



## Planning Committee

Anderson Room, City Hall  
6911 No. 3 Road

Wednesday, May 23, 2018

**1:00 p.m.**

Pg. #      ITEM

### MINUTES

**PLN-4**      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on May 8, 2018.*



### NEXT COMMITTEE MEETING DATE

June 4, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY 1076694 B.C. LTD. FOR REZONING AT 10451, 10471 & 10491 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**  
(File Ref. No. RZ 17-778834) (REDMS No. 5775047)

**PLN-12**

**See Page PLN-12 for full report**

*Designated Speakers: Wayne Craig & Steven De Sousa*



STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9872, for the rezoning of 10451, 10471 & 10491 No. 2 Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.*



2. **APPLICATION BY BRIAN ROSS MOTORSPORTS CORP. (DBA ALFA MASERATI OF RICHMOND) FOR REZONING AT 5480 PARKWOOD WAY FROM “INDUSTRIAL BUSINESS PARK (IB1)” TO “VEHICLE SALES (CV)”**

(File Ref. No. RZ 16-754625) (REDMS No. 5835840 v. 3)

PLN-60

See Page PLN-60 for full report

*Designated Speakers: Wayne Craig & Mark McMullen*

STAFF RECOMMENDATION

- (1) *That Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 9874, to re-designate 5480 Parkwood Way:*
- (a) *from "Mixed Employment" to "Commercial" in the City of Richmond 2041 OCP Land Use Map to Schedule 1 of Official Community Plan Bylaw 9000; and*
  - (b) *from “Industrial” to “Commercial” in the Land Use Map to Schedule 2.11B (East Cambie Area Plan) of the Official Community Plan;*
- be introduced and given first reading;*
- (2) *That Bylaw 9874, having been considered in conjunction with:*
- (a) *the City’s Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 9874, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*



- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9875, for the rezoning of 5480 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)", be introduced and given first reading.*

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3. **MANAGER'S REPORT**

ADJOURNMENT

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## Planning Committee

Date: Tuesday, May 8, 2018

Place: Anderson Room  
Richmond City Hall

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

Absent: Councillor Chak Au

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

### AGENDA ADDITIONS

It was moved and seconded

*That Childcare Providers be added to the agenda as Item No. 6A and Unregulated Programs for Children as Item No. 6B.*

**CARRIED**

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on April 17, 2018, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

The Chair announced that the May 23, 2018, (tentative date) meeting has been scheduled for 1:00 p.m. in the Anderson Room.



COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9854 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 8511 CAPSTAN WAY AND 3360 NO. 3 ROAD (CONCORD PACIFIC)**  
(File Ref. No. 08-4055-01; 12-8060-20-009854) (REDMS No. 5750265 v. 2)

It was moved and seconded

*That Housing Agreement (8511 Capstan Way and 3360 No.3 Road) Bylaw No. 9854 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 17-769242.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY THE RICHMOND HOSPITAL/HEALTHCARE AUXILIARY FOR A HERITAGE ALTERATION PERMIT AT 3711 AND 3731 CHATHAM STREET**  
(File Ref. No. HA18-818536) (REDMS No. 5816205)

Wayne Craig, Director, Development, reviewed the application, noting that the Heritage Alteration Permit allows for foundation restoration work, and that future Heritage Alteration Permits will be required for further restoration works to the building, including potential grant funding requests.

It was moved and seconded

*That a Heritage Alteration Permit which would permit the construction of a new concrete foundation for the protected heritage building at 3711 and 3731 Chatham Street be issued.*

CARRIED



**Planning Committee**  
**Tuesday, May 8, 2018**

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3. **APPLICATION BY ORIS DEVELOPMENTS (HAMILTON) CORP. FOR REZONING AT 23200 GILLEY ROAD (PARCEL 1 HAMILTON VILLAGE) FROM “COMMUNITY COMMERCIAL (CC)” ZONE TO “RESIDENTIAL / LIMITED COMMERCIAL (ZMU35) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)” ZONE**  
(File Ref. No. 12-8060-20-009764; RZ 16-754305) (REDMS No. 5811449 v. 3)

Mark McMullen, Senior Coordinator, Major Projects, reviewed the application, noting that (i) two mixed-use buildings with a total of 225 units are proposed, (ii) the proposed project is consistent with the Hamilton Area Plan (HAP) land use designation and consists of two four-storey buildings sitting atop a parkade, (iii) the applicant will undertake various environmental enhancement work along the Queen Canal Corridor, (v) the applicant will provide enhancements to roads and pathways in the surrounding area, (vi) 15 affordable housing units and 135 basic universal housing units are proposed, and (vii) the applicant will provide a community amenity contribution to the Hamilton Area Capital Reserve Fund of approximately \$1 million in accordance with the Hamilton Area Plan.

In reply to queries from Committee, staff advised that (i) the community amenity contribution will be deposited into the Hamilton Area Capital Reserve Fund, (ii) the affordable housing units will be dispersed throughout the proposed development, (iii) options to include family-friendly affordable housing units can be examined, (iv) the Richmond School District No. 38 and TransLink will be contacted regarding traffic management during construction of Gilley Road, and (v) options to utilize sustainable energy such as geothermal sources can be examined.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9764, to create the “Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)” zone, and to rezone 23200 Gilley Road from “Community Commercial (CC)” to “Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)”, be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY BENE RICHMOND DEVELOPMENT LTD. FOR REZONING AT 6560, 6600, 6640 AND 6700 NO. 3 ROAD FROM "DOWNTOWN COMMERCIAL (CDT1)" TO "HIGH DENSITY MIXED USE (ZMU36) – BRIGHOUSE VILLAGE (CITY CENTRE)"**  
(File Ref. No. 12-8060-20-009855; RZ 15-694855) (REDMS No. 5794819)

Conceptual development plans for the site were distributed (copy on file, City Clerk's Office).



**Planning Committee**  
**Tuesday, May 8, 2018**

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Mr. Craig reviewed the application, noting that the proposed mixed-use development consists of (i) 166 residential units, (ii) nine affordable housing units, made up of one to three bedroom units (iii) retail, restaurant and office uses on the bottom four storeys, and residential units above, (iv) 25 basic universal housing units, and (v) a significant Transportation Demand Management Measures package.

In reply to queries from Committee, Mr. Craig advised that three car share spaces are proposed; however staff will continue to examine other car share opportunities in the City Centre. He noted that there are no proposed bike share options; however the proposed development will include space for bicycle storage.

Staff then noted that staff will be working with the applicant on options to connect the site to a District Energy Utility in the future. Also, it was noted that the Sustainability Department is examining a Service Area Bylaw for this location, which will be brought forward for Council consideration.

In reply to further queries from Committee, Mr. Craig noted that (i) staff will bring forward a report on potential BC Step Code implementation, (ii) all nine affordable housing units will meet the basic universal housing requirements, and (iii) a Servicing Agreement will allow for frontage improvements and upgrades to No. 3 Road including a bike lane, sidewalk, and boulevard improvements.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9855, to create the "High Density Mixed Use (ZMU36) – Brighthouse Village (City Centre)" zone, and to rezone 6560, 6600, 6640 and 6700 No. 3 Road from "Downtown Commercial (CDT1)" to "High Density Mixed Use (ZMU36) – Brighthouse Village (City Centre)", be introduced and given first reading.*

**CARRIED**

**5. RECENT DECISION BY THE EXECUTIVE COMMITTEE OF THE AGRICULTURAL LAND COMMISSION ON AGRICULTURAL LAND RESERVE APPLICATION FOR NON-FARM USE BY SANSTOR FARMS LTD. AT 14671 WILLIAMS ROAD**

(File Ref. No. AG 16-734186) (REDMS No. 5816224)

John Hopkins, Planner 3, noted that the Agricultural Land Commission (ALC) Executive Committee has reversed the decision made by the South Coast Panel and denied the application for a sand storage depot on the subject property. He added that Committee would be advised should the applicant pursue an appeal.



**Planning Committee**  
**Tuesday, May 8, 2018**

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It was moved and seconded

*That the staff memorandum titled "Recent Decision By The Executive Committee of The Agricultural Land Commission on Agricultural Land Reserve Application for Non-Farm Use by Sanstor Farms Ltd. at 14671 Williams Road", dated April 25, 2018, be received for information.*

**CARRIED**

**6. SECONDARY SUITES IN DUPLEXES**

(File Ref. No. 12-8060-20-009865; 08-4100-01) (REDMS No. 5627478 v. 2)

Steven De Sousa, Planner 1, briefed Committee on the history of duplexes in the city, noting that secondary suites within duplexes are currently prohibited. He added that the proposed bylaws will allow duplex owners the opportunity to legitimize secondary suites. It was further noted that staff anticipates that the costs to meet BC Building Code requirements for secondary suites may be significant, and as a result may limit the number of potential applicants.

As a result of queries from Committee, Mr. Craig noted that should the proposed bylaws proceed to Public Hearing, public notification will be made through advertisements in the local newspaper. He added that should the proposed bylaws be adopted, a bulletin on the new regulations can be posted on the City's website and at the Front of House in City Hall.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9865, to allow secondary suites as a permitted use in standard two-unit dwelling (duplex) zones, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9864, to allow secondary suites as a permitted use in arterial road duplexes, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9864, having been considered in conjunction with:*
  - (a) *the City's Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

*is hereby found to be consistent with the said programs and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9864, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*



**Planning Committee**  
**Tuesday, May 8, 2018**

---

- (5) *That upon submission of a Building Permit application for construction of a secondary suite in a two-unit dwelling (duplex), staff is authorized to discharge any restrictive covenants on title limiting the use of the property to a maximum of two dwelling units; and*
- (6) *That Council Policy 5042 “Rezoning Applications for Two-Family Housing Districts – Involving Existing Non-Conforming Two-family Dwellings” adopted March 29, 2005, be amended to remove the requirement for the registration of a legal agreement limiting the use of the property to a maximum of two dwelling units.*

**CARRIED**

**6A. CHILDCARE PROVIDERS**

(File Ref. No.)

A letter from the Child Care Development Advisory Committee, dated April 23, 2018, was distributed (copy on file, City Clerk’s Office), and discussion ensued with regard to the shortage of early childhood educators in BC.

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

It was moved and seconded

*That the letter from the Child Care Development Advisory Committee regarding the shortage of quality early childhood educators, dated April 23, 2018, be referred to staff.*

**CARRIED**

**6B. UNREGULATED PROGRAMS FOR CHILDREN**

(File Ref. No.)

Letters from Child Care Development Advisory Committee and Vancouver Coastal Health, regarding unregulated programs for children was distributed (copy on file, City Clerk’s Office). Committee expressed concern regarding the operation of such businesses in Richmond as recent incidents indicate that particular businesses, despite having a valid business licence, do not necessarily comply with industry standards, and in particular with Technical Safety BC regulations.

Discussion took place on the potential to consider manners in which the City can ensure industry standards are in place when considering a business licence application. Also, it was noted that the City’s facilities, such as the Richmond Olympic Oval and community centres, should be examined to ensure compliance with industry standards.



**Planning Committee**  
**Tuesday, May 8, 2018**

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

It was moved and seconded

- (1) *That staff examine the City's business licence bylaws to ensure that particular businesses comply with industry standards prior to the issuance of a business licence and report back; and*
- (2) *That staff prepare a resolution for submission to the Union of British Columbia Municipalities (UBCM) for consideration calling for provincial regulations for trampoline parks to comply with current ASTM International standards and report back.*

The question on the referral motion was not called as the Chair remarked that in their letter dated April 24, 2018, Vancouver Coastal Health has requested that the City work with Union of British Columbia Municipalities (UBCM) supporting the call for provincial regulations for trampoline parks to comply with current ASTM International standards. It was noted that submission of resolutions for consideration at UBCM follow particular guidelines and deadlines.

The question on the referral motion was then called and it was **CARRIED**.

**7. MANAGER'S REPORT**

**(i) Heritage Awards**

Barry Konkin, Manager, Policy Planning, noted that the Heritage Commission has awarded three Heritage Awards this year to (i) the Steveston Development Corporation for the retention and use of the original concrete murals from the Fisherman's Credit Union, (ii) the Steveston Historical Society for its Walking Tour Vignettes Program, and (iii) Mr. John Campbell, a volunteer with the Friends of Richmond Archives.

**(ii) Steveston Village Permit Application Process**

Mr. Konkin advised that staff have developed a new process for all applications in the Steveston Village Heritage Conservation Area to streamline communications and the permit review approval. The City's Heritage Planner will take on a 'project manager' role and will be the single point of contact. He added that a new bulletin will be available at the Front of House at City Hall and may be of interest to those inquiring about development, signs, and required heritage permits in Steveston Village.



**Planning Committee**  
**Tuesday, May 8, 2018**

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*(iii) Metro Vancouver – Flavelle Site*

Mr. Konkin advised that the Flavelle Mill site in Port Moody has applied for a Regional Growth Strategy amendment. He noted that Richmond is not directly affected, but the proposal does result in loss of industrial land in the region. Mr. Konkin then remarked that staff can prepare a response to Metro Vancouver voicing the City's concerns regarding the loss of industrial land.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:32 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 8, 2018.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator





# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** May 15, 2018

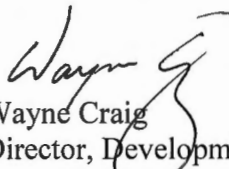
**From:** Wayne Craig  
Director, Development

**File:** RZ 17-778834

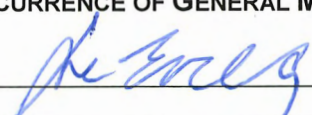
**Re:** Application by 1076694 B.C. Ltd. for Rezoning at 10451, 10471 & 10491  
No. 2 Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9872, for the rezoning of 10451, 10471 & 10491 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:sds  
Att. 6

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



## Staff Report

### Origin

1076694 B.C. Ltd. has applied to the City of Richmond for permission to rezone the properties at 10451, 10471 & 10491 No. 2 Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone in order to permit the development of 12 townhouse units with vehicle access from No. 2 Road.

### Project Description

The subject properties have a total combined frontage of 65.3 m (214 ft.) and are proposed to be consolidated into one development parcel. The proposal includes two three-storey and 10 two-storey townhouse units, in two triplex and three duplex buildings, with a proposed floor area ratio (FAR) of 0.6. The preliminary site plan, building elevations and landscape plan are provided in Attachment 2. The subject site is currently occupied by three single-family dwellings, which are proposed to be demolished.

### Findings of Fact

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

#### Existing Housing Profile

The developer has advised one existing single-family home is currently vacant (10451 No. 2 Road), which was vacant upon purchase of the property, two existing single-family homes are currently rented (10471 & 10491 No. 2 Road), and one of the homes has an existing secondary suite (10471 No. 2 Road) approximately 55 m<sup>2</sup> (600 ft<sup>2</sup>) in area with one bedroom.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting No. 2 Road.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/D)” fronting No. 2 Road.

To the East: Across No. 2 Road, 133-unit townhouse development on a lot zoned “Town Housing (ZT72) – London/Steveston (No. 2 Road)”, a 9 m (30 ft.) wide public greenway connecting No. 2 Road to Steveston-London Park/School, and single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Dylan Place.

To the West: Single-family dwellings on lots zoned “Single Detached (RS1/B)” and a duplex zoned “Two-Unit Dwellings (RD1)” fronting Kozier Drive.



## **Related Policies & Studies**

### **Official Community Plan/Steveston Area Plan**

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The Steveston Area Plan land use designation for the subject site is “Multiple-Family”. The development proposal is consistent with these designations.

### **Arterial Road Policy**

The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map. The development proposal is consistent with this designation.

### **Public Art**

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.83 per buildable square foot (2017 rate) to the City’s Public Art Reserve Fund, for a total contribution in the amount of \$15,189.84.

### **Floodplain Management Implementation Strategy**

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

## **Public Consultation**

A rezoning sign has been installed on the subject 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.

The applicant has advised that notification letters were delivered by the applicant to all five adjacent neighbouring properties, which included information on density, height, massing, perspective views from each property and developer contact information. To date, none of the neighbours have responded to the applicant. The applicant has also submitted a map showing the properties notified, which is provided in Attachment 4, along with a copy of the letter.

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

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

## **Analysis**

### **Built Form and Architectural Character**

The applicant is proposing to consolidate the subject properties into one development parcel, with a total frontage of 65.3 m (214 ft.) and a site area of 2,833.7 m<sup>2</sup> (30,501 ft<sup>2</sup>), in order to



construct 12 townhouse units. The proposed townhouse units are oriented around a single driveway providing access to the site from No. 2 Road and a north-south internal manoeuvring aisle providing access to the garages of the units. The shared outdoor amenity space is proposed to be situated in the northeast corner of the site, in order to maximize tree protection opportunities.

The proposal consists of 10 two-storey and two three-storey townhouse units, all with side-by-side double car garages, with a proposed FAR of 0.6. Five buildings are proposed, including three duplex buildings along the rear property line and two triplex buildings along the No. 2 Road frontage.

The applicant has provided concept plans for a single-lot development to the north (10431 No. 2 Road) and a consolidation with the lots along Wallace Road (10431 No. 2 Road & 5840-5900 Wallace Road) demonstrating development potential consistent with the Arterial Road Land Use Policy.

#### Existing Legal Encumbrances

There is an existing 3.0 m (10 ft.) by 3.0 m utility Statutory Right-of-Way (SRW) located in the southwest corners of 10451 & 10471 No. 2 Road for sanitary sewer services. There is also an existing 3.0 m wide utility SRW along the west property line of 10491 No. 2 Road. The existing SRWs will not be impacted by the proposed development and the developer is aware that encroachment into the SRWs is not permitted.

#### Transportation and Site Access

Vehicular access to the subject site is proposed via one driveway from No. 2 Road. The long-term objective is for the driveway access established on No. 2 Road to be utilized by adjacent properties to the north and south, if the properties redevelop. A Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) over the entire area of the proposed driveway and the internal maneuvering aisle is required prior to final adoption of the rezoning bylaw, which will facilitate access for future adjacent development.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 10 trees and one cedar hedge located on the development site and three trees located on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 5), conducted an on-site visual assessment and concurs with the Arborist's recommendations, with the following comments:

- Two trees (tag# 25 & 26) located on-site in the northeast corner and three trees (tag# 27, 28, & 30) located in the southwest corner are in good condition. Trees are to be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.



- Four trees (tag# 23, 24, 29 & 31) located on the development site are in poor health, exhibit poor structure or are poor quality specimens. These trees not good candidates for retention and should be removed and replaced.
- One tree (tag# 32) located on-site along the No. 2 Road frontage is a small windmill palm tree in good condition, however, this tree should be removed and replaced with a more suitable tree species (this species is not identified on the suitable tree species list) that is consistent with the proposed landscaping.
- One cedar hedge (tag# 1-22) located on-site in the northeast corner along the No. 2 Road frontage will be critically impacted from significant grade change and utility service upgrades. Remove, no compensation required for the hedge.
- Three trees (tag# 33-35) located on the neighbouring properties to the north and west are to be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.

