



**Planning Committee**

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

**Tuesday, May 7, 2019  
4:00 p.m.**

Pg. #      ITEM

**MINUTES**

**PLN-7**      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on April 16, 2019.*



**NEXT COMMITTEE MEETING DATE**

May 22, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

**PLANNING AND DEVELOPMENT DIVISION**

- 1. APPLICATION BY PAUL DOROSHENKO FOR A ZONING TEXT AMENDMENT TO THE “INDUSTRIAL RETAIL (IR1)” ZONE TO PERMIT A DISTILLERY AT 5800 CEDARBRIDGE WAY**  
(File Ref. No. 12-8060-20-010022; ZT 18-815709) (REDMS No. 5981442; 6157113)

**PLN-16**

**See Page PLN-16 for full report**

*Designated Speakers: Wayne Craig and Steven De Sousa*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10022, for a Zoning Text Amendment to the “Industrial Retail (IR1)” zone to permit “microbrewery, winery and distillery”, as a site-specific use and limited to one establishment, at 5800 Cedarbridge Way, be introduced and given first reading.*



2. **AMENDMENT TO HERITAGE ALTERATION PERMIT (HA 18-818536) FOR 3711 AND 3731 CHATHAM STREET AND STEVESTON VILLAGE HERITAGE CONSERVATION GRANT PROGRAM APPLICATION BY THE RICHMOND HOSPITAL/HEALTHCARE AUXILIARY**

(File Ref. No. HA 18-818536) (REDMS No. 6162947 v. 2)

PLN-31

See Page PLN-31 for full report

*Designated Speakers: Wayne Craig, Barry Konkin, and Minhee Park*

STAFF RECOMMENDATION

- (1) *That an amendment to the Heritage Alteration Permit (HA 18-818536) for foundation replacement work at 3711 and 3731 Chatham Street, which was issued on May 14, 2018, be approved; and*
- (2) *That a grant request of \$150,000 to the Richmond Hospital/Healthcare Auxiliary be approved under the Steveston Village Heritage Conservation Grant Program to assist with the foundation replacement work for the heritage protected building located at 3711 and 3731 Chatham Street and disbursed in accordance with Council Policy 5900.*



3. **APPLICATION BY IBI GROUP ARCHITECTS (CANADA) INC. TO AMEND SCHEDULE 2.10 OF OFFICIAL COMMUNITY BYLAW 7100 (CITY CENTRE AREA PLAN), CREATE THE “LIGHT INDUSTRIAL AND OFFICE (ZI19) – BRIDGEPORT VILLAGE (CITY CENTRE)” ZONE, AND REZONE THE SITE AT 9520 BECKWITH ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “LIGHT INDUSTRIAL AND OFFICE (ZI19) – BRIDGEPORT VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-009931/010019/010034; RZ 18-821103) (REDMS No. 6156129 v. 6; 6166391; 6157112; 6157109; 6157114; 6157177; 5870814)

PLN-67

See Page PLN-67 for full report

*Designated Speakers: Wayne Craig and Mark McMullen*

STAFF RECOMMENDATION

- (1) *That Official Community Plan Amendment Bylaw 10019, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) to change the “Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions” to provide a maximum density of 1.85 floor area ratio (FAR) and a maximum of 60% of the net floor area for non-industrial uses within the “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” designation for 9520 Beckwith Road, be introduced and given First Reading;*
- (2) *That Official Community Plan Amendment Bylaw 10034, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) to amend the term “Industrial Reserve” in Appendix 1 – Definitions to require that all office use within the “Industrial Reserve: Limited Commercial” area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m<sup>2</sup> (20,000ft<sup>2</sup>) where the total development density exceeds that in the underlying Transect; and amend the term “Village Centre Bonus” in Appendix 1 – Definitions, to require that all office use within the Village Centre Bonus (VCB) floor area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m<sup>2</sup> (20,000ft<sup>2</sup>) where the VCB exceeds 1.0 FAR, be introduced and given First Reading;*
- (3) *That Bylaw 10019 and Bylaw 1034, 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;**are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*

- (4) *That Bylaw 10019 and Bylaw 10034, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9931, to create the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone, and to rezone 9520 Beckwith Road from the "Single Detached (RS1/F)" zone to the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone, be introduced and given First Reading.*



4. **APPLICATION BY EVERNU DEVELOPMENTS FOR REZONING AT 11540 RAILWAY AVENUE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO “ARTERIAL ROAD THE TWO-UNIT DWELLINGS (RDA)” ZONE**

(File Ref. No. 12-8060-010030; RZ 18-819258) (REDMS No. 6162976; 6163247)

PLN-141

[See Page PLN-141 for full report](#)

*Designated Speakers: Wayne Craig and Edwin Lee*

**STAFF RECOMMENDATION**

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10030, for the rezoning of 11540 Railway Avenue from the “Single Detached (RS1/E)” zone to “Arterial Road Two-Unit Dwellings (RDA)” zone, be introduced and given First Reading.*



5. **SIGNAGE IMPROVEMENTS FOR REZONING AND DEVELOPMENT PROJECTS**

(File Ref. No. 08-4100-01; 12-8060-20-010004/010005) (REDMS No. 6118110 v. 2; 6165828; 6122871; 6137680; 6137679)

PLN-163

[See Page PLN-163 for full report](#)

*Designated Speaker: Wayne Craig*

**STAFF RECOMMENDATION**

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10004, respecting changes to rezoning signs, be introduced and given First Reading; and*



- (2) *That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 10005, respecting changes to Development Permit and Development Variance Permit signs and to add Temporary Use Permit signs, be introduced and given First Reading.*



## FINANCE AND CORPORATE SERVICES DIVISION

### 6. DEVELOPMENT NOTIFICATION REQUIREMENTS AND SERVICE LEVELS

(File Ref. No. 01-0105-06-01; 12-8060-20-010031) (REDMS No. 6088524; 6164384)

PLN-185

See Page PLN-185 for full report

*Designated Speaker: David Weber*

#### STAFF RECOMMENDATION

- (1) *That the proposed updates to the format of the Public Hearing, Development Permit Panel and Board of Variance meeting notices and mailed notices, as outlined in the staff report dated April 2, 2019 from the Director, City Clerk's Office, be endorsed;*
- (2) *That the opportunity to subscribe to email notifications for development notices be provided to members of the public as an enhanced level of service;*
- (3) *That staff bring forward the appropriate bylaw amendments and/or Council policies to implement and to recover costs for an expanded level of service in relation to development notices in accordance with Option 3, as outlined in the staff report dated April 2, 2019; and*
- (4) *That Richmond Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10031, to make various housekeeping amendments, be introduced and given first, second and third reading.*



## **Planning Committee Agenda – Tuesday, May 7, 2019**

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ITEM

7. **MANAGER'S REPORT**

ADJOURNMENT





## Planning Committee

Date: Tuesday, April 16, 2019

Place: Anderson Room  
Richmond City Hall

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

Also Present: Councillor Michael Wolfe

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on April 2, 2019, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

May 7, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY THE CITY OF RICHMOND FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8620 AND 8660 BECKWITH ROAD**  
(File Ref. No. TU 18-841880) (REDMS No. 6139926)

**Planning Committee**  
**Tuesday, April 16, 2019**

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It was moved and seconded

- (1) *That the application by the City of Richmond for a Temporary Commercial Use Permit for the properties at 8620 and 8660 Beckwith Road to allow non-accessory parking as a permitted use be considered for a period of three years; and*
- (2) *That this application be forwarded to the May 21, 2019 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.*

**CARRIED**

**2. VANCOUVER AIRPORT AUTHORITY'S PROPOSED AIRPORT ZONING REGULATIONS: PROPOSED AMENDMENTS TO THE CITY CENTRE AREA PLAN AND ZONING BYLAW**

(File Ref. No. 01-0153-01; 12-8060-20-0010020) (REDMS No. 6150504 v. 3)

A revised version of the proposed Richmond Official Community Plan 7100 Amendment Bylaw 10020 was distributed (attached to and forming part of these minutes as Schedule 1).

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office), staff briefed Committee on the proposed amendments to the City Centre Area Plan and zoning bylaw, noting that the proposed amendments will respond to Vancouver Airport Authority's (VAA) proposed airport zoning regulations to protect airspace for future runway options. Staff added that the VAA has not formally considered plans to construct any additional runway and that such an initiative would involve extensive stakeholder consultation prior to construction.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10020, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10020, having been considered in conjunction with:*
  - (a) *the City's Consolidated 5 Year 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;*

**Planning Committee**  
**Tuesday, April 16, 2019**

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- (3) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10020, 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; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10021, be introduced and given first reading.*

**CARRIED**

3. **MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:09 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, April 16, 2019.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 10020  
(YVR Airport Zoning Regulations – Building Height in the CCAP)**

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

1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended, at Schedule 2.10 (City Centre Area Plan), as follows:

- a) at Section 2.2.3(a) (Encourage “Office-Friendly” Development Opportunities), by adding a double asterisk “\*\*” after the table heading “Typical Maximum Building Height”, and adding the following text immediately after the table:

“\*\* Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”

- b) at Section 2.2.3(a) “Office-Friendly Checklist” by deleting item “3. High-Rise” in and replacing it with the following:

“3. High-Rise

Building heights of 35-45 m (115-148 ft.) are permitted in prominent locations near No. 3 Road, the Canada Line, and in a limited number of waterfront locations (e.g., at No. 3 Road and Cambie Road), but may be subject to established Airport Zoning Regulations in certain areas.”

- c) at Section 2.10.1(e) (Encourage Human-Scaled Development), by adding a double asterisk “\*\*” after the table heading “Maximum Height Permitted Based on Maximum Density”, and adding the following text immediately after the table:

“\*\* Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”

- d) at Section 3.2.4 (Sub-Area A.4: Commercial Reserve – Mid- to High-Rise), by deleting: item “Maximum Typical Height: • 25 - 45 m (82 - 148ft.)” and replacing it with the following:

*“Maximum Typical Height:*

*• 25 – 45 m (82 – 148ft.), or less if subject to established Airport Zoning Regulations.”*

- e) at Section 3.2.4 (Sub-Area A.4: Commercial Reserve – Mid- to High-Rise), by deleting the fifth row of the table titled “Sub-Area A.4: Commercial Reserve – Mid- to High-Rise” and replacing it with the following:

"E. Maximum Building Height"	<ul style="list-style-type: none"> <li>• For 2 FAR or less: 25 m (82 ft.), or less if subject to established Airport Zoning Regulations.</li> <li>• For greater than 2 FAR: varies as per the Plan, 25 – 45 m (82 – 148 ft.), or less if subject to established Airport Zoning Regulations.</li> <li>• Additional height to a maximum of 45 m (148 ft.) may be supported where it enhances the skyline and pedestrian streetscape."</li> </ul>
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- f) at Section 3.2.6 (Sub-Area B.2: Mixed Use – Mid-Rise Residential & Limited Commercial), by deleting the item "Maximum Typical Height: • 25 m (82 ft.)" and replacing it with the following:

*"Maximum Typical Height:*

- 25 m (82 ft.), or less if subject to established Airport Zoning Regulations."

- g) at Section 3.2.6 (Sub-Area B.2: Mixed Use – Mid-Rise Residential & Limited Commercial), by deleting the fifth row of the table titled "Sub-Area B.2: Mixed Use – Mid-Rise Residential & Limited Commercial" and replacing it with the following:

"E. Maximum Building Height"	<ul style="list-style-type: none"> <li>• For 1.2 FAR or less: 15 m (49 ft.), or less if subject to established Airport Zoning Regulations.</li> <li>• For greater than 1.2 FAR: 25 m (82 ft.), or less if subject to established Airport Zoning Regulations.</li> <li>• Additional building height may be permitted where it enhances livability on the subject site and neighbouring properties (e.g., reduced shading, reduced overlook)."</li> </ul>
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- h) at Section 3.2.7 (Sub-Area B.3: Mixed Use – High-Rise Residential, Commercial & Mixed Use), by deleting the item "Maximum Typical Height: • 25 - 45 m (82 - 148 ft.)" and replacing it with the following:

*"Maximum Typical Height:*

- 25 – 45 m (82 – 148ft.), or less if subject to established Airport Zoning Regulations."

- i) at Section 3.2.7 (Sub-Area B.3: Mixed Use – High-Rise Residential, Commercial & Mixed Use), by deleting the fifth row of the table titled "Sub-Area B.3: Mixed Use – High-Rise Residential, Commercial & Mixed Use" and replacing it with the following:

"E. Maximum Building Height"	<ul style="list-style-type: none"> <li>• For less than 3 FAR: 35 m (115 ft.), or less if subject to established Airport Zoning Regulations, except lower where indicated in the Plan (e.g., Oval Village).</li> <li>• For 3 FAR: 45 m (148 ft.), or less if subject to established Airport Zoning Regulations, except lower where indicated in the Plan (e.g., Oval Village).</li> <li>• Additional height to a maximum of 45 m (148 ft.) may be supported where it enhances the skyline and pedestrian streetscape."</li> </ul>
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- j) at Section 3.2.8 (Sub-Area B.4: Mixed Use – High-Rise Commercial & Mixed Use), by deleting the item "Maximum Typical Height: • 45 m (148 ft.)" and replacing it with the following:

*"Maximum Typical Height:*

- 45 m (148 ft.), or less if subject to established Airport Zoning Regulations."

- k) at Section 3.2.8 (Sub-Area B.4: Mixed Use – High-Rise Commercial & Mixed Use), by deleting the fifth row of the table titled “Sub-Area B.4: Mixed Use – High-Rise Commercial & Mixed Use” and replacing it with the following:

“E. Maximum Building Height	• 45 m (148 ft.), or less if subject to established Airport Zoning Regulations.”
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- l) at Specific Land Use Map: Aberdeen Village (2031), by deleting the map titled Specific Land Use Map: Aberdeen Village (2031) and replacing it with that attached to this bylaw as Schedule A, and by making any text and graphic amendments to ensure consistency with the Specific Land Use Map: Aberdeen Village (2031) as amended;
- m) at Specific Land Use Map: Lansdowne Village (2031), by deleting the map titled Specific Land Use Map: Lansdowne Village (2031) and replacing it with that attached to this bylaw as Schedule B, and by making any text and graphic amendments to ensure consistency with the Specific Land Use Map: Lansdowne Village (2031) as amended;
- n) at Specific Land Use Map: Bridgeport Village (2031), by adding the following immediately below the legend for the map titled Specific Land Use Map: Bridgeport Village (2031):
- “Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”
- o) at Specific Land Use Map: Capstan Village (2031), by adding the following immediately below the legend for the map titled Specific Land Use Map: Capstan Village (2031):
- “Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”
- p) at Specific Land Use Map: Aberdeen Village (2031), by adding the following immediately below the legend for the map titled Specific Land Use Map: Aberdeen Village (2031):
- “Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”
- q) at Specific Land Use Map: Lansdowne Village (2031), by adding the following immediately below the legend for the map titled Specific Land Use Map: Lansdowne Village (2031):
- “Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”
- r) at Specific Land Use Map: Brighthouse Village (2031), by adding the following immediately below the map titled Specific Land Use Map: Brighthouse Village (2031):
- “Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”



- s) at Specific Land Use Map: Oval Village (2031) , by adding the following immediately below the map titled Specific Land Use Map: Oval Village (2031):

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

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10020”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

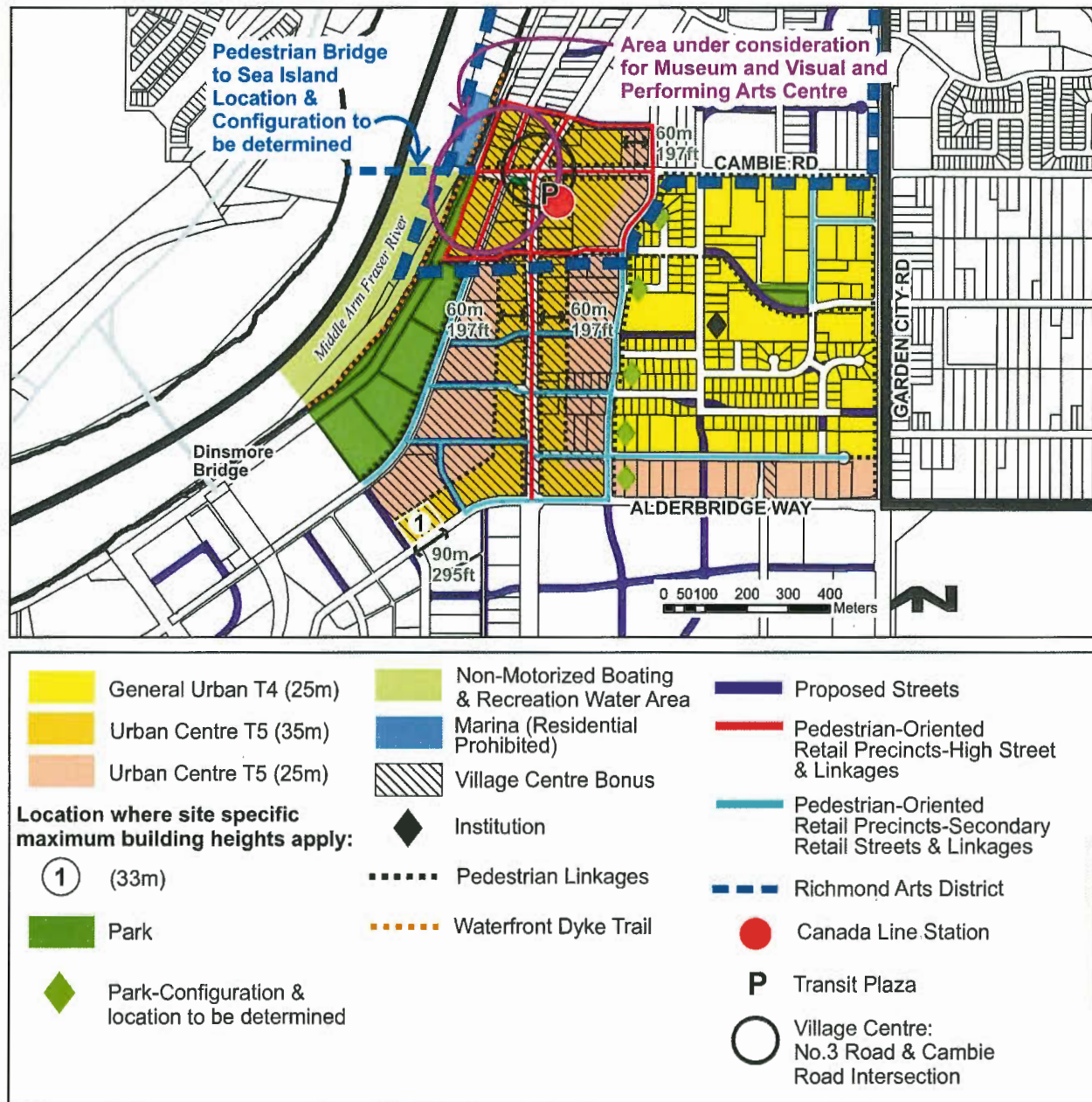
_____	CITY OF RICHMOND
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MAYOR

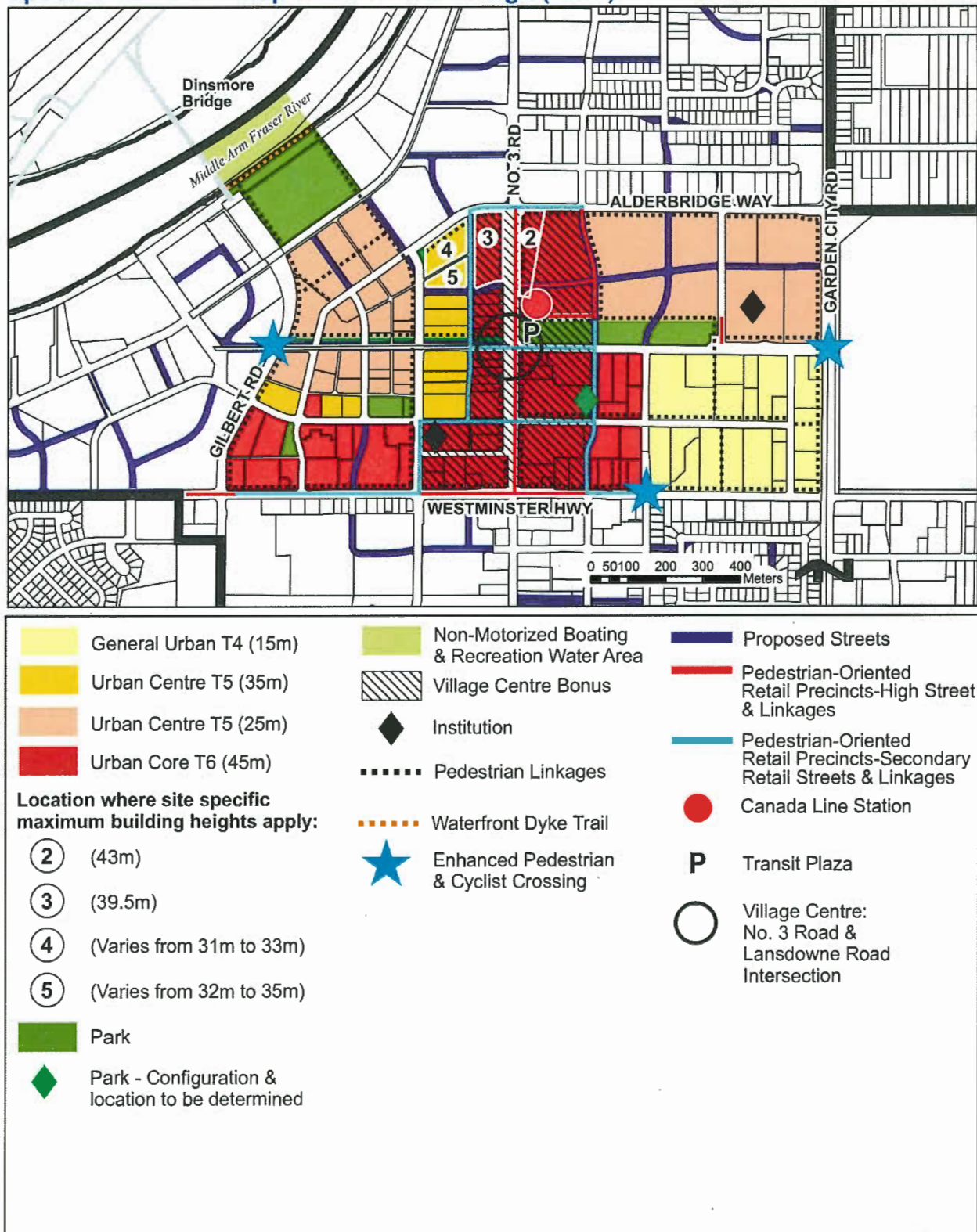
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CORPORATE OFFICER

## Schedule A of Bylaw 10020

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



## Schedule B of Bylaw 10020

**Specific Land Use Map: Lansdowne Village (2031)**



# City of Richmond

## Report to Committee


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

**Date:** April 24, 2019  
**File:** ZT 18-815709

**Re:** Application by Paul Doroshenko for a Zoning Text Amendment to the "Industrial Retail (IR1)" Zone to Permit a Distillery at 5800 Cedarbridge Way

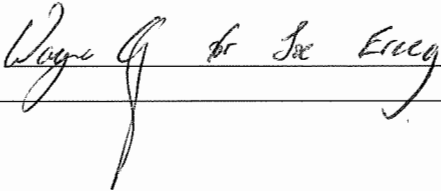
### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10022, for a Zoning Text Amendment to the "Industrial Retail (IR1)" zone to permit "microbrewery, winery and distillery", as a site-specific use and limited to one establishment, at 5800 Cedarbridge Way, be introduced and given first reading.



Wayne Craig  
Director, Development

WC:sds  
Att. 5

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

## Staff Report

### Origin

Paul Doroshenko has applied to the City of Richmond for permission to amend the “Industrial Retail (IR1)” zone to add “microbrewery, winery and distillery”, as a site-specific permitted use and limited to one establishment, at 5800 Cedarbridge Way. A location map and aerial photograph are provided in Attachment 1. The subject site is currently occupied by a light industrial/office building approximately 1,820 m<sup>2</sup> (19,590 ft<sup>2</sup>) in area, which is to be retained. The applicant is proposing to operate a distillery (spirits) in one of the units of the existing light industrial/office building (four units in total). The proposed distillery will include 215.7 m<sup>2</sup> (2,322 ft<sup>2</sup>) of warehouse/production area and 46 m<sup>2</sup> (495 ft<sup>2</sup>) of retail and tasting area on the ground level, and 111.4 m<sup>2</sup> (1,199 ft<sup>2</sup>) of break room space for staff on the mezzanine level, for a total of 373.1 m<sup>2</sup> (4,016 ft<sup>2</sup>). The proposed floor plans are provided in Attachment 2.

The applicant has submitted Building Permit (BB 18-842152) and Business License (IU18-838000) applications, currently in-circulation, for the manufacturing component of the proposed distillery, which is a permitted use under the existing zoning. The proposed Zoning Text Amendment is to allow the ancillary uses (i.e. retail and lounge component). The lounge component would involve additional public consultation and Council and Provincial approvals through the liquor service licencing process as described below. A total of three business licenses from the City are required, including licenses for the manufacturing, lounge and retail components.

### Liquor Control and Licensing Branch (LCLB)

The applicant will also be required to obtain licenses from the Liquor Control and Licensing Branch (LCLB), including a “manufacturer” license, and “on-site store” and “lounge” endorsements. If the proposed Zoning Text Amendment is adopted by Council, the City will require the applicant to undertake additional public consultation on the LCLB “lounge” endorsement application in accordance with Development Application Fees Bylaw 8951. The LCLB “lounge” endorsement application process involves the following:

- Public consultation, including installing a sign on the property and publishing a notice in three consecutive editions of the newspaper. By practice, the City also requires that notices be mailed to residents and owners of properties within a 50 m (164 ft.) radius of the subject property.
- Review of the application, including consideration of prescribed criteria: (a) potential for additional noise and traffic, (b) impact on the community, and (c) potential to operate contrary to its primary purpose. The applicant will also provide details of the type of licence, proposed person capacity, and proposed hours of liquor service.
- Council consideration of the application and the results of the public consultation, which would be reviewed by staff and forwarded to Council for consideration in providing comments to the LCLB on the “lounge” endorsement application.



If the LCLB considers the license endorsement application for the “lounge” after receiving City Council comments, the applicant would then apply for the applicable City business licence if approved by the LCLB.

### **Findings of Fact**

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

### **Surrounding Development**

To the North: Light industrial buildings with surface parking and loading on properties zoned “Industrial Retail (IR1)”.

To the South & East: Across a City-owned lane, light industrial buildings with surface parking and loading on properties zoned “Industrial Retail (IR1)”.

To the West: Across Cedarbridge Way, light industrial buildings with surface parking and loading on properties zoned “Industrial Retail (IR1)”.

### **Related Policies & Studies**

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

The Official Community Plan (OCP) land use designation for the subject site is “Mixed Use (MU)”. The “Mixed Use” designation comprises of those areas where the principal uses are residential, commercial, industrial, office and institutional uses. The City Centre Area Plan (CCAP) (Lansdowne Village) land use designation for the subject site is “Urban Centre T5 (25 m)” (Attachment 4). Urban Centre T5 permits residential, hotel, office, retail trade and service, restaurant, neighbourhood pub and accessory uses. The development proposal is generally consistent with these designations.

#### Royal Canadian Mounted Police (RCMP)

RCMP staff reviewed the proposal and had no concerns with the distillery.

#### 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.

#### Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 3. Registration of an aircraft noise indemnity covenant on Title is required prior to final adoption of the rezoning bylaw to address public awareness and to ensure aircraft noise mitigation is incorporated into future development.

## **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 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*.

In addition, the applicant is required to undertake additional public consultation on the Liquor Control and Licensing Branch (LCLB) “lounge” endorsement application in accordance with Development Application Fees Bylaw 8951, as described in the “Liquor Control and Licensing Branch (LCLB)” section of this report.

## **Analysis**

### Proposed Zoning Text Amendment

The purpose of the proposed Zoning Text Amendment is to amend the “Industrial Retail (IR1)” zone to add “microbrewery, winery and distillery”, as a site-specific permitted use and limited to one establishment, at 5800 Cedarbridge Way. The manufacturing component of the proposed distillery is permitted under the existing “Industrial Retail (IR1)” zone under the “industrial, general” use. However, the proposed ancillary uses (i.e. on-site store and lounge) are not permitted. The proposed Zoning Text Amendment is to allow the “microbrewery, winery and distillery” use, which permits the on-site store and lounge components, which differentiate distilleries (and microbreweries and wineries) from standalone liquor manufacturing operations.

The definition of the “microbrewery, winery and distillery” use as per Zoning Bylaw 8500 includes requiring that the combined floor area of the proposed ancillary uses does not exceed the manufacturing floor area. The proposal complies with this requirement as approximately 215.7 m<sup>2</sup> (2,322 ft<sup>2</sup>) of warehouse/production area, 46 m<sup>2</sup> (495 ft<sup>2</sup>) of retail and tasting area and 111.4 m<sup>2</sup> (1,199 ft<sup>2</sup>) of break room space for staff are proposed.

The proposed Zoning Text Amendment would allow the “on-site store” component, along with the currently permitted manufacturing use, while further public and Council comment would be required prior to LCLB granting a “lounge” endorsement, as discussed in the “Liquor Control and Licensing Branch (LCLB)” section of this report.

### Built Form and Architectural Character

The subject property is currently occupied by a two-storey light industrial/office building with four side-by-side units of approximately 1,820 m<sup>2</sup> (19,590 ft<sup>2</sup>) in area, which is to be retained. The distillery is proposed to be contained wholly within one of the units of the existing building (no outdoor seating area is proposed). Surface parking is located at the front of the building and

loading area at the rear. There is also a grass and landscaped boulevard separating the surface parking from Cedarbridge Way.

No changes are proposed to the exterior of the building as part of this application, with the exception of new signage, which will require a separate Sign Permit.

#### Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) (Plan 40613) registered on Title for sanitary sewer services located in the northeast corner of the property (3.0 m W x 15.2 m L). The SRW will not be impacted by the proposed development and the developer is aware that encroachment into the SRW is not permitted.

#### Transportation and Site Access

The existing driveway access from Cedarbridge Way, surface parking lot and loading area for the existing light industrial/office building are to be maintained. The proposed distillery will be allotted six vehicle parking spaces in the existing surface parking lot, consistent with Zoning Bylaw 8500. The remaining spaces will continue to be allocated to the existing tenants, with no changes to the number of vehicle parking spaces for each tenant and consistent with the requirements of Zoning Bylaw 8500. There are 16 existing Class 2 bicycle parking spaces provided for the building in an accessible area along Cedarbridge Way, consistent with Zoning Bylaw 8500. The applicant will be required to provide one interior Class 1 employee bicycle parking space.

In order to improve pedestrian access to the proposed distillery, the applicant will be required prior to final adoption of the Zoning Text Amendment to provide a security deposit to the City, based on 100% of the cost estimate, for the construction of a minimum 1.5 m (5 ft.) wide painted pedestrian pathway on-site immediately adjacent to the south property line, connecting Cedarbridge Way to the front of the building. Part of the pedestrian pathway will include an asphalt portion from the property line to the curb, located on the City's property, which will be secured via City Work Order. The proposed pedestrian pathway will require the existing parking spaces to be shifted and repainted, which will be included in the security amount.

#### **Conclusion**

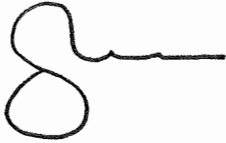
Paul Doroshenko has applied to the City of Richmond for permission to amend the "Industrial Retail (IR1)" zone to add "microbrewery, winery and distillery", as a site-specific permitted use and limited to one establishment, at 5800 Cedarbridge Way.

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

The list of rezoning considerations is included in Attachment 5, 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 10022 be introduced and given first reading.



A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line.

Steven De Sousa  
Planner 1

SDS:cas

Attachment 1: Location Map & Aerial Photo

Attachment 2: Conceptual Development Plans

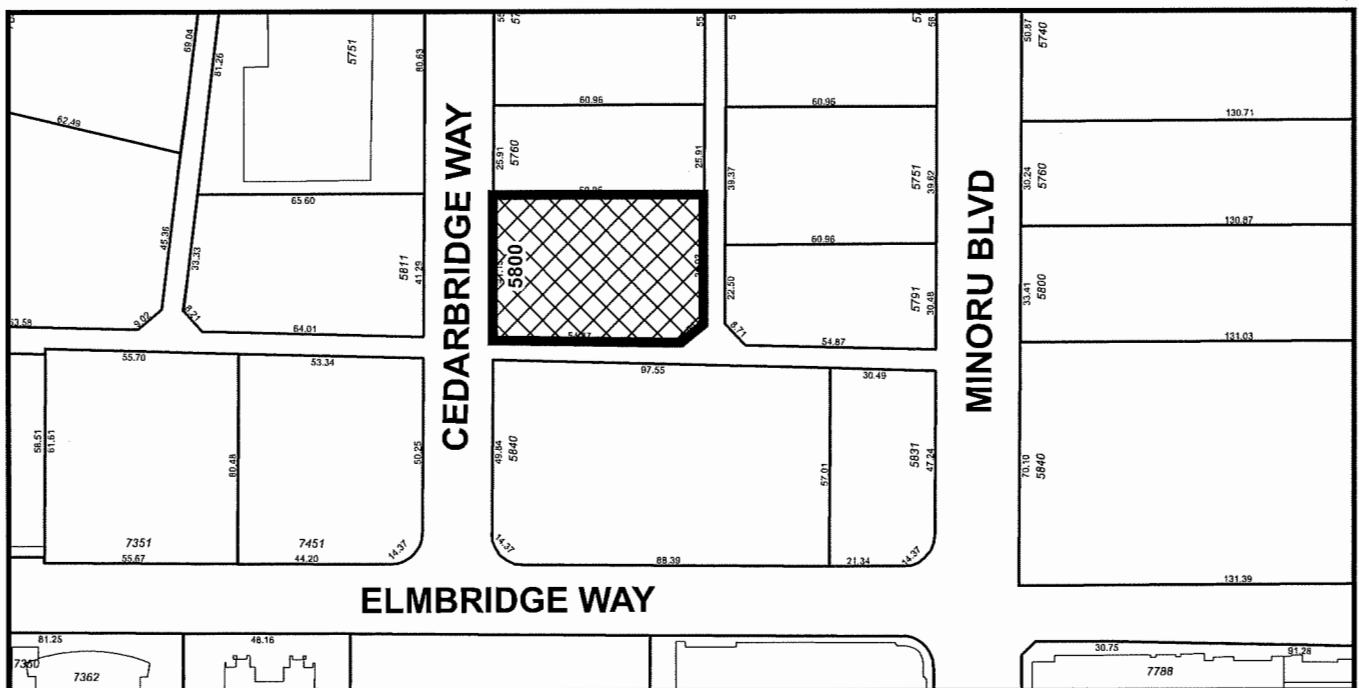
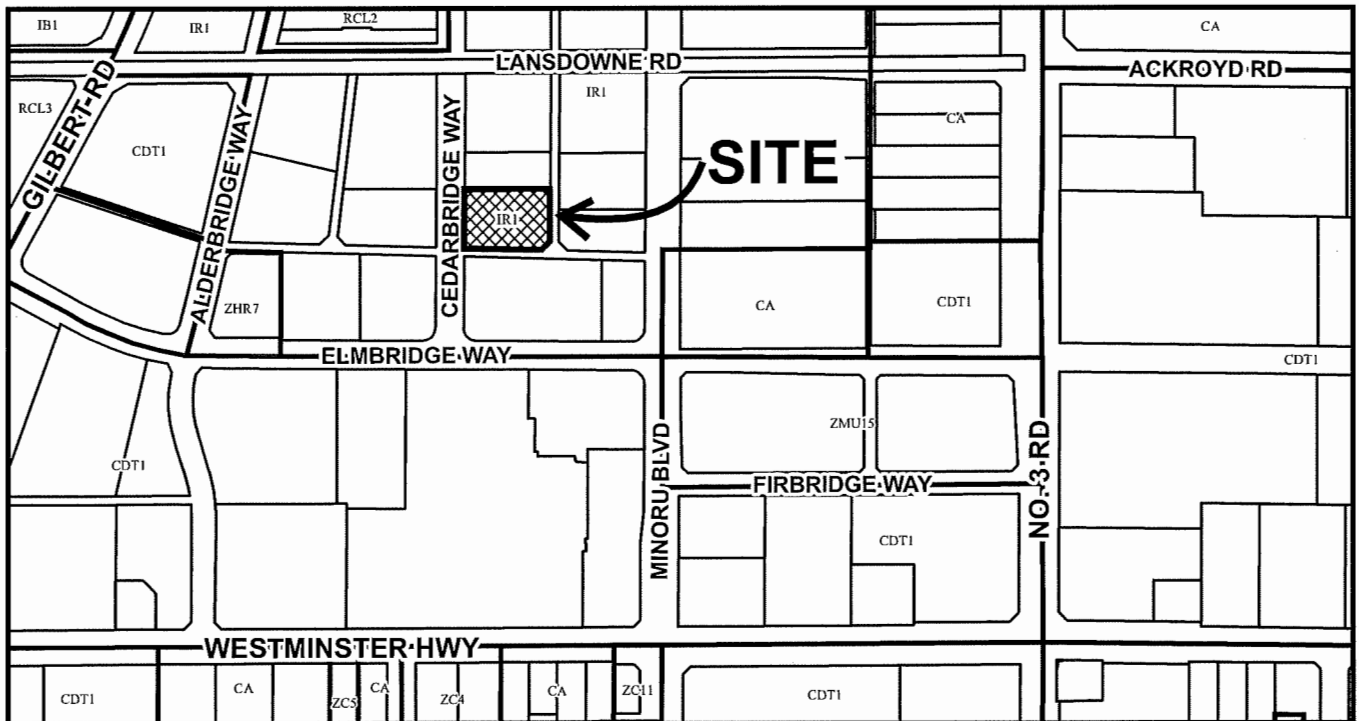
Attachment 3: Development Application Data Sheet

Attachment 4: City Centre Area Plan (CCAP) Lansdowne Village Specific Land Use Map

Attachment 5: Rezoning Considerations



City of  
Richmond



ZT 18-815709

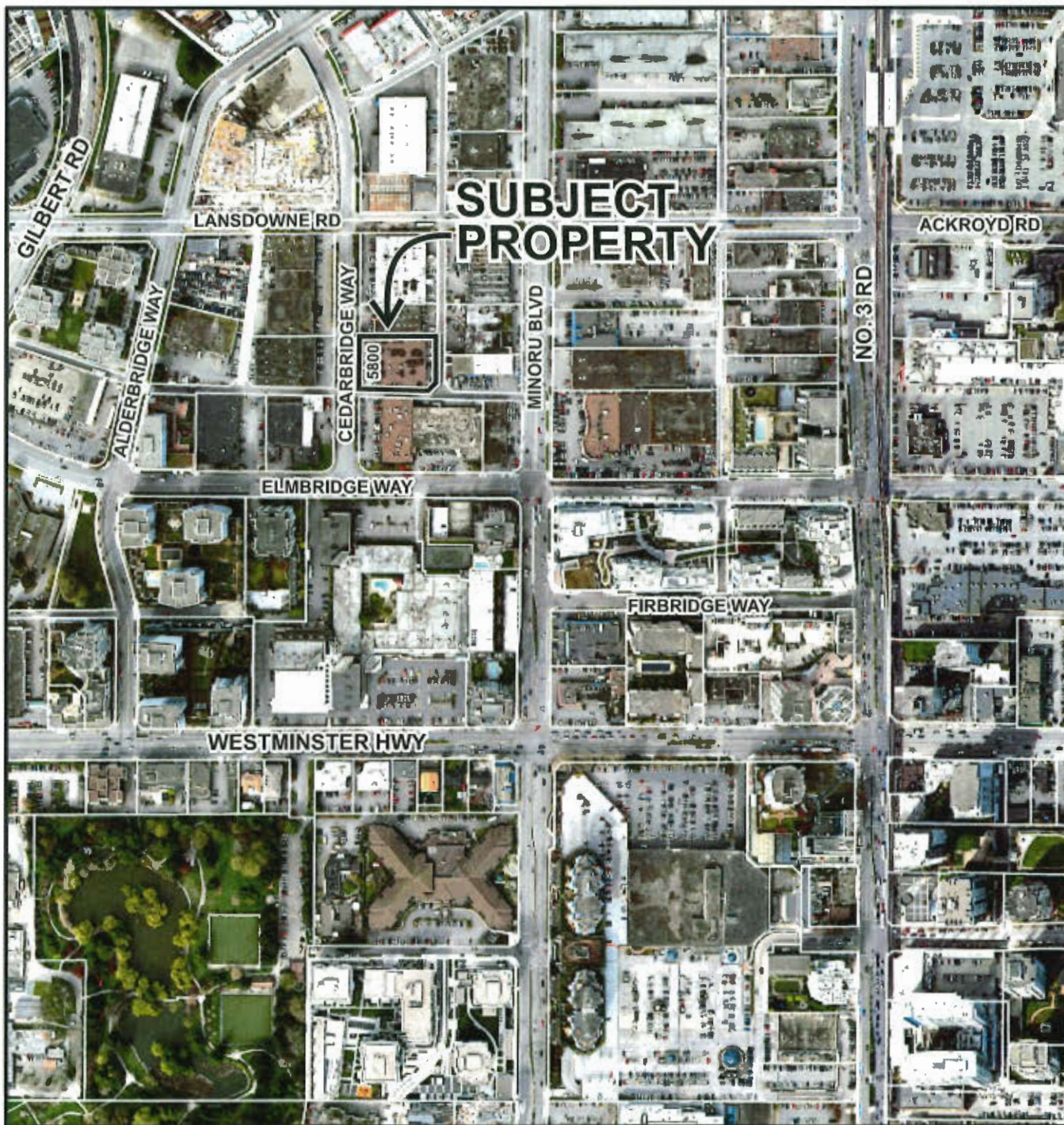
Original Date: 03/20/18

Revision Date: 03/22/18

Note: Dimensions are in METRES



City of  
Richmond

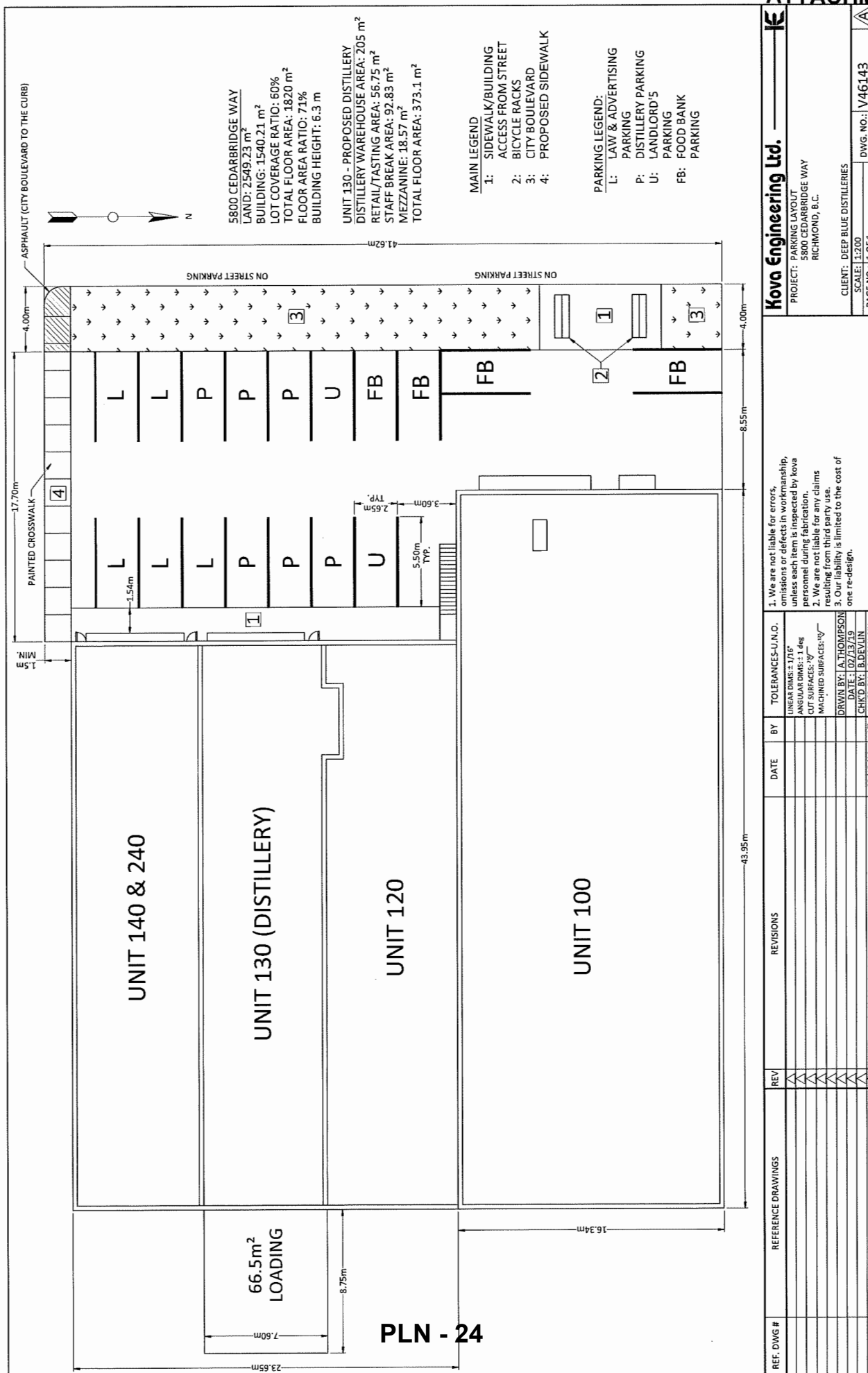


RZ 18-815709

Original Date: 03/21/18

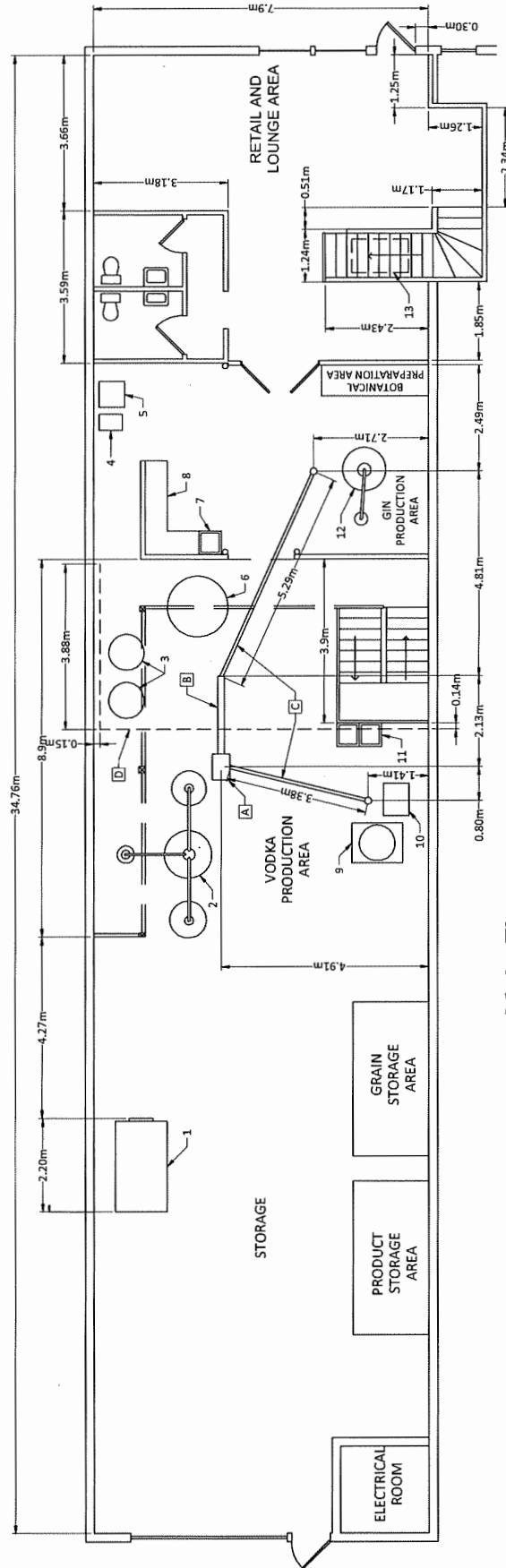
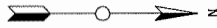
Revision Date: 03/22/18

Note: Dimensions are in METRES



PLN - 24





## Main Floor

Retail and Lounge: 46 SQ. M  
Warehouse/Production: 215.7 SQ. M

- EQUIPMENT LEGEND:**
1. CHILLER
  2. VODKA STILL
  3. FERMENTING VESSELS
  4. WATER HEATER
  5. FURNACE
  6. MASH TUN
  7. HAND SINK
  8. BOTTLING AREA
  9. BOILER
  10. RETURN SYSTEM
  11. INDUSTRIAL SINK
  12. GIN STILL
  13. CLASS 1 BICYCLE STORAGE
- DRAINAGE LEGEND:**
- A: SUMP  
B: TRENCH DRAIN GRATE  
C: 3" ABS DRAIN WITH "P" TRAP  
D: EXISTING DRAINAGE

REF. DWG #	REFERENCE DRAWINGS	REV	REVISIONS	DATE	BY	TOLERANCES-U.N.O.	1. We are not liable for errors, omissions or defects in workmanship, unless each item is inspected by Kova personnel during fabrication.
						LINEAR DIMS: ± 1/16"	2. We are not liable for any claims resulting from third party use.
						ANGULAR DIMS: ± 1 deg	3. Our liability is limited to the cost of one re-design.
						CUT SURFACES: ± 0.005"	
						MACHINED SURFACES: ± 0.002"	
						DRAWN BY: A. THOMPSON	
						CHECKED BY: B. DEVIN	
						DATE: 02/13/19	
						CHK'D BY: G. KOVACK	
						AT	
						02/13/19	
						ISSUED FOR CLIENT REVIEW	

**Kova Engineering Ltd.**

PROJECT: DISTILLERY LAYOUT  
130-5800 CEDARBRIDGE WAY  
RICHMOND, B.C.

