	24	7	Remove
5656	Western Red Cedar	60	12	6	Remove
5657	Apple spp.	36	6	6	Remove
5658	Cherry spp.	33	6	6	Remove
5659	Apple spp.	34	6	6	Remove
5660	Lawson Cypress	20	8	1	Remove
5661	Lawson Cypress	20	8	1	Remove
5662	Lawson Cypress	20	8	1	Remove
5663	Norway Spruce	64	24	6	Remove
5664	Japanese Maple	33	5	4	Remove
5665	Forsythia	20	5	3	Remove
5666	Tree of Heaven	30	5	3	Remove
5667	Paper Birch	48	20	3	Remove
5668	Plum	43	14	3	Remove
5669	Western Red Cedar	50	9	2	Remove
5970	Apple spp.	36	6	4	Remove
5971	Cherry spp.	53	4	4	Remove
5672	Lawson Cypress	30	9	2	Remove
5673	Lawson Cypress	30	9	2	Remove
5674	Lawson Cypress	30	9	2	Remove
5675	Cherry spp.	37	7	3	Retain
5676	Magnolia	25	4	3	Retain
5677	Black Walnut	24	4	3	Remove
5678	Cherry spp.	49	10	4	Remove
OS1	Western Red Cedar	50	20	6	Retain
OS2	Western Red Cedar	35	20	6	Retain
OS3	Western Red Cedar	35	20	6	Retain
OS4	Western Red Cedar	35	20	6	Retain

March 28, 2023

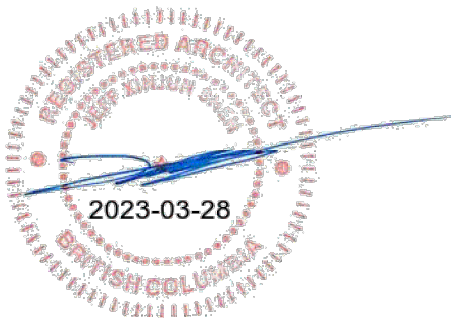
To whom it may concern:

Re: Townhouse Development 8635- 8695 Cook Crescent Richmond BC

As the coordination registered professional, this is to confirm that the applicable energy step code- Step 4 for part 3 building has been considered in the proposed design. Detailed design to be provided at DP and building permit stage to ensure the design meet related requirements.

Sincerely,

Jeff Shen, Architect AIBC, AAA, OAA





Address: 8635, 8655, 8675 and 8695 Cook Crescent

File No.: RZ 22-012904

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10465, the developer is required to complete the following:

1. **(Road Closure)** Council approval of the road closure bylaw for an approximately 213.2 m² (2,294.9 ft²) portion of Spires Road and Cook Crescent. The developer shall be required to enter into a purchase and sale agreement with the City for the developer's purchase of the surplus land, which is to be based on business terms approved by Council. The primary business terms of the purchase and sale 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 sale agreement shall be borne by the developer.
2. **(Subdivision)** Registration of a subdivision plan for the subject site as generally as shown in the sketch plan (Schedule 1) that:
 - a) Consolidates the existing lots with the road surplus.
 - b) Creates a development lot with an approx. area of 3,084.8 m² (33,204 ft²).
 - c) Creates a lot with an approx. area of 218.0 m² (2,346.5 ft²) to be transferred in fee simple to the City (City Lot).The plan is subject to final dimensions established by a BC land surveyor (BCLS) prepared on the basis of the functional road plan completed to the satisfaction of the City. Demolition of the existing dwellings will be required prior to the registration of the subdivision plan.
3. **(City Lot)**
 - a) Transfer of the approx. 218.0 m² (2,346.5 ft²) fee simple lot to the City, free and clear of encumbrances to the satisfaction of the City.
 - b) Sodding the City Lot and fencing off the City Lot, in order to prevent general public access, prior to completion of the subject development;
 - c) Entry into a license or alternative legal agreement, which may include in the City's discretion a Section 219 Covenant in favour of the City, registered on Title providing for:
 - (1) use of the City Lot by strata residents only (i.e., no public access), provided that no buildings, structures, or fixtures are permitted within or on the City Lot;
 - (2) the strata owners' obligation to maintain the City Lot, including a sodded lawn, fencing, and lockable gate, to the satisfaction of the City; and
 - (3) assumption of all liability associated with the City Lot, commencing after adoption of the rezoning bylaw until such time as the City Lot is redeveloped or is consolidated with an adjacent property.
4. **(Pedestrian Linkage)** Granting of an approximately 316.3 m² (3,404 ft²), 10 m wide, statutory right-of-way (SRW) along the entire length of the new north property line for the construction of a pedestrian link.