### *Tree Replacement*

The applicant is proposing to remove five on-site trees (tag# 23, 24, 29, 31 & 32). The OCP tree replacement ratio of 2:1 requires 10 replacement trees to be planted and maintained on-site. Based on the submitted preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 18 new trees. The size and species of replacement trees, and overall landscape design, will be reviewed in detail through the Development Permit application process. To ensure the replacement trees are planted and maintained on-site, the applicant is required to provide an acceptable Landscape Plan and Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, prior to Development Permit issuance.

Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

### *Tree Protection*

The proposed Tree Management Plan is provided in Attachment 5, which outlines the protection of the five on-site trees (tag# 25-28, & 30) and three neighbouring trees (tag# 33-35). To ensure the protection of these trees, the applicant is required to provide the following, prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.
- Submission of a Tree Survival Security in the amount of \$35,000, based on the sizes of the trees to be retained.

Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing around all trees to be retained, in accordance with the City's Tree Protection Information Bulletin TREE-03, is required.



### Variance Requested

The proposed development is generally in compliance with the “Low Density Townhouses (RTL4)” zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

- Reduce the front yard setback (along the No. 2 Road frontage) from 6.0 m (20 ft.) to 4.5 m (15 ft.), in order to provide a 6.0 m rear yard setback to both the ground and second floors of the rear units.

***Staff are supportive of the proposed variance for the following reasons:***

- a) The proposed variance is consistent with the Arterial Road Guidelines for Townhouses in the OCP. Balconies, bay windows, and porches are not permitted to project into the proposed 4.5 m front yard setback.***
- b) The proposed 6.0 m rear yard setback to both the ground and second floors of the rear units provides an improved rear yard interface with the existing single-family dwellings to the west and enhances solar access to the rear yards.***
- c) The proposed front yard setback is varied, ranging from 4.5 m to 6.0 m, in order to reflect the scale and articulation found in single-family areas and avoid long, continuous and unarticulated building frontages along the street.***
- d) The proposed location of the buildings along the No. 2 Road frontage accommodates the proposed shared outdoor amenity space, which is located in the northeast corner in order to maximize tree retention opportunities.***

- Allow one small car parking stall in each of the side-by-side garages in all of the units (12 small car stalls in total).

***Staff are supportive of the proposed variance as it enables the required resident parking spaces to be provided within the garages of each unit, in a side-by-side arrangement. The Zoning Bylaw allows small parking stalls for on-site parking areas which contain 31 or more spaces.***

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

### Affordable Housing Strategy

As per the City’s Affordable Housing Strategy, townhouse rezoning applications received prior to July 24, 2017 are required to provide a cash-in-lieu contribution of \$4.00 per buildable square foot towards the City’s Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution in the amount of \$73,204.06.

The applicant has stated that due to the requirement of an additional vehicle parking space, the provision of secondary suites and required parking would significantly impact the size and functionality of the proposed townhouse units.



### Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to provide pre-ducting for solar hot water heating for the proposed development. As part of the Development Permit application review process, the applicant is required to submit an evaluation report by a Certified Energy Advisor (CEA) providing details about the specific construction requirements that are need to achieve the rating.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a restrictive covenant on Title, specifying that all units are to be built and maintained to ERS 82 or higher, as detailed in the CEA's evaluation report, and that all units are to be solar hot water-ready.

### Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. As per Council Policy 5041, rezoning applications received prior to February 28, 2018 may choose to provide a cash contribution of \$1,000 per unit for developments up to 19 units. The total cash contribution required for this 12 unit townhouse development is \$12,000.

Shared outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m<sup>2</sup> per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

### Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to enter into a Servicing Agreement for the design and construction of required site servicing and frontage improvements, as described in Attachment 6. Frontage improvements include, but are not limited to, the following:

- Removing the existing sidewalk next to the curb along No. 2 Road and replacing it with a new grassed boulevard and concrete sidewalk along the property line with connections to the existing sidewalk north and south of the subject site.
- Constructing a 3.0 m (10 ft.) by 9.0 m (30 ft.) concrete bus pad at the existing southbound bus stop on No. 2 Road.

Prior to final adoption of the rezoning bylaw, the developer is required to provide a \$25,000 cash contribution towards the purchase and installation of a City standard bus shelter.

The developer is also required to pay DCC's (City & Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required site servicing and frontage improvements as described in Attachment 6.



### Development Permit Application

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with Development Permit Guidelines for multi-family developments and arterial road townhouses in the OCP.
- Refinement of the proposed building form and architectural features to achieve sufficient variety in design and create an interesting streetscape along No. 2 Road.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features, including aging-in-place features in all units and the provision of a convertible unit.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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

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

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

### **Conclusion**

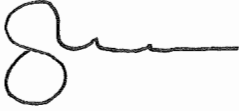
The purpose of this application is to rezone the properties at 10451, 10471 & 10491 No. 2 Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone in order to permit the development of 12 townhouse units.

The rezoning application complies with the land use designation and applicable policies contained within the OCP and Area Plan for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

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



On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9872 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'Steven De Sousa', with a stylized, cursive script.

Steven De Sousa  
Planner 1

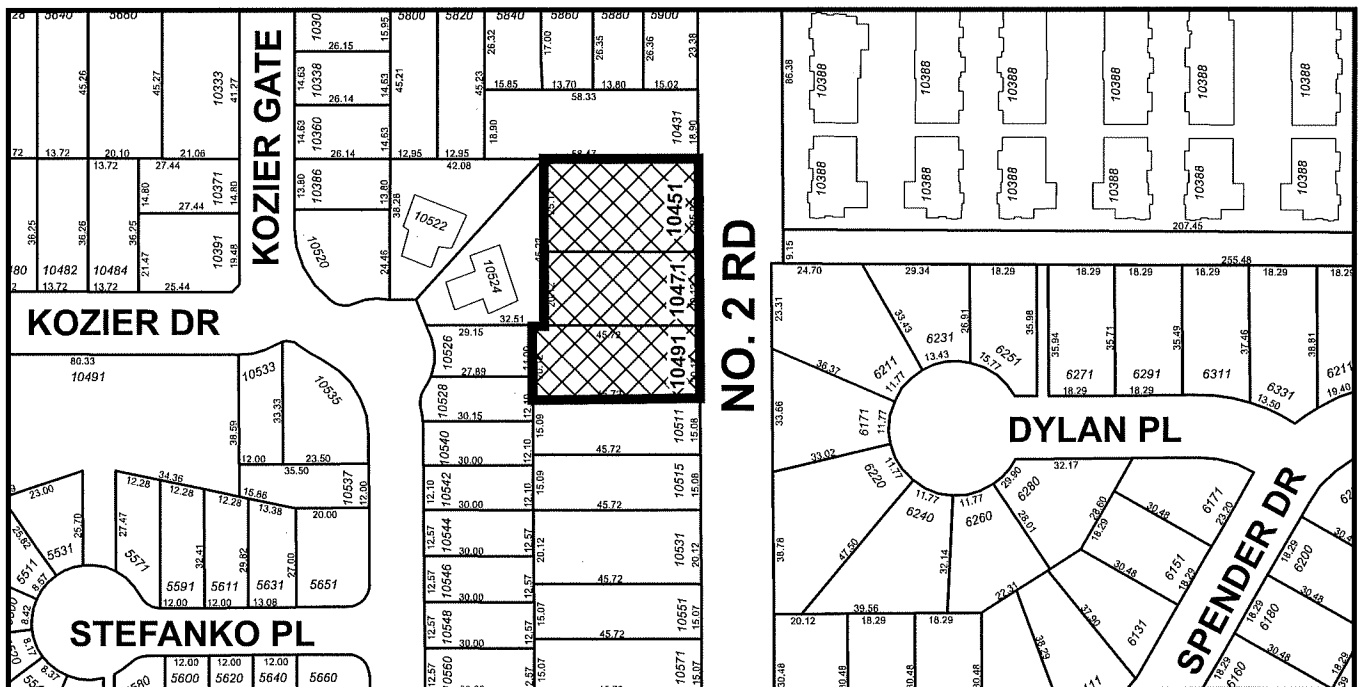
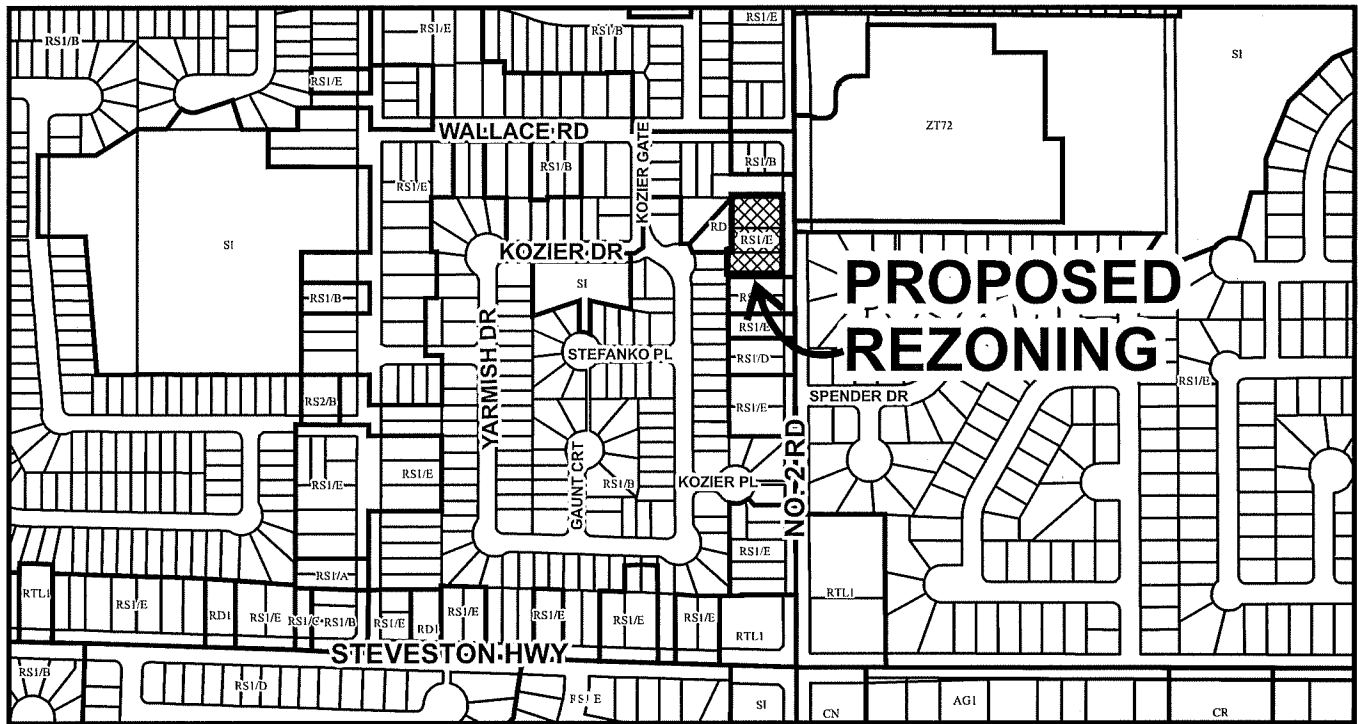
SDS:cas

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Notification Map and Letter by Applicant
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations





City of  
Richmond



RZ 17-778834

Original Date: 08/14/17

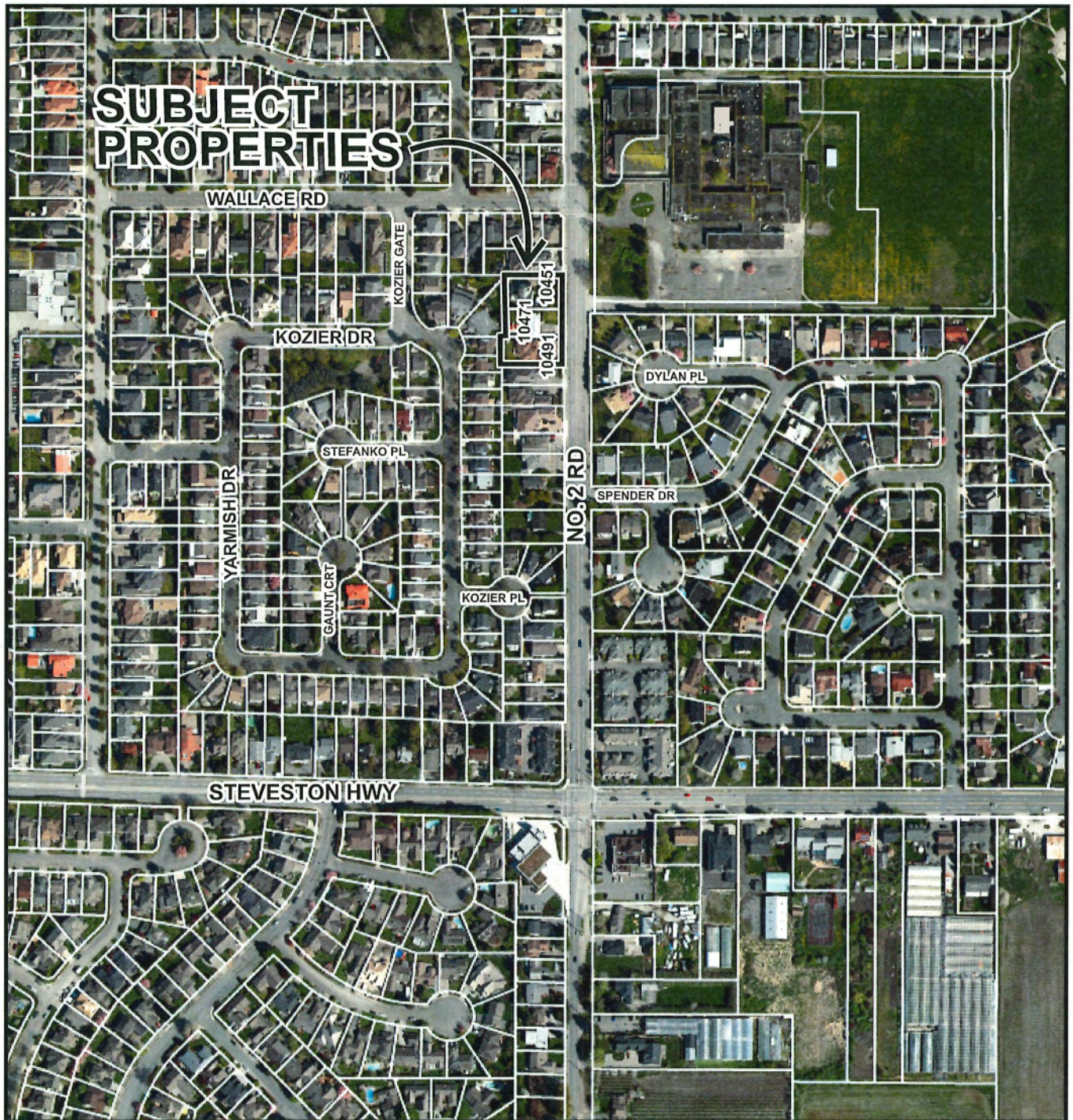
Revision Date:

Note: Dimensions are in METRES





# City of Richmond



RZ 17-778834

Original Date: 08/14/17

Revision Date:

Note: Dimensions are in METRES





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for  
Belfast Real Estate Group

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CONTEXT PLAN

SCALE: 1"=300'  
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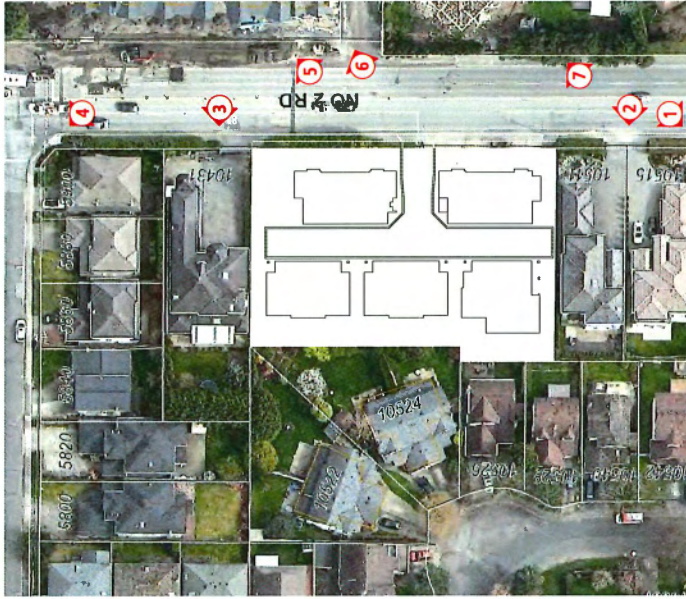
MARCH 28, 2018

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BIRCH COLUMBIA - ARIZONA - VIRGINIA  
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ATTACHMENT 2





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PHOTOS  
NTS

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info@fougeretech.com  
www.fougeretech.com

1b



# SCHEMATIC SITE DATA

SITE AREA	30,502 sf (0.70 Acres)	171
UPA		
EXISTING ZONING	RSUE	R01A
PROPOSED ZONING		
FAR CALCULATION		
4 A (H) BR	1,586 sf	6,346 sf
1 B (H) BR	1,545 sf	1,945 sf
1 C (H) BR	1,683 sf	1,683 sf
3 D (H) BR	1,347 sf	4,041 sf
1 D2 (H) BR	1,323 sf	1,323 sf
2 E (H) BR	1,690 sf	2,960 sf
17 Homes		18,315 sf
FAR		0.050

## MAX. BUILDING HEIGHT

Front Buildings 12.0 m (3 story) 4.6 m (2 story)  
Back Buildings 9.0 m (2 story)

## LIVE PLANT

25.7 %

## GARBAGE/RECYCLING

DOOR-TO-DOOR PICKUP

12 Small Cars  
4.5m Front Yard Setback

0.050 = PROPOSED SITE GAUGE

0.050 = EXISTING SITE GAUGE



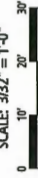
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## SITE PLAN