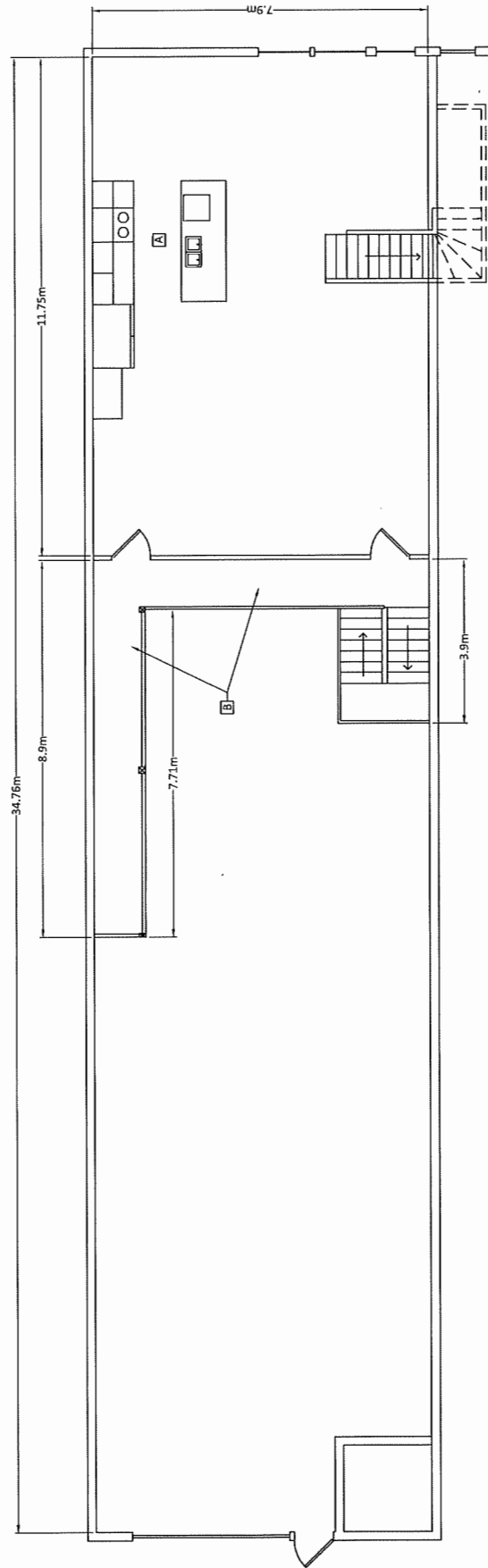
CLIENT: DEEP BLUE DISTILLERIES

SCALE: 1:100

PAGE NO.: 1 OF 1

DWG. NO.: V46143





## SECOND FLOOR

A: STAFF KITCHEN	92.8 SQ. M
B: MEZZANINE	18.6 SQ. M

[illegible]



**ZT 18-815709**

**Attachment 3**

Address: 5800 Cedarbridge Way

Applicant: Paul Doroshenko

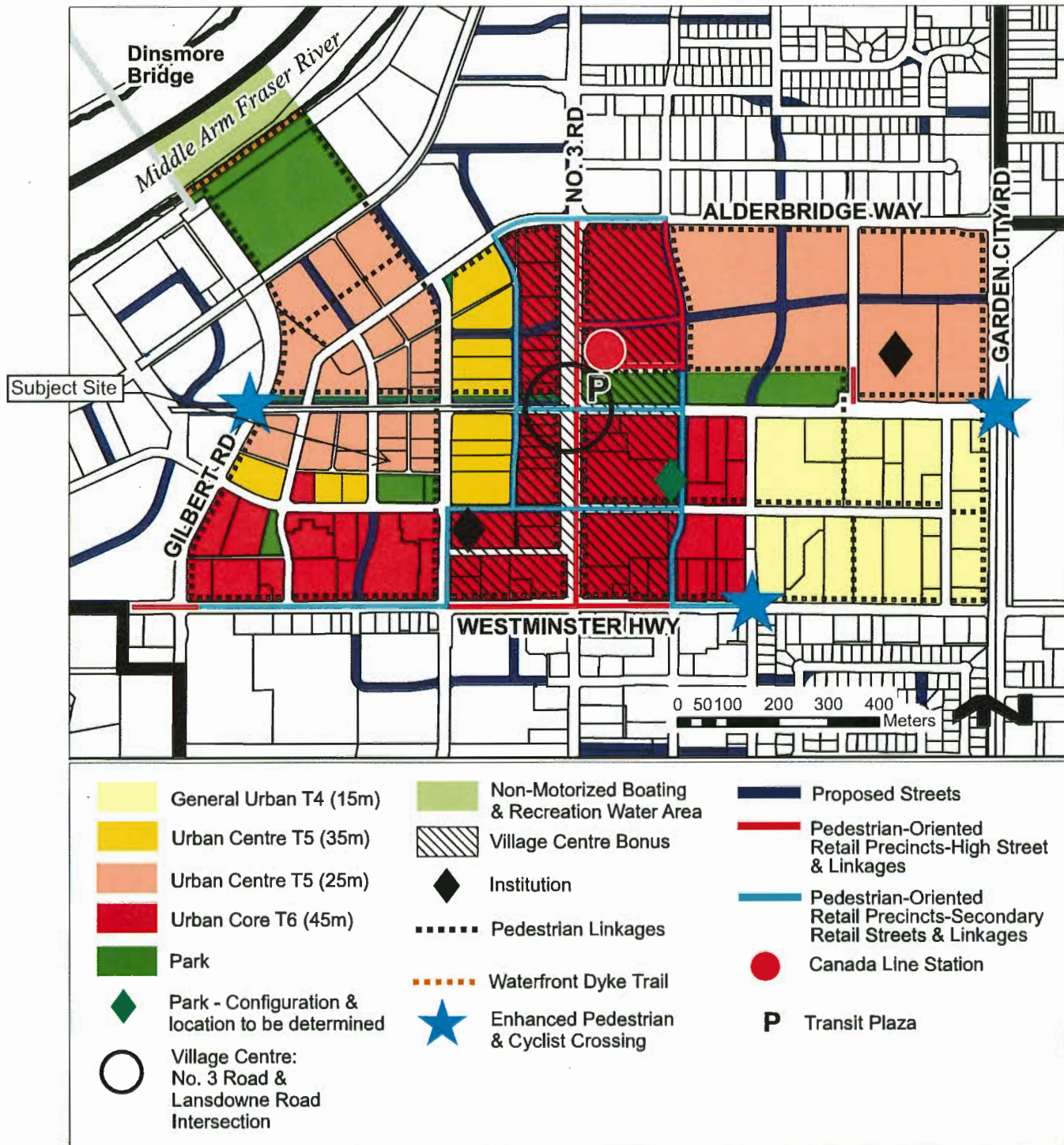
Planning Area(s): City Centre – Lansdowne Village

	<b>Existing</b>	<b>Proposed</b>
Owner:	Romana Investments Ltd.	No change
Site Size:	2,549 m <sup>2</sup> (27,439 ft <sup>2</sup> )	No change
Land Uses:	General industrial and office	General industrial, distillery and office
OCP Designation:	Mixed Use (MU)	No change
Area Plan Designation:	Urban Centre T5 (25 m)	No change
Zoning:	Industrial Retail (IR1)	Industrial Retail (IR1) with an amendment to allow "microbrewery, winery and distillery" as a site-specific permitted use.

	<b>Bylaw Requirement</b>	<b>Existing</b>	<b>Variance</b>
Floor Area Ratio:	Max. 1.2	0.72 (no change)	None permitted
Buildable Floor Area:	Max. 3,059 m <sup>2</sup> (32,926 ft <sup>2</sup> )	1,820 m <sup>2</sup> (19,590 ft <sup>2</sup> ) (no change)	None permitted
Lot Coverage:	Buildings: Max. 90%	Buildings: 60% (no change)	None
Lot Size:	Min. 2,400 m <sup>2</sup>	2,549 m <sup>2</sup> (no change)	None
Lot Dimensions:	N/A	N/A	None
Setbacks:	Front: Min. 3.0 m Rear: N/A Side: N/A	Front: 8.55 m (no change) Rear: 8.75 m (no change) Side: 0.15 m (no change)	None
Height:	Max. 25.0 m	6.3 m (no change)	None
Off-street Parking Spaces – Total:	Min. 16	17 (no change)	None
Off-street Parking Spaces – Distillery:	Min. 6	6 (proposed)	None
Bicycle Parking Spaces – Class 1:	Min. 1	1 (proposed)	None

City of Richmond

# Specific Land Use Map: Lansdowne Village (2031)

 Bylaws 8427 & 8516  
 2010/09/13






**Address:** 5800 Cedarbridge Way

**File No.:** ZT 18-815709

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10022, the developer is required to complete the following:**

1. Registration of an aircraft noise indemnity covenant on title.
2. Registration of a flood indemnity covenant on title.
3. Submission of a security to the City, based on 100% of the cost estimate, for the construction of a 1.5 m wide painted pedestrian pathway on-site along the south property line, and submission of a City Work Order for a 1.5 m wide asphalt portion on the City's property from the property line to the curb at the developer's cost.

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

1. Provide one interior Class 1 employee bicycle parking space as per Zoning Bylaw 8500.
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.

**Note:**

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

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

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

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

[Signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10022 (ZT 18-815709)  
5800 Cedarbridge Way**

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

1. Richmond Zoning Bylaw 8500 is amended by:
  - a. Inserting the following permitted use in Section 12.4.3.B Additional Uses in the Industrial Retail (IR1) zone:  
**“Microbrewery, Winery and Distillery”**
  - b. Inserting the following new Section 12.4.11.8 (Other Regulations) in the Industrial Retail (IR1) zone and renumbering accordingly:  
**“Microbrewery, Winery and Distillery** shall be only permitted on the following **site(s)** and limited to one establishment:  
5800 Cedarbridge Way  
P.I.D. 002-161-583  
Lot 88 Section 5 Block 4 North Range 6 West New Westminster District Plan 37381”
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10022”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____



\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee

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

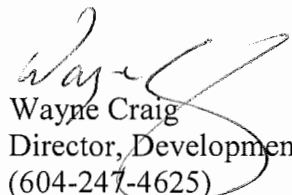
**Date:** April 18, 2019  
**File:** HA 18-818536

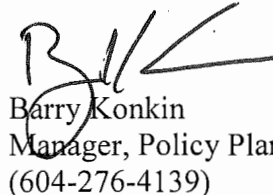
Barry Konkin  
Manager, Policy Planning

**Re:** **Amendment to Heritage Alteration Permit (HA 18-818536) for 3711 and 3731 Chatham Street and Steveston Village Heritage Conservation Grant Program Application by the Richmond Hospital/Healthcare Auxiliary**

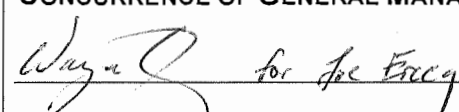
### Staff Recommendation

1. That an amendment to the Heritage Alteration Permit (HA18-818536) for foundation replacement work at 3711 and 3731 Chatham Street, which was issued on May 14, 2018, be approved; and
2. That a grant request of \$150,000 to the Richmond Hospital/Healthcare Auxiliary be approved under the Steveston Village Heritage Conservation Grant Program to assist with the foundation replacement work for the heritage protected building located at 3711 and 3731 Chatham Street and disbursed in accordance with Council Policy 5900.

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

  
Barry Konkin  
Manager, Policy Planning  
(604-276-4139)

Att. 6

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

## **Staff Report**

### **Origin**

The Richmond Hospital/Healthcare Auxiliary has submitted applications to:

- amend HA18-818536 issued on May 14, 2018 by removing Plan #2 and Plan #5, which show concrete foundation details; and
- seek a grant in the amount of \$150,000 through the Steveston Village Heritage Conservation Grant Program for the construction of a new foundation for the heritage protected building located at 3711 and 3731 Chatham Street.

A location map and an aerial photo are included in Attachment 1.

### **Findings of Fact**

The building located at 3711 and 3731 Chatham Street is one of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area. Originally built in 1894, the building is one of the oldest surviving church buildings in Richmond. The Statement of Significance for the building is included in Attachment 2.

On May 14, 2018, Council issued a Heritage Alteration Permit (HA18-818536) for the construction of a new foundation and installation of new panel-and-batten skirting around the foundation to match the design and material of the existing skirting.

### **Related Policies**

#### Steveston Village Heritage Conservation Grant Program

The Steveston Village Heritage Conservation Grant (SVHCG) Program was established in 2009 to collect contributions from development projects in exchange for additional density, and distribute funds for the exterior conservation of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area.

Council Policy 5900 regarding the SVHCG Program was updated on November 13, 2018 in order to better promote and facilitate exterior conservation of the identified heritage buildings and utilize the heritage conservation funds collected to date. The current balance of the account is \$1,047,315.35 as of March 31, 2019, and no grants have been issued from this fund to date.

Below is a summary of updated Council Policy 5900 (Attachment 3) regarding the SVHCG Program:

- The maximum grant amount per identified heritage building is \$150,000;

- The grant may not exceed 50% of the total cost of eligible expenses. However, for a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses;
- Eligible expenses include structural upgrades, such as new foundations;
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council with private matching funding to achieve exceptional heritage conservation, as determined by Council;
- The owner/developer may apply more than once as heritage conservation may occur in stages; and
- A grant will not be provided where work has already been undertaken prior to Council approval.

### **Richmond Heritage Commission**

The grant application was presented to the Richmond Heritage Commission on April 3, 2019 and was supported. An excerpt from the Commission meeting minutes is included in Attachment 4.

### **Analysis**

#### Heritage Alteration Permit Amendment

The Heritage Alteration Permit (HA18-818536) issued for 3711 and 3731 Chatham Street on May 14, 2018 shows details of the traditional concrete foundation originally proposed by the owner (Plans #2 and #5 in Attachment 5). The owner subsequently conducted a detailed geotechnical investigation, and learned that lifting the building to place a new concrete foundation would be challenging due to the existing subsoil condition.

The owner has considered different options, and is now proposing a screw pile foundation system which does not require lifting of the building. The system would also minimize any potential damages to the heritage building as lifting of the building is not required.

Although the change to the foundation system will not be visible from the outside and will not affect the exterior of the building, staff recommend that the Heritage Alteration Permit (HA18-818536) be amended by removing Plans #2 and #5 so that the alternate construction technique may be accommodated. The owner will also be required to amend the previously issued building permit to reflect the new foundation details.

#### Funding Request

The current owner, the Richmond Hospital/Healthcare Auxiliary, is a registered non-profit society, and has been operating a thrift shop in the building since 2008. The owner purchased the property in 2017, and would like to continue to use the building as a thrift shop and work towards restoration of the building in phases. The owner has indicated that constructing the new

foundation is the first step to restore the building exterior. The owner intends to submit another Heritage Alteration Permit application in the near future to further restore the building, which may include the removal of stucco and restoration of the original siding.

The owner has requested the maximum grant amount of \$150,000 to partially cover the costs of the foundation rehabilitation. The letter outlining the proposal and two competitive estimates from independent contractors for the foundation work are included in Attachment 6. The lower estimate for the foundation work is \$343,000, and the requested grant amount of \$150,000 does not exceed 50% of the eligible costs.

The Richmond Hospital/Healthcare Auxiliary has also submitted a copy of their 2018 financial statements for 2018 to show that they have the ability to provide the required private matching funds. A copy of the financial statements is on file.

If Council approves the grant application, the foundation work must be completed before the heritage conservation grant is issued. As noted in Council Policy 5900 (Attachment 3), the owner will be required to submit a letter confirming the actual cost of the completed work, as well as a project completion report demonstrating that the work was completed in accordance with the approved plans.

#### Eligibility and Evaluation Criteria

The proposed foundation work is eligible for a grant as eligible expenses include structural upgrades including seismic upgrades and stability work (e.g., new foundations) which would extend the physical life of the building.

Staff have used the following criteria to assess the application:

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;
- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project in a reasonable time-frame and secure other funding sources.

The building currently sits on undersized pad footings and on the surface organic material around the perimeter. Constructing a new foundation to secure the heritage building is required to extend the physical life of the building, thereby helping to ensure its enjoyment by future generations. The application meets all the evaluation criteria; therefore, staff support the grant application.

### **Steveston Village Heritage Conservation Grant Program Information Session**

Since the SVHCG Program update, Staff continue to promote the program and updated the information bulletin regarding the SVHCG Program posted on the City website. Also, an information session was held on January 31, 2019 at 7:00 pm at the City Hall. All the property and business owners of the 15 privately-owned heritage building were invited by letter.

Several property and business owners attended the information session. The majority of the attendees expressed general interests in available options for future works with no specific conservation plans in mind. Two representatives from the Richmond Hospital/Healthcare Auxiliary attended the information session to obtain detailed information about the updated SVHCG Program.

Staff have also received four inquiries seeking general information regarding the updated SVHCG Program in response to the letter.

Staff will continue to contact the property and business owners periodically to follow up and promote the SVHCG Program, and will work with the community to identify future conservation opportunities and provide tailored assistance as needed.

### **Financial Impact**

Funding for this \$150,000 grant request is available in the Steveston Village Heritage Conservation Grant Program fund.

### **Conclusion**

It is recommended that the Heritage Alteration Permit (HA18-818536) for 3711 and 3731 Chatham Street be amended by removing Plans #2 and #5 as the applicant is now considering a screw pile foundation system rather than a traditional concrete foundation.

It is also recommended that Council approve the Richmond Hospital/Healthcare Auxiliary's grant request for \$150,000 through the Steveston Village Heritage Conservation Grant Program. The grant will support the construction of a new foundation for the heritage protected building located at 3711 and 3731 Chatham Street, which is an important step in the conservation process.



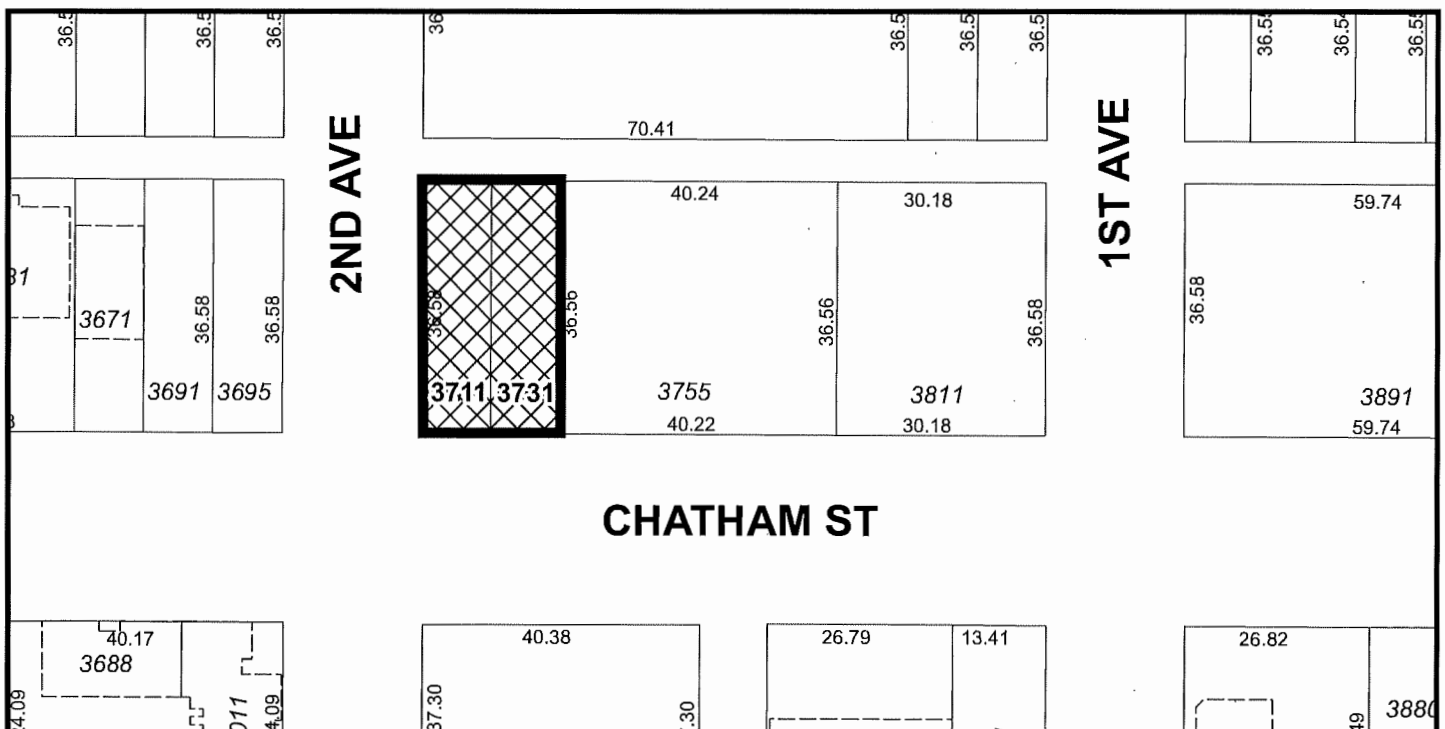
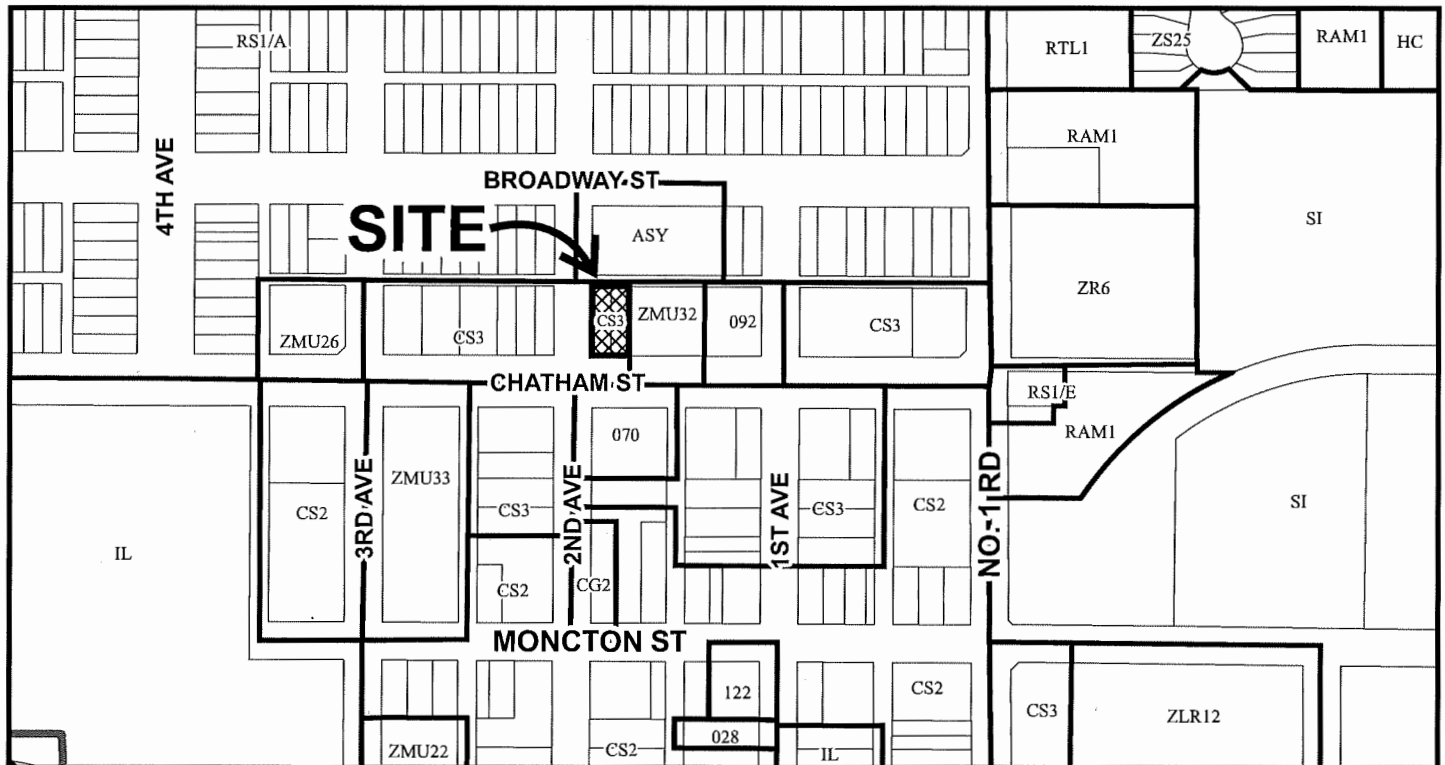
Minhee Park  
Planner 2  
(604-276-4188)

MP:cas

- Att. 1: Location Map and Aerial Photo  
2: Statement of Significance  
3: Council Policy 5900  
4: Excerpt from the April 3, 2019 Richmond Heritage Commission Minutes  
5: A copy of permit HA18-818536  
6: Letter and Estimates



City of  
Richmond

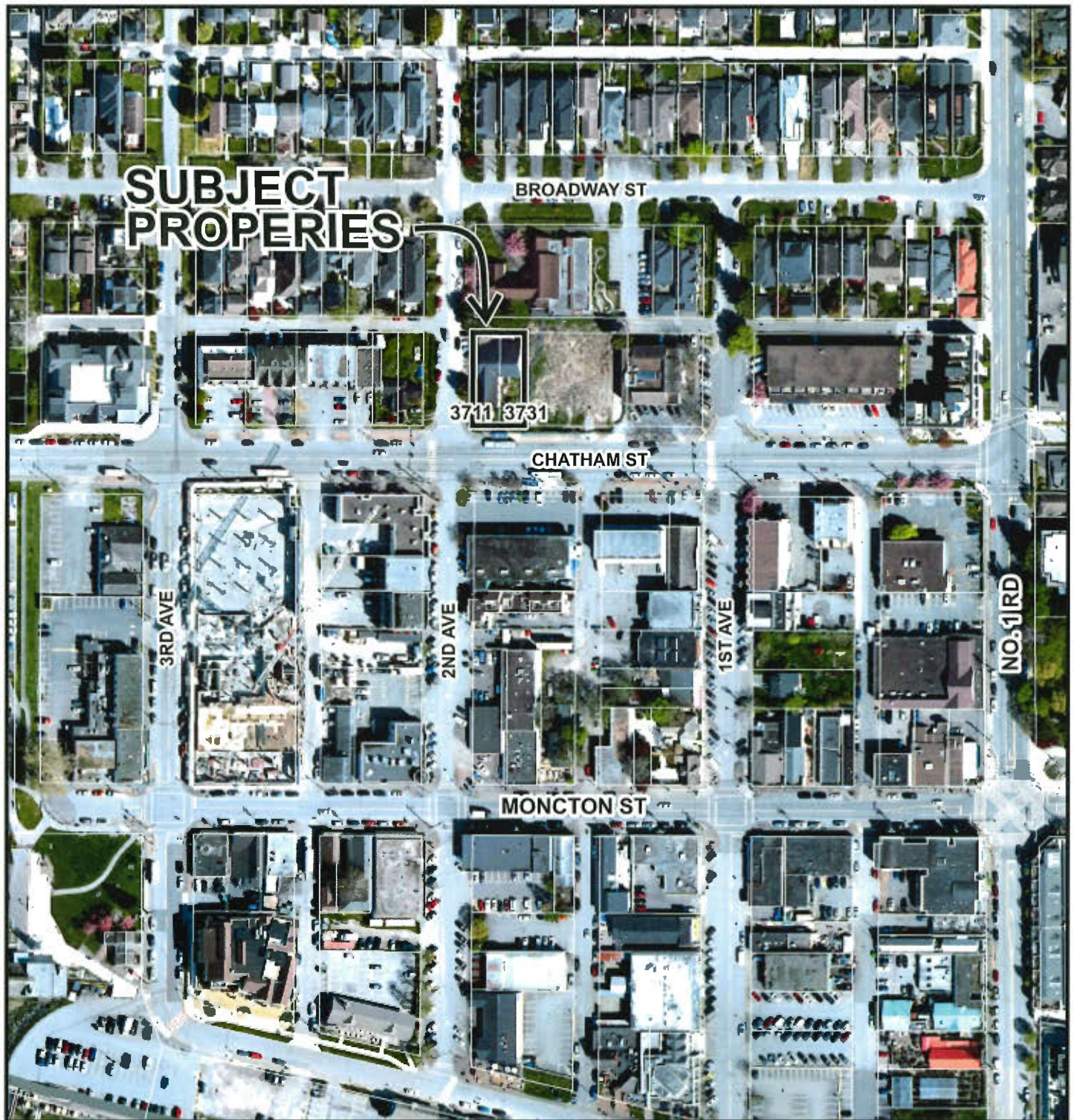


# 3711 and 3731 Chatham Street Steveston Village Heritage Conservation Grants Application

Note: Dimensions are in METRES



City of  
Richmond



3711 and 3731 Chatham Street  
Steveston Village Heritage  
Conservation ~~Grant~~ Application

Original Date: 03/27/19

Revision Date:

Note: Dimensions are in METRES



## Steveston Village Conservation Program

### Chatham Street resources



### 36. 3731 Chatham Street Steveston Bicycle Shop

#### Description

The Steveston Bicycle Shop is situated on a prominent corner lot on Chatham Street and Second Avenue. The building is T-shaped with a front gable facing the street and a side gable behind. It has a steeple and an entry porch with a gable roof.

#### Values

Built by volunteer labour in 1894, this is the oldest extant church building on its original site in Richmond. Its architectural style reflects the modest early church structures which serviced the populations of Steveston, particularly those working in the canning and fishing industries.

This historic place is also valued for its connections with the First Nations and culturally diverse populations of the Steveston community, seen in its historic associations with the Methodist Indian Mission and Steveston Methodist Church, and its later function as the first United Church in Canada to amalgamate Japanese and Caucasian congregations after WW II.

The location of this building on Chatham Street is important, as it reflects the need to accommodate what was once a primarily residential area, yet has a reasonably close proximity to the commercial core and waterfront of the village.

#### Character-Defining Elements

The character-defining elements of the Steveston Bicycle Shop include:

- Its location on Chatham Street, and its relationship to the commercial core and waterfront
- Its historic associations with the Steveston Methodist Church, the Methodist Indian Mission, and the Steveston United Church, and any surviving evidence thereof
- Its simple wooden construction and church form, including its cross-gable form, its cupola, and historic arched windows and window openings.
- Its architectural style that reflects its original use as a church, including its T-shaped plan, front gable roof and façade, arched windows, steeple, and gable-roofed entry porch

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials



Page 1 of 4	<b>Steveston Village Heritage Conservation Grant Program</b> Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018	<b>Policy 5900</b>
-------------	---------------------------------------------------------------------------------------------------------------------------------------------	--------------------

## **POLICY 5900:**

It is Council policy that:

The Steveston Village Heritage Conservation Grant (SVHCG) Program is established to provide financial assistance to property owners – on a cost share basis - for conserving the exterior of 17 heritage buildings in the Steveston Village Heritage Conservation Area, as identified in the Steveston Area Plan.

The 17 identified heritage buildings make a significant contribution to the heritage character of Steveston Village. The intent of the program is to help conserve the exterior of these significant buildings and support their continued legacy for future generations.

### **1. Program Funding Sources**

The source of funds for the SVHCG Program includes:

- Density bonus contributions, as set out in the Steveston Area Plan\*;
- Senior government and Non-Governmental Organization grants; and
- Other private donations.

\*Specific sites within the "Steveston Village Land Use Density and Building Height Map" are identified for a maximum possible Floor Area Ratio (FAR) of 1.6. In order to achieve this maximum density, a contribution of \$608.05 per m<sup>2</sup> (\$56.49 per ft<sup>2</sup>) - based on the increase in net building floor area between the 1.2 FAR base density and up to the 1.6 FAR maximum density - must be provided.

Contribution amounts may be reduced by an amount equivalent to any cash-in-lieu contributions received under the City's Affordable Housing Strategy.

The above contribution rate to the SVHCG Program will be revised, starting February 28, 2019, and then by February 28 every two years thereafter, by adding the annual inflation for the preceding two calendar years using the Statistic Canada *Vancouver Construction Cost Index – Institutional* inflation rate. The revised rates will be published in a City Bulletin.

### **2. Grant Amounts**

- Maximum grant of \$150,000 per identified heritage building. The grant may not exceed 50% of the total cost of eligible expenses (e.g. only projects with eligible expenses of \$300,000 or more would be able to apply for the maximum amount).
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council, with private matching funding, to achieve exceptional heritage conservation. Exceptional heritage conservation means a complete and comprehensive restoration of a building, in the opinion of Manager of Policy Planning and a retained heritage consultant, that would greatly enhance the heritage value of the Steveston Village Heritage Conservation Area. The final determination of what is exceptional will



be made by Council based on the project's overall contribution to conserving the character of Steveston Village.

- If the registered owner of the property containing one of the identified heritage buildings is a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses.
- As heritage conservation may occur in stages, an owner/developer may apply more than once; however, the total grant amount per identified heritage building is limited to \$150,000, and for exceptional conservation projects, it is limited to \$250,000.
- If no program funds are available, no grant applications will be considered (i.e., first-come, first-serve basis).

### 3. Eligible Expenses

Eligible expenses are limited to works related to the exterior conservation of the identified heritage buildings. These include, but are not limited to, the following:

- Façade restoration or rehabilitation to improve the appearance and convey the heritage significance of the building;
- Repair or restoration of the character-defining elements such as wood windows or original cladding;
- Reconstruction of lost heritage elements such as front porches or exterior trims;
- Roof replacement;
- Structural upgrades, including seismic upgrades, and stability work (e.g. new foundations) to extend the physical life of the building; and
- Directly related consultant costs, including the cost to prepare a conservation plan and architectural drawings, up to 10% of the total grant amount. Consultant costs without associated physical improvements to the building are not eligible.

Ineligible expenses include, but are not limited to, the following:

- General on-going maintenance work (e.g. power washing, gutter cleaning);
- Renovation or replacement of the non-historic elements of the building;
- New additions and/or construction of accessory buildings;
- Interior works; and
- Any other work deemed to be inappropriate at the discretion of the Manager of Policy Planning.

The Standards and Guidelines for the Conservation of Historic Places in Canada shall be used as a guide in determining eligible expenses. The Standards and Guidelines for the Conservation of Historic Places in Canada defines "conservation" as all actions or processes aimed at safeguarding the character-defining elements of a resource to retain its heritage value and extend its physical life.



#### 4. Grant Applications

- Grant applications must be submitted in accordance with the procedures and forms provided by the City;
- Owners or developers of sites with identified heritage buildings may include public entities (e.g. City or other levels of government), and are eligible to apply for a grant;
- Contributors to the SVHCG Program may apply for a grant (e.g., if the site proposed to be redevelop contains one of the 17 identified heritage buildings). However, the required contribution must be provided to the City prior to final approval of the accompanying rezoning or a Heritage Revitalization Agreement application;
- All grant applications that meet the eligibility criteria will be considered by Council. A grant will not be provided where work has already been undertaken prior to Council approval;
- Final decision on all grant applications that meet the eligibility criteria will be made by Council;
- If Council approves the application, the eligible works must be completed before the grant is issued. The following items must be submitted and accepted by City staff prior to the grant's issuance:
  - A letter from the applicant/owner indicating the actual cost of the completed project accompanied by paid bills as proof and a request for payment of the grant;
  - A project completion report from the project manager (e.g., independent contractor who has completed the work) confirming that the work has been completed in accordance with the approved plans and specifications, including a complete list of actual improvements and installation methods. The report must include a copy of written warranties of all applicable work; and
  - Photographs of the completed project; and
- The completed works must be inspected and deemed satisfactory by the City staff.
- The works covered by the approved grant must be completed within 24 months of the date of the approval by Council. After 24 months from the date of the approval, the grant approval will expire.

#### 5. Evaluation Criteria

The following considerations will form the basis for evaluation of grant applications:

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;



Page 4 of 4	<b>Steveston Village Heritage Conservation Grant Program</b>	<b>Policy 5900</b>
	Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018	

- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project on a reasonable time-frame at reasonable costs and secure other funding sources.

**Excerpt of Minutes**  
**Richmond Heritage Commission**  
Held Wednesday, April 3, 2019 (7:00 p.m)  
M.2.002  
Richmond City Hall

- **Steveston Village Heritage Conservation Grant Application 3711 and 3731 Chatham Street**

Staff provided a summary of the updated Steveston Village Heritage Conservation Program and introduced the grant application submitted by the Richmond Hospital/Healthcare Auxiliary for a foundation replacement at 3711 and 3731 Chatham Street. Staff noted that a Heritage Alteration Permit had already been issued in May last year to allow the foundation replacement and installation of new skirting.

The owner's representative Mr. Burton provided a presentation to the Commission regarding the proposed foundation work in detail. Mr. Burton noted that the proposed screw pile system is less expensive and it would also help minimize possible cracking as the building does not have to be lifted.

In response to Commission's query, Mr. Burton noted that the screw pile method will also allow for minor levelling of the main floor. He also noted that the historical ground level or the height of the building will remain unchanged, and the foundation work is the first phase of the long-term conservation project.

The Commission reviewed the evaluation criteria and agreed that the foundation work is a critical step in conserving the exterior of the building.

It was moved and seconded:

***That the Richmond Heritage Commission support the Richmond Hospital/Healthcare Auxiliary's grant application requesting a grant of \$150,000 under the Steveston Village Heritage Conservation Grant Program for the foundation replacement project for the building at 3711 and 3731 Chatham Street.***

*Carried*





**City of  
Richmond**

## Heritage Alteration Permit

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

File No.: HA 18-818536

To the Holder: The Richmond Hospital/Healthcare Auxiliary, Inc. No. S0018630  
Property Address: 3711 and 3731 Chatham Street  
Legal Description: LOT 8 & 9 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

(s.617, *Local Government Act*)

1. (Reason for Permit)
  - ☐ Designated Heritage Property (s.611)
  - ☐ Property Subject to Temporary Protection (s.609)
  - ☐ Property Subject to Heritage Revitalization Agreement (s.610)
  - ☒ Property in Heritage Conservation Area (s.615)
  - ☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize the proposed foundation work as shown in Schedule A, Plan #1 to Plan #5.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. R18/9-6 ISSUED BY THE COUNCIL THE 14<sup>TH</sup> DAY OF MAY 2018 DELIVERED THIS 15<sup>TH</sup> DAY OF MAY 2018

  
MAYOR, MALCOLM D. BRODIE

  
ACTING CORPORATE OFFICER, CLAUDIA JESSON

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

# SCHEDULE A

**A1.1**  
MAIN FLOOR PLAN

NO.	REVISION
1	AS SHOWN

2577-022 - 2771 Chatham St.  
2771 Chatham St.  
Chatham, Georgia 31406

2771 Chatham St.  
Chatham, Georgia 31406

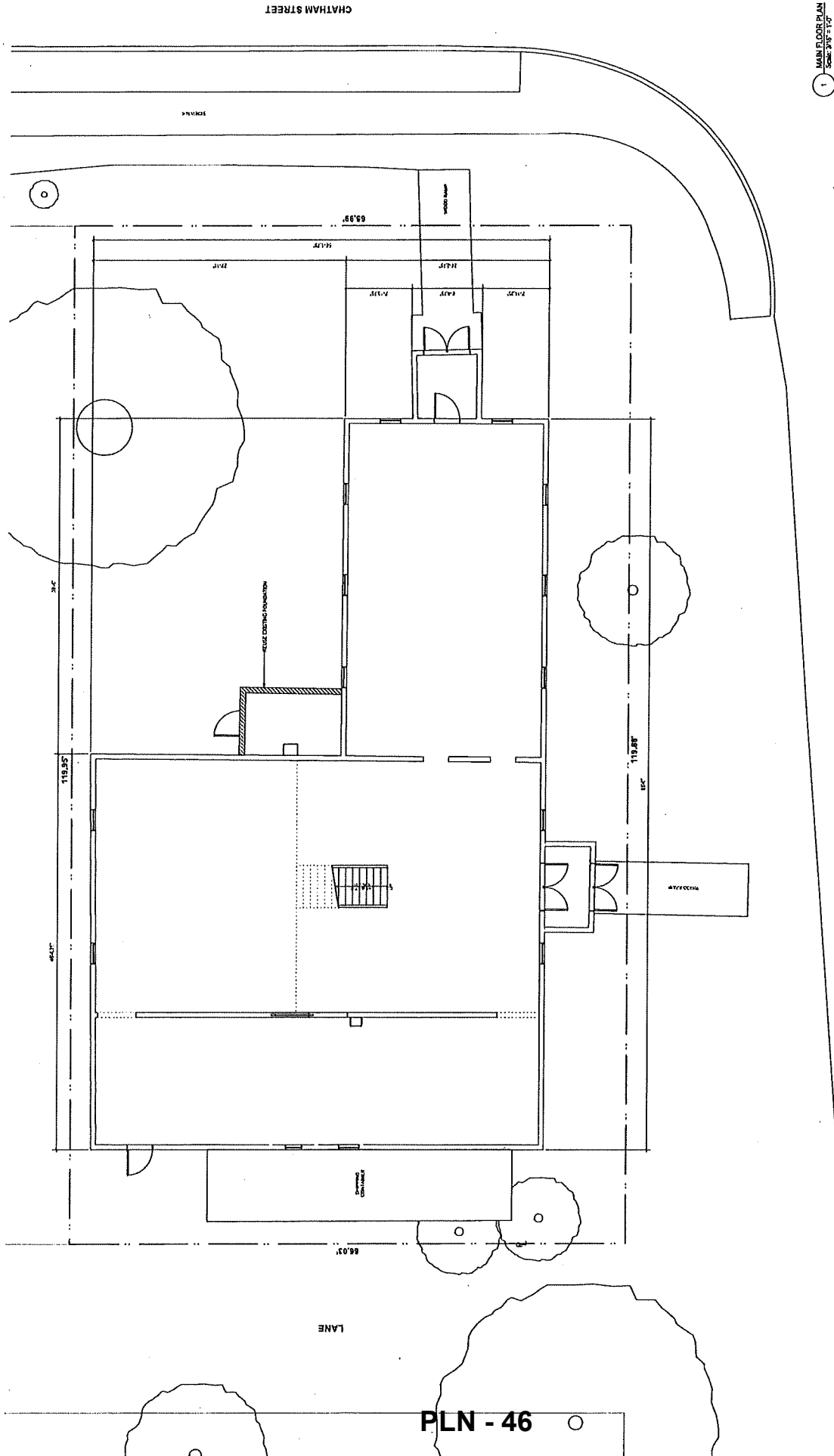
BIRMINGHAM  
WOOD  
ARCHITECTS - BIRMINGHAM

2577-022 - 2771 Chatham St.  
2771 Chatham St.  
Chatham, Georgia 31406

2ND AVENUE

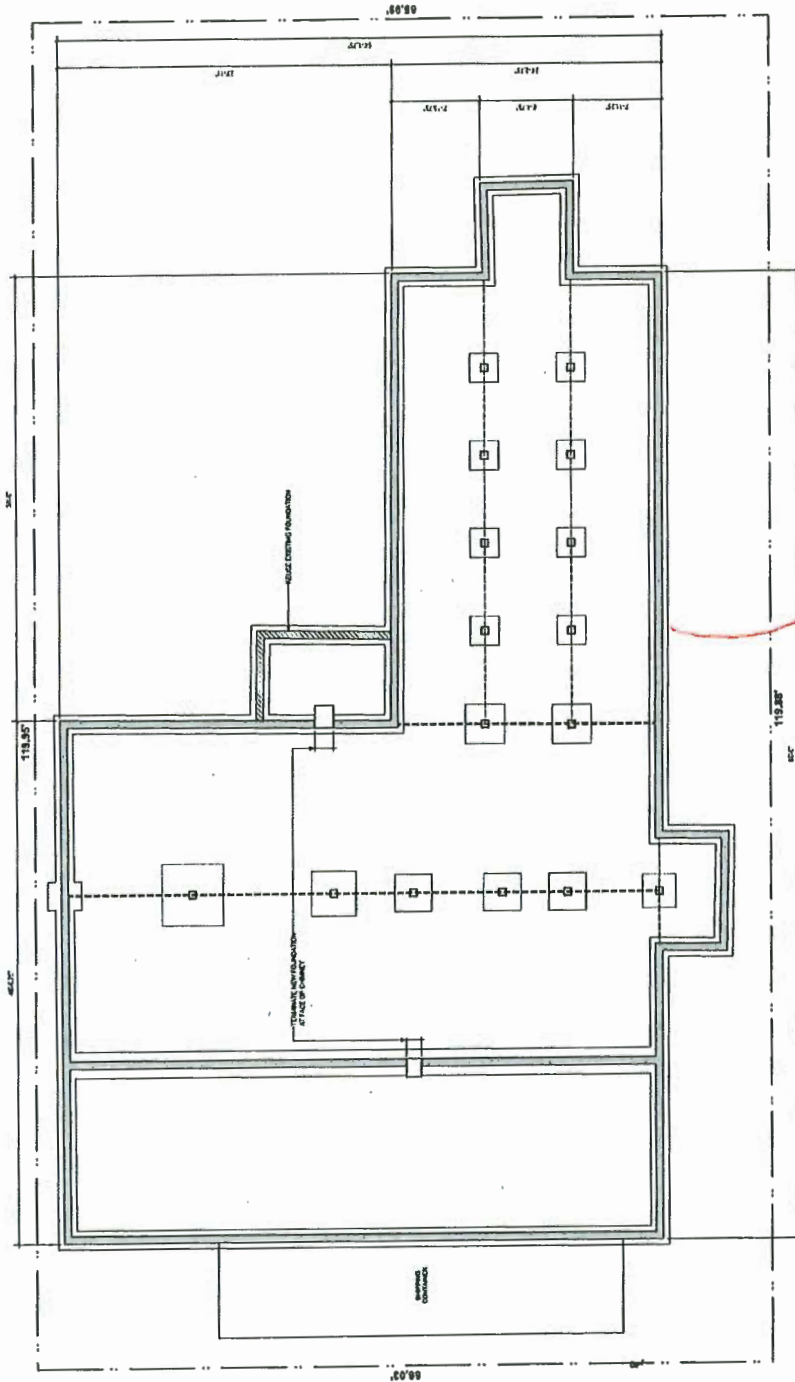
NORTH

1 MAIN FLOOR PLAN  
Scale: 3/8" = 1'-0"



HA 18-81853~ plan #1

PLN - 46



PLN - 47

2 FOUNDATION PLAN  
Scale: 3/8" = 1'-0"



CONSTRUCTION NOTES:  
1. All dimensions are in feet and inches.  
2. All walls are to be constructed of concrete.  
3. All columns are to be constructed of concrete.  
4. All foundations are to be constructed of concrete.  
5. All foundations are to be constructed of concrete.

BIRMINGHAM  
AL  
W O D  
ARCHITECTS - PLANNERS

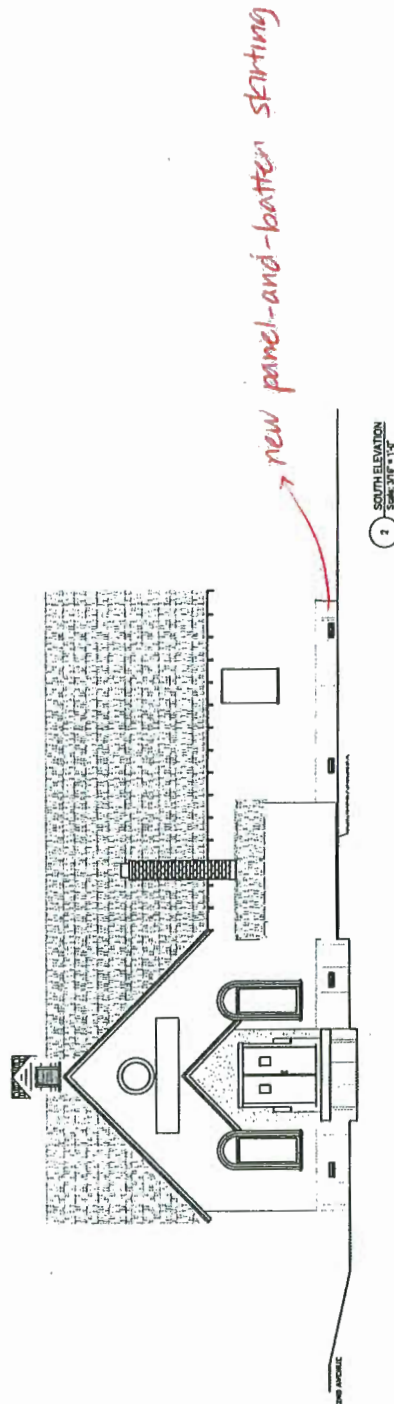
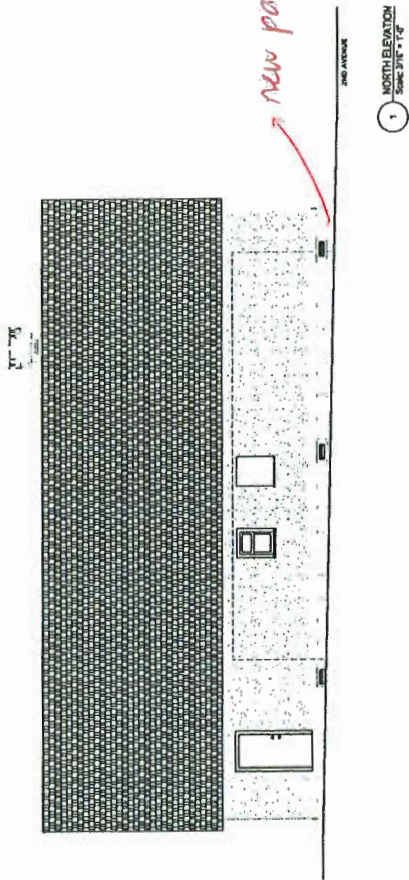
201 Grandview  
Vestavia, AL 35216  
205.966.1111

2017-002 - JTI Chatham Co.  
2017 Chatham Blvd  
Birmingham, AL 35202

NO.	DATE	DESCRIPTION
1	10/1/17	ISSUED FOR PERMIT

A1.1  
FOUNDATION PLAN

HA 18-818536 plan #2



PLN - 48

CONTRACTOR REQUIRED:  
This drawing is for informational purposes only. It is not to be used for construction without the approval of the architect. The contractor is responsible for obtaining all necessary permits and for ensuring that the work is completed in accordance with the applicable building codes and regulations.

**BIRMINGHAM**  
**WOOD**  
ARCHITECTS PLLC

214 Southside  
Birmingham, AL 35202  
Telephone: 1-800-333-3333

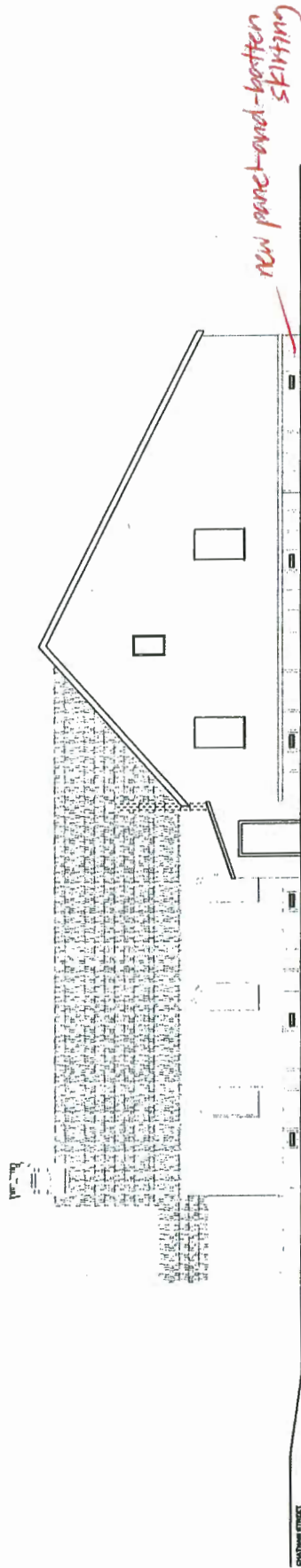
2817-822 - 2711 Chatham St.  
2711 Chatham Street  
Birmingham, Alabama, 35202

NO.	DATE	REVISION
1		
2		
3		
4		
5		

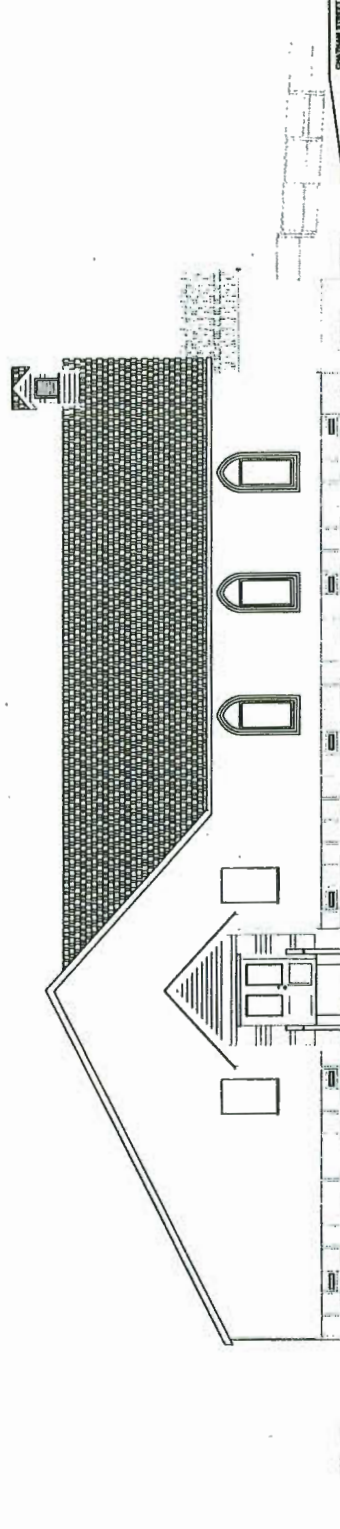
**A2.0**  
NORTH & SOUTH  
ELEVATIONS

**HA 18-818530**

plan #3



1 EAST ELEVATION  
Scale: 3/16" = 1'-0"



2 WEST ELEVATION  
Scale: 3/16" = 1'-0"

PLN - 49

CONTRACTOR'S REFERENCE  
This drawing is the property of the architect and is not to be used for any other purpose without the written consent of the architect.

BIRMINGHAM  
WOOD  
ARCHITECTS - PLLC

211 Canal Street  
Birmingham, AL 35201  
205.261.1111

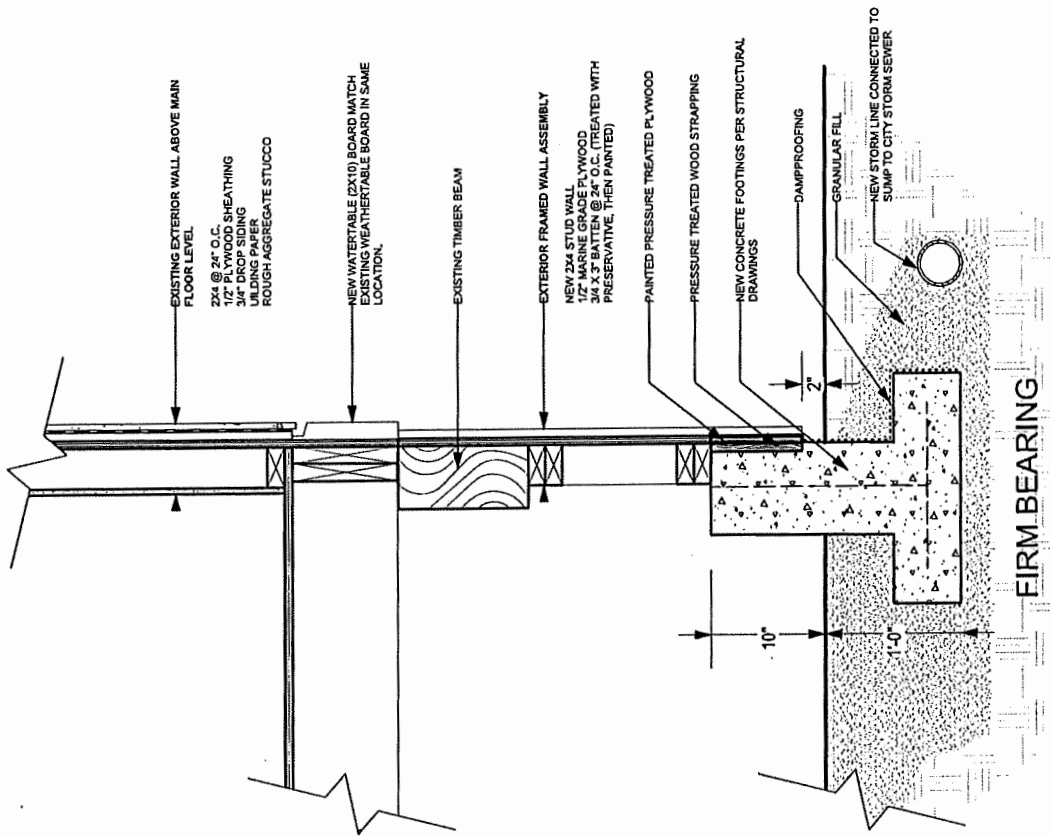
2017-2018-2019  
Birmingham, AL 35201  
205.261.1111

NO.	DATE	DESCRIPTION
1	10/1/18	ISSUED FOR PERMIT
2		
3		
4		
5		

A2.1  
EAST & WEST ELEVATIONS

HA 18-818536

plan #4



1 FOUNDATION WALL DETAIL

Scale: 3/4" = 1'-0"

HA 18-818530 plan #5

Copyright Reserved:  
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designer and is not to be reproduced  
without written permission.

**BIRMINGHAM**  
WOOD  
FURNITURE FINISHES

2111 Grand Ave.  
Birmingham, AL 35203  
Phone: 205.944.1111

2111-425 - 2111 Chatham St.  
2111 Chatham St.  
Birmingham, AL 35203

NO.	DATE	REVISION

**A4.0**  
FOUNDATION DETAIL



231 Carrall Street,  
Vancouver, B.C. Canada, V6B 2J2  
604.687.1594  
bwarc.ca

Partners: Sandra M. Moore, Architect AIBC  
James D. Burton, Architect AIBC

Minhee Park, Planner 2  
Policy Planning Department  
City of Richmond

**Regarding: Steveston Village Heritage Conservation Grant Application  
Thrift Shop, 3711 and 3731 Chatham Street**

Dear Ms. Park,

This letter is to accompany the application by the non-profit Richmond Hospital Healthcare Auxiliary for the Conservation Grant funding. The funding request is to partially cover the costs to consolidate this heritage structure on a new foundation, thereby placing the building on a secure footing for the benefit of future generations. The Auxiliary is hoping for the maximum allowable contribution under the Steveston Village Heritage Conservation Grant Program.

#### **Screw pile foundation design**

The chosen foundation design allows for the historic building to remain in its present location – no lifting or shifting is required – by the careful insertion of new screw piles. This will minimize the disruption of the heritage fabric of the building, account for the challenging subsoil conditions, and preserve the historic relationship between the building and ground level. With the screw pile technology, a modest leveling of the floor structure can also be undertaken while placing the structure on a sound foundation.

The screw pile system happens also to be the most economical way we have discovered for providing a foundation with long-term stability. Quotes using the screw piling technology come in below the quotes for the conventional lifting of the building and pouring of a new conventional foundation. Two competing bids for the screw pile work were obtained; the lowest of the two bids was accepted.

#### **Heritage fabric conservation**

This work to the foundation is the first step in the Auxiliary's plan to restore the building exterior. It was rightly felt that no work to conserve the exterior elements should precede the work to place the building on a stable footing. Accordingly, work to build this new foundation will simply replace parts of the skirting around the building with a panel-and-batten design that matches the current skirting. The next phase of the exterior conservation of the building will involve a careful review of all the exterior surfaces, including the skirting.

#### **Cost Statement**

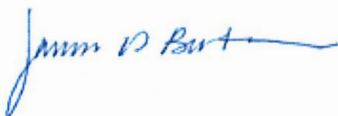
The cost of the foundation work for the purposes of grant allocation is as follows:

1.	Foundation construction	\$ 343,000.00 + GST
2.	Architectural costs	\$ 4,000.00 + GST
	a) conservation plan	\$ 4,350.00 + GST
	b) permit submissions	\$ 351,350.00 + GST

#### **Attachments**

1. Application Form (completed original will be hand-delivered March 25th to the City);
2. Declaration that the Auxiliary is a non-profit society;
3. Quotations to undertake the work from TKP Engineering.

Sincerely,



James D. Burton, Architect AIBC  
Partner, Birmingham & Wood Architects and Planners  
231 Carrall Street, Vancouver, B.C.  
604-789-1594

**PLN - 51**



# TKP Engineering Ltd.

15769 92A Avenue, Surrey, BC, V4N 3C2

TEL: 778-927-5765

Date: December 18, 2018

Ref: 100261P2

## **Ursula Van Duin**

Vice-President & Thrift Store Manager  
Richmond Hospital/Healthcare Auxiliary  
3731 Chatham Street,  
Richmond, BC V7E 2Z4

**RE: REVISED PROPOSAL – Foundation Repair at 3711 and 3731 Chatham Street, Richmond**

Dear Ursula,

TKP Engineering Ltd (TKP) is pleased to provide herewith a revised estimate for the above-mentioned work as requested by Mr. Walter Jochimski through email on November 30, 2018. TKP was requested to revise the cost estimate to take into account the recommended pile length from the results of two helical pile tests carried out on the property on November 20, 2018. A report of the pile tests prepared by i3 Building Science & Consulting Inc. was attached in the email.

The scope of the proposed work consists of installation of helical piles and beams as new foundation for the existing buildings at the above address. The building will be levelled if possible. We estimate the duration of work to be approximately 2 to 3 months.

Note that the building façade may experience cracking or other damage due to the lifting and piling process and the proposed work is not a seismic retrofit.

### **TKP's Scope of Work**

- Apply for revise permit for proposed new foundation system;
- Apply for other necessary permits, if required;
- Supervise additional soil investigation consist of auger hole and SPT tests and prepare a geotechnical report;
- Review shop drawings and as-built drawings for helical piles and beam foundation;
- Review/prepare specifications
- Conduct field review during construction during jacking, installation of pile and beam;
- Monitor conditions of existing building, and provide intervention when required;
- Provide certification Schedules B and C-B for geotechnical and/or structural works;
- Project management

# TKP Engineering Ltd.

15769 92A Avenue, Surrey, BC, V4N 3C2

TEL: 778-927-5765

TKP is pleased to provide in this proposal a lower design and project management fee. The proposal also presents a comparison of two quotes. The key differences between the two quotes are presented in Table 1. Table 2 presents a breakdown of the estimated cost for the proposed foundation repair and stabilization work for the building.

**Table 1 Comparison of Key Difference of Contractors' Proposals**

Item	BC Helical Pile (item iii & iv in Table 2)	TerraCana (item iii in Table 2)
Working hours	Able to work after normal hour	Work during normal hour
Construction Sequence	Able to work in sections to facilitate continuing operation of thrift store	Prefer to work with entire building vacate, sequencing or working in sections is possible
Pile Layout	Design do not require to install pile directly under existing wall	Require to locally remove wall sheathing to install pile along wall line
Ancillary Work	Cost include exterior skirting and re-instatement of floor openings	Cost only include house lifting, installation of helical pile and new beam

**Table 2 Cost Breakdown for Foundation Repair and Stabilization**

Item	Description of Work		
		<b>Piling Contractors:</b>	
		BC Helical Pile	TerraCana
i.	Auger hole & SPT testing, including utility locate	\$3,000	\$3,000
ii.	Prepare design, drawings, Specifications, Submissions to City, Project Management Fee	\$12,500	\$12,500
iii.	Jacking & Helical piles and beams installation (supply & install approx. 83 helical piles 3 1/2" diameter, overall length 26'-27' each)	\$322500	\$328000
iv.	Removal of flooring or wall sheathing at pile location & re-instatement after	Included in item (iii)	\$30,000
v.	Surveying (e.g. survey and mark location for each pile, monitor building deformation)	\$5,000	\$5,000
<b>Total:</b>		<b>\$343,000</b>	<b>\$378500</b>

The proposal by the two piling contractors are included in Appendix A.

## Excluded items:

- Any site clearing, excavation and landscaping;
- Any shoring/hoarding, if required;
- Any environment controls, practices, and procedures, if required;
- Removal of all furniture and products on the building interior;
- Removal or relocation of any conflicting services and obstruction;

# TKP Engineering Ltd.

15769 92A Avenue, Surrey, BC, V4N 3C2

TEL: 778-927-5765

- Any pile load testing, if required;
- Repair crack or other damage to building facade, if required;
- Any interior work (including drywall repair, hardwood floor etc.)
- Fees to acquire building permit and other necessary permits, if required;
- Additional design fee for seismic retrofit, if required;
- Third party Geotechnical Monitoring, if required;
- Additional Building lifting Insurance, if required.

Should the piles not achieved the required torque (capacity) in the above specified depth (25 feet below ground surface) additional depth of piling is required to reach design load bearing capacity of the piles, the rate for additional is \$75 per foot. Note that pile lengths may be required to be increased depending on the result of additional investigation and assessment.

## 5) PAYMENT SCHEDULE

- a. Acceptance of this contract 30% plus GST
- b. Prorated Monthly Payment based on Work Completed 60% plus GST
- c. Approval of final inspection by the Client 10% plus GST

We trust the above information is sufficient to your current needs. Please do not hesitate to contact the undersigned if you have any questions.

Yours Sincerely,



Kian Kok Poh, P.Eng  
Principal Engineer  
TKP Engineering Ltd

**TKP** Engineering Ltd.

15769 92A Avenue, Surrey, BC, V4N 3C2

TEL: 778-927-5765

## **Appendix A**

### **Contractors' Proposal**

BCHP File: P-00537-18

December 11, 2018

Via Email: [info.tkpengineering@gmail.com](mailto:info.tkpengineering@gmail.com)

**Attention:** Mr. Kian Kok Poh  
TKP Engineering Ltd.  
15769 92a Ave, Surrey, BC V4N 3C2

**Re: FEE PROPOSAL FOR HELICAL PILE INSTALLATIONS  
3731 CHATHAM STREET, RICHMOND BC**

---

BC Helical Piles (BCHP) is pleased to provide this quote for the installation of helical piles. It is our understanding that the piles and beams will be used as a new foundation system for an existing building at the above noted address. Additionally, the building will be levelled if possible. The scope of work described below is based on the test pile report carried out by i3 Building Science & Consulting on November 20, 2018. Any additional work will be dealt under a separate agreement.

#### **SCOPE OF WORK FOR TEST PILE INSTALLATION**

Our installation scope of work will consist of the following:

- Mobilize equipment to the property line.
- Supply and install BCHP3 black steel helical piles (3.5" O.D. Sch. 40 shaft) with a triple 10"-12"-14" helix up to 25 ft in length.
- Cut the piles to the final elevation specified by the owner/main contractor(s).
- Supply and install adequate wood or steel beams on top of piles
- Remove the equipment, debris, and any leftover materials from the site.
- Clean the site to its initial conditions when it was received from the owners /contractor(s)
- Provide an engineering assistance to revise the building permit to reflect the new foundation system
- Provide an Engineering Conformity Report, the applicable Letters of Assurance (if required), and a written design warranty for the piles and beams installed.

*Below is what BC Helical Piles is not responsible for:*

- Any site clearing
- Any excavation
- Any landscaping

- Any concrete work (cutting, forming or pouring)
- Any reinforcement steel
- Any pile load testing if required
- Fees to acquire building permit if required
- Any geotechnical engineering fees if required
- Any surveyors fee if required (BCHP requires contractor/owner to survey and mark the location for each pile on site prior to the pile installation)
- Any interior work (including drywall repair, hardwood floor, etc)

### **PROPOSED FEES**

*The estimated price is \$ 322,500.00 + GST, which includes labour, mobilization, material, and engineering. The final price to be invoiced will be calculated by adding the estimated price and any additional pile length as described below.*

BC Helical requires 20% of the total project price prior to the start of the project and will submit the monthly progress invoice after that.

Any of the works that are specified above which are not going to be done by BC Helical Piles can be performed under a different arrangement.

In addition, please bear in mind that pile length may vary depending on the soil conditions encountered on site. The price provided above is to install the permanent piles up to 25 ft in average length. If additional depth of piling is required to reach the design load-bearing capacity of the piles, BC Helical Piles charges \$75.00/ft + GST for any additional foot for the piles.

### **CLOSURE**

We look forward to having the opportunity to work with the owner for providing professional engineering services and pile installation. We assure you of our commitment by providing the highest quality of professional services. Should you have any questions with our proposal, please contact us by phone at (604)-306-7505 or by email at [info@bchp.ca](mailto:info@bchp.ca). If you agree with the price and terms and conditions, please sign and return this proposal at your earliest convenience so we can proceed with scheduling of your work.

**CONDITIONS OF ENGAGEMENT**

1. Services by BC Helical Piles Ltd. will be concentrated on the work outlined in the description of work above. No other portions of the building are to be reviewed.
2. Services not specifically outlined above may be performed and will be charged on an hourly rate as extra. All extra services of significant nature will require pre-authorization by the client. Our rates for extra work are as follows:
  - Job captain @ \$65/hr;
  - Skilled labour @ \$50/hr;
  - Engineering work @ \$125/hr;
  - Material & subtrade's work mark-up @ 18%;
3. Engineering work provided by BC Helical Piles Ltd. is limited to the scope of work mentioned above.
4. BC Helical Piles Ltd. is not liable / responsible / expected to review/perform/ensure/assess anything else/anywhere else other than that expressly mentioned above and for the areas of work mentioned above.
5. Individuals/employees/representatives/parties/principals of BC Helical Piles Ltd. act only under the authority and protection of BC Helical Piles Ltd. As such, they have absolutely no personal liability/obligation/responsibility to the client or any other party, including third parties.
6. BC Helical Piles Ltd. is not responsible, under any circumstances and or any capacity for any work performed on this project other than that performed by its own forces or assignees.
7. Liability of the Contractor and/or his representative is limited to the amount of the fee charged and subject to the conditions of the Certificate of Insurance.
8. If the piling portion of the project is cancelled due to any unforeseen circumstances (rocky underlayment, concrete pads, etc.) BHP charges \$1,500.00 + GST for mobilization plus one (1) day of labour as per Item 2.

*Please note that the fees provided in this proposal are valid for a period of 60-days.*

Yours truly,

**BC Helical Piles Ltd.**

Per: Tamara Bogicevic, Civil Tech.  
Project Consultant

Sign Here: \_\_\_\_\_  
(Client Acknowledgement)

\_\_\_\_\_  
(Date Signed)

Print Here: \_\_\_\_\_ (Your Name)





1900 Valmont Way, Richmond, BC, V6V 1Y4

## PROPOSAL

December 11, 2018

TKP Engineering Ltd.  
Attention: Kian Kok Poh, P.Eng  
email@site.com

**PROJECT: Helical Pile Underpinning**

**LOCATION: 3731 Charham, Richmond BC**

TerraCana Foundation Solutions Inc. is pleased to provide a proposal for the above noted project. Our scope of work is based on proposed grade beam structural drawings from Chiu Hippmann and test pile report from Building Science and Consulting Inc.

Please note that as soil logs have not been provided and limited information regarding the composition of the foundation were available at the time of visiting site. We are uncertain at this time if lateral support has been fully addressed by the proposed design. Final engineering may make adjustments to our proposal and thus final pricing.

Prior to our arrival to site, the following work will be required:

- Removal of all building skirting;
- Removal of all furniture and products on the building interior;
- Removal of interior wall sheathing as piles must be installed in the centre of the wall cavity to minimize eccentricity;
- Removal of flooring in the pile installation locations;

Please note that due to the nature of the structure and the work involved, we feel the building should remain un-occupied for the duration of the work (approximately 2-3 months). The building façade may experience cracking or other damage due to the lifting and piling process.

### **Scope of Work – Helical Piling using 3-1/2" Diameter**

1. Provide Engineered Shop drawing of the pile system and layout.
2. Lift the existing building off its current foundations sufficient to remove the existing 6x6 timber.
3. Supply and Install **83** helical piles of 3-1/2" diameter with an overall length of 27' each. Each pile will contain three end bearing helix plate that are up to 14" in diameter.
4. Piles will be galvanized.
5. Upon completion, each pile will be cut to the specified height and a termination bracket installed.
6. Termination brackets will be fastened to a new 6x6 treated timber to support the existing structure.
7. Pile installation tolerances will be 2" from specified locations, 2% vertical alignment and cut to within 3" of specified elevation.



1900 Valmont Way, Richmond, BC, V6V 1Y4

8. Piles will be installed with a mini excavator and hand held equipped with a low speed high torque anchor drive motor as applicable.
9. After completion, all excess pile material and debris will be removed from site.

**For this we estimate:**

**\$328,000.00 + GST**

This price includes all necessary, tools, trucks, labour, equipment and materials to perform the above Scope of Work, and is based on **one (1)** mobilization to the job site by TerraCana crew per Scope of Work. Should the piles not achieve the required torque in the above specified depth and additional length be required, a cost of \$65 per foot will be applied to the entire length of each pile extension used. Subject to crew, equipment, and materials availability.

To be Provided by Others / Quote Excludes:

1. All excavation, hydro excavation, demolition, backfill, dewatering, landscaping, removal of spoils, ground penetrating radar or other civil works unless otherwise noted;
2. All surveying, including pile layout, cut-off elevations, pre and post surveys, utility locates, & elevations, offsets and as built information;
3. All necessary permits including building, hauling, traffic, sidewalk, environment, etc;
4. Encroachment agreements;
5. Fees, permits, deposits, design or inspection costs;
6. All required environmental controls, practices, and procedures;
7. Removal or relocation of any conflicting services and obstructions;
8. Access to 110/15A power supply and sufficient water supply within 100ft of our work site(s);
9. Third Party Geotechnical Monitoring, if required;
10. A level, free, clear and compact working surface and lay down area;
11. Work area accessible;
12. Any and all testing should it be required including materials testing unless otherwise noted;
13. Extraction of installed materials unless otherwise noted;
14. Road, rail, pedestrian, and other traffic control;
15. Shoring/hoarding, site servicing, fencing, guardrails, screens, sanitary facilities, office facilities, disposal bin, construction safety officer, first aid attendant, and security;
16. Cold Weather measures for our equipment, crew and material;
17. Engineering, design, shop drawings or field reviews unless otherwise noted;
18. Building lifting insurance;

The attached General Terms & Conditions form part of this quotation.

Please contact the undersigned should you have any questions in the above regard.

Yours sincerely

Chris Vervaeke, P.Eng.,  
Project Manager

**Signed as Acceptance of Quoted Price:**

Company: \_\_\_\_\_



1900 Valmont Way, Richmond, BC, V6V 1Y4

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



1900 Valmont Way, Richmond, BC, V6V 1Y4

## GENERAL TERMS AND CONDITIONS

1. Terms and conditions will be the Standard Construction Document CCDC 2, 2008 as the Prime Contract and/or CCA No. 1, March 2008 Subcontract except as noted below.
2. A materials deposit of 20% of the contract value is required for materials to be ordered and the balance of the materials will be invoiced upon its arrival to site.
3. Invoices are due within 30 days of invoiced date. Interest will be charged on any overdue balance at a rate of 24% per annum calculated monthly on the anniversary date of the invoice.
4. TerraCana will not enter into a contract with "Pay when Paid" or "Liquidated Damages" clauses.
5. Our Holdback will become due and payable 55 days from substantial completion of our work.
6. Our quotation does not include applicable taxes, special insurance premiums (including general liability insurance in excess of 5 million dollars), bonds, permits, licenses, certificates, fees, deposits, testing (unless otherwise specified), or patent fees.
7. The quantities stated in our proposal are considered minimums and prices will be adjusted for changes in scope.
8. Unit rates subject to revision by TerraCana for any change in in contract value.
9. TerraCana often mobilizes in excess to our contractual obligations to ensure preparedness for varied ground conditions. Materials, equipment, and other property brought to the site by TerraCana remain the property of TerraCana until deemed otherwise by TerraCana.
10. Our quotation price is open for acceptance for a period of 30 days subject to material, equipment and crew availability and tariffs and/or material pricing as well as a mutually agreed upon contract and schedule.
11. Unless otherwise indicated, the work is based on one mobilization and a continuous operation with a nine day per two-week work period.
12. TerraCana will not be responsible for any consequential or indirect damages or delays incurred by the Owner/Prime Contractor arising from TerraCana's work or services.
13. No backcharges will be accepted unless written notice is given with sufficient time for TerraCana to undertake remedial action.
14. TerraCana will not be responsible for damage, disruption or displacement of or to existing structures, facilities or services that may result from our work.
15. No allowance for special procedures to work with contaminated soils, water or hazardous material is included. TerraCana reserves the right to refuse work in an unsafe or unhealthy environment.
16. Current applicable liability insurance and WorkSafeBC documentation shall be provided to the General Contractor or applicable entity, upon request.
17. The Owner/Prime Contractor is to provide both general liability on a wrap-up basis and physical property insurance, with a deductible not exceeding \$5,000.00 covering damage to the Works and any third-party liability claims arising from our operations.
18. TerraCana will not be subject to the terms and conditions of a prime contract to which we are not a signatory.
19. Our proposal, exclusions, and general terms and conditions are to be incorporated into the contract documents upon acceptance of this proposal and in the event of conflict shall govern.



City of  
Richmond

## Heritage Alteration Permit Amendment

Development Applications Department

6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 18-818536

To the Holder: The Richmond Hospital/Healthcare Auxiliary, Inc. No. S0018630  
Property Address: 3711 and 3731 Chatham Street  
Legal Description: Lot 8 & 9 Block 22 Section 3 Block 3 North Range 7 West New Westminster  
District Plan 249

(s.972, *Local Government Act*)

1. (Reason for Permit)
  - ☐ Designated Heritage Property (s.967)
  - ☐ Property Subject to Temporary Protection (s.965)
  - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
  - ☒ Property in Heritage Conservation Area (s.971)
  - ☐ Property Subject to s.219 Heritage Covenant
2. This amendment is to replace the plans attached to HA18-818536, issued on May 14, 2018, with the plans as shown in Schedule A, Amendment Plan #1 to Amendment Plan #3, for the proposed foundation work and installation of skirting to match the design and material of the existing skirting.
3. All the other terms and conditions of HA18-818536, issued on May 14, 2018, remain unchanged.

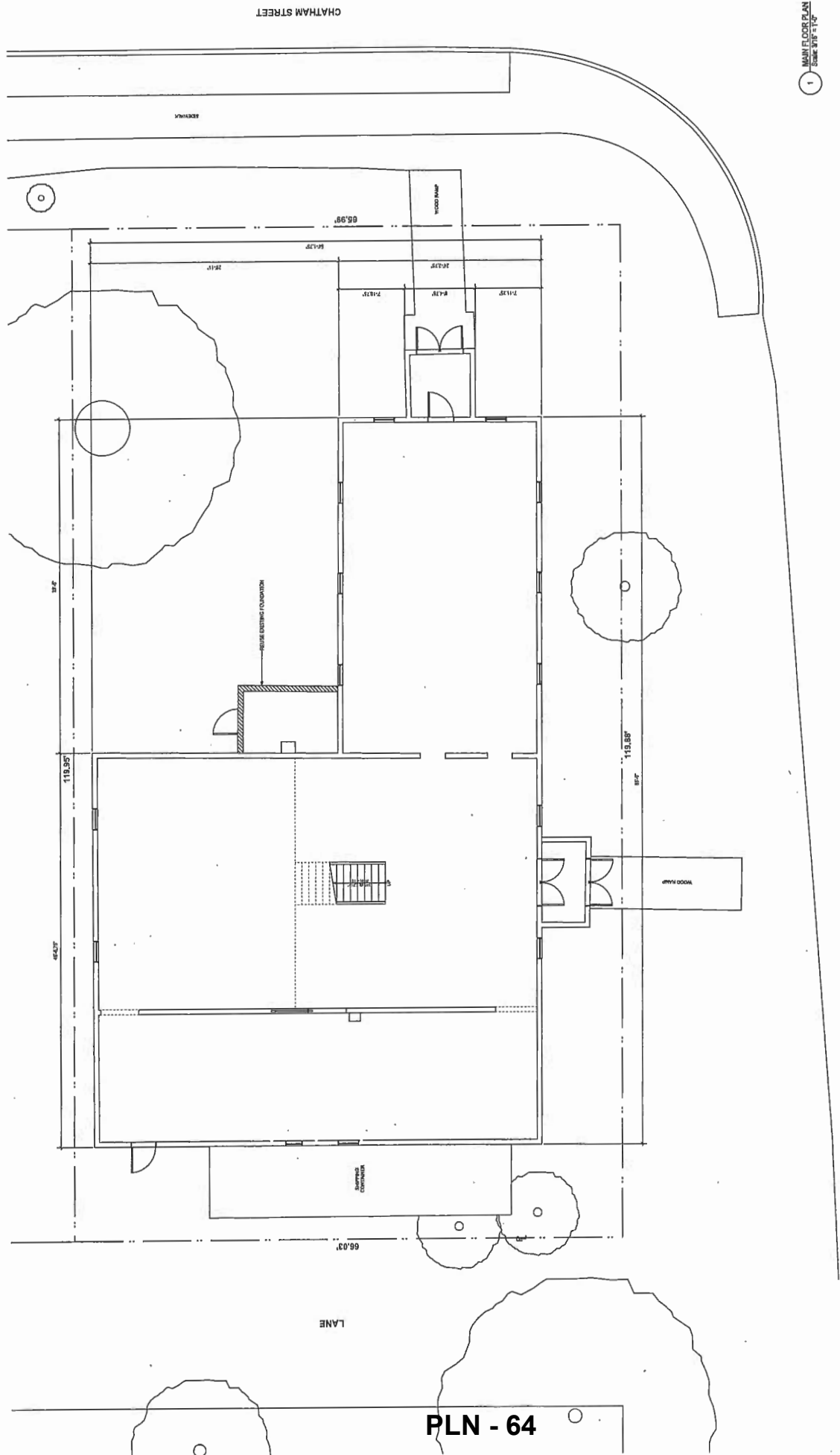
AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF  
<Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

\_\_\_\_\_  
MAYOR

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

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



CHATHAM STREET

LANE

PLN - 64

1 MAIN FLOOR PLAN  
Scale: 1/8" = 1'-0"

# SCHEDULE A

A1.1  
MAIN FLOOR PLAN

NO.	REVISION

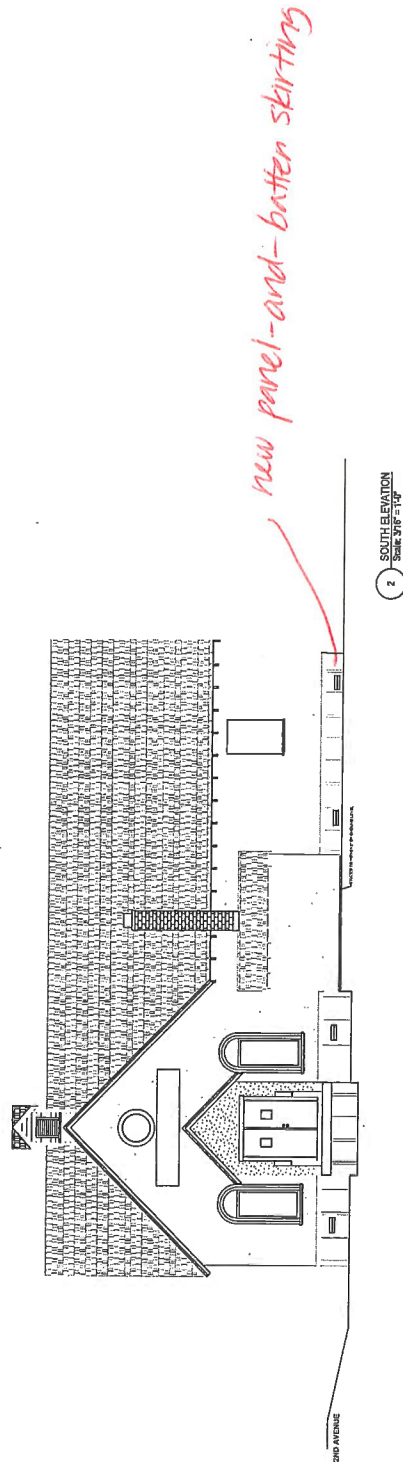
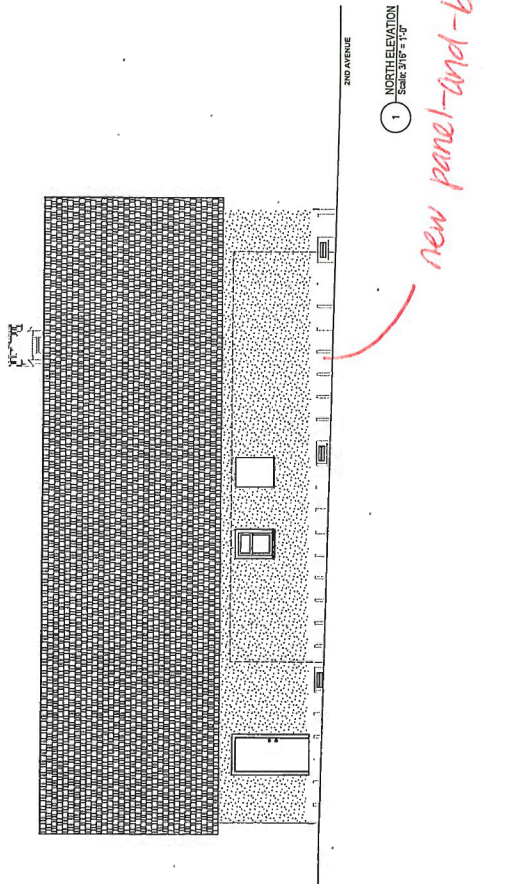
2017-2022 - 2711 Chatham St.  
Savannah, Georgia, 31405

2711 Canal Blvd.  
Savannah, GA 31405

BIRMINGHAM  
WOOD  
ARCHITECTS - PLANNERS

CONTRACT NO. 19-018555  
HA 19-018555  
Amendment Plan #1

HA 19-018555  
Amendment Plan #1



PLN - 65

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**BIRMINGHAM**  
**WOOD**  
ARCHITECTS - PLANNERS

221 Court Blvd  
Tomball, TX 77375  
Houston, TX 77055

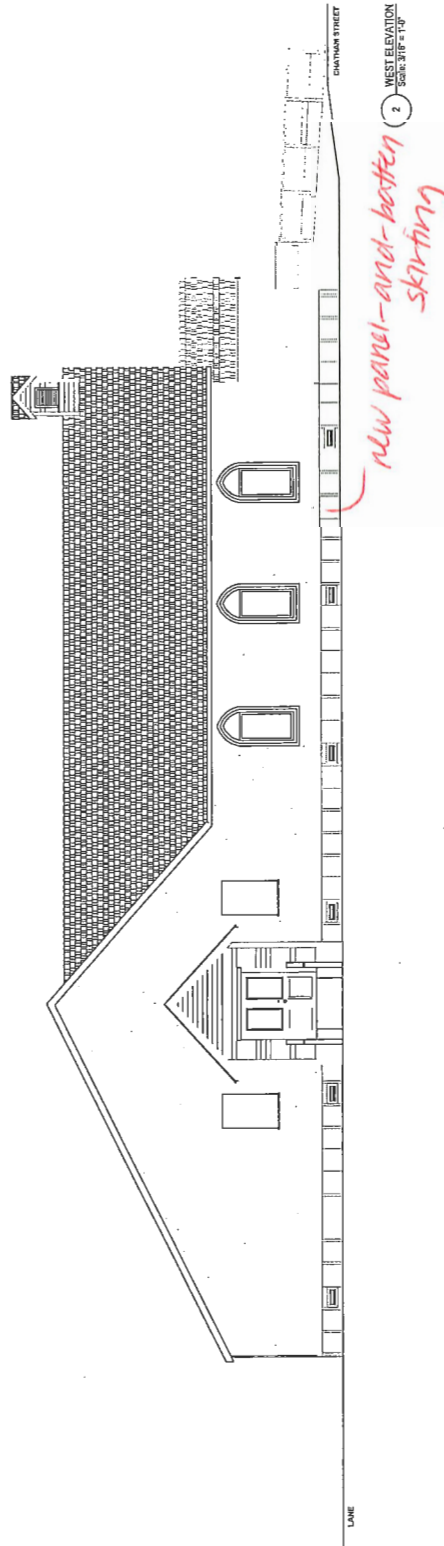
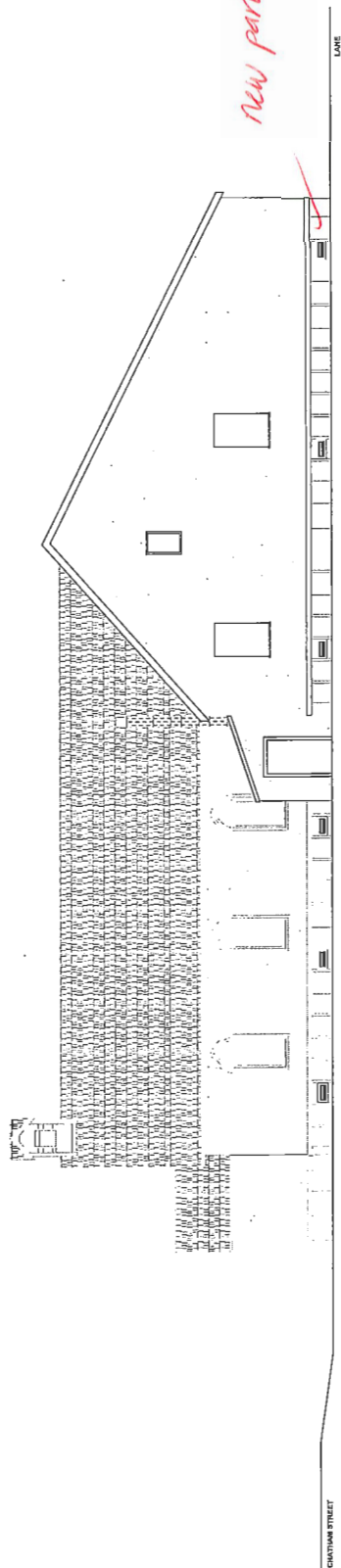
2017-2022 - 2711 Chatham St.  
Savannah, Georgia, GA 31405

NO.	DATE	REVISION
1	10/1/18	ISSUED FOR PERMIT
2	10/1/18	ISSUED FOR PERMIT
3	10/1/18	ISSUED FOR PERMIT
4	10/1/18	ISSUED FOR PERMIT
5	10/1/18	ISSUED FOR PERMIT
6	10/1/18	ISSUED FOR PERMIT
7	10/1/18	ISSUED FOR PERMIT
8	10/1/18	ISSUED FOR PERMIT
9	10/1/18	ISSUED FOR PERMIT
10	10/1/18	ISSUED FOR PERMIT

**A2.0**  
NORTH & SOUTH  
ELEVATIONS

HA 18-018536 Amendment Plan #2



**PLN - 66**

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BIRMINGHAM  
WOOD  
ARCHITECTS • PLANNERS

231 Canal Street  
Vancouver, B.C. V6B-2J2  
model-1994 | 800-555-1234

2017-022 - 3711 Chatham St,  
3711 Chatham Street  
Slovoston, Richmond, BC

[illegible]

## A2.1 EAST & WEST ELEVATIONS

# Amendment Plan #3



To: Planning Committee  
From: Wayne Craig  
Director, Development

Date: April 24, 2019  
File: RZ 18-821103

Re: **Application by IBI Group Architects (Canada) Inc. to Amend Schedule 2.10 of Official Community Bylaw 7100 (City Centre Area Plan), Create the “Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)” Zone, and Rezone the Site at 9520 Beckwith Road from the “Single Detached (RS1/F)” Zone to the “Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)” Zone**

### Staff Recommendation

1. That Official Community Plan Amendment Bylaw 10019, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) to change the “Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions” to provide a maximum density of 1.85 floor area ratio (FAR) and a maximum of 60% of the net floor area for non-industrial uses within the “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” designation for 9520 Beckwith Road, be introduced and given First Reading.
2. That Official Community Plan Amendment Bylaw 10034, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) to amend the term “Industrial Reserve” in Appendix 1 – Definitions to require that all office use within the “Industrial Reserve: Limited Commercial” area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m<sup>2</sup> (20,000ft<sup>2</sup>) where the total development density exceeds that in the underlying Transect; and amend the term “Village Centre Bonus” in Appendix 1 – Definitions, to require that all office use within the Village Centre Bonus (VCB) floor area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m<sup>2</sup> (20,000ft<sup>2</sup>) where the VCB exceeds 1.0 FAR, be introduced and given First Reading.
3. That Bylaw 10019 and Bylaw 1034, having been considered in conjunction with:
  - the City’s Financial Plan and Capital Program; and
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

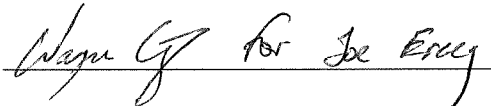
are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.

4. That Bylaw 10019 and Bylaw 10034, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation.

5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9931, to create the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone, and to rezone 9520 Beckwith Road from the "Single Detached (RS1/F)" zone to the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone, be introduced and given First Reading.

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

WC:mm  
Att. 8

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

## Staff Report

### Origin

IBI Group Architects (Canada) Inc. has applied to the City of Richmond to rezone a 0.21 ha (0.52 acre) site at 9520 Beckwith Road from the “Single Detached (RS1/F)” zone, create the new “Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)” zone, and rezone it to permit the development of a seven-storey, 3,757 m<sup>2</sup> (40,436 ft<sup>2</sup>) light industrial and office building (Attachment 1).

In addition to Zoning Amendment Bylaw 9931, Official Community Plan (OCP) Amendment Bylaw 10019 proposes to amend the City Centre Area Plan (CCAP) to amend the “Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions” to provide a maximum density of 1.85 FAR for 9520 Beckwith Road provided that the total net floor area of non-industrial uses does not exceed 60% of the net floor area.

OCP Amendment Bylaw 10034 similarly proposes to amend the CCAP throughout the City Centre to:

- Amend the definition of “Village Centre Bonus”, in Appendix 1 – Definitions, to require that all office use within the Village Centre Bonus (VCB) floor area will be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m<sup>2</sup> (20,000ft<sup>2</sup>) where the VCB exceeds 1.0 FAR.
- Amend the definition of “Industrial Reserve”, in Appendix 1 – Definitions, to require that all office use within the “Industrial Reserve: Limited Commercial” area will be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m<sup>2</sup> (20,000ft<sup>2</sup>) where the total development density exceeds the density in the underlying Transect.

The subject application forms a fourth phase to be added to the three-phase development to the south and west on which City Council approved a rezoning to "Light Industrial, Office Hotel (ZI10) – Bridgeport Village (City Centre)" (RZ 10-539048) and issuance of a Development Permit (DP 11– 594571) on September 11, 2017.

The three phases within this adjacent development include an 11-storey office/light industrial building to the west at 9466 Beckwith Road (on which a Building Permit has been issued), and two hotels to the south at 9455 and 9533 Bridgeport Road. A new north-south street will be constructed which straddles the above-noted hotel and office building sites, and connects Bridgeport Road to Beckwith Road. Public access over this road is secured by a Statutory Right-of-Way (SRW) registered on Title as a condition of rezoning the above three sites

The two hotel sites are subject to a further Development Permit (DP 18-825006) to make several changes to the design of the hotels as required by the proposed hotel operator, Marriott Hotels International.

At its April 8, 2019 regular meeting, City Council issued Development Permit DP 18-825006 for the above-noted two hotels and named the north-south road as “Jow Street” (Attachment 2)

Jow Street is located immediately adjacent to, and provides access to, the subject development site at 9520 Beckwith Road which will be re-addressed to 2777 Jow Street at such time that a Building Permit application is made for the site.

The Servicing Agreement (SA 12-611073) for the above-noted buildings to the west and south includes improvements to Beckwith Road to which the subject development’s road works will be designed to match as discussed below. This SA also includes the design of the planned adjacent Jow Street. A further Servicing Agreement will be required as condition of rezoning for the subject development as discussed below under the section “Site Servicing and Frontage Improvements”.

### **Findings of Fact**

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

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

The subject lot contained a single-family dwelling that was vacated by the previous owner upon sale of the property to the current owner, and has since been demolished.

### **Surrounding Development**

- To the north: Across Beckwith Road, existing single-family homes on lots zoned "Single Detached (RS1/F)" and designated “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” within the City Centre Area Plan (CCAP).
- To the east: There are four large retail/commercial buildings on a site zoned “Auto-Oriented Commercial (CA)” and designated “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” within the CCAP.
- To the south: A large lot at 9533 Bridgeport Road zoned “Light Industrial and Office (ZI10) – Bridgeport Village (City Centre)” and is subject to Development Permit (DP 18-825006) which authorizes the construction of a 10-storey hotel.
- To the west: A large lot at 9466 Beckwith Road zoned “Light Industrial and Office (ZI10) – Bridgeport Village (City Centre)” and subject to the above-noted approved Development Permit (DP 11-594571) which authorizes the construction of an 11-storey light industrial/office building on this lot.

## **Related Policies & Studies**

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

#### *Official Community Plan*

The Official Community Plan (OCP) designates the subject site as “MEMP – Mixed Employment”. The proposed rezoning is consistent with this designation. The OCP also designates the southern portion of the site as being subject to an “Environmentally Sensitive Area” (ESA) Development Permit Area (discussed below under the Analysis section).

#### *City Centre Area Plan*

The City Centre Area Plan (CCAP) “Bridgeport Village Specific Land Use Map” designates the subject site as “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” (see Attachment 3).

The proposed density of 1.85 floor area ratio (FAR) of the project exceeds the principle 1.2 FAR density within the “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” designation. However, the CCAP permits discretion related to allowing increased density as indicated in under the following policies:

- CCAP – Bridgeport Village detailed transect description for “General Urban T4 (25 m) – Industrial Reserve: Limited Commercial” states additional density “To be determined on a site specific basis via City development application processes”.
- CCAP Section 3.2.2 Sub-Area A.2 Industrial Reserve – “Limited Commercial”, which states “Maximum Net Density: 1.2 FAR (additional density permitted where this benefits industry)”.

#### *Stratification and Air Space Subdivision of Office Space*

The City has no explicit policies related to whether new office space may be subdivided into strata lots or air space parcels. There is, however, policy in place to address the Strata Title Conversion of existing office space. Further to recent discussions regarding office development in the City Centre, the following policy discussion is provided below.

#### *Background*

The CCAP and supporting documents encourage the provision of large floor-plate office space through broad objectives and bonus policies. This is part of an effort to establish a network of commercial precincts in the City Centre to meet the special needs for office space. Specifically, the CCAP encourages the construction of non-residential space within strategic locations in the City Centre via the Village Centre Bonus (VCB) Density Bonus Policies. In some instances, the VCB is allocated exclusively for office space.

Currently, within new developments, developers are able to determine how the office space is subdivided (through stratification or air space subdivision) unless the City registers a legal agreement on Title restricting stratification and air space subdivision at the time of rezoning.

Stratified office provides several advantages and disadvantages as follows:



### *Advantages of Strata / Airspace Subdivision of Office Space*

- Stratified office space is desired by certain types and scales of business as the ownership of office space provides certain benefits, including greater certainty on long term operating costs.
- Owned office space provides for long-term security of tenure that can be offered to small and large strata lot owners.
- Construction financing requirements can make it more difficult to build non-stratified office space in the city.

### *Disadvantages of Strata / Airspace Subdivision of Office Space*

- Stratified office space potentially reduces the flexibility provided with large office spaces and limits the ability for large office tenants to expand their office area within a building.
- Limited availability of large floor plate office spaces may influence certain forms of business attraction and retention.

### *Incentives for Providing Additional Office Space*

Staff are in ongoing discussions with applicants regarding potential expansion of the VCB area in strategic locations in the Lansdowne and Bridgeport Villages of the CCAP. These discussions involve providing the additional VCB bonus density exclusively for office space which supports the City's objectives to increase overall employment and the diversity of employment within the City Centre. Similarly, for the subject application at 9520 Beckwith Road, the applicant is proposing additional density for office space within the "General Urban (T4) Area B – Industrial Reserve: Limited Commercial" designation. Staff discussions with the applicant have included potential restrictions on stratification of both the office and light industrial space within the proposed building.

### *Options for Additional Office Space*

Given the current discussion on limits to stratification for the subject application and more generally for other applications in the City Centre, potential options on stratification of office space are explored. Specifically, two policy options are proposed for stratification or air space parcel subdivisions of office space where it is included within additional density being proposed to be provided with rezonings and associated amendments to the CCAP.

*Option 1 - Status Quo Market-Based Approach:* The choice to stratify or create air space parcels would continue to be determined by the owner/developer in response to market demand and the economic viability of constructing the development.

*Option 2 – Floor-by-Floor & Size Limit of Stratification / Airspace Subdivision (Recommended):* The CCAP could be amended to limit stratification or air space subdivision of office space where additional density is permitted above the office density now included within the CCAP. In exchange for receiving additional office density through a rezoning, there would be a requirement to limit strata or airspace subdivision of this additional space on a floor-by-floor basis or the basis of a minimum floor area. Such a limit is proposed where additional office

space is provided above that currently permitted within the above-noted VCB or Industrial Reserve areas by the lesser of:

- One strata lot or air space parcel per floor of the building; this type of subdivision follows existing physical separations of floors instead of dividing the space into a large number of small strata lots or air space parcels; or
- One strata lot or one air space parcels with a minimum floor area of  $1,858\text{m}^2$  ( $20,000\text{ft}^2$ ). This approach allows for large floor-plate buildings to be divided and so not require purchase of very large areas. This approach would also assist in providing a measure of flexibility for purchasers and an incentive for those developers seeking to provide large floor plate buildings.

This approach would be achieved through the registration of a legal agreement on Title as a rezoning consideration.

Given the above discussion, it is recommended that an OCP amendment based on Option 2 (Floor-by-Floor and Size Limit of Stratification / Airspace Subdivision) be pursued as it is an incentive-based approach that:

- Permits office space to be leased in a range of sizes needed by various tenants in areas up to  $1,858\text{m}^2$  ( $20,000\text{ft}^2$ ) or floor-by floor.
- Allows potential intermediate office tenants wanting to purchase space on a floor-by-floor basis or in lots up to  $1,858\text{m}^2$  ( $20,000\text{ft}^2$ ) to secure a long-term tenure security.
- Allows building developers / owners to sell intermediate-size strata lots and air space parcels.

The above-noted approach is thereby included in OCP Amendment Bylaw 10034 as discussed below.

*OCP Amendment Bylaw 10034: Limitation on Subdivision of Office Space in the City Centre*

Further to the above discussion on subdivision of office space, Bylaw 10034 would:

- Amend the term “Village Centre Bonus” in Appendix 1 – Definitions, to require that all office use space within the VCB floor area will be limited to the lesser of one strata lot or one air space parcel per storey or a minimum floor area of  $1,858\text{m}^2$  ( $20,000\text{ft}^2$ ) where the VCB exceeds 1.0 FAR. This proposed amendment would apply to anywhere where additional floor space is proposed over 1.0 FAR within the Village Centre Bonus areas throughout the City Centre.
- Amend the term “Industrial Reserve: Limited Commercial” to require that all office use space within these areas be limited to the lesser of one strata lot or one air space parcel per storey or a minimum floor area of  $1,858\text{m}^2$  ( $20,000\text{ft}^2$ ) where the total development density exceeds the underlying Transect. This proposed amendment would apply to the whole “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” designation in which the subject site at 9520 Beckwith Road is located.

At this point, staff do not believe further restrictions on the stratification of office space are warranted. Further restrictions on stratification of any office space provided through rezoning applications consistent with the CCAP would constitute a significant change since the CCAP was adopted in 2009. A large number of in-process rezoning applications and planning for development has proceeded on the basis of stratified office space being permitted.

Should the City wish to consider additional policies or restrictions on developments where no additional density above that currently permitted within the CCAP is being sought, it is recommended that there be public consultation that includes property owners and the development community. If Council should wish to provide such direction, the following draft resolution is provided:

*That staff be directed to conduct public consultation with property owners, the development community and general public regarding whether potential restrictions on stratification and airspace subdivision of office space should be considered, and report back.*

*OCP Amendment Bylaw 10019: Site-Specific Amendment Applicable to 9520 Beckwith Road*

To provide a clear limit, the subject OCP Amendment Bylaw 10019 proposes to provide a maximum density of 1.85 FAR and a maximum of 60% net floor area for non-industrial uses for 9520 Beckwith Road within the "General Urban (T4) Area B – Industrial Reserve: Limited Commercial" designation which states additional density may be considered "on a site specific basis via City development application processes".

This same approach was included in OCP Amendment Bylaw 8767 (RZ 10-539048) which included a specific 1.85 FAR density to facilitate the rezoning of the adjacent sites immediately to the south and west to "Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)".

The proposed additional density is supported by the following:

- The additional 0.65 FAR density for office use provides an incentive to construct two floors of light industrial space. This allows for a wide range of light industrial uses and custom manufacturing uses, some of which require two storeys of office space.
- The provision of additional floor heights of 15 ft. (4.6 m) on both of the industrial floors.
- The proximity of this light-industrial and office building to the Canada Line Bridgeport Station.
- The registration of an agreement on Title limiting the subdivision of the entire building (both the office and industrial floors) to one strata lot or air space parcel per floor.

A housekeeping amendment to the "General Urban (T4) Area B – Industrial Reserve: Limited Commercial" designation is also included to change the reference to the adjacent sites to the current addresses of 9455 and 9533 Bridgeport Road and 9466 Beckwith Road and the new addresses (2788, 2888 and 2899 Jow Street to be assigned at Building Permit application) from the previous reference to the former seven lots that comprised these three current lots.

*Zoning Amendment Bylaw 9931: Rezoning of 9520 Beckwith Road*

Given the above CCAP policies applicable to the subject site, Bylaw 9931 proposes to create the “Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)” zone which would have a density of 1.85 FAR and the following permitted uses now included within the adjacent ZI10 zone:

- Industrial, General
- Office
- Manufacturing, Custom Indoor

The proposed new ZI19 zone includes “Education, Commercial” as a secondary use.

The proposed ZI19 zone also ensures that the first two storeys of any building are restricted to the industrial, general and manufacturing, custom indoor uses, and will not include office or education, commercial uses except for areas needed for lobbies and stairways. The restriction is consistent with the ZI10 zone on the adjacent lot to the west which restricts the use of the ground floor of the building to light and industrial and related uses.

**Other Policies, Strategies & Bylaws***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.

*Aircraft Noise Sensitive Development Policy:*

The proposed development is located in Area 1A (New Aircraft Noise Sensitive Uses Prohibited) on the Aircraft Noise Sensitive Development Map. The project includes non-aircraft sensitive uses in compliance with the Policy. Thus, registration of an aircraft noise indemnification covenant is required prior to rezoning adoption.

*Mixed-Use Noise, Commercial Noise and City Centre Impacts:*

The proposed development must address additional OCP Noise Management Policies related to mixed-use, commercial and ambient noise, as well as other impacts of densification.

In this regard, the applicant will also be required to register a legal agreement on Title for the proposed light industrial and office development. This legal agreement requires that an acoustical engineering report be provided to the City prior to issuance of the Building Permit that confirms that the project mitigates unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City’s Noise Bylaw and noise generated from rooftop HVAC units will comply with the City’s Noise Bylaw 8856.

## Public Consultation

A rezoning sign has been installed on the subject property. Staff have received general comments from the public about the subject rezoning application during review and consideration of Development Permit DP 18-825006 for the adjacent two hotel sites to the south. The applicant has also contacted the neighbouring residents on the north side of Beckwith Road to discuss the construction of the proposed overall four-phase development which includes the subject site, adjacent hotels to the south and office tower to the west.

Staff have also received support from the manager of the commercial property to the west for the placement of additional landscape along their shared property line with the subject site.

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.

Public notification for the Public Hearing will be provided as per the *Local Government Act*. The table below clarifies this recommendation as it relates to the proposed OCP amendment.

### OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary, as the proposed amendments are not located within or adjacent to the Agricultural Land Reserve.
Richmond School Board	No referral necessary, as the proposed amendments do not include any residential uses.
The Board of Metro Vancouver	No referral necessary, as the proposed amendments are consistent with the City-wide OCP previously referred to Metro Vancouver.
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, as First Nations' interests are not affected by these amendments.
TransLink	No referral necessary; no major transportation changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as port facilities are not affected by these amendments.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendments are consistent with YVR's Airport Height Zoning and City's OCP Aircraft Noise Policy.
Richmond Coastal Health Authority	No referral necessary, as the proposed amendments are consistent with the City-wide OCP previously referred to Metro Vancouver.
Stakeholder	Referral Comment (No Referral necessary)
Community Groups and Neighbours	No referral necessary as the community will be consulted through Public Hearing notices that would be sent property owners and

	occupiers of lots within 50m of the subject site.
All relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendments do not affect other agencies. Note, that the associated Zoning Amendment Bylaw 9931 was referred to the Ministry of Transportation and Infrastructure which provided preliminary approval to the bylaw.

Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10019 and Official Community Plan Bylaw 7100, Amendment Bylaw 10034, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are 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.

### **School District**

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). The proposed Bylaw 10019 and Bylaw 10034 do not involve any residential uses.

### **Ministry of Transportation and Infrastructure**

The Ministry of Transportation and Infrastructure (MOTI) has provided preliminary approval of Bylaw 9931 as the site is located within 800 metres of Highway 99. MOTI final approval of Bylaw 9931 will be required prior Council consideration of adoption of the bylaw,

### **Analysis**

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

The conceptual development plans within Attachment 5 detail the project with the following form and character elements:

- The architectural character of the building is generally similar to the 11-storey office and light industrial building being constructed on the adjacent lot to the west of the subject site.
- On the prominent elevations facing Beckwith Road and Jow Street, the building includes substantial use of glass curtain wall with solid vertical corner elements clad in metal panels.
- Further visual interest is achieved by terracing inwards the fifth and sixth floors of the building on the north, south and east elevations.
- Visual interest is also achieved by cantilevering outward of the third and fourth storeys facing Beckwith Road and the third to sixth floors outward towards to Jow Street.
- The east side elevation is located just off the east property facing the side parking lot and concrete side wall of the adjacent Michael's store. To add visual interest to the first four

floors, attractive patterning has been added to the building's east wall. The fifth and sixth floors are terraced inward to reduce the massing of the building.

- The seventh floor is effectively a small penthouse set further back from the sixth floor on all but the south side.
- The terraces on the fifth to seventh floor of the building are well landscaped for design and ESA compensation purposes.
- The stepping back of the fifth to seventh floors of the building reduces shadowing and apparent mass of the building on its north and east elevations.
- The grove of existing trees along the south property line will be preserved and protected and additional trees planted as discussed under the following report sections on tree retention and Environmentally Sensitive Areas.

### Transportation and Site Access

#### ***Access***

Vehicle and pedestrian access is proposed to be provided by the proposed Jow Street that straddles the west side of the subject site and that connects Bridgeport Road to Beckwith Road. This private road is secured for public access via registration of a SRW on Title of the adjacent lot. To provide for traffic calming, Jow Street is proposed to include 20 km/h speed limit signage, two speed humps, and stop signs at both ends of the street and mid-block.

The Traffic Impact Study (TIS) undertaken as part of the rezoning of the adjacent sites to the west and south indicated that the majority of traffic on Jow Street will enter and exit through its south intersection with Bridgeport Road. The Transportation Department advises that the subject smaller development under the current application is anticipated to also have the majority of its traffic enter and leave via the south intersection of Jow Street with Bridgeport Road, similar to the adjacent larger developments.

#### ***Parking***

There are 72 parking spaces within the third and fourth floors of the proposed building and four surface parking spaces (including the two accessible parking spaces) in compliance with Zoning Bylaw 8500. The project also will include two medium (SU9) on-site loading spaces within the building and share one WB-17 (large) loading space provided with adjacent development to the west at 9466 Beckwith Road as permitted under Zoning Bylaw 8500.

To accommodate the four surface parking spaces proposed to be located immediately adjacent to the building's front entrance along Jow Street and to share the WB-17 (large) loading space on the development to the west, the applicant will be required to register a restrictive covenant and easement on both the subject lot (9520 Beckwith Road), and adjacent lot (9466 Beckwith Road), to ensure access to these parking spaces and loading space are available for use in perpetuity as required under Zoning Bylaw 8500.



***Construction Traffic Management and Parking (CTMP) Plans***

The applicant has prepared a CTMP Plan for the adjacent development site for 9466 Beckwith Road to the east and hotel sites to the south, and will be preparing similar plans for the subject site at 9520 Beckwith Road prior to issuance of Building Permit.

These CTMPs focus most construction traffic onto Bridgeport Road to reduce construction traffic on Beckwith Road to the greatest extent possible. The applicant is providing construction parking within their overall four-phase site with additional construction parking within the parking lot on the commercial site immediately to the east.

**Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 23 bylaw-sized trees on the subject property, 18 trees on neighbouring properties to the south and east, and three street trees on City property as discussed below and shown on Attachment 6.

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

- 10 large trees located on-site (tag# 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 on Attachment 5) along the south property line are identified in good condition and should be retained and protected. These trees include a mix of native and non-native species including Western Red Cedar, Western Hemlock, Douglas Fir, European Mountain Ash, Lawson Cypress, Golden Chain and Hazel trees.
- 18 trees located on adjacent neighbouring properties, with six trees located on the property to the east and 12 trees are identified on the property to the south; all of which are in good condition and are to be retained and protected under the Development Permit issued for the site.

***Tree Replacement***

The applicant intends to remove 13 on-site trees as they are within the development envelopment. Of these 13 trees, seven are in good condition but are in conflict with the proposed development and six are not good candidates for retention due to health and structure. The OCP 2:1 replacement ratio would require a total of 26 replacement trees within Development Permit plans. The replacement trees are to be of the sizes required under Tree Protection Bylaw No. 8057.

***Trees on Adjacent Site***

The 10 large coniferous trees proposed to be retained on the subject site will complement the further 12 trees being protected on the site to the south at 9533 Bridgeport Road on which the above-noted hotel is planned to be built. Together, these on-site and off-site trees form a viable grove of 22 coniferous and deciduous trees. A Tree Survival Security of \$80,000 for these 10 trees will be provided and retained by the City for a period of three years after occupancy of the building.

To provide a soft green landscape buffer to the east side of the proposed building, the applicant will obtain written approval from the adjacent commercial property immediately to the east to allow for the planting the three additional Maple trees and shrubs. The trees and shrubs are in addition to the six existing maple trees located along the property line on the adjacent site (See landscape plan L-04 in Attachment 5) which are to be maintained.

#### *Trees on City Property*

There are three trees located within the Beckwith Road allowance. Two trees are required to be relocated by a certified tree moving company, at the developer's cost, to a new location on City property subject to the approval of the Parks Department (see shaded trees nos. C6 and C7 on Tree Preservation Plan in Attachment 6). The Parks Department has approved the removal of one tree (no. C8) in the road allowance subject to payment of \$1,300 to the City Tree Compensation Fund.

#### Environmentally Sensitive Area (ESA)

Along the southern property line, there is 270 m<sup>2</sup> (2,906 ft<sup>2</sup>) of mapped ESA Development Permit Area. Given this ESA would be subject to a Development Permit, the applicant engaged a Qualified Environmental Professional (QEP) to assess the ESA area (Attachment 7). The QEP identified that 146 m<sup>2</sup> (1,571.5 ft<sup>2</sup>) of the mapped ESA as natural area which includes the above-noted 10 trees proposed to be retained near the south property line and that are outside of the adjacent lawn area to the north.

To protect this area, the applicant has shifted the building 3.0 m (9.8 ft.) northwards towards the front of the site on Beckwith Road. The result is that the existing 146 m<sup>2</sup> (1,571 ft<sup>2</sup>) of natural area within the ESA area is proposed to be preserved, and the remaining 124 m<sup>2</sup> (1,344 ft<sup>2</sup>) of non-natural mapped ESA (lawn area) is proposed to be removed.

The QEP assessed the remaining lawn area of 124 m<sup>2</sup> (1,335 ft<sup>2</sup>) within the mapped ESA area has having very low environmental value to invertebrates and birds. While this area is proposed to be removed for the project, the QEP has proposed ESA compensation areas for this removed lawn area.

The City has required that the applicant provide a net gain in ecological benefit over the total existing total on-site ESA area of 270 m<sup>2</sup> (2,906 ft<sup>2</sup>). The applicant proposes to provide a combined total of 603 m<sup>2</sup> (6,490 ft<sup>2</sup>) of persevered ESA area and ESA compensation areas onsite to provide a net gain of 333 m<sup>2</sup> (3,584 ft<sup>2</sup>) as follows:

- Remaining natural ESA area of 146 m<sup>2</sup> (1,571 ft<sup>2</sup>) with the existing trees to be maintained, and the understory being enhanced with the removal of invasive of species and the planting of three native trees and shrubs.
- ESA compensation on level 5 of the building of 198 m<sup>2</sup> (2,131 ft<sup>2</sup>) with the planting of native plants.
- ESA compensation on level 7 of the building of 259 m<sup>2</sup> (2,788 ft<sup>2</sup>) with the planting of native plants.

Immediately adjacent to the natural on-site ESA area of 146 m<sup>2</sup> (1,571 ft<sup>2</sup>), there is 256m<sup>2</sup> (2,756 ft<sup>2</sup>) of natural ESA area on 9533 Bridgeport Road in which ten trees are to be maintained and

enhancement by removal of invasive species removal (e.g. blackberries) and planting of native shrubs.

Staff have reviewed the QEP Report and agree that the proposed prescription provides both a net gain in quality and quantity over the current on-site ESA natural area 146 m<sup>2</sup> (1,571 ft<sup>2</sup>) to be maintained within the site and adjacent off-site area 256m<sup>2</sup> (2,756 ft<sup>2</sup>) of natural ESA to be maintained due to the following:

- Preservation of the natural ESA areas.
- Additional ESA compensation areas.
- Vertical and lateral connectivity of ESA within the site.
- Removal of the invasive plant species.
- The extensive planting of native shrubs on the ground-level ESA area and roof-top ESA compensation areas, with plant species selected for suitability to urban ecosystems.

The QEP report outlines how the proposed native shrub plantings proposed include a mix of flowering plants which will provide cover throughout the year and native berries that will benefit pollinators and birds and improve the habitat value of the remaining trees to be preserved. There will also be planting of three addition trees within the on-site ESA area.

As part of the Development Permit required for project, the applicant will be required to provide a further detailed Stage 2 ESA Report to:

- Include a detailed invasive species removal plan.
- Provide detailed site planting and construction monitoring plans.
- Provide a plan for removing any invasive species in the other identified landscape areas outside of the ground-level on-site and off-site ESA areas to be maintained and the ESA compensation areas.
- Provide irrigation plans for the ground-level ESA and roof-top ESA compensation areas.
- Provide estimates for the value of the ground-level and roof-top portions of the works/plantings, and the cost of a QEP five-year monitoring plan.

The Stage 2 ESA report, proposed planting plans and building design will be undertaken with the advice of an ornithologist to ensure planting does not create bird strike risks.

There will also be registration of a legal agreement for the purpose of ensuring the planting and maintenance of the ESA and ESA compensations areas comprising a minimum total on-site area of 603m<sup>2</sup> and off-site area of 256m<sup>2</sup> (2,756 ft<sup>2</sup>) on 9533 Bridgeport Road to be confirmed in the Stage 2 ESA Report prepared by the QEP and by a BCLS surveyor. The agreement will provide for:

- The developer/owner completing and maintaining the ESA plantings.
- A maintenance security being provided and released three (3) years after completion of the works/plantings, and which may be extended to be five years if needed.
- The right of the City to enter onto the site to undertake the planting or maintenance if needed.
- Maintenance of the ESA plantings and restriction of other non-compatible uses of these areas.

### Leadership in Energy and Environmental Design (LEED)

As a Development Permit application (DP 18-829207) for the project was received prior to the City's adoption of the Energy Step Code on July 16, 2018, the subject project is not subject to the BC Energy Step Code. In order to continue to be grandfathered from the BC Energy Step Code Level 2, the applicant must also be issued a Building Permit prior to December 31, 2019. Therefore, in accordance with the CCAP, the development is required to be confirmed to be LEED Silver equivalent prior to consideration of the Development Permit by the Development Permit Panel and consideration of approval of Bylaw 9931 by Council.

### Public Art Contribution

As a rezoning consideration, the applicant will be making a voluntarily contribution of \$15,235.16 (final amount to be confirmed with the final Development Permit plans) to the City's Public Art Fund.

### CCAP Planning Contribution

As a rezoning consideration, the applicant will be making a voluntarily contribution of \$12,130.80 (final amount to be confirmed with the final Development Permit plans) for future City community planning studies, as set out in the City Centre Area Plan.

### District Energy Utility (DEU)

The applicant will be required to register a legal agreement on title securing the owner's commitment to connect to a District Energy Utility (DEU) that provides that:

- No building permit will be issued unless the building is designed with the capability to connect to and be serviced by a DEU.
- If a low carbon energy plant district energy utility (LCDEU) service area bylaw, covering the site, has been adopted by Council prior to the issuance of the Development Permit for the site, no building permit will be issued unless the owner designs a low carbon energy plant with the capability to connect to and be serviced by a DEU in the future.
- If a DEU is available for connection and the City has directed the owner to connect, no occupancy of the building will be permitted until it is connected to the DEU and enters into a Service Provider Agreement for that building with the DEU service provider.
- If a DEU is not available for connection, but a LCDEU service area bylaw, covering the site, has been adopted by Council prior to the issuance of the Development Permit for the subject site, no final occupancy of a building will be granted unless the City receives confirmation that the building is connected to a low carbon energy plant supplied and installed by the owner. The owner would be required to transfer ownership of the low carbon energy plant to the City or City's DEU service provider or at no cost to the City, on terms and conditions satisfactory to the City.

### Site Servicing and Frontage Improvements

As a rezoning consideration, the applicant will be required to enter into a Servicing Agreement for the design and construction of the following:

- Frontage works along Beckwith Road that includes the widening of the southern half of Beckwith Road to accommodate a 2.0 m wide concrete sidewalk, 1.5 m wide landscaped boulevard, 1.8 m wide bike lane, 3.25 m wide curb lane and 3.1 m wide centre lane.
- Upgrade of the existing water main along Beckwith Road from development site to the Gage Road intersection (if these works are not first completed under the Servicing Agreement for the adjacent development to the west).
- Upgrade of the existing 900 mm storm sewer along the development's Beckwith Road frontage to 1050 mm.
- Removal of the existing 600 mm storm culvert along the development's Beckwith Road frontage.
- The City will install a new fire hydrant near the northwest corner of the development site and install new water, sanitary and storm sewer connections, all at the applicant's cost.

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

There are no financial impacts associated with this application.

### **Conclusion**

The proposed rezoning of 9520 Beckwith Road to permit the development of a seven-storey light industrial and office building adds to the inventory of office space and light industrial space within Bridgeport Village. The proposed building will also provide an addition to the adjacent three-phase light industrial, office and hotel development approved by City Council in 2017.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9931 be introduced and given first reading.



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

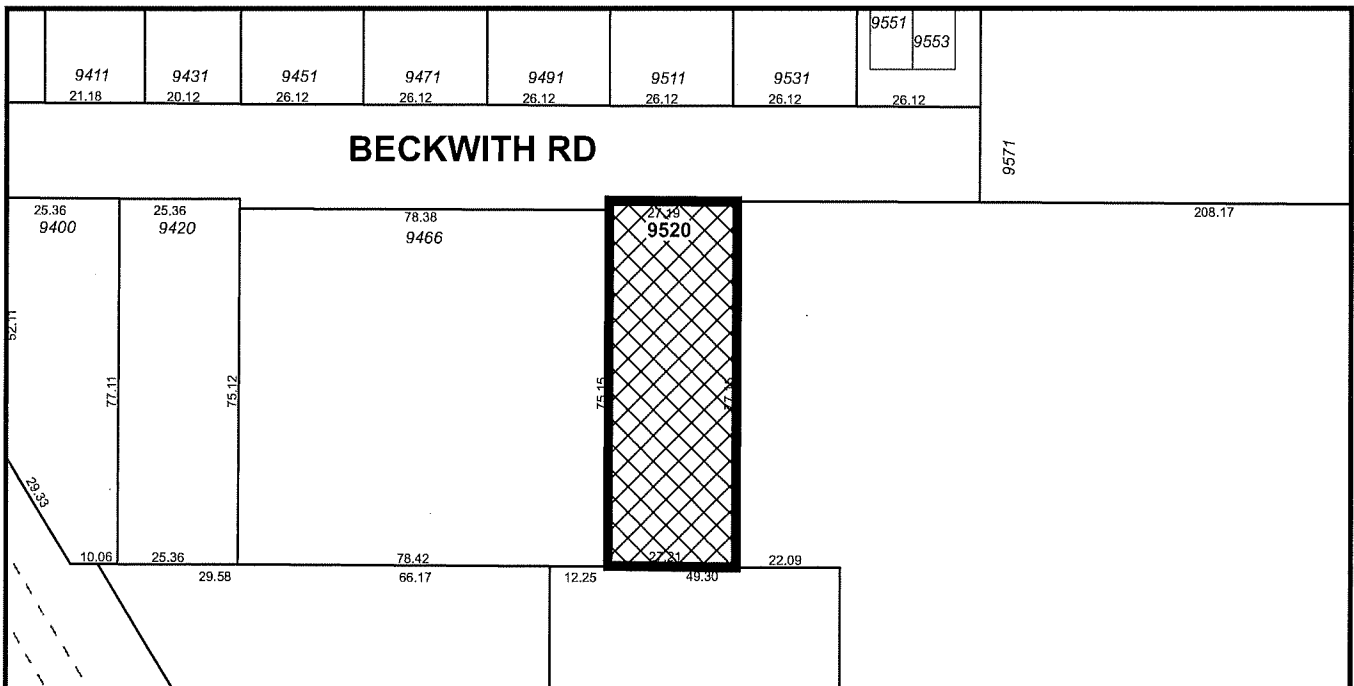
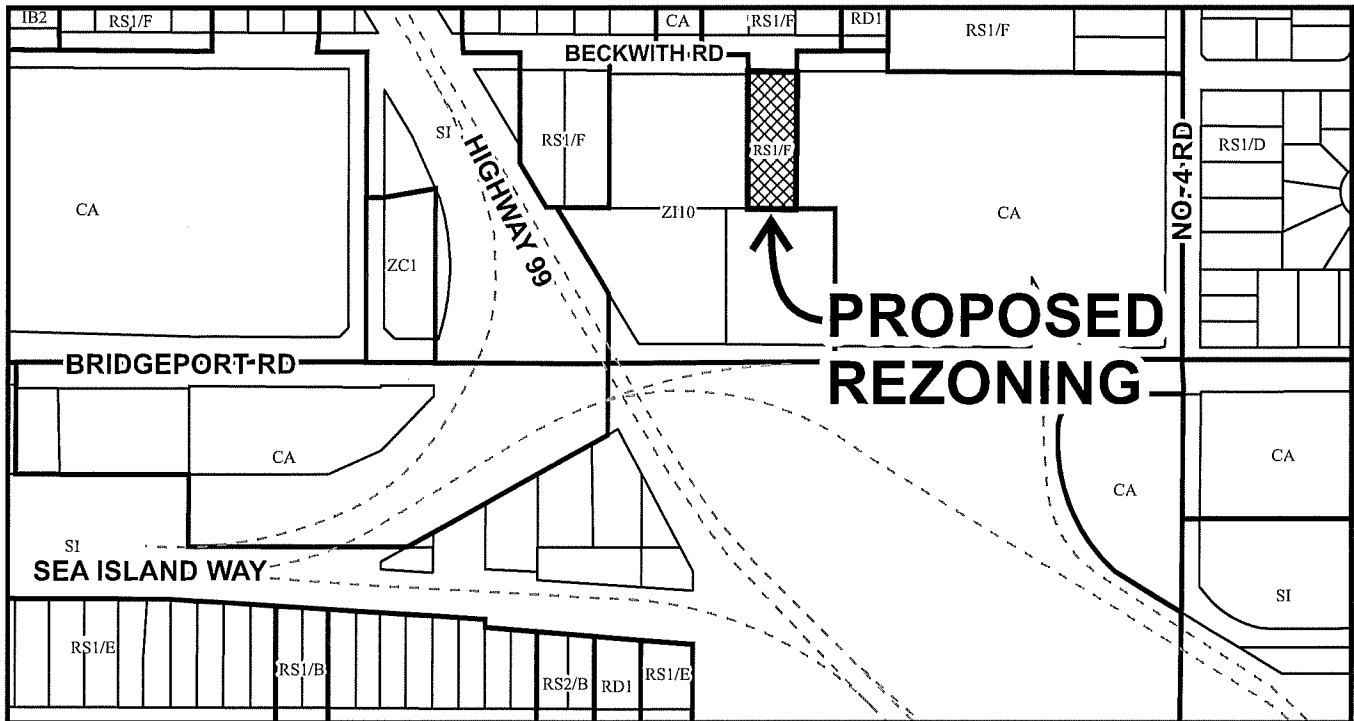
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### Attachments:

- Attachment 1: Location Map
- Attachment 2: Site Context Map
- Attachment 3: Development Application Data Sheet
- Attachment 4: CCAP Bridgeport Village Specific Land Use Map (Showing Proposed Changes)
- Attachment 5: Conceptual Development Plans
- Attachment 6: Tree Preservation Plan
- Attachment 7: Excerpts from QEP Report on the Environmentally Sensitive Area
- Attachment 8: Rezoning Considerations



City of  
Richmond



RZ 18-821103

Original Date: 05/24/18

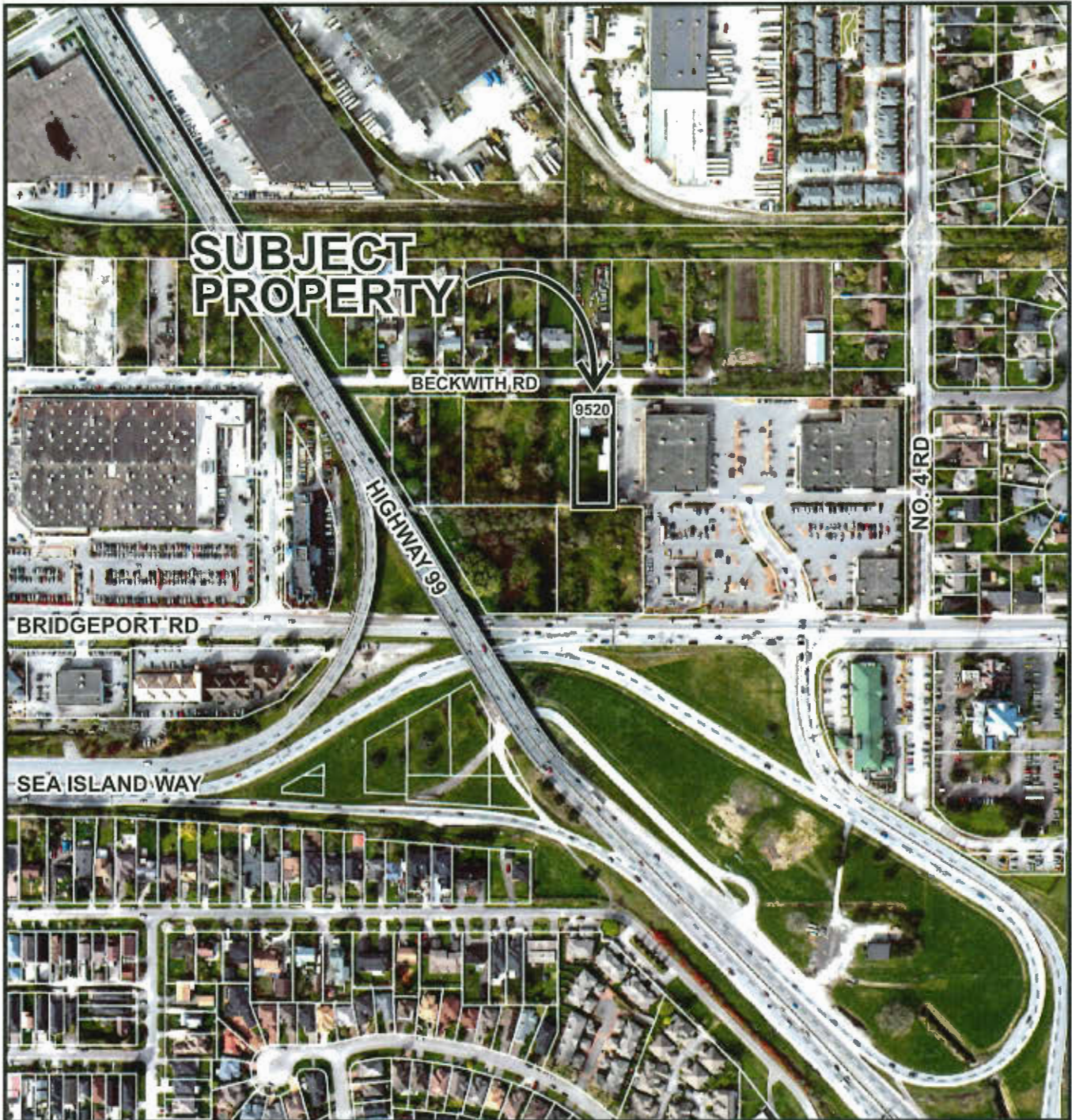
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 18-821103

Original Date: 05/24/18

Revision Date:

Note: Dimensions are in METRES

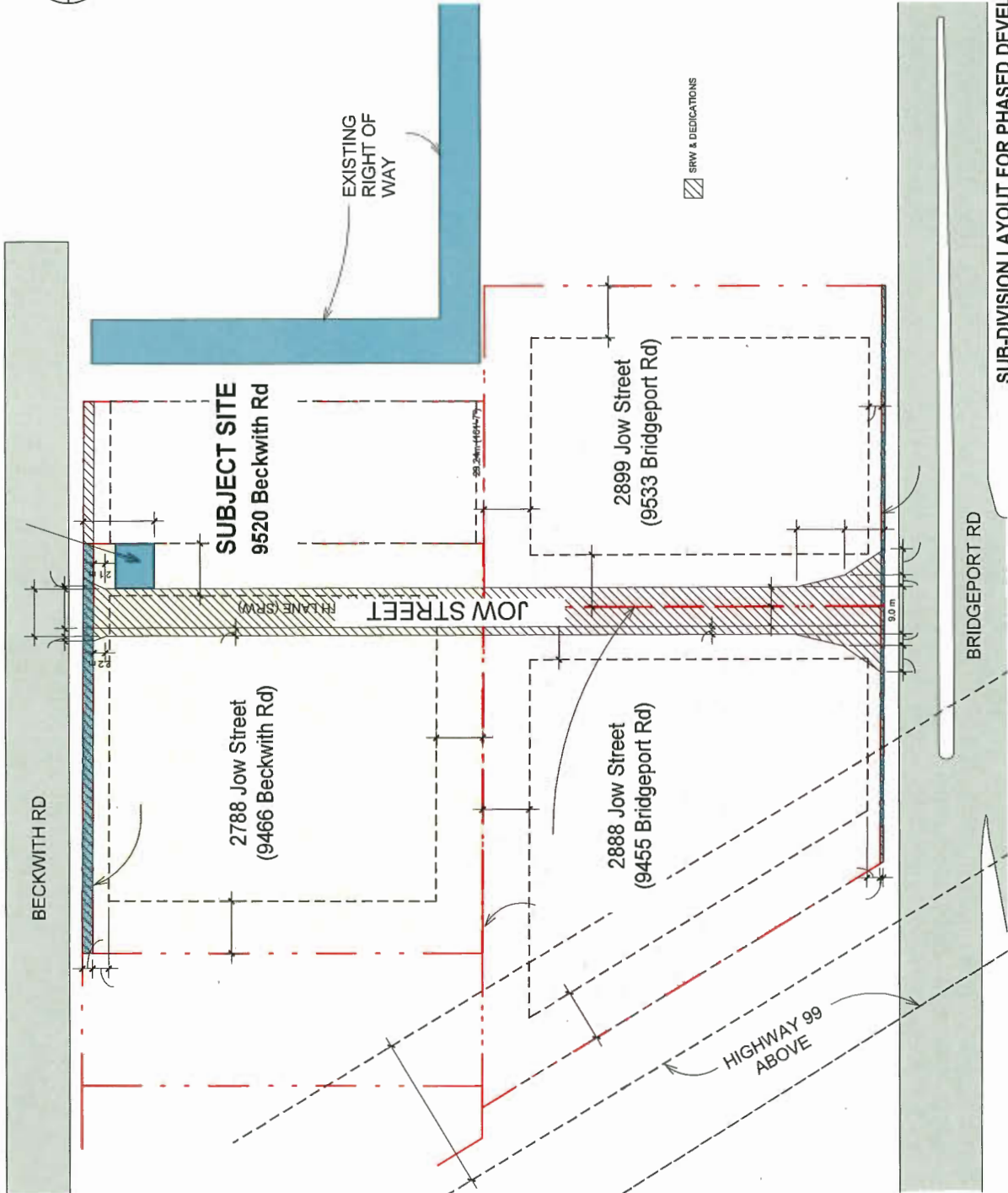
PLN - 85





NEW NORTH-SOUTH ROAD CONNECTING  
BRIDGEPORT RD WITH BECKWITH ROAD

A 1007



SUB-DIVISION LAYOUT FOR PHASED DEVELOPMENT

1/32" = 1'-0"



**RZ 18-821103**

**Attachment 3**

Address: 9520 Beckwith Road (2777 Jow Street)

Applicant: IBI Group Architects (Canada) Inc.

Planning Area(s): City Centre Area Plan

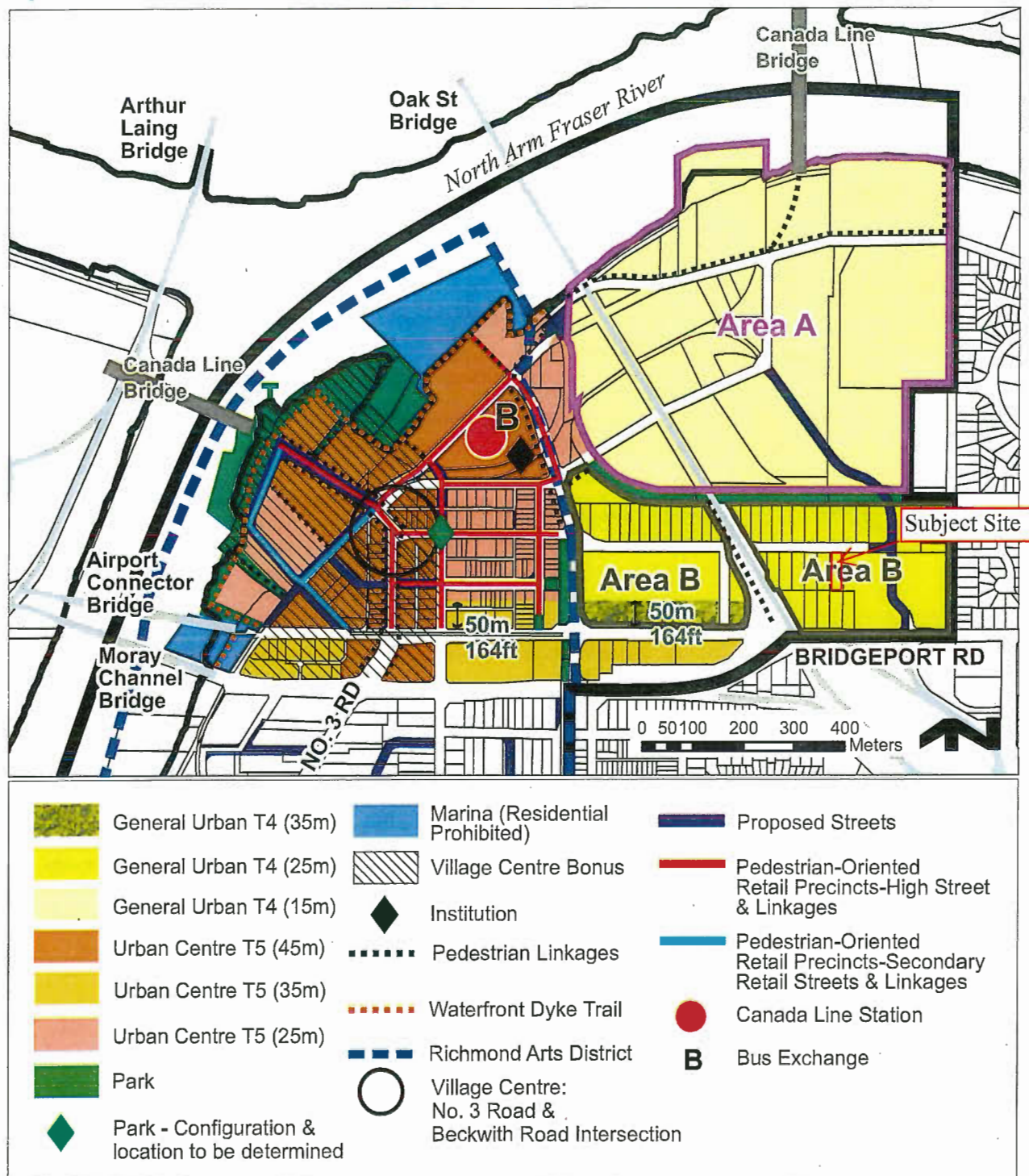
	Existing	Proposed
<b>Owner:</b>	1128457 B.C. Ltd	1128457 B.C. Ltd
<b>Site Size (m<sup>2</sup>):</b>	2,097.7 m <sup>2</sup>	2,043.3 m <sup>2</sup>
<b>Land Uses:</b>	Vacant	Office and Light Industrial
<b>OCP Designation:</b>	MEMP – Mixed Employment	MEMP – Mixed Employment
<b>Area Plan Designation:</b>	General Urban (T4) Area B – Industrial Reserve: Limited Commercial	General Urban (T4) Area B – Industrial Reserve: Limited Commercial
<b>Zoning:</b>	Single Detached (RS1/F)	Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)
<b>Number of Units:</b>	None	None
<b>Other Designations:</b>	Environmentally Sensitive Area	Environmentally Sensitive Area

On Future Subdivided Lots	Bylaw Requirement Proposed ZI19 Zone	Proposed	Variance
Floor Area Ratio:	Max. 1.85	1.84	none permitted
Lot Coverage (% of lot area):	Max. 75 %	72.7%	None
Buildable Floor Area (m <sup>2</sup> )	Max. 3,780 m <sup>2</sup>	3,757 m <sup>2</sup>	none permitted
Lot Size:	none	2,043 m <sup>2</sup>	None
Lot Dimensions (m):	Width: none Depth: none	Width: 27.2 m Depth: 75.1 m	None
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 10.0 m West Side: Min. 0.5 m East Side: Min. 0.0 m	Front: 3.0 m Rear: 14.1 m West Side: 0.7 m East Side: 0.2 m	None
Height (m):	Max. 30 m	28 m	None
Off-street Parking Spaces – Total:	Min. 74	76	None
Tandem Parking Spaces:	none permitted	none permitted	none

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

City of Richmond

# Specific Land Use Map: Bridgeport Village (2031)

Bylaw 9041  
2016/07/25

Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions		
Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
<b>General Urban (T4)</b>		
<p>For <b>Area A</b>: Residential prohibited.</p> <ul style="list-style-type: none"> <li>Overlay: <ul style="list-style-type: none"> <li>a) Industrial Reserve – "Industry-Only".</li> </ul> </li> </ul> <p>For <b>Area B</b>: Residential prohibited.</p> <ul style="list-style-type: none"> <li>Overlay: <ul style="list-style-type: none"> <li>a) Industrial Reserve – "Limited Commercial".</li> </ul> </li> </ul> <p>Additional Land Use Considerations for Areas A &amp; B:</p> <ul style="list-style-type: none"> <li>a) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village;</li> <li>b) Library Lending Services – This service should be situated within 400 m (1,312 ft.) of Bridgeport Village's designated Village Centre.</li> </ul>	<p>For <b>Area A</b>:</p> <ul style="list-style-type: none"> <li>Light Industry</li> <li>Accessory Use</li> </ul> <p>For <b>Area B</b>:</p> <ul style="list-style-type: none"> <li>Light Industry</li> <li>The following uses, provided that such uses are not situated on the ground floor of the building (excluding building entrance lobbies): <ul style="list-style-type: none"> <li>a) Office;</li> <li>b) Education (excluding schools offering provincially mandated K-12 programs).</li> </ul> </li> <li>The following uses, provided that such uses are not situated more than 50 m (164 ft.) from a property line abutting Great Canadian Way or Bridgeport Road: <ul style="list-style-type: none"> <li>a) Hotel;</li> <li>b) Retail Trade &amp; Services;</li> <li>c) Restaurant;</li> <li>d) Neighbourhood Pub;</li> <li>e) Institutional Use;</li> <li>f) Recreation;</li> <li>g) Studio.</li> </ul> </li> <li>Community Use (excluding child care)</li> <li>Accessory Uses</li> </ul>	<p>For <b>Area A</b>:</p> <ul style="list-style-type: none"> <li>1.2</li> </ul> <p>For <b>Area B</b>:</p> <ul style="list-style-type: none"> <li>1.2, provided that: <ul style="list-style-type: none"> <li>a) the total floor area of non-industrial uses may not exceed that of industrial uses (excluding parking);</li> <li>b) non-industrial uses do not share a common building entrance with industrial uses (excluding accessory uses).</li> </ul> </li> </ul> <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> <li>Industrial Reserve – "Limited Commercial": To be determined on a site specific basis via City development application processes.</li> <li>1.85, specifically for 9451/9491/9511/9531/9551 Bridgeport Road and 9440/9460/9480 Beckwith Road, provided that the total net floor area of non-industrial uses does not exceed 60% of the net floor area for the entire site.</li> </ul>
<b>Urban Centre (T5)</b>		
<ul style="list-style-type: none"> <li>Residential prohibited.</li> <li>Overlays: <ul style="list-style-type: none"> <li>a) Commercial Reserve;</li> <li>b) Village Centre Bonus;</li> <li>c) Institution</li> <li>d) Richmond Arts District RAD);</li> <li>e) Pedestrian-Oriented Retail Precincts – "High Streets &amp; Linkages";</li> <li>f) Pedestrian-Oriented Retail Precincts – "Secondary Retail Streets &amp; Linkages".</li> </ul> </li> </ul> <p>Additional Land Use Considerations:</p> <ul style="list-style-type: none"> <li>a) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village;</li> <li>b) Library Lending Services – This service should be situated within 400 m (1,312 ft.) of Bridgeport Village's designated Village Centre.</li> </ul>	<ul style="list-style-type: none"> <li>Office</li> <li>Hotel</li> <li>Institutional Use</li> <li>Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.)</li> <li>Accessory Uses</li> </ul> <p>Additional uses are permitted north of Bridgeport Road, including:</p> <ul style="list-style-type: none"> <li>Retail Trade &amp; Services</li> <li>Restaurant</li> <li>Entertainment</li> <li>Education (excluding schools offering provincially-mandated kindergarten to grade 12 programs)</li> <li>Neighbourhood Pub</li> <li>Recreation</li> <li>Community Use (excluding child care)</li> </ul>	<ul style="list-style-type: none"> <li>2.0</li> </ul> <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> <li>Institution: To be determined on a site specific basis via City development application processes;</li> <li>Village Centre Bonus: 1.0 for the provision of office uses only.</li> </ul>

Bylaw 8767  
2017/09/11

Text Being  
Amended

Note: Richmond's Aircraft Noise Sensitive Development (ANSND) Policy applies (OCP Schedule 1) throughout this Village.



# Cover Sheet

## BRIDGEPORT LOW RISE OFFICE BUILDING

### PROJECT OVERVIEW

The proposed mixed-use commercial project is located at the lot 9520 Beckwith Road and will form as part of the Bridgeport Hotels & Business Center Complex that is currently at Building Permit stage. The east neighbour is a commercial complex that includes retail spaces and a restaurant. The immediate north is primarily old residential buildings those are identified for rezoning as Sub Area-A2. The site is approximately 800m (10 – 15 minutes), walking distance from Bridgeport sky train station.

The primary design approach, is to maximize the full potential of the strategic location of the site that is close to major arterial roads, proximity to airport, sky train station and surrounding mixed-commercial uses. The project is in close vicinity to the Bridgeport Road at south, Highway-99 Oak Street Bridge at west and Beckwith Road at north. The proposed Light Industrial/Office commercial uses will be a vibrant addition to the emerging mixed-use neighbourhood.

The building has been designed in 7 levels. The first and second floors will be dedicated to flexible commercial spaces which are primarily light industrial. Provision for internal stairs connecting the two levels are provided for flexibility in having stacked spaces, those may be ideal for light industrial uses. The upper three levels are designed as office spaces that will be useful for single or multiple tenants. The parking stalls are located in the third and fourth floors sandwiched between light industrial and office uses providing clear separation between mixed uses.

The design for the main elevations - west and north have modular patterns of window system treatments creating a well-balanced character breaking the long leaner mass along the north-south direction. The west facing windows of the office levels have slopping façade to animate the west elevation of the neighbouring Business Centre building by creating visual interest, and providing passive solar shading from the afternoon sun glare. The west elevation of the two storey parking located at the 3<sup>rd</sup> and 4<sup>th</sup> floors, mimic the vocabulary of the elevation of the office in smaller modules of curtain wall treatments creating individuality and harmony at the same time. Expression of window segments in elevational treatments is a theme adopted from the Bridgeport Hotels and Business Centre to create a cohesive experience from the public realm.

The articulated landscape treatment of north-south internal road which is connected to Bridgeport at south and to Beckwith at north serves as the main approach to the building from the west side. The parking entrance and loading areas access is from the south side of building along the latitudinal east-west internal road.

The key effort in the design of the building, was to respect the Richmond OCP guidelines, implement environmentally friendly sustainable design approach and enforce strong design elements that will enhance the City's vision of future mixed-use commercial urban growth for the neighbourhood.

OWNER	MAILIN CHEN CHUNGHWA INVESTMENT 1800-570 GRANVILLE STREET VANCOUVER, BC V6C 3P1 CONTACT: JOHN CHENG EMAIL: john@chunghwa.ca
ARCHITECT	IBI GROUP ARCHITECTS (CANADA) INC. SUITE 700 - 1285 WEST PENDER STREET VANCOUVER, BC V6E 4B1 TEL: (604) 683-8797 FAX: (604) 683-0492 CONTACT: SALIM NARAYANAN EMAIL: SNarayanan@ibigroup.com
PROPERTY ADDRESS	9520 BECKWITH ROAD
LEGAL DESCRIPTION	Parcel "A" (Explanatory Plan 25441) Lots 18 and 19, Section 22, Block 5 North Range 6 West, New Westminster District Plan 8931



ATTACHMENT 5

A0.01

# Overall Aerial View



A0.02

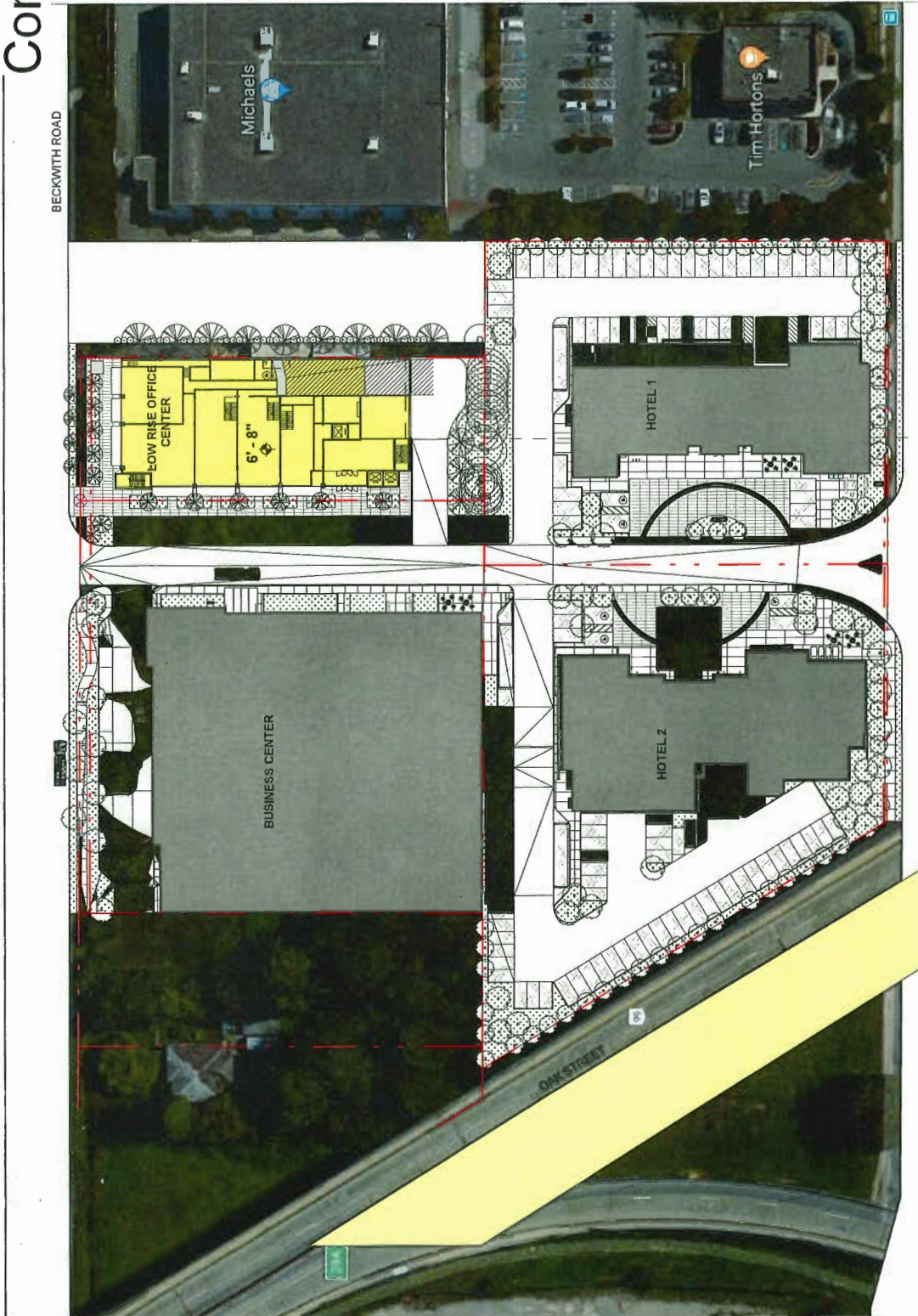
2019-02-20

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 Vancouver BC V6E 4B1 Canada  
 tel 604 683 8787 fax 604 683 0492  
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# Context Plan



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2019-02-20

A0.07



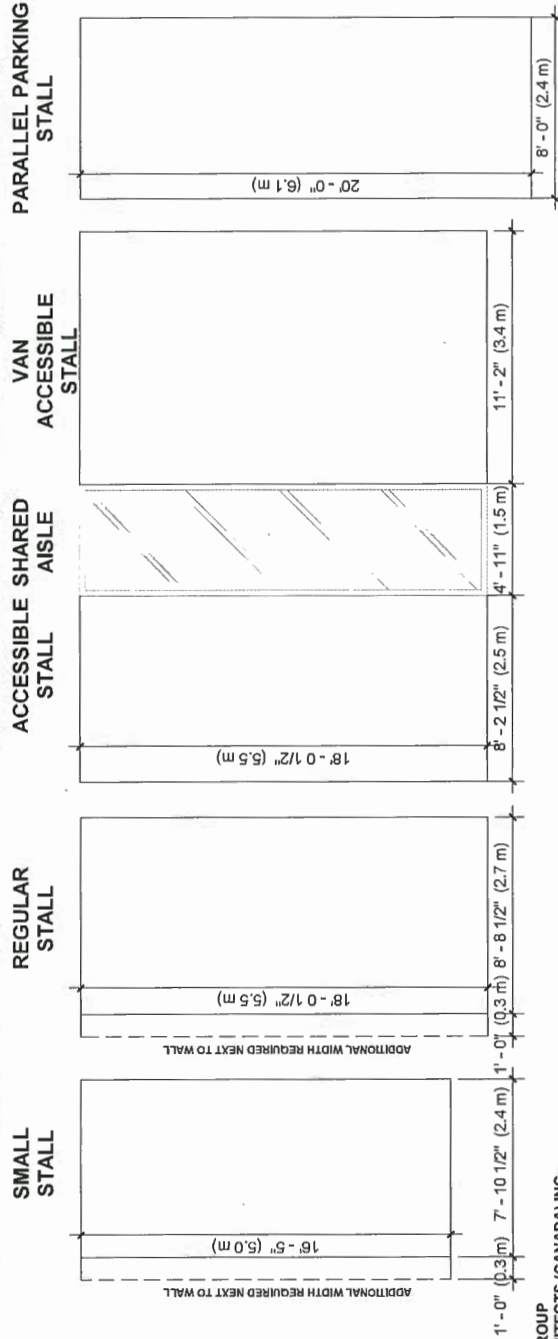
# Project Statistics

AREA BREAKDOWN						
	FSR		FAR SUB-TOTAL	NON FSR (MEP/SERV)	GROSS FLOOR AREA	
	LIGHT INDUSTRY	OFFICE				
7		2,780	2,780	159	2,939	
6		9,117	9,117		9,117	
5		10,409	10,409		10,409	
4			-	13,115	13,115	
3			-	9,878	9,878	
2	7,244	160	7,404	1,140	8,544	
1	8,998	1,730	10,728	2,115	12,843	
TOTAL	16,240	24,196	40,436	26,407	66,843	
FLOOR AREA RATIO	40.2%	59.8%	TOTAL FLOORS AREA / FAR PROVIDED			
CAR PARKING REQUIRED (BEFORE TDM REDUCTION)	12	62				
CLASS 1 BICYCLE PARKING REQUIRED	3	6	7 HORIZONTAL+7 VERTICAL PROVIDED			
CLASS 2 BICYCLE PARKING REQUIRED	3	9	15 PROVIDED ON SITE WITHIN 15M OF MAIN ENTRANCE			
NOTE	PARKING RATIO CALCULATED BASED ON THE GROSS LEASABLE FLOOR AREA PER SECTION 7.7					
GROSS LEASABLE FLOOR AREA	13,224	22,290	PARKING RATIO CALCULATED BASED ON THE GROSS LEASABLE FLOOR AREA PER SECTION 7.7			
TOTAL BUILDING SITE COVERAGE	TOTAL SITE AREA	TOTAL BUILDING COVERAGE W/PROJECTIONS	TOTAL BUILDING SITE COVERAGE PERCENTAGE			
	21,994	15,995	72.72%			

PROJECT STATISTICS				
9520 Beckwith Rd.				
ZONING SUB-AREA	A EA-B; SUB AREA : A2 (EXPECTING OVERLAP)			
SITE AREA (BEFORE DEDICATION)	(S.F.)			22,579
SITE AREA (AFTER DEDICATION)	(S.F.)			21,994
FAR ALLOWED	(S.F.)	FSR 1.85 PER AREA-B (T4) TARGET: FSR 1.85 (T4)		40,689
FAR PROVIDED	(S.F.)	FSR		40,436
DIFFERENCE	(S.F.)			1.84
				253
FSR	MEP/SERV.	GROSS		
(S.F.)	(S.F.)			(S.F.)
LOW RISE OFFICE	40,436	26,407		66,843
BIKE PARKING SUMMARY				
CLASS 1		CLASS 2		TOTAL
REQ	9	REQ	12	21
PROV	14	PROV	15	29
LOW RISE OFFICE	REQ	9	REQ	12
	PROV	14	PROV	15
LOADING SUMMARY				
OFFICE		LIGHT INDUSTRIAL		COMMENTS
MEDIUM SIZE SPACE	1	1		1 PER EACH USE
LARGE SIZE SPACE		1		SHARED WITHIN 50M ON BECKWITH 9466

# Parking Statistics

PARKING RATIO				PARKING BREAKDOWN				
		REQUIRED BASED ON BYLAW	PROPOSED PARKING	HC STALLS 2% OF EACH LAND USE		SMALL STALLS 50%MAX OF EACH LAND USE		REGULAR STALLS
				BY PHASE		TOTAL		
LOW RISE OFFICE	LIGHT INDUSTRY	12	74  (+ 2 STALLS FOR OPTIONAL FUTURE CARSHARE)	1	4	6		
		62		1	21	41		
		(3/1076)			34%	66%		
TOTAL		74		2	25	47		
PARKING RATIO CALCULATED BASED ON THE GROSS LEASABLE FLOOR AREA PER SECTION 7.7 (SEE A0.08)				76				
NOTE								



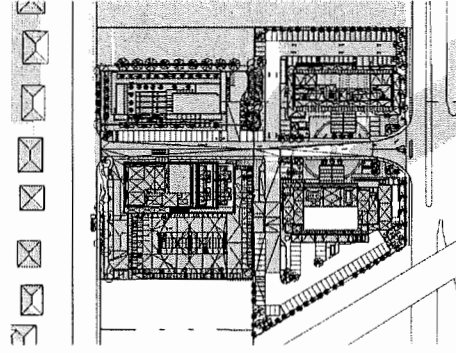
IBI GROUP  
ARCHITECTS (CANADA) INC.  
700 - 1285 West Pender Street  
Vancouver BC V6E 4B1 Canada  
tel 604 683 8797 fax 604 683 0492  
ibigroup.com

2019-04-11

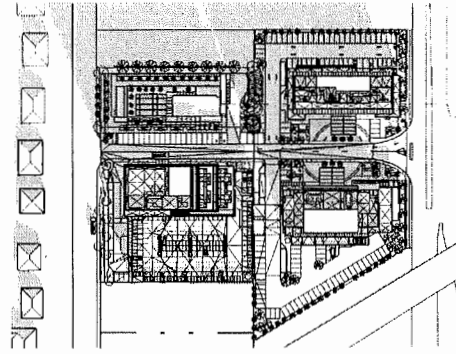
9520 BECKWITH RD

A0.08a

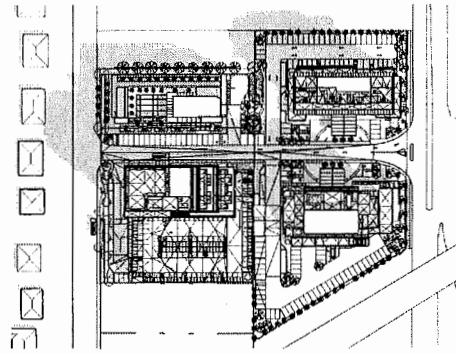
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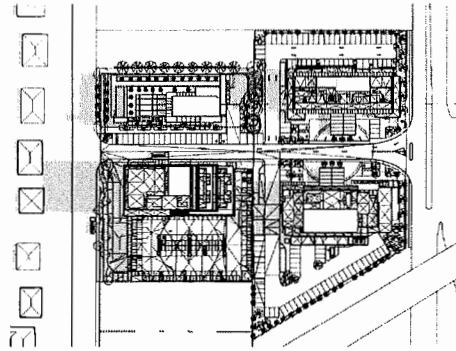
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@ 4pm



MARCH 21  
@ 2pm

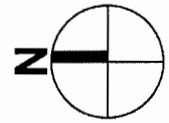


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@ 12pm



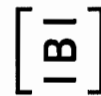
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PLN - 95



2019-01-31

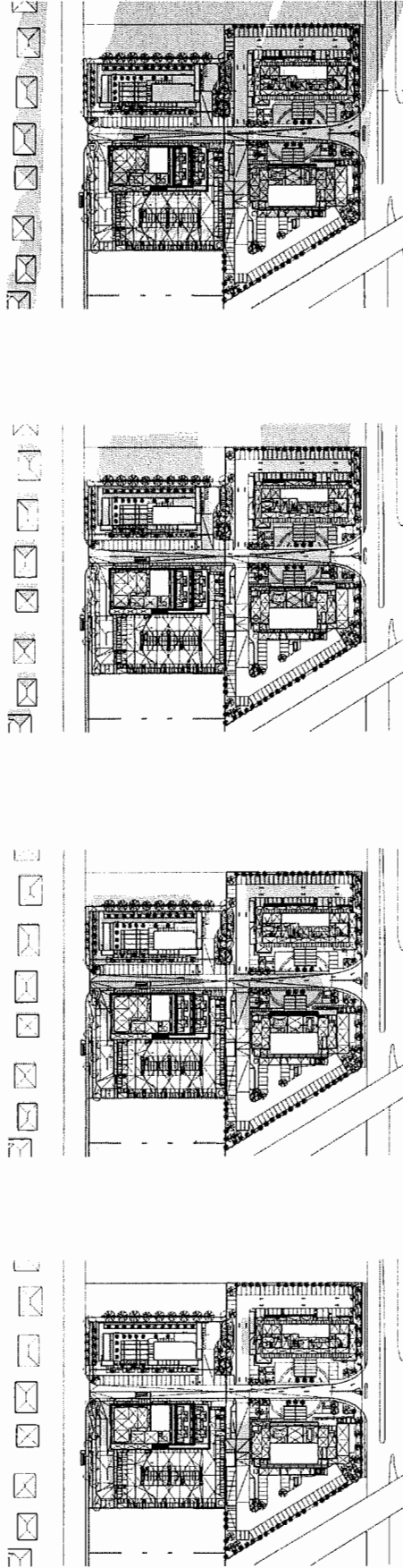
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ibigroup.com



9520 BECKWITH RD

**A0.11**

# Shadow Study



JUNE 21 @  
10am

JUNE 21  
@ 12pm

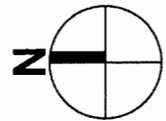
JUNE 21  
@ 2pm

JUNE 21  
@ 4pm

PLN - 96



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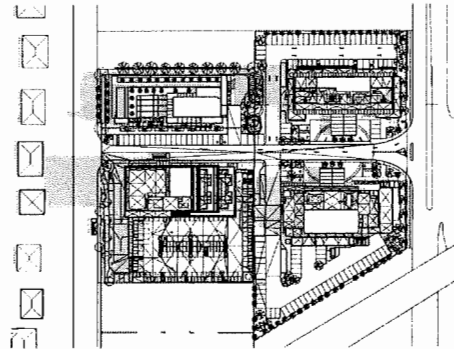


04/03/19

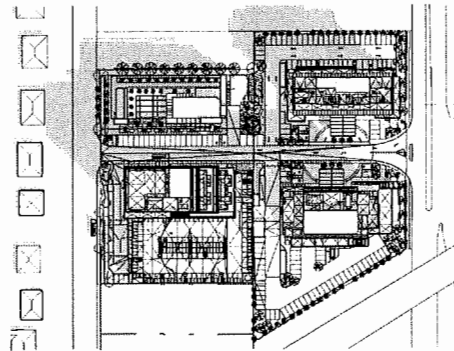
9520 BECKWITH RD

**A0.11a**

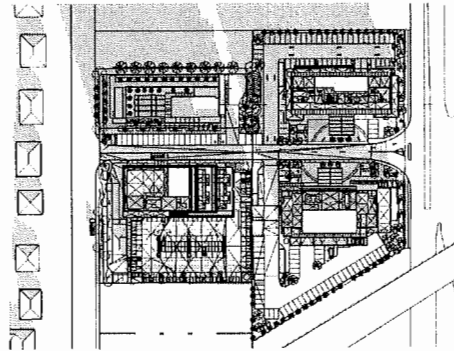
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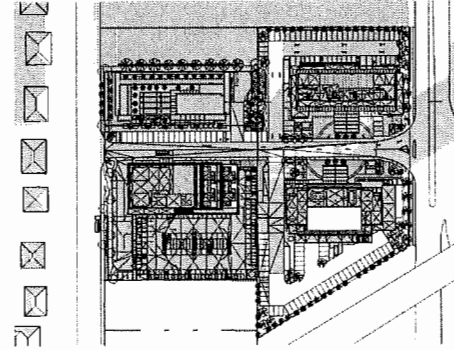
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@ 10am



SEPTEMBER 22  
@ 12pm



SEPTEMBER 22  
@ 2pm



SEPTEMBER 22  
@ 4pm

PLN - 97



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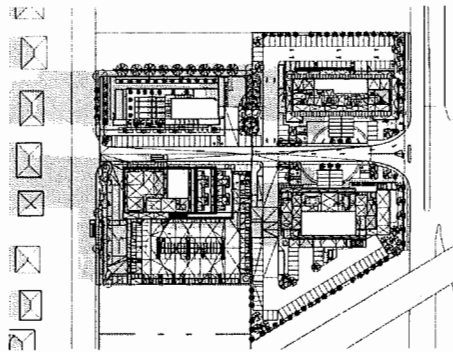


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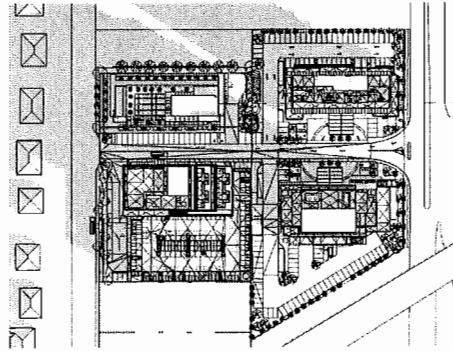
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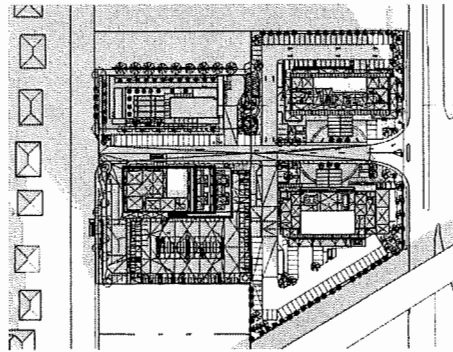
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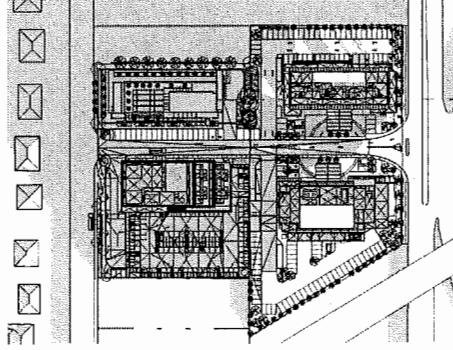
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@ 10am



DECEMBER 21  
@ 12pm



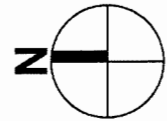
DECEMBER 21  
@ 2pm



DECEMBER 21  
@ 4pm

PLN - 98

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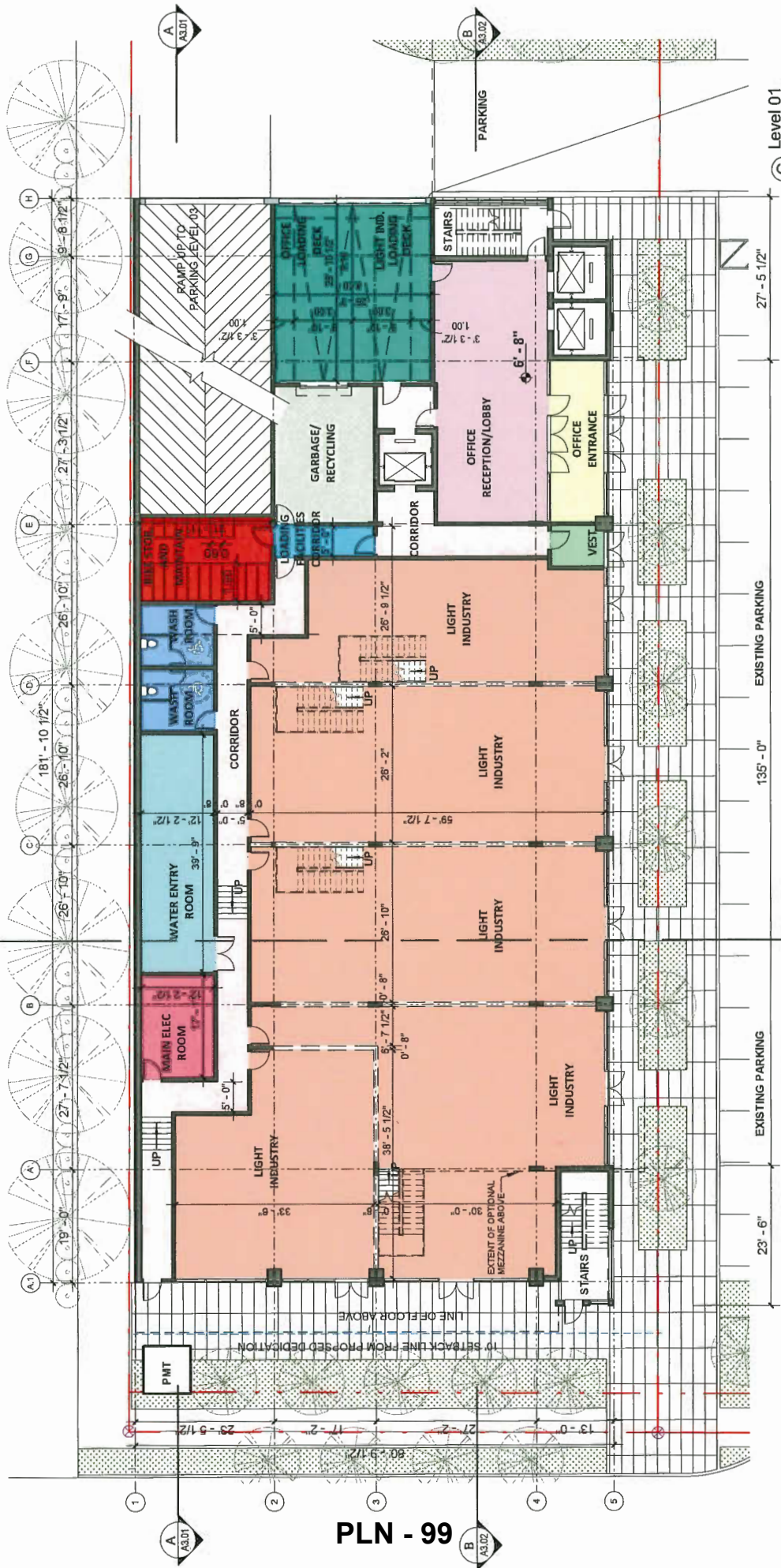


04/03/19

9520 BECKWITH RD | **A0.12a**



# Level 01 - Floor Plan



PLN - 99

Level 01  
1/16" = 1'-0"

A1.01

9520 BECKWITH RD

2019-04-11

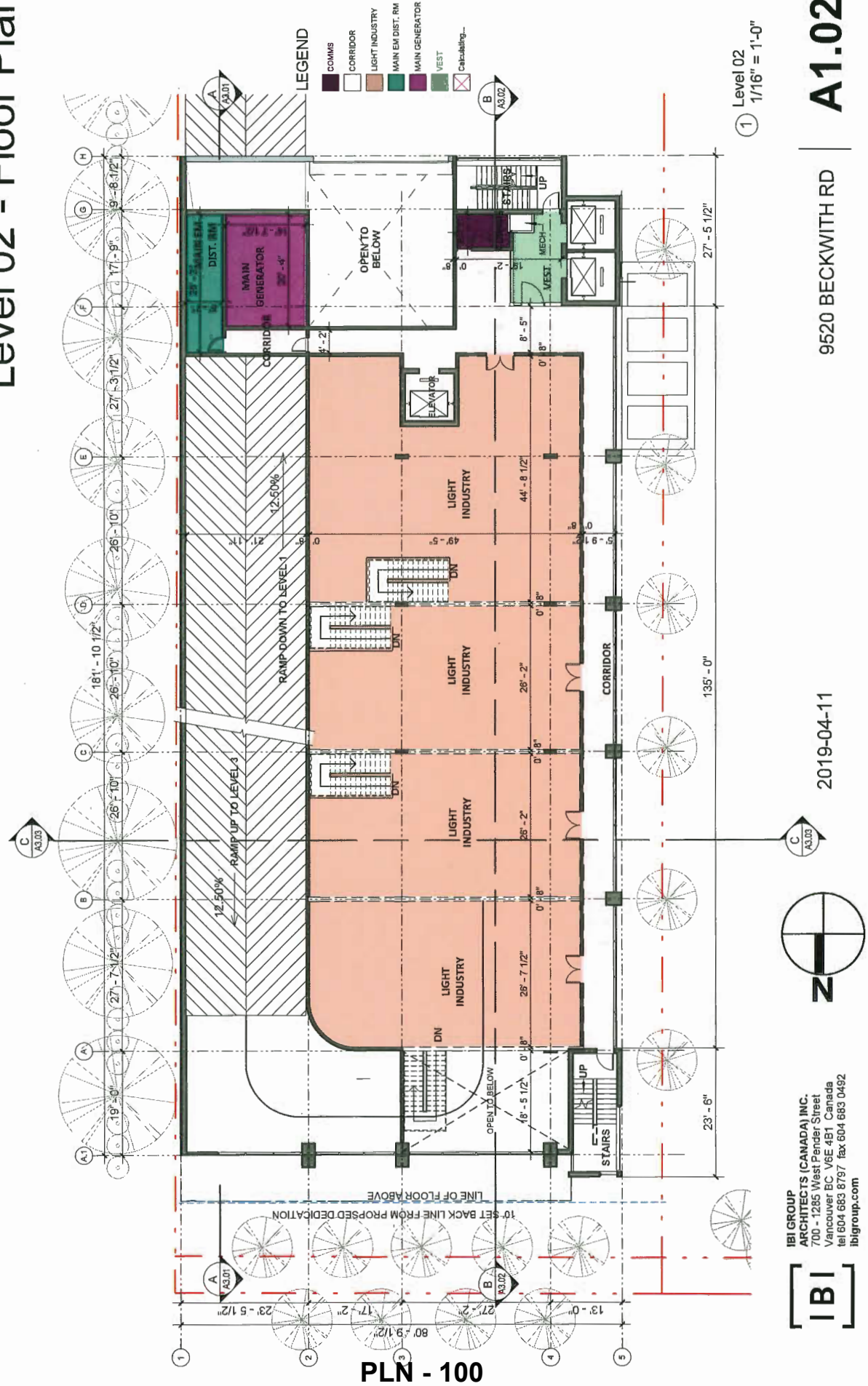


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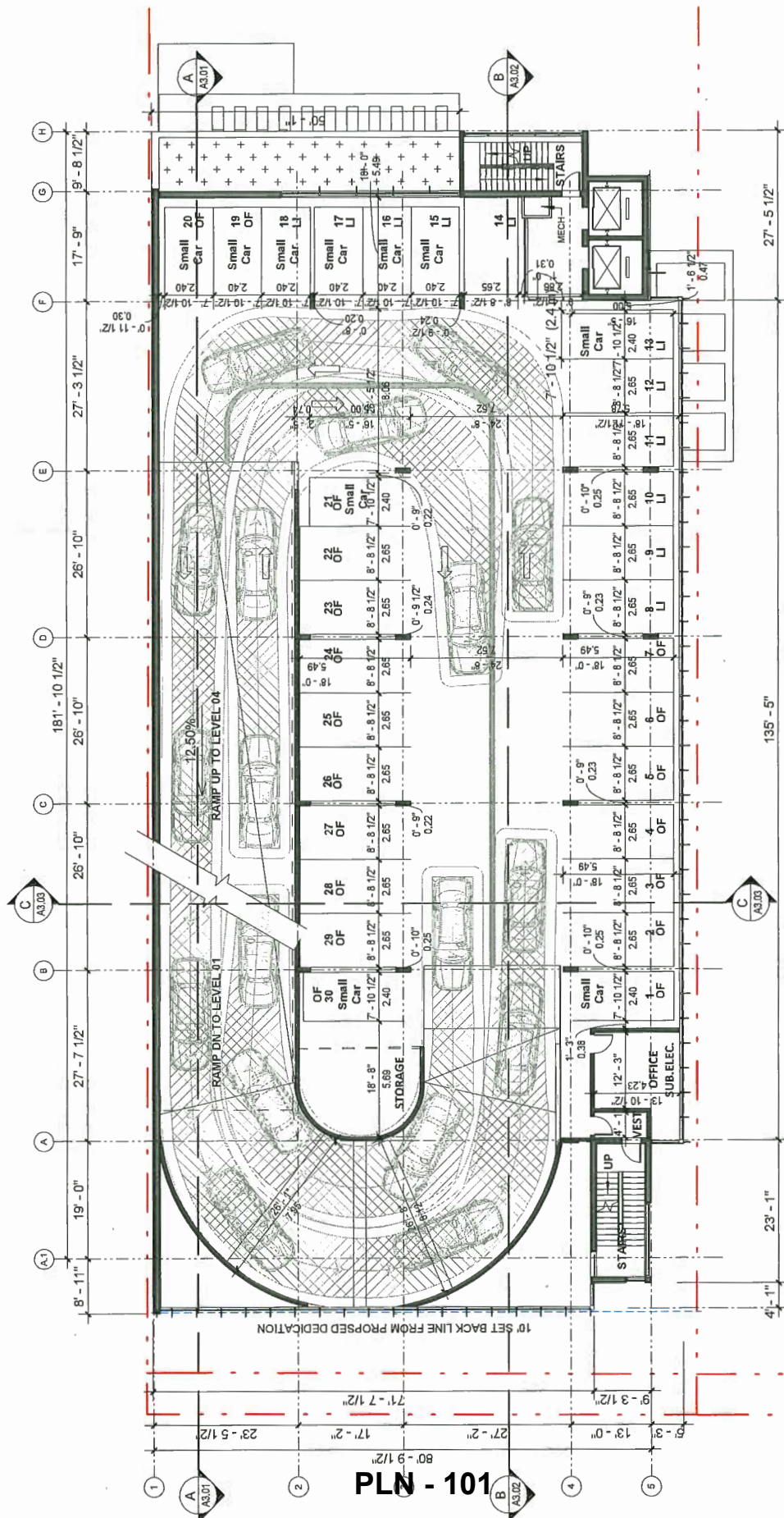




# Level 02 - Floor Plan



# Parking Level 03 - Floor Plan



① Parking Level 03  
1/16" = 1'-0"

# A1.03

9520 BECKWITH RD

2019-04-11

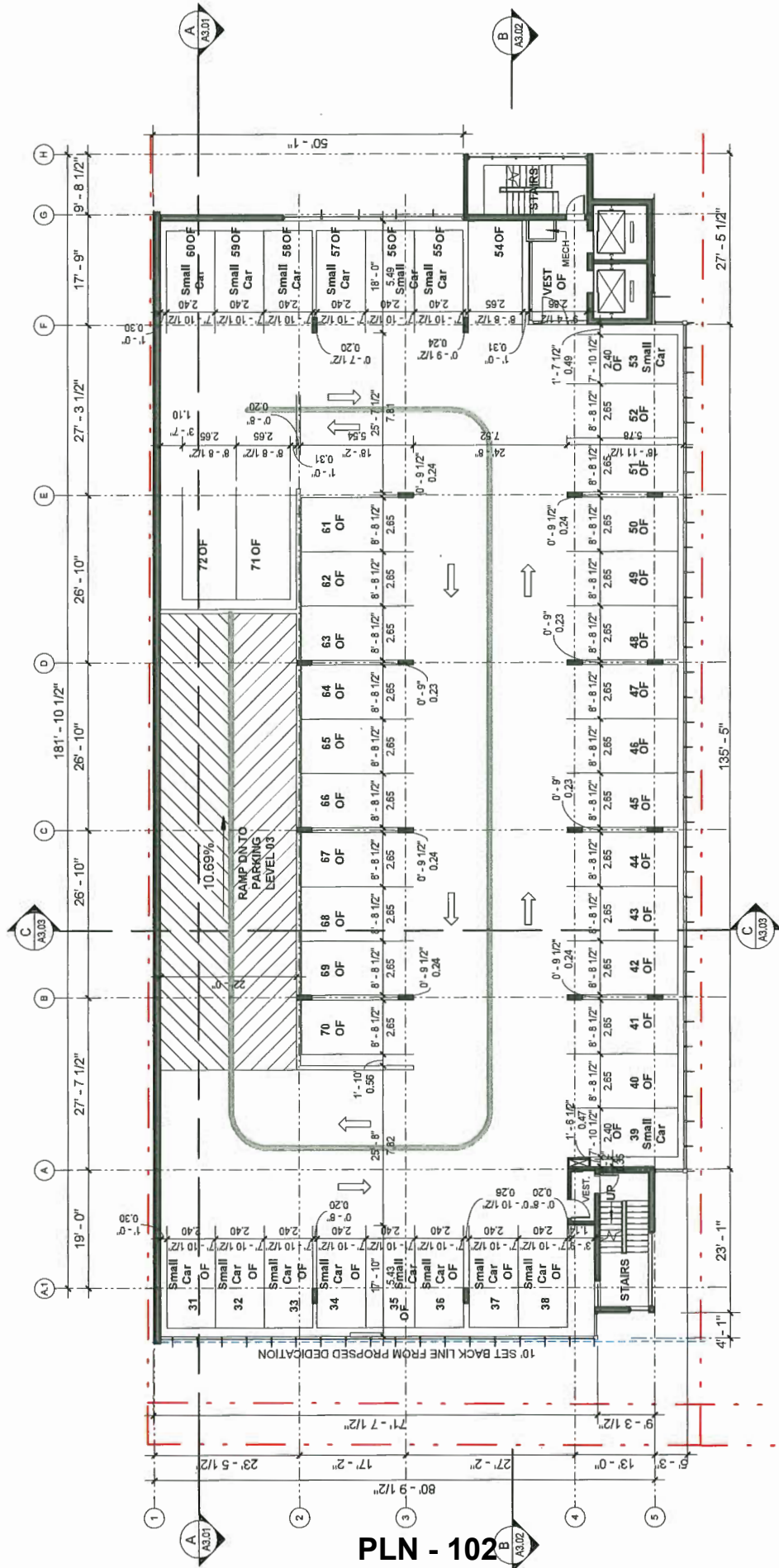


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# PLN - 101



# Parking Level 04 - Floor Plan



PLN - 102

① Parking Level 04  
1/16" = 1'-0"

**A1.04**

9520 BECKWITH RD

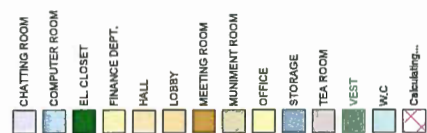
2019-04-11



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## LEGEND



## A1.05

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2019-04-11



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**B****PLN 103**

**PLN - 104**



9520 BECKWITH RD

## A1.06



**PLN - 105**





# North Elevation

## MATERIAL LIST

- 1A LOW-E GLAZED WINDOW SYSTEM
- 1B FROSTED GLASS WINDOW SYSTEM
- 1C SPANDREL GLAZED WINDOW SYSTEM
- 2 STORE FRONT GLAZING
- 3 METAL PANEL CLADDING
- 4 PAINTED CONCRETE



① North Elevation  
1/16" = 1'-0"

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2019-02-20

A2.01

## South Elevation

## MATERIAL LIST

- 11A LOW-E GLAZED WINDOW SYSTEM  
11B FROSTED GLASS WINDOW SYSTEM  
11C SPANDREL GLAZED WINDOW SYSTEM  
2 STORE FRONT GLAZING  
3 METAL PANEL CLADDING  
4 PAINTED CONCRETE

**PLN - 108**

**IBI GROUP**  
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2019-02-20

## A2.02

# West Elevations

## MATERIAL LIST

- 1A LOW-E GLAZED WINDOW SYSTEM
- 1B FROSTED GLASS WINDOW SYSTEM
- 1C SPANDREL GLAZED WINDOW SYSTEM
- 2 STORE FRONT GLAZING
- 3 METAL PANEL CLADDING
- 4 PAINTED CONCRETE



PLN - 109



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2019-02-20

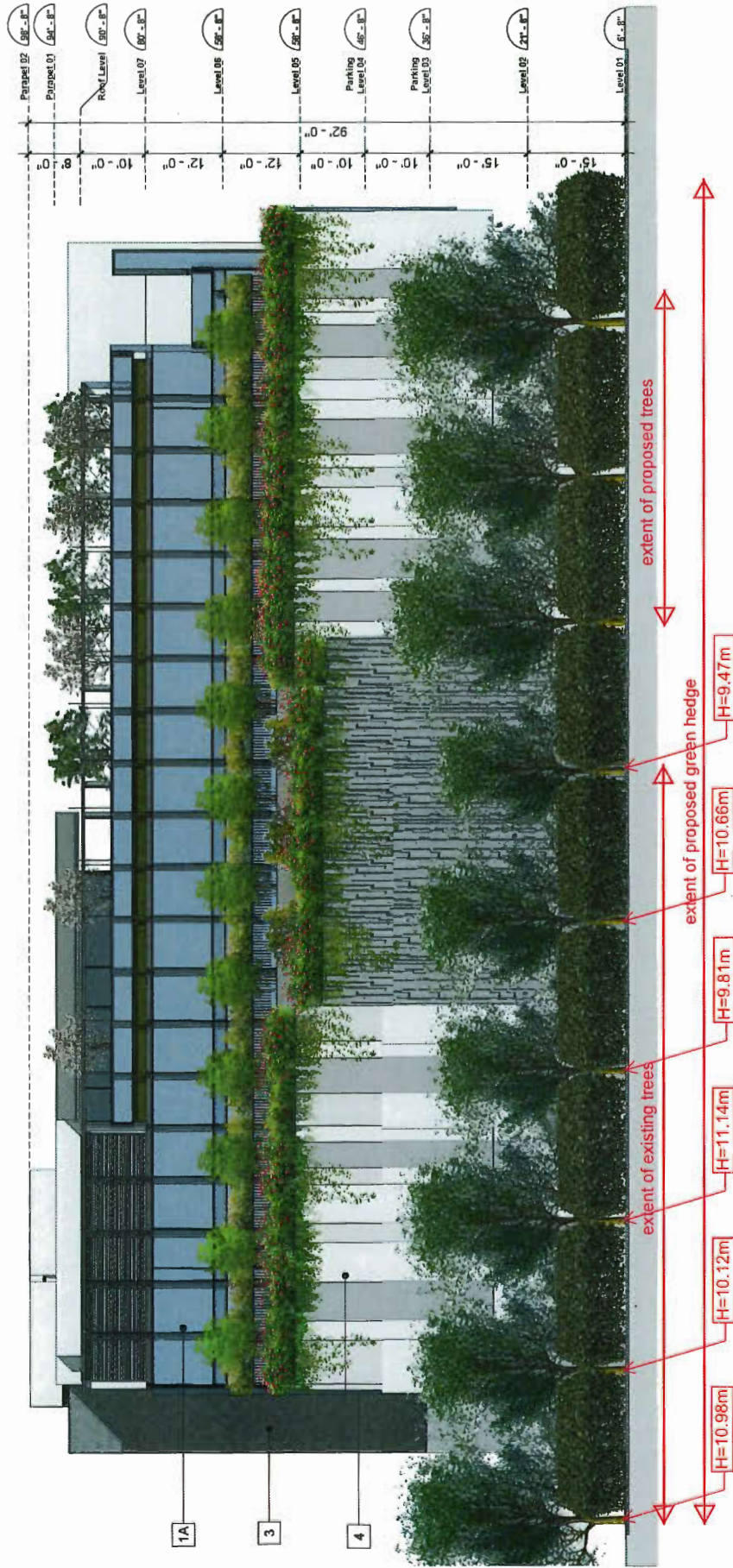
A2.03



# East Elevation

## MATERIAL LIST

- 1A LOW-E GLAZED WINDOW SYSTEM
- 1B FROSTED GLASS WINDOW SYSTEM
- 1C SPANDREL GLAZED WINDOW SYSTEM
- 2 STORE FRONT GLAZING
- 3 METAL PANEL CLADDING
- 4 PAINTED CONCRETE



PLN - 110

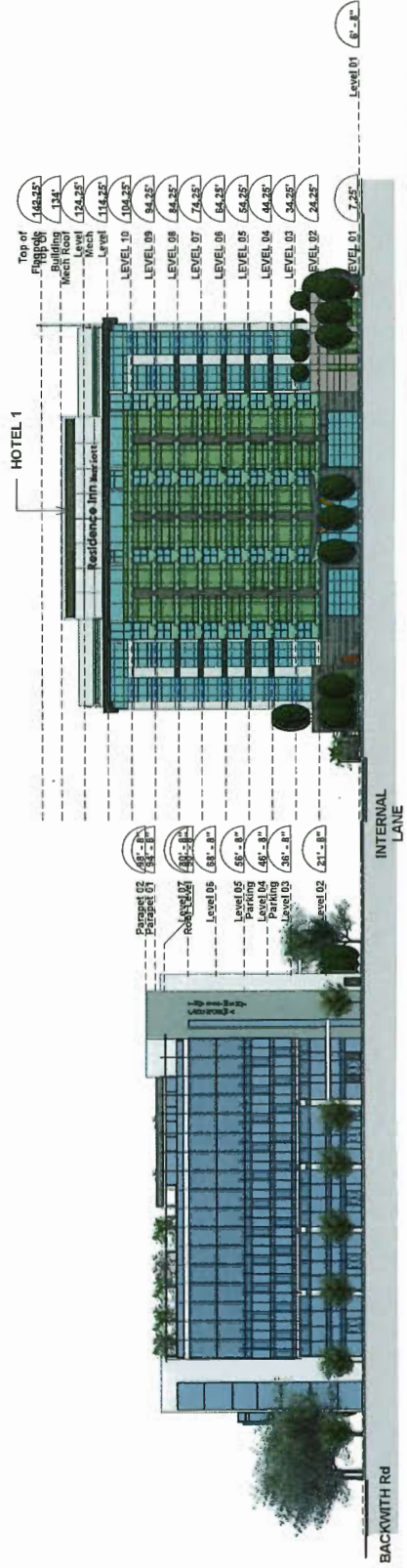


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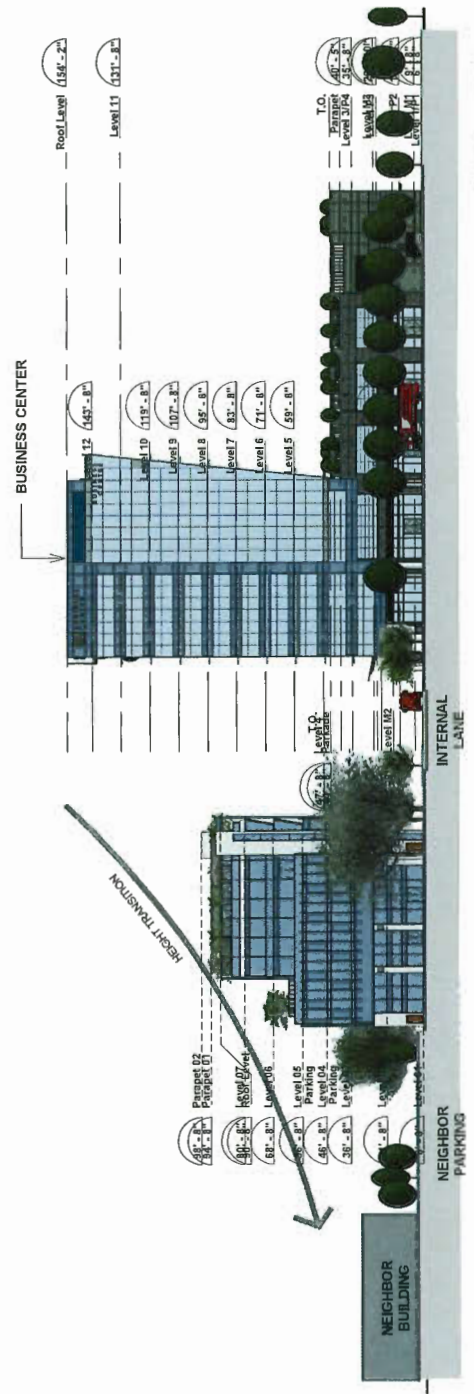
2019-02-20

A2.04

# Streetscapes



ALONG NORTH SOUTH INTERNAL LANE



Backwith Streetscape

A2.05

2019-02-20

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# South-West View



PLN - 112



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2019-02-20

A2.06

# North-West View



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2019-02-20

A2.07



## South-East View



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2019-02-20

A2.08

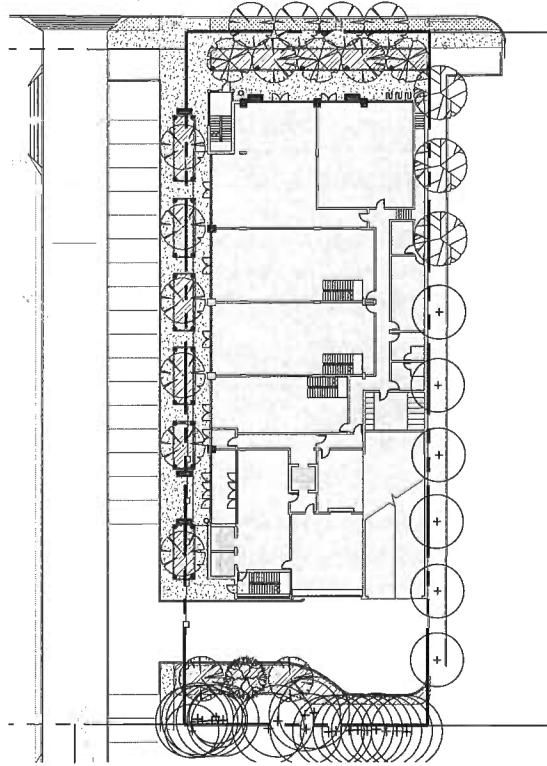
# 9520 Beckwith Road

Issued for Development Permit

Contact Information	Other Key Contacts:
<b>van der Zalm + associates inc.</b> Project Location: Richmond Suite 1 - 20177 52th Avenue Richmond, BC V6V 2G9 T: 604 882 0024 F: 604 882 0042 Primary project contact: Andrew Davidson a. 604 960 0301 Alternate contact (please email): Merv van der Zalm m. 604 960 0301 Project Engineer: Jennifer Davidson j. 604 960 0300	<b>Chungwa Investment Co. Ltd.</b> Project Owner Unit 1100 - 570 Gamble Street Vancouver, BC V6C 3P1 P: 604 683 8397
<b>Legal Address and Description:</b>	

## Sheet List Table

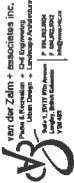
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L-01	COVER PAGE
L-02A	SITE PLAN - LEVEL 1
L-02B	SITE PLAN - LEVEL 5
L-02C	SITE PLAN - LEVEL 7
L-03A	PLANTING PLAN - LEVEL 1
L-03B	PLANTING PLAN - LEVEL 5
L-03C	PLANTING PLAN - LEVEL 7
L-04	OFFSITE PLAN - ADJACENT SITE TO EAST
L-05	TREE PRESERVATION PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS



1 SITE PLAN OVERVIEW  
Scale: 1:500



2 LOCATION MAP  
Scale: 1:500



van der Zalm + associates inc.  
Professional Engineers - Civil Engineering  
Professional Geotechnical Engineers  
Professional Surveyors  
P. 604 882 0024  
F. 604 882 0042  
www.vdz.ca

COVER PAGE  
Drawing Title:  
VZD Project #:  
DP2018-29

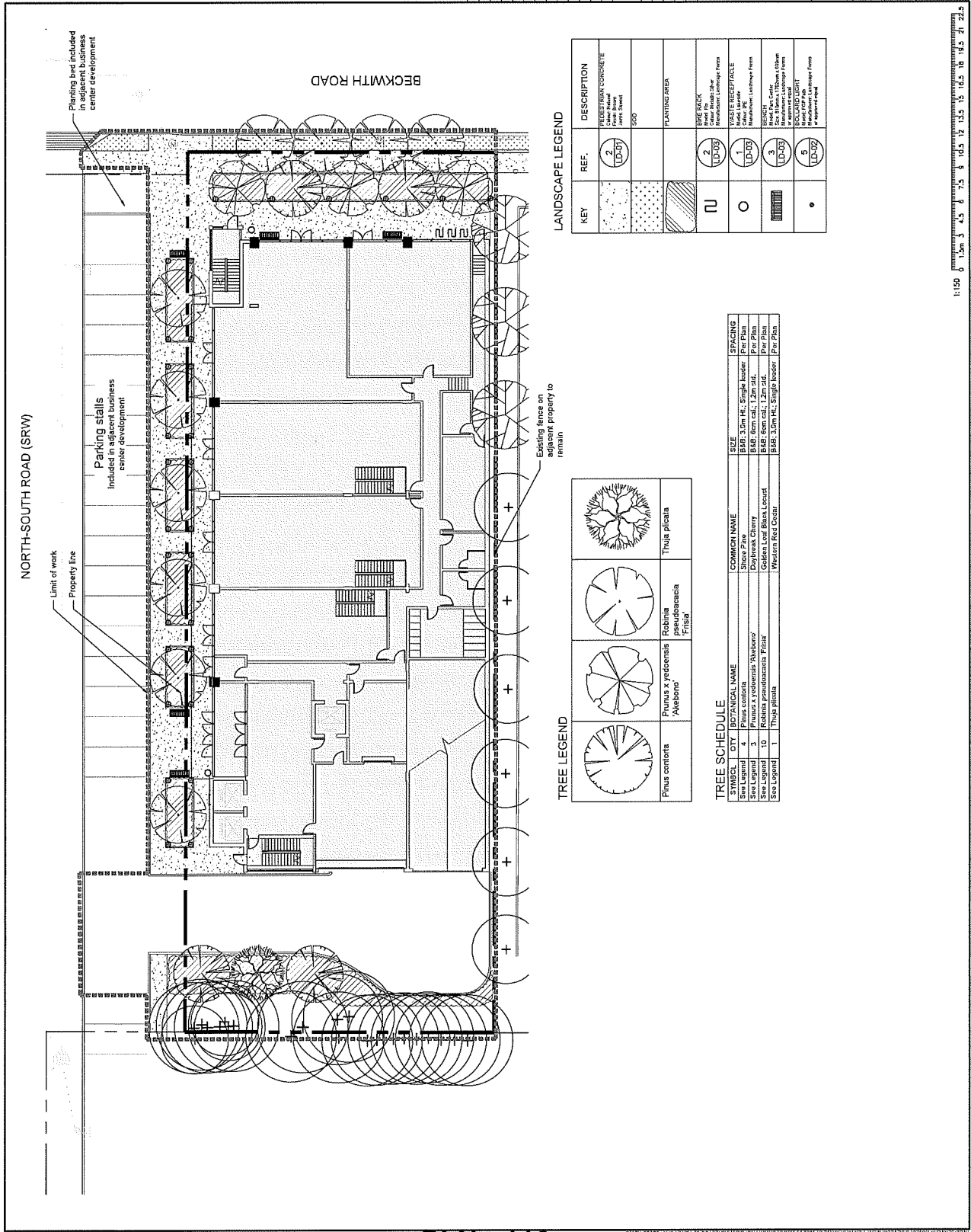


Drawing #:  
L-01

REVISIONS TABLE FOR SHEET	
No.	Description
1	Issue
Project:	
9520 Beckwith Road	
Location:	
9520 Beckwith Road Richmond, BC	
Drawn:	AD
Checked:	MYDZ
Approved:	MYDZ
Scale:	Original Sheet Size: 30" x 40"
AS SHOWN	



van der Zalm • associates inc.  
Parks & Recreation • Civil Engineering  
1000 West Beaver Creek Road, Suite 200  
Richmond, BC V6X 3A7  
Tel: 604.273.8888 Fax: 604.273.8889  
www.vdz.ca



NORTH-SOUTH ROAD (SRW)

BECKWITH ROAD

Parking stalls  
included in adjacent business  
center development

Limit of work  
Property line

Existing fence on  
adjacent property to  
remain

TREE LEGEND

	Pinus contorta		Pinus x yedonensis 'Akebono'		Robinia pseudacacia 'Frisia'		Thuja plicata
--	----------------	--	---------------------------------	--	------------------------------------	--	---------------

TREE SCHEDULE

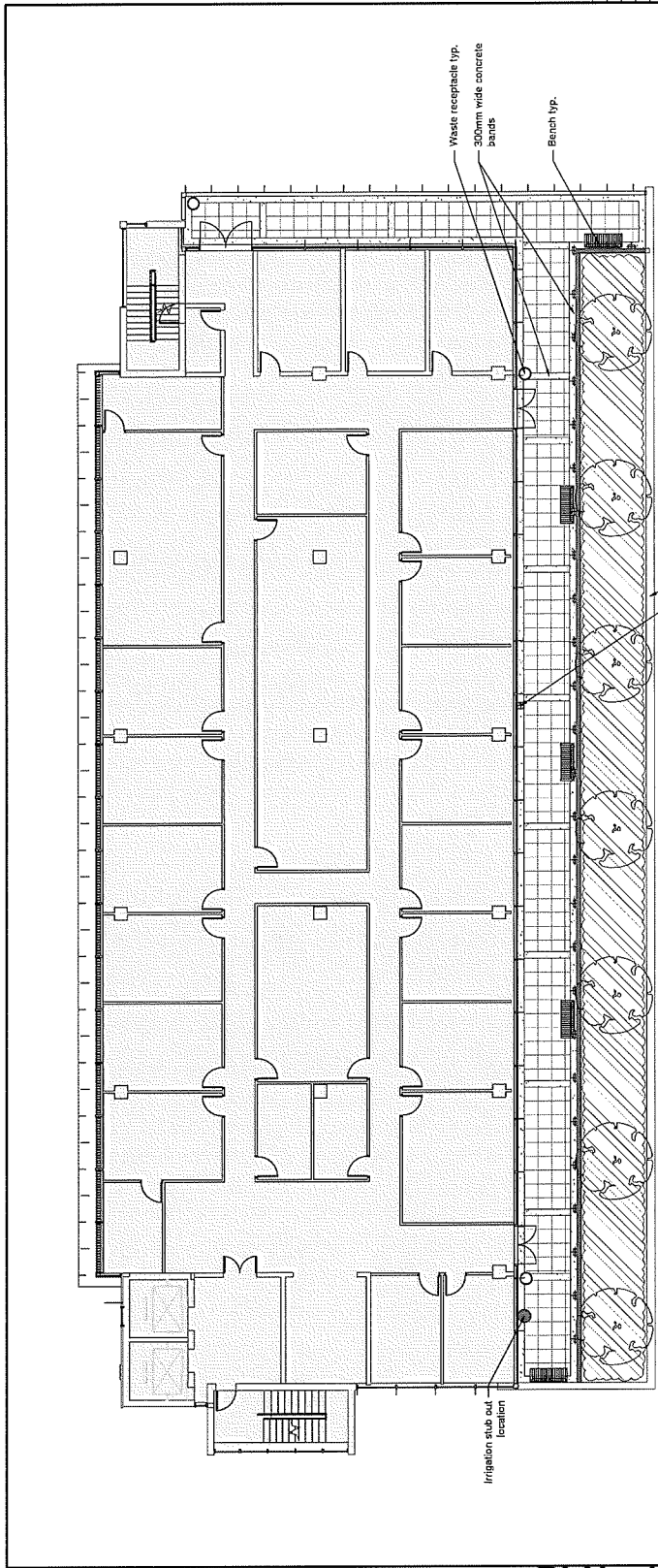
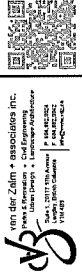
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	4	Pinus contorta	Shore Pine	848: 3.0m Ht., Single leader	Per Plan
	3	Pinus x yedonensis 'Akebono'	Black Spruce	848: 6m Ht., 1.2m std.	Per Plan
	10	Robinia pseudacacia 'Frisia'	Golden Leaf Black Locust	848: 6m Ht., 1.2m std.	Per Plan
	1	Thuja plicata	Western Red Cedar	848: 3.0m Ht., Single leader	Per Plan

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2 UD-01	PEDESTRIAN CONCRETE From Drive to Street
		PLANTING AREA
	3 UD-03	GRASS Grass: 3.0m Ht., Single leader From Drive to Street
	1 UD-03	MULCH Mulch: 1.2m Ht., Single leader From Drive to Street
	3 UD-03	SOLID LANDSCAPE Solid: 1.2m Ht., Single leader From Drive to Street
	5 UD-03	SCATTERED LANDSCAPE Scattered: 1.2m Ht., Single leader From Drive to Street

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5





LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2	WASTE RECEPTACLE
	LD-02	300mm wide concrete bands
	1	BENCH
	LD-01	Concrete Band
	5	Concrete Band
	LD-03	Concrete Band
	6	Concrete Band
	LD-02	Concrete Band

TREE LEGEND - LEVEL 5

	Acer glaberrimum
--	------------------

TREE SCHEDULE - LEVEL 5

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	7	Acer glaberrimum	Vine Maple	18x18, 3.0m HL	Per Plan

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15



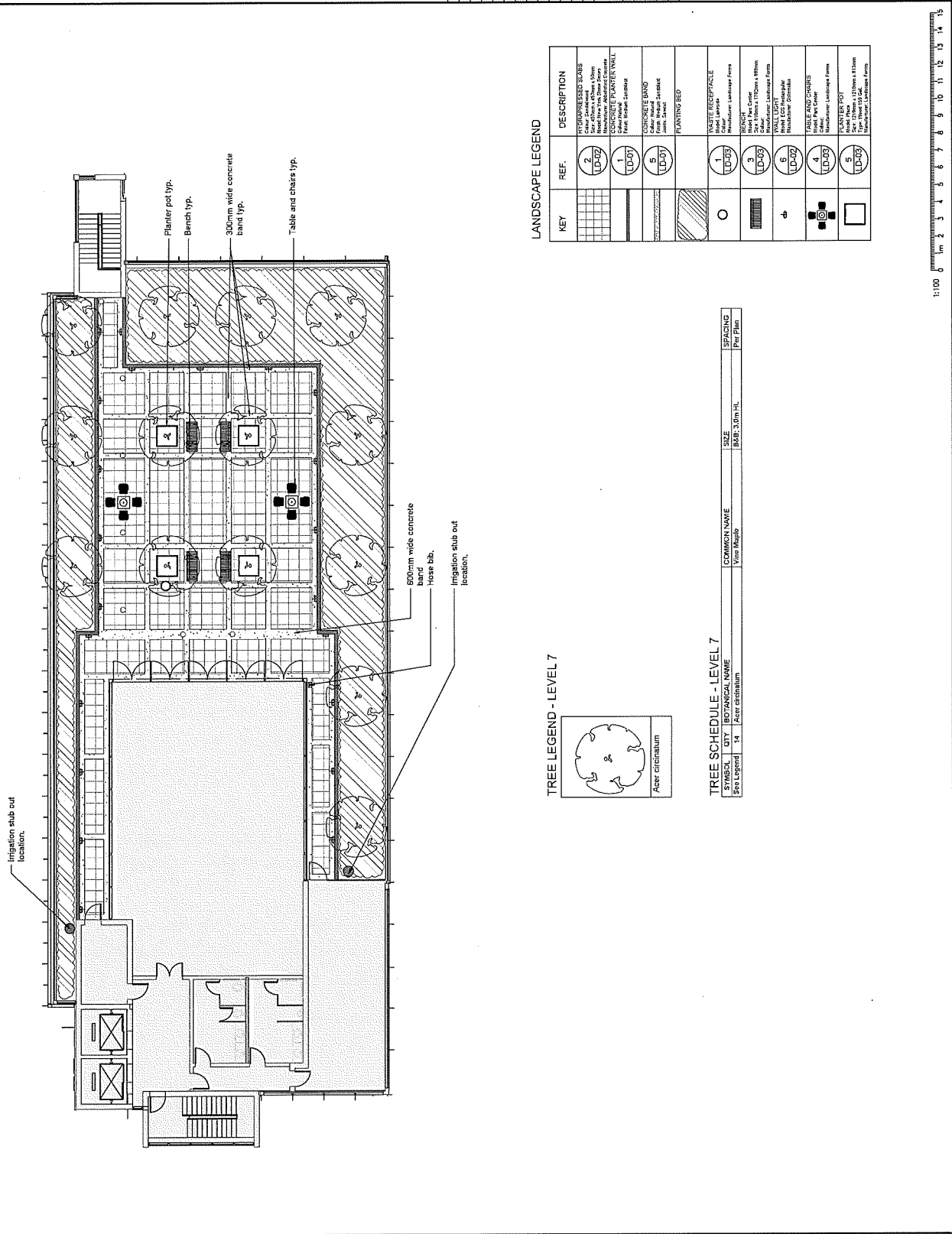
van der Zalm + associates inc.  
Parks & Recreation • Civil Engineering  
2000 Highway 104, Suite 200  
Richmond, BC V6X 1A6  
Tel: 604.273.8888 Fax: 604.273.8889  
www.vdz.ca

# SITE PLAN - LEVEL 7



DP2018-29  
VOZ Project #:

L-02C  
Drawing #:



PLN - 118

## LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2 (LD-02)	HYDROPONIC SLUGS See details: 1.00mm x 1.00mm Material: Hydroponic Slugs Manufacturer: Hydroponic Slugs Installation: See details: 1.00mm x 1.00mm Maintenance: See details: 1.00mm x 1.00mm
	5 (LD-05)	CONCRETE BAND See details: 1.00mm x 1.00mm Material: Concrete Manufacturer: Concrete Installation: See details: 1.00mm x 1.00mm Maintenance: See details: 1.00mm x 1.00mm
	5 (LD-05)	PLANTING BED See details: 1.00mm x 1.00mm Material: Planting Bed Manufacturer: Planting Bed Installation: See details: 1.00mm x 1.00mm Maintenance: See details: 1.00mm x 1.00mm
	1 (LD-01)	WATER RESERVOIR See details: 1.00mm x 1.00mm Material: Water Reservoir Manufacturer: Water Reservoir Installation: See details: 1.00mm x 1.00mm Maintenance: See details: 1.00mm x 1.00mm
	3 (LD-03)	BENCH See details: 1.00mm x 1.00mm Material: Bench Manufacturer: Bench Installation: See details: 1.00mm x 1.00mm Maintenance: See details: 1.00mm x 1.00mm
	4 (LD-04)	TABLE See details: 1.00mm x 1.00mm Material: Table Manufacturer: Table Installation: See details: 1.00mm x 1.00mm Maintenance: See details: 1.00mm x 1.00mm
	5 (LD-05)	PLANTER POT See details: 1.00mm x 1.00mm Material: Planter Pot Manufacturer: Planter Pot Installation: See details: 1.00mm x 1.00mm Maintenance: See details: 1.00mm x 1.00mm

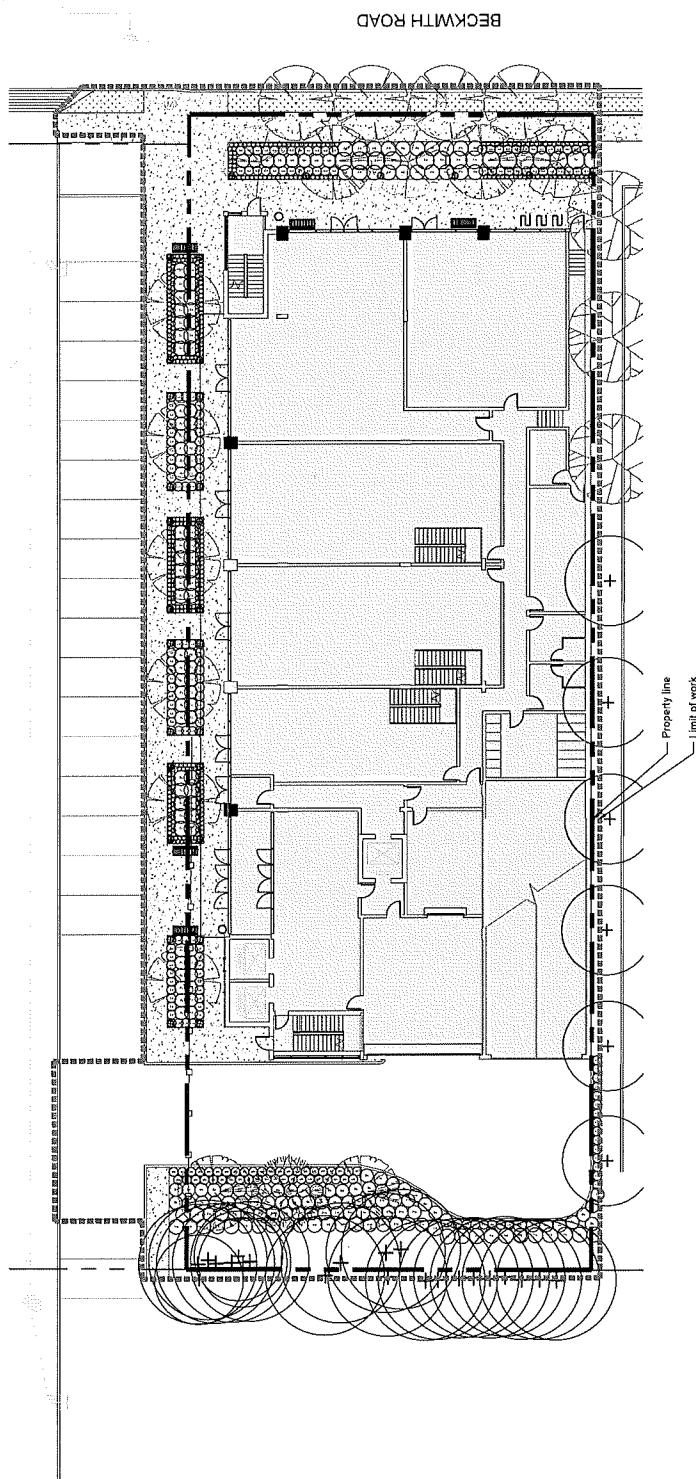
## TREE LEGEND - LEVEL 7

	Acer circinnatum
--	------------------


## TREE SCHEDULE - LEVEL 7

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	14	Acer circinnatum	Vine Maple	800, 3.0m H-L	Per Plan

1:100 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

[illegible]

1. All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium shall be provided to the contractor.
3. Amend growing medium per soil analysis recommendations prior to spreading on site.
4. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
5. Ground cover plants to be planted as follows:
  - a. Shrubs: 450mm
  - b. Sot: 150mm
  - c. Tree plant: 1000mm with 300mm (root ball)
6. Plants shall be installed in all shrub planting areas.
7. Ground cover areas to be irrigated.

Drawn: AD	Checked: MVDZ	Stamp: 	Original Sheet Size: 24" x 36"
Approved: MVDZ		<p>OVERALL SCALE: 1/8" = 1'-0" (ALL DIMENSIONS ARE BASED ON THIS SCALE)</p> <p>NOTES: 1. ALL DIMENSIONS ARE BASED ON THE CENTERLINE OF THE ROAD.</p> <p>2. ALL DIMENSIONS ARE BASED ON THE CENTERLINE OF THE ROAD.</p> <p>3. ALL DIMENSIONS ARE BASED ON THE CENTERLINE OF THE ROAD.</p> <p>4. ALL DIMENSIONS ARE BASED ON THE CENTERLINE OF THE ROAD.</p>	
Scale: 1" = 150'			

[illegible]





van der Zalm & Associates Inc.  
Plant & Irrigation • Civil Engineering  
1000 West Beaver Creek Road  
Unit 100, Richmond, BC V6X 3E9  
Tel: 604.273.8888 Fax: 604.273.8889  
www.vdz.com

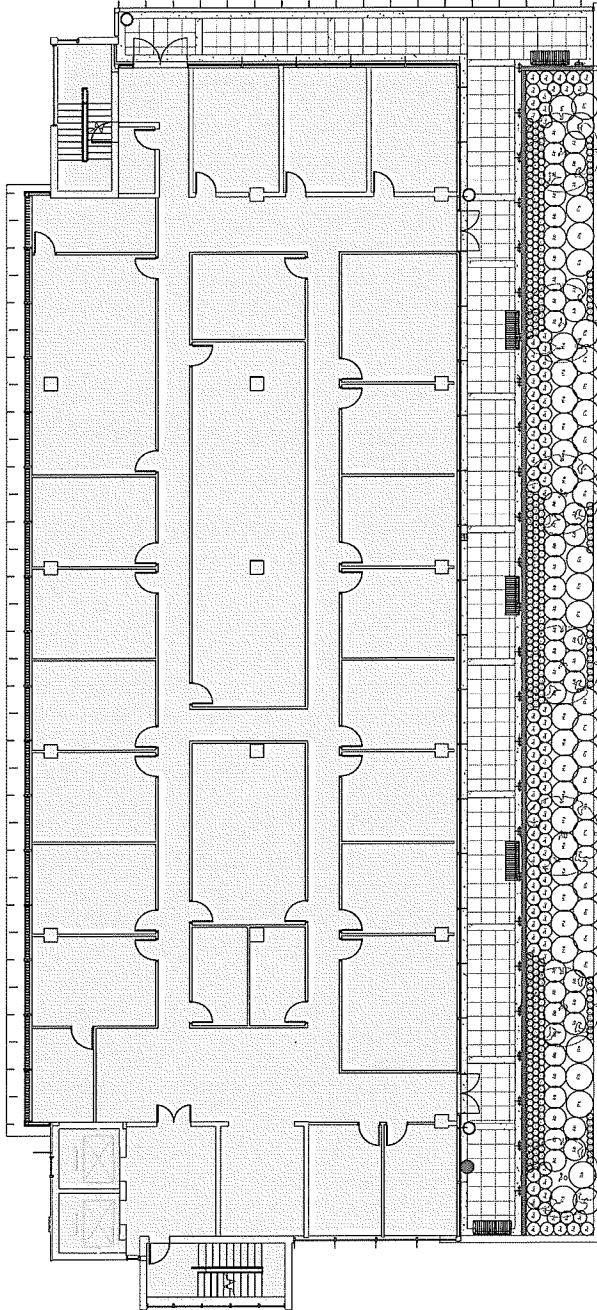


# PLANTING PLAN - LEVEL 5



VDZ Project #:  
DP2018-29

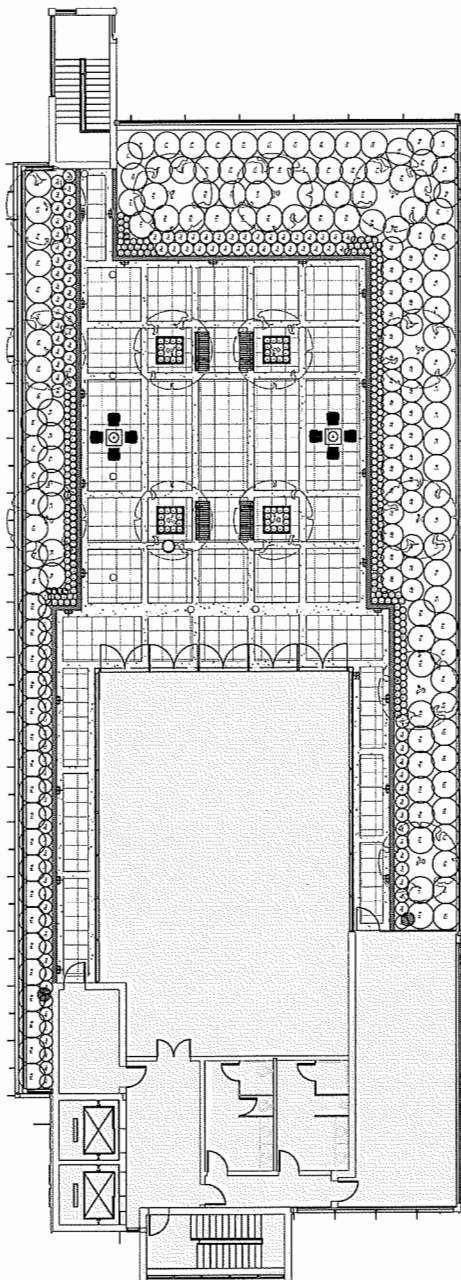
Drawing #:  
L-03B



PLANT SCHEDULE			
SYMBOL	PLANT NAME / COMMON NAME	CODE	REMARKS
A1	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	1 m
A2	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A3	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A4	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A5	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A6	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A7	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A8	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A9	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A10	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A11	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A12	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A13	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A14	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A15	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A16	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A17	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A18	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A19	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A20	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A21	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A22	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A23	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A24	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A25	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A26	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
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A30	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A31	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A32	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
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A35	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
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A53	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
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A70	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
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A72	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A73	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A74	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
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A90	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
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A98	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A99	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A100	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m

1. All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
2. All plant material shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, subject to landscape consultant for approval. Rejected growing medium shall be removed off site immediately at the landscape contractor's expense.
3. All plant material shall be installed in the landscape as follows:  
a. Tree pits: 1000mm x 1000mm  
b. Shrubs: 1500mm x 1500mm  
c. Tree pits: 1000mm x 1000mm (below root ball)  
d. 25mm minus compost mulch to be installed in all shrub planting areas.
4. All landscaped areas to be irrigated.

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15



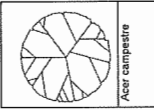
PLANT SCHEDULE			CORT	SPACING
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	#2 Pot	1m
A	50	Abies balsamea, Naini / Dwarf Balsam Fir	#2 Pot	0.30m
D	118	Arctostaphylos uva-ursi / Kalm's Laurel	#2 Pot	0.30m
U	78	Desmodium illinoense / Tufted Hair Grass	#2 Pot	0.30m
F	48	Festuca glauca / Blue Fescue	#1	1.20m
Ha	51	Malva sylvestris / Garden Mallow	#1	1.20m
Rs	98	Sedum spectabile / Red Flowering Cress	#1	1.20m
Sp	101	Sedum spectabile / Red Flowering Cress	#1	1.20m
		Sedum spectabile / Red Flowering Cress	#1	1.20m

1. All soil material shall meet or exceed standards required by Canadian Landscape Standards published in 2000.
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval. The contractor shall be responsible for the cost of the analysis.
3. Rejected growing medium shall be removed off site immediately at the landscape contractor's expense.
4. Growing medium depths for planting as follows:
  - a. Sod: 40mm
  - b. Sod: 150mm
  - c. Tree pits: 1000mm; with 300mm (deep root ball)
  - d. Shrubs: 400mm
  - e. All landscape areas to be irrigated.

DIVISIONS TABLE FOR SHEET					Stamp	Original Sheet Size: N <sup>o</sup> A3 <sup>o</sup>	FOR ALL 11x17 AND 11x22 SHEETS THE FOLLOWING INFORMATION MUST BE PRESENTED IN THE DIVISIONS TABLE: THE SHEET NUMBER, THE SHEET SIZE, THE SHEET ORIGIN, THE SHEET SCALE, THE SHEET TITLE, THE SHEET DATE, THE SHEET AUTHOR, THE SHEET REVISION, THE SHEET NUMBER, THE SHEET DATE, THE SHEET REVISION	
Project:	9520 Brexwith Road	Location:	9520 Brexwith Road Richmond, SC	Drawn:				Approved MYDZ
				AD				
					Scale: 1:100			



TREE LEGEND



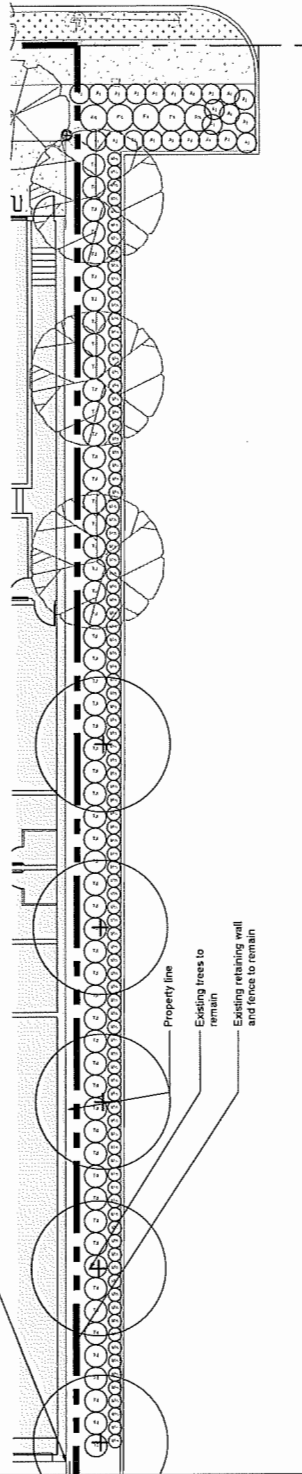
TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	3	Acer campestre	Hedge Maple	BBB, form cut, 2.0m HL	Per Plan

OFFSITE PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
AJ	14	Acetosa japonica / Dandelion Plantain	42 Pot
BA	14	Baccharis pinnatifida / Shrub Dogwood	42 Pot
BR	14	Berberis pinnatifida / Spiny Dogwood	42 Pot
TR	14	Thuja occidentalis / Japanese Yew	42 Pot

Extend hedge to south edge of proposed building. Remove existing shrub material to accommodate.



Property line  
 Existing trees to remain  
 Existing retaining wall and fence to remain

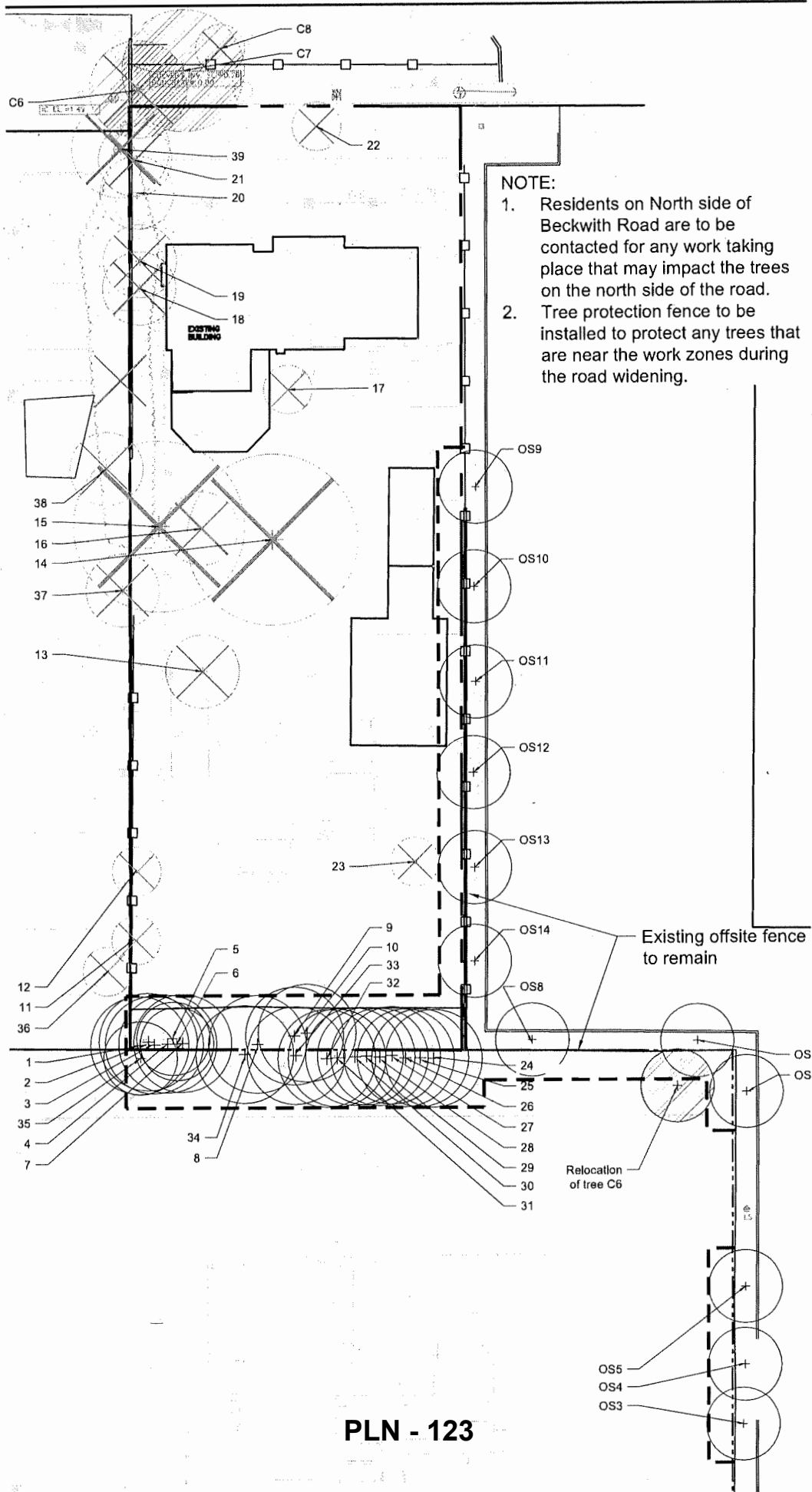
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Checked:	WVZ	
Approved:	WVZ	Original Sheet Size: 24"x36"
Scale:	1:100	

Project:  
 9520 Beckwith Road  
 Location:  
 9520 Beckwith Road  
 Richmond, BC

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
1	AD	Issued for Regulatory Review	Jan 25, 2019
2	AD	Issued for Development Permit	Jan 18, 2019
3	AD	Issued for Development Permit	Jan 18, 2019
4	AD	Issued for Development Permit	Jan 25, 2019
5	AD	Issued for Development Permit	Jan 25, 2019

NOTES:  
 1. All plantings shall be installed within the specified time frame.  
 2. All plantings shall be maintained for a minimum of 1 year.  
 3. All plantings shall be watered and fertilized as required.  
 4. All plantings shall be protected from damage.  
 5. All plantings shall be replaced if lost or damaged.





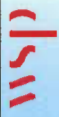
- Legend**
- Existing Trees to Remain
  - Building Footprint
  - Construction Footprint
  - Project Area - 9520 Beckwith Road
  - Limit of Work
  - Environmentally Sensitive Area (ESA)
  - ESA Outside Project Area (Area Not Included in Compensation)
  - Building Footprint
  - Crown
  - Private
  - RoW

**Note:**  
All site features are approximate.  
ESA = Environmentally Sensitive Area

**Draft**

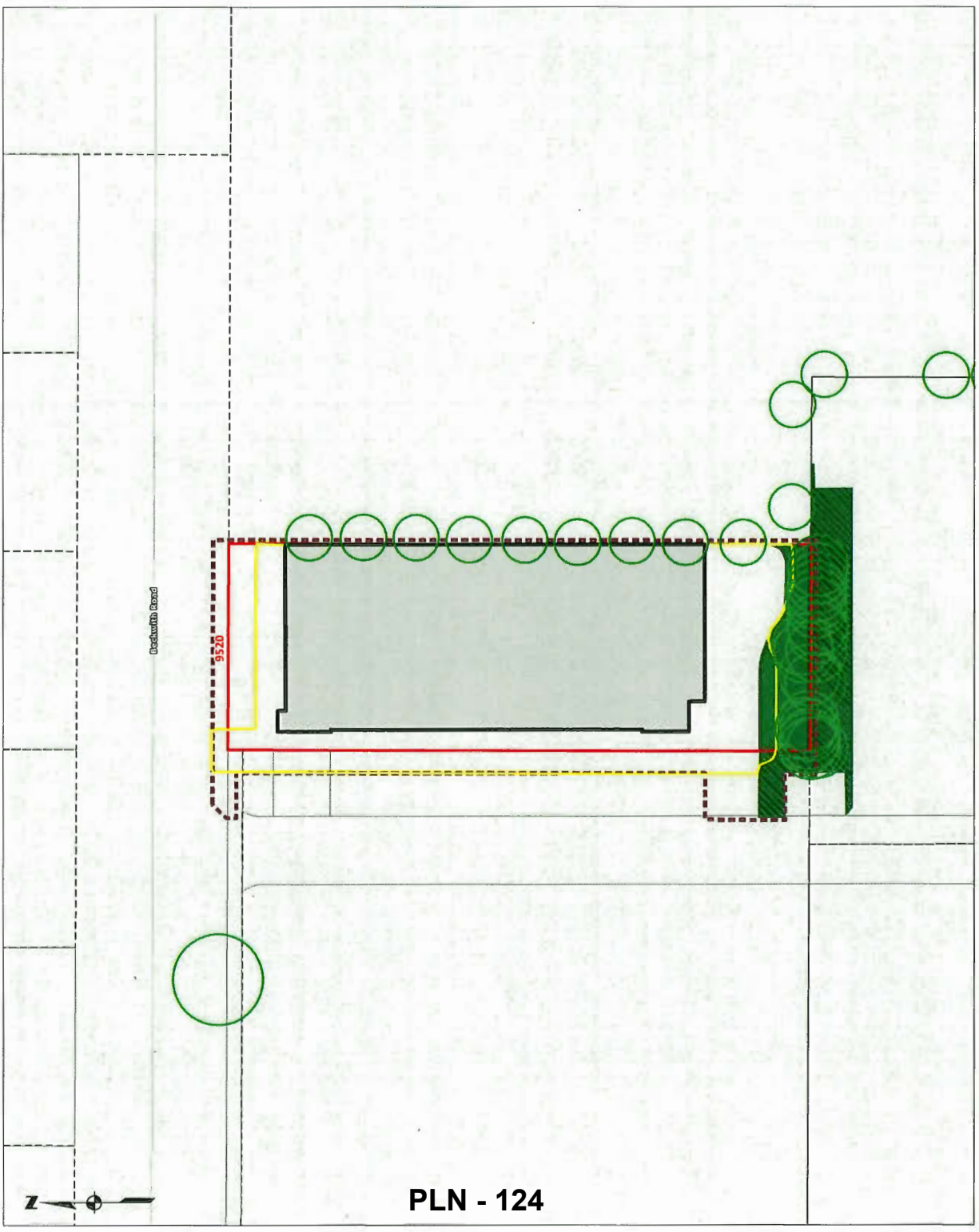
**CHUNCHWA**  
Environmentally Sensitive Area - 9520 Beckwith Road, Richmond

**Figure 2: Site Diagram**  
**9520 Beckwith Road**  
**Richmond, B.C.**

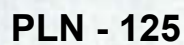


WSP Job #: 19-0081-05  
Richmond, B.C.  
Reviewed By: CL  
Office: 70

Notes: Notes: Imagery Source: Valus Imagery Service (2017)





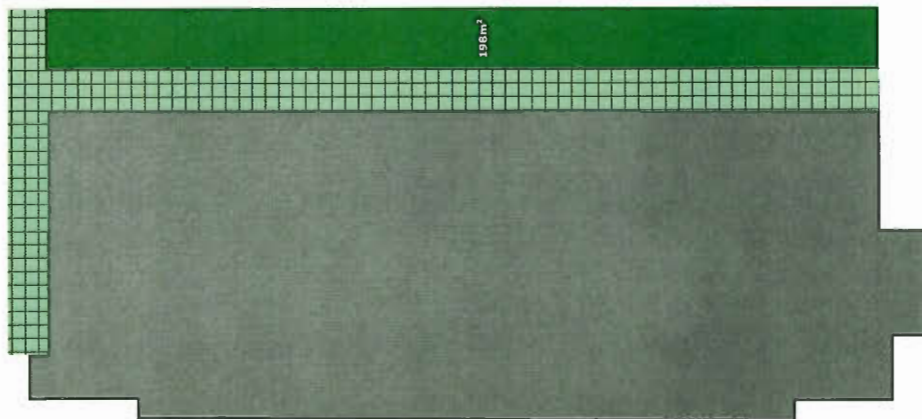






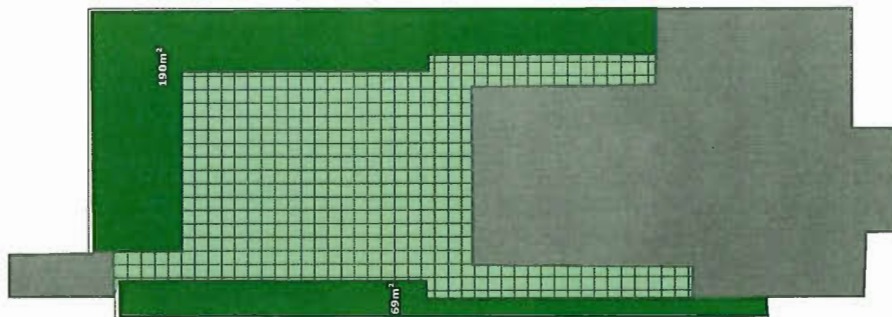
PLN - 126

9520 Beckwith Road



Level 5 Layout

9520 Beckwith Road



Level 7 Layout



Legend

- ESA Compensation / Urban Habitat Areas
- Office Space/Building
- Hardpressed Slabs and Concrete Floors

Note:

All site features are approximate.  
All Areas of Proposed Urban Habitat are Approximate

Draft



Environmentally  
Sensitive Area - 9520  
Beckwith Road,  
Richmond

Figure 4: ESA and ESA  
Compensation Areas  
9520 Beckwith Road  
Richmond, B.C.



Report By: KT  
Drawn By: AS  
Reviewed By: CL  
WSP Job #: 19-00811-00  
Date: March 13, 2019  
Client: WSP

Notes: Notes: Imagery Source: Velus Imagery Service (2017)



**City of  
Richmond**

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

**Address:** 9520 Beckwith Road (2777 Jow Street)

**File No.:** RZ 18-821103

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9931, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaw 10019.
2. Provincial Ministry of Transportation & Infrastructure Approval.
3. Approval of a subdivision plan that provides 2.0 m of road dedication along the entire Beckwith Road frontage of the subject property.
4. Submission of a Landscape Security in the amount of \$13,000 (\$500/replacement tree) to ensure that a total of 26 replacement trees are planted and maintained for the total of 13 trees proposed to be removed from the property if Development Permit Plan landscape plan and security is not provided with a minimum of 26 replacement trees on the subject site. (Note: The minimum replacement tree sizes are to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees).
5. Payment of \$1300 to the City's Tree Compensation Fund is required for removal of tree #C-8, and developer's relocation of trees #C-6 and #C-7 located within the Beckwith Road allowance. These relocated trees are required to be moved by a certified tree moving company, at the developer's cost, to a new location on City property subject to prior City Parks review and approval (Tree reference numbers are in the Project Arborist Report prepared by VDZ + A Consulting Inc., 1<sup>st</sup> Revision dated April 4, 2019 on file with the City).
6. 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.
7. Submission of a Tree Survival Security to the City in the amount of \$80,000 for the 10 trees to be retained (tag #1, 2, 3, 4, 5, 6, 7, 8, 9, 10 in the arborist report prepared by VDZ + A Consulting Inc., 1<sup>st</sup> Revision dated April 4, 2019 on file with the City), with the security to be held for a period of three years after occupancy of the building on the subject site. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
8. Registration of a legal agreement on title limiting subdivision to a maximum of one strata lot or one air space parcel per storey within the building.
9. Registration of an aircraft noise indemnity covenant on title.
10. Registration of a legal agreement on title for the proposed development stating that the building is required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw 8856 and that noise generated from rooftop HUAC units will comply with the City's Noise Bylaw.
11. Registration of a flood indemnity (Area A) covenant on title.
12. The developer is required to address the Environmentally Sensitive Area (ESA) on the site as generally provided in the report by WSP Consultants (the "QEP") dated April 4, 2019 on file with the City (called the "Stage 1 ESA Report") by preparing a follow-up QEP report for the Development Permit (called the "Stage 2 ESA Report") to for the ESA areas to be maintained on the subject site at 9520 Bridgeport Rd and the adjacent site at 9533 Bridgeport Rd:
  - a. Include a detailed invasive species removal plan.
  - b. Include detailed site planting and construction monitoring plans.
  - c. Remove any invasive species specified for the other identified Landscape Areas outside of the ESA and ESA compensation areas.
  - d. Provide irrigation plans for the ground-level ESA and roof-top ESA compensation areas.
  - e. Provide estimates for the value of the ground-level and roof-top portions of the works/plantings, and the cost of a QEP five-year monitoring plan.

13. Registration of a legal agreement with covenant and statutory right-of-way provisions for the purposes of planting and maintaining the ground-level and roof-top ESA and ESA compensations areas comprising a minimum total on-site area of 603 m<sup>2</sup> on 9520 Beckwith Rd and adjacent off-site area of 256 m<sup>2</sup> on 9533 Beckwith Rd both included within the Stage 1 and Stage 2 ESA Reports prepared by the QEP and confirmed by a BCLS surveyor. The agreement will provide for:
  - a. Owner to complete all works and plantings;
  - b. Owner maintenance of works and plantings;
  - c. Owner liability for works and plantings;
  - d. Provision of a maintenance security with the security being released three (3) years after completion of the works/plantings if 100% of the plantings are in place to the satisfaction of the QEP and City; with an extension of the maintenance period to five (5) years after completion if determined to be required by the City and QEP with release of 75% of the security at three (3) years, and the release of the remaining 25% of the security upon confirmation that 100% of the plantings are in place to the satisfaction of the City after five (5) years; and
  - e. Ability of the City to enter into the ground-level and roof-top ESA areas to undertake and/or maintain works and plantings if required.
14. 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, for the location of four vehicle parking spaces on the adjacent lot at 9466 Beckwith Road (9788 Jow Street) adjacent to the existing registered north-south road SRW (Jow Street) and share one WB17 (large) loading space on this lot, in favour of the subject property at 9520 Beckwith Road (2777 Jow Street).
15. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
16. City acceptance of the developer's offer to voluntarily contribute \$0.46/ft<sup>2</sup> for office and \$0.25/ft<sup>2</sup> for light industrial buildable area (e.g. \$15,235.16) to the City's public art fund.
17. City acceptance of the developer's voluntary contribution in the amount of \$12,130.80 (i.e. \$0.30/ft<sup>2</sup> of buildable area) to future City community planning studies, as set out in the City Centre Area Plan.
18. Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
  - a. No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
  - b. If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building permit will be issued for a building on the subject site unless:
    - i. the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
    - ii. the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site;
  - c. The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
  - d. If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:
    - i. the building is connected to the DEU;

- ii. the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
  - iii. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
- e. If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted unless and until:
- i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
  - ii. the building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide heating, cooling and domestic hot water heating to the building(s), which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the City and the City's service provider, LIEC;
  - iii. the owner transfers ownership of the low carbon energy plant on the subject site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;
  - iv. prior to depositing a Strata Plan, the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and
  - v. prior to subdivision (including Air Space parcel subdivision and Strata Plan.
19. As a Development Permit application (DP 18-829207) for the project was received prior to the City's adoption of the Energy Step Code on July 16, 2018, the subject project is not covered by the BC Energy Step Code; and the development is required to be Leadership in Energy and Environmental Design (LEED) Silver equivalent with the submission of a LEED v.4 Scorecard with a silver rating prior to consideration of the Development Permit by Development Permit Panel and consideration of approval of Zoning Bylaw 9931 by Council (In order to continue to be grandfathered from the BC Energy Step Code, the applicant must also be issued a Building Permit prior to December 31, 2019).
20. Enter into a Servicing Agreement\* for the design and construction of the Engineering and Transportation works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the Engineering works in **Appendix A** and the following Transportation works:
- a. The developer is responsible for the design and construction of the following frontage works along the Beckwith Road frontage: widening on the southern half of Beckwith Road to accommodate the following ultimate cross-section (from south to north):
    - 2.0m wide concrete sidewalk at the property line
    - 1.5m wide landscaped boulevard
    - 0.15m wide concrete curb/gutter
    - 1.8m wide bike lane
    - 3.25m wide curb lane
    - 3.1m wide centre laneNote: The above works would be mirrored on the northern half of Beckwith Road upon development of lots on the north side of road in the future.
  - b. Proper tie-in's (minimum 20:1 tapers) are to be provided as part of this project to existing Beckwith Road east & west of the site.

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

1. The developer is required to include the ESA planting plans within in the required Stage 2 ESA Report within the Development Permit landscape plans for this project to the satisfaction of the Director of Development.

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

1. Submission of an acoustical report confirming the detailed building permit plans are compliance with the City's Noise Bylaw as required under the legal agreement registered on title.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
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:**

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

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

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

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

Signed \_\_\_\_\_

Date \_\_\_\_\_

# Appendix A

## **RZ 18-821103 – 9520 Beckwith Rd - Engineering Servicing Requirements:**

**Scope:** *IBI GROUP ARCHITECTS (CANADA) INC. has applied to the City of Richmond for permission to rezone 9520 Beckwith Road (RS1/F) from Single Family Dwelling (RS1/F) to a site-specific zone in order to construct a building with Light Industrial and Office components.*

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

### **1) Water Works:**

- a) Using the OCP Model, with the upgrades identified below, there will be 314 L/s of water available at a 20 psi residual at the Beckwith Road frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- b) At Developer's cost, the Developer is required to:
  - i) Submit, as part of the first servicing agreement submission, Fire Underwriter Survey (FUS) fire flow calculations confirming that the available fire flow of 314 L/s with water main upgrades is adequate for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer.
  - ii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
  - iii) Upgrade the existing 150 water main along Beckwith Road to 300 mm, from the east property line of the development site to the existing 300 mm PVC water main at the Gage Road intersection (approximately 300 m) and provide hydrants per City spacing requirements.  
(1) Note: the section of water main from the west property line of the development site to Gage Road is also a requirement of the development at 9466 Beckwith Road, which is farther along in the development process at the time of this report being written. However, in case 9466 Beckwith Road does not proceed or in case 9520 Beckwith Road wishes to develop in advance of 9466 Beckwith Road upgrading the water main, 9520 Beckwith Road shall be required to construct these upgrades instead.
  - iv) Install a new water connection, complete with meter and meter box, to serve the proposed development.
- c) At Developer's cost, the City is to:
  - i) Install a new fire hydrant near the northwest corner of the development site to meet hydrant spacing requirements for the proposed land use.
  - ii) Reconnect all existing water service connections to the new water main.
  - iii) Complete all tie-ins for the proposed works to existing City infrastructure.

### **2) Storm Sewer Works:**

- a) At Developer's cost, the Developer is required to:
  - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
  - ii) Upgrade the existing 900 mm storm sewer along the development's Beckwith Road frontage to 1050 mm, approximately 30 m.
  - iii) Install a new storm service connection, complete with inspection chamber, to serve the proposed development.
  - iv) Remove the existing 600 mm storm culvert along the development's Beckwith Road frontage. Connect the ditches to the east and west to the proposed storm sewer on the north side of Beckwith Road.
- b) At Developer's cost, the City is to:
  - i) Reconnect all existing connection to the new storm sewer.



## Appendix A

- i) Complete all tie-ins for the proposed works to existing City infrastructure.

### 3) Sanitary Sewer Works:

- a) At Developer's cost, the City is to:
  - i) Install a new sanitary connection, complete with inspection chamber, to serve the proposed development.
  - ii) Cap the existing sanitary connection at the northwest corner of the site at the inspection chamber. The inspection chamber shall be retained to serve 9466 Beckwith Road.

### 4) Frontage Improvements:

- a) At Developer's cost, the Developer is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - (3) To underground overhead service lines.
  - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
    - BC Hydro PMT – 4.0 x 5.0 m
    - BC Hydro LPT – 3.5 x 3.5 m
    - Street light kiosk – 1.5 x 1.5 m
    - Traffic signal kiosk – 2.0 x 1.5 m
    - Traffic signal UPS – 1.0 x 1.0 m
    - Shaw cable kiosk – 1.0 x 1.0 m
    - Telus FDH cabinet – 1.1 x 1.0 m
  - iii) Provide street lighting along all road frontages according to the following street light types:
    - a) NOTE: Lighting requirements MUST match what is approved for the neighbour @ 9451, 9491, 9511, 9531 & 9551 Bridgeport Road & 9440, 9460 & 9480 Beckwith Road (RZ 10-539048)
    - b) Beckwith Road
      - a. Pole colour: Grey
      - b. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, but EXCLUDING any pedestrian luminaires, banner arms, flower basket holders, irrigation, or duplex receptacles.
    - c) On-Site (SRW) Publicly-Accessible Street (Developer owned & maintained)
      - a. Pole colour: Grey
      - b. Roadway/Pedestrian lighting: : Type 7 (LED) and/or Type 7 (LED), as needed to satisfy required lighting levels & urban design objectives
      - c. NOTE: The City has no requirements for banner arms, flower basket holders, irrigation, and/or duplex receptacles, but such features may be incorporated at the discretion of the developer.

### 5) General Items:

- a) At Developer's cost, the Developer is required to:

## Appendix A

- i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- ii) Provide a video inspection report of the existing storm and sanitary sewers along the Beckwith Road frontage prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- iii) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- iv) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- v) A portion of the development site falls within the 100 m setback to the Kinder Morgan Jet Fuel Line along Bridgeport Road. Prior to any construction or site preparation (including preload, soil densification; and excavation) within the 100 m setback, the developer is required to coordinate with Kinder Morgan.
- vi) 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.



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9931 (RZ 18-821103)  
9520 Beckwith Road (2777 Jow Street)**

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

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

**“23.19 Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)**

**23.19.1 Purpose**

The **zone** provides for **general industrial, office** and other compatible **uses**.

**23.19.2 Permitted Uses**

- **industrial, general**
- **office**
- **manufacturing, custom indoor**

**23.19.3 Secondary Uses**

- **education, commercial**

**23.19.4 Permitted Density**

1. The maximum **floor area ratio** of the **site** is 1.85.

**23.19.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 75% for **buildings**.

**23.19.6 Yards & Setbacks**

1. The minimum **setback** from Beckwith Road is 3.0 m.
2. The minimum **setback** from a **rear lot line** is 10.0 m.
3. The minimum **setback** from the east **side lot line** is 0.0 m.
4. The minimum **setback** from the west **side lot line** is 0.5 m.

**23.19.7 Permitted Heights**

1. The maximum **height** for **buildings** is 30.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 4.0 m.

**23.19.8 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width, lot depth** or **lot area** requirements.

**23.19.9 Landscaping & Screening**

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

**23.19.10 On-Site Parking and Loading**

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

**23.19.11 Other Regulations**

1. **Industrial, general and manufacturing, custom indoor uses** shall comprise a combined minimum **floor area** of 1,500 m<sup>2</sup>.
  2. **Industrial, general and manufacturing, custom indoor uses** shall not share a common entrance with any of the other **permitted** or **secondary uses**.
    - The first two storeys of any **building** are restricted to **industrial, general or manufacturing, custom indoor uses**, and shall not include **office or education, commercial uses** with the exception of entrance lobbies and staircase areas.
  3. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a building).
  4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)**":
- P.I.D. 003-864-995  
Parcel "A" (Explanatory Plan 25441) Lots 18 And 19 Section 22 Block 5 North Range 6  
West New Westminster District Plan 8931
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9931**".

CORPORATE OFFICER





**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 10019 (RZ 18-821103)  
9520 Beckwith Road (2777 Jow Street)**

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

1. Richmond Official Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:
  - a) deleting the existing text in the “Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions” with regard to “Maximum Average Net Development Site Density” for “Urban Centre T4 (25m)” and replacing it with the following:

“For Area A:

- 1.2

For Area B:

- 1.2, provided that:
  - a) the total floor area of non-industrial uses may not exceed that of industrial uses (excluding parking);
  - b) non-industrial uses do not share a common building entrance with industrial uses (excluding accessory uses).

Additional density above 1.2, where applicable:

- Industrial Reserve – “Limited Commercial”: To be determined on a site specific basis via City development application processes.
- 1.85, specifically for 9455 and 9533 Bridgeport Road and 9466 Beckwith Road (2788, 2888 and 2899 Jow Street) provided that the total net floor area of non-industrial uses does not exceed 60% of the net floor area for the entire site.
- 1.85, specifically for 9520 Beckwith Road (2777 Jow Street), provided that the total net floor area of non-industrial uses does not exceed 60% of the net floor area for the entire site.”



2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10019”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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\_\_\_\_\_  
MAYOR

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



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 10034**

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

1. Richmond Official Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:

a) deleting and replacing the fourth bullet within the definition of “Industrial Reserve”, in Appendix 1 – Definitions, as follows:

“• provides for additional density over and above that permitted by the underlying Transect, provided that:

a) the Area Plan designates the affected development site as Industrial Reserve – “Limited Commercial”;

b) the floor area of non-industrial uses on the development site does not exceed that of industrial uses, unless otherwise determined to the satisfaction of Council;

c) the additional density provides a benefit to industry;

d) where applicable, the additional density helps to facilitate public open spaces, streets, and other Area Plan objectives; and

e) the subdivision of any additional floor area within a building (i.e. floor area over and above that permitted by the underlying Transect) that is used for office shall be limited to one strata lot or air space parcel per storey of the building or per 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) of bonus office floor area, unless otherwise determined to the satisfaction of Council.”

b) inserting a third bullet after the existing text in the definition of “Village Centre Bonus”, in Appendix 1 – Definitions, as follows:

“• for development sites where the Village Centre Bonus permits additional density for non-residential uses to exceed 1.0 FAR, the subdivision of any Village Centre Bonus floor area within a building (i.e. floor area over and above that density permitted by the underlying Transect) that is used for office shall be limited to one strata lot or air space parcel per storey of the building or per 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) of bonus office floor area, unless otherwise determined to the satisfaction of Council.”

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10034**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

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MAYOR

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CORPORATE OFFICER



# City of Richmond

## Report to Committee

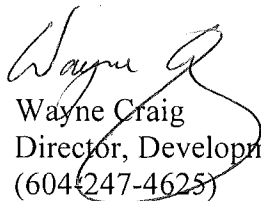
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** April 24, 2019  
**File:** RZ 18-819258

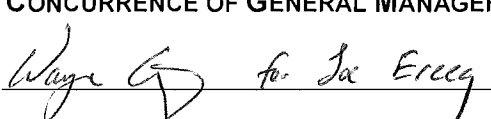
**Re:** Application by Evernu Developments for Rezoning at 11540 Railway Avenue from the "Single Detached (RS1/E)" Zone to "Arterial Road the Two-Unit Dwellings (RDA)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10030, for the rezoning of 11540 Railway Avenue from the "Single Detached (RS1/E)" zone to "Arterial Road Two-Unit Dwellings (RDA)" zone, be introduced and given First Reading.

  
Wayne Craig  
Director, Development  
(604)247-4625

WC:el  
Att. 7

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

## **Staff Report**

### **Origin**

Evernu Developments has applied to the City of Richmond for permission to rezone 11540 Railway Avenue (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone in order to permit the development of a duplex on site. A preliminary site plan, streetscape elevation and landscape plan are provided for reference in Attachment 2. A Development Permit application will be required to address the form and character of the proposed duplex.

A Service Agreement (SA) for frontage improvements and site service connections is required as a consideration of rezoning.

### **Findings of Fact**

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

#### Subject Site Existing Housing Profile

There is an existing single-family dwelling on the property, which will be demolished. The applicant has indicated that the dwelling is currently owner occupied, and that it does not contain a secondary suite.

### **Surrounding Development**

- To the North: A rezoning application to develop three duplex lots at 11480 and 11500 Railway Avenue (RZ 17-771371) has been received. This application is under staff review and will be brought forward for consideration in a separate Report to Committee.
- To the South: Fronting Railway Avenue, single family homes on lots zoned “Single Detached (RS1/E)”.
- To the East: Fronting Kestrel Drive, single family homes on lots zoned “Single Detached (RS1/E)”.
- To the West: Across Railway Avenue, single family homes on small lots zoned “Single Detached (RS1/A)” fronting on Garry Street and single family homes on lots zoned “Single Detached (RS1/E)” fronting on Railway Avenue.

### **Related Policies & Studies**

#### Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Steveston Area Land Use Map designation for the subject site is “Single-Detached/Duplex/Triplex” (Attachment 4). The development proposal for a duplex lot is consistent with these designations.



### Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 Official Community Plan Bylaw 9000 directs appropriate duplex and triplex developments onto certain minor arterial roads outside the City Centre. The subject site is identified for "Arterial Road Duplex/Triplex" on the Arterial Road Housing Development Map and the proposal is in compliance with the Arterial Road Duplex Development Requirements under the Arterial Road Policy.

### 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.

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

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

### **Analysis**

#### Built Form and Architectural Character

The developer proposes to construct a duplex on the subject site; one unit will be in the front of the property with direct pedestrian access from Railway Avenue, and one unit will be at the back of the property with main entrances from the auto-court proposed on site. The unit sizes are ranging from 151.7 m<sup>2</sup> (1,633 ft<sup>2</sup>) to 182.7 m<sup>2</sup> (1,967 ft<sup>2</sup>). Proposed building setbacks (including the rear yard setback) are consistent with the required setbacks of adjacent single family properties. Both units will have a side-by-side attached garage. In keeping with the architectural character of the neighbourhood, the duplex will be two storeys and will feature a peaked roof.

A Development Permit application will be required to address the form and character of the proposed duplex. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for duplex projects in the 2041 Official Community Plan (OCP).
- Review of the architectural character, scale and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood, and do not adversely impact adjacent homes.
- Review of aging-in-place features in all units and the provision of a convertible unit.

- Refinement of the proposed site grading to ensure survival of the protected tree, and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design including new trees to be planted on site.

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

#### Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the east property line of the subject site for an existing sanitary sewer line. The developer is aware that no construction is permitted in these areas.

#### Transportation and Site Access

Vehicular access to the proposed development is to be provided via a single driveway from Railway Avenue along the south property line of the subject site. An on-site turn-around for passenger cars secured through legal agreement (i.e., restrictive covenant) is to be provided in the proposed auto-court.

As the lot access currently serving one single family dwelling, to address the increased traffic impacts, the following mitigation measures are required as part of the frontage upgrades for the development:

- The first 6 m of each driveway from the back of the sidewalk is to be maintained as a 6 m wide to allow for two vehicles in opposing directions to pass, and then tapered at a 5:1 transition to a minimum width of 4 m.
- The driveway is to be constructed to City design standards with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard.
- Special stamped/tinted concrete treatment for the sidewalk is to be provided across each driveway and green bike lane paint for the bike lane is to be provided at the crossings to better highlight the driveway points on Railway Avenue for cyclists and pedestrians. This special treatment is to be secured through the required Servicing Agreement.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized tree on the subject property and two trees on neighbouring property to the south at 11560 Railway Avenue, within 2 m of the property line or has a crown (dripline) encroaching on the property.

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

- One tree (tag# 004) located on site is in good condition and identified to be retained and protected in the Arborist Report.

- Two trees (tag#002, 003) located on neighbouring property to be protected as per Arborist Report recommendations.

A hedgerow located along the front property line and three undersized trees located along the north property line are proposed to be removed. No replacement tree is required as per the Tree Bylaw. However, at least one new tree will be planted on site to enhance the streetscape of the development. The number, size and species of new tree(s) will be reviewed in detail through Development Permit and overall landscape design.

### *Tree Protection*

One tree on site and two trees on the neighbouring property to the south at 11560 Railway Avenue are to be retained and protected. The applicant has submitted a Tree Protection Plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to Development Permit issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit. No Landscape Letter of Credit will be returned until the Post-Construction Assessment Report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Accessible Housing

The developer has agreed that aging-in-place features will be provided in all units (e.g., inclusion of blocking in bathroom walls for installation of grab-bars, provision of blocking in stair walls to accommodate lift installation at a future date, and provision of lever door handles). In addition, at least one convertible unit will be provided in this duplex development. Details of the accessible housing features will be reviewed at the future Development Permit stage.

### Affordable Housing Strategy

The applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to Section 5.15.1(c) of Zoning Bylaw 8500. The applicant will make a cash contribution of \$8.50 per buildable square foot as per the requirement for a contribution of \$30,600.

### Energy Step Code

The applicant has committed to design the subject development to meet the City's Step Code requirements (Attachment 6). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

### Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works and service connections including new sidewalk, boulevard and trees (see Attachment 7 for details). All works are at the client's sole cost (i.e., no credits apply).

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

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

### **Conclusion**

The purpose of this rezoning application is to rezone 11540 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone, in order to permit the development of two duplex units on the subject site with direct access from Railway Avenue. The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 10030 be introduced and given First Reading.



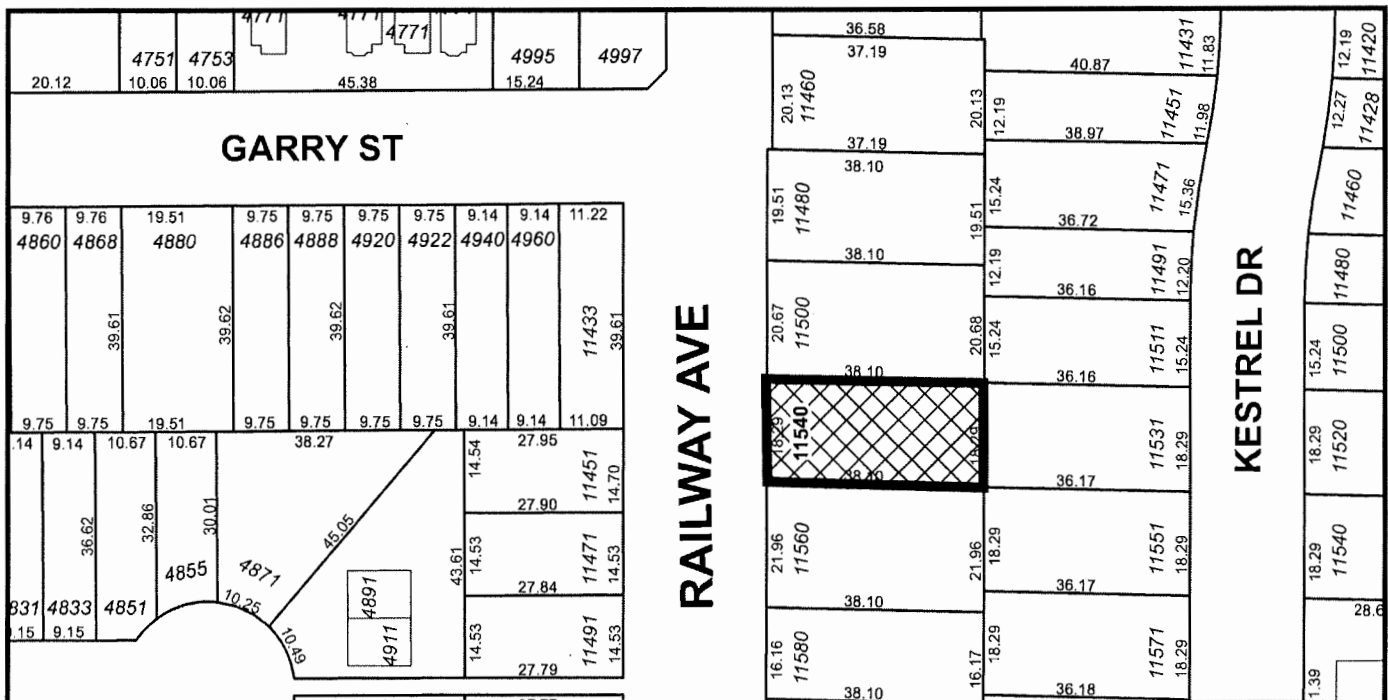
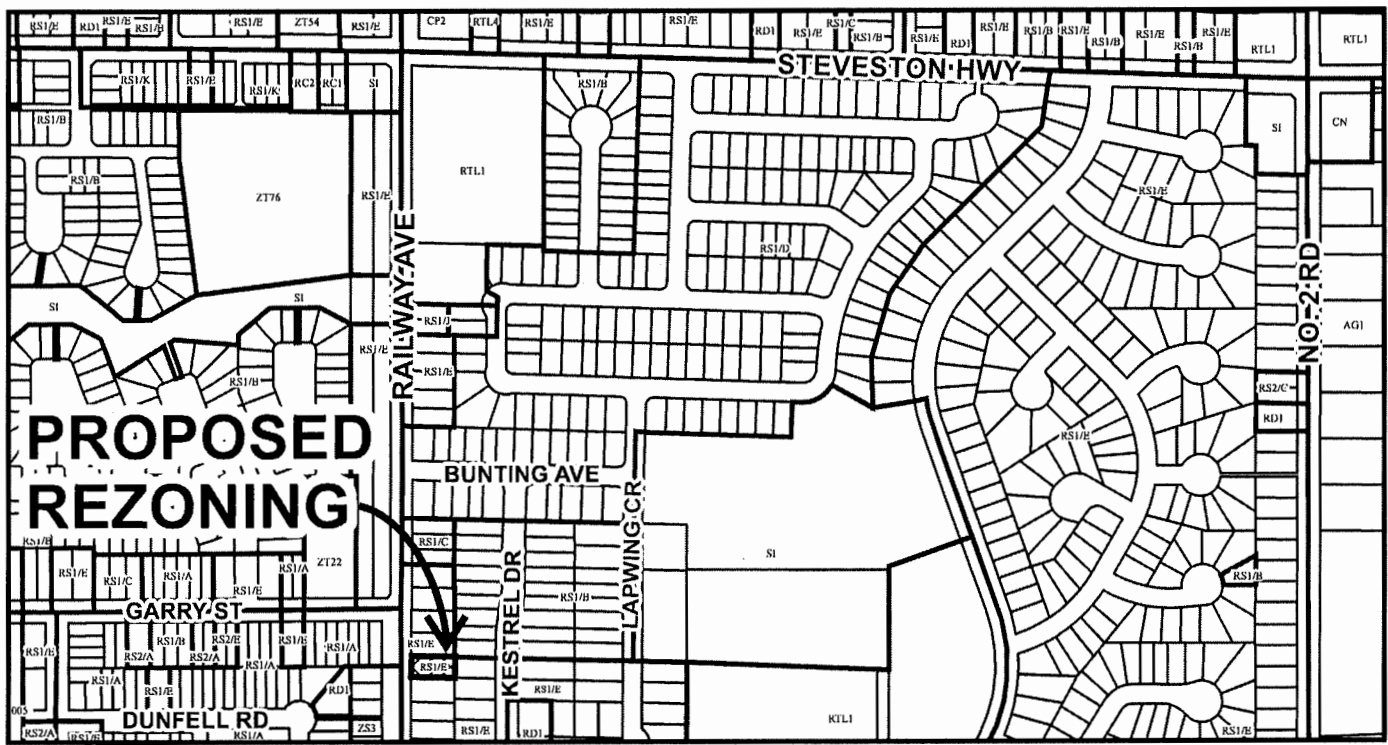
Edwin Lee  
Planner 1  
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Land Use Map
- Attachment 5: Tree Management Plan
- Attachment 6: Letter from Developer
- Attachment 7: Rezoning Considerations



# City of Richmond



## RZ 18-819258

Original Date: 05/24/18

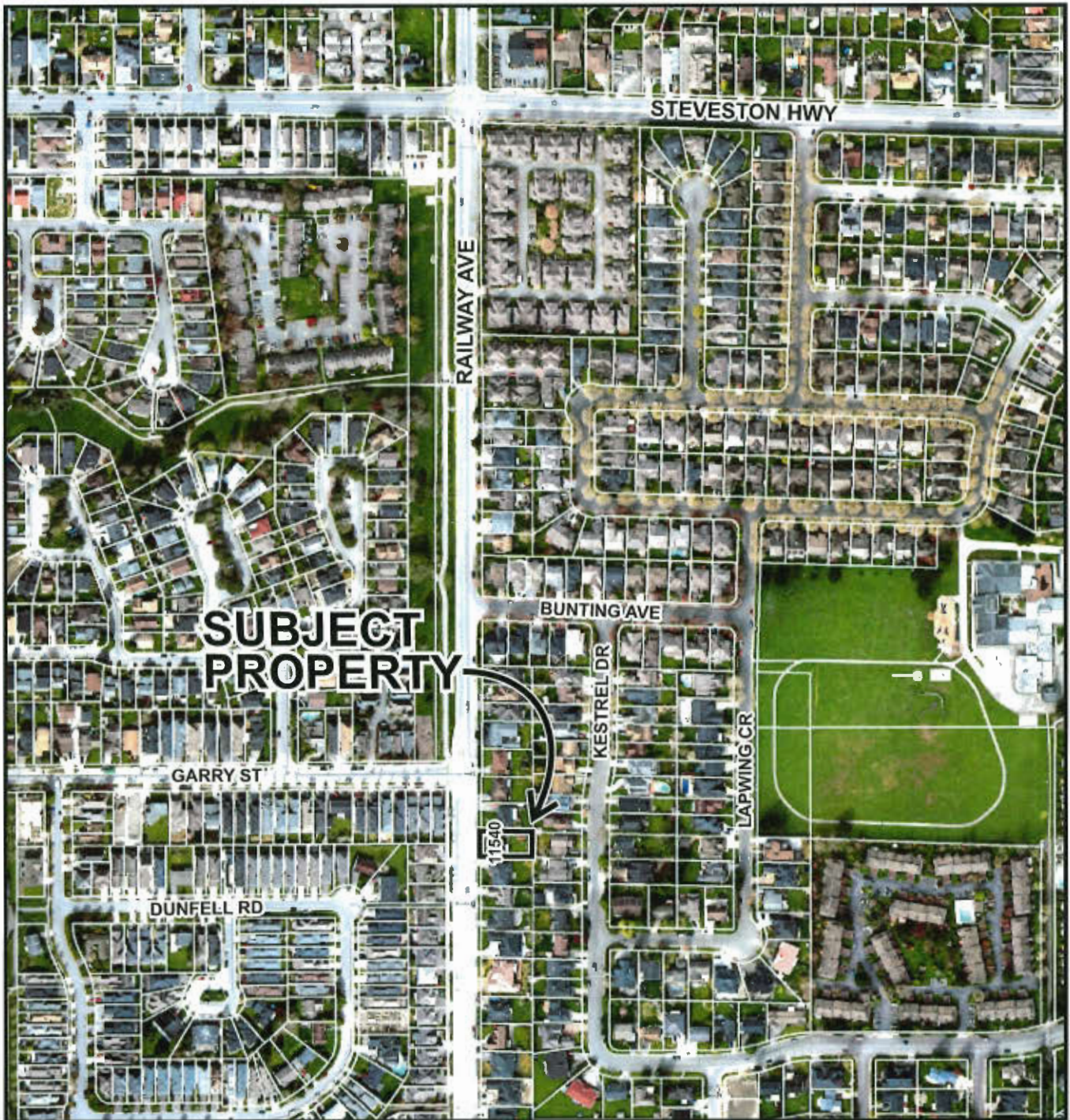
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 18-819258

Original Date: 05/24/18

Revision Date:

Note: Dimensions are in METRES

PLN - 148





**11580 RAILWAY AVE.**

11360 RAILWAY AVE.

SUBJECT PROPERTY: 11540 RAILWAY AVE.

11500 RAILWAY AVE.

11480 RAILWAY AVE.

1 **STREETSCAPE ALONG RAILWAY**  
VIA, GOOGLE MAPS

## SCAPE ALONG F

[illegible]

2 STREETSCAPE ALONG RAILWAY AVE.  
8.000 - 81.000

## GETSCAPE ALONG

SCALE	AS NOTED
DATE	APRIL 19, 2018
BLANK	WA ga
PROJECT NO.	1805
DRAWN BY	

3 STREETSCAPE - FROM BACK  
1/8" = 1'-0"

FEETSCAPE - FROM I

RZ-A1.2

[illegible]

FOR RZ  
2019MAR5



THE ANDREWS ARCHITECTS INC.  
www.andrewws.com

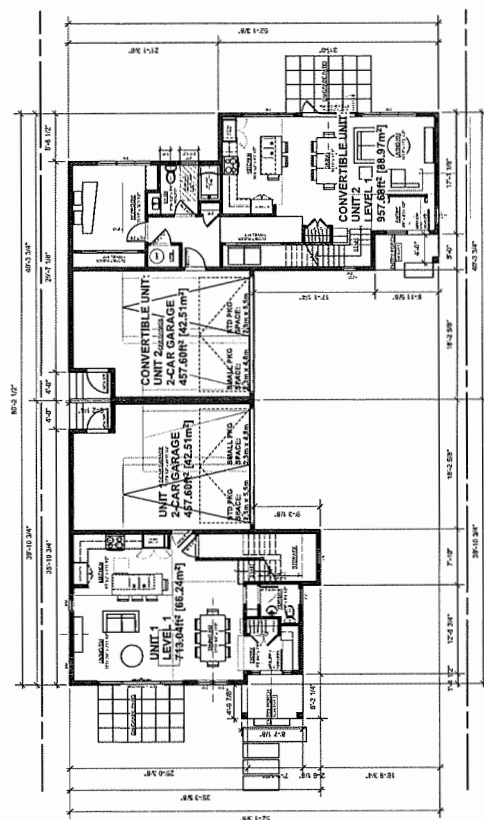
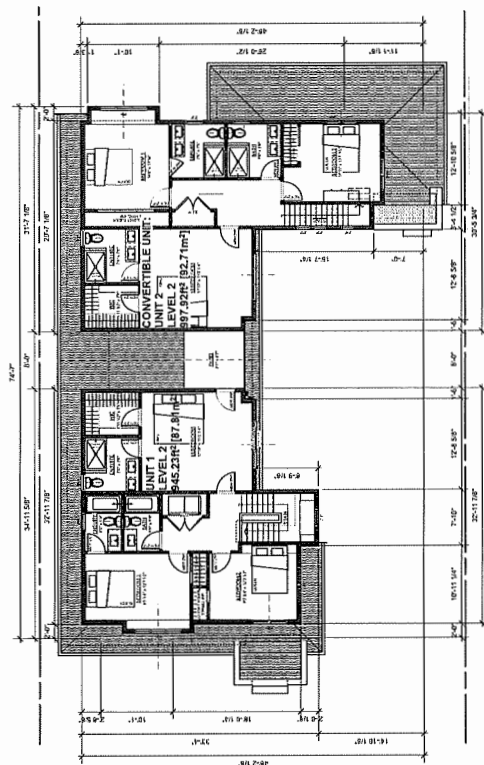
PROPOSED  
REZONING FOR  
DUPLEX

FLOOR PLANS &  
ELEVATIONS

DATE	AS NOTED
DATE	APRIL 19, 2018
NUMBER	WA ga
PROJECT NO.	1805
DATE	

## RZ-A2.1

SAFETY DATA SHEET



2 LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"

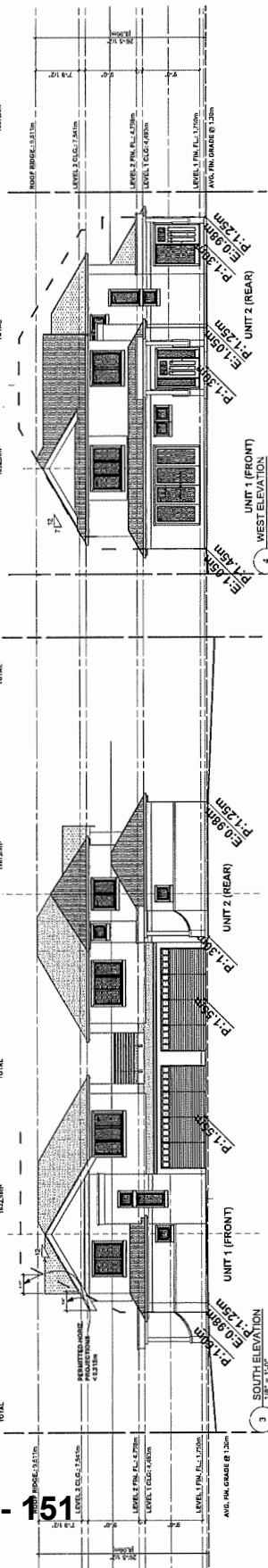
UNIT 2 (REAR)	
LEVEL 1	
LEVEL 2	
GARAGE	
TOTAL	
LESS STAIR EXEMPT (2)	
LESS GARAGE EXEMPT	
TOTAL	

UNIT 1 (FRONT)	
EVEL 1	712.04
EVEL 2	945.23
GARAGE	431.00
ESS STAIR EXEMPT (7.31m < 10m), THEREFORE OK.	2115.07N
ESS GARAGE EXEMPT (37.3m)	70.24
TOTAL	463.33
	1522.04N

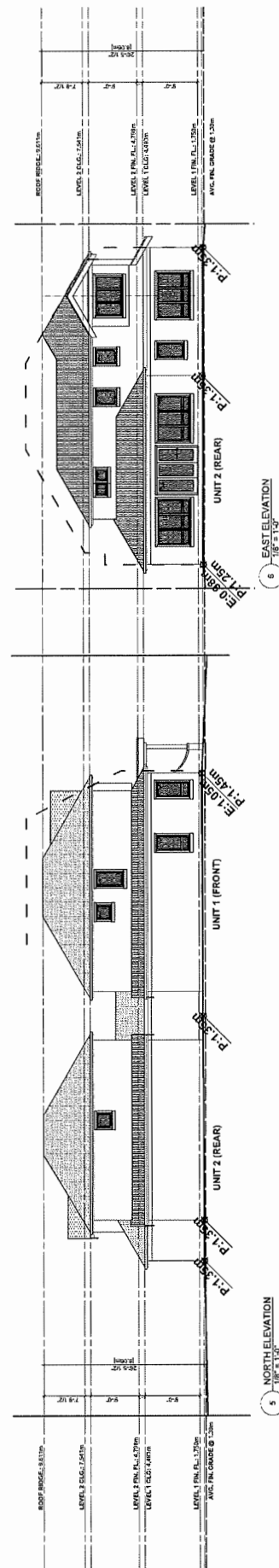
1 LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

UNIT 2 (REAR)	
LEVEL 1	
LEVEL 2	
GARAGE	
TOTAL	
LESS STAIR EXEMPT (2)	
LESS GARAGE EXEMPT	
TOTAL	

UNIT 1 (FRONT)	
LEVEL 1	LESS STAIR EXEMPT (7.36m <sup>2</sup> < 10m <sup>2</sup> ), THEREFORE OK.
LEVEL 2	LESS GARAGE EXEMPT (7.36m <sup>2</sup> < 10m <sup>2</sup> ), THEREFORE OK.
GARAGE	
TOTAL	



3 SOUTH ELEVATION  
 $\frac{1}{8}'' = 1'-0''$



5 NORTH ELEVATION  
 $1/8" = 1'-0"$

6 EAST ELEVATION  
 $1/6" = 1'-0"$

**PLN - 151**

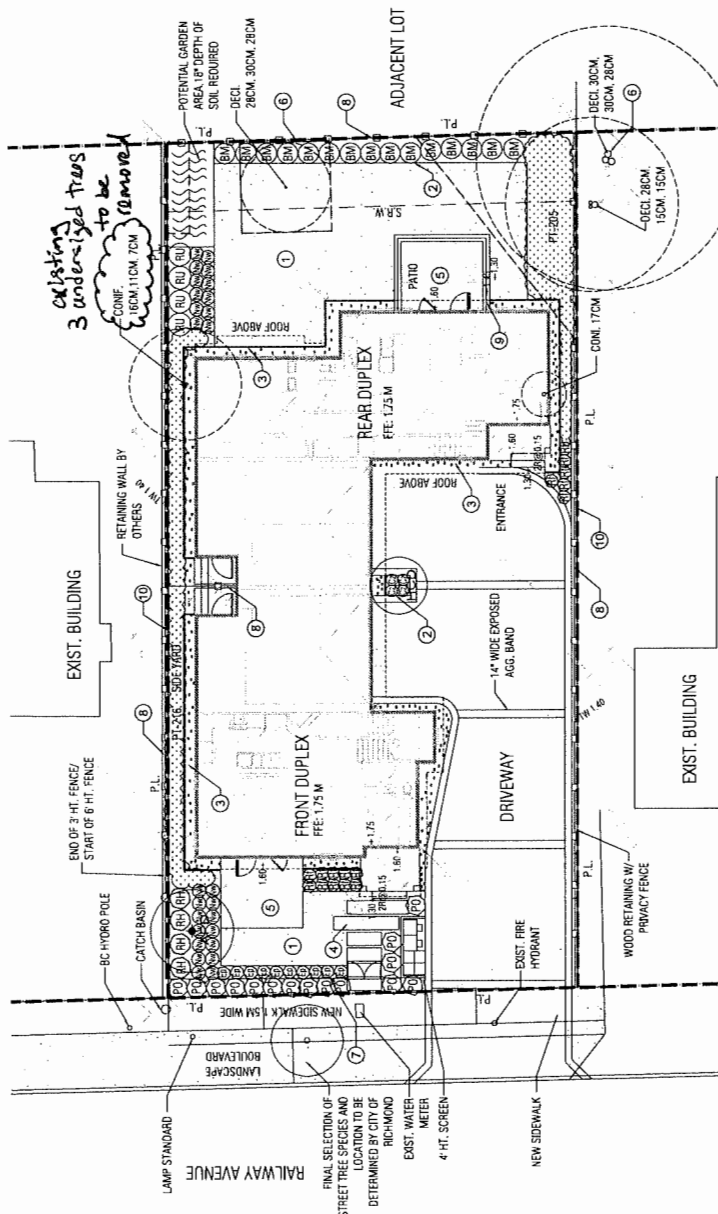
GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA OR BCMA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. SHALL BE REMOVED 20% OFF MAINTENANCE AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
  - A. GRASS AREAS: 4" (100MM)
  - B. GROUND COVERS: 1" (25MM)
  - C. TREES: 36" (915MM) WITH 12" (305MM) BELOW ROOT BALL
  - D. TREES: 36" (915MM) WITH 12" (305MM) BELOW ROOT BALL
  - E. LAWN AREAS SHALL BE SOILED WITH 4" PREMIUM RESIDENTIAL SOD.
  - F. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 4" O.C.
  - G. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 4" O.C.
  - H. FLOW GRADING AND SPECIAL SLOPE GRADING BY CIVIL ENGINEERING OR ARCHITECTURAL.



PLANT LIST (RECOMMEND)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	1	TREES			
APD	1	ACER PALM LAM	JAPANESE MAPLE	80M CAL	3 A.B
HCD	1	HIBISCUS COLESTIS	SHRUBBY ALTHEA	2.5M HT.	3 A.B
BM	15	SHRUBS			
BM	15	BURLES MICROPHYLLA WINTER GEM	WINTER GEM BURNING	#3	CONTAINER
BM	4	RHOISODENDRON LANCE	UNIQUE RHOD.	#3	CONTAINER
BM	16	PRUNUS L. OTTO LYONS	OTTO LYONS LAUREL	#3	CONTAINER
BM	4	RHOISODENDRON MACADAMIAE FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
NM	26	GROUND COVERS/PERENNIALS			
NM	26	NEPTHA WANDERER LOW	WANDERER LOW CANTARY	#1	CONTAINER
CZ	4	COROPHUS VERTICILLATA JACOB	MACADAMIA TACKLED	#1	CONTAINER
EP	10	ECHINACIA PURPUREA WAGON	MAHARUE CONTELOWER	#1	CONTAINER
EP	10	PAKISANDIA TERNATA	MAHARUE CONTELOWER	#1	CONTAINER
EP	21	PAKISANDIA TERNATA	JAPANESE SPIRUE	10CM PFT	40M O.C.



1 LANDSCAPE SITE PLAN

LANDSCAPE ELEMENTS:

- 1. LAWN
- 2. PLANTING BED
- 3. RIVER ROCK BORDER
- 4. MODULAR CONCRETE AND
- 5. 2" X 2" CONC. UNIT PAVES
- 6. EXIST. TREE W/ PROTECTION ZONE
- 7. 3" FT. DECORATIVE FENCE
- 8. 6" FT. PRIVACY FENCE
- 9. UNIT BLOCK STEP
- 10. CONC. RETAINING WALL

LEGEND:

LAWN

EXISTING TREE W/ PROTECTION ZONE

PROPOSED SHRUB & GROUND COVER PLANTING

4 FT. SCREEN

2 X 2 CONC. UNIT PAVES

6 FT. PRIVACY FENCE

3 FT. DECORATIVE FENCE

PROPOSED DECIDUOUS TREE

DECORATIVE RIVER ROCK BED



**RZ 18-819258**

**Attachment 3**

Address: 11540 Railway Avenue

Applicant: Evernu Developments

Planning Area(s): Steveston

	Existing	Proposed
<b>Owner:</b>	Zilberberg Reuven, Zilberberg Noga	No change
<b>Site Size (m<sup>2</sup>):</b>	696.8 m <sup>2</sup>	696.8 m <sup>2</sup> per lot
<b>Land Uses:</b>	Single-family dwelling	Two-unit dwelling
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Steveston Area Plan: Single-Detached/Duplex/Triplex	Duplex
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single-Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
<b>Number of Units:</b>	1	2
<b>Other Designations:</b>	n/a	No change

On Future Subdivided Lots	Bylaw Requirement (new RDA zone)	Proposed	Variance
Density (Net Floor Area):	The lesser of 0.6 FAR or 334.5 m <sup>2</sup> per lot	334.5 m <sup>2</sup> per lot	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: 45% Non-porous Surfaces: 70% Landscaping: 20%	none
Lot Size:	Min. 464.5 m <sup>2</sup>	696.8 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 13.4 m Depth: Min. 30 m	Width: 18.28 m Depth: 38.10 m	none
Setbacks (m):	Front: Min. 6 m Rear - Ground: Min. 7.62 m Rear - 2 <sup>nd</sup> floor: Min. 9.53 m Side: Min. 1.8 m	Front: 6 m Min. Rear - Ground: 7.62 m Rear - 2 <sup>nd</sup> floor: 9.53 m Side: 1.8 m	none
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys)	none
Off-street Parking – Regular (R):	2 per unit	2 per unit	none

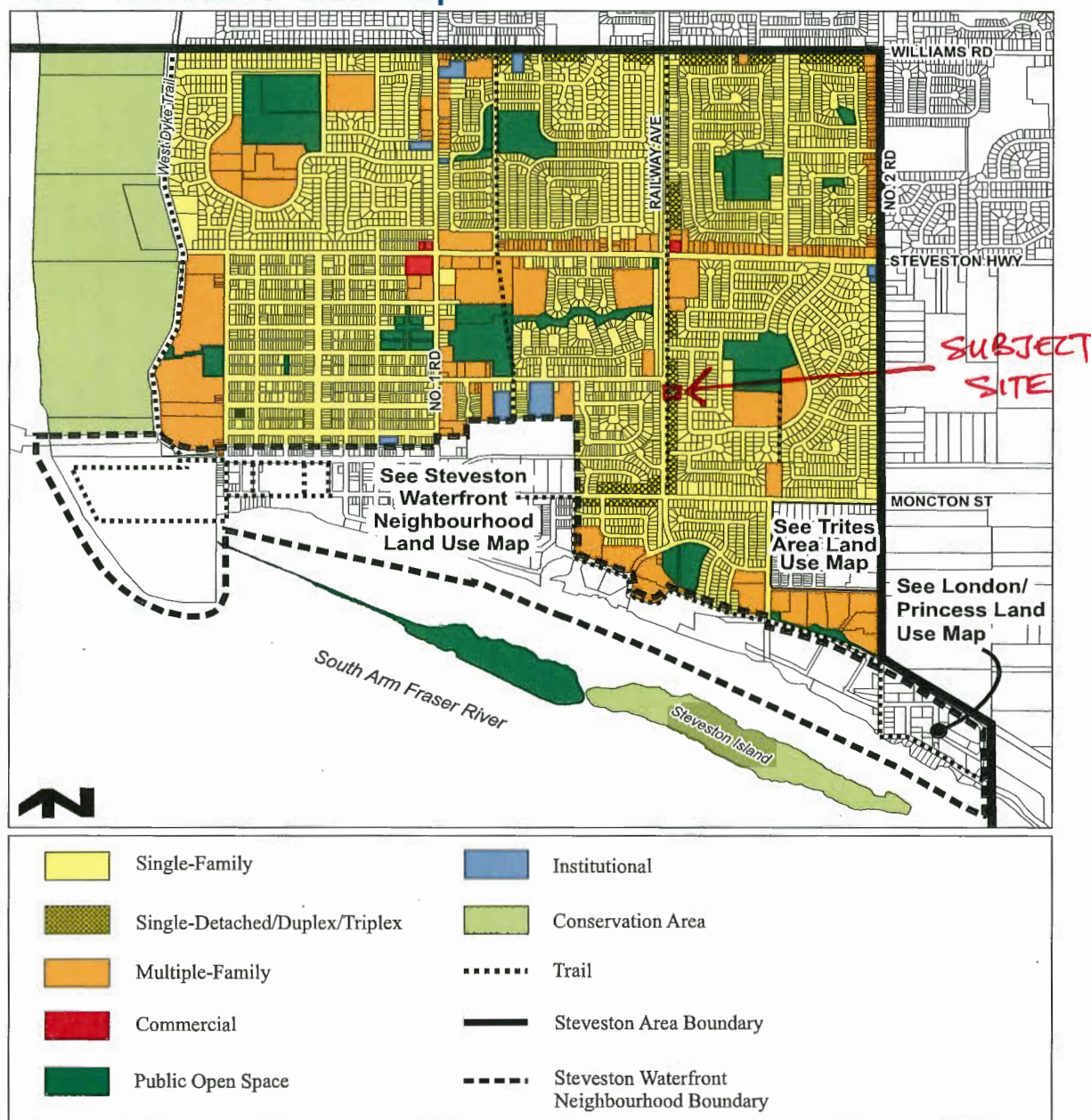


On Future Subdivided Lots	Bylaw Requirement (new RDA zone)	Proposed	Variance
Off-street Parking – Visitor (V):	None when fewer than 3 units sharing one driveway	0	none
Off-street Parking:	4	4	none
Tandem Parking Spaces:	Permitted	0	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

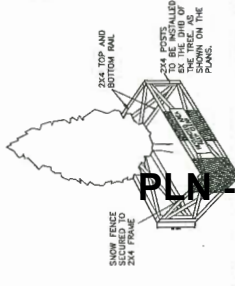
City of Richmond

## Steveston Area Land Use Map

Bylaw 9604  
2016/12/19

## LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- ROOT PROTECTION ZONE (RPZ)
- TREE PROTECTION BARRIER (TPB)
- TREE CANOPY AREA (TCA)
- REPLACEMENT TREE
- BC HYDRO CONNECTION
- SANITARY CONNECTION
- STORM WATER CONNECTION
- GAS CONNECTION
- WATER CONNECTION
- ABBREVIATIONS
- S = Shared tree C = City tree O = Off-site tree



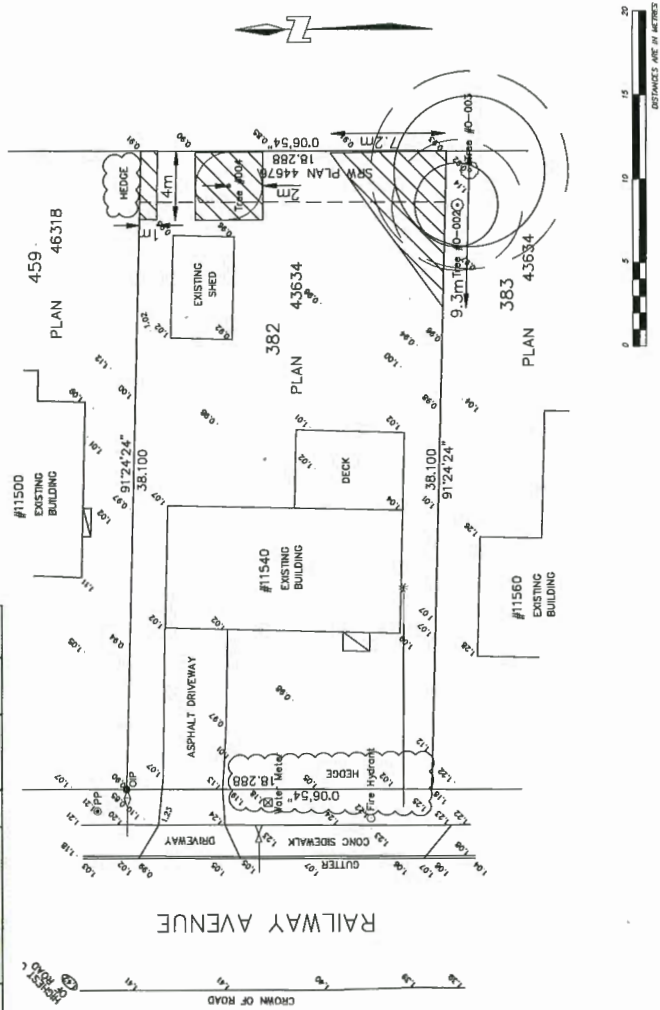
## TREE PROTECTION BARRIER SCHEMATIC

## ARBORIST NOTES & RECOMMENDATIONS

- All replacement trees should conform to and meet BCLNABCSLA landscaping & ISA Standards.
- Replacement coniferous trees must be 3m in height and deciduous trees must be 5cm in diameter.
- Small growing trees should not be planted within 3m of foundations, fences or outbuildings. Large growing species should be planted 4m away from building foundations.
- Replacement trees should also be planted 1m away from property lines and 3m away from another tree and not planted in a hedge like situation.
- Thinning mature heights greater than 5m should not be planned under overhead utility lines and within 3m of the power lines.
- Grade changes are not recommended within any tree protection barriers unless specified in Arborist Tree Preservation Report.
- Arborist supervision is required any time work is carried out within any tree protection barrier.
- Tree stumps are not to be removed by excavator and are to be removed by stump grinding.
- Remove stumps with a stump grinder.

2.2. Tree Inventory Table:

Tag #	Surveyed	Location	Common & Botanical Name	DBH (cm)	Ht (m)	LCR (%)	Observations	Recommendations	Retention Suitability	Retain/Remove	Tree Protection Zone (m)
002	Yes	Off-site	Portuguese Laurel <i>Prunus laurifolia</i>	30+ 15+ 15	5	70	Neighboring specimen that forks at the base.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	High	Retain	3.9
003	Yes	Off-site	Maple Tree <i>Acer spp.</i>	30+ 30+ 30	12	75	Specimen forks at base into 3 stems with a narrow union with included bark. Foliage within canopy visually looks thin and chlorotic, a probable symptom of stress.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	High	Retain	5.9
004	No	On-site	Plum Tree <i>Prunus spp.</i>	10+ 10+ 10	3	75	Young specimen that visually looks to be in good health and condition. Top leaders have been removed recently.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	High	Retain	2



Suitable Replacement Trees	
Common Name	Botanical Name
Japanese Snowbell	<i>Syrax japonica</i>
Paperbark Maple	<i>Acer griseum</i>
Saware False Cypress	<i>Chamaecyparis pisifera</i>
Armstrong Maple	<i>Acer rubrum 'Armstrong'</i>
Paper Birch	<i>Betula papyrifera</i>
Pacific Dogwood	<i>Cornus nuttallii</i>

## GOODE ARBORICULTURE CONSULTING

161 172nd Street, Surrey B.C.  
7783174360  
info@goodearboriculture.com



April, 9<sup>th</sup> 2019

**Reuben Zilberberg**  
EverNu Developments Inc.  
604.773.3205 | reuben@evernu.ca

**Edwin Lee**  
Planning and Development Division  
City of Richmond

Dear Mr. Edwin Lee:

**Re: Intent to Design Proposed Development at 11540 Railway Ave Richmond (RZ 18-819258) In Compliance with Step Code**

The purpose of this letter is to confirm our intent to design the proposed development at 11540 Railway Ave such that it will meet the City of Richmond's energy efficiency requirements (known as Step Code), which is expected to be in place at the time of the Building Permit application.

Sincerely,

**Reuben Zilberberg**  
President, EverNu Developments Inc.



**Address:** 11540 Railway Avenue

**File No.:** RZ 18-819258

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10030, the developer is required to complete the following:**

1. Registration of a flood indemnity covenant on title.
2. Registration of a legal agreement on Title to ensure that:
  - a) Vehicle access to the subject site is provided via a single driveway for the two units proposed.
  - b) The buildings and driveway on the proposed lot are designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto the site or Railway Avenue.
3. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone of the tree to be retained on site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$30,600) to the City's Affordable Housing Reserve Fund.
5. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
6. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
  - a) Water Works:
    - Using the OCP Model, there is 192 L/s of water available at a 20 psi residual at the Railway Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 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 Developer's cost, the City is to:
      - Install two new water service connections to serve the proposed development, complete with meters and meter boxes.
      - Cut and cap, at main, the existing water service connections serving the development site.
      - Relocate the existing fire hydrant to the south such that it is not located within the proposed driveway. The relocation of the fire hydrant increases the spacing between this fire hydrant and the one to the north to be above the maximum allowed spacing between hydrants according to City's design specifications. The developer shall coordinate with the fire department about whether or not a new fire hydrant is required.
  - b) Storm Sewer Works:
    - At Developer's cost, the City is to:
      - Cut and cap, at inspection chamber, the existing service connection at the northern property line of 11540 Railway Avenue. Retain inspection chamber STIC51180 serving 11500 Railway Ave.
      - Cut and cap, at inspection chamber, the southern-most service connection serving the development site and retain inspection chamber STIC51180 serving 11540 Railway Avenue.

PLN - 158

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



- Install a new storm service connection, complete with an inspection chamber.
- c) Sanitary Sewer Works:
  - The Developer is required to:
    - Not start onsite excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
    - Ensure no encroachments of onsite works (proposed trees, buildings, non-removable fences, retaining walls, etc.) into existing sanitary right-of-way along north property line of subject site.
  - At Developer's cost, the City is to:
    - Cut and cap, at IC, the existing sanitary service connection and retain the inspection chamber SIC13590 serving 11560 Railway Ave.
    - Install a new sanitary service connection complete with an inspection chamber.
- d) Frontage Improvements:
  - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the property line. Construct a new 1.5 m wide grass boulevard with street trees between the new sidewalk and the east curb of Railway Ave. at the site frontage. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject development.
  - A cross section based on survey is required to confirm the existing width between the existing property line and the east curb of Railway Ave along the site frontage in order to confirm if road dedication is required.
  - All existing driveways along the Railway Ave to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described above.
  - Construct a new single driveway to the site. The new driveway is to be constructed to City design standards: 6.0 m wide at the property line with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard. The driveway width is to be kept at 6.0 m for a distance of 6.0 m from the back of the sidewalk to allow for two vehicles in opposite directions to pass. The driveway can be tapered at a 5:1 transition to a minimum width of 4.0 m.
  - Provide special stamped/tinted concrete treatments for the sidewalk across the new driveway to the site and green bike lane paint at the crossing to better highlight the driveway for cyclists and pedestrians.
  - Relocate/upgrade the existing streetlights along Railway Avenue as required by the proposed sidewalk/driveway and to meet lighting requirements. Consult Engineering on other utility requirements as part of the frontage works.
  - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
  - Coordinate with BC Hydro, Telus and other private communication service providers
    - To relocate/underground the existing overhead poles and lines as required to prevent conflict with the proposed frontage works (i.e. sidewalk and boulevard).
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To underground overhead service lines.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
- e) General Items:
  - The Developer is required to:
    - Provide, within the building permit application, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site (i.e. AC water main on Railway Avenue, and rear-yard sanitary main) and provide mitigation recommendations.



- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that all trees identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

**Prior to 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.  
  
Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$1,000 in total) to ensure the replacement planting will be provided.
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 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. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

---

Signed

---

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10030 (RZ 18-819258)  
11540 Railway Avenue**

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 **“ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)”**.

P.I.D. 003-468-569

Lot 382 Section 1 Block 3 North Range 7 West New Westminster District Plan 43634

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10030”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee

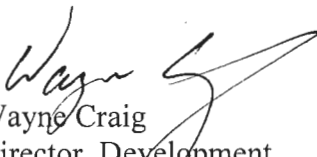
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** April 10, 2019  
**File:** 08-4100-01/2019-Vol 01




**Re:** Signage Improvements for Rezoning and Development Projects

### Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10004, respecting changes to rezoning signs, be introduced and given First Reading; and
2. That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 10005, respecting changes to Development Permit and Development Variance Permit signs and to add Temporary Use Permit signs, be introduced and given First Reading.

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

WC:ss  
Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  City Clerk Customer Service Law	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>  
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b>  	<b>APPROVED BY CAO</b>  

## **Staff Report**

### **Origin**

At the April 17, 2018 Planning Committee meeting, the following referral motion was passed:

*That staff look at improving signs for rezoning and development projects that will communicate the projects better, hopefully increase neighbourhood engagement and enhance upon the ways the City connects with citizens.*

This report responds to the referral by providing information on the current signage requirements in the City of Richmond and other municipalities in the Metro Vancouver region and recommending a number of changes to existing standards. These changes are anticipated to improve communication on development projects and better engage local residents. A related report on development application notification requirements is being brought forward by the City Clerk's Office.

### **Findings of Fact**

In accordance with provisions in the *Local Government Act*, the City of Richmond has established signage requirements for different development application types through the adoption of measures in the Zoning Bylaw 8500, and the Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273.

While there are currently no formal bylaw-based signage requirements for Official Community Plan (OCP) Amendment and Temporary Use Permit (TUP) applications, a consistent process is employed for these types of applications. Historically, signs have been required for Official Community Plan Amendment applications and signs for Temporary Use Permit applications have been considered on a case by case basis. This report includes recommendations to update this process with the introduction of bylaw requirements for signage across these categories. Heritage Alteration Permit (HAP) sign requirements will be addressed in a future staff report in conjunction with other amendments to the Heritage Procedures Bylaw.

It should be noted that the proposed changes to signage requirements outlined in this report are in addition to the statutorily prescribed notice requirements that the City would continue to satisfy as outlined in the *Local Government Act*.

### **Current Procedures for Signage**

The current process for rezoning (including text amendments) and development applications begins with receipt of the application followed by an acknowledgement letter from City staff. The letter contains the required wording for the signage to be posted on the property. If a development site has multiple street frontages, signs will be posted on each road frontage. The applicant is required to install the sign or signs on the development site and maintain the signage throughout the application review process. Applicants are required to provide staff with verification that the signage has been installed.

The main purpose of the application sign is to inform members of the public that an application has been made. Contact information is included on the sign so that any interested party can access additional information and provide input into the process. Staff document any correspondence received (emails, letters) in reports to Council for the Planning Committee and the Development Permit Panel, respectively. The public also has the ability to delegate at Planning Committee, Council and the Public Hearing for rezoning, OCP Amendment and Temporary Use Permit applications or at the Development Permit Panel Meeting for Development Permits and Development Variance Permits.

## **Analysis**

### **Current Signage Requirements**

The current signage requirements for Rezoning (including Text Amendments), Development Permit, and Development Variance Permit applications require the following: the City's project file number, the project address, the present zone, the proposed new zone, a general description of the proposed development project, the applicant's name, the appropriate phone number of a City contact for further information, and a location map. The applicant is responsible for the cost and installation of the sign or signs on the site.

With these requirements, the signs provide basic information about the application. Due to the consistent use of background colors of red and blue, the signs are easily recognizable by the public as being associated with a development project. Including the City's contact information also allows people to provide input and ask questions about proposed developments.

### **Signage Requirement Research**

In considering improvements to the development application signage, staff conducted an environmental scan of signage requirements in other municipalities in Metro Vancouver and compared them with the City's signage requirements and processes (Attachment 1). The results of the scan determined that:

- Most municipalities require applicants to produce the signs.
- A limited number of signs in Metro Vancouver municipalities include a Public Hearing date.
- Most signs include both the municipality and the applicant's contact information.
- Most signs are 4 ft. x 8 ft. in size.
- Some municipalities require a rendering of the proposed development, and all require a location map.
- All municipalities require a sign on each road frontage.
- The timeframe within which a sign has to be posted varies across the municipalities, but is typically at least 14 days prior to a Public Hearing or Council date.



### Recommendations

Based on the review of signage procedures and requirements and internal discussion of the pros and cons of different approaches, staff have identified a few specific changes to improve the quality of development application signs in the City which would lead to better communication and engagement with citizens.

The proposed changes to development application signs include:

**1) *Signs to include project milestones.*** The sign template has been modified to include a section highlighting key project milestones for the application.

- All development application sign types to include the date the application was received.
- Rezoning (including Text Amendments), OCP Amendment and Development Permit application signs to include the ability to add details regarding a Public Information Meeting where applicable. This meeting type is employed for early input on large, complex and/or controversial projects.
- Rezoning (including Text Amendments) and OCP amendment application signs to include the date of the Public Hearing once assigned.
- Temporary Use Permit application signs to include the date of the Public Hearing.
- Development Permit and Development Variance Permit application signs to include the Development Permit Panel meeting date.

**2) *Signs to include public input opportunities.*** The proposed new template includes wording regarding opportunities for public input throughout the process as well as meetings that are open to public input:

- Information to residents about opportunities to provide input and when decisions will be made.
- Note: each sign will need to be updated by the applicant with the date, time and location of any upcoming meetings a minimum of 14 days prior to the meeting. Provision for this change is included in the new template. Staff have been in contact with a number of sign companies in Richmond to confirm that this process is achievable. This approach has been used elsewhere in the region. The applicant is to provide staff with verification of the updated sign once completed.

**3) *Signs to include renderings, where appropriate.*** Renderings are proposed to be required and included on Development Permit application signs as they address the form and character of planned developments. Renderings are coloured, perspective drawings of the proposed development in context. Staff will advise the applicant which rendering to include on the sign.

- Renderings add a visual element that may encourage people to read the signs and see what the proposed development may look like.

**4) *Signs to include applicant contact information.***

- In addition to having a staff contact on the sign, the public would also have direct contact with the applicant for any questions regarding the development.

The City process for ensuring development application signage on sites will remain largely the same as the current process with the exception of confirming the update of pertinent meeting information on the signs. The information posted on signs will continue to be reviewed and approved by staff prior to being posted on-site. The proposed changes will result in both reinforcing the existing signage process and better highlighting the opportunities for public input on development applications.

The updated signage templates incorporating the above noted enhancements for Rezoning, Development Permit, and Development Variance Permit applications and formalized sign specifications for Temporary Use Permit and Official Community Plan (OCP) Amendment applications are included in Attachment 2.

It is worthwhile to note the proposed new signage will continue to feature a solid red (Rezoning, OCP amendment, Temporary Use Permit) or blue (Development Permit, Development Variance Permit) background as the current signs do which will ensure they are easily recognizable to community members.

**Next Steps**

In order to implement the above revisions, amendments to Richmond Zoning Bylaw 8500 and Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273 are required.

Staff propose concurrent adoption of the two amendment bylaws. Amendments to the Zoning Bylaw 8500 require a Public Hearing. Amendments to the Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273 do not. Staff propose holding final adoption of the Procedure Bylaw so both bylaws could be considered for adoption at the first Council Meeting following the Public Hearing.

It is worthwhile to note that the new signage templates will only apply to new applications following the adoption of the amending bylaws. Existing signage installed on development application sites prior to bylaw changes will be maintained.

**Financial Impact**

None.

## **Conclusion**

This report responds to a Council referral to review development application signage to better communicate projects and increase citizen engagement. Staff recommend implementing the proposed signage changes to both formalize the existing process and make those improvements. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10004 and Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 10005 both be introduced and given First Reading.



Suzanne Smith  
Program Coordinator, Development  
(604-276-4138)

SS/NC:blg/rg

### Attachments:

Attachment 1: Summary Table of Signage Requirements in Other Municipalities

Attachment 2: Updated Sign Specifications.

Jurisdiction	Type of Application*	Produced by City or Applicant		Public Hearing Date is Included	Contact Information Listed on Sign			Signage Size	Development Rendering is Included	One Sign is Posted on Each Frontage	Location Map is Included	When Sign is Posted
		City	Applicant		City	Applicant	Both					
Richmond (current)	DP, DVP, RZ		•		•			•		•	•	Within 3 weeks of receiving acknowledgement letter
Richmond (proposed)	DP, DVP, HAP, OCP amendment, RZ, TUP		•	•			•	•	•	•	•	Within 3 weeks of receiving acknowledgement letter. It is updated with Public Hearing date a minimum of 14 days before Public Hearing
Burnaby	RZ		•	•			•	•		•	•	10 days before Public Hearing
Coquitlam	LUC discharge, OCP amendment, RZ		•			•		•	•	•	•	No later than 2 weeks before scheduled Council Date.
Delta	DP, DVP, HAP, LUC and OCP amendments, RZ, SD, TUP		•				•	4x6 ft		•	•	Not more than 10 days after submitting an application
City of Langley	RZ	• Approx. \$600		•			•	•		•	•	Prior to Public Hearing. After 2 <sup>nd</sup> reading of zoning amendment
Township of Langley	LUC discharge or amendment of HRA that includes land use change, RZ		•				•	•		•	•	At least 14 days prior to proceeding to a Public Hearing
New Westminster	RZ		•		•			•	•	•	•	At least 14 days prior to Advisory Planning Commission meeting date
North Vancouver	DP, LUC amendment and discharge, RZ, SD, TUP		•				•	•	•	•	•	Maximum of 20 days following submission of application
Surrey	DP, LUC amendment and discharge, NCP amendment, OCP amendment of RZ, SD, TUP		•				•	•		•	•	At least 2 weeks prior to application being forwarded to Council
Vancouver	DP, RZ		•	•			•	•	•	•	•	No later than 14 days prior to a City-hosted rezoning open house for the project

\*Acronyms of Application Types

DP: Development Permit

NCP: Neighbourhood Concept Plan

DVP: Development Variance Permit

OCP: Official Community Plan

HAP: Heritage Alteration Permit

RZ: Rezoning

HRA: Heritage Revitalization Agreements

SD: Subdivision

LUC: Land Use Contract

TUP: Temporary Use Permit

6. The map will show the project location, adjoining roads and properties, address and north arrow.







Arial Bold  
All Caps  
250pt

Arial Bold  
200pt

10pt rule

Arial Bold  
200pt

Arial Regular  
130pt

PLN - 172

Arial Bold  
130pt

Arial Bold  
100pt  
Arial Regular  
100pt

**TEMPORARY USE PERMIT APPLICATION**  
Application No. <number>

**Address**  
<Name of applicant> has applied to the City of  
Richmond for permission to <outline description of  
project>

**Applicant:** <Name of applicant>  
**Contact:** <Phone number of applicant>

For more information please contact:  
Planning and Development Department  
Richmond City Hall, 6911 No. 3 Road  
604-276-4395 | DevApps@richmond.ca

**Subject  
Property  
Map**

**PUBLIC INPUT:**  
Input on the application may be received  
throughout the process up to and  
including the Public Hearing.

**PROJECT MILESTONES**  
Application Received:  
Date \_\_\_\_\_  
Staff Review  
Public Hearing  
TBD or Date, Time  
Location

Circle  
diameters:  
70mm  
Arial Bold  
80pt  
Arial Regular  
80pt

1200mm  
100mm  
750mm  
50mm  
200mm  
100mm

100mm  
1125mm  
50mm  
500mm  
525mm  
100mm  
2450mm

## SPECIFICATION

1. Red background (Warm Red) with white Helvetica Medium lettering.
2. Site map will have white background with red lines.
3. The map will show the project location, adjoining roads and properties, address and north arrow.

# DEVELOPMENT PERMIT APPLICATION

Application No. <number>

Application No. &lt;number&gt;

## Address

<Name of applicant> has applied to the City of Richmond for permission to <outline description of project>

**Applicant:** <Name of applicant>

**Contact:** <Phone number of applicant>

**For more information please contact:**  
Planning and Development Department  
Richmond City Hall, 6911 No. 3 Road  
604-276-4395 | [DevApps@richmond.ca](mailto:DevApps@richmond.ca)

## Rendering

## Subject Property Map

**PUBLIC INPUT:**

Input on the application may be received throughout the process up to and including the Development Permit Panel.

## PROJECT MILESTONES

Application Received: \_\_\_\_\_  
Date \_\_\_\_\_

## Staff Review

Public Information Meeting\*

TBD or Date, Time  
Location

Development Permit Panel

Developmental Path	TBD or Date, Time	Location
1. Initial Assessment	2024-03-15, 10:00 AM	Room 101
2. Planning Phase	2024-03-22, 10:00 AM	Room 101
3. Implementation	2024-04-05, 10:00 AM	Room 101
4. Evaluation	2024-04-19, 10:00 AM	Room 101
5. Reporting	2024-05-03, 10:00 AM	Room 101

## SPECIFICATION

1. Blue background (Reflex Blue) with white Helvetica Medium lettering.
2. Site map will have white background with blue lines.
3. The map will show the project location, adjoining roads and properties, address and north arrow.

# DEVELOPMENT VARIANCE PERMIT APPLICATION

Application No. <number>

Application No. &lt;number&gt;

## Address

<Name of applicant> has applied to the City of Richmond for permission to <outline description of project>

Applicant: <Name of applicant>

**Contact:** <Phone number of applicant>

**For more information please contact:**  
Planning and Development Department  
Richmond City Hall, 6911 No. 3 Road  
604-276-4395 | [DevApps@richmond.ca](mailto:DevApps@richmond.ca)

## Subject Property Map

**PUBLIC INPUT:**

Input on the application may be received throughout the process up to and including the Public Hearing.

## ▼ PROJECT MILESTONES

Application Received:  
Date

## Staff Review

Development Permit Panel	TBD or Date, Time	Location

## SPECIFICATION

1. Blue background (Reflex Blue) with white Helvetica Medium lettering.
2. Site map will have white background with blue lines.
3. The map will show the project location, adjoining roads and properties, address and north arrow.





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10004 (Signage Improvements)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 2.4 [Notification Signs] in its entirety and replacing it with the following, in numerical order:
  - 2.4.1 The applicant for rezoning or Official Community Plan amendment shall post a notification sign(s) on the **site** which must be maintained and continue to be erected a minimum of 14 days prior to and up to the date of the Public Hearing on the application.
  - 2.4.2 All required notification signs for rezoning applications must comply with the specifications shown in Section 2.4.8, and for Official Community Plan amendment applications with the specifications shown in Section 2.4.9.
  - 2.4.3 The sign must indicate the present **zone**, the proposed **zone**, a general description of the **uses** which could be developed under the proposed **zone**, the **City's** project file number, and the appropriate phone number for the applicant and a **City** contact for further information.
  - 2.4.4 When the **City** advises the applicant that the sign required is deficient, all corrections and modifications to such signage must be completed as soon as possible and approved by the Director of Development not less than 14 days prior to the Public Hearing.
  - 2.4.5 In every case, a sign shall be located on the **site** near the **front lot line**. A sign must be placed so as to be clearly visible from the fronting **road** but must not be located so as to interfere with pedestrian or vehicular traffic or obstruct visibility from **roads, lanes** or driveways.
  - 2.4.6 Where the **site** also **abuts** a separate unconnected improved public **road**, a second sign shall be located **adjacent** to the second **road** as determined by the Director of Development or the Director's designate.
  - 2.4.7 A notification sign must be capable of withstanding weather, and be installed and maintained in a sound professional manner. A notification sign shall remain in place until **Council's** final decision or the rezoning is abandoned. All signs shall be removed within 21 days of the completion of **Council's** final decision or if the rezoning or Official Community Plan amendment application is abandoned.

## 2.4.8 Rezoning Sign

The sign is a rectangular board with a red background and white text. It is divided into several sections for applicant information, a map, and project milestones. Dimensions are provided for the overall sign and individual text elements.

**REZONING APPLICATION**  
Application No. <number>

**Address**  
<Name of applicant> has applied to the City of Richmond for permission to <outline description of project>

**Applicant: <Name of applicant>**  
**Contact: <Phone number of applicant>**

For more information please contact:  
Planning and Development Department  
Richmond City Hall, 6911 No. 3 Road  
604-276-4395 | DevApps@richmond.ca

**Subject Property Map**

**PUBLIC INPUT:**  
Input on the application may be received throughout the process up to and including the Public Hearing

**PROJECT MILESTONES**  
Application Received: \_\_\_\_\_  
Date: \_\_\_\_\_  
Staff Review: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
Public Information Meeting\*: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
TBD or Date, Time Location

Dimensions: 100mm, 1125mm, 50mm, 500mm, 525mm, 100mm, 2450mm, 1200mm, 750mm, 50mm, 200mm, 100mm.

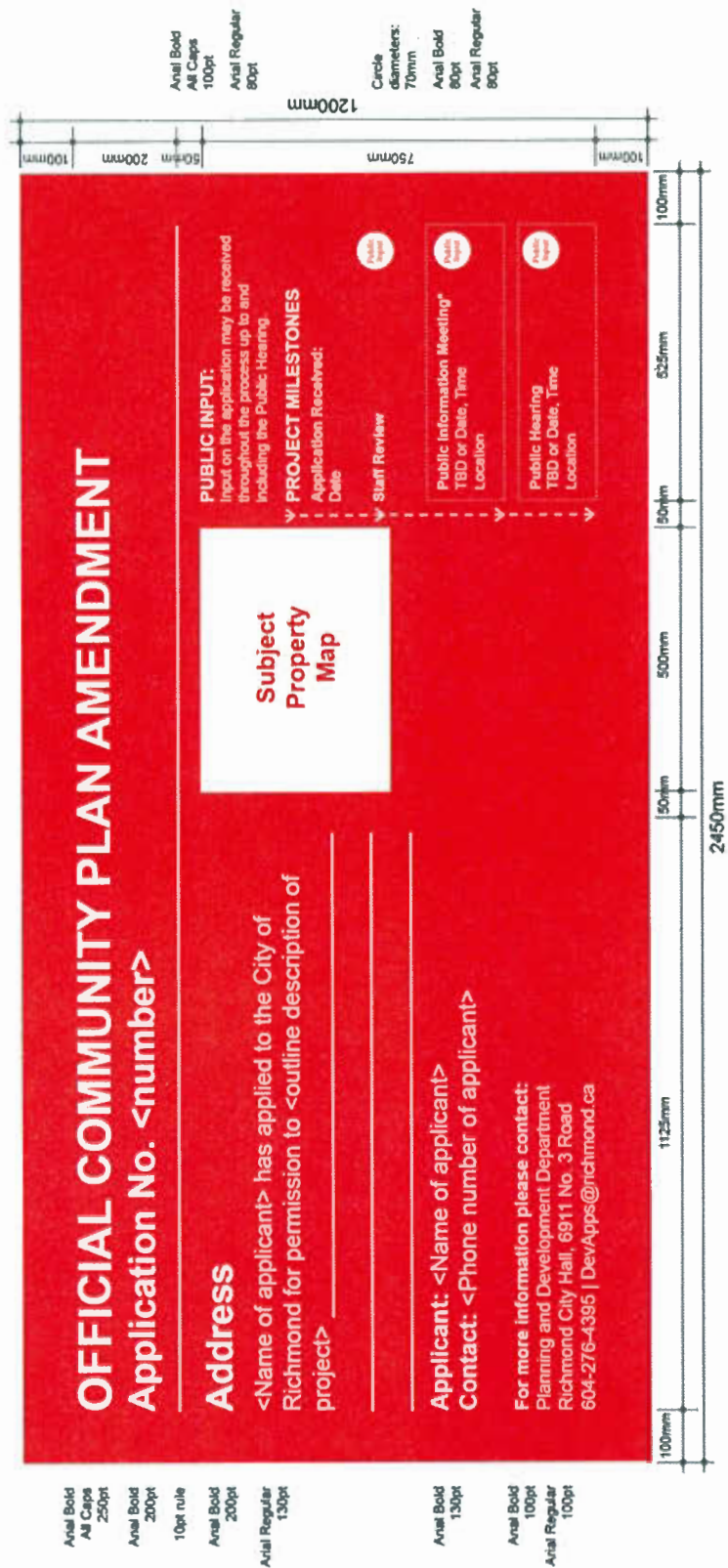
Font specifications:  
Arial Bold All Caps 250pt  
Arial Bold 200pt  
10pt rule  
Arial Bold 200pt  
Arial Regular 130pt  
Arial Bold 130pt  
Arial Bold 100pt  
Arial Regular 100pt  
Circle diameters: 70mm  
Arial Bold 80pt  
Arial Regular 80pt

\*Public Information Meeting details to be included only as applicable.

## SPECIFICATION

4. Red background (Warm Red) with white Helvetica Medium lettering.
5. Site map will have white background with red lines.
6. The map will show the project location, adjoining roads and properties, address and north arrow.

#### 2.4.9 Official Community Plan Amendment Sign



## SPECIFICATION

7. Red background (Warm Red) with white Helvetica Medium lettering.
8. Site map will have white background with red lines.
9. The map will show the project location, adjoining roads and properties.



2.4.10 Notwithstanding Section 2.4.1, a notification sign is not required for City-initiated rezoning or text amendments.

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10004”**.



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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



**Development Permit, Development Variance Permit and Temporary  
Commercial and Industrial Use Permit Procedure Bylaw No. 7273  
Amendment Bylaw 10005 (Signage Improvements)**

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

1. Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, as amended, is further amended by deleting Section 1.2 [Sign Posting Requirements – Development Permits and Development Variance Permits] in its entirety and replacing it with the following, in numerical order:

**1.2 Sign Posting Requirements – Development Permits, Development Variance Permits, and Temporary Use Permits**

- 1.2.1 After having complied with the requirements of the applicable provisions of section 1.1, an **applicant** for a **Development Permit**, a **Development Variance Permit**, or a **Temporary Use Permit** must:
  - (a) post a clearly visible sign on the subject site indicating the intent of the **Development Permit**, **Development Variance Permit**, or **Temporary Use Permit**, whichever is applicable, within three weeks of being notified of the sign requirements by the **Manager of Development Applications**;
  - (b) send a digital copy of the sign to the **Manager of Development Applications** for review and approval prior to posting on site;
  - (c) inform the **Manager of Development Applications** when such sign has been posted, before the **Development Permit** application, **Development Variance Permit** application, or **Temporary Use Permit** application, whichever is applicable, will be presented to the Development Permit Panel; and
  - (d) update the sign when informed of the meeting dates that involve public input as soon as possible, and notify the **Manager of Development Applications** for approval when such updates have been made prior to the Development Permit Panel.

- 1.2.2 The sign required under the provisions of clauses (a) and (b) of subsection 1.2.1:
    - (a) must comply with the specifications shown on Schedule A, Schedule B, or Schedule C, whichever is applicable, all of which are attached and form a part of this bylaw; and
    - (b) does not apply to **Development Permit** applications for a **granny flat** or a **coach house**.
2. Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, as amended, is further amended by deleting Schedule A and Schedule B in their entirety and replacing it with the following, in alphabetical order:

# SCHEDULE A to BYLAW NO. 7273

**DEVELOPMENT PERMIT APPLICATION**  
Application No. <number>

**Address**  
<Name of applicant> has applied to the City of Richmond for permission to <outline description of project>

**Applicant:** <Name of applicant>  
**Contact:** <Phone number of applicant>

For more information please contact:  
Planning and Development Department  
Richmond City Hall, 6911 No. 3 Road  
604-276-4395 | DevApps@richmond.ca

**Rendering**

**Subject Property Map**

**PUBLIC INPUT:**  
Input on the application may be received throughout the process up to and including the Development Permit Panel.

**PROJECT MILESTONES**

Application Received: \_\_\_\_\_ Date \_\_\_\_\_

Staff Review: \_\_\_\_\_ Date \_\_\_\_\_

Public Information Meeting\*  
TBD or Date, Time \_\_\_\_\_ Location \_\_\_\_\_

Development Permit Panel  
TBD or Date, Time \_\_\_\_\_ Location \_\_\_\_\_

**Specifications:**  
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 10pt rule  
 Arial Bold 200pt  
 Arial Regular 130pt  
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 Arial Bold 100pt  
 Arial Regular 100pt  
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 750mm  
 1200mm  
 100mm  
 50mm  
 500mm  
 50mm  
 1125mm  
 2450mm  
 525mm  
 100mm

\*Public Information Meeting details to be included only as applicable.

## SPECIFICATION

1. Blue background (Reflex Blue) with white Helvetica Medium lettering.
2. Site map will have white background with blue lines.
3. The map will show the project location, adjoining roads and properties, address and north arrow.

# SCHEDULE B to BYLAW NO. 7273

**DEVELOPMENT VARIANCE PERMIT APPLICATION**  
Application No. <number>

**Address**  
<Name of applicant> has applied to the City of Richmond for permission to <outline description of project>

**Applicant:** <Name of applicant>  
**Contact:** <Phone number of applicant>

**For more information please contact:**  
Planning and Development Department  
Richmond City Hall, 6911 No. 3 Road  
604-276-4395 | DevApps@richmond.ca

**Subject Property Map**

**PUBLIC INPUT:**  
Input on the application may be received throughout the process up to and including the Public Hearing

**PROJECT MILESTONES**  
Application Received: \_\_\_\_\_  
Date: \_\_\_\_\_  
Staff Review: \_\_\_\_\_

**Development Permit Panel**  
TBD or Date, Time  
Location

**Font Specifications:**  
Arial Bold All Caps 250pt  
Arial Bold 200pt  
10pt rule  
Arial Bold 200pt  
Arial Regular 130pt  
Arial Bold 130pt  
Arial Bold 100pt  
Arial Regular 100pt

**Circle diameters:**  
70mm  
Arial Bold 80pt  
Arial Regular 80pt

**Dimensions:**  
100mm  
1125mm  
500mm  
50mm  
525mm  
100mm  
750mm  
1200mm

**Overall Dimensions:**  
2450mm

## SPECIFICATION

1. Blue background (Reflex Blue) with white Helvetica Medium lettering.
2. Site map will have white background with blue lines.
3. The map will show the project location, adjoining roads and properties, address and north arrow.

# SCHEDULE C to BYLAW NO. 7273

**TEMPORARY USE PERMIT APPLICATION**  
Application No. <number>

**Address**  
<Name of applicant> has applied to the City of Richmond for permission to <outline description of project>

**Applicant:** <Name of applicant>  
**Contact:** <Phone number of applicant>

For more information please contact:  
Planning and Development Department  
Richmond City Hall, 6911 No. 3 Road  
604-276-4395 | DevApps@richmond.ca

**Subject Property Map**

**PUBLIC INPUT:**  
Input on the application may be received throughout the process up to and including the Public Hearing.

**PROJECT MILESTONES**  
Application Received: \_\_\_\_\_  
Date \_\_\_\_\_  
Staff Review \_\_\_\_\_  
Public Hearing TBD or Date, Time Location

Font specifications:  
Arial Bold All Caps 250pt  
Arial Bold 200pt  
10pt rule  
Arial Bold 200pt  
Arial Regular 130pt  
Arial Bold 130pt  
Arial Bold 100pt  
Arial Regular 100pt  
Circle diameters: 70mm  
Arial Bold 80pt  
Arial Regular 80pt

Dimensions: 100mm, 1125mm, 500mm, 525mm, 100mm, 750mm, 200mm, 50mm, 1200mm, 2450mm

## SPECIFICATION

1. Red background (Warm Red) with white Helvetica Medium lettering.
2. Site map will have white background with red lines.
3. The map will show the project location, adjoining roads and properties, address and north arrow.



5. This Bylaw may be cited as **“Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 10005”**.



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** David Weber  
Director, City Clerk's Office

**Date:** April 2, 2019  
**File:** 01-0105-06-01/2018

**Re:** Development Notification Requirements and Service Levels

### Staff Recommendation

1. That the proposed updates to the format of the Public Hearing, Development Permit Panel and Board of Variance meeting notices and mailed notices, as outlined in the staff report dated April 2, 2019 from the Director, City Clerk's Office, be endorsed;
2. That the opportunity to subscribe to email notifications for development notices be provided to members of the public as an enhanced level of service;
3. That staff bring forward the appropriate bylaw amendments and/or Council policies to implement and to recover costs for an expanded level of service in relation to development notices in accordance with Option 3, as outlined in the staff report dated April 2, 2019; and
4. That Richmond Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10031, to make various housekeeping amendments, be introduced and given first, second and third reading.

David Weber  
Director, City Clerk's Office  
(604-276-4098)

Att.: 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b> Development Applications Policy Planning Law	<b>CONCURRENCE</b> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b> 
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> CJ	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

This report responds to a referral made at the March 17, 2015 Planning Committee meeting:

*That staff examine the variety of notification requirements for City applications with the objective of developing consistent notification area requirements and report back.*

And is presented in conjunction with a report in response to the April 17, 2018 Planning Committee referral:

*That staff look at improving signs for rezoning and development projects that will communicate the projects better, hopefully increase neighbourhood engagement and enhance upon the ways the City connects with citizens.*

This report provides a summary of key findings from a review of Richmond's current development notification requirements and procedures.

### Background

#### Current Notification Requirements

Municipalities in BC have a statutory obligation under the *Local Government Act* to notify property owners and area residents regarding land use applications that are to be considered at a Public Hearing and regarding Development Permits that are to be considered for approval. Forms of notification, including newspaper advertisements and mailed, are regulated by the *Local Government Act* in conjunction with City bylaws. While on-site signage is another important form of regulated public notification, the topic of development notification signage will be discussed in a separate report to Council.

Specifically, notification requirements are found in:

- The *Local Government Act*;
- The *Richmond Zoning Bylaw No. 8500*;
- The *Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273*; and
- The *Board of Variance Bylaw No. 9259*.

Together, these provide the framework for the bulk of the statutorily-required notifications that are routinely provided for Public Hearings and meetings of the Development Permit Panel. In terms of the scope of this required notification, approximately 44 newspaper advertisements are published in a given year for Public Hearings and DPP meetings and approximately 35,000 individual notices were mailed in 2018 to property owners and area residents living near proposed developments, which is typical in terms of numbers of notices annually.

The general notification requirements provided by statute and in City bylaws are outlined below.

For newspaper ads, the content of the advertisement must include:

- the date, time and place of the meeting,
- in general terms, the purpose of the bylaw or permit application,
- the lands that are the subject of the application, and
- the place where and the times and dates when copies of the proposed bylaw, permit, and related materials may be inspected.

In terms of publication, Public Hearing ads must be published in at least 2 consecutive issues of a newspaper, the last publication to appear not less than 3 and not more than 10 days before the date of the meeting. Ads for meetings of the Development Permit Panel appear once in the newspaper during the week prior to the date of the meeting.

For mailed notices, the content of the notices must include:

- the date, time and place of the meeting,
- in general terms, the purpose of the bylaw or permit application,
- the lands that are the subject of the application, including a sketch that shows the subject area and shows the names of adjoining roads, and
- the place where and the times and dates when copies of the proposed bylaw, permit, and related materials may be inspected.

Mailed notices for Public Hearings and meetings of the Development Permit Panel must be mailed or otherwise delivered at least 10 days prior to the meeting to owners and occupiers of property located 50 metres from the subject property. For clarity, if any portion of a property, no matter how small, falls within the 50 metre radius, notices will be sent to the owners and occupiers of that property, including individual owners within strata properties.

The above requirements apply to the vast majority of statutory notices and advertisements, although a few exceptions occasionally apply. For example, mailed notices are not required for zoning text amendments if they do not relate to a specific subject property; Single Family “702” Lot Size Policies have slightly different requirements if they are to be amended at a Public Hearing; and bylaws that apply to more than 10 properties owned by more than 10 owners do not require mailed notices (although all are required to be included in the newspaper advertisements). In addition, the 50 metre mail out radius can be expanded on a discretionary basis as directed by City Council for any given application.

## **Analysis**

Staff conducted a review of the City’s current notification requirements for development applications which also included a scan of notification practices for selected comparator municipalities in Metro Vancouver, namely Vancouver, Delta, New Westminster, Burnaby, Surrey and Coquitlam.

While the review revealed a great deal of consistency among local municipalities with respect to notification requirements, certain practices stood out and were further explored as to their potential application in Richmond. These include:

- Updated format for newspaper advertisement meeting notifications;
- Use of a “post card” format for mailed notifications;
- Better use of the City website to provide public access to development-related notices;

- Larger radius for mailed meeting notifications to area property owners and residents; and
- Early notification of development applications to area property owners and residents.

#### Updated Format for Newspaper Advertisement Meeting Notifications

While the municipal scan revealed general consistency of content across the municipalities that were surveyed (largely reflecting statutory requirements), the advertisements that stood out as particularly effective tended to make use of clearly legible location maps, easily identified addresses of subject properties, use of clear language to describe proposed bylaws and common graphic icons directing people where to find additional information.

The review has provided an opportunity to consider changes to the overall graphic format of the City's advertisements while at the same time ensuring full compliance with statutory requirements. While the current advertisement format has been in use for many years, staff acknowledge that the language used may not be as user-friendly in terms of communicating in an everyday manner. A new newspaper template is recommended that uses simplified language and provides more accessible and understandable content. City contact information and how to participate in the hearing can also be more succinctly and clearly presented. Staff estimates that there would be no additional cost in implementing a new advertisement template which is included as Attachment 1.

#### Updated Format for Mail Notifications to Area Property Owners and Residents

The review identified a general trend toward more user-friendly formats for mailed notifications such as larger sized (8.5" x 5.5') post card style notices. Staff in the comparator municipalities that use the post card format commented that this approach has been generally well received by the public, reduces paper usage and results in less return mail compared to the use of more formal form letters in sealed envelopes. Richmond's current format, a form letter in an addressed brown envelope, has been in use for many years and continues to be a more labour intensive process whereas the post card format has been generally more labour efficient in terms of production and mailing.

In terms of content, while this is largely dictated by statutory requirements, simplified language and a clearer presentation style would also be employed on the mailed notifications. Recognizing the increasing diversity of languages spoken by local residents, the inclusion of a standard additional statement in multiple languages which simply highlights the importance of the notice and suggests that the recipient have the notice translated is recommended. Such statements have been used extensively on election notices and election advertising for many years in the interests of benefiting Richmond residents whose first language may not be English. Staff recommend that such statements in other languages be included in future on mailed development notifications. The proposed notification card is included as Attachment 2.

#### Using the City Website and the Email Notification Tool to Provide Access to Development Notices

The review identified a varied approach to using City websites to provide a means to publish and make notices available to the public. While website publication would not be a legally recognized substitute for the statutorily-required newspaper advertising or the mailed notices that

are required under the *Local Government Act*, it is possible and feasible to offer email notifications or subscriptions as an additional option to members of the public to be alerted to development applications in the City or in their neighbourhood.

The email notifications tool is already available on the City website. This feature allows members of the public to voluntarily subscribe to receive an email to alert them when new information is posted on a specific page on the website. Staff propose to establish separate subscriptions based on the 12 official Planning Areas (for example, Steveston, Seafair, City Centre, Sea Island, etc.) which would allow individuals to subscribe to the notices page for one or more, or even all, Planning Areas. Once alerted by receiving the email, subscribers can follow the links to the relevant webpage where the individual notices can be found. Subscriptions are presently offered on a wide variety of website pages relating to topics such as recreation opportunities, news releases, tax notices, and career opportunities. Members of the public can subscribe or unsubscribe at any time. The option to subscribe to development-related email notifications will be publicized and promoted through the usual channels.

#### Meeting Notification Radius

The *Local Government Act* does not specify a radius for public hearing or development permit panel meeting mailed notices but leaves it to each municipality to establish a notification area by bylaw. Richmond and Burnaby use 50 metres and 30 meters respectively while Delta, Coquitlam, New Westminster and Surrey each use 100 meters from the subject property. Vancouver uses a two block radius from the subject property.

A change to the notification radius for development applications would require amendments to the following bylaws:

- Zoning Bylaw No. 8500,
- Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedures Bylaw No. 7273, and
- Board of Variance Bylaw No. 9259

#### Early Notification of Development Applications to Area Property Owners and Residents

While there are no statutory requirements for municipalities in BC to provide early notification of applications to area residents and property owners, the Cities of Delta, New Westminster, Surrey and Vancouver have adopted procedures for early notification by mail of applications at the start of the approvals process, well in advance of a Public Hearing or Development Permit Panel meeting. Of the cities surveyed, Richmond, Burnaby and Coquitlam have not adopted similar procedures.

The format of early notification varies but typically includes mailed correspondence or a notice that describes the proposal in general terms and includes City contact information. Staff propose that a post-card style format be used if the early notice is endorsed by Council. Early notification to area residents was generally seen as positive by staff in the cities that have adopted such procedures, providing residents and property owners with an early opportunity to become aware of a proposed development or land use change, to get information, and to provide early input before the application advances into the final stages.



The introduction of an early notification procedure for development applications could be implemented by way of a new Council policy.

**Table 1: Comparison - Early Notification for Applications and Public Hearing / DPP Meeting Notification Radius**

City	Early Notification	Notification Radius
Burnaby	No	30 meters
Coquitlam	No	100 meters
Delta	Yes	100 meters
New Westminster	Yes	100 meters
Richmond	No	50 meters
Surrey	Yes	100 meters
Vancouver	Yes	2 block radius

Staff are generally supportive of both an increased notification radius and early notifications as both would result in increased numbers of area residents being directly notified of development applications in the neighbourhood and increased opportunities for public input throughout the process. Since an expansion of the meeting notification radius and the implementation of an early notification procedure both involve ongoing operational budget impacts, options for implementation and financial information are provided below.

**Option 1 – Expand the meeting notification radius from 50 metres to 100 metres**

This option would see approximately double the number of meeting notices mailed out to area property owners and residents advising of upcoming public hearing, development permit panel meetings and meetings of the Board of Variance within 100 metres of subject properties. This option does not include an additional early notice. Bylaw amendments would be required. Increased annual costs for postage and supplies, based on past statistics and figures, would be approximately \$40,000, although exact costs will depend on development activity.

**Option 2 – Add an additional early notice for development applications within a 50 metre radius from the subject property (and meeting notification radius remains at 50 metres)**

This option would see early notices mailed to area property owners and residents within 50 metres of a subject property. Meeting notices would remain at 50 metres, but overall, twice as many notices would be issued. Bylaw amendments would not be required, however, a new Council policy is recommended to authorize the early notice process. Increased annual costs for postage and supplies, based on past statistics and figures, would be approximately \$40,000, although exact costs will depend on development activity.

**Option 3 – Expand the meeting notification radius from 50 metres to 100 metres AND add an additional early notice for development applications within a 100 metre radius from the subject property (Recommended)**

This option would see the meeting notification radius expanded to 100 metres and would add additional early notices mailed within the same 100 metre notification area. This option would effectively quadruple the number of notices that are currently mailed since the number of recipients is approximately doubled and each recipient would receive an early notice and a later meeting notice. Bylaw amendments and a new Council policy would be required to authorize the new process. Increased annual costs for postage and supplies, based on past statistics and figures, would be approximately \$120,000, although exact costs will depend on development activity.

#### Housekeeping Changes to the Development Permit Procedure Bylaw

During the review of the various notification requirements, a number of outdated sections were identified in the *Development Permit Procedure Bylaw*. A house-keeping amendment is recommended to update position titles and department names, to correct legislative references, to align the description of the composition of the Development Permit Panel with current corporate norms in the Development Permit Procedure Bylaw (Attachment 3).

#### Next Steps

If Council endorses the email notification process and the formatting updates to the advertisements and mailed notices, these could be implemented within approximately 2 months.

The housekeeping change to the Development Permit Procedure Bylaw could proceed forthwith and an appropriate amending bylaw accompanies this report.

If Council chooses to proceed with one of the options for an expanded notification area and/or an early notification process, staff will bring forward the appropriate amending bylaws for Council consideration within approximately 2 months.

#### **Financial Impact**

Costs associated with an expanded notification process would be covered through development as a direct charge to the developer. Because there can be a significant difference between the number of notices issued for one development application as compared to another application, due to the location and the size of the subject property, the most equitable approach would be to determine and charge back as a billable charge to the applicant the actual notification costs on an individual, per application basis. This approach would ensure that applicants are treated fairly by only covering costs associated to their own applications and would also ensure that any increased ongoing costs would not be added to property taxes.

#### **Conclusion**

A best practices review of the City's development notification process has highlighted areas for improvement. In addition to refreshing the format and language of notices for clarity and user-friendliness, staff are also proposing the implementation of an email notification option which would provide individuals with the ability to receive development notice information electronically.

April 2, 2019

- 8 -

The review also revealed that municipalities in the comparator group are not only generally using a larger notification area for development notices, but some are also providing additional early notices which are helpful in terms of engaging neighbourhoods and identifying issues earlier in the process. Several options are outlined that would align Richmond's practice with those in neighbouring municipalities.

At Council's direction, staff would bring forward the appropriate bylaws and policies to implement changes to the notification process and would, over the next two months, implement the various administrative changes described herein.

A handwritten signature in black ink, reading "David Weber". The signature is fluid and cursive, with the first name "David" and last name "Weber" clearly distinguishable.

David Weber  
Director, City Clerk's Office  
(604-276-4098)

Att. 1: Proposed Development Notification Newspaper Advertisement  
Att. 2: Proposed Mailed Development Notices (Post-Card Style)



City of  
Richmond

# Notice of Public Hearing

Monday, October 16, 20XX—7:00 pm  
Council Chambers, 1st Floor, Richmond City Hall

**Council of the City of Richmond will hold a Public Hearing on the following items:**

## 1. 1234 Ash Street

Zoning Bylaw 8500, Amendment Bylaw 9702  
(Application RZ 16-732500)

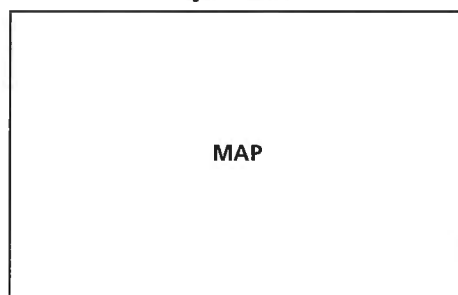
**Applicant:** Joe Public Development

**Purpose:** To permit subdivision into two (2) single family lots, with vehicle access to the western lot from Ash Street and to the eastern lot from an extension of Armstrong Street; and

To rezone the subject property from "Single Detached (RS1/F)" to "Single Detached (RS2/E)" (western portion) and "Single Detached (ZS14) – South McLennan (City Centre)" (eastern portion).

**City Contact:** Steven De Sousa 604-204-8529

**Bylaw 9702**



MAP

## 2. 7890 Shuswap Avenue

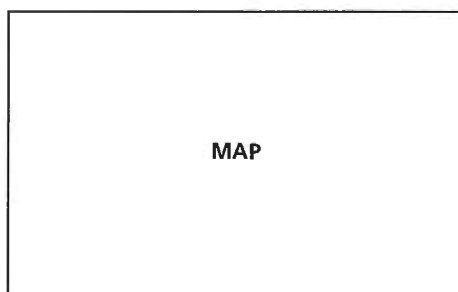
Zoning Bylaw 8500, Amendment Bylaw 9727  
(Application RZ 16-738465)

**Applicant:** Joe Public Development

**Purpose:** To permit subdivision to create two (2) single family lots, each with a principal dwelling and accessory coach house above a detached garage, with vehicle access from the rear lane. To rezone the subject property from "Single Detached (RS1/E)" to "Coach House (RCH1)".

**City Contact:** Jordan Rockerbie 604-276-4902

**Bylaw 9727**



MAP

## 3. 4567/4568 Williams Road

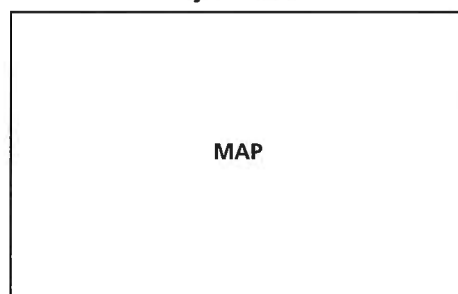
Zoning Bylaw 8500, Amendment Bylaw 9740  
(Application RZ 16-703334)

**Applicant:** Joe Public Development

**Purpose:** To permit development of seven (7) townhouses with driveway access from the adjacent property at 9451 Williams Road; and  
To rezone the subject properties from "Single Detached (RS1/E)" to "Medium Density Townhouse (RTM2)".

**City Contact:** Steven De Sousa 604-204-8529

**Bylaw 9740**



MAP

## 4. 9876/9875 Williams Road

Zoning Bylaw 8500, Amendment Bylaw 9749  
(Application RZ 15-716773)

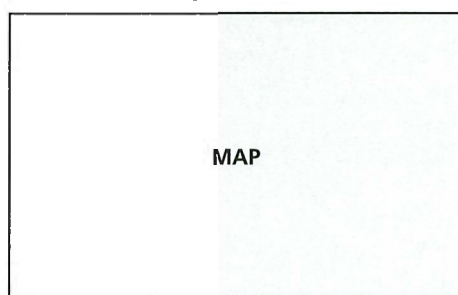
**Applicant:** Joe Public Development

**Purpose:** To permit development of twelve (12) townhouses with vehicle access from 9211 No. 2 Road; and

To rezone the subject property from "Single Detached (RS1/E)" and "Two Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)".

**City Contact:** Edwin Lee 604-276-4121

**Bylaw 9749**



MAP

## Public Input Opportunity

The Public Hearing is open to the public.

If you believe that you are affected by a proposed bylaw, you may make a presentation or submit written comments at the Public Hearing. If you are unable to attend, you may also send written comments to the City Clerk's Office by 4:00 pm on the date of the Public Hearing in one of the following ways:

✉ **Email:** using the online form at [www.richmond.ca/cityhall/council/hearings/about.htm](http://www.richmond.ca/cityhall/council/hearings/about.htm)

✉ **Standard Mail or In Person:** 6911 No. 3 Road, Richmond, BC V6Y 2C1

✉ **Fax:** 604-278-5139

All submissions will become part of the public record for this Public Hearing.

Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

## How can you get more information?

☎ **By Phone:** Please call the City Contact for each item.

🌐 **Online:** Public Hearing agenda, including staff reports and proposed bylaws, are available at [www.richmond.ca/cityhall/council/aagendas/hearings/20XX.htm](http://www.richmond.ca/cityhall/council/aagendas/hearings/20XX.htm)

📍 **At City Hall:** Copies of bylaws, supporting staff reports and material may be inspected between October 6, 20XX and October 16, 20XX between 8:15 and 5:00 pm, Monday through Friday, except statutory holidays.

SAMPLE

## Notice of Public Hearing



City of  
Richmond

## SAMPLE - Front of Post Card

### 12345/12346 No. 1 Road

Richmond City Council will hold a Public Hearing on:  
**Monday, November 20, 20XX at 7:00pm**  
Richmond City Hall, 6911 No. 3 Road  
Council Chambers, First Floor

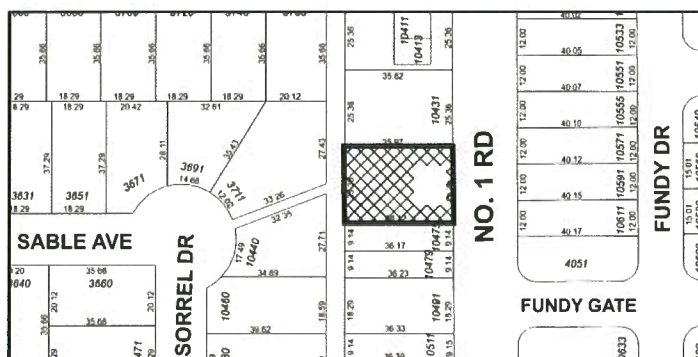
Richmond Zoning Bylaw 8500, Amendment Bylaw 9753  
(RZ 18-123456)

Purpose: To permit the property to be subdivided into  
**two single family residences, each with a coach  
house, with vehicle access from the rear lane; and**

To rezone the subject property from "Single Detached  
(RS1/E)" to "Coach Houses (RCH1)",

Applicant: Joe Public Development

City Contact: Steven De Sousa 604-204-8529



[www.richmond.ca](http://www.richmond.ca)



## SAMPLE - Back of Post Card

## Notice of Public Hearing

### For More Information...

The proposed bylaw, supporting staff reports and material may be inspected commencing November 10, 20XX and ending November 20, 20XX between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays; on line at [www.richmond.ca/Cityhall/council/agendas/hearings/2017.htm](http://www.richmond.ca/Cityhall/council/agendas/hearings/2017.htm) or by phoning the City contact.

### Public Input Opportunity

Any person who believes that they are affected by the proposed bylaw may make a presentation at the Public Hearing and/or by written submission to the **City Clerk's Office** by 4:00 p.m. on the date of the Public Hearing via: **Email:** Using the online form at [www.richmond.ca/cityhall/council/hearings/about.htm](http://www.richmond.ca/cityhall/council/hearings/about.htm); **Regular Mail or In Person:** 6911 No. 3 Road, Richmond, BC V6Y 2C1; or **Fax:** 604-278-5139, Attention: City Clerk.

*All submissions will become part of the public record for this Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.*

**Important Information – Please have this translated.**  
**Information Importante: Traduisez s'il vous plait.**

這是重要的通告，希請人譯讀。

ਦੇਵ ਸਿੰਘ ਸੂਰਜੀ ਮੁਕਤਾ ਹੈ। ਰਿਸ਼ਮ ਅਤੇ ਰਿਸ਼ਮ ਦੇ ਰਿਸ਼ਮ ਅਨੁਸਾਰ ਸਾਰੇ।  
PLN - 194

RICHMOND Lulu  
RICHMOND Lulu  
1234 Ash Street  
Richmond, BC V7A 4W5



**Development Permit, Development Variance Permit and Temporary  
Commercial and Industrial Use Permit Procedure Bylaw No. 7273,  
Amendment Bylaw No. 10031**

The Council of the City of Richmond enacts as follows:

1. Development Permit, Development Variance Permit And Temporary Commercial And Industrial Use Permit Procedure Bylaw No. 7273, as amended, is further amended at section 12.1 by deleting the definitions of "**City Clerk**", "**Development Permit**", "**Development Variance Permit**", "**General Manager, Urban Development**", "**Manager of Development Applications**", "**Standing Committee**", and "**Temporary Use Permit**", and inserting the following in alphabetical order:

**Chief Administrative Officer** means the person appointed by **Council** to the position of Chief Administrative Officer and who has been assigned the duties of the position specified by bylaw and in accordance with section 147 of the **Community Charter**.

**City Clerk** means the Corporate Officer assigned responsibility under section 148 of the *Community Charter*.

**Development Permit** means a development permit authorized under section 490 of the *Local Government Act*.

**Development Variance Permit** means a development permit authorized under section 498 of the *Local Government Act*.

**Director, Development** means the Director, Development in the Planning and Development Department of the **City**, or an alternate.

**General Manager, Planning and Development** means the General Manager, Planning and Development, of the **City** and his or her respective designates and authorized agents.

**Standing Committee** means the standing committee of **Council** appointed by the Mayor in accordance with section 141 of the *Community Charter* whose mandate includes community planning and development matters and the consideration of **temporary use permits**.

**Temporary Use Permit** means a temporary use permit authorized under section 493 of the *Local Government Act*.



2. Development Permit, Development Variance Permit And Temporary Commercial And Industrial Use Permit Procedure Bylaw No. 7273, as amended, is further amended by deleting the term "**Manager of Development Applications**" and replacing it with "**Director, Development**" wherever the term appears in the Bylaw.
3. Development Permit, Development Variance Permit And Temporary Commercial And Industrial Use Permit Procedure Bylaw No. 7273, as amended, is further amended by deleting the term "**General Manager, Urban Development**" and replacing it with "**General Manager, Planning and Development**" wherever the term appears in the Bylaw.
4. Development Permit, Development Variance Permit And Temporary Commercial And Industrial Use Permit Procedure Bylaw No. 7273, as amended, is further amended by deleting section 4.2 and replacing it with the following:

#### **4.2 Quorum and Membership and Chair**

##### **4.2.1 The Development Permit Panel:**

- (a) comprises any three of the **Chief Administrative Officer** and **General Managers** or their alternates;
  - (b) has a quorum of three; and
  - (c) must, if such member is present, be chaired by the **Chief Administrative Officer**, or be chaired by the member so designated by the **Chief Administrative Officer**.
5. This Bylaw is cited as "**Development Permit, Development Variance Permit And Temporary Commercial And Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10031**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

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