Language should be included in the SRW document that:

 - The City may require the owners to install signage, or allow the installation of signage, within the SRWs.
 - Utilities under the SRWs may be permitted.
 - No fence is allowed to be installed within or along the SRW except as permitted by the City, or as per the Development Permit. Any fences installed along the west boundary of the SRW must be removed when the other SRWs for access are secured from the adjacent sites to the west.
 - The owners are responsible for all maintenance of improvements, including but not limited to the pathways, landscaping, signage and lighting installed within the SRWs, and are responsible for all liability of SRW areas.

- Any works essential for public access within the required SRW are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the owner is required to provide a certificate of inspection for the works, prepared and sealed by the owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
5. **(Public Walkway)** Granting of an approximately 3.0 m wide statutory right-of-way (SRW) along the entire length of the west property line of the site, except for the area within the pedestrian linkage, with a 1.0 m x 1.0 m corner cut at both ends of the walkway included in the SRW, for the construction of a public walkway.

Language should be included in the SRW document that:

- The City may require the owners to install signage, or allow the installation of signage, within the SRW.
 - Utilities under the SRWs may be permitted.
 - No fence is allowed to be installed within or along the SRW except as permitted by the City, or as per the Development Permit. Any fences installed along the west property line must be removed when the other SRWs for access are secured from the adjacent sites to the west.
 - The owners are responsible for all maintenance of improvements, including but not limited to the pathways, landscaping, signage and lighting installed within the SRW.
 - The owners are responsible for all liability associated with the SRW.
 - Any works essential for public access within the required SRW are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the owner is required to provide a certificate of inspection for the works, prepared and sealed by the owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
6. **(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 through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
7. **(Aircraft Noise)** Registration of an aircraft noise sensitive use covenant on Title.
8. **(Flood Protection)** Registration of a flood indemnity covenant on Title.
9. **(District Energy)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
- a) Unless otherwise directed by the City or City's DEU Service provider, no building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - b) If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building permit will be issued for a building on the subject site unless:
 - i. the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to provide any combination of heating, cooling, and/or domestic hot water heating to the building(s), as directed by the City's service provider (LIEC), be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
 - ii. the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a

warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;

- c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
10. **(Secondary Suites)** Registration of a legal agreement on Title to ensure that
- a) No final Building Permit inspection is granted until seven secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 - b) The secondary suites cannot be stratified or otherwise held under separate Title.
11. **(Housing Tenure)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
12. **(Visitor Parking)** Registration of a legal agreement on Title ensuring that:
- a) The number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity.
 - b) Selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited.
 - c) The required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
13. **(Tandem Parking)** Registration of a legal agreement on Title:
- a) Ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
 - b) Prohibiting the conversion of the tandem parking area into habitable space.
14. **(Accessible Parking)** Registration of a legal agreement on Title ensuring that a parking stall, with dimensions and arrangements/configurations in accordance to the accessible space requirements in Richmond Zoning Bylaw 8500, will be assigned to each of the basic universal housing units and convertible units contained within the proposed townhouse development. No accessible parking signage or pavement markings will be required on these parking spaces.
15. **(Bicycle Parking)** Registration of a legal agreement on Title ensuring that:
- a) Conversion of any of the bicycle storage areas/rooms/lockers within the parking structure into habitable space or general storage area is prohibited.
 - b) All of the bicycle parking areas are available for shared common use and for the sole purpose of bicycle storage.
16. **(Arborist's Supervision)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-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.
17. **(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.
18. **(City Community Planning)** City acceptance of the developer's voluntary contribution in the amount of \$14,504.83 (i.e. \$0.34/ft² of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
19. **(Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$18.00 per buildable square foot (e.g. \$767,902.50) to the City's affordable housing fund.
20. **(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 residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$0.99 per buildable square foot	42,661.25 ft ²	\$42,234.64

- 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 Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
21. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute \$21,750.00 to the City's Tree Compensation Fund for the planting of 29 replacement trees within the City. If additional replacement trees (over and beyond the 37 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution may be reduced in the rate of \$750 per additional replacement trees to be planted on-site.
22. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$50,000.00 for the 37 cm caliper Cherry (specifically tag# 5675), 25 cm calliper Magnolia (specifically tag# 5676), 43 cm calliper Spruce (specifically tag# 5648), 32 cm calliper Magnolia (specifically tag# 5649), and 47 cm calliper Japanese Maple (specifically tag# 5650) trees to be retained. A legal agreement is to accompany the Tree Survival Security to set the terms for its use and release.
23. **(Indoor Amenity)** Contribution of \$72,310.00 in-lieu of on-site indoor amenity space.
24. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
25. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of frontage improvements. 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 Engineering, Transportation and Parks works in Schedule 2.
26. **(Public Hearing)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Complete an acoustical and thermal report with recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

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

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

1. Installation of appropriate tree protection fencing on site around all trees to be retained on adjacent properties prior to any construction activities, including building demolition, occurring on-site.