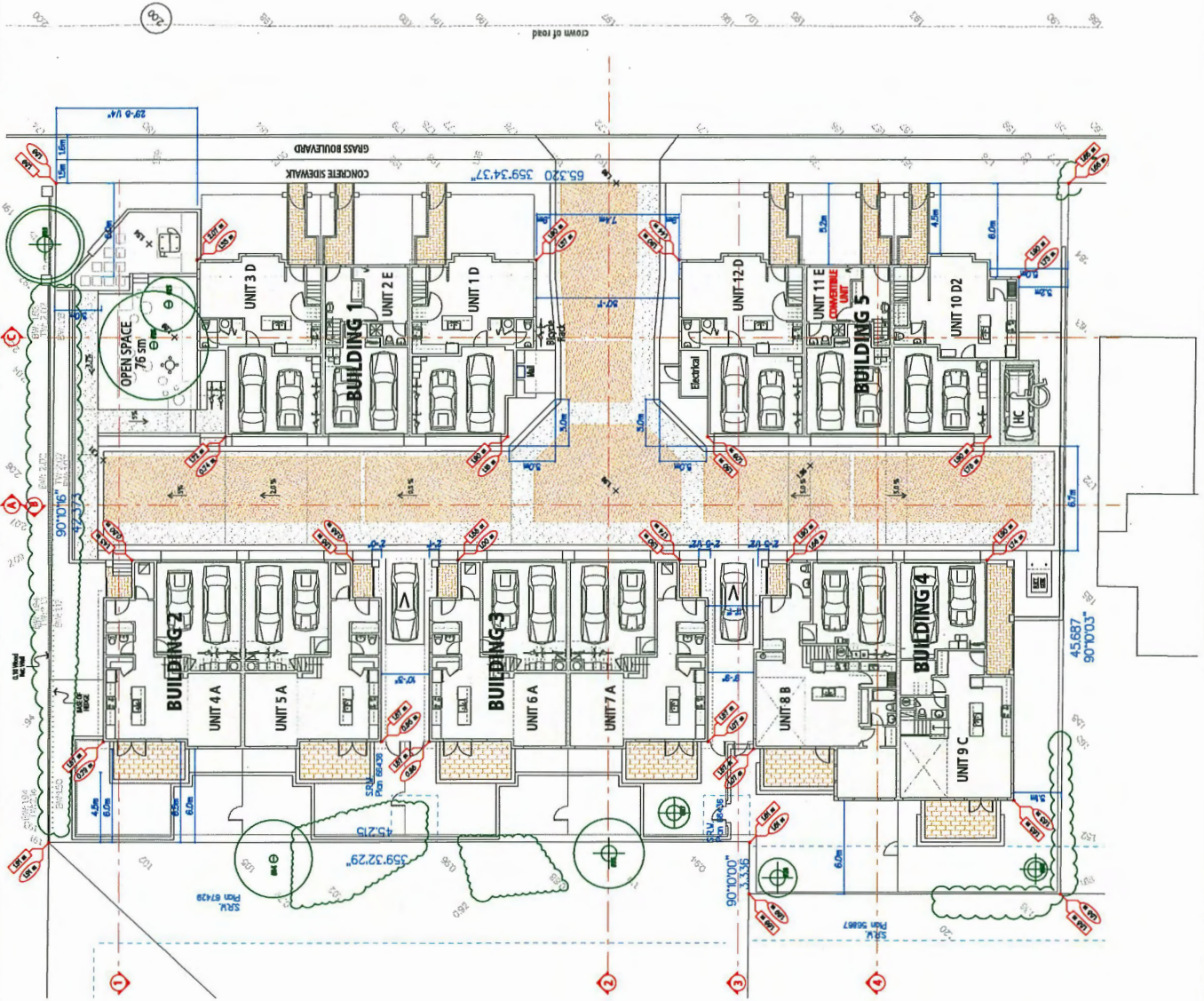
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2a





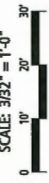


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AREA  
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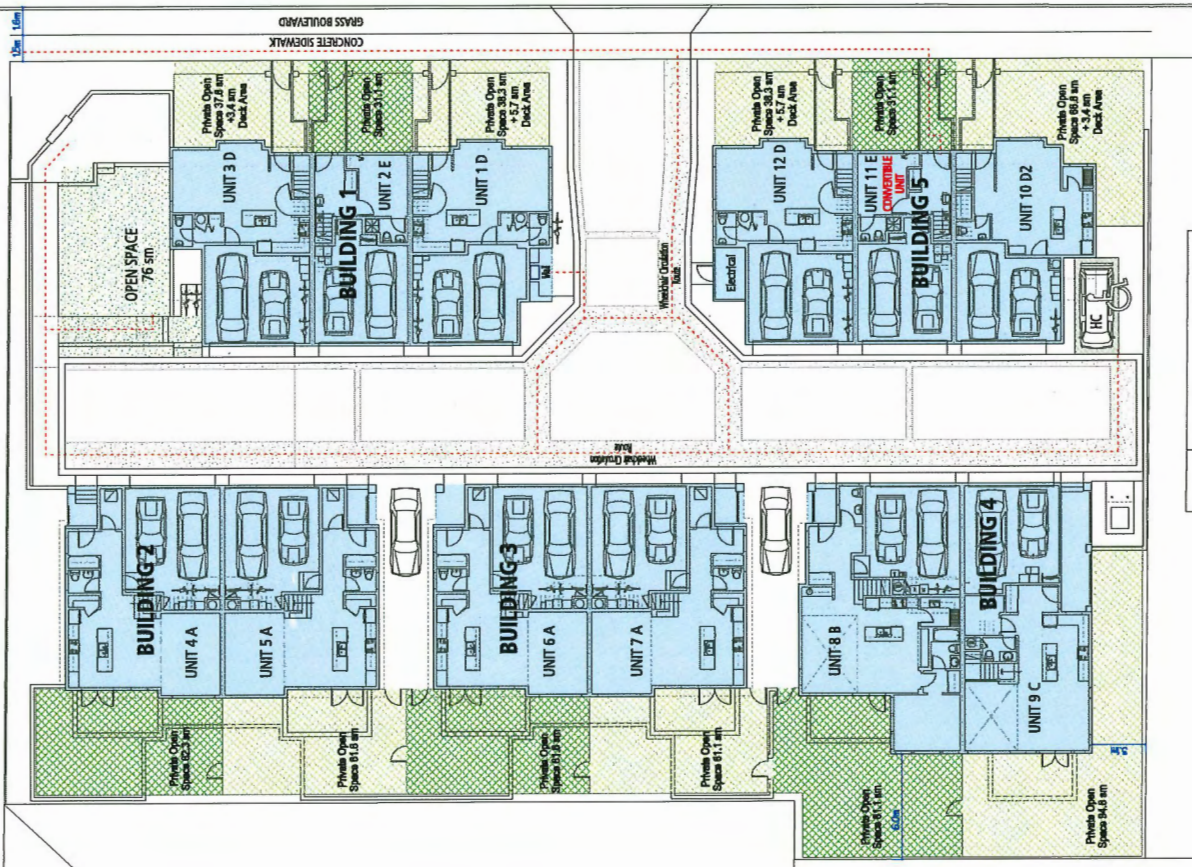


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2b

	PUBLIC OPEN SPACE
	PRIVATE OPEN SPACE
	BUILDING COVERAGE
	PED. WALKWAY
COVERAGE AREA	
BUILDING 1	2,512 sf
BUILDING 2	2,284 sf
BUILDING 3	2,284 sf
BUILDING 4	2,580 sf
BUILDING 5	2,580 sf
TOTAL	12,155 sf
LOT COVERAGE - BUILDINGS 39.0%	
SITE COVERAGE 65.0%	





# PARKING & BICYCLE DATA

Residential 2 car/unit	24
Visitor 0.2 car/unit	3
<b>Total Required</b>	<b>27</b>
Parking Provided	12
Standard Stall	12
Small Stall	3
Visitor Provided	3
<b>Total Provided</b>	<b>27</b>
<b>Zoning Variance:</b>	<b>12 Small Cars</b>
On-site Bicycle Parking Requirements	
Class 1: 1.25 stall/unit	15
max. 33% Vertical Stalls	4.95
Class 2: 0.2 stall/unit	2.4
<b>Total Class 1 Stalls Required</b>	<b>15</b>
<b>Total Class 1 Stalls Provided</b>	<b>16</b>
<b>Total Class 2 Stalls Required</b>	<b>3</b>
<b>Total Class 2 Stalls Provided</b>	<b>3</b>
Horizontal Stalls Provided	12
Vertical Stalls Provided	4

FIRE HYDRANT

PH



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PARKING PLAN

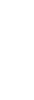
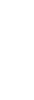
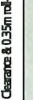
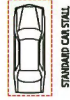
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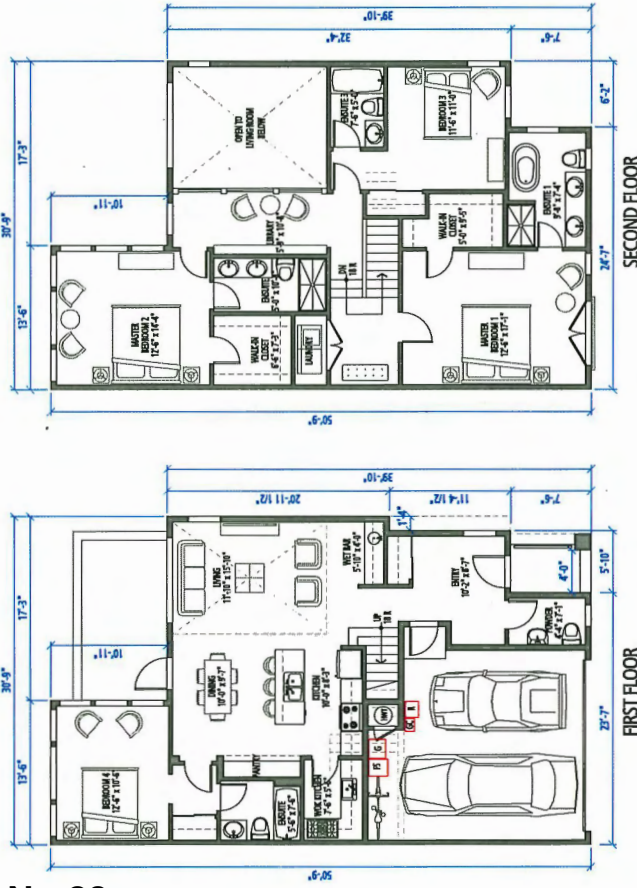
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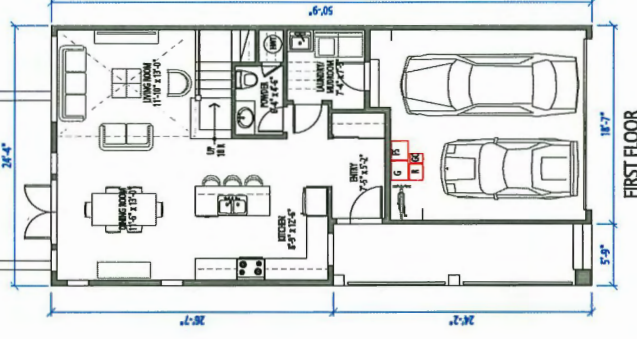


**UNIT A**



**UNIT B**

**UNIT A**



**UNIT C**

**PROVISION OF ACCESSIBILITY FEATURES**

**"AGING-IN-PLACE" REQUIREMENTS**

**ON ALL UNITS:**

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Doorways minimum 855 mm width
- Doorways minimum 855 mm clear opening (swinging door spec.)
- Blocking to bathroom for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

**UNIT A**

**FLOOR AREA CALCULATION**

GROUND FLOOR	1,142 sf
SECOND FLOOR	1,179 sf
GROSS	2,321 sf
less garage	341 sf
less covered area	41 sf
GSA	1,939 sf
less ground floor stair	108 sf
less upper floor stair	79 sf
less double-height area	165 sf
<b>TOTAL NET</b>	<b>1,586 sf</b>

**UNIT C**

**FLOOR AREA CALCULATION**

GROUND FLOOR	1,235 sf
SECOND FLOOR	1,235 sf
GROSS	2,470 sf
less garage	341 sf
less covered area	41 sf
GSA	1,967 sf
less ground floor stair	108 sf
less upper floor stair	47 sf
less double-height area	165 sf
<b>TOTAL NET</b>	<b>1,608 sf</b>

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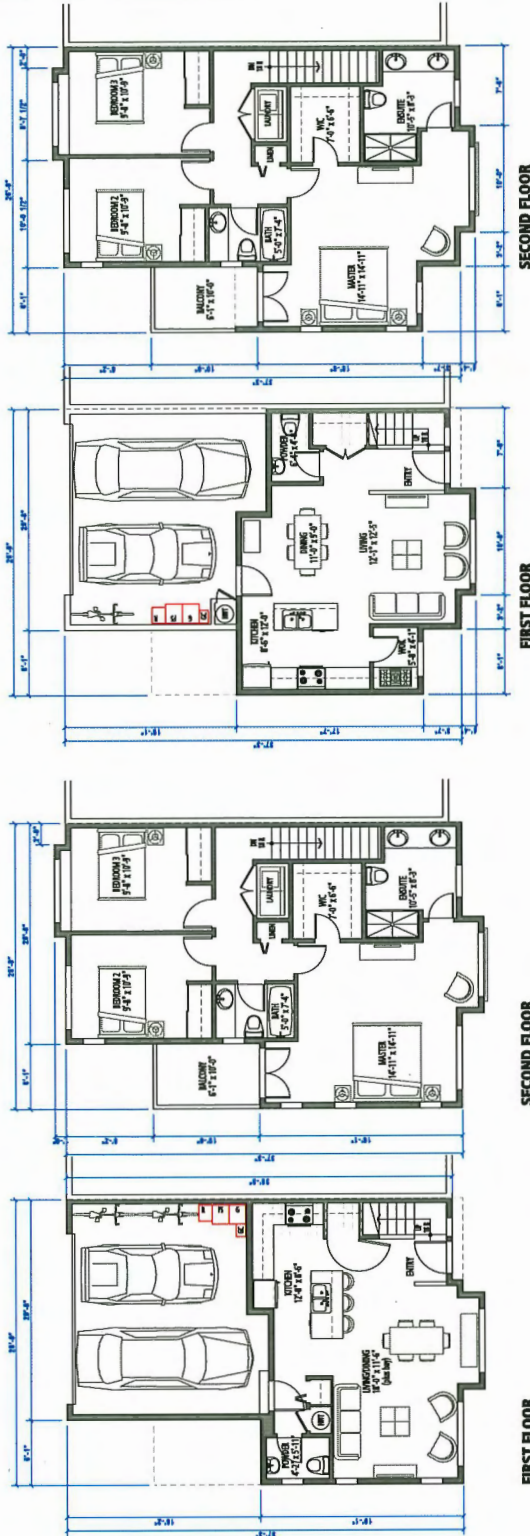
**FLOOR PLANS**  
SCALE: 3/16" = 1'-0"

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**PROVISION OF ACCESSIBILITY FEATURES  
"AGING-IN-PLACE" REQUIREMENTS  
ON ALL UNITS:**

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Stairs minimum 36" clear width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathroom for installation of grab-bars (toilet, tub and shower)
- Provision of lever door hardware
- One window that can be opened from inside the room
- One window that can be opened with a single hand in one bedroom



PLN - 29

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**FLOOR  
PLANS**  
SCALE: 3/16" = 1'-0"  
0 5' 10' 15'

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418-471-2900

**UNIT D2**

**FLOOR AREA CALCULATION**

FIRST FLOOR	883 sf
SECOND FLOOR	877 sf
GROSS	1,760 sf
less garage	352 sf
less covered area	0 sf
GFA	1,408 sf
less ground floor stair	33 sf
less 2nd floor stair	31 sf
TOTAL NET	1,323 sf

**UNIT D**

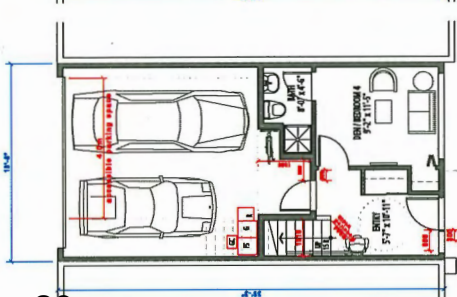
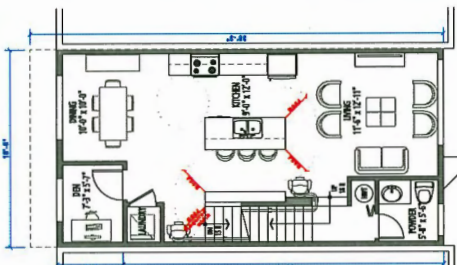
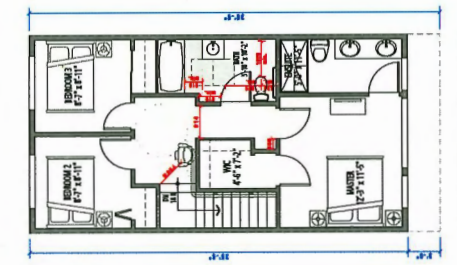
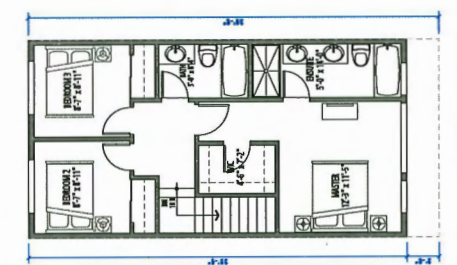
**FLOOR AREA CALCULATION**

FIRST FLOOR	896 sf
SECOND FLOOR	904 sf
GROSS	1,800 sf
less garage	369 sf
less covered area	0 sf
GFA	1,431 sf
less ground floor stair	33 sf
less 2nd floor stair	31 sf
TOTAL NET	1,347 sf

**UNIT E**  
(CONVERTIBLE UNIT)

**FLOOR AREA CALCULATION**

FIRST FLOOR	871 sf
SECOND FLOOR	877 sf
GROSS	1,748 sf
less garage	362 sf
less covered area	0 sf
GFA	1,386 sf
less 1st floor stair	98 sf
less 2nd floor stair	10 sf
less 3rd floor	39 sf
TOTAL NET	1,490 sf



THIRD FLOOR  
alternate plan

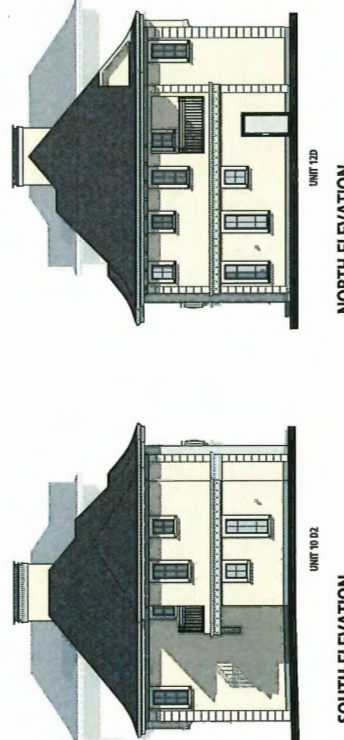
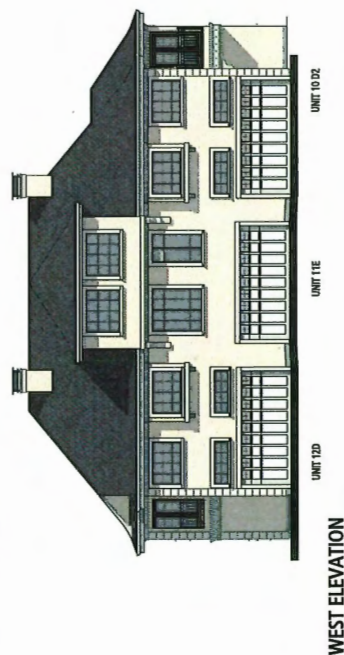
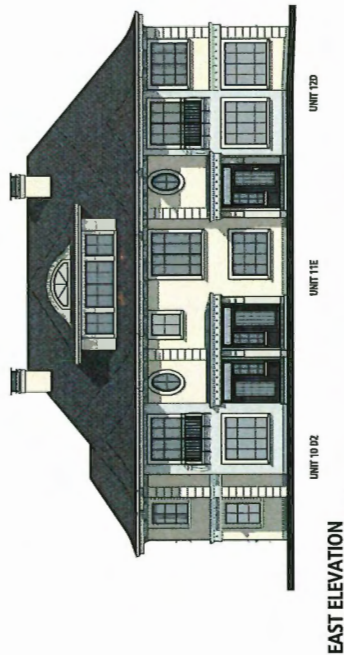
THIRD FLOOR