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 measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date

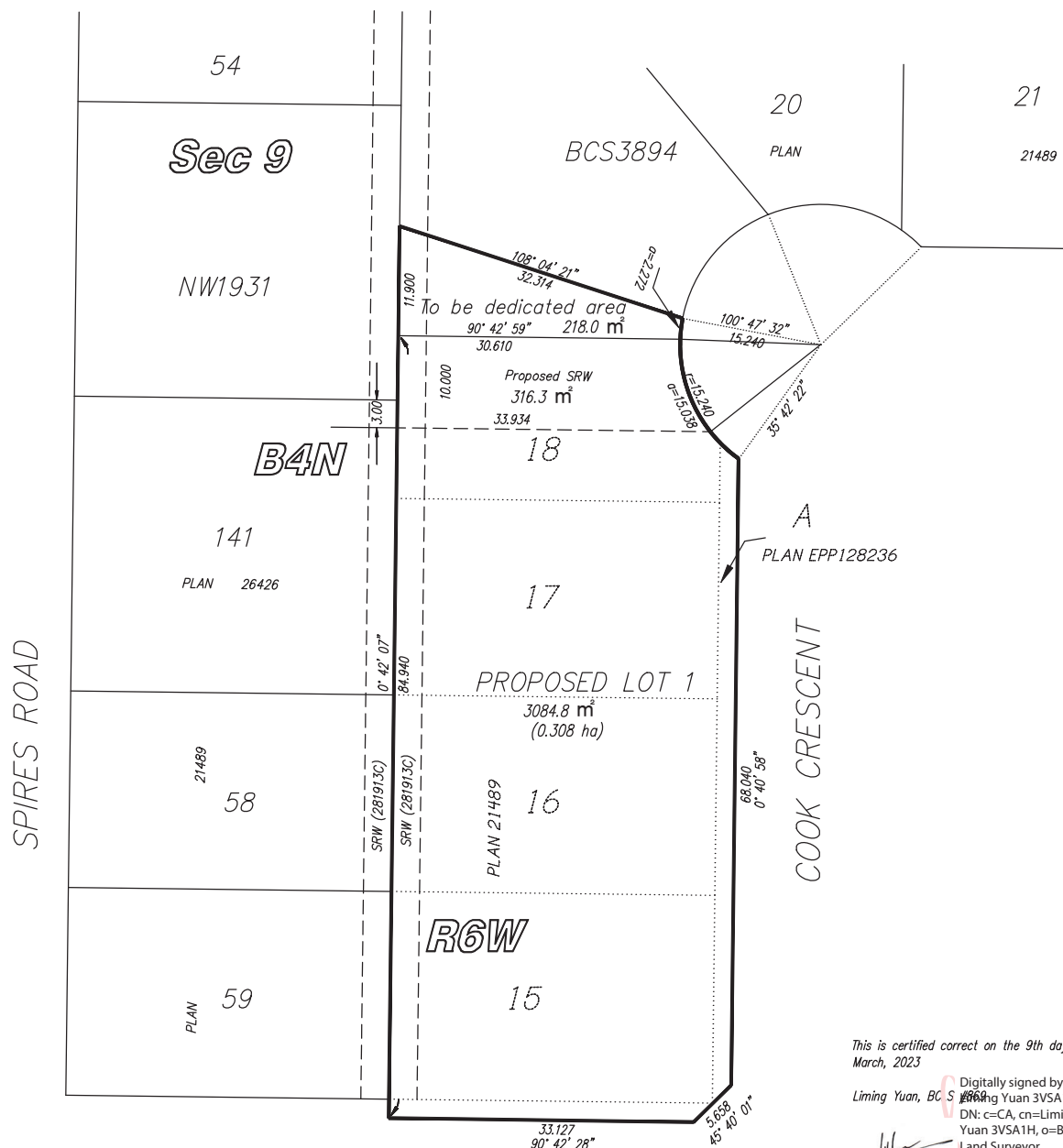
Proposed SUBDIVISION PLAN OF LOTS 15 TO 18
 PLAN 21489 AND LOT A PLAN EPP128236,
 ALL OF SECTION 9 BLOCK 4 NORTH RANGE 6
 WEST NEW WESTMINSTER DISTRICT

PLAN EPP128237

BCGS 92G.015



All distance are in meters and decimals thereof.
 The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500.



SPIRES ROAD

PLN - 115

This is certified correct on the 9th day of March, 2023

Liming Yuan, BC S
 Digitally signed by
 Liming Yuan 3VSA1H
 DN: c=CA, cn=Liming
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 Land Surveyor,
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Schedule 2

Servicing Agreement Works

Engineering Servicing Works

A servicing agreement is required to design and construct the following works.

Water Works:

- 1) Using the OCP Model, there is currently 115 L/s of water available at a 20 psi residual at the Cook Cr frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. The available fire flow is not adequate to service the proposed development. According to the model run under the buildout scenario, there will be 236 l/s of water available at 20 psi residual if the existing 150mm watermain at Cook Cr frontage is upgraded to 200mm diameter.
- 2) At the developer's cost, 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.
 - Upgrade the existing 150mm diameter watermain along Cook Cr frontage to 200mm diameter. Approximate length of required upgrade is 100 meters. The alignment of the required watermain will be determined via the SA design review.
 - Remove the existing 150mm diameter AC watermain along the proposed site's entire Cook Cr frontage when the new watermain is operational.
 - Install one new water service connection off of the proposed 200mm water main along Cook Crescent frontage complete with meter and meter box in a proposed utility right of way. 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 W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
 - Provide a fire hydrant at Cook Cr frontage to meet the City's spacing requirements for proposed townhouse developments. Fire department approval is required for all fire hydrant installations, removals, and relocations.
 - Relocate existing fire hydrant, as required, by the proposed frontage improvements and road widening at Cook Cr. Fire department approval is required for all fire hydrant relocations.
- 3) At the developer's cost, the City is to:
 - Cut and cap at main the existing service connection at Cook Cr frontage.
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- 1) At the developer's costs, the Developer is required to:
 - Provide geotechnical report and drawings for the site preparation works including assessment on impact to existing ditches.
 - 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.
 - Upgrade the existing ditches along Cook Crescent frontage to a single storm sewer in the middle of the road. Approximate length of required upgrade is 95 meters. Tie-in to the south shall be to the existing storm sewer at the intersection of Spires Road and Cook Crescent and tie-in to the north shall be to the existing ditches at both sides of Cook Crescent via new headwalls. Alignment and details such as the slope and high point of the new storm sewer shall be determined via the servicing agreement design.

- Subject to Planning and Transportation requirements, install walkway drainage (200mm diameter) along the entire north and west property lines complete with manholes as per Engineering specifications then tie-in to the new storm sewer at Cook Cr via a new manhole.
- 2) At the Developers cost, the City is to:
- Tie-in the proposed storm sewers to the existing drainage system.
 - Cut and cap at main the existing service connection at Spires Road frontage.
 - Install a new storm service connection complete with inspection chamber connecting to the existing storm sewer along Spires Road.

Sanitary Sewer Works:

- 1) At the developer's costs, the Developer is required to:
- Install the ultimate sanitary line at Cook Cr frontage and tie-in via a new manhole to the existing sanitary main at Spires Rd. Pipe sizing shall be determined via capacity analyses in the Servicing Agreement design process. Approximate length of required upgrade is 100 meters. Alignment and details such as the slope and high point of the new sanitary sewer shall be determined via the servicing agreement design.
 - Ensure no soil fill or building encroaches into the existing sanitary rights of ways along the west property line and that the existing 150mm diameter asbestos cement sanitary sewer is protected during any preload/construction phase (the sewer will remain active despite new sanitary works proposed in Cook Crescent).
 - Provide a signed and sealed geotechnical assessment, complete with recommendations to ensure the following conditions are met. The assessment and mitigation recommendations shall be included in the rezoning staff report and the development permit design review.
 - That the City be able to construct, maintain, operate, repair, or remove City utilities/infrastructures (i.e. sanitary main along the west PL) without impact to the onsite works. The building edge shall be set based on the required clearance between the building edge and the existing AC sanitary pipe as recommended by a professional geotechnical engineer.
 - That the on-site works (e.g. soil densification, preload, foundation works, etc.), or the construction/maintenance of the proposed building, not cause damage to the City utilities/infrastructure (i.e. sanitary main along the north PL)
 - That impact of the site preparation works (e.g., soil densification, pre-load, foundation excavation, dewatering, etc.) to the existing infrastructures around the proposed site (i.e. sanitary main along the west PL) are determined by the Geotechnical Engineer. If the existing infrastructures will be significantly impacted, the works required to mitigate the impact or the replacement of the affected existing infrastructures shall be done prior to start of the site preparation works at developer's cost.
 - Pre and post pre-load and construction surveys and CCTV will be required. Any damage to be repaired and any required replacement shall be done at the Developer's sole cost.
 - Ensure that the existing sanitary sewer along the west property line remains operational during any preload and/or construction phase (the sewer will remain active despite new works proposed for Cook Cr). If the existing sanitary line is impacted during site preparation or construction of the proposed development then the developer shall be responsible to make the damaged sanitary system operational during the duration of the onsite works (i.e., temporary bypass via pumping, etc.). The damaged sanitary system shall be replaced at the same alignment through the servicing agreement, at the developer's costs, after completion of the site preparation and/or building construction works.