SECOND FLOOR

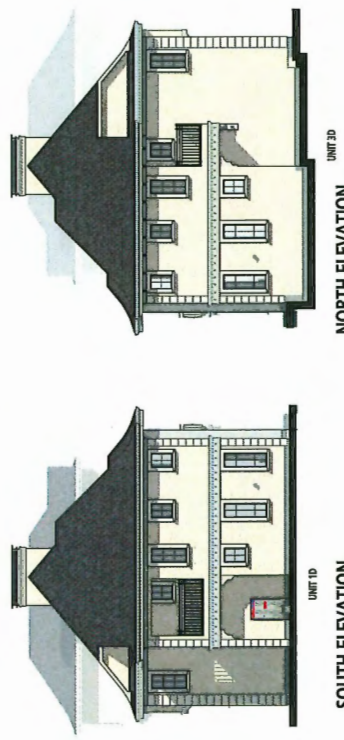
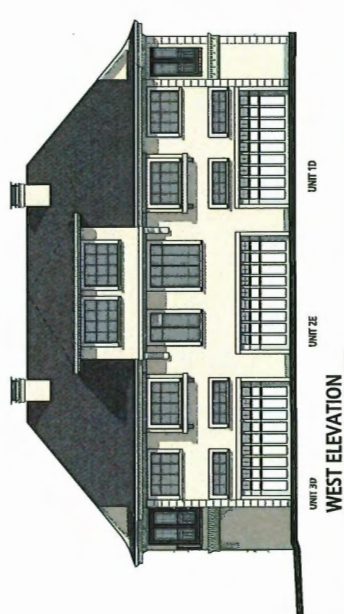
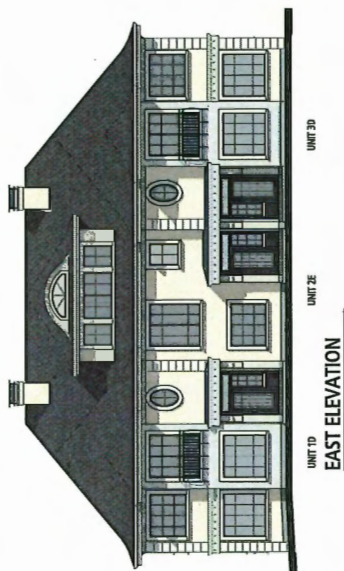
FIRST FLOOR

**UNIT E**





**BUILDING 5**



**BUILDING 1**

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DESIGN INTENT.



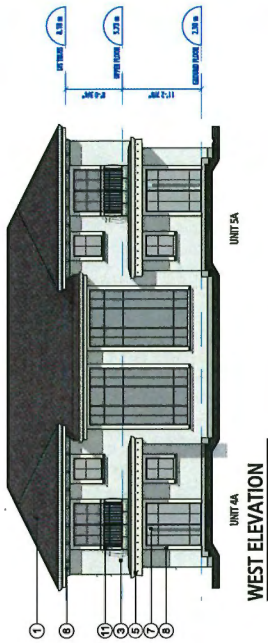
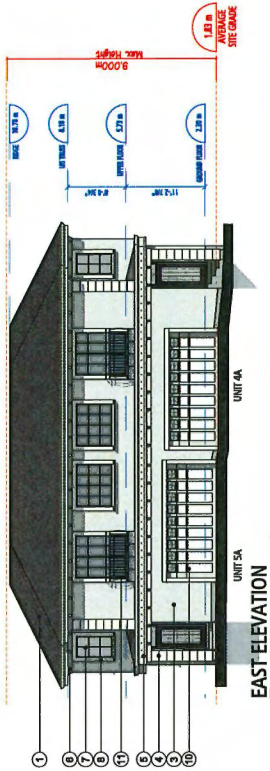
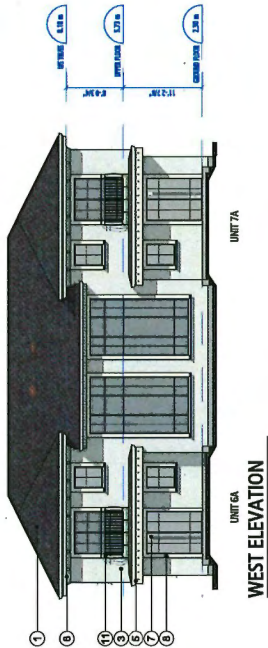
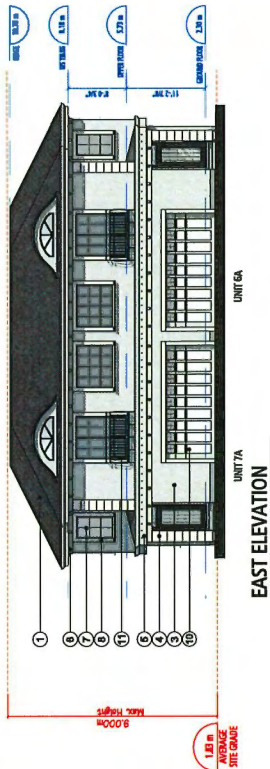
**BUILDING 1, 5  
ELEVATIONS**  
SCALE: 1/8" = 1'-0"  
0 5' 10' 20'

MARCH 28, 2018  
**FOUGERE**  
architecture inc.  
720-2452 Quebec Street  
5  
Vancouver, BC V6T 4E6  
fo@fofou.com

**EXTERIOR FINISHES SCHEDULE**

ITEM	FINISH
1	BRICKS
2	BRICKS - 7500 Individual
3	BRICKS - 7500 Individual
4	BRICKS - 7500 Individual
5	BRICKS - 7500 Individual
6	BRICKS - 7500 Individual
7	BRICKS - 7500 Individual
8	BRICKS - 7500 Individual
9	BRICKS - 7500 Individual
10	BRICKS - 7500 Individual
11	BRICKS - 7500 Individual



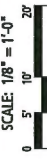


10451-10491  
NO. 2 ROAD  
for  
Belfast Real Estate Group

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**BUILDING 2, 3  
ELEVATIONS**  
SCALE: 1/8" = 1'-0"

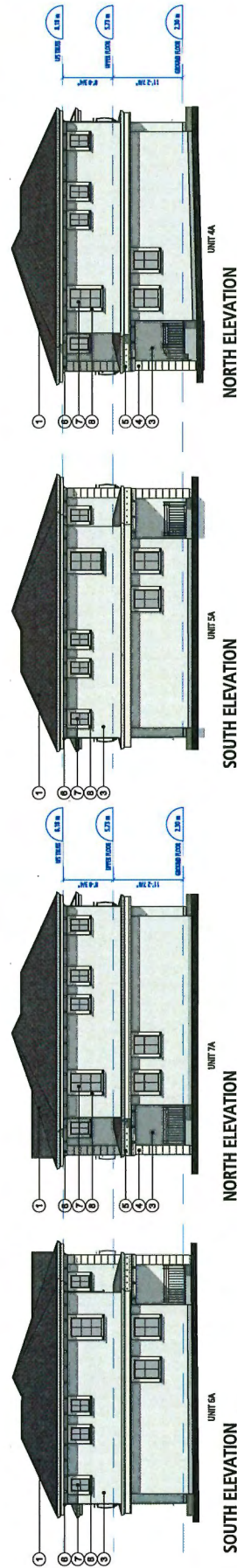


MARCH 28, 2018

**FOUGERE  
architecture inc.**  
252-2622 Quebec Street  
Vancouver, BC V6T 4G5  
6

**EXTERIOR FINISHES SCHEDULE**

ITEM	DESCRIPTION
1	PAINTED
2	STUCCO
3	WOOD
4	WOOD TRIM
5	WOOD TRIM
6	WOOD TRIM
7	WOOD TRIM
8	WOOD TRIM
9	WOOD TRIM
10	WOOD TRIM
11	WOOD TRIM



**BUILDING 2**

**BUILDING 3**



**10451-10491**  
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for  
Belfast Real Estate Group

**Belfast Real Estate Group**

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**BUILDING 4  
ELEVATIONS**  
SCALE: 1/8" = 1'-0"

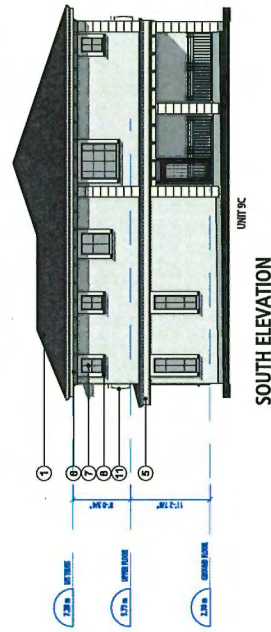
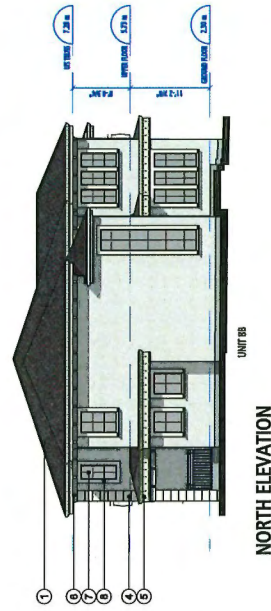
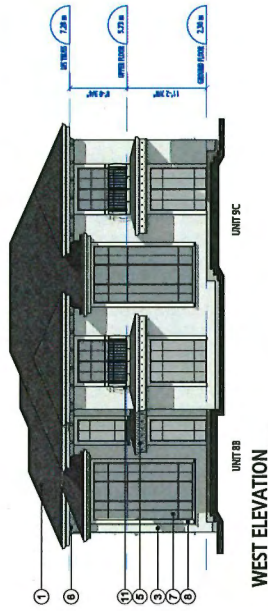
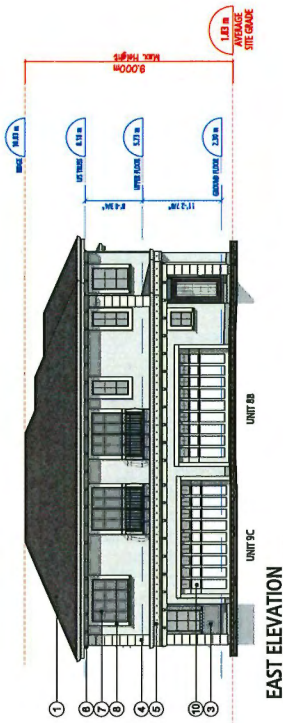
SCALE: 1/8" = 1'-0"

MARCH 28, 2018



**7** 202-2425 Quebec Street  
Vancouver, BC V5T 4L5  
604.873.2307  
info@weldbros.co

## BUILDING 4



EXTERIOR FINISHES SCHEDULE		
1	SHOULDS	Beck
2	SHOULDS	Williams-7007 Intake Ivory
3	SHOULDS	Williams-7007 Intake Ivory
4	STUCCO	Sherrill Williams-7047 Crashed Ice
5	EIFS STUCCO DETAILS	Sherrill Williams-7001 Meridian
6	WOOD TRIM	Sherrill Williams-7001 Meridian
7	WOOD TRIM	Sherrill Williams-7001 Meridian
8	WYLL WINDOWS	Beck
9	WYLL WINDOWS	Williams-7008 Int. Oak
10	EXTERIOR ENTRY DOOR	Williams-7001 Meridian
11	EXTERIOR ENTRY DOOR	Sherrill Williams-7008 Int. Oak
12	ALUM. RAILING	



PLN - 33



10515 No 2 Road

10511 No 2 Road

PROPOSED DEVELOPMENT

10431 No 2 Road



10451-10491  
NO. 2 ROAD  
for  
Belfast Real Estate Group

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ORIGINAL WORK SHOWN TO THE ARCHITECT  
PROFESSIONAL SEAL AND SIGNATURE CERTIFICATE  
CERTIFIED ELECTRONICALLY TO YOU



STREETSCAPE

SCALE: 1:150  
0 10' 20' 30'

MARCH 28, 2018  
**FOUGERE**  
architecture inc.  
202-345-0444  
202-345-0444  
11





PLN - 34



10451-10491  
NO. 2 ROAD  
for  
Belfast Real Estate Group

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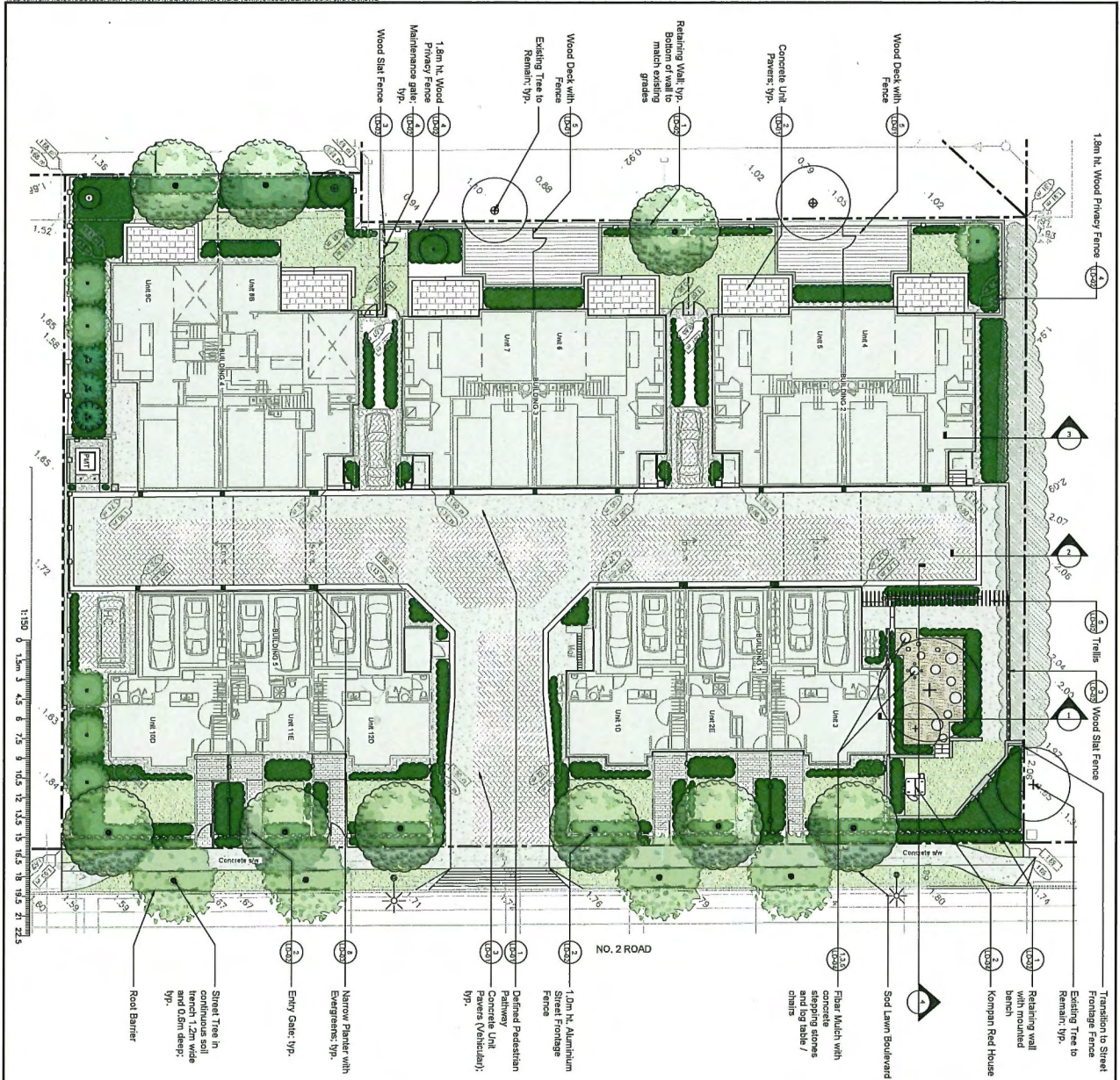