2) At the developer's costs, the City is to:

- Cut and cap at main all existing connections and remove inspection chambers along the west property lines.
- Install a new sanitary service connection c/w inspection chamber and tie-in to the existing sanitary manhole at Spires Rd frontage.

Frontage Improvements:

1) Developer to coordinate with BC Hydro, Telus and other private communication service providers:

- To provide underground private utility service lines for the proposed development along Spires Road and Cook Crescent frontages, at the Developer's cost. The private utility companies (e.g., BC Hydro, Telus and Shaw) may require right of ways in the proposed site to facilitate transition from the existing rear yard overhead private utility service to an underground service at Spires Road and Cook Crescent frontages. The private utility servicing (i.e., transition from rear yard overhead service to underground service at the fronting streets) shall be coordinated with the private utility companies prior to the proposed development advancing to DP panel. The purpose of this is to ensure that all private utility above ground cabinets that are required to facilitate the transition from rear yard overhead system to underground system at the fronting streets are determined and secured via the Development Permit process.
- To maintain BC Hydro and private communication services to the neighbouring properties that are connected to the existing rear yard overhead system if the rear yard overhead system is going to be removed when the new underground services are provided along the fronting streets.
- To pre-duct for future hydro, telephone and cable utilities along all road frontages at Developer's cost.
- When relocating/modifying any of the existing power poles and/or guy wires within the rear yards.
- To 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 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 requirements and the locations for the above ground structures. If a private utility company does not require an above ground 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:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 2mW X 1.5m (deep)
 - Traffic signal UPS – 1mW X 1m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Complete other frontage improvements as per Transportation's requirements. The existing ditches at Spires Road and Cook Cr frontages are to be filled to accommodate the frontage improvements.
- Remove and dispose offsite the existing retaining walls along proposed site's Spires Rd frontage.
- A geotechnical assessment (complete with recommendations) is required to confirm that the existing road base structures are adequate to support the required road upgrades at Spires Road frontage.

- Review the existing street lighting levels along Cook Cr and Spires Road frontages and upgrade lighting along the development frontages.

General Items:

1) At the developers cost, the Developer is required to:

- Building encroachment and permanent structures such as trees and patios etcetera will not be permitted inside rear yard sanitary SRW. Please note fence along the west property line should be a standard wooden fence
- Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., rear yard sanitary mains, rear yard private utility overhead lines, ditches, etc.) fronting or within 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.

Transportation Works:

The Developer is to enter into a Servicing Agreement for the design and construction of the frontage improvements and other Transportation-related works described below. All works are to be completed at the cost of the Developer and to the satisfaction of the City. A functional road plan and Transportation Impact Assessment are required based on the following comments:

A. Frontage Improvements (South Frontage: Spires Road Development Frontage)

1. Frontage improvement

As part of the frontage improvements to be completed by the development along the south side of Spires Road across the street from the subject site, Spires Road will be widened to 8.7 m. The Developer is required to carry out the following frontage improvements between the subject site's south property line and the new edge of pavement along the north side of the widened section of Spires Road in order to complete the ultimate road cross-section (measured from north to south).

- Existing north property line of the road right-of-way.
- 2.05 m wide landscaped boulevard. (The Spires Road right-of-way is planned to be reduced from a width of 20.1 m to 16.0 m. The 2.05 m wide boulevard may become surplus City land and available for disposition).
- 2.0 m wide concrete sidewalk.
- 1.5 m wide landscaped boulevard with street trees.
- 0.15 m wide barrier curb.
- New edge of pavement along the north side of Spires Road.
- 8.7 m widened pavement (to be completed by the development along the south side of Spires Road).

(Note: As part of the Servicing Agreement detailed design process, the Developer is required to carry out any further frontage improvements identified including but not limited to: road pavement transition/road edge treatments, sidewalk/walkway connections, etc.).

2. Sidewalk connections

- a) Connection to the west: The new sidewalk is to be directly connected to the new walkway along the subject site's west property line. A temporary 2.0 m wide sidewalk ramp (maximum 6% grade) is to be placed to the west of the common property line between the subject site and the immediate west neighbouring property. The exact alignment of this temporary sidewalk connection is to be defined as part of the SA detailed design process.
- b) Connection to the east: The new sidewalk is to be directly connected to the new sidewalk along the subject site's east frontage.

3. Existing driveways along the Spires Road site frontage

All existing driveways along the Spires Road site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk per standards described under Section C (1) above.

4. New development driveway

Vehicular site access is to be provided via a new driveway at the Spires Road site frontage. The following design standards are to be followed (refer to R-9-DS for details):

- 6.7 m wide pavement at the property line.
- 0.9 m flares at the curb.
- 45° offsets to meet existing grade of sidewalk/boulevard.
- 2% maximum sidewalk grade.

(Note: The Site Plan is to show the driveway configuration with dimensions).

5. Truck access to on-site loading area

- a) As there are no acceptable provisions for on-site truck loading and turn-around, a separate loading area and truck access, located immediately to the east/west of the proposed driveway, is to be included as part of the frontage improvements.

6. Parks consultation

Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.

7. Engineering consultation

Consult Engineering on lighting and other utility requirements as part of the frontage works. The tree planting works will need to be coordinated with Engineering to ensure there are no conflicts with any above ground or underground utilities.

B. Frontage Improvements (East Frontage: Cook Crescent Development Frontage)

1. Frontage improvement design guidelines

a) CCAP requirements

Per City Centre Area Plan (CCAP), the subject site's fronting section of Cook Crescent is intended to be closed to vehicular traffic for a greenway. However, this road closure is expected to be a long process as it would involve major back-to-back land assemblies, elimination of existing vehicular accesses and the establishment of new consolidated accesses via the north and south sections of Spires Road. In the interim, vehicular access to existing Cook Crescent fronting properties must be maintained. The frontage improvements noted below, therefore, are aimed at maintaining full vehicular access to existing Cook Crescent fronting sites and yet have the flexibility of permitting future road closure for greenway implementation.

b) Differential road sections

The subject site's fronting section of Cook Crescent has two road alignments, i.e. a "tangent" section (8635/8655/8675 Cook Crescent) and a semi cul-de-sac "curve" section (8695 Cook Crescent). The frontage improvements for the two road sections serve varying purposes. The comments on frontage improvements along the subject site's east frontage are therefore provided separately for the "tangent" and "curve" sections.

c) Road right-of-way encroachment

The proposed site layout is shown to encroach significantly into the existing road right-of-way. This encroachment would affect vehicular traffic within the semi cul-de-sac area particularly southbound movements. The site layout and frontage improvements must therefore be revised to avoid such encroachment.

2. Frontage improvements ("tangent" section: 8635/8655/8675 Cook Crescent)

a) Frontage improvements

The frontage improvements are to include road widening from centerline of the existing road and various behind-the-curb frontage improvements. The following are frontage improvements to be completed by the Developer along the "tangent" section of the subject site's Cook Crescent frontage (measured west to east).

- Existing west property line of the road right-of-way.
- 2.05 m wide landscaped boulevard. (The Cook Crescent road right-of-way is planned to be reduced from a width of 20.1 m to 16.0 m. The 2.05 m wide boulevard may become surplus City land and available for disposition).
- 2.0 m wide concrete sidewalk. (This sidewalk is to be connected directly to the new sidewalk and the new walkway along the subject site's south and north frontages respectively).
- 1.5 m wide landscaped boulevard with street trees.
- 0.15 m wide barrier curb.
- Road widening to achieve a pavement width of 4.35 m measured from the existing centerline of Cook Crescent and the new 0.15 m wide curb.

(Note: As part of the Servicing Agreement detailed design process, the Developer is required to carry out any further frontage improvements identified including but not limited to: road pavement transition/road edge treatments, sidewalk/walkway connections, etc.).

b) Existing driveways along the Cook Crescent site frontage

All existing driveways along the Cook Crescent site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk.

c) New development driveways

New driveways are not permitted along the subject site's 8635/8655/8675 Cook Crescent frontage.

3. Frontage improvements ("curve" section: 8695 Cook Crescent)

a) Frontage improvements

The frontage improvements are to include road widening and various behind-the-curb frontage improvements. The following are frontage improvements to be completed by the Developer along the "curve" section of the subject site's Cook Crescent frontage (measured from west to east).

- Existing west property line of the road right-of-way. (There is no excess road right-of-way available for disposition).
- Area between existing west road right-of-way and new road curb:
 - Measuring from the new north property line of the subject site to the north, a minimum 3.0 m wide concrete walkway is required for foot access to the site. A wheelchair ramp is required at the curb (refer to R-12-SD adjusted for concave road curve applications). (Note: Per Parks' requirements, a 10 m wide greenway is required across the subject site's new north property line).
 - For the remaining road frontage of 8695 Cook Crescent, provide a landscaped boulevard.
- Road widening (with curb/gutter) to match the extent of widened pavement along the "tangent" section of Cook Crescent to the south.