PERSPECTIVES

MARCH 28, 2018

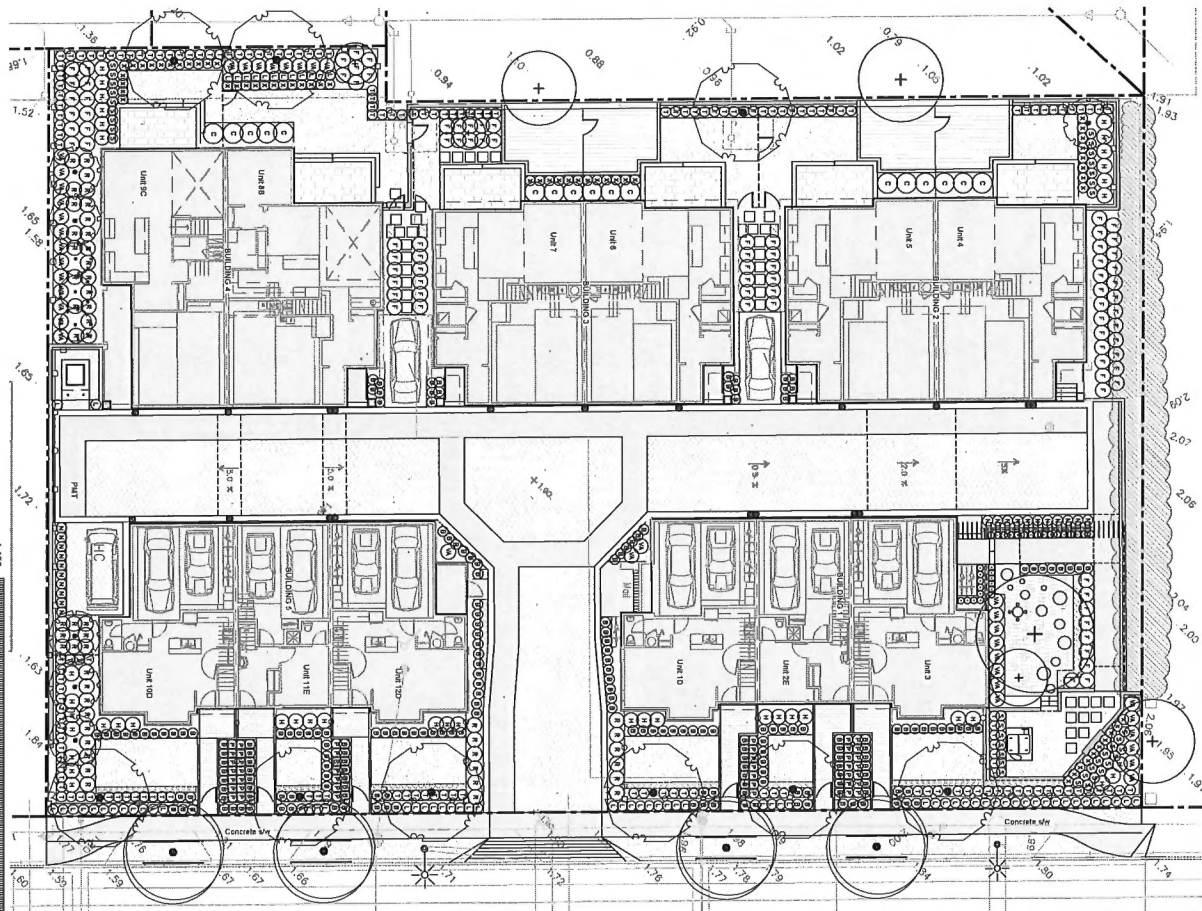
**FOUGERE**  
architecture inc.  
2025 - 2025 Quaker Street  
Baltimore, MD 21201  
410.527.2307  
410.527.2307  
Baltimore, MD 21201





HARDSCAPE MATERIALS	
KEY	DESCRIPTION
1	CONCRETE PATHWAY
2	CONCRETE DRIVE PAVES
3	PRIVATE PATIOS
4	CONCRETE DRIVE PAVES
5	CONCRETE DRIVE PAVES
6	CONCRETE DRIVE PAVES
7	CONCRETE DRIVE PAVES
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98	CONCRETE DRIVE PAVES
99	CONCRETE DRIVE PAVES
100	CONCRETE DRIVE PAVES










### STREET FRONTAGE PLANTING

[illegible]

## TREE SCHEDULE

THESE	COLT	CA	SEE	QTY
 BOTANICAL NAME: COMMON NAME: Prunus virginiana: Chokeberry / American Blackberry	0.8.8	known		3
 Prunus nigra: Arbutus densiflora / American Blackberry	0.8.0	-	201 Ht	5
 Berberis canadensis: Barberry / American Barberry	0.8.8	known	1.8 m. tall.	9
 Botanical Name: Common Name: Acer rubrum: Red maple / Hard maple	0.8.0	CA	SEE	QTY
 Acer rubrum: Red maple / Hard maple	-			4



*Acacia rufurum* "Red Sunset" / Red Sunset Maple

**van der Zalm + associates inc**  
 Peter & Rosemary + Cliff Eschering  
 Ursula Bergin + Lucetteje Anlielshch  
 Bodo J. 28713 7180-venema  
 Langer, Krensch, Grahmann  
 079 4848  
 F 049 262.2054  
 F 049 262.2142  
 info@vzdc.com

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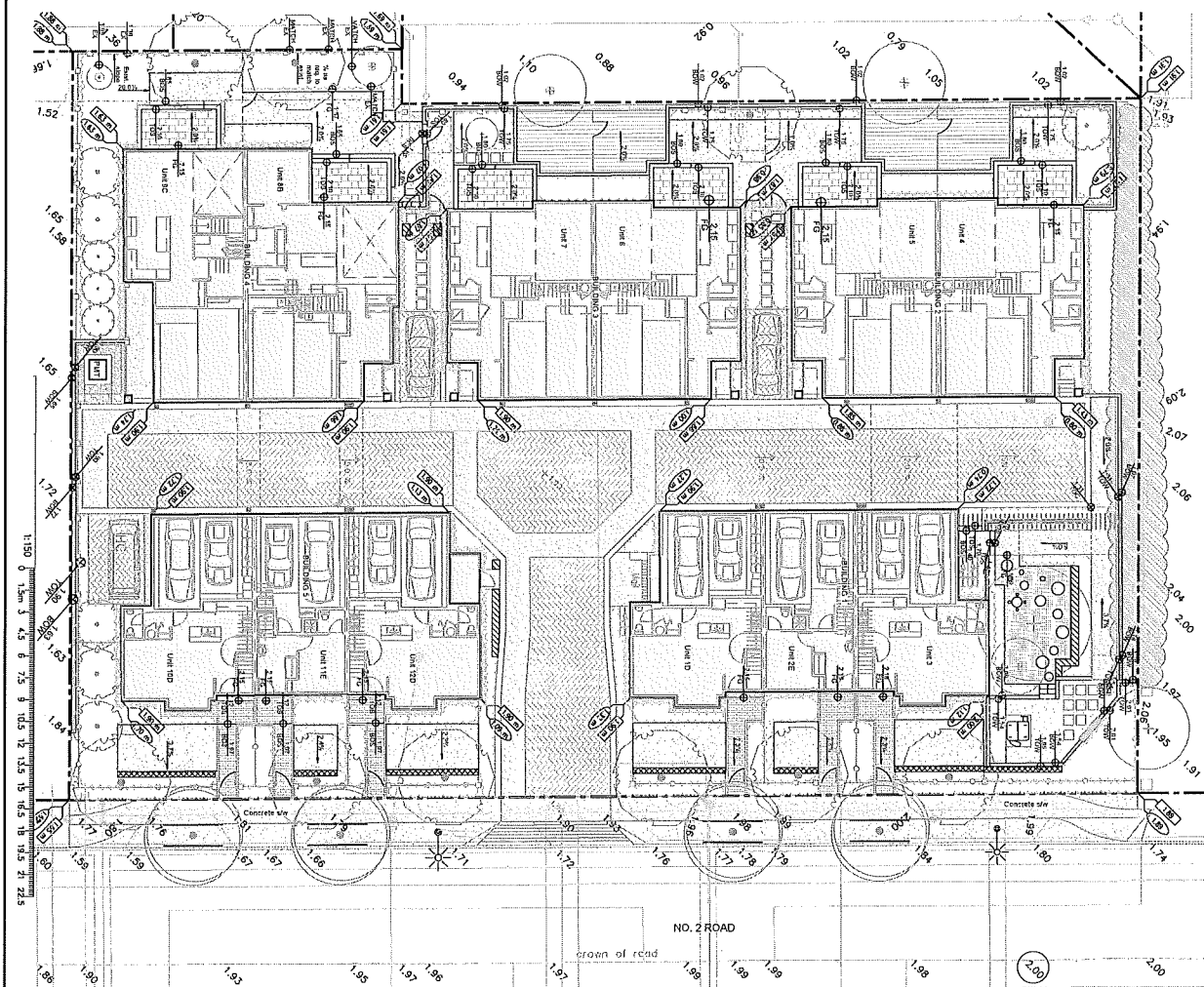
REVISIONS TABLE FOR SHEET



**Project:** Proposed Multi-Family Residential for Belfast Estate Group

10451 - 10491 No. 2 Road  
Richmond, BC

Drawn:	Stamp:
MDS	
Checked:	
SH	
Approved:	Original Sheet Size:
M/CZ	24" x 36"
Scale:	
1:150	





GRADING AND DRAINAGE	
KEY	DESCRIPTION
$\frac{1}{8"=1'}$ BOS	PROPOSED ELEVATION
2.0%	PROPOSED SLOPE
	PROPOSED MANHOLE AND EXISTING ELEVATED DRAINS BY ARCHITECTURE
	PROPOSED SLOPE BY ARCHITECTURE
$\downarrow$ 0.5 %	EXISTING ELEVATION
1/2"	

**von der Zalm + associates inc.**  
 Parks, Recreation + Child Engagement  
 Urban Design + Landscape Architecture  
 Studio 1, 2017 97th Avenue  
 Langley, British Columbia  
 V4L 6B9

---

P: 604.882.1074  
 F: 604.882.7942  
 info@vzalm.ca

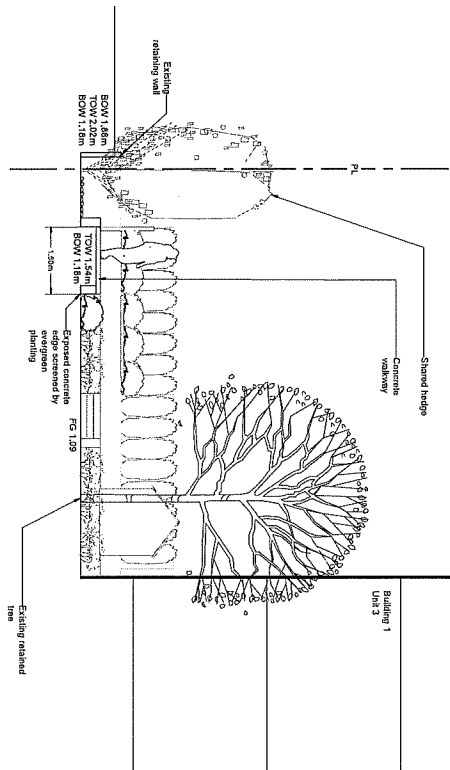
[illegible]

**Project:**  
**Proposed Multi-Family Residential**  
**for Bollast Estate Group**

Drawn:	MAS	Stamp:
Checked:	SH	
Approved:	MDCZ	Original Sheet Size: 24"x35"
Scale:	1:150	<p>CONSTRUCTION NOTES: ALL DIMENSIONS TO BE COORDINATED WITH PROJECT ENGINEER. SEE THE CONSTRUCTION OF THE PROJECT FOR THE LOCATION OF THE STRUCTURE. THE STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION DETAILS. THE STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION DETAILS. THE STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION DETAILS.</p>

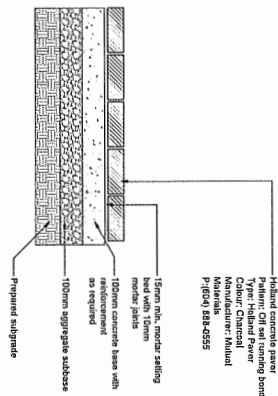




[illegible][illegible]

<p><b>REVISIONS TABLE FOR DRAWINGS</b></p> <p>1. All drawings shall be submitted for review and approval by the City Engineer's Office prior to construction.</p> <p>2. All drawings shall be submitted for review and approval by the City Engineer's Office prior to construction.</p> <p>3. All drawings shall be submitted for review and approval by the City Engineer's Office prior to construction.</p>			
No.	By	Description	Date
<p><b>REVISIONS TABLE FOR SHEET</b></p>			
<p><b>Project:</b></p> <p>Proposed Multi-Family Residential for Bellvue Estate Group</p>			
<p><b>Location:</b></p> <p>10451 1<sup>st</sup> Road Richmond, BC</p>			
Drawn:	Stamp:		
MSS			
MS			
Checked			
SH			
Approved			
AWZ			
<p><b>Digital Stamp Size</b></p> <p>24x36"</p>			
<p>1. All drawings shall be submitted for review and approval by the City Engineer's Office prior to construction.</p> <p>2. All drawings shall be submitted for review and approval by the City Engineer's Office prior to construction.</p> <p>3. All drawings shall be submitted for review and approval by the City Engineer's Office prior to construction.</p>			

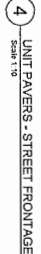




1 CONCRETE PATHWAY  
Scale 1:10



**Notes:**  
1. Slabs to be spaced equally between adjacent surfaces



5 WOOD DECK  
Scale 1/2" = 1'-0"



3. Type: Texada
4. Sizes: 610mm x 610mm, 457mm x 457mm
5. Color: Charcoal

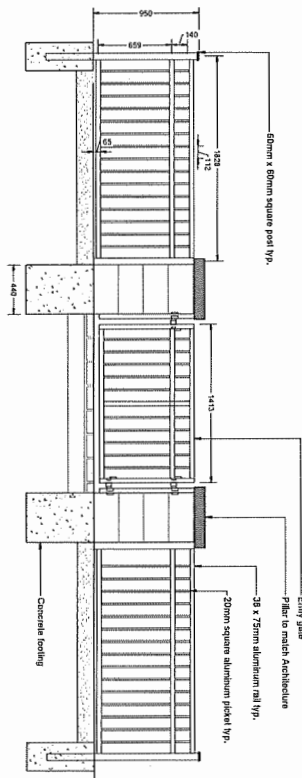


Drawing #: LD-01 V.D.Z. Project #: DP2017-67 Drawing Title: LANDSCAPE DETAILS



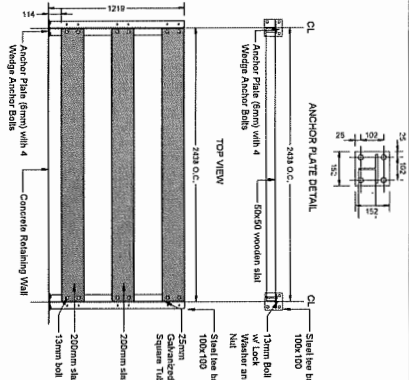
2 UNIT PAVERS - PRIVATE PATIOS  
Scale 1:20

3 AMENITY FENCE - CEDAR SLAT  
Scale 1:20

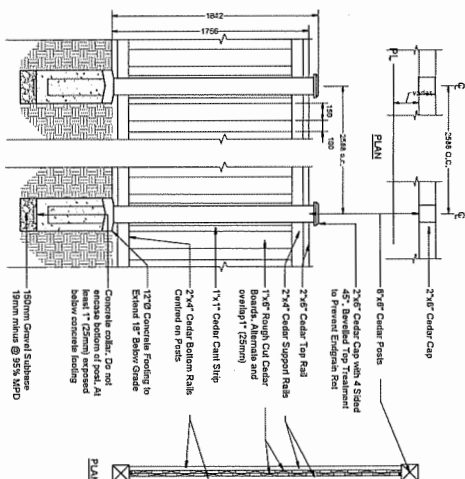


**NOTES:**

1. All hardware to be hot dip galvanized.
2. Fence to receive a matt black rough finish.
3. Contractor to submit shop drawings for approval.

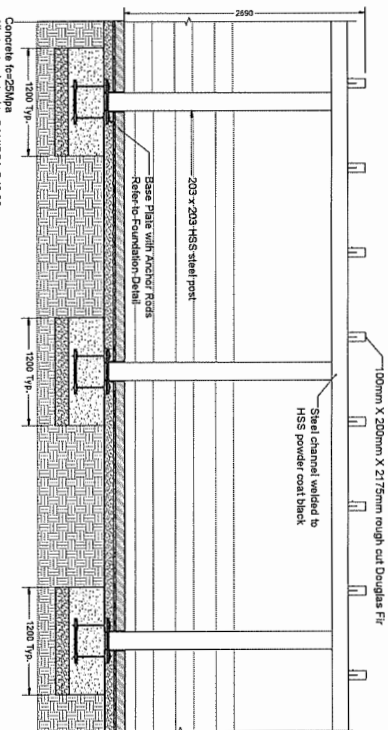


1. All lumber to be clear cedar (S4S) or ipn.
2. Spacing between wooden slats to be 36.1mm (1-1/2").
3. Galvanized bar to be welded to steel inn bar.
4. Wedge anchor bolts to be hot dipped galvanized.
5. All metal to be powdercoat black.



**Note:**

1. Fence to be constructed in conformance with the Morgan Creek Design Guidelines part 3.12
2. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.



All structural steel to CAN/CSA G40.20  
HSS Shapes - class C, 350W  
Channels and plates - 300W  
Anchor rods, nuts/washers - A307 or ASTM F1554 GR.36  
All steel to be galvanized and painted mat black.  
All cuts and welds on site to be rust coated and painted to match approved colour

4 WOOD PRIVACY FENCE  
Scale 1/20

5 TRELLIS  
Scale 1:25

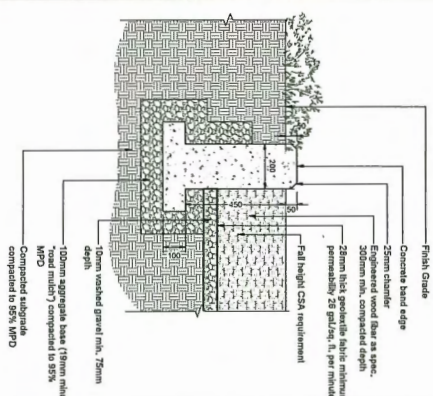
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Project:	Proposed Multi-Family Residential for Initial Status Only
Location:	10651 - 10651 No. 2 Road Richmond, BC
District:	Strawberry
Map:	
Character:	
SH:	
Approved:	
Map/Zone:	
Scale:	
AS SHOWN	





5 FIBAR MULCH  
Scale 1:10

[illegible]

**von der Zeim + associates inc.**  
**Praxis & Kommunikation • CofE Engineering**  
 Urban Design • Landscape Architecture

Stuba 1 376117 6178 & anschluss  
 Langen, Bereich 2 & anschluss  
 1164 6188

F 604.902.2074  
 F 604.817.2942  
 info@vzinc.com







**RZ 17-778834**

**Attachment 3**

Address: 10451, 10471 & 10491 No. 2 Road (RZ 17-778834)

Applicant: 1076694 B.C. Ltd.

Planning Area(s): Steveston

	Existing	Proposed
<b>Owner:</b>	1076694 B.C. Ltd.	To be determined
<b>Site Size:</b>	2,833.7 m <sup>2</sup> (30,502 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Single-family residential	Multiple-family residential
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Multiple-Family	No change
<b>702 Policy Designation:</b>	N/A	N/A
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	3	12

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None permitted
Lot Coverage – Building:	Max. 40%	Max. 40%	None
Lot Coverage – Non-porous:	Max. 65%	Max. 65%	None
Lot Coverage – Live Landscaping:	Min. 25%	Min. 25%	None
Lot Area:	N/A	2,833.7 m <sup>2</sup>	None
Lot Width:	Min. 50.0 m	65.3 m	None
Lot Depth:	Min. 35.0 m	42.3 m	None
Setbacks – Front:	Min. 6.0 m	4.5 m	Variance required
Setbacks – Rear:	Min. 3.0 m	6.0 m	None
Setbacks – Side:	Min. 3.0 m	3.0 m	None
Height:	Max. 12.0 m (3 storeys)	Front Buildings: 12.0 m (3 storeys) Rear Buildings: 9.0 m (2 storeys)	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None



	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Total:	24 (R) and 3 (V)	24 (R) and 3 (V)	None
Tandem Parking Spaces:	Permitted – Max. 50% of required spaces	0	None
Small Car Parking Spaces:	None when fewer than 31 spaces are provided on site	12	<b>Variance required</b>
Handicap Parking Spaces:	Min. 2% when three or more visitor stalls required = 1	1	None
Bicycle Parking Spaces – Class 1:	1.25 per dwelling unit	1.25 per dwelling unit	None
Bicycle Parking Spaces – Class 2:	0.2 per dwelling unit	0.2 per dwelling unit	None
Off-street Bicycle Parking Spaces – Total:	15 (Class 1) and 3 (Class 2)	16 (Class 1) and 3 (Class 2)	None
Amenity Space – Indoor:	Min. 50 m <sup>2</sup> or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit = 72 m <sup>2</sup>	76 m <sup>2</sup>	None
Private Space – Outdoor:	Min. 30 m <sup>2</sup> per unit	Complies	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.







To whom it may concern,

December 22nd, 2017

City of Richmond Rezoning File Number: RZ 17-778834

This letter is a public notification of adjacent neighbours to the properties 10451, 10471 and 10491 No 2 Road. My name is Allen Zu, Director and Development Manager of Belfast Real Estate Group. We are applying to re-zone these properties from single family use into low density two and three storey townhomes. I have attached pertinent documents which contain proposed building massing, heights, density and also perspective views from your property. If you have any concerns or would like to speak with me regarding this application, please do not hesitate to contact me. I will be including my business card with this package.

Warmest Regards,

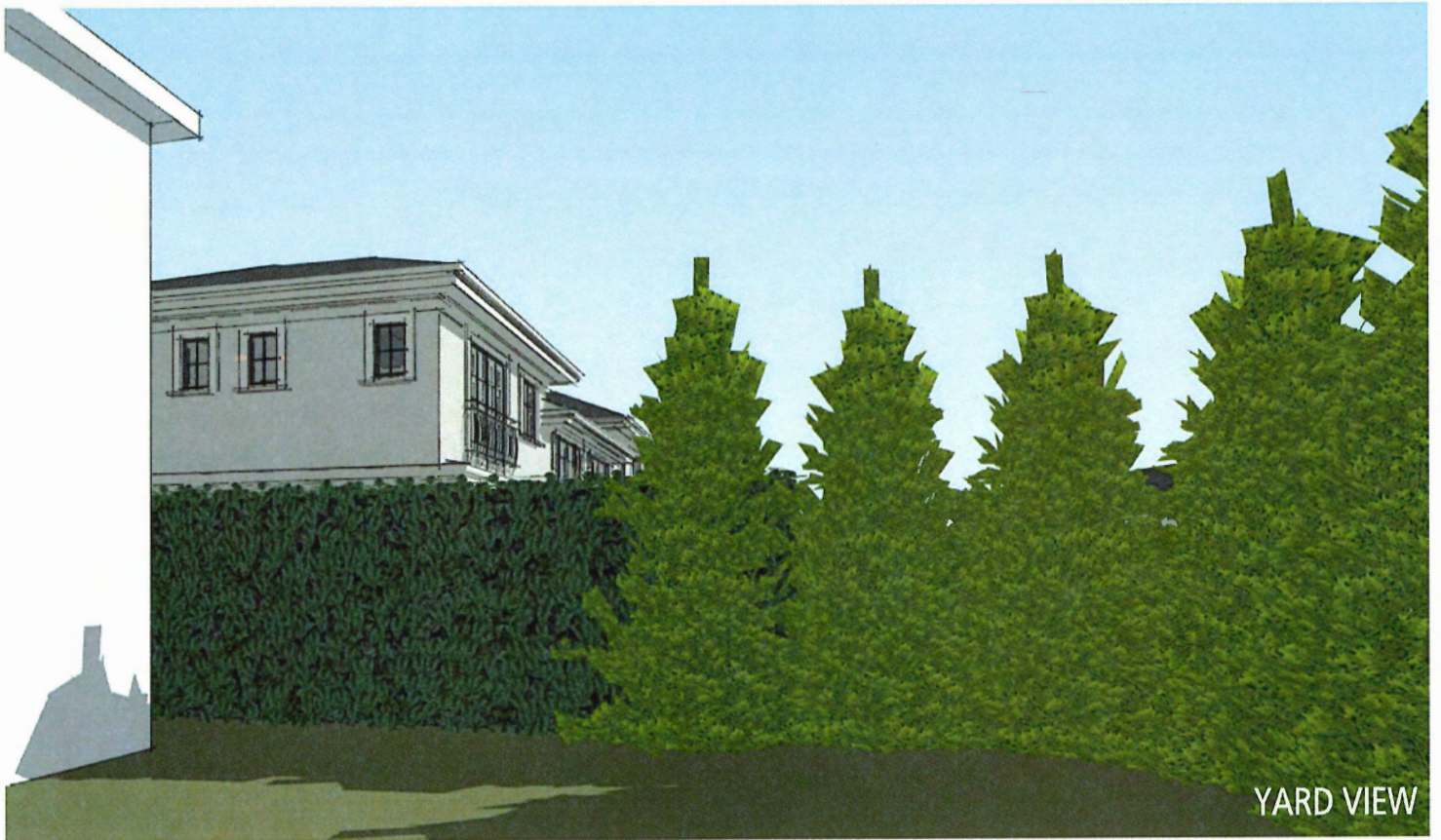
Allen Zu





PLN - 47





YARD VIEW





YARD VIEW







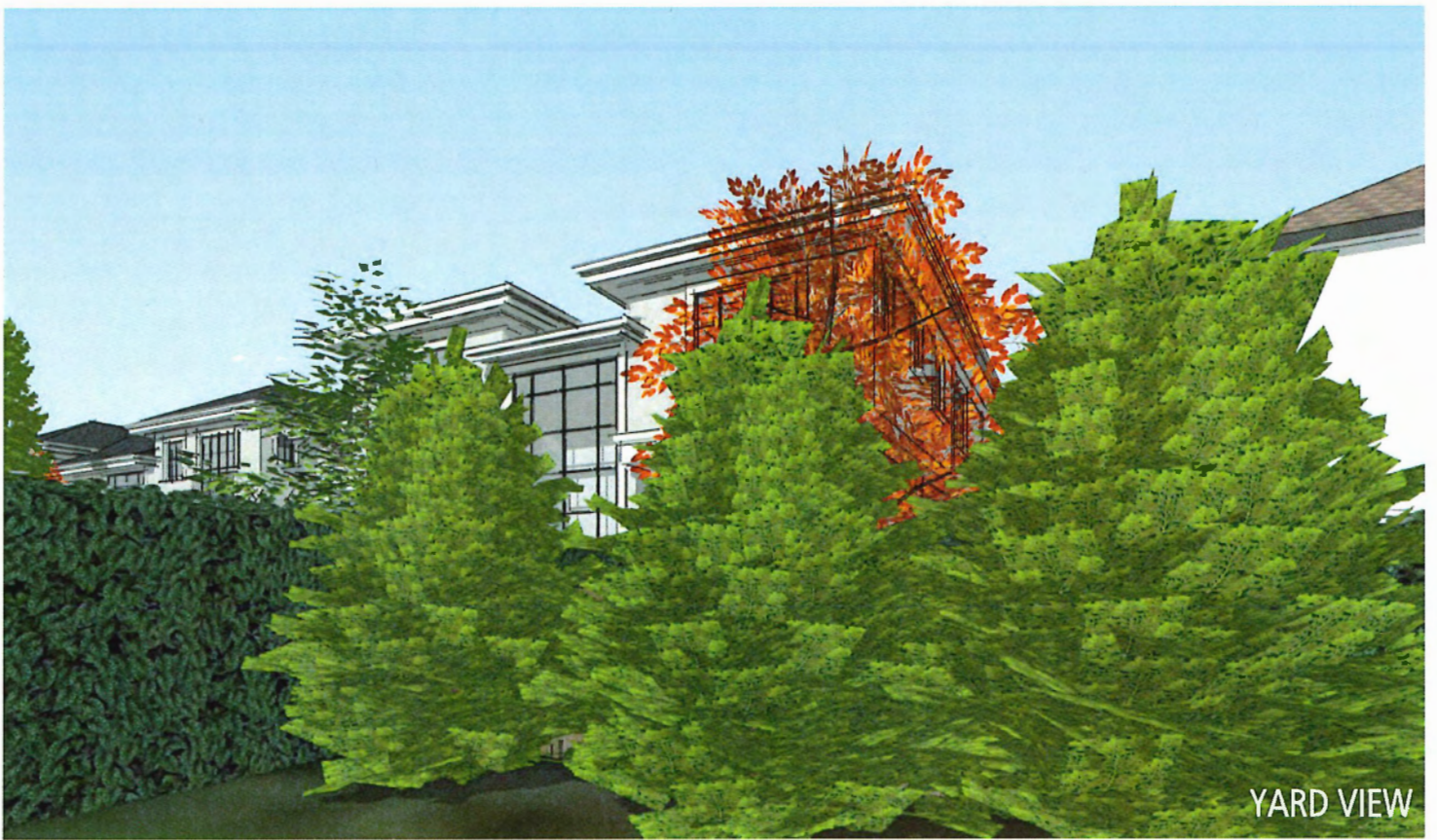


YARD VIEW



UPPER FLOOR VIEW





PLN - 52

10528 KOZIER GATE





3	IAS	Issued for Review	Jan 11, 2017
2	IAS	Chief Review	Dec 12, 2017
1	IAS	Chief Review	Nov 24, 2017
No.	By	Description	Date

**REVISIONS TABLE FOR DRAWINGS**

\* See 2nd Plan - revisions for drawings to be performed in accordance with project and/or permit.





# City of Richmond

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

**Address:** 10451, 10471 & 10491 No. 2 Road (RZ 17-778834)

**File No.:** RZ 17-778834

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9872, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$35,000 for the five on-site trees (tag# 25-28, & 30) trees to be retained.
4. Registration of a flood indemnity covenant on title.
5. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the entire internal drive-aisle on No. 2 Road and the entire length of all on-site drive aisles, in favour of the future developments located to the north and south of the subject development. The legal agreement to include that the City will not be responsible for maintenance or liability, no permanent structures are to be placed at the south end and north end of the north-south drive aisle, and the intent and existence of the legal agreements is to be made known to the purchasers of any unit(s) and the strata council of this development.
6. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
7. City acceptance of the developer's offer to voluntarily contribute \$0.83 per buildable square foot (e.g. \$15,189.84) to the City's public art fund.
8. Contribution of \$1,000 per dwelling unit (e.g. \$12,000) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$73,204.06) to the City's affordable housing fund.
10. Voluntary contribution of \$25,000 to go towards purchase and installation of a City standard bus shelter (Account # 2350 – Developer Business Contribution).
11. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
12. Enter into a Servicing Agreement\* for the design and construction of required site servicing and frontage improvements. Works include, but may not be limited to, the following:

**Water Works:**

- Using the OCP Model, there is 414.0 L/s of water available at a 20 psi residual at the hydrant located at the frontage of 10451 No. 2 Road. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 designs at Building Permit stage.
- At the Developer's cost, the City will:



- Install a new water service connection off of 200mm AC water main along No. 2 Rd, complete with water meter. The meter will be located on site (ex. Mechanical room), and will require a right of way at the Developer's cost to be finalized during the servicing agreement process.
- Cut, cap and remove all existing water service connections and meters serving the development site along the property frontage.

**Storm Sewer Works:**

- The Developer is required to:
  - Cut, cap, and remove the existing storm service connections and inspection chambers serving the proposed development along No. 2 Rd (STIC50669, STIC50671, & STIC50672).
  - Cut and cap the existing storm service connections at the inspection chambers located on the east and west property line of the proposed development (STCN127820 & STCN24256). The existing inspection chambers shall be retained.
  - Install a new storm service connection, complete with an Inspection Chamber off of the existing box culvert along No. 2 Rd to service the proposed development. If possible, re-use the existing opening for the new storm service connection.
- At the Developer's cost, the City will:
  - Complete all proposed storm sewer tie-ins to existing City infrastructure.

**Sanitary Sewer Works:**

- The Developer is required to:
  - Not start onsite foundation construction or excavation prior to completion of rear yard sanitary works by City crews.
- At the Developer's cost, the City will:
  - Cut, cap, and remove the existing sanitary service connection and IC (SIC1973, SCON13215) at the southwest corner of 10471 No. 2 Rd.
  - Cut and cap the existing sanitary service connection (SCON21084) at the southwest corner of the subject site. The existing inspection chamber shall be retained to serve 10511 No. 2 Rd.
  - Install a new sanitary service connection within the existing SRW along the west property line, complete with inspection chamber.

**Frontage Improvements:**

- The Developer is required to:
  - Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
  - Coordinate with BC Hydro, Telus and other private communication service providers to:
    - Remove or put underground private utility service lines (e.g., BC Hydro, Telus and Shaw) along the property frontages.
    - Relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - Determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite, as described below.
  - Relocate or replace the existing street lighting as required by the proposed frontage improvements.
  - 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 development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of way requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:



- BC Hydro Vista - Confirm SRW dimensions with BC Hydro
- BC Hydro PMT – Approximately 4mW X 5m (deep) – Confirm SRW dimensions with BC Hydro
- BC Hydro LPT – Approximately 3.5mW X 3.5m (deep) – Confirm SRW dimensions with BC Hydro
- Street light kiosk – Approximately 2mW X 1.5m (deep)
- Traffic signal controller cabinet – Approximately 3.2mW X 1.8m (deep)
- Traffic signal UPS cabinet – Approximately 1.8mW X 2.2m (deep)
- Shaw cable kiosk – Approximately 1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Shaw
- Telus FDH cabinet - Approximately 1.1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Telus
- Transportation requirements (works include, but are not limited to):
  - Remove the existing sidewalk along the No. 2 Road frontage and construct a new 1.5 m wide concrete sidewalk next to the new property line. Construct a new grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of No. 2 Road. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
  - All existing driveways along the No. 2 Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described under Item 1 above.
  - Construct a 3.0 m x 9.0 m concrete bus pad at the existing southbound bus stop on No. 2 Road far-side of Wallace Road. The bus pad works are to include conduit pre-ducting for bus shelter electrical connections. This bus pad is to be constructed in accordance with TransLink's 'Universal Accessible Bus Stop Design Guidelines'.
  - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
  - Consult Engineering on lighting and other utility requirements as part of the frontage works.

#### **General Items:**

- The Developer is required to:
  - 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, dewatering, 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.
  - Pre and post construction elevation surveys of adjacent roads, underground utilities (e.g. manhole rims, manhole inverts, service boxes, etc.) and property lines to determine settlement amounts. At their cost, the developer is responsible for rectifying construction damage.
  - Provide, prior to start of site preparation works, a geotechnical assessment of preload, soil densification, foundation excavation and dewatering impacts on the existing utilities fronting the development site (ex. 150mm perimeter drain within the rear-yard SRW, 150mm sanitary sewer within the SRW, and 600mm water trunk line along No. 2 Rd) and provide mitigation recommendations. The mitigation recommendations if necessary (e.g., removal of the 150mm sanitary sewer and its replacement with a 200mm sanitary sewer within the SRW, etc.) shall be constructed and operational, at developer's costs, prior to start of soil densification, pre-load and/or foundation excavation.
  - Video inspections of the existing 150mm sanitary sewer along the west property line to confirm its condition are required prior to start of soil densification and preload and after preload removal to check for any impact due to construction or site preparation. At their cost, the developer is responsible for rectifying any impact due to construction or site preparation.

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



- Use a sloped embankment (3:1) to address the grade difference between the existing elevation of the existing properties to the west and the proposed elevations for the subject site. The existing retaining wall at the northwest corner of 10491 No. 2 Rd. shall be replaced by a sloped embankment, at the Developer's cost.

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

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

**Prior to Development Permit\* issuance, the developer must complete the following requirements:**

1. Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including all hard and soft materials, installation and a 10% contingency.

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

1. 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. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of energy efficiency, CPTED, sustainability and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. If applicable, 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]

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Signed

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Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9872 (RZ 17-778834)  
10451, 10471 & 10491 No. 2 Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“LOW DENSITY TOWNHOUSES (RTL4)”**.

P.I.D. 003-671-071

Lot 67 Except: Firstly: Part Subdivided by Plan 38549; Secondly: Part Subdivided by Plan 61539; Section 36 Block 4 North Range 7 West New Westminster District Plan 8141

and

P.I.D. 004-049-357

Lot 103 Except: Part Subdivided by Plan 61539, Section 36 Block 4 North Range 7 West New Westminster District Plan 38549

and

P.I.D. 001-767-909

Lot 769 Section 36 Block 4 North Range 7 West New Westminster District Plan 56002

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9872”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON


SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

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

\_\_\_\_\_  
MAYOR

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





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

**Date:** May 15, 2018  
**File:** RZ 16-754625

**Re:** Application by Brian Ross Motorsports Corp. (DBA Alfa Maserati of Richmond)  
for Rezoning at 5480 Parkwood Way from "Industrial Business Park (IB1)" to  
"Vehicle Sales (CV)"

**Staff Recommendation**

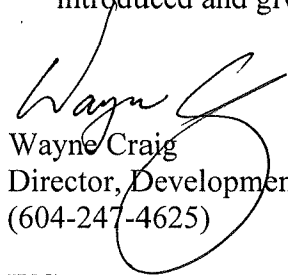
1. That Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 9874, to re-designate 5480 Parkwood Way:
  - a) from "Mixed Employment" to "Commercial" in the City of Richmond 2041 OCP Land Use Map to Schedule 1 of Official Community Plan Bylaw 9000; and
  - b) from "Industrial" to "Commercial" in the Land Use Map to Schedule 2.11B (East Cambie Area Plan) of the Official Community Plan;

be introduced and given first reading.

2. That Bylaw 9874, having been considered in conjunction with:
  - a) the City's Financial Plan and Capital Program; and
  - b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

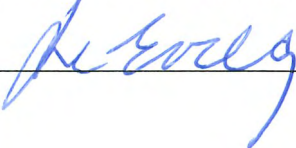
is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.

3. That Bylaw 9874, 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 9875, for the rezoning of 5480 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)", be introduced and given first reading.

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

WC:mm  
Att. 7



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



## **Staff Report**

### **Origin**

Brian Ross Motorsports Corp. (DBA Alfa Maserati of Richmond) has applied to the City of Richmond for permission to rezone a 0.40 ha (1.0 acre) site at 5480 Parkwood Way from “Industrial Business Park (IB1)” to “Vehicle Sales (CV)” for permission to undertake vehicle sales and repair/service within an 1,854 m<sup>2</sup> (19,960 ft<sup>2</sup>) existing building. The proposed rezoning will also require amendments to the Official Community Plan (OCP) and the East Cambie Area Plan.

The applicant has agreed to become a member of the Richmond Auto Mall Association (RAMA) and thus the subject site would become part of the auto mall after such time that the site is rezoned and building renovations area completed.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is attached.

### **Surrounding Development**

The site is located within an industrial park with light industrial buildings to the north and east, and automobile dealerships within the Richmond Auto Mall to the south.

- To the North: A lot, with a light industrial building zoned “Industrial Business Park (IB1)” on which a Development Permit application for a proposed 836 m<sup>2</sup> (9,000 ft<sup>2</sup>) addition to an industrial existing building (DP 17-778081) is in circulation for City staff review.
- To the South: Parkwood Way and a lot with an automobile dealership zoned “Vehicle Sales (CV)”.
- To the East: Parkwood Place and a lot with a light industrial building zoned “Industrial Business Park (IB1)”.
- To the West: Jacombs Road and the Richmond Nature Park on large site zoned “School & Institutional Use (SI)”, located within the Agricultural Land Reserve (ALR).

### **Related Policies & Studies**

#### **Richmond 2041 Official Community Plan (OCP) – Schedule 1**

The Richmond 2041 Official Community Plan (OCP) designates the subject property as “Mixed Employment”. The “Mixed Employment” designation permits a range of industrial and stand-alone office and institutional uses (Attachment 3).



### East Cambie Area Plan – Schedule 2.11B

The East Cambie Area Plan designates the subject property as “Industrial” to accommodate the production, manufacturing, storing, transporting, distributing, testing, cleaning, servicing or repair of goods (Attachment 4).

### Proposed Amendments to the OCP and East Cambie Area Plan

OCP Amendment Bylaw 9874 proposes to designate the site as “Commercial” within both the OCP and East Cambie Area Plan to facilitate the proposed rezoning to “Vehicles Sales (CV)”.

The proposed changes are consistent with the OCP and Area Plan “Commercial” land use designations of the nearby properties within the Richmond Auto Mall.

### Metro Vancouver 2040 Regional Growth Strategy

The Metro Vancouver 2040 Regional Growth Strategy (RGS) provides land use policies to guide future development in the region. The RGS designates the subject property as “Mixed Employment”, which is intended for industrial, commercial and other employment-related uses to help meet the needs of the regional economy which are not typically located in urban or neighbourhood centres. The proposed “Commercial” OCP land use designation would be consistent with the “Mixed Employment” designation in the RGS.

The properties within the Richmond Auto Mall are currently designated in the RGS as either “General Urban” or “Mixed Employment” as both designations permit commercial uses.

### Legal Documents to be Registered on Title

The proposed development will require the following documents be registered on Title prior to zoning adoption:

- Flood indemnity covenant as required under Richmond Flood Protection Bylaw 8204.
- An aircraft noise indemnity covenant on title as required under the OCP Aircraft Noise Policy.

### **Public Consultation**

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

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

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



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

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

### OCP Consultation Summary

The following stakeholders were considered during the review of the subject application.

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary.
Richmond School Board	No referral necessary, as discussed below.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed OCP amendment is consistent with the Regional Growth Strategy.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary.
Translink	No referral necessary, as no transportation road network changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary.
Richmond Coastal Health Authority	No referral necessary.
Stakeholder	Referral Comment (No Referral necessary)
Community Groups and Neighbours	The applicant and City have contacted the Richmond Auto Mall Association (RAMA). Feedback was received from RAMA who supported the applicant's proposal (see letter in Attachment 5).
All relevant Federal and Provincial Government Agencies	No referral necessary.

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9874, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

### **Analysis**

The proposed OCP and Area Plan re-designations to "Commercial" are supported as commercial uses are already permitted in the current OCP "Mixed Employment" designation and Richmond's Employment Lands Strategy supports flexibility in land use designations. As the intent of this application is to expand the Richmond Auto Mall, the proposed "Commercial" designation best reflects the use of the site and ensures consistency with the other auto dealership properties within the adjacent Auto Mall.



The benefits of the proposal is that it: enables more opportunities for auto dealerships to co-locate within the same area; improves comparative vehicle shopping for customers; removes the pressure on existing and displaced dealerships within the City Centre to relocate to other areas within the City; and improves stable employment opportunities in a concentrated area outside of the City Centre.

Furthermore, the site is located on the north side of Parkwood Way at the north entry point to the Richmond Auto Mall with “Vehicle Sales (CV)” zoned properties located on the south side Parkwood Way. While the current “Industrial Business Park (IB1)” zoning permits vehicle servicing and repair, it does not permit vehicle sales as do the adjacent properties zoned “Vehicle Sales (CV)” which permit both vehicle sales and service.

Based on the above factors, proximity of the complementary automobile dealership uses, the support from RAMA and the requirement for a Development Permit application, staff supports the proposed rezoning and OCP amendment bylaws.

#### Built Form and Architectural Character

The applicant plans to utilize the existing building with minor exterior design and functional changes to accommodate a sales showroom, car storage and service/repair work areas.

The applicant will be primarily undertaking renovation of the 1,854 m<sup>2</sup> (19,960 ft<sup>2</sup>) existing building which would include conversion of the warehouse and office uses on the ground floor to vehicle repair and vehicle showroom space. The office uses on the second floor mezzanine space will remain.

In addition to the interior renovation, the applicant is proposing the following exterior modifications (see Plan A-300 in Attachment 6) under a Development Permit application to:

- Re-paint, re-glaze, and change minor detailing on the existing building.
- Erect new building-mounted and free-standing signage.
- Increase the size of the parking to accommodate current parking, loading and aisle width requirements under Zoning Bylaw 8500 and provides landscape islands within the parking lot.

#### Existing Legal Encumbrances

The following legal documents should be discharged from the Title of the subject property:

- Statutory Right-of-Way (SROW) (LTO No. AC235881) for a sanitary main, as it pertains to the adjacent lot at 5355 Parkwood Place, but that is not related to the subject property.
- Flood Management Covenant (LTO No. AC169702A) as a new Flood Management Covenant is proposed to be registered on Title by the City as part of this rezoning.



- Covenant (LTO No. AC169703) prohibiting development prior to payment of Development Cost Charges (DCCs), as the current City DCC Bylaw would require payment of DCCs for any future additional building floor area to be constructed.

### Transportation and Site Access

The existing building is located on a corner lot at the intersection of Parkwood Way and Parkwood Place (Attachment 1). There are a total of two existing driveways to be maintained with one driveway leading from each road frontage to the surface parking lot surrounding the building. The parking lot will be improved with minor changes to bring the parking space and aisle dimensions up to the current Zoning Bylaw 8500 requirements while maintaining 39 parking spaces as required for proposed vehicle sales and service use (Attachment 6). One new large (WB17) loading bay is proposed, in addition to the two existing medium (SU9) loading bays, as required under Zoning Bylaw 8500.

### Tree Retention

The City's Tree Preservation Coordinator has reviewed a survey of all existing trees, with the following comments:

- 13 trees located on the development site to be retained.
- 15 trees located on City property to be retained.

The applicant has adjusted the parking lot plan to protect the existing trees. A full landscape plan that includes the existing trees will be provided and reviewed as part of the required Development Permit application.

### Development Permit

The applicant will need to submit a Development Permit application with full landscape, signage and architectural plans. The application will be reviewed by staff and be considered by the Development Permit Panel prior to the Development Permit being forwarded to Council for consideration of issuance.

As the applicant has become a member of the Richmond Auto Mall Association (RAMA), the applicant will also need to work with RAMA in preparing these plans (see letter in Attachment 5).

### Variance

The proposed development will require a minor variance to the north interior side yard required in the proposed "Vehicle Sales (CV)" zone from 3.0 m (9.8 ft.) to 0.46 m (1.5 ft.) for the existing building which will be considered through the forthcoming Development Permit application. This variance is supported by staff as there is no proposed change to the footprint of the building within this setback. It should also be noted that existing 0.46 m (1.5 ft.) building setback is permitted under the existing "Industrial Business Park (IB1)" zone which has no interior side setback requirement.



**Site Servicing and Frontage Improvements**

The applicant will enter into a Work Order to have the City construct a new 1.5 m (5.0 ft.) wide concrete sidewalk behind the existing curb along the entire Parkwood Way frontage and provide a new sidewalk let-down for the existing driveway entrance.

The existing water, sanitary sewer and storm sewer connections will be assessed and new connections will be installed by the City at the developer's cost if needed. An analysis of the municipal watermain pressure will be done to confirm if the development has adequate flow for on-site fire protection, or if a water service upgrade is needed.

A 4 m (13.1 ft.) by 4 m (13.1 ft.) statutory right-of-way (SROW) for an intersection corner cut-off at the southwest corner of the subject property at the intersection of Jacombs Road and Parkwood Way will be registered on Title to allow for City construction and maintenance of future possible transportation works in this area.

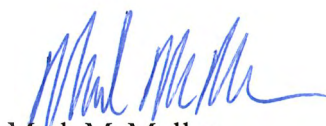
**Financial Impact or Economic Impact**

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 application to rezone the subject property from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)" to allow for new vehicle sales in a renovated building would allow for the orderly expansion of the Richmond Auto Mall.

It is recommended that Official Community Plan Amendment Bylaw 9874 and Richmond Zoning Amendment Bylaw 9875, be introduced and given first reading.



Mark McMullen  
Senior Coordinator - Major Projects  
(604-276-4173)

MM:blg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: OCP Land Use Map

Attachment 4: East Cambie Area Plan Land Use Map

Attachment 5: Letter from Richmond Auto Mall Association dated January 18, 2018

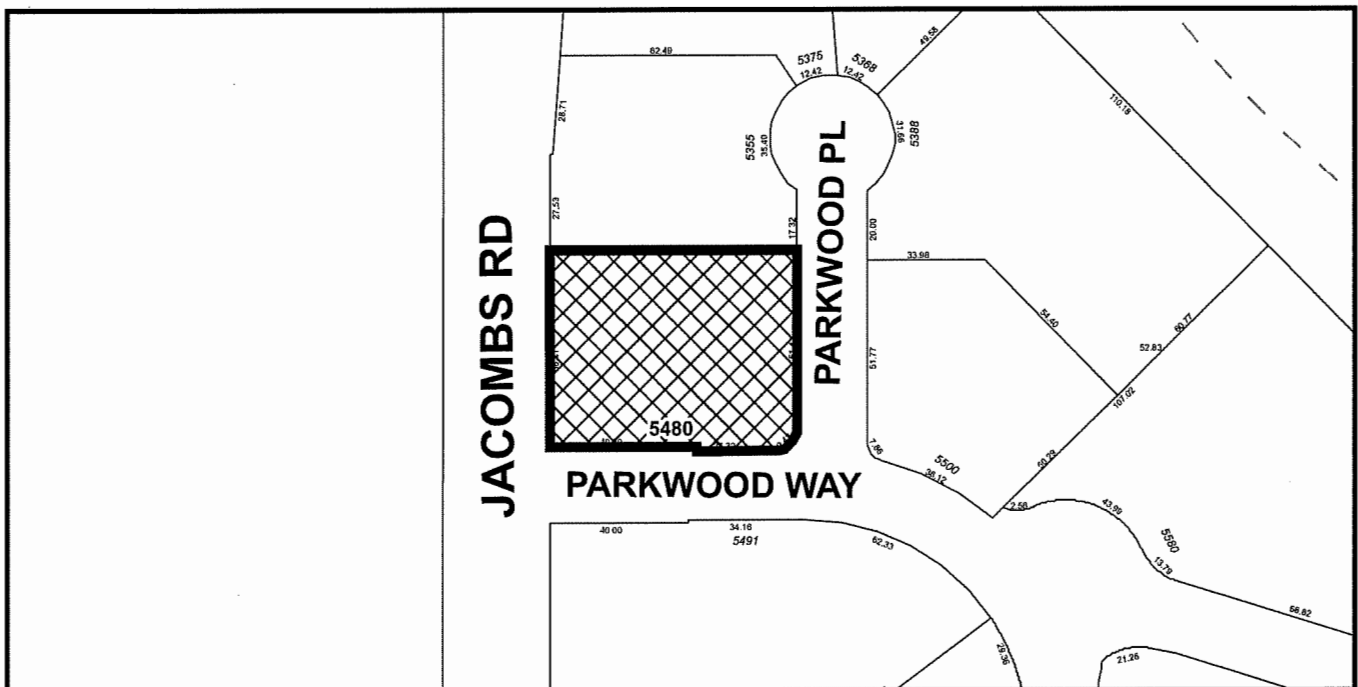
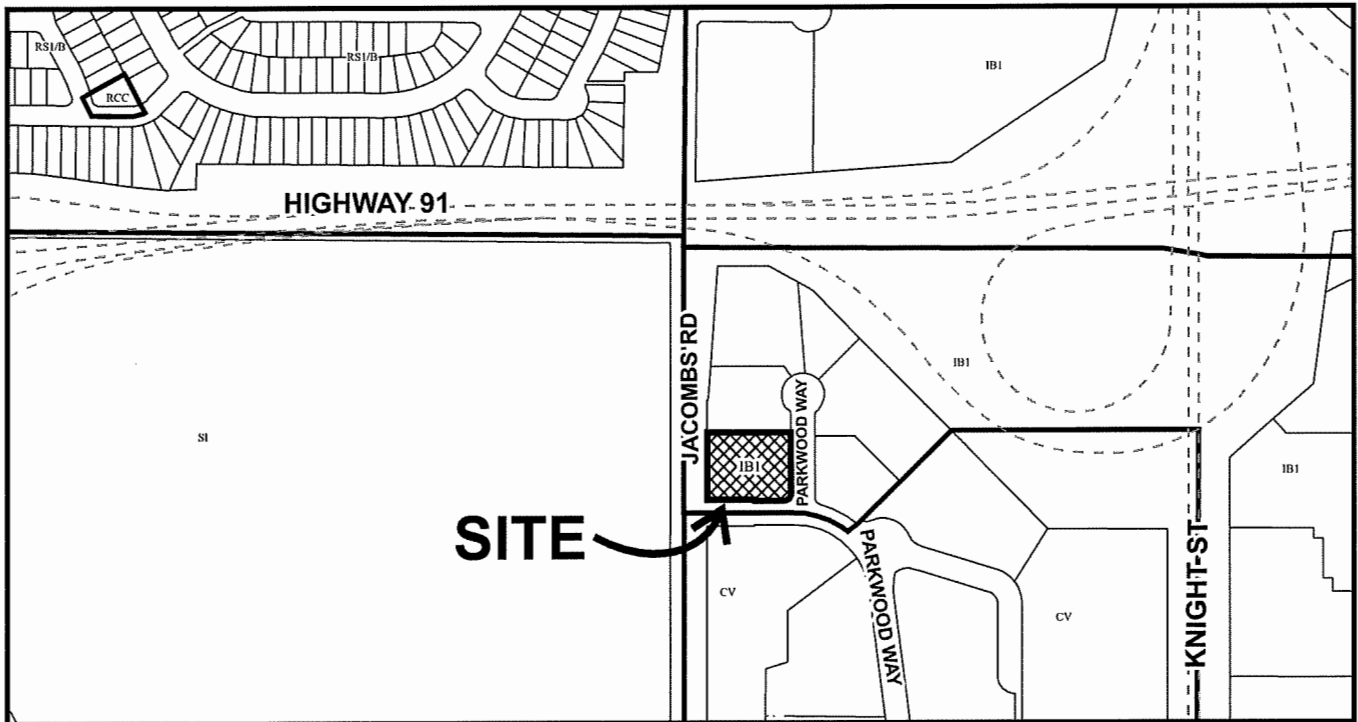
Attachment 6: Conceptual Development Plans

Attachment 7: Rezoning Considerations





City of  
Richmond



RZ 16-754625

Original Date: 01/06/17

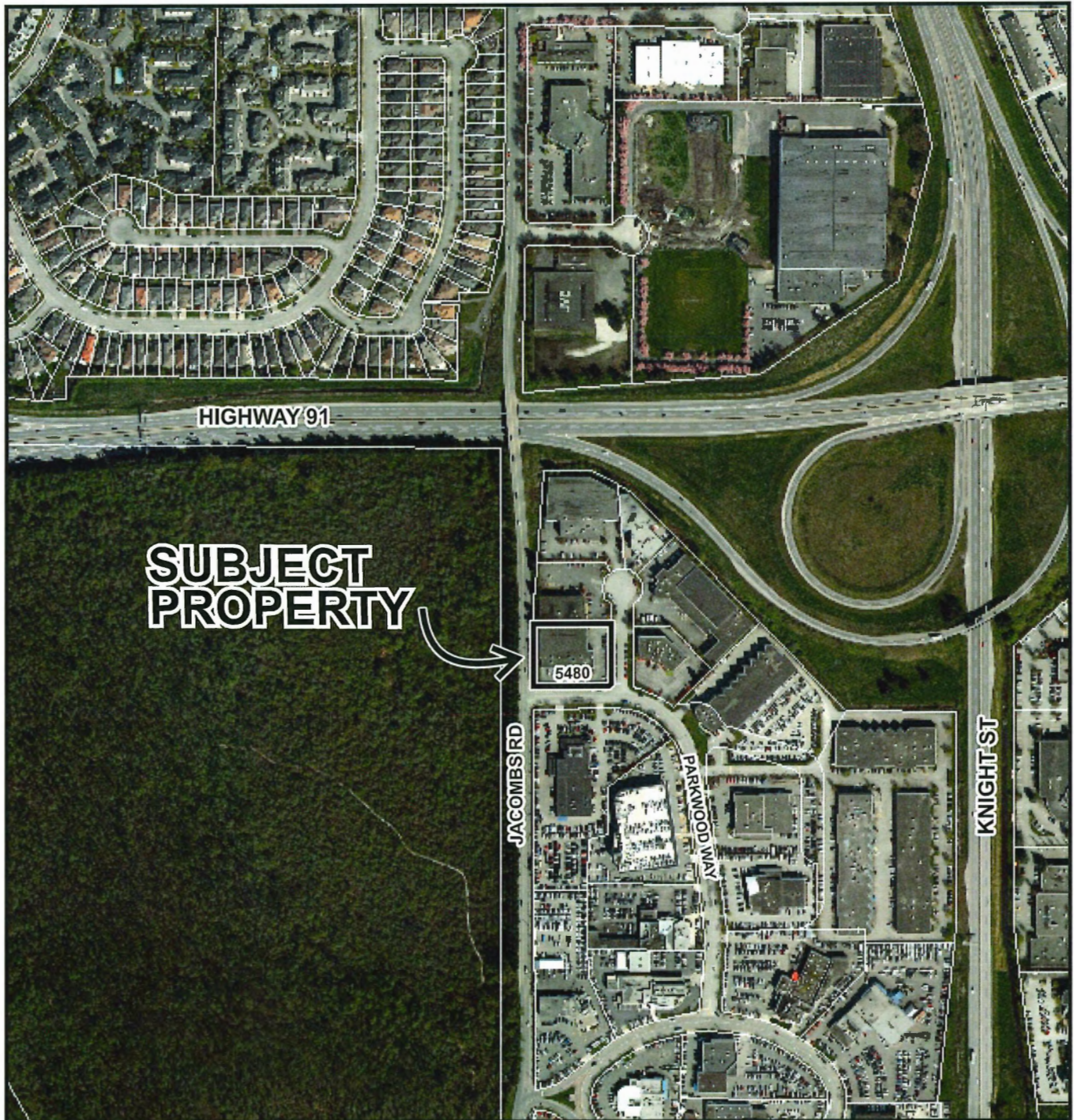
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 16-754625

Original Date: 01/06/17

Revision Date:

Note: Dimensions are in METRES





**RZ 16-754625**

**Attachment 2**

Address: 5480 Parkwood Way

Applicant: Brian Ross Motorsports Corp. (dba Alfa Maserati of Richmond)

Planning Area(s): East Cambie Area Plan

	Existing	Proposed
<b>Owner:</b>	L. Gillespie Holdings Ltd. (owner) Brian Ross Motorsports Corp. (leasee)	L. Gillespie Holdings Ltd. (owner) Brian Ross Motorsports Corp. (leasee)
<b>Site Size (m<sup>2</sup>):</b>	4,044 m <sup>2</sup>	4,044 m <sup>2</sup>
<b>Land Uses:</b>	Warehouse and Office	Automobile Sales and Repair
<b>OCP Designation:</b>	Mixed Employment	Commercial
<b>Area Plan Designation:</b>	Industrial	Commercial
<b>Zoning:</b>	"Industrial Business Park (IB1)"	"Vehicle Sales (CV)"

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.58 (no change)	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	1,854 m <sup>2</sup>	1,854 m <sup>2</sup>	none permitted
Lot Building Coverage (% of lot area):	50% (no change)	46% (no change)	none
Lot Size:	none	4,044 m <sup>2</sup>	none
Lot Dimensions (m):	none	Width: 51.41 m Depth: 65.32 m (no change)	none
Setbacks (m):	Front (Parkwood Place): Min. 3.0 m Rear(Jacombs Road): Min. 3.0 m Side (North): Min. 3.0 m Ext Side(Parkwood Way): Min. 3.0 m	Front (Parkwood Place): 15.5 m (no change) Rear(Jacombs Road): 6.1 m (no change) Side (North): 0.46 m (no change) Ext Side (Parkwood Way): 15.25 m (no change)	Variance from 3.0 m to 0.46 m for the side (north) setback for existing building
Height (m):	12.0 m	9.5 m (no change)	none
Off-street Parking Spaces – Total:	39	39	none

\* Preliminary estimate.



South Arm Fraser River

NO. 7 RD

HIGHWAY 91

KNIGHT ST

HIGHWAY 99

Subject Site

HIGHWAY 99

PLN 171

WESTMINSTER HWY

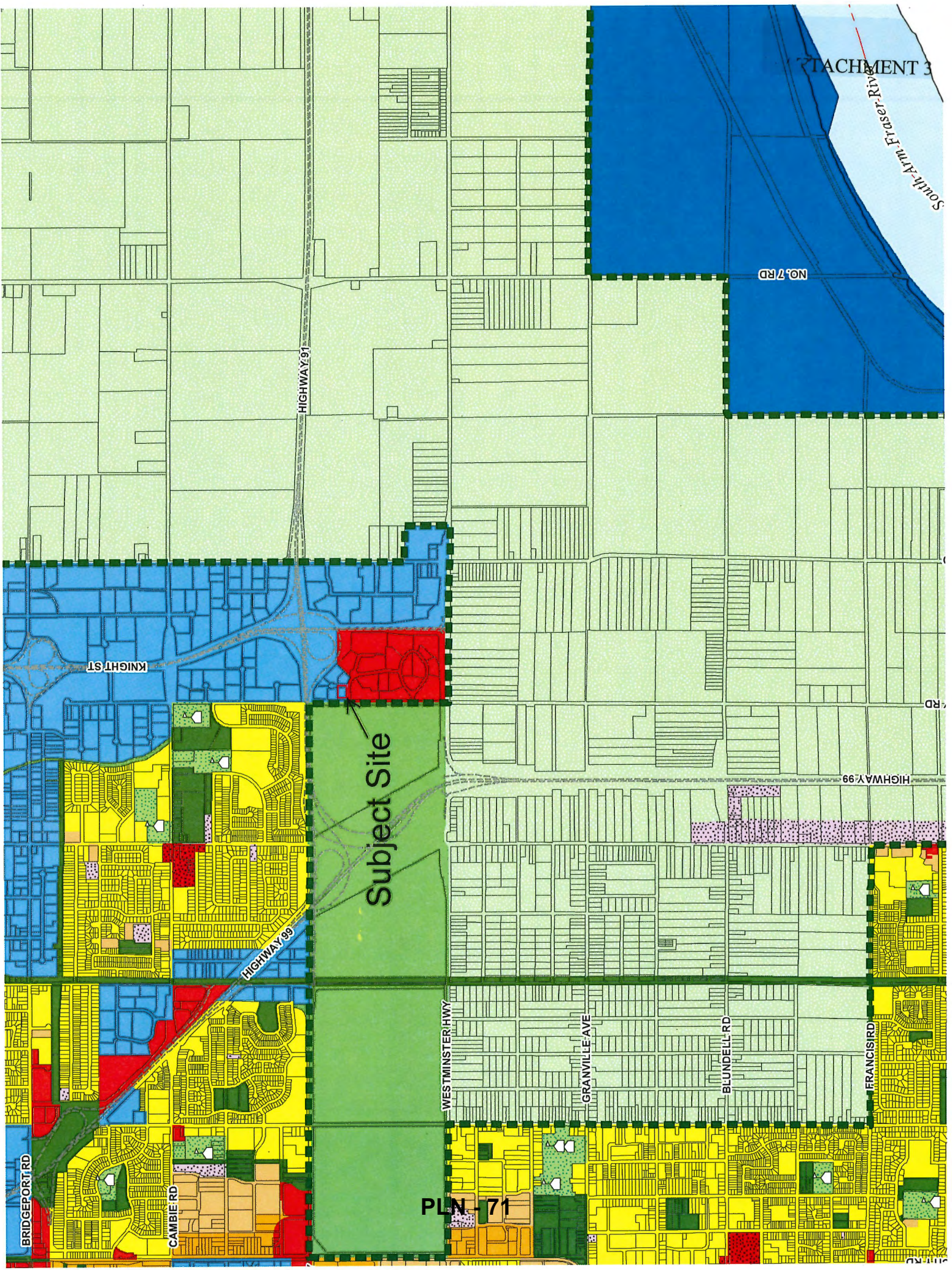
GRANVILLE AVE

BLUNDELL RD

FRANCIS RD

BRIDGEPORT RD

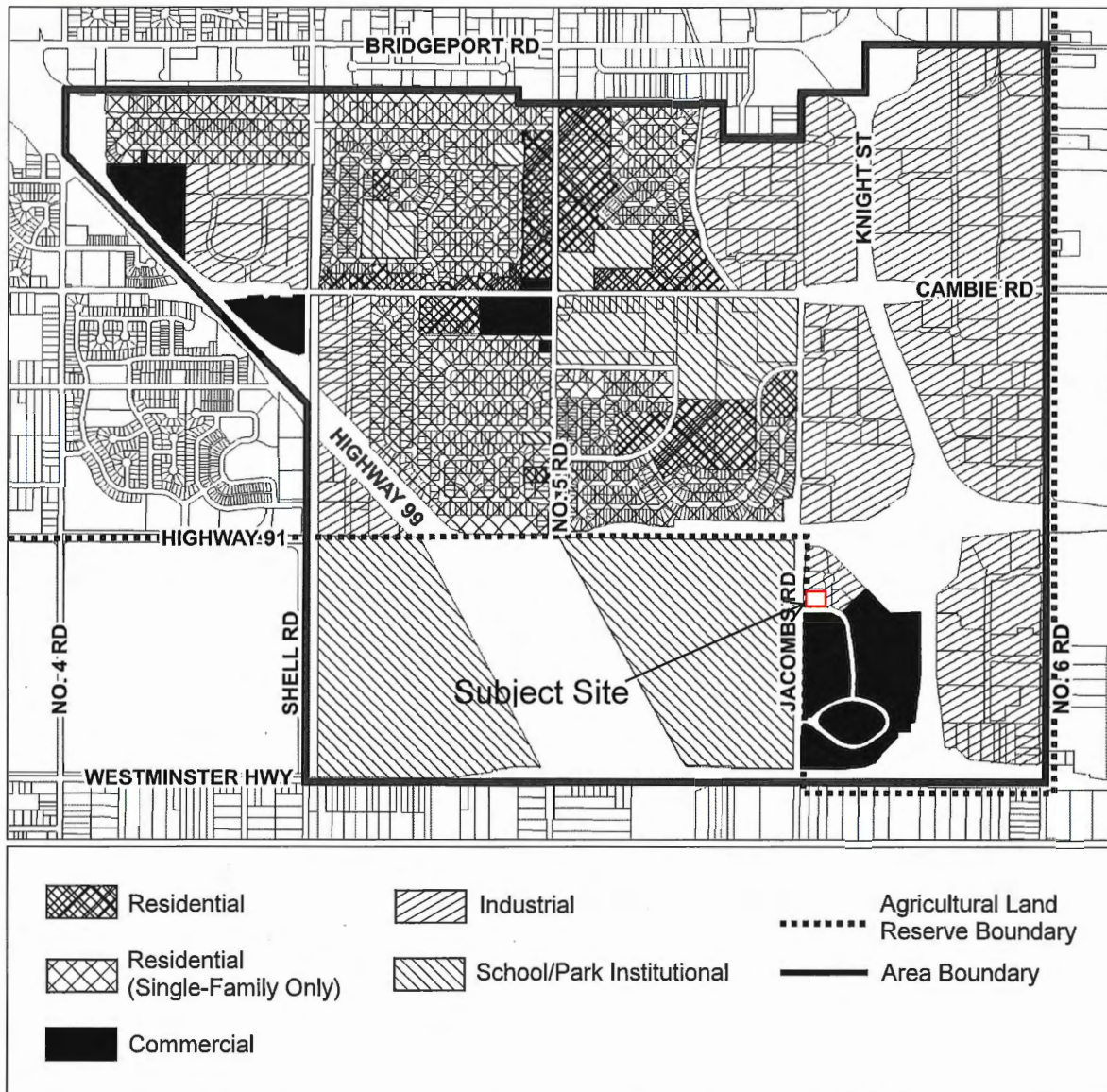
CAMBIE RD





City of Richmond

## Land Use Map

Bylaw 8948  
2016/10/24





## LETTER OF SUPPORT

January 18, 2018

To: City of Richmond  
Development Applications Department  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Re: 5480 Parkwood Way, Richmond, BC

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To Whom It May Concern,

This letter will confirm that the Member-Dealers of the Richmond Auto Mall Association (RAMA) fully support Brian Ross (Brian Ross Motorsports Corp.) in his efforts to conduct vehicle sales at 5480 Parkwood Way in Richmond and to act accordingly by rezoning the property to CV. The property is legally described as:

Parcel Identifier NO.: 014-965-151  
Lot 17, Section 5  
Block 4 North, Range 5 West  
New Westminster District, Plan 82969

Important to note, Mr. Ross has recently become a Member of RAMA; during the membership process, an agreement was executed that requires his company to adhere to all RAMA guidelines and policies including numerous conditions associated with development applications, construction, signage, etc.

The addition of Mr. Ross's dealership will certainly serve to enhance the Auto Mall. The proposed rezoning to permit his company to conduct new and used vehicle sales at this location is therefore appropriate and in the best interest of the Richmond Auto Mall Association.

Should you require any further info, please don't hesitate to contact me at 604-341-9928.

Gail Terry  
General Manager  
Richmond Auto Mall Association

CC: RAMA Board of Directors

**PLN - 73**

















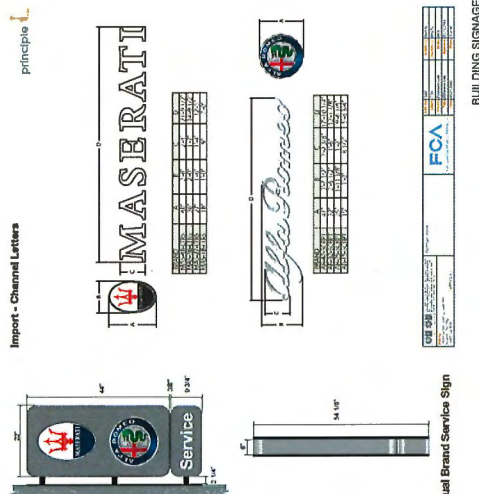
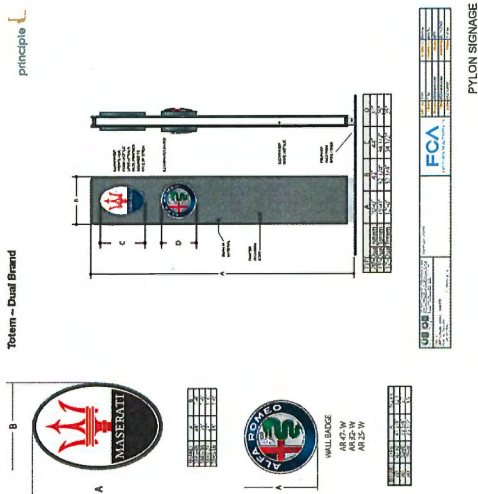










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## INTERFACE:

Suite 230  
1590 Cambie Road  
Richmond BC  
Canada V6X 3Z5  
Tel 604-821-1162  
Fax 604-821-7446  
[www.terracorearchitecture.com](http://www.terracorearchitecture.com)

Model 300	Specialized Auto Services & Sales Facility REZZONING
154500 Parkway Way Richmond, B.C.	
PRELIMINARY	
NOT RZSS	
LOCAL	
AS SHOWN	
DATE	
DRAWN	
MSL	
SCALE 1/4" = 1'	
SHEET NO.	
	BUILDING ELEVATIONS, SIGNAGE & OTHER DETAILS
DATE	
A 300	





**Address:** 5480 Parkwood Way

**File No.:** RZ 16-754625

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9875, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaw 9874.
2. Provincial Ministry of Transportation & Infrastructure Approval.
3. Granting of an approximately 4 m by 4 m corner cut (triangular) statutory right-of-way (SROW) for future transportation works at the southwest corner of the subject property at the Jacombs Road/Parkwood Way intersection (to be measured from the property lines). The SROW will provide for City construction of the works, maintenance, and liability for the works.
4. Registration of an aircraft noise indemnity covenant on Title.
5. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC.
6. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
7. Discharge of a redundant statutory right-of-way (LTO No. AC235881) for sanitary services, as these services and the related SROW Plan 82970 pertain to the adjacent lot at 5355 Parkwood Place; and discharge of a Covenant (LTO No. AC169702A), as a new Flood Management Covenant is being registered on Title by the City (the discharge is subject to receiving approval from Provincial Government as co-grantee). Covenant (LTO No. AC169703) prohibiting development prior to payment of Development Cost Charges (DCC) is to be discharged as the current City DCC Bylaw would require payment of DCCs for any future additional building floor area to be constructed.
8. City staff to confirm in writing the scope of the engineering/servicing works as described in Appendix A to be constructed under a Work Order\* and for the developer to confirm the civil consultant to be engaged to design these works to the satisfaction of the City.

**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. The works within Appendix A are to be designed and payment provided by the developer for the City Work Order.
3. 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.

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Signed

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Date



## **Appendix A**

### **Servicing Requirements under a Work Order**

**As a Servicing Agreement is not required, the following may be completed under a City Work Order.**

#### **1. Water Works:**

- Using the OCP Model, there is 432.0 L/s of water available at 20 psi residual west of the property along Jacombs Road, 422.0 L/s south of the property along Parkwood Way and 374.0 L/s east of the property along Parkwood Place. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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.
- At the Developer's cost, the City is to:
  - Disconnect existing water connection and cap existing lead at main along Parkwood Place.
  - Install new water connection along the east property line complete with meter and meter box off of the 300 mm PVC water main along Parkwood Place
  - Relocate the existing hydrant on Parkwood Way to the ultimate location outside of the proposed sidewalk

#### **2. Storm Sewer Works:**

- The Developer is required to:
  - Check the existing storm service connection at the northwest corner to confirm the material, capacity, and condition of the inspection chambers and pipes by video inspection. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection is not in a condition to be re-used, a new service connection, complete with inspection chamber, shall be installed at the west property line off of the existing 450 mm storm main along Jacombs Road at the Developer's cost.
  - Check the existing storm service connection at the east property line to confirm whether connection is in use. If connection is not in use, cap existing lead at main.

#### **3. Sanitary Sewer Works:**

- The Developer is required to:
  - Check the existing sanitary service connection at the east property line to confirm the material, capacity, and condition of the inspection chambers and pipes by video inspection. If deemed acceptable by the City, the existing service connections may be retained. In the case that the service connection is not in a condition to be re-used, a new service connection, complete with inspection chamber, shall be installed off of the sanitary main along Parkwood Place at the Developer's cost.

#### **4. Frontage Improvements:**

- Developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These shall be located on-site.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- Other frontage improvements as per Transportation's requirements in item no. 6. Below.



**5. General Engineering Items:**

- The developer is required to:
  - Not encroach into the rights-of-ways along the Parkwood Way or Jacombs Road frontage with trees, parking, fencing, or other on-site elements.
  - 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.

**6. Transportation Works Requirements:**

- Along the entire Parkwood Way frontage, a new 1.5 m wide concrete sidewalk is to be constructed behind the existing curb.
- Replacement of existing driveway entrance on Parkwood Way with a 7.5 m wide sidewalk let-down with any additional width for truck turning to be permitted subject to the satisfaction of Transportation staff.





**Richmond Official Community Plan Bylaw 9000 and 7100  
Amendment Bylaw 9874 (RZ 16-754625)  
5480 Parkwood Way**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing land use designation in the City of Richmond 2041 OCP Land Use Map to Schedule 1 thereof of the following area and by designating it "Commercial".

P.I.D. 014-965-151

Lot 17 Section 5 Block 4 North Range 5 West New Westminster District Plan 82969

2. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in the Land Use Map to Schedule 2.11B (East Cambie Area Plan) thereof of the following area by designating it "Commercial".

P.I.D. 014-965-151

Lot 17 Section 5 Block 4 North Range 5 West New Westminster District Plan 82969

3. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9874**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____



\_\_\_\_\_  
MAYOR

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





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9875 (RZ 16-754625)  
5480 Parkwood Way**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“VEHICLE SALES (CV)”**.

P.I.D. 014-965-151

Lot 17 Section 5 Block 4 North Range 5 West New Westminster District Plan 82969

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9875”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

\_\_\_\_\_  
MAYOR

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