(Note: As part of the Servicing Agreement detailed design process, the Developer is required to carry out any further frontage improvements identified including but not limited to: road pavement transition/road edge treatments, sidewalk/walkway connections, etc.).

b) Existing driveways along the Cook Crescent site frontage

All existing driveways along the Cook Crescent site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk.

c) New development driveways

New driveways are not permitted along the subject site's 8695 Cook Crescent frontage.

C. Frontage Improvements (Spires Road/Cook Crescent Intersection)

The road works at the northwest corner of the Spires Road/Cook Crescent intersection are to include:

1. Intersection widening

Complete the pavement widening and curb/gutter works around the northwest corner of the intersection to meet the new pavement and curb/gutter to the west and north.

2. Curve return radius

The intersection corner curb return radius is to be set at 5.5 m. The final design corner curb return radius is to be determined through the road functional plan exercise taking into consideration emergency vehicle and truck turning movements.

3. Accessibility

A wheelchair ramp at the northwest corner of the intersection is to be provided (refer to R-12-SD).

D. Frontage Improvements (North Frontage)

1. Determination of new north property line of the subject site

- a) The Developer is to identify the ultimate alignment of the east-west greenway across the subject site's north frontage.
- b) The southern boundary of the greenway is to be set at 3.0 m south of the common property line between 8000/8020 and 8960 Spires Road.
- c) The northern boundary of the 10 m wide greenway will form the subject site's new north property line.
- d) The area between the new property line and the existing north property of 8695 Cook Crescent is to be made part of the dedication requirements.

2. Greenway design

According to the CCAP, a greenway is outlined in the Spires Road neighbourhood along the existing east-west section of Cook Crescent. The following is a summary of the directions on the greenway design provided by Parks (consult Parks for detailed comments):

- a) This greenway is to have a minimum width of 10 m for fire access, a multi-use path, recreational amenities, furnishings and landscaping. From south to north:
 - 1.35 m wide landscaped strip.
 - 4.0 m wide walkway.
 - For the open area between the walkway and the new north property line and between the new north property line to the existing north property line of 8695 Cook Cres, consult with Parks/Engineering to determine the interim surface treatments of this space, i.e. gravel and grass.
- b) The design is to meet the requirements for fire and emergency vehicle access, e.g. minimum width for access, paving materials and standards, removable/lockable bollards/gates at both ends of the path, allowance for tree canopy overhanging, requirement for lighting, sightline clearance at both ends and accessible street crossing.

3. Other function of the greenway

The greenway is also intended for providing foot access to the units placed along the subject site's new north property line. The greenway design must therefore include the provisions for foot access to those units.

E. Frontage Improvements (West Frontage)

1. Requirements

Across the subject site's entire west frontage, a 3.0 m wide SRW is required for the construction of a concrete walkway.

2. Functions of the walkway

The functions of this walkway are: provide foot access to the units along the subject site's west property line; and serve as a pedestrian connection to the new east-west sidewalk to the south and the greenway to the north.

3. Design considerations

- 3.0 m width.
- A minimum 1.0 m x 1.0 m corner at both ends of the walkway are required for sightline reasons and for ease of pedestrian passage including persons using wheelchair/scooter.
- A 1.5 m wide walkway to provide foot access to the subject site's west facing units.
- At the south end of the walkway (subject site's south property line), removable/lockable bollards are required to prevent general vehicular entries. Two bollards are required with a 1.8 m wide opening in the middle for wheelchair/scooter passages.

Parks Servicing Works

1. The Developer is to enter into a Servicing Agreement for the design and construction of the proposed publicly accessible greenway/pedestrian linkage along the north property line of the development.

All works are to be completed at the cost of the Developer and to the satisfaction of the City.

Detailed design are required based on the following comments:

- A 10 m wide SRW.

- A 1.35m planting strip with trees along the southern edge of the 10 m wide SRW.
 - A 4m wide paved pathway that continues to the curb and interrupts the sidewalk.
 - A 4.65m wide planting strip with trees.
 - Furnishings such as benches and a trellis to be provided.
 - Irrigation that is supplied by the onsite water service to be provided.
 - Maintenance of the green link, other than the trees, which will be maintained by the City, to be the responsibility of the owner/strata.
 - The green link will connect and transition to a 20 meter wide linear park to the east in the future as parcels fronting the linear park are redeveloped. The design of the green link to respond and coordinate with the future linear park.
 - All landscape elements along the green link that service the private property such as privacy fences and hedges are to be located on private property. Pathways that connect to the greenway are permissible. Maintenance and liability associated with the connecting pathways is the responsibility of the owner/strata.
 - Details of the frontages and green link to be determined and reviewed via the servicing agreement process.
2. Cook Crescent Frontage to include:
 - A 1.5m wide lawn boulevard with street trees.
 - A 2m wide concrete sidewalk.
 3. Spires Road Frontage to include:
 - A 1.5m wide lawn boulevard with street trees.
 - A 2m wide concrete sidewalk.
 4. Both frontages are to connect to and transition to the existing adjacent frontages.
 5. The boulevards in the new frontages are to include irrigation that is supplied by the onsite water service.
 6. The following site preparation and maintenance works for the City Lot located to the north of the subject site must be included in the scope of the Servicing Agreement for the subject development:
 - Preparation of growing medium and lawn to follow the City of Richmond Supplemental Specifications and Detailed Drawings. For items not covered by this document, the current edition of the Canadian Landscape Standard to be used as a guide for minimum requirements.
 - Ensure that the site is draining prior to placement of growing medium.
 - Provide temporary irrigation tied to the onsite water supply. The irrigation is to be disconnected upon transfer of title to the next owner. This should be considered in the irrigation design.
 - Provide a 4'-0" height fence along the south edge of the parcel to prevent access. A lockable gate to be provided for maintenance purposes. The design of the fence and gate to be developed and reviewed as part of the SA process.
 - Site to be maintained to Level 3 - Moderate as outlined in the current edition of the Canadian Landscape Standard.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10465 (RZ 22-012904)
8635, 8655, 8675, 8695 Cook Crescent, and the Surplus Portion of the
Spires Road and Cook Crescent Road Allowance**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the end of the table contained in Section 5.15.1d)i regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT103	\$18.00"

- b. Inserting as Section 17.103 thereof the following:

**17.103 Town Housing (ZT103) – Parking Structure Townhouses
(Spires Road – Cook Crescent)**

17.103.1 Purpose

The **zone** provides for high **density town housing** with a parking **structure** and other compatible **uses** in the Spires Road Area adjacent to a greenway.

17.103.2 Permitted Uses

- child care
- housing, town

Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- home-based business
- secondary suite

17.103.3 Permitted Density

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a **site** area of 3,302.8 m².
2. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

3. Notwithstanding Section 17.103.3.1, the reference to “0.6” is increased to a higher **density** of “1.2” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZT103 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Notwithstanding Section 4.2.2 and Section 4.4.1 of this bylaw, the following items are not included in the calculation of maximum **floor area ratio** for **town housing**:
 - a) **enclosed parking** within a **building** or **structure** located on **site**;
 - b) bicycle, loading, garbage and recycling facilities located within an **enclosed parking** area;
 - c) common mechanical, heating, ventilation, electrical, telephone and air conditioning service rooms that are not intended as **habitable space** and located within an **enclosed parking** area;
 - d) common stairwells and common elevator shafts; however, the ground level of common stairwells and common elevator shafts are included in the calculation of maximum **floor area ratio** for **town housing**;
 - e) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and are never enclosed;
 - f) an area of up to 10 m² per **principal dwelling unit** used exclusively for staircase purposes; and
 - g) an area of up to 10 m² per **principal dwelling unit** on the highest **storey** of a **principal dwelling unit** that is open to the staircase area below.
5. Notwithstanding Section 4.4.2 of this bylaw, any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**.

17.103.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. The maximum **lot coverage** is 75% for **buildings, structures** and **non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

17.103.5 Yards & Setbacks

1. The minimum **front yard, exterior side yard** or **road setback** is 3.0 m.
2. The minimum **interior side yard** is 6.0 m.

3. The minimum **rear yard** is 12.5 m.
4. Notwithstanding Section 4.9 of this bylaw, the following projections shall be permitted in this **zone** and are subject to the *Building Code*:
 - a) portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** or public **walkway** may project into the **yards** and **setbacks** a distance of not more than 0.6 m;
 - b) **balconies**, **bay windows**, **porches** may project into the **yards** and **setbacks** a distance of not more than 0.6 m; and
 - c) entry stairs may project into the **road setback** a distance of not more than 2.0 m.

17.103.6 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.103.7 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements for **subdivision**.
2. The minimum **lot area** for **development** is 3,084.8 m².

17.103.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.103.9 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
2. Notwithstanding Section 7.5.6 and Section 7.5.6A,
 - a) where residents of a **principal dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space**, and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle; and
 - b) a maximum of 50% of the required resident **parking spaces** may be provided in a **tandem arrangement**.

17.103.10 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
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 **“TOWN HOUSING (ZT103) – PARKING STRUCTURE TOWNHOUSES (SPIRES ROAD – COOK CRESCENT)”**.
3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10465”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by EL
_____	APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER