



**Planning Committee
Electronic Meeting**

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

**Tuesday, July 16, 2024
4:00 p.m.**

Pg. # ITEM

MINUTES

Motion to adopt the minutes of the meeting of the Planning Committee held on July 3, 2024; (distributed separately).



NEXT COMMITTEE MEETING DATE

September 4, 2024, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY 1142327 B.C. LTD. FOR REZONING AT 8171/8175 CALDER ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. RZ 23-024173) (REDMS No. 7450444)

PLN-4

See Page PLN-4 for full report

Designated Speaker: Suzanne Smith

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10581, for the rezoning of 8171/8175 Calder Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.



2. **APPLICATION BY HAYDENCO HOLDINGS LTD. FOR REZONING AT 12060 & 12080 NO. 5 ROAD FROM THE “AGRICULTURE (AG1)” ZONE TO THE “LIGHT INDUSTRIAL (IL)” ZONE**

(File Ref. No. RZ 22-005648) (REDMS No. 7605318)

PLN-30

See Page PLN-30 for full report

Designated Speaker: Suzanne Smith

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10580, for the rezoning of 12060 & 12080 No. 5 Road from the “Agriculture (AG1)” zone to the “Light Industrial (IL)” zone, be introduced and given first reading.



3. **APPLICATION BY 1096255 B.C. LTD. FOR REZONING AT 12071 2ND AVENUE FROM “STEVESTON COMMERCIAL (CS3)” ZONE TO “COMMERCIAL MIXED USE (ZMU58) – 2ND AVENUE (STEVESTON VILLAGE)” ZONE**

(File Ref. No. RZ 20-919115) (REDMS No. 7417938)

PLN-54

See Page PLN-54 for full report

Designated Speaker: Suzanne Smith

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10571 to create the “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” zone, and to rezone 12071 2nd Avenue from “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” zone, be introduced and given first, second and third reading.



Planning Committee Agenda – Tuesday, July 16, 2024

Pg. # ITEM

4. **APPLICATION BY LARCO INVESTMENTS LTD. FOR A ZONING TEXT AMENDMENT TO THE “LIGHT INDUSTRIAL (IL)” ZONE AT 3240 NO. 4 ROAD**

(File Ref. No. RZ 22-013378) (REDMS No. 7718655)

PLN-116

See Page PLN-116 for full report

Designated Speaker: Josh Reis

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10582, for a Zoning Text Amendment to the “Light Industrial (IL)” zone to permit a commercial storage facility having a maximum Floor Area Ratio of 2.0 and restricting the size of a residential security/operator unit to a maximum of 143.74 m2, be introduced and given first reading.

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5. **RESCINDING OF THIRD READING OF RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10464 ASSOCIATED WITH THE REZONING AT 8911, 8931, 8951, 8991 PATTERSON ROAD**

(File Ref. No. RZ 20-919113) (REDMS No. 7712116)

PLN-186

See Page PLN-186 for full report

Designated Speaker: Josh Reis

STAFF RECOMMENDATION

That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10464, for the rezoning of 8911, 8931, 8951, 8991 Patterson Road, be rescinded.

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6. **MANAGER’S REPORT**

ADJOURNMENT

☐



City of Richmond

Report to Committee

To: Planning Committee

Date: July 4, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 23-024173

Re: Application by 1142327 B.C. Ltd. for Rezoning at 8171/8175 Calder Road from the "Two-Unit Dwellings (RD1)" Zone to the "Small-Scale Multi-Unit Housing (RSM/M)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10581, for the rezoning of 8171/8175 Calder Road from the "Two-Unit Dwellings (RD1)" zone to the "Small-Scale Multi-Unit Housing (RSM/M)" zone, be introduced and given first, second and third reading.

Wayne Craig
General Manager, Planning and Development

WC:le
Att. 7

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

Staff Report

Origin

1142327 B.C. Ltd. (Directors: Anwer Kamal and Nayyer Kamal Jilani) has applied to the City of Richmond to rezone 8171/8175 Calder Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone to facilitate subdivision into two lots and the development of two single-family dwellings, each with a secondary suite and vehicle access from Calder Road (Attachment 1). The proposed subdivision plan is provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

This site is currently occupied by an existing stratified duplex (two-family) dwelling, which is proposed to be demolished. Both of the duplex units are tenant-occupied and do not contain any secondary suites.

Surrounding Development

To the North: An existing single-family dwelling on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the South: Existing single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the East: An existing single-family dwelling on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” across Calder Road.

To the West: Existing single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. The redevelopment proposal is consistent with this designation.

Single-Family Lot Size Policy

The subject site is located within the area governed by Single-Family Lot Size Policy 5453, adopted by Council on November 15, 1993, and subsequently amended in 2001 and 2003 (Attachment 4). The Single-Family Lot Size Policy permits properties with duplexes to be rezoned and subdivided into two equal halves, provided that each lot created meets the requirements of the “Single Detached (RS2/B)” zone.

With the recent adoption of the Zoning Bylaw amendments for small-scale multi-unit housing, the proposed “Small-Scale Multi-Unit Housing (RSM/M)” zone is approximately equivalent to the “Single Detached (RS1/B)” zone. The redevelopment proposal is consistent with the provisions of the policy.

This redevelopment proposal would allow for the creation of two lots that are 13.3 m (43.6 ft) in width and 446 m² (4,805 ft²) in area, consistent with the requirements of the “Small-Scale Multi-Unit Housing (RSM/M)” zone.

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 received two pieces of correspondence from adjacent neighbours. The property owners of 5051 Calder Court, located to the southwest of the site, expressed concerns regarding the size and maintenance of an existing onsite tree. The existing onsite tree is proposed for retention and protection, as it is a significant tree (120 cm dbh Horse chestnut tree) in good condition. Staff informed the property owners of the importance of the retention of significant trees whenever possible during re-development, in order to preserve and enhance the City’s tree canopy. The applicant was advised to discuss the tree’s ongoing maintenance with the owners of the neighbouring 5051 Calder Court.

The neighbouring property owner at 8131 Calder Road, located to the north of the site, expressed concerns about potential privacy overlook and potential for additional dwelling units to be constructed on the site in keeping with the Province’s adoption of Bill 44. Staff have received confirmation from the applicant that they intend to construct a single-family dwelling with a secondary suite on each lot and do not intend on including any above grade decks in the proposed buildings. The building height and side yard setbacks applicable to the proposed buildings are similar to what would be permitted under the existing “Two-Unit Dwellings (RD1) zone”. Staff have also asked the applicant to meet with the adjacent property owner to discuss their concerns and to keep them apprised of the plans moving forward.

The correspondence from the public is contained in Attachment 5.

Public notification will be provided prior to third reading as per the *Local Government Act* and City’s Zoning Bylaw 8500.

Analysis

Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide into two single-family lots, each with a secondary suite, with access from Calder Road. The proposal includes the retention of existing trees along the property’s frontage and a significant tree in the rear yard.

Staff worked with the applicant to ensure the building envelope of the southern lot was adjusted to keep out of the tree protection zone in support of the retention of the tree. This development proposal is consistent with development in the area. The proposed subdivision plan is shown in Attachment 2.

Existing Legal Encumbrances

There are a number of Statutory Right-of-Way's (SRW's) located on the southern property line for sewer utility services. The applicant has been advised that encroachment into the SRW's is not permitted.

There is a SRW (38276) in the back yard of the subject property for sanitary servicing of the subject property which will be removed as the proposed new sanitary connections will be located in the front yard. This SRW can be discharged prior to subdivision. There are two additional SRWs (39890 & 53918) for sanitary servicing along the southern property line of the subject property which will remain in place as they service the two single-family residential lots to the west fronting onto Railway Avenue (8180 and 8188 Railway Avenue). The existing services will be inspected and upgraded as necessary, with arborist supervision of the work and methods taken to ensure no damage to the existing significant tree in the southwest corner of the site.

A City Covenant (AE49553) is registered on 8171/8175 Calder Road that restricts the land use to a two-family dwelling only. Therefore, prior to rezoning, this covenant must be discharged from Title. As the duplex is currently stratified, the strata must be dissolved prior to subdivision.

Transportation and Site Access

Vehicle access is proposed to be from Calder Road for both of the proposed lots. The existing driveways are to be removed and reconstructed to meet the City's Engineering Design Specifications.

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 two bylaw-sized trees on the subject property, one bylaw-sized tree on the neighbouring property to the north and two trees on the City boulevard.

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

- One 23 cm dbh European white birch tree in good condition (tag# T1) is located onsite adjacent to the front property line; recommended for retention and protection.
- One significant tree in the southwest corner of the subject property (tag# T5), a 120 cm dbh Horse chestnut tree is identified to be in good condition; recommended for retention and protection.

- Two London plane trees (one 93cm dbh tag# C2 and one 83 cm dbh tag# C3) located on the City boulevard adjacent to the road frontage are both in good condition; recommended for retention and protection.
- One 25 cm dbh Blue spruce tree located off-site in the southwest corner of the neighbouring property to the north (Tag# OS1) is in good condition; recommended for retention and protection.

There are four cedar hedges located onsite directly adjacent to the existing dwelling (one on the west side in the southwestern corner, one along the south side, and two along the east side). These hedges are recommended for removal, as they are leaning and will be damaged during building demolition. No compensation is required for the removal of these hedges.

There is one hedge along the shared property line with the adjacent property to the north and onto the City property fronting onto Calder Road. This hedge is in good condition and is recommended for retention and protection.

Tree Protection

Two trees on the subject property are recommended for retention, tags# T1 and T5. Tree protection zones have been identified around both onsite trees proposed for retention, and no impingement within the Tree Protection Zone is permitted without the supervision of the Project Arborist. The building envelope has been adjusted adjacent to Tree tag# T5 for this tree protection zone on the southern lot, which may be modified upon further root mapping by a certified arborist. These modified setbacks will be secured through a legal agreement registered on Title. While the applicant is providing a secondary suite on each lot in the future development, as a result of the reduced setback on the southern lot the secondary suite will be smaller in size.

One tree (Tag# OS1) on the neighbouring property to the north is to be retained and protected. Two trees on City property (tags# C2 & C3) are in good condition and recommended for retention and protection. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during the development stage (Attachment 6). New connections for City water services to the two new lots from Calder have been rerouted to avoid removal of the City trees.

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

- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security of \$46,080.00 for the four trees to be retained (\$20,480.00 for the significant tree tag# T5; \$5,120.00 for tree tag# T1; and \$10,240/each for tree tags# C2 & C3).
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees and the hedge to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family zoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu voluntary contribution to the City's Affordable Housing Reserve Fund of the total buildable area of the remaining lots; or a cash-in-lieu contribution of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite, minimum one-bedroom, minimum 37 m² [400 ft²] on Lot 1 and a secondary suite, minimum one-bedroom, minimum 33 m² [355 ft²] on Lot 2.

Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 37 m² [400 ft²] on Lot 1 and a minimum one-bedroom secondary suite of approximately 33 m² [355 ft²] on Lot 2 is constructed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

Prior to the adoption of the rezoning Bylaw, the applicant must enter into a Servicing Agreement for the servicing and frontage improvements as outlined in Attachment 7. Servicing improvements include the installation of new utility connections and associated Rights-of-Way. Frontage improvements include the removal the existing driveways and construction of new driveways to the City's Engineering standards while accommodating the retention of existing City trees in the front of the site.

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

1142327 B.C. Ltd. has applied to the City of Richmond to rezone 8171/8175 Calder Road from the "Two-Unit Dwellings (RD1)" zone to the "Small-Scale Multi-Unit Housing (RSM/M)" zone in order to subdivide the existing duplex lot into two small-scale multi-unit housing lots, each with vehicle access from Calder Road.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10581 be introduced and given first, second and third reading.



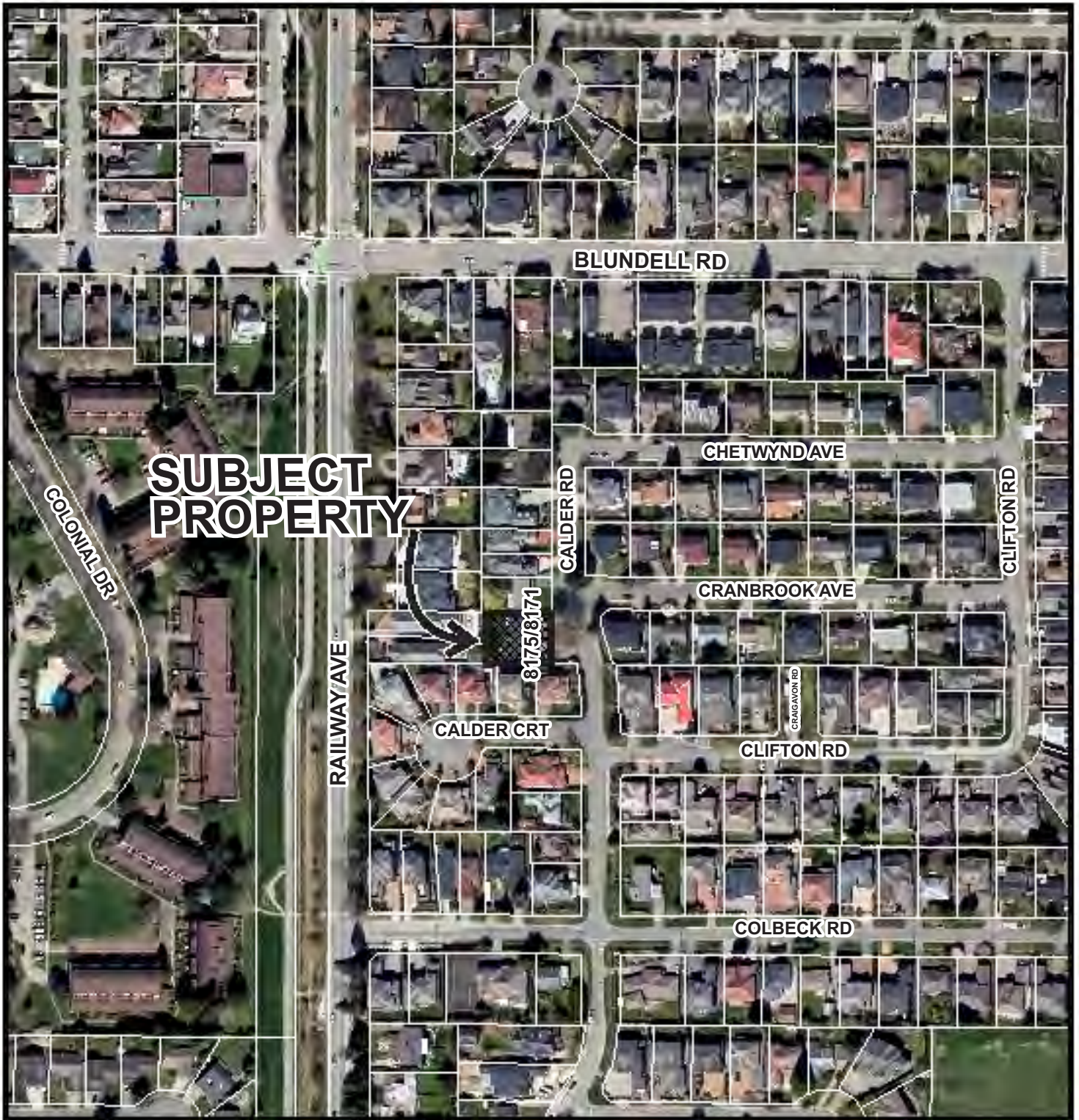
Laurel Eyton
Planning Technician
(604-276-4262)

LE:he

- Att.
- 1: Location Maps
 - 2: Subdivision Plan
 - 3: Development Application Data Sheet
 - 4: Single Family Lot Size Policy 5453
 - 5: Neighbour Letters
 - 6: Tree Management Plan
 - 7: Rezoning Considerations



City of
Richmond



RZ 23-024173

PLN - 12

Original Date: 08/11/23

Revision Date: 08/14/23

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NWS1091 SECTION 24 BLOCK 4 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT

#8171 & 8175 CALDER ROAD,
RICHMOND, B.C.
P.I.D. 001-650-220 (Strata Lot 1)
P.I.D. 001-650-238 (Strata Lot 2)

LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- denotes manhole
- ⊕ denotes water meter
- ⬇ denotes power post
- ⬇ denotes anchor

PLN 13

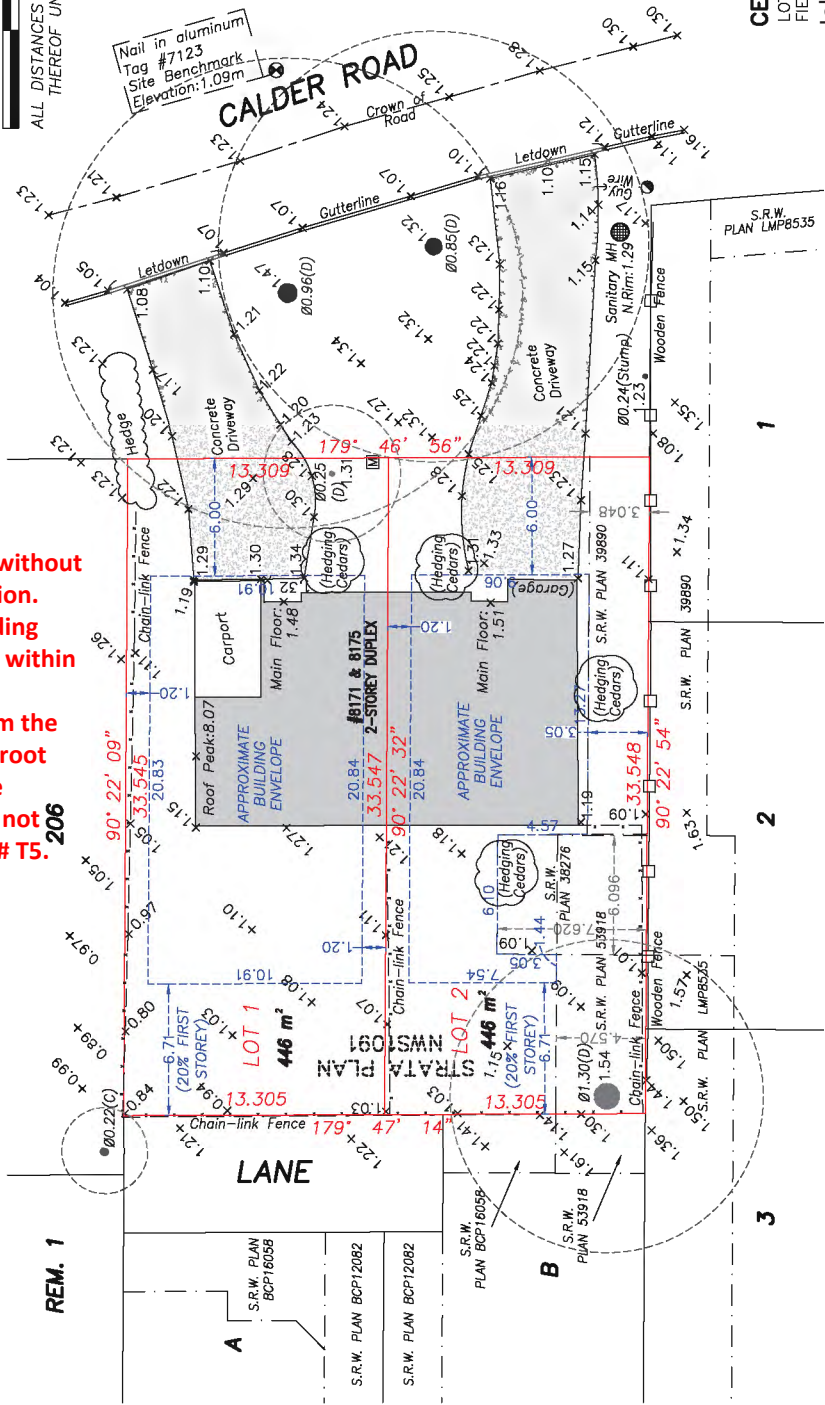
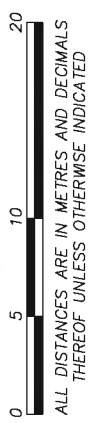
NOTE:
Elevations shown are based on survey of Richmond HPN Benchmark: HPN #234 Control Monument 77H4891 Elevation: 1.128m Benchmark: HPN #235 Control Monument 77H4885 Elevation: 1.106m

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 8042
FB-424 P30-32; FB-433 P39
Drawn By: LK/AM

DWG No. 8042-TOPO-04

NOTE:
Use site Benchmark Tag #7123 for construction elevation control.

No impingement permitted within the Tree Protection Zone without arborist supervision. None of the building envelope can fall within the TPZ without confirmation from the arborist through root mapping that the construction will not damage Tree tag# T5.



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.
Johnson Tam
JQ05M3
Digitally signed by Johnson Tam JQ05M3
Date: 2024.06.26
12:18:50 -0700
JOHNSON C. TAM, B.C.L.S., C.L.S.
November 30th, 2023.



RZ 23-024173

Attachment 3

Address: 8171/8175 Calder Road

Applicant: 1142327 B.C. Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	1142327 B.C. Ltd.	Lot 1: TBD Lot 2: TBD
Site Size (m²):	893 m ²	Lot 1: 446 m ² Lot 2: 446 m ²
Land Uses:	Duplex residential	Single Family Residential
OCP Designation:	Neighbourhood Residential	no change
Zoning:	"Two Unit Dwellings (RD1)"	"Small-Scale Multi-Unit Housing (RSM/M)"

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 245.3 m ² Lot 2: Max. 245.3 m ²	Lot 1: Max. 245.3 m ² Lot 2: Max. 245.3 m ²	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Minimum 360 m ²	Lot 1: 446 m ² Lot 2: 446 m ²	none
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Width: 13.3 m Depth: 33.5 m	none
Setbacks (m):	Front: Min. 6.00 m Side: Min. 1.20 m Rear: greater of 6.0 m or 20% of lot depth	Front: Min. 6.49 m Side: Min. 1.27 m Rear: Min. 6.70 m	none
Height (m):	Max. 2.5 Storeys	Max 2.5 Storeys	none

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

**POLICY 5453:**

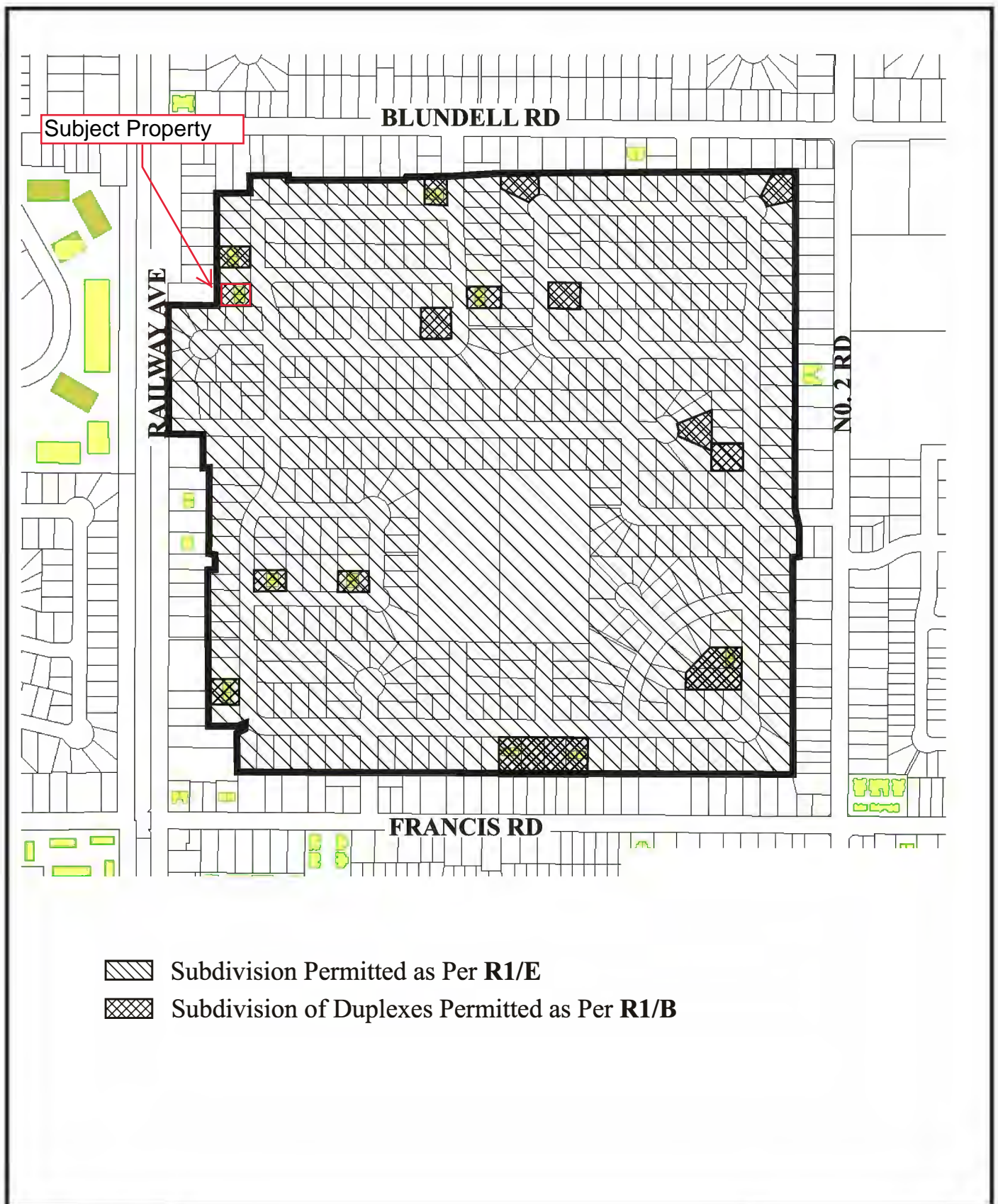
The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:



That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect



-  Subdivision Permitted as Per **R1/E**
-  Subdivision of Duplexes Permitted as Per **R1/B**



Policy 5453 Section 24-4-7

PLN - 16

Adopted Date: 11/15/93
Amended Date: 10/20/03

Eyton, Laurel

From: Eyton,Laurel
Sent: May 31, 2024 4:16 PM
To: Pannell,Janet
Subject: RE: Rezoning App 8171, 8175 Calder

Hi Janet,

Thanks for your inquiry. I'm the Planner assigned to the review of this application.

Please be advised that we do not control the form and character of buildings as part of the Rezoning application. Your best bet for influencing the form and character of the development would be to talk to your neighbour and advise them of your concerns.

I am available to discuss the proposal and any questions you may have at the below number.
I'm in the office today until 5pm and next week Monday to Thursday 8:15am to 5:00pm

Thanks and Kind Regards,

Laurel Eyton, MCRP

Planning Technician | Planning and Development Department | City of Richmond
(p) 604-276-4262 | (e) leyton@richmond.ca

From: Janet Pannell
Sent: May 8, 2024 5:29 PM
To: DevApps <DevApps@richmond.ca>
Subject: Rezoning App 8171, 8175 Calder

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

I live next door to the proposed development at 8171/8175 Calder rd. Would I be able to see the plans for the development, just want to see what windows and decks will be overlooking my property.

Thank you,

Janet Pannell

From: [Eyton, Laurel](#)
To: ["stella lo"](#)
Cc: [Henry Lo](#)

Subject: RE: Neighbour Opinion on rezoning application no. RZ23-024173 8171 & 8175 Calder Rd., Richmond.
Date: November 2, 2023 2:58:33 PM

Hi Stella,

Thanks for your comments and thanks for your patience in waiting for a response.

This application is still under review, including what trees will be removed or retained.

However, generally, the City's position is to retain large and healthy trees whenever possible.

I encourage you to reach out directly to your neighbour for discussions regarding how to best manage existing trees that cross property boundaries.

Thanks and Kind Regards,

Laurel Eyton, MCRP

Planning Technician | Planning and Development Department | City of Richmond
(p) 604-276-4262 | (e) leyton@richmond.ca

From: stella lo
Sent: October 5, 2023 10:30 AM
To: Eyton, Laurel <LEyton@richmond.ca>
Cc: Henry Lo
Subject: Neighbour Opinion on rezoning application no. RZ23-024173 8171 & 8175 Calder Rd., Richmond.

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi madam,

Further to my previous email dated Sep 12, I would like to attach herewith photos taken by my husband Henry on the recent burden created by the huge chesnut tree belonging to the above neighbour redeveloping strata lot. These chesnut fruits also hit onto our windows from time to time.

We sincerely wish something could be done during the redevelopment, and we look forward to hearing from you soon.

Many thanks for your attention to this matter.

Yours sincerely, Stella

PLN - 18



Henryvlo Van 2015



27 September, 1:22 p.m.





From: [stella lo](#)
To: [DevApps](#)
Cc: [Henry Lo](#)
Subject: Re: Neighbour Opinion on rezoning application no. RZ23-024173 8171 & 8175 Calder Rd., Richmond.
Date: September 12, 2023 5:07:03 PM
Attachments: [20230912_162509.jpg](#)
[20230912_162444.jpg](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

I forgot to attach photos in my last email just sent. I hereby attach the photos here for your kind reference.

Yours truly,
Stella Wong

On Tue, Sept 12, 2023, 5:03 p.m. stella lo wrote:

Dear sir,

I am a resident of the neighborhood. I recently noted a sign just put up in front of 8171 and 8175 Calder Road regarding redeveloping the two duplexes into two single houses.

I would like to draw your attention to a hugh chesnut tree inside the backyard of unit 8175.

By visual examination, the tree has grown to about five storeys high. However, it's main tree trunk is less than three feet from the fence separating our backyard and unit 8175.

Nearly 1/3 of the tree branches and leaves and fruits (in terms of diameter) grow above our shallow backyard. Attached are some photos for your reference.

This situation posed potential danger to our family and friends visiting us when we are at the backyard especially in summer times. My husband and I are over 65 now, and feel very stressed that hundreds of chestnuts are falling down weekly, and sometimes hitting our heads or making us slip and fall. I would like to suggest that this tree be removed and replaced by a less dangerous non-fruit bearing tree such as maple. Or at least it should be substantially trimmed to avoid posing danger to its neighbour's family and house.

I welcome any government officials to come to our place and examine the situation, and hopefully come up with possible solutions to remedy the current situation before the completion of the redevelopment of 8175 Calder Road.

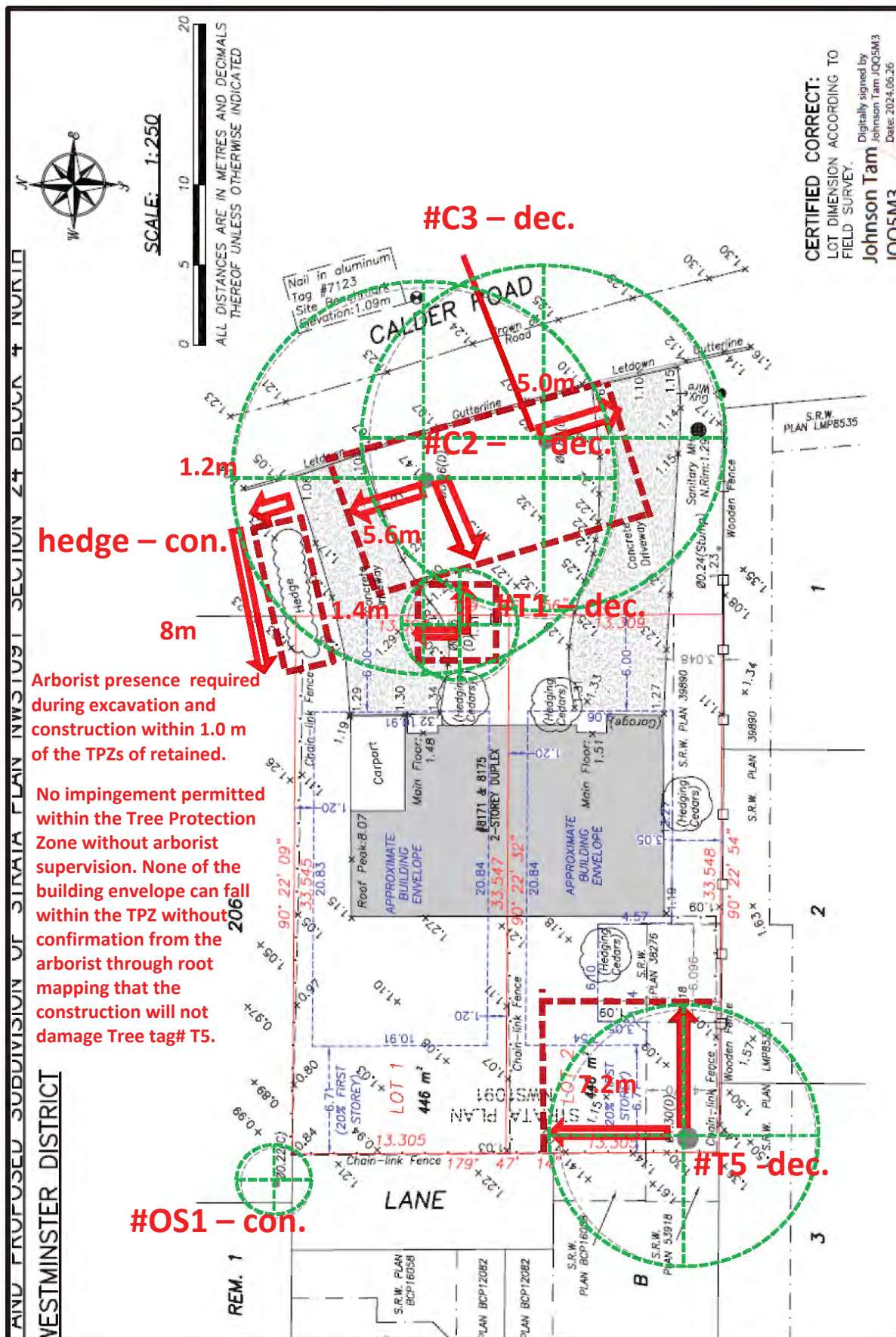
Many thanks for your kind attention to this matter and look forward to your early reply. I could be contacted by email or by phone. I also c.c. my husband's email in case I am out of town.

Yours truly,
Stella Wong



PLN - 22







Address: 8171/8175 Calder Road

File No.: RZ 23-024173

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10581, the developer is required to complete the following:

1. Discharge of Covenant AE49553, restricting development on the subject site to duplex development only.
2. Registration of a legal agreement on title for modified setbacks of portions of the west and south setbacks on Lot 2 to ensure the retention of tree tag #T5.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$46,080 for the four trees [\$20,480.00 for the significant tree tag# T5; \$5,120.00 for tree tag# T1; and \$10,240/each for tree tags# C2 & C3] to be retained.
5. Registration of a flood indemnity covenant on title (2.9m GSC- Area A).
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum 37 m² one-bedroom secondary suite is constructed on proposed Lot 1 and a minimum 33 m² one-bedroom secondary suite is constructed on proposed Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
8. 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:

Water Works:

- a) Using the OCP Model, there is 397 L/s of water available at 20 psi residual at the hydrant fronting 5151 Cranbrook Ave and 458 L/s of water available at 20 psi residual at the hydrant fronting 8260 Calder Rd. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At the Developer's cost, the Developer is required to:
 - Submit Fire Underwrite Survey (FUS) or International Organization for Standardization (IS) 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 and Building designs.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use. The Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's frontage.
 - Contact the City's Operations (Water Department) to confirm whether the 25mm diameter water service connections at the frontage shown in the City's RIM are existing and suitable for reuse. Reuse the 25mm diameter water service connections if they are existing and suitable for reuse.
 - Provide a water meter and 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) + and appurtenances (for example, the bypass on W2n-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).
- c) At the Developers cost, the City will:

- Install two new water service connections complete with meter and meter box to service the two new lots if it's confirmed, as per inspections by Water Department, that there are no existing water service connections to the property or if existing water service connections are not suitable for reuse.
- Cut and cap at main, existing water service connections at the Calder Rd frontage if the existing water service connections are not suitable for reuse, as per inspections by Water Department.

Storm Sewer Works:

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

- 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.
- Install 600mm storm sewers, approximately 55 meters, from mid-frontage or at the common property line of the new lots at Calder Rd to the nearest existing larger storm sewers south at Calder Crt. Manholes are required at the high point and at every change in pipe size and alignment. Service connections are not permitted to connect to the existing lane drainage systems located west of the propose site.
- Install a new storm sewer service connection complete with an inspection chamber and dual service leads at the common property line fronting Calder Rd of the two lots that will be created.

e) At Developer's cost, the City will:

- Cut and cap the existing storm lead at the northeast corner of the subject site.
- Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

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

- Complete and obtain acceptance of the following required sanitary works prior to approval of the proposed subdivision.
- Confirm the material and condition via video inspection of the existing sanitary main section between existing manhole SMH2869 and manhole SMH6863 prior to any tree removal. The developer shall be responsible to immediately repair the sanitary section if it is impacted by the tree removal.
- Not impact the existing 200mm AC sanitary main along the south property line from existing manhole SMH2869 to existing manhole SMH6863, approximately 32 meters, by replacing it to a 200mm diameter PVC sanitary main after demolition and clearing of existing onsite structures.
- Confirm the material and condition via video inspection of the existing sanitary main section between existing manholes SMH6860 and SMH2869 located in the middle of the south property line. Replace the 3m long section with PVC pipe if the existing section is of AC material.
- Confirm the material and condition via video inspection of the existing sanitary lateral sections located west of the existing manhole SMH6860 (e.g., existing sanitary lateral sections contained in rights of ways numbered 53918 and BCP16058 located at the southwest corner of the proposed site). Replace the laterals with PVC pipe if the existing are of AC material.
- Not start onsite excavation or foundation construction until completion of side-yard sanitary works by City crews.
- Install 200mm diameter PVC sanitary sewer along the east property line via a manhole tied to the required sanitary main along the south property line of the proposed site and terminate via a manhole at the common property line of the two lots that will be created. A manhole at the high end is required.
- Install a sanitary sewer connection off of the new sanitary manhole at the common property line fronting Calder Rd complete with an inspection chamber in a 1.5m by 1.5m right of way and dual service leads to service the proposed two lots.
- Discharge the existing Right of Way numbered 38276 located in the middle of the south property line.

g) At Developer's cost, the City will:

- Perform all tie-ins of proposed works to existing City infrastructure.
- Cut and cap the existing sanitary service connection at the southwest corner of the subject site.

Frontage Improvements:

h) The Developer is required to:

- Coordinate with BC Hydro, Telus, and other private communication service providers:
 - (a) To underground Hydro service lines as the existing BC Hydro, Telus, and Shaw services in the area are underground.
 - (b) Provide pre-ducting for future Hydro/ Tel/ Cable utilities, if required.
 - (c) To determine if above ground structures are required and coordinate their locations on-site (e.g. LPT, Shaw cabinets, Telus Kiosks, etc) and provide right of ways for the above ground structures.
- Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.

General Items:

- i) Driveway Locations:
 - Lot 1: The existing driveway can be kept. This driveway is to be reconstructed to meet City Engineering Design Specifications.
 - Lot 2: The existing driveway can be kept. This driveway is to be reconstructed to meet City Engineering Design Specifications.
- j) Driveway Design Standards: Per Bylaw 7222 and Design Specifications (R-7a-SD), the following design standards are to be met:
 - Minimum 1.65 m separation measured from the top of driveway letdown to the closest common property line with the neighbouring site.
 - The width of each driveway is to be set at 4.0 m maximum at the property line.

At Demolition* stage, the applicant must complete the following requirements:

- 9. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin Tree-03, prior to any construction activities, including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

Prior to Subdivision* stage, the developer must complete the following requirements:

- 10. Discharge of Strata Plan NW1091.
- 11. Payment of the current year's taxes, applicable Development Cost Charges (City, Metro Vancouver, and TransLink), School Site Acquisition Charges, and Address Assignment Fees.
- 12. Complete the required sanitary works as outlined above.
- 13. Discharge the existing Right of Way numbered 38276 located in the middle of the south property line.

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

- 14. The Developer is to contact City Traffic Operations to determine if a Construction Parking and Traffic Management is required. If required, the Plan is to address the requirements for: parking for services, deliveries, workers, and loading; application for traffic lane closures; and proper construction traffic controls. The Plan must meet the requirements as laid out in "Traffic Control Manual for Works on Roadways" (by Ministry of Transportation) and MMCD Traffic Regulations Section 01570.
- 15. 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 10581 (RZ 23-024173)
8171/8175 Calder Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)”**.

P.I.D. 001-650-220

Strata Lot 1 Section 24 Block 4 North Range 7 West New Westminster District Strata Plan NW1091, together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-650-238

Strata Lot 2 Section 24 Block 4 North Range 7 West New Westminster District Strata Plan NW1091, together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10581”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee

Date: July 4, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 22-005648

Re: Application by Haydenco Holdings Ltd. for Rezoning at 12060 & 12080 No. 5
Road from the "Agriculture (AG1)" Zone to the "Light Industrial (IL)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10580, for the rezoning of 12060 & 12080 No. 5 Road from the "Agriculture (AG1)" zone to the "Light Industrial (IL)" zone, be introduced and given first reading.

Wayne Craig
General Manager, Planning and Development

WC:ak
Att. 6

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

Staff Report

Origin

Haydenco Holdings Ltd. (Director: Hira Gaunder) has applied to the City of Richmond for permission to rezone 12060 & 12080 No. 5 Road (Attachment 1) from the “Agriculture (AG1)” zone to the “Light Industrial (IL)” zone to permit the development of a two-storey industrial building. Vehicle access will be from an extension of the existing rear lane to Rice Mill Road.

Findings of Fact

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

Subject Site

The subject site fronts onto No. 5 Road and is currently vacant.

Surrounding Development

To the North: A lot zoned “Light Industrial (IL)” with an existing two-storey building on site.

To the South: A vacant lot zoned “Agriculture (AG1)”, outside the Agriculture Land Reserve (ALR) and designated “Industrial” in the Official Community Plan (OCP). The property is part of an active rezoning application (RZ 21-941597) to rezone the property to “Light Industrial (IL)” to develop two industrial buildings. The rezoning bylaw is currently at third reading.

To the East: A site split-zoned “Agriculture (AG1)” and “Light Industrial (IL)” and designated “Industrial” in the OCP. The property is part of an active rezoning and Development Permit application (RZ 18-824565 & DP18-824566) by BC Ferries to upgrade the fleet maintenance operations on the eastern part of the site. The rezoning application and development permit application are pending final adoption and issuance.

To the West: Immediately across No. 5 Road are sites zoned “Industrial Business Park (IB1)” with light industrial buildings including the Richmond Animal Shelter.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Industrial”. The proposed rezoning is consistent with this land use designation.

The site is zoned “Agriculture (AG1)” but is not located within the Agricultural Land Reserve. The proposed rezoning to “Light Industrial (IL)” zone complies with the Industrial designation of the site in the OCP.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. The subject site is located in an area with a designated Flood Construction Level (FCL) of 2.9 m GSC. 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.

Analysis

Built Form and Architectural Character

The proposed light industrial development consists of one two-storey building fronting No. 5 Road. The building totals approximately 1,322.44 m² in light industrial space and 529.64 m² in ancillary office space. The building has a proposed front yard setback of 3.07 m and proposed height of 9.45 m, complying with Zoning Bylaw 8500. The building's front façade features curved glazing at the northwest corner, mirroring the adjacent industrial building to the north. Conceptual development plans are provided in Attachment 3.

Staff discussed with the applicant the potential to adjust the building envelope to retain an existing significant tree along the south property line. However, the applicant advised they require the space and layout of the building to support their proposed industrial operations.

Further, in order to meet the minimum FCL of 2.9 m GSC, as required in the City's Flood Plain Designation and Protection Bylaw 8204, the elevation of the subject site will be increased by approximately 1.5 metres. Similarly, City standards for lane construction would require meeting the grade of existing lane to the north. The resulting change in grade relative to the site to the east would result in the need for retaining walls along the east property line and a portion of the south property line. Details on the impact to adjacent trees and efforts to retain them are discussed in the tree section below.

Transportation and Site Access

Vehicle access to the site will be provided at the rear through the dedication and continuation of an existing lane established from Rice Mill Road. This lane is ultimately intended to extend south to the City-owned road allowance south of 12200 No. 5 Road. The full lane connection is contingent on the redevelopment of the properties to the south including 12120 No. 5 Road, which is subject to a current rezoning application, and the properties to the south of that, which are not subject to any current development applications.

To allow for successful truck maneuvering, the rear lane at 12120 No. 5 Road must be constructed in coordination with the section adjacent to the proposed development or prior to Building Permit issuance for this subject site.

Prior to Rezoning Bylaw Adoption, the applicant of the subject site is required to dedicate a minimum 7.5m wide functional lane, to the satisfaction of the Director of Transportation, along the entire east property line. As the adjacent eastern property lines to the south are offset, a deflection of the lane is required to connect to future City lane dedication.

All off-street parking for the proposed industrial building are provided on site. The site must also be designed to allow for safe operations of loading and waste management vehicles, to the satisfaction of the Director of Transportation, prior to rezoning bylaw adoption. To address construction traffic, a Construction Parking and Traffic Management Plan to the satisfaction of the Director of Transportation is required prior to the issuance of a Building Permit.

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 six bylaw-sized trees on the subject property, five trees on neighbouring properties, and one tree on City property (Attachment 4).

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

- Five trees (tag# 83 (30 cm Hazelnut), tag #85 (30 cm Cypress), tag #86 (55 cm Yew), tag #88 (73 cm Chestnut), and tag #260 (32 cm Cedar)) located on site are all in poor condition – either dying (sparse canopy foliage) or have been historically topped. These trees exhibit significant structural defects such as stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts) and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced
- One tree (tag #251), located in the southwest portion of the site, is a 101 cm caliper Deodar Cedar is identified for removal. Staff worked with the applicant on options for retaining the significant tree, as outlined in the next section.
- Five poplar trees, including two significant trees, (tag #OS89 (85 cm), tag #OS256 (100 cm), tag #OS257 (80 cm), tag #OS258 (80 cm), tag #OS259 (100 cm)) located along the east property line on the neighbouring property to the east are identified for removal due to critical impact by the proposed grade changes and conflict with the required City lane. These trees are located in close proximity to an off-site Environmentally Sensitive Area (ESA). As a result, an Environmentally Sensitive Area Development Permit (ESA DP) will be required for this development to further assess tree removal, and compensation planting of trees or other plant material with the benefit of a Qualified Environmental Professional (QEP) Report. Staff worked on a variety of options to retain the trees, as outlined in the next section.
- All replacement trees associated with the development are specified at 2:1 ratio except for significant sized trees which are 3:1 ratio as per the OCP.

The City's Arborist has reviewed the Arborist Report regarding the City tree and supports the Arborist's findings with the following comment:

- One City tree (tag#Ci1) is in conflict with the frontage works and gas line. Relocation is not possible due to space constraints in the frontage with the introduction of a multi-use pathway.

Tree Replacement

The applicant wishes to remove six on-site trees (Trees # 83, 85, 86, 88, 251, 260). The 2:1 replacement ratio for standard trees and 3:1 ratio required for the larger tree would require 13 replacement trees for the removal of the on-site trees.

Staff have worked with the applicant, Project Arborist and Tree Preservation Officials to consider options for on-site tree retention including redesigning the building to support the retention of trees including one significant on-site tree (Tree #251). Challenges include the significant grade changes required on site to meet the FCL requirements, which make tree retention difficult where space is tight to provide room to adjust the surrounding grade to existing trees. The applicant has indicated that retention of the significant tree would result in the loss of 263 m² of floor area on the ground level which is essential to ensure sufficient ground-level space for heavy equipment and operation sequencing. Staff also investigated the potential for relocating the tree, but due to the size of the tree, Tree Preservation staff have determined that it would not be feasible. The owner has provided a letter (Attachment 5) presenting their rationale for removal.

Five off-site trees (tag#OS89, OS256, OS257, OS258, OS259) located adjacent to the east property line are identified for removal but will require further assessment through a QEP report as part of the ESA DP application process. Compensation planting for the removal of these off-site trees will be further reviewed as part of the ESA DP.

Significant effort has been made by staff and the applicant to generate and review options for securing the lane connection and mitigating the required grade changes on the site without impacting the adjacent off-site trees along the east edge of the property. Challenges include the geometry of the site and lane connection which requires a significant bend through the site to connect existing and proposed sections of lane that must accommodate large vehicles; significant grade changes that are being introduced to bring the development into compliance with the City's Flood Control Bylaw; and the age and type of trees potentially impacted. Options considered included realignment of the lane to straighten the connection, reduction in parking stalls, and alternative construction methods. In order to retain the off-site trees, a tree protection zone of up to 5.0 m along the east edge of the property would be required to provide an adequate buffer. This would impact the site layout and require further reductions to building floor area to accommodate the shift in the lane and further reduction to carve out room for required parking and maneuvering for loading and waste management access, which the applicant advises would affect the viability of the project. Further, the Project Arborist has noted the off-site trees are Poplars, which grow fast but are prone to insect, disease and branch breakage with age. This species also has high water requirements. Given the short lifespan of poplar trees, the current age of the subject trees, the impact to critical root zone and reduction of water table due to construction, the applicant, Project Arborist and City Tree Preservation Officials have determined that tree retention is not feasible.

As off-site trees are located in close proximity to an Environmentally Sensitive Area (ESA), an ESA DP application is required. Further studies through a Qualified Environmental Professional (QEP) Report will be required. Staff will review further options for tree retention where possible including options for reducing parking to facilitate improved options for site grading east of the lane. Compensation planting requirements will be reviewed and applied as part of the DP.

Due to space constraints of the industrial building and required manoeuvring and circulation space required for this form of development the applicant proposes to plant four replacement trees on site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
13	8 cm	4 m

The applicant will contribute \$6,912.00 (\$768 for each replacement tree) to the City's Tree Compensation Fund in lieu of the remaining nine trees that cannot be accommodated on the subject property after redevelopment.

The applicant also wishes to remove one City tree (tag #Ci1) along No. 5 Rd due to conflict with proposed frontage improvements including the introduction of a multi-use path.

Staff worked internally to consider options for the location of the multi-use path, however retention or relocation of the City tree proved to be unfeasible. A \$1,500.00 compensation is required for the removal of the City tree (tag #Ci1).

Landscaping, including the tree replacement planting within the front yard setback, in conjunction with required frontage upgrades along No. 5 Road (multi-use pathway and landscaped boulevard), will improve the pedestrian experience along the development.

Public Art

Based on the buildable floor area for the new construction of approximately 25,334.91 ft² (2,354 m²) industrial area, the recommended public art contribution (2024 rate) is approximately \$7,600.47 to the Public Art Reserve Fund. This is consistent with the City's Public Art policy.

Sustainability

The applicant proposes to incorporate sustainability and building energy efficiency features into the proposed development, including:

- Building construction to achieve a minimum 10 per cent better energy efficiency than the base BC Building Code requirement;
- A minimum of two Level 2 EV charging parking spots on site;
- Pre-ducting for future rooftop solar photovoltaic infrastructure as an alternative energy source; and,

- Provision of water conservation features including high-efficiency irrigation, drought resistant planting and water conserving plumbing fixtures.

These sustainability features will be secured through legal agreements registered on Title, prior to adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of the rear lane, frontage improvement works and service connections (Attachment 6) which are summarized as follows:

- Frontage works along No. 5 Road to accommodate additional on-street parking, a new multi-use path and related frontage improvements (new curb and gutter, asphalt trail, and greened/treed boulevards).
- Construction of the rear lane along the entire east portion of the subject site. The lane is to be 7.5 m wide with rollover curbs on both sides and street lighting to the east to the satisfaction of the Director of Engineering.
- Site servicing works to extend the necessary services including any required connections, inspection chambers and meter gauges.

Development Permit Application

An Environmentally Sensitive Area Development Permit application is required to consider the removal of the off-site trees to the east, subject to further investigation by a Qualified Environmental Professional (QEP). Through the Development Permit, the following items are to be further investigated:

- ESA compensation planting for potential tree removal adjacent to the rear lane; and,
- Opportunities to maximize planting area through additional parking reduction measures.

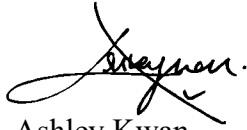
Financial Impact or Economic Impact

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

This application is to rezone the property at 12060 and 12080 No. 5 Road from the “Agriculture (AG1)” zone to the “Light Industrial (IL)” zone, to permit the development of one industrial building with vehicle access from an extension of the existing rear lane to Rice Mill Road.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10580 be introduced and given first reading.

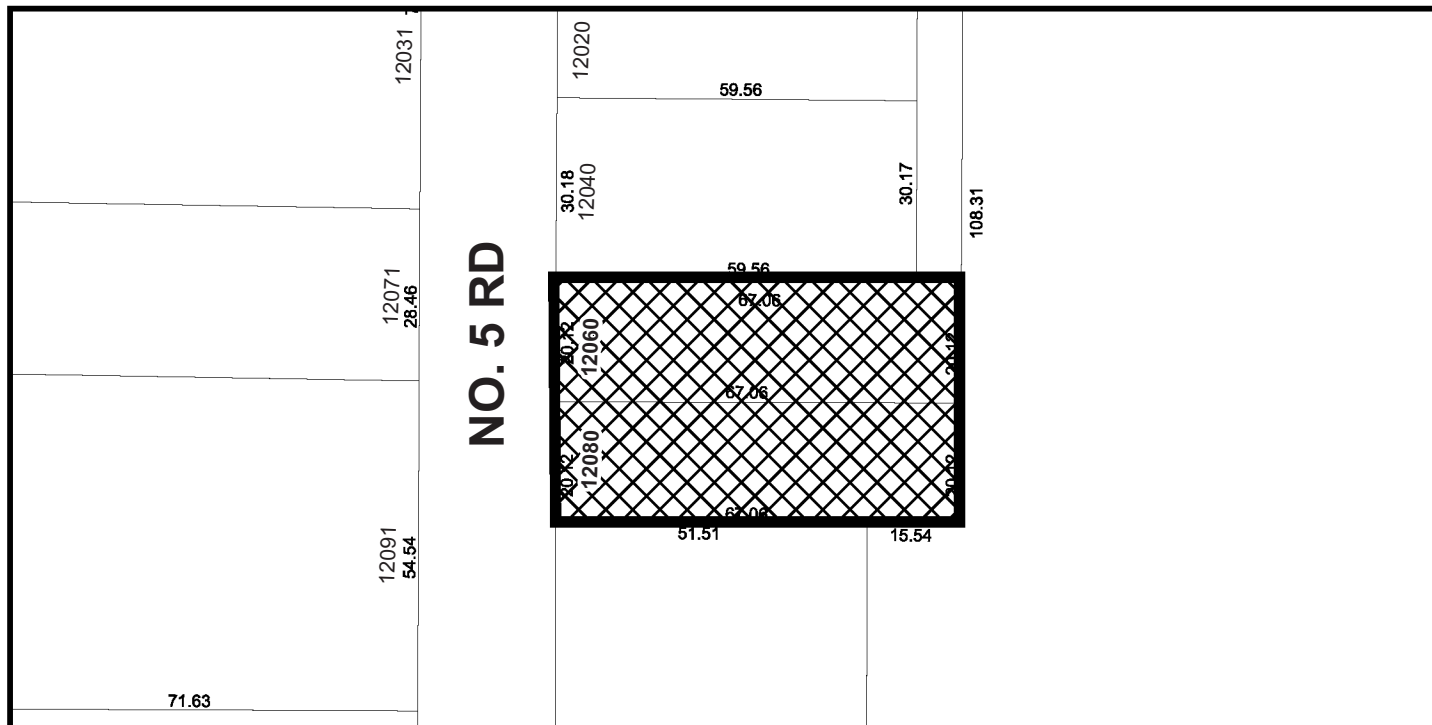
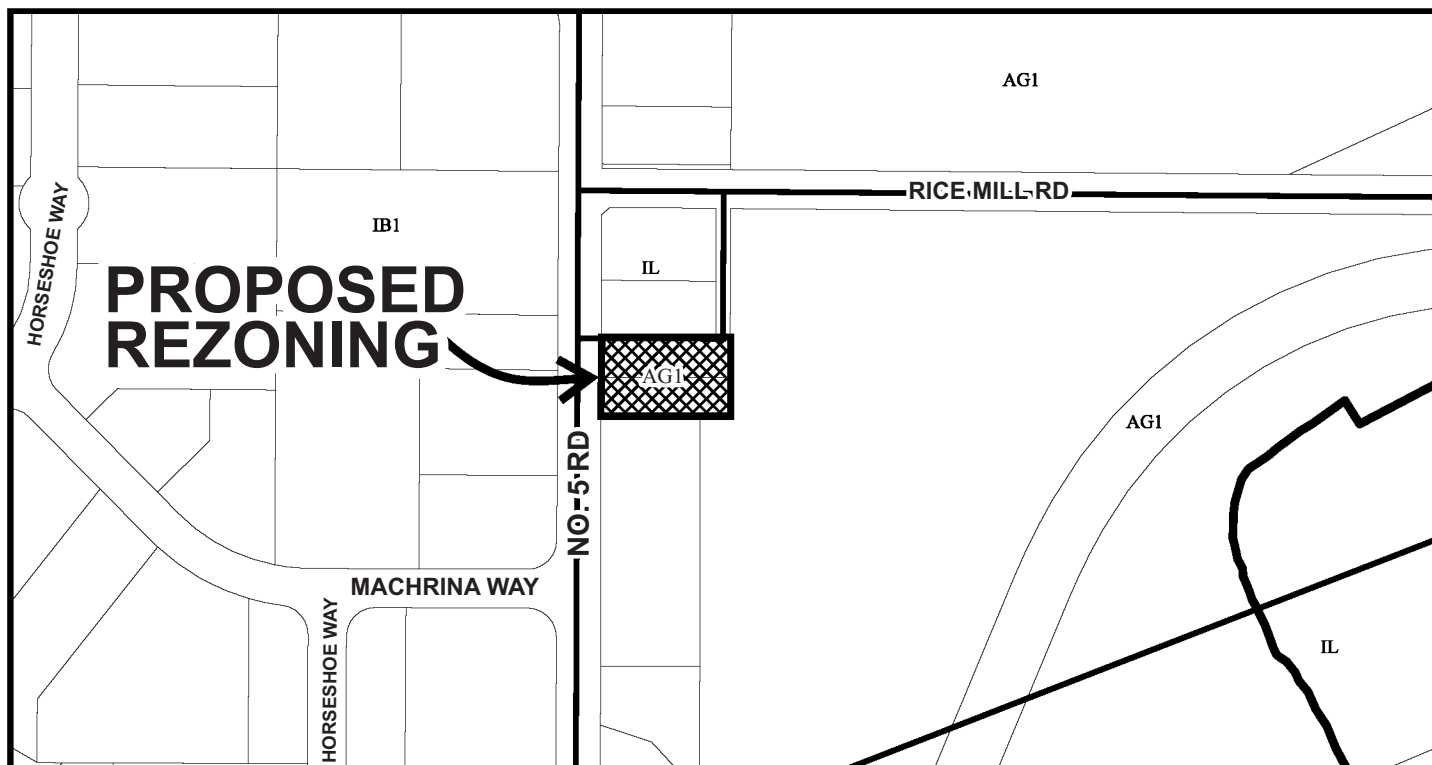
A handwritten signature in black ink, appearing to read "Ashley Kwan", with a stylized flourish at the end.

Ashley Kwan
Planner 1
(604-276-4173)

AK:he

- Att. 1: Location Map
 2: Development Application Data Sheet
 3: Conceptual Development Plans
 4: Tree Management Plan
 5: Tree Removal Request Letter
 6: Rezoning Considerations

City of
Richmond



RZ 22-005648

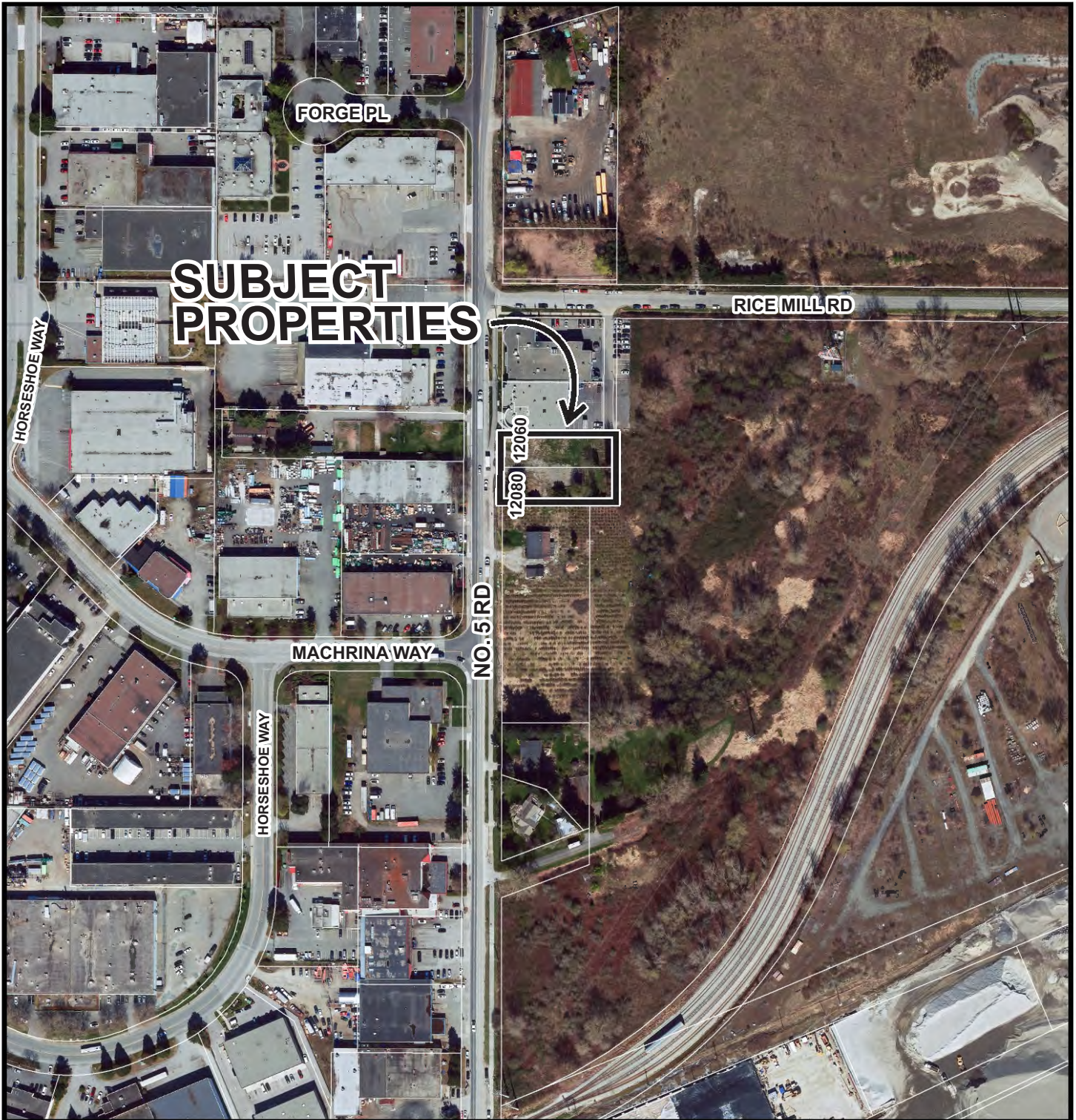
PLN - 38

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 22-005648

PLN - 39

Original Date: 01/26/22

Revision Date:

Note: Dimensions are in METRES



RZ 22-005648

Attachment 2

Address: 12060 & 12080 No. 5 Road

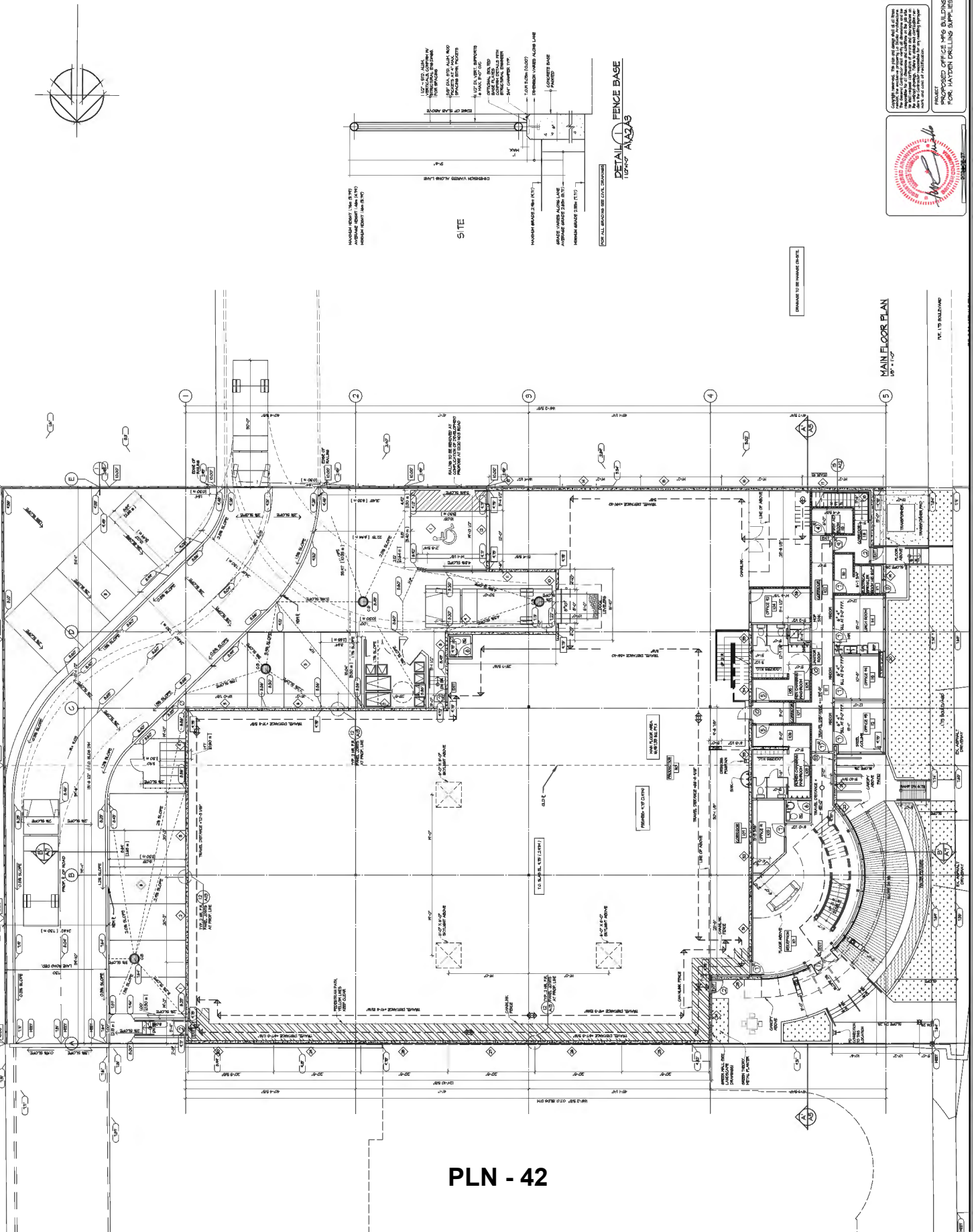
Applicant: Haydenco Holdings Ltd.

	Existing	Proposed
Owner:	Haydenco Holdings Ltd	No Change
Site Size (m²):	2,698 m ²	2,354 m ²
Land Uses:	Vacant	Light Industrial Building
OCP Designation:	Industrial	No Change
Zoning:	Agriculture (AG1)	Light Industrial (IL)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.79	none permitted
Buildable Floor Area (m ²):*	Max. 2,354 m ² (25,334.91 ft ²)	1,850.18 m ² (19,915.16 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 75%	Building: 67%	none
Setbacks (m):	Front: Min. 3.0 m Rear & Side: N/A	Front: 3.1 m Rear: 5.2 m Side (North): 0.1 m Side (South): 0.1 m	none
Height (m):	16.0 m	9.45 m	none
Off-street Parking Spaces – Regular (R) / Accessible (A):	Min 14 (R) and 1 (A)	14 (R) and 1 (A)	none
Off-street Parking Spaces – Total:	15	15	none

* Preliminary estimate; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

REVISIONS	
NO.	DESCRIPTION
A	ISSUED FOR CLIENTS REVIEW
B	ISSUED FOR CLIENTS REVIEW
C	ISSUED FOR CLIENTS REVIEW
D	ISSUED FOR CLIENTS REVIEW
E	ISSUED FOR CLIENTS REVIEW
F	ISSUED FOR CLIENTS REVIEW
G	ISSUED FOR CLIENTS REVIEW
H	ISSUED FOR CLIENTS REVIEW
I	ISSUED FOR CLIENTS REVIEW
J	ISSUED FOR CLIENTS REVIEW
K	ISSUED FOR CLIENTS REVIEW
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U	ISSUED FOR CLIENTS REVIEW
V	ISSUED FOR CLIENTS REVIEW
W	ISSUED FOR CLIENTS REVIEW
X	ISSUED FOR CLIENTS REVIEW
Y	ISSUED FOR CLIENTS REVIEW
Z	ISSUED FOR CLIENTS REVIEW



PLN - 42

LO STUDIO
architecture Inc.

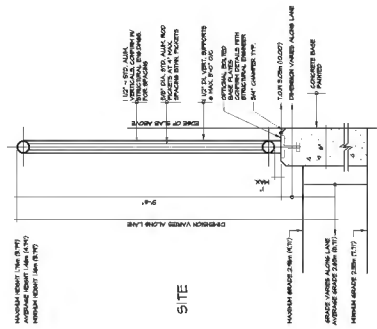
3781 MILLIKEN AVENUE
VANCOUVER, BC V6L 2G6
TEL: 604-271-1234
CELL: 604-271-1234

PROJECT: PROPOSED OFFICE AND BUILDING
FOR: HATCHER DRILLING SUPPLIES LTD

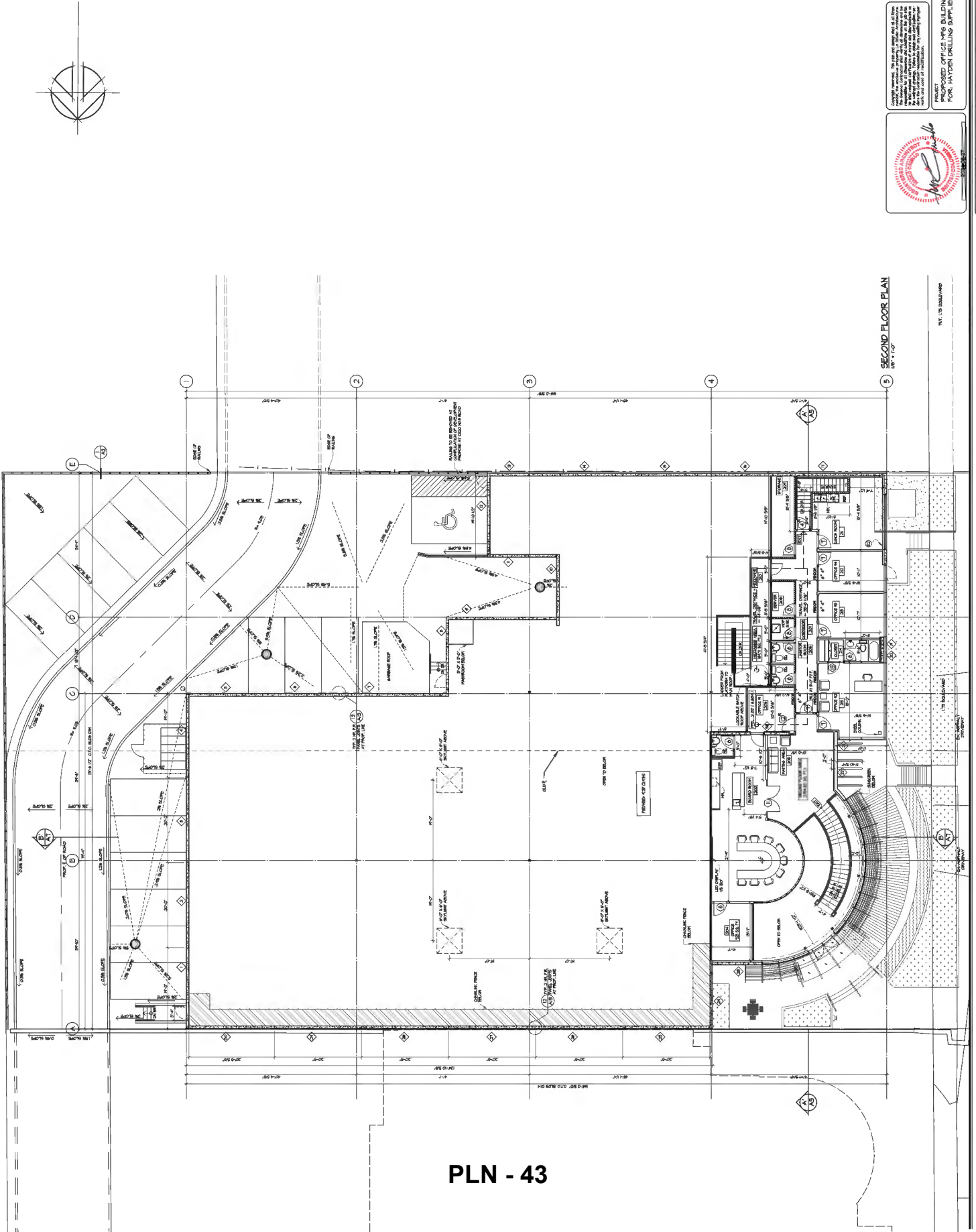
SHEET TITLE: MAIN FLOOR

DATE: 19-016-A2

DETAIL 1: FENCE BASE



REVISION 1: SEE DRAWING CHANGES



REVISIONS	
NO.	DATE
A	2/1/20
B	2/1/20
C	2/1/20
D	2/1/20
E	2/1/20
F	2/1/20
G	2/1/20
H	2/1/20
I	2/1/20
J	2/1/20
K	2/1/20
L	2/1/20
M	2/1/20
N	2/1/20
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P	2/1/20
Q	2/1/20
R	2/1/20
S	2/1/20
T	2/1/20
U	2/1/20
V	2/1/20
W	2/1/20

LO STUDIO
architecture inc.

1000 10th Ave. S.
Richmond, B.C. V6X 1A7
Tel: 604-271-1234
Fax: 604-271-1235

PROJECT: PROPOSED OFFICE WBS BUILDING
FOR: HATCHER DRILLING SUPPLIES LTD

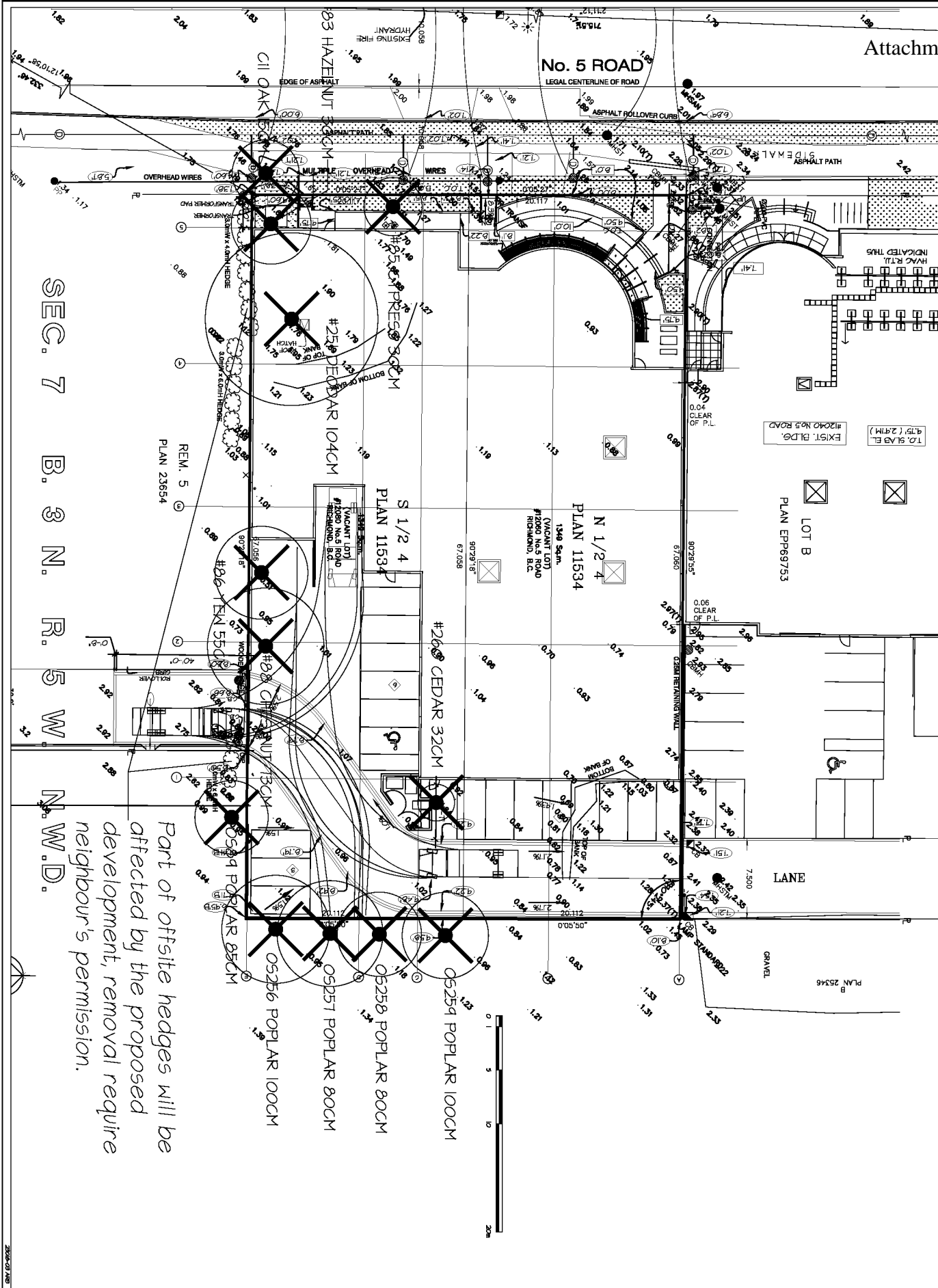
SHEET TITLE: SECOND FLOOR PLAN

DATE: FEB. 2020
DRAWN BY: [Signature]
CHECKED BY: [Signature]

SCALE: 1/8" = 1'-0" (GENERAL)
DATE: FEB. 2020
DRAWN BY: [Signature]
CHECKED BY: [Signature]

DATE: FEB. 2020
DRAWN BY: [Signature]
CHECKED BY: [Signature]

PLN - 43



SEC. 7 B. 3 N. R. 5 W. N.W.D.

Part of offsite hedges will be affected by the proposed development, removal require neighbour's permission.

ARBORIST PLAN

12060/12080 NOS ROAD
RICHMOND, BC

DATE: MAY 22/20
SCALE: 1/80
DRAWN: JG
DESIGN: JG
CHECK: JG

PROJECT: ARBORIST
12060/12080 NOS ROAD
RICHMOND, BC

DRAWING NUMBER: L2arb

DATE: MAY 22/20
SCALE: 1/80
DRAWN: JG
DESIGN: JG
CHECK: JG

PROJECT: ARBORIST
12060/12080 NOS ROAD
RICHMOND, BC

DRAWING NUMBER: L2arb

PLN - 45

0 5 10 20m

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 Fax: 604-271-6944
 Toll Free: 1-888-271-6941

Ashley Kwan
 Planner 1, Development Applications
 City of Richmond

Dear Ashley,

With reference to the retention of the tree on the Industrial Building Project, I would like to point out the following:

- 1) The design that was submitted for re-zoning on December 16th 2021 was the result of a very accurate analysis reflecting the program and requirements for the operations of my company which are:
 - a. The production cannot be distributed among different floors. There is a horizontal sequential order for the operations
 - b. The equipment weight is in the order of 3000 pounds
 - c. The clearances are the ones shown on the drawings
 - d. The current design optimizes the production area and the location of machineries.
 - e. We have already submitted plans that clearly identify the demarcation between the office and the industrial/production area. We will attach these plans to this letter
- 2) The presence of the tree forces to implement changes that are not compatible with the above and, therefore, the building of the facility would be useless. This would be unfortunate from many points of view:
 - a. The new company would employ several personnel
 - b. It would increase the property tax because of the improvement
 - c. From an urban point of view, will contribute considerably to the character of the street and of the neighborhood because of the quality of the design, which also will extend the design intention of the already built previous two phases.
 - d. It will contribute, along with the development to the south, to completing the lane, very vital for implementing the City of Richmond's traffic strategy. Without this development, the section of the lane fronting the site to the north and the section of the lane fronting site to the south will be separated requiring a permanent access from No 5 Road.
- 3) The space of the land that is available for development is greatly limited already by the dedication for the lane (which we knew was necessary) while, at the time of the application, the requirements for the retention of the trees were not known. The tree retention came only lately when our application was well advanced in the process.
- 4) We have received previous comments from the Planning Department with which we have fully complied. So, the design was changed consequentially. From a sequencing point of view, even if changes were possible to retain the tree (and unfortunately, they are not), the request of maintaining the tree would force to another redesigning (making the previous one useless). Usually there is a logical sequence in the requests and timing for introducing comments. Given what occurred and the date of filing of the re-zoning application, the request for retaining the tree appears to be an issue that should be considered surpassed. Asking to chase changes in by-laws or in policies, after an application is formally filed, would make it very difficult for developers to operate, due to the uncertainty of what you can develop and, therefore, what you can pay for the land.

Thank you in advance for your consideration and the approval for the removal of the trees.

Yours truly,

A handwritten signature in black ink, appearing to read 'Eric Gaunder', written over a circular stamp.

Eric Gaunder
 President
 Haydenco Holdings Ltd.



Address: 12060 & 12080 No. 5 Road

File No.: RZ 22-005648

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10580, the developer is required to complete the following:

1. **(Lane Dedication and Design)** Any road dedication required for the establishment of a minimum 7.5 m lane along the eastern property line. The lane must connect with future lane dedication at 12120 No. 5 Road and provide adequate manoeuvring for design vehicles to the satisfaction of the Director of Transportation.
 - a) The site must be designed to allow for SU-9 and garbage/recycling vehicles accessing the site to enter lane in forward motion, turn around, and exit via the lane in forward motion.
 - b) The site and lane design must accommodate WB-50 manoeuvring within the public lane without encroachment into private property and with adequate sight lines.
 - (1) Any additional Dedication and/or SRW required to accommodate WB-50 movements to be confirmed prior to Rezoning Bylaw Adoption, to the satisfaction of the Director of Transportation.
 - (2) Provision of signage within City road dedication to address traffic flow, at the cost of the developer to the satisfaction of the Director of Transportation.
2. **(Adjacent Lane Completion)** Register a legal agreement on Title requiring the establishment of the rear public lane at 12120 No 5 Rd and completion of the subject site's servicing agreement related to the lane, including tie ins, or an alternative interim solution, to the satisfaction of the Director of Transportation prior to the Building Permit issuance for the subject site.
3. **(Lot Consolidation)** Consolidation of all the lots into one development parcel.
4. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
5. **(Landscape Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 4 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	8 cm		4 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City's Tree Compensation Fund for off-site planting is required.

6. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute \$6,912 to the City's Tree Compensation Fund for the planting of (nine) replacement trees within the City.
7. **(City Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute \$1,500.00 to the City's Tree Compensation Fund for the removal of City tree (tag #Ci1).
8. **(ESA Compensation)** Provision of compensation planting associated with the removal of any off-site trees located in an Environmentally Sensitive Area as assessed by a Qualified Environmental Professional and secured through the associated Development Permit.
9. **(Flood Protection)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
10. **(EV Charging)** Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the owner's commitment to voluntarily provide, install, **PLN-148** EV charging equipment for the use of the commercial

Initial: _____

tenants and others as determined to the satisfaction of the City. More specifically, a minimum of 2 of the required parking spaces must be provided with Level 2 EV charging.

11. **(Water Conservation)** Registration of a legal agreement on title ensuring the provision of water conserving plumbing fixtures and high efficiency irrigation.
12. **(Solar Pre-ducting)** Registration of a legal agreement on title ensuring that the building will be pre-ducted for solar photovoltaic or other alternative energy systems to the satisfaction of the Director of Building Approvals.
13. **(Energy Efficiency)** Registration of a legal agreement on title ensuring that building energy use will be a minimum 10% less than current code (BC Building Code) requirements. Compliance will be confirmed at Building Permit stage through energy modelling to the satisfaction of the Director of Building Approvals.
14. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:

- a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Max. Permitted Floor Area (after exemptions)	Min. Voluntary Cash Contribution
Industrial	\$0.30/ ft ²	25,334.91 ft ² (2,354 m ²)	\$7,600.47

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
15. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of the following 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:
- a) City Lane
 - (1) Within the minimum 7.5 m wide lane dedication, design and construction of roll over curbs on both sides, provide pavement, and provide lighting along the east side of the lane.
 - b) Frontage Improvements
 - (1) Widen asphalt surface to accommodate a new parking lane along the east side. Total pavement width be approximately 10.15m. Road widening works to maintain two travel lanes while accommodating a new parking lane, new curb and gutter, grass and treed boulevard and asphalt trail along the east side of the road. The developer's consultant is also required to complete a roadway lighting assessment and recommend lighting upgrade through the Servicing Agreement.
 - (2) On the east side of No 5. Road, from east to west, starting at the property's (west) property line: 1.75 m treed/grass boulevard, 3.0 m wide multi-use pathway, 2.0 m wide treed/grass boulevard, 0.15 m curb and gutter. The Developer is responsible for constructing both interim and ultimate scenarios in coordination with the neighbouring development to the south of the subject site.
 - c) Water Works
 - (1) Using the OCP Model, there is 601 L/s of water available at a 20 psi residual at the No 5 Rd frontage. Based on the proposed development, the site requires a minimum fire flow of 250 L/s.
 - (2) At Developer's cost, the Developer is required to:
 - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (b) Cut and cap all existing water service connections and remove all existing water meters.
 - (c) Install a new 150mm diameter water service connection, complete with water meter and water meter box as per City specifications to service the site.

- (d) 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).

- (3) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

d) Storm Sewer Works

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

- (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- (b) Cut and cap all existing storm sewer service connections and remove associated inspection chambers.
- (c) Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.
- (d) Extend the rear lane existing 200mm storm sewer by approximately 42m and install a new manhole at south PL of 12080 No 5 Rd within the 7.5m lane dedication.
- (e) Install 2 new catch basins connecting to the new manhole located at the rear lane of 12080 No 5 Rd.

- (2) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

e) Sanitary Sewer Works

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

- (a) Extend the existing 200mm sanitary sewer by approximately 41m and install a new manhole at south PL of 12080 No 5 Rd and cap the main.
- (b) Install a new sanitary service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.

- (2) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

f) Street Lighting

- (1) At Developer's cost, the Developer is required to review street lighting levels along all road and lane frontages, and upgrade as required.

g) General Items

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

- (a) Complete other frontage improvements as per Transportation requirements.
- (b) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- (c) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (i) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (ii) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (iii) To underground overhead service lines.
- (d) 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

16. **(Required Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. **(QEP Report)** Submit a report from a Qualified Environmental Professional to assess the five off-site trees. If the trees are determined to be in an Environmentally Sensitive Area (ESA), the submission of an ESA DP* is required to address off-site tree removal and compensation.
 - a) As part of the ESA DP, further review of options to reduce parking at the southeast corner of the site, subject to Traffic Demand Management measures and to the satisfaction of the Director of Transportation.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. 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

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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 10580 (RZ 22-005648)
12060 & 12080 No. 5 Road**

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

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

P.I.D. 009-547-347

North Half Lot 4 Sections 6 and 7 Block 3 North Range 5 West New Westminster District
Plan 11534

and

P.I.D. 009-547-321

South Half Lot 4 Sections 6 and 7 Block 3 North Range 5 West New Westminster District
Plan 11534

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10580”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee

Date: June 28, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 20-919115

Re: Application by 1096255 B.C. LTD. for Rezoning at 12071 2nd Avenue from
"Steveston Commercial (CS3)" Zone to "Commercial Mixed Use (ZMU58) – 2nd
Avenue (Steveston Village)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10571 to create the "Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)" zone, and to rezone 12071 2nd Avenue from "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)" zone, be introduced and given first, second and third reading.

Wayne Craig
General Manager, Planning and Development

WC:mp
Att. 7

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

Staff Report

Origin

1096255 B.C. LTD. (Directors - Ahmad Ayyaz Bajwa & Khalid Hasan) has applied to the City of Richmond for permission to rezone 12071 2nd Avenue from “Steveston Commercial (CS3)” to a new “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” zone in order to develop a three-storey, mixed use building containing approximately 100 m² (1,076 ft²) of commercial space at grade and six residential units above, with vehicular access from the lane to the west. A location map and aerial photo are contained in Attachment 1. Conceptual development plans are provided in Attachment 2.

The subject site is located in the Steveston Village Heritage Conservation Area. It does not contain an identified heritage resource.

Findings of Fact

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

Subject Site Existing Uses

The subject site is currently vacant.

Surrounding Development

To the North: Immediately to the north is an existing three-storey, mixed-use building at 12051 2nd Avenue, zoned “Steveston Commercial (CS3)” with commercial at grade and residential on upper floors.

To the South: Immediately to the south is an existing two-storey, commercial building at 3551 Moncton Street and parking lot zoned “Steveston Commercial (CS2)”. A rezoning application (RZ21-934507) is under staff review for a two to three storey, mixed-use development and will be subject to a separate staff report at the conclusion of staff review.

To the East: Across 2nd Avenue is a one-storey building known as Marine Garage, which is one of the 17 identified heritage resources in Steveston Village, at 3611 Moncton Street zoned “Gas & Service Stations (CG2)”. Also, to the East is a rear portion of 3651 Moncton Street, which is zoned “Steveston Commercial (CS2)”, and has a Development Permit (DP) application (DP24-036438) to add a new storefront on the rear elevation of the existing building for a retail store. The DP application is under staff review and will be subject to a separate staff report at the conclusion of staff review.

To the West: Across the lane is a one to three-storey, mixed-use development, known as the Roderick, zoned “Commercial Mixed Use (ZMU33) – Steveston Village”. The parking access is from the lane.

Related Policies & StudiesOfficial Community Plan/Steveston Area Plan

The subject site is located in the Steveston Village Core Area, and is designated “Neighbourhood Service Centre” in the Official Community Plan and “Heritage Mixed-Use” in the Steveston Area Plan. The proposed mixed-use development is consistent with these land use designations.

The Steveston Village Land Use Density and Building Height Map (Attachment 4) in the Steveston Area Plan allows for the maximum Floor Area Ratio (FAR) of 1.6 and the maximum building height of 12 m (39.4 ft.) and three storeys on the subject site.

The proposed height and density for this project is consistent with the Steveston Area Plan. Permitting density up to 1.6 FAR can be considered where the developer provides voluntary financial contributions to the Steveston Village Heritage Conservation Grant (SVHCG) Program. The contribution amount is applicable to all developable floor area over 1.2 FAR up to a maximum 1.6 FAR and the current contribution rate is \$72.93 per sq. ft. for a total of \$192,156. Of the total contribution, the SVHCG Program contribution may be reduced by the amount of the voluntary cash-in-lieu contribution provided under the City’s Affordable Housing Strategy for the same development. The total required contribution amount is \$50,196.

Affordable Housing Strategy

The City’s Affordable Housing Strategy requires that all rezoning applications that propose 60 or fewer apartment units provide a voluntary cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant has agreed to submit a voluntary cash-in-lieu contribution to the Affordable Housing Fund in the amount of \$15 per buildable square foot (excluding the proposed commercial floor area) for a total contribution of \$141,960 prior to the final adoption of the rezoning bylaw.

Market Rental Housing Policy

The City’s Official Community Plan establishes a policy framework for the provision of market rental housing. Projects including less than 60 residential units are not required to provide purpose-built market rental units, so long as a cash-in-lieu contribution is provided. The applicant has agreed to provide a contribution of \$28,392 (\$3 per buildable square foot, excluding the proposed commercial floor area) prior to the final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

Two rezoning signs have been installed on the subject property: one fronting 2nd Avenue and the other fronting the lane. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning signs on the property.

The Province has granted Royal Assent to Bill 44, Housing Statutes (Residential Development) Amendment Act, 2023. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

Richmond Heritage Commission

The rezoning application was reviewed by the Richmond Heritage Commission on May 10, 2023. An excerpt from the meeting minutes is included in Attachment 5.

The Richmond Heritage Commission supported the application subject to the applicant giving considerations to the comments of the Commission. Comments made by the Commission on the proposal will be addressed through the Development Permit application process.

Analysis

Heritage Consultant Report

The application was submitted prior to Council's endorsement of the enhanced development application review process. However, the applicant has voluntarily engaged a heritage consultant to research the historical context of the site and guide the design development process. The original design was revised based on the recommendations in the consultant's report (Attachment 6) to better reflect the historic residential character of 2nd Avenue.

Built Form and Architectural Character

The proposed development is a three-storey, mixed-use building with at-grade commercial fronting 2nd Avenue and six residential units on the upper levels. Vehicular access to the parkade is from the existing lane to the west. Shared commercial and residential visitor parking for the development are provided directly off the lane, and the residential parking is secured by an overhead gate. The residential units can be accessed through a central courtyard on the second level, and each unit will have a private rooftop deck accessed by an open stairwell. The stair access design avoids any protruding structures, and the rooftop decks are screened from the street by parapets and setback in keeping with the design guidelines.

The proposed building design is directly informed by the historic residential use of the subject site. The building facades are divided into smaller portions and the top storey is set back to express the historic scale and footprint of residential uses on the site. The proposed building also features an asymmetrical design and the residential roof form, which emulates the roof form of the historic house.

In accordance with the Steveston Area Plan Development Permit Guidelines, the building is generally sited at zero lot line to both road frontage and the lane. The commercial entries are recessed to reflect the character of historic buildings in Steveston Village.

Additional design refinement of the architectural form and character, including consideration of comments from the Richmond Heritage Commission, will be addressed thorough the Development Permit application.

Proposed Mixed Use Zone (ZMU58) – 2nd Avenue (Steveston Village) Zone

The proposed new zone allows for similar uses as other mixed-use zones in Steveston Village that include general commercial and residential (apartment) uses.

The new proposed zone includes the following specific provisions:

- General base density of 1.6 FAR;
- A maximum building height of 12 m (3 storeys);
- Parking reductions in accordance with Steveston Area Plan policies; and
- Allowance of 50% of the parking spaces provided to be small car spaces.

With the introduction of new Provincial legislation related to density bonus measures, the proposed application would have a total base density of 1.6 FAR. The rezoning considerations agreed to by the applicant include the voluntary cash contributions toward affordable housing and heritage funds in keeping with existing Official Community Plan Policy.

Registration of a covenant identifying that the building is a mixed-use building and indicating that the building is designed to avoid unwanted noise generated by internal use from penetrating into residential areas will be secured as a rezoning consideration for this project.

Existing Legal Encumbrances

None.

Housing Type and Tenure

The proposed apartment units are all sized to be family-friendly (five three-bedroom units and one two-bedroom units). Consistent with OCP policy respecting multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Transportation and Site Access

Vehicle access will be through the existing lane to the west.

The development contains a total of ten parking spaces: two commercial parking spaces and eight residential parking spaces. Two residential visitor parking spaces will be shared with the

commercial spaces, and 50% of the parking spaces (i.e., five spaces) provided will be small car spaces. The proposal is consistent with the Steveston Area Plan policies that allow 33% reduction for commercial uses and 13% reduction for residential uses from the applicable Zoning Bylaw parking requirements.

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 one (tag#A) bylaw-sized trees on the subject 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#A) located on the site is a 9” calliper maple. The tree abuts a chain link fence near the property line and has been affected by proximity. The tree exhibits low vigour and is also in conflict with the proposed building envelope. This tree is not a good candidate for retention and should be removed and replaced.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove one on-site trees (tag#A). The 2:1 replacement ratio would require a total of two replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m

The applicant proposes to plant at least two trees on-site in the central courtyard. As part of the Development Permit application review process, the number and species of proposed replacement trees is to be refined and additional planting opportunities are to be further examined where appropriate.

BC Energy Step Code and Zero Carbon Step Code

As a Part 3 building under the BC Building Code, the proposed development is subject to the City’s Step Code and Zero Carbon Step Code requirements. The project architect has submitted a letter confirming that the applicable performance targets for each Code have been considered in the proposed design.

Additional details on the Code compliance and the integration of applicable building mechanical systems into the development will be provided through the Development Permit application.

Amenity Space

For each residential unit, private outdoor decks on the rooftop are provided. The sizes of these rooftop decks exceed the minimum required (6 m²) for apartment units. A common outdoor amenity area is not provided for this small-scale mixed use development.

A cash-in-lieu contribution of \$9,600 (\$1,600 per unit) will be required as a rezoning consideration for indoor amenity space based on the Official Community Plan guidelines.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 7. The required works and upgrades include, but not limited to, the following:

- Upgrade the existing water main on 2nd Avenue from Moncton Street to Chatham Street to obtain adequate fire flow, and install a new fire hydrant on 2nd Avenue as per City spacing standards;
- Install a new water service connection and grant a SRW to locate a water meter on-site;
- Install a new storm sewer from Moncton Street to the north property line, complete with manholes;
- Along 2nd Avenue, pavement marking and signage to add angled parking; and
- Upgrade the west lane to match the design and works completed as part of the Roderick Servicing Agreement.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to adoption of the rezoning bylaw. Further design refinements to the proposed form and character will be undertaken as part of the Development Permit application review process, including, but not limited to:

- Compliance with Development Permit Guidelines in the 2041 Official Community Plan and the Steveston Area Plan, including the Sakamoto Guidelines;
- On-site landscape design development, including detailed design for the outdoor courtyard and rooftop decks and review of the size and species of on-site trees to ensure bylaw compliance;
- Further design development in response to the Richmond Heritage Commission's comments, refinement of the proposed window and door treatments and signage design;

- Review of details of the proposed awning projecting over City sidewalk (an encroachment agreement to be obtained prior to issuance of Building Permit);
- Review of acoustical and thermal reports and recommendations prepared by an appropriate registered professional, demonstrating that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements;
- Review of the aging-in-place features and accessibility measures; and
- Review of the sustainability measures.

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 create a new "Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)" zoning district and to rezone 12071 2nd Avenue to this new zone to permit development of a three-storey, mixed use development with commercial at grade and six residential units on the upper levels.

Staff support the rezoning application as it is consistent with the land use, density and height policies within the Steveston Area Plan.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10571 be introduced and given first, second and third reading.



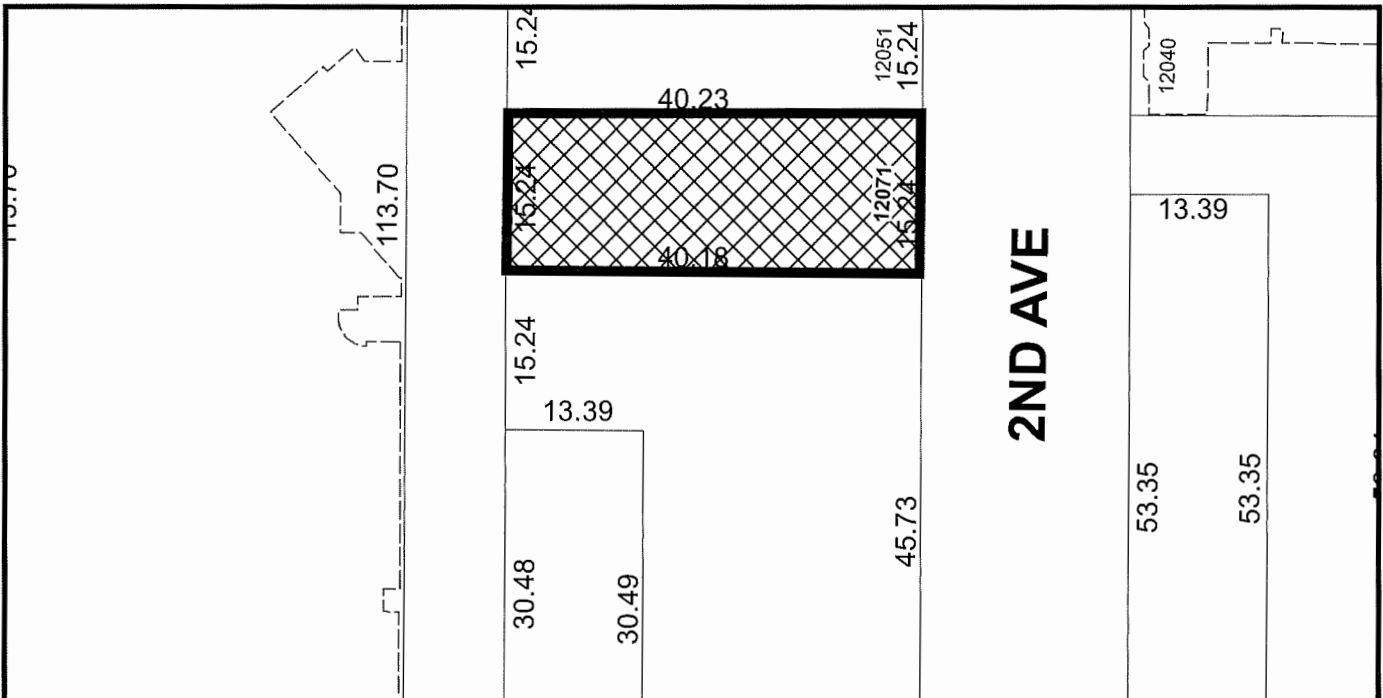
Minhee Park
Planner 3

MP:cas

- Att.
- 1: Location Map and Aerial Photo
 - 2: Conceptual Development Plans
 - 3: Development Application Data Sheet
 - 4: Steveston Village Land Use Density and Building Height Map
 - 5: Excerpt from the May 10, 2023 Richmond Heritage Commission Meeting Minutes
 - 6: Heritage Consultant Report
 - 7: Rezoning Considerations

PROPOSED REZONING

Map showing proposed rezoning in Chatham, New Brunswick. The map displays a grid of streets including Chatham St, Moncton St, Bayview St, 1st Ave, 2nd Ave, 3rd Ave, and No-1 Rd. Various zoning districts are labeled, such as CS3, ZMU26, CS2, ZMU33, CG2, IL, ZMU22, ZMU32, 092, ZR6, RS1/A, RAM1, SI, ZL12, ZMU11, and CS1/E. A specific parcel on Chatham St, between 2nd Ave and 3rd Ave, is highlighted with a cross-hatch pattern and labeled 'CS3'. An arrow points from the text 'PROPOSED REZONING' to this highlighted parcel.



RZ 20-919115

~~PLN - 62~~

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 20-919115

Original Date: 12/10/20

Revision Date:

Note: Dimensions are in METRES

PLN - 63

Attachment 2

(A) CIVIC ADDRESS:	12071 2ND AVENUE, RICHMOND, BC
(B) LEGAL DESCRIPTION:	LOT 5 BLDG 7 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NWD 249
(C) LOT AREA:	612 SQ 5587 SF
(D) ZONING USE	CS3
	CURRENT ZONING
	PROPOSED REZONING

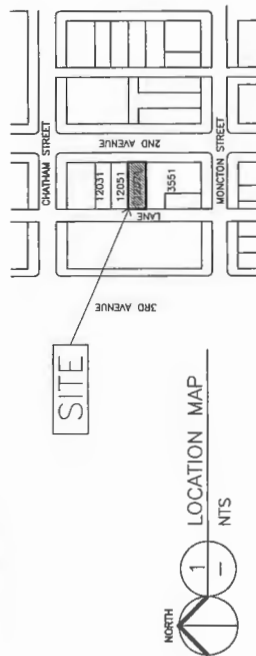
[illegible]

STEP CODE REQUIREMENTS:

ONE CONVERTIBLE DWELLING UNIT IS PROVIDED

ALL THE DWELLING UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS:

- (1) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
- (a) STARWELL HANDRAILS
- (b) LEVER TYPE HANDLES
- (c) PLUMBING FIXTURE AND DOOR HANDLES
- (d) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS.



RZ 20-919115

REZONE

A1

**MIXED USE
DEVELOPMENT AT
12071 2ND AVENUE
RICHMOND BC
DEVELOPMENT SUMMARY**

DEVELOPMENT SUMMARY

PROJECT NUMBER: 20-13
ISSUED: 7/2/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 20-13_TSA-240702-RZ.DWG

9	2024-07-02	BULLET VARIANCE IN SMALL PARKING
8	2024-06-28	DELETE VARIANCE IN PARKING PAIRED
7	2024-06-25	RECEIVED PDPT 0008 FOR CITY COMMO
6	2024-06-06	REVISED PDPT CITY DUAL COMMO
5	2024-06-28	REVISED PDPT CITY COMMO FOR SECURITY AND ELEVATION COMMO
4	2023-03-31	REVISED PDPT CITY COMMO
3	2022-04-09	REVISED PDPT CITY COMMO
2	2021-03-28	PARKING LAYOUT ADJUSTED
1	2021-01-06	PARKING LAYOUT REVISED

216 288 W 8TH AVENUE VANCOUVER BC
V5Y1N5
TEL: (604) 505-2099

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PERMISSION.

- ISSUED
- 2020.11.02 ISSUED FOR REZONING APPLICATION
 - 2021.01.08 ISSUED FOR REZONING REVIEW
 - 2022.06.09 ISSUED FOR REZONING REVIEW
 - 2023.03.31 ISSUED FOR CITY REVIEW
 - 2023.04.29 ISSUED FOR CITY REVIEW
 - 2023.06.09 ISSUED FOR CITY REVIEW
 - 2023.06.25 ISSUED FOR CITY REVIEW
 - 2023.06.28 ISSUED FOR CITY REVIEW
 - 2023.07.02 ISSUED FOR CITY REVIEW

PROPOSE LOCATION OF NEW FIRE HYDRANT
NR: 1.22

PROPOSE LOCATION SUBJECT TO SITE SERVICE AGREEMENT

Nail in aluminum
Tag #3108
Site Benchmark
Elevation: 1.30m

9.	2024.07.02	DELETE	VARIANCE IN SMALL PARKING
8.	2024.06.28	DELETE	VARIANCE IN PARKING NUMBER
7.	2024.06.25	RECESS	ENTRY DOOR PER CITY COMMENT
6.	2024.06.06	REVISED	PER CITY EMAIL COMMENT
5.	2024.04.29	REVISED	PER CITY COMMENT FOR SECURITY AND ELEVATION COMMENTS
4.	2023.03.31	REVISED	PER CITY COMMENT
3.	2022.06.09	REVISED	PER CITY COMMENT
2.	2021.03.28	PARKING LAYOUT ADJUSTED	
1.	2021.01.08	PARKING LAYOUT REVISED	
REVISION			

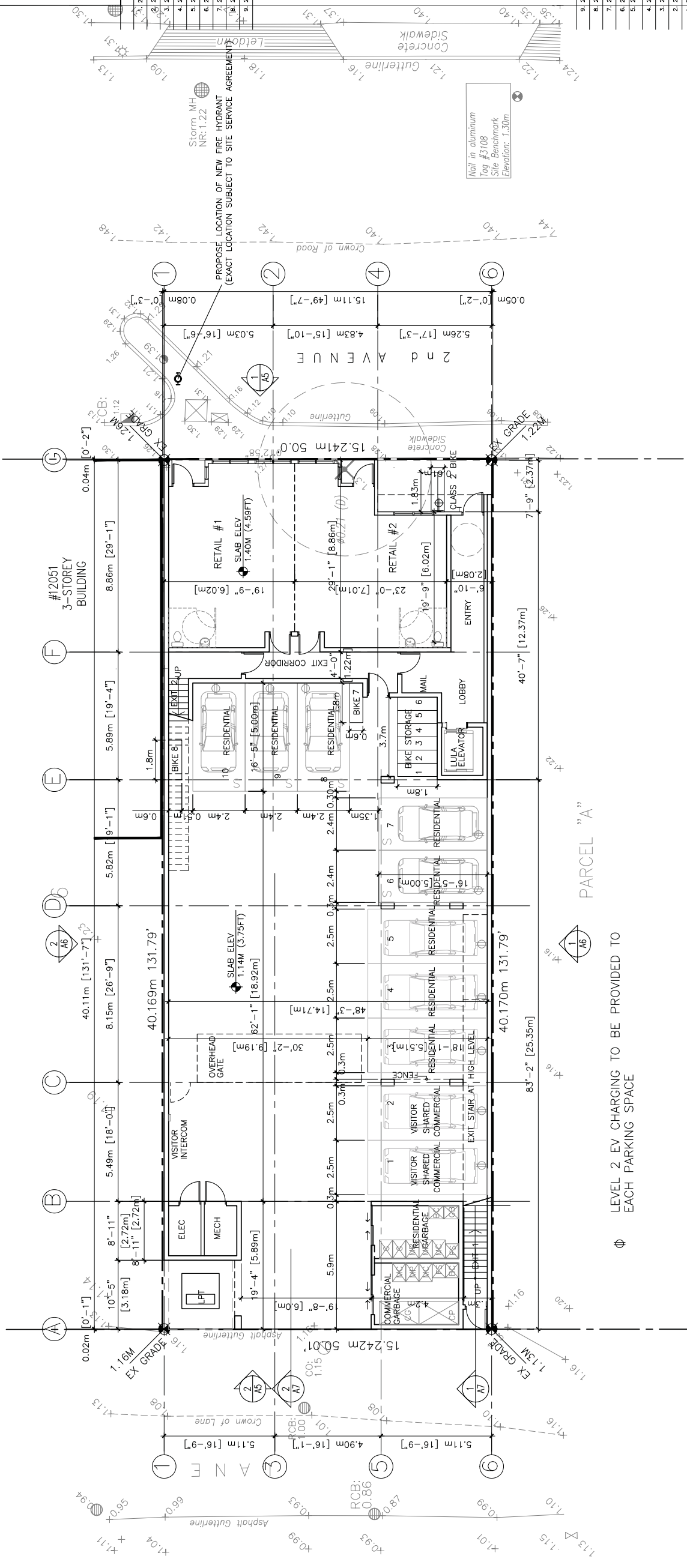
MIXED USE
DEVELOPMENT AT
12071 2ND AVENUE
RICHMOND BC
1/F SITE PLAN

PROJECT NUMBER:	20-13
ISSUED:	7/2/2024
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	20-13_TSA_240702-RZ.DWG

A2

REZONE

RZ 20-919115



GARBAGE NOTES	
	G= GARBAGE
	FS= FOOD SCARPS
	GB= GLASS JARS & BOTTLES
	BC= BEVERAGE CONTAINERS
	MC= MIXED CONTAINER
	MP= MIXED PAPER
	CG= 3CU YD COMMERCIAL GARBAGE
	CP= 3CU YD PAPER BIN

FINISH GRADE:
NW LOT & BLDG CORNER: 1.16
NE LOT & BLDG CORNER: 1.26
SW LOT & BLDG CORNER: 1.22
NW LOT & BLDG CORNER: 1.13
1.19
AVERAGE GRADE: 1.19 M (3.9')
MAX CROWN OF THE ROAD: 1.42M
SLAB LEVEL: 1.40M



WALL MOUNT LIGHT

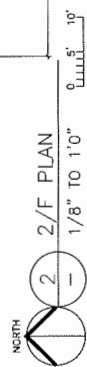
EXISTING TREE TO BE
REMOVED

LEVEL 2 EV CHARGING TO BE PROVIDED TO
EACH PARKING SPACE

9.	2024.07.02	SOLITE VARIANCE IN SMALL PARKING
8.	2024.06.28	SOLITE VARIANCE IN PARKING NUMBER
7.	2024.06.25	REQUEST ENTRY DOOR FOR CITY COMMO
6.	2024.06.06	REQUEST FOR CITY EMAIL COMMO
5.	2024.04.29	REQUEST FOR CITY COMMO FOR SECURITY AND ELEVATION CHANGES
4.	2023.03.31	REQUEST FOR CITY COMMO
3.	2022.06.09	REQUEST FOR CITY COMMO
2.	2021.03.26	PARKING LAYOUT ADJUSTED
1.	2021.01.06	PARKING LAYOUT REQUEST
		REVISION

PROJECT NUMBER: 20-13
ISSUED: 7/2/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 20-13_ISA_240702-RZ DWG

REZONE



RZ 20-919115

ERIC LAW ARCHITECT

1000 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 1T5
 TEL: (604) 566-3079

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NOTES	
1.	2020.11.18 ISSUED FOR PERMITS APPLICATION
2.	2021.04.16 ISSUED FOR PERMITS APPLICATION
3.	2021.04.16 ISSUED FOR PERMITS APPLICATION
4.	2021.04.16 ISSUED FOR PERMITS APPLICATION
5.	2021.04.16 ISSUED FOR PERMITS APPLICATION
6.	2021.04.16 ISSUED FOR PERMITS APPLICATION
7.	2021.04.16 ISSUED FOR PERMITS APPLICATION
8.	2021.04.16 ISSUED FOR PERMITS APPLICATION
9.	2021.04.16 ISSUED FOR PERMITS APPLICATION

1.	2020.11.18 ISSUED FOR PERMITS APPLICATION
2.	2021.04.16 ISSUED FOR PERMITS APPLICATION
3.	2021.04.16 ISSUED FOR PERMITS APPLICATION
4.	2021.04.16 ISSUED FOR PERMITS APPLICATION
5.	2021.04.16 ISSUED FOR PERMITS APPLICATION
6.	2021.04.16 ISSUED FOR PERMITS APPLICATION
7.	2021.04.16 ISSUED FOR PERMITS APPLICATION
8.	2021.04.16 ISSUED FOR PERMITS APPLICATION
9.	2021.04.16 ISSUED FOR PERMITS APPLICATION

MIXED USE

DEVELOPMENT AT

12071 2ND AVENUE

RICHMOND BC

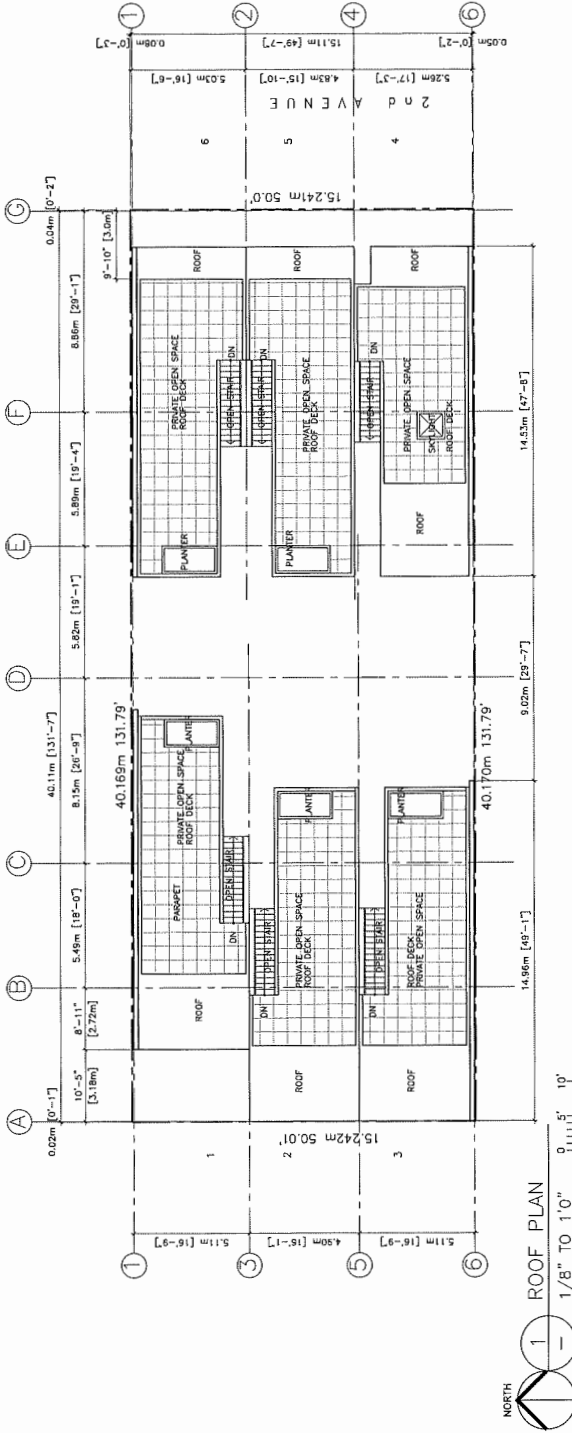
ROOF

PROJECT NUMBER	20-13
ISSUED	7/2/2024
DESIGNED BY	EL
CHECKED BY	EL
FILENAME	20-13_154_240702-12.DWG

A4

REZONE

RZ 20-919115



PLN - 67

ERIC LAW

ARCHITECT

2071 2ND AVENUE, RICHMOND, BC V6X 1A6
TEL: (604) 564-3099

CONCEPT, DESIGN, PERMITTING, AND CONSTRUCTION SERVICES
FOR THE DEVELOPMENT OF A MIXED-USE
BUILDING AT 12071 2ND AVENUE, RICHMOND, BC
V6X 1A6. THE PROJECT IS A MIXED-USE BUILDING
WITH A GROUND FLOOR RETAIL/RESTAURANT SPACE,
OFFICE SPACE, AND RESIDENTIAL UNITS ABOVE.

- REVISIONS

1

2024.11.05

ISSUED FOR PERMITTING APPLICATION

2

2025.01.08

ISSUED FOR PERMITTING REVIEW

3

2025.01.08

ISSUED FOR PERMITTING REVIEW

4

2025.03.25

ISSUED FOR CITY REVIEW

5

2025.03.25

ISSUED FOR CITY REVIEW

6

2025.03.25

ISSUED FOR CITY REVIEW

7

2025.03.25

ISSUED FOR CITY REVIEW

8

2025.03.25

ISSUED FOR CITY REVIEW

9

2025.03.25

ISSUED FOR CITY REVIEW

- 10

2025.03.25

RELATE VARIANCE IN SMALL PARKING
- 11

2025.03.25

RELATE VARIANCE IN PARKING NUMBER
- 12

2025.03.25

RELATE VARIANCE IN PARKING NUMBER
- 13

2025.03.25

RELATE VARIANCE IN PARKING NUMBER
- 14

2025.03.25

RELATE VARIANCE IN PARKING NUMBER
- 15

2025.03.25

RELATE VARIANCE IN PARKING NUMBER
- 16

2025.03.25

RELATE VARIANCE IN PARKING NUMBER
- 17

2025.03.25

RELATE VARIANCE IN PARKING NUMBER
- 18

2025.03.25

RELATE VARIANCE IN PARKING NUMBER
- 19

2025.03.25

RELATE VARIANCE IN PARKING NUMBER
- 20

2025.03.25

RELATE VARIANCE IN PARKING NUMBER

MIXED USE

DEVELOPMENT AT

12071 2ND AVENUE

RICHMOND BC

ELEVATIONS

PROJECT NUMBER: 20-13

ISSUED: 7/2/2024

DRAWN BY: EL

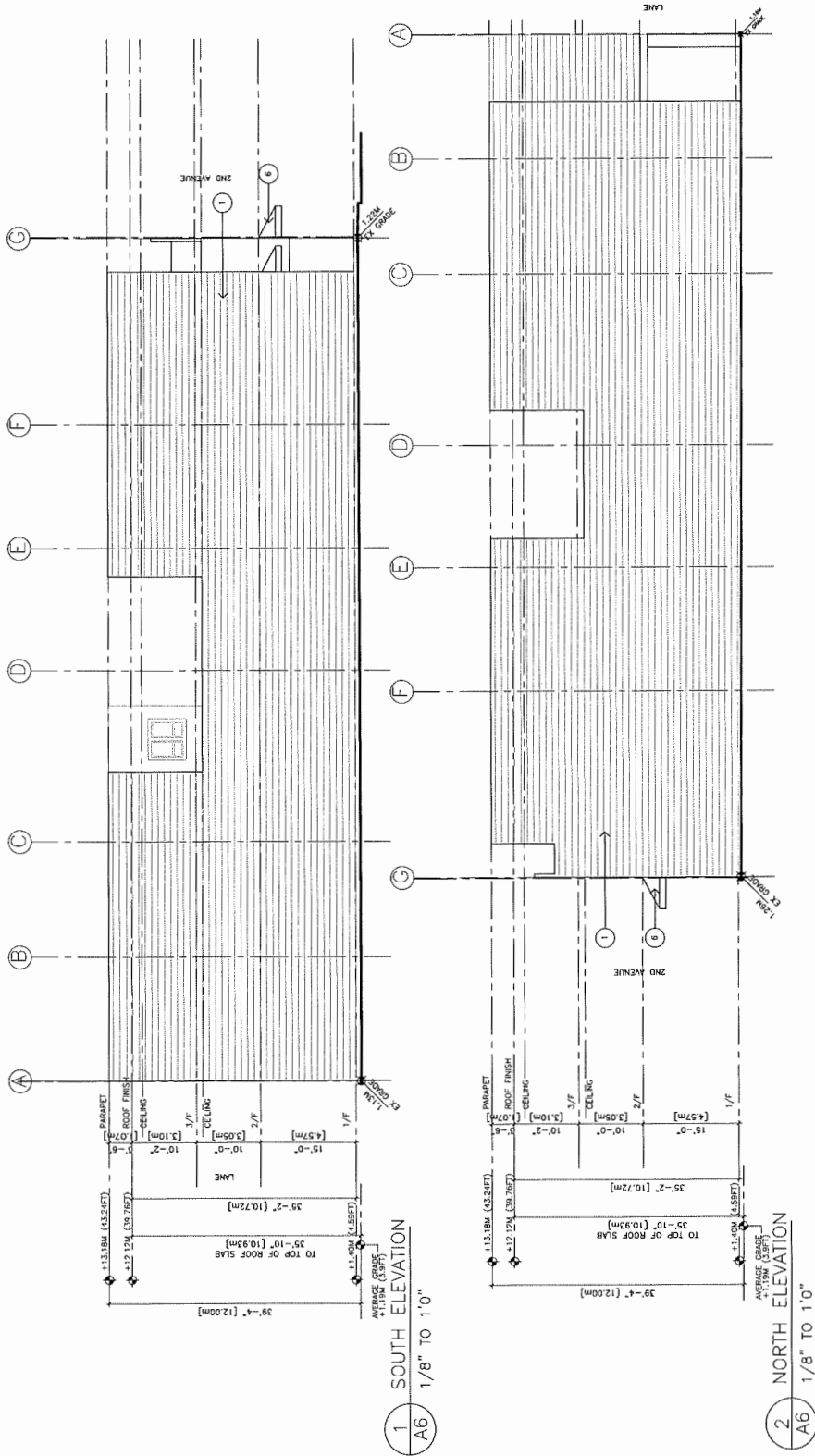
CHECKED BY: EL

FILE NAME: 20-13_04_240702-82.DWG

A6

REZONE

RZ 20-919115



ISSUED	REVISED
1. 2021.11.05 ISSUED FOR REWORKING APPLICATION	
2. 2021.11.09 ISSUED FOR REWORKING REVIEW	
3. 2022.06.09 ISSUED FOR REWORKING REVIEW	
4. 2021.12.13 ISSUED FOR CITY REVIEW	
5. 2023.04.26 ISSUED FOR CITY REVIEW	
6. 2023.04.05 ISSUED FOR CITY REVIEW	
7. 2023.06.25 ISSUED FOR CITY REVIEW	
8. 2023.06.28 ISSUED FOR CITY REVIEW	
9. 2023.07.22 ISSUED FOR CITY REVIEW	

9	2024.07.02 DELTE VARIANCE IN SMALL PARKING
8	2024.06.28 DELTE VARIANCE IN PARKING NUMBER
7	2024.06.25 REDUCE ENTRY DOOR FOR CITY COMMENTS
6	2024.06.06 REVISED FOR CITY SMALL COMMENT
5	2024.05.29 REVISED FOR CITY COMMENT FOR COURTNEY AND ELIZABETH COMMENTS
4	2023.02.01 REVISED FOR CITY COMMENT
3	2022.08.09 REVISED FOR CITY COMMENT
2	2021.03.25 PARKING LAYOUT ADAPTED
1	2021.01.05 PARKING LAYOUT REJECTED
	REVISIONS

SECTIONS

PROJECT NUMBER: 20-13
ISSUED: 7/2/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 20-13_TSA_240702-RZ.DWG

REZONE

SECTION
1/8" TO 1'0"

PLN - 70

SECTION
1/8" TO 1'0"

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ISSUED	
2020.11.05	ISSUED FOR FLOWING REVIEW
2021.01.06	ISSUED FOR FLOWING REVIEW
2021.01.06	ISSUED FOR FLOWING REVIEW
2021.01.31	ISSUED FOR CITY REVIEW
2021.04.29	ISSUED FOR CITY REVIEW
2021.06.09	ISSUED FOR CITY REVIEW
2021.06.25	ISSUED FOR CITY REVIEW
2021.08.28	ISSUED FOR CITY REVIEW
2022.07.02	ISSUED FOR CITY REVIEW

HERITAGE COLOURS		GOLDEN BROWN		SILVER GREY		PALE BLUE
SHERWIN WILLIAMS MATCHING COLOURS		CAJUN RED SW 0008		GRAY MATTERS SW 7066		REFLECTING POOL SW 6485

EAST ELEVATION (CONTEXT)
1/8" TO 1'0"
AVERAGE GRADE ()
+1.19M (3.91ft)

PLN - 71

**MIXED USE
DEVELOPMENT AT
12071 2ND AVENUE
RICHMOND BC
COLOURS**

PROJECT NUMBER: 20-13
ISSUED: 7/2/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 20-13_TSA_240702-R

A8

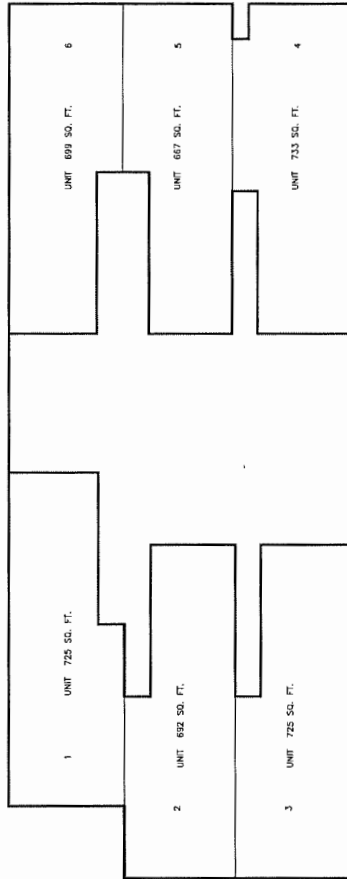
REZONE

RZ 20-919115



3/F

DWELLING UNIT 1
TOTAL 1522 SQ. FT.



DWELLING UNIT 6
TOTAL 1430 SQ. FT.

DWELLING UNIT 2
TOTAL 1457 SQ. FT.

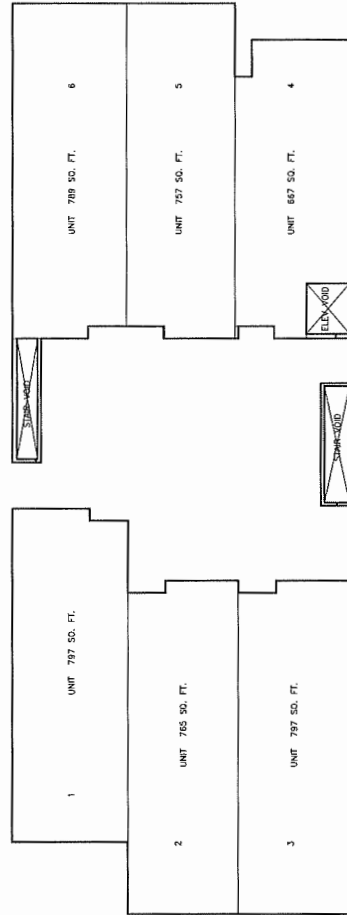
DWELLING UNIT 5
TOTAL 1424 SQ. FT.

DWELLING UNIT 3
TOTAL 1522 SQ. FT.

DWELLING UNIT 4
TOTAL 1430 SQ. FT.

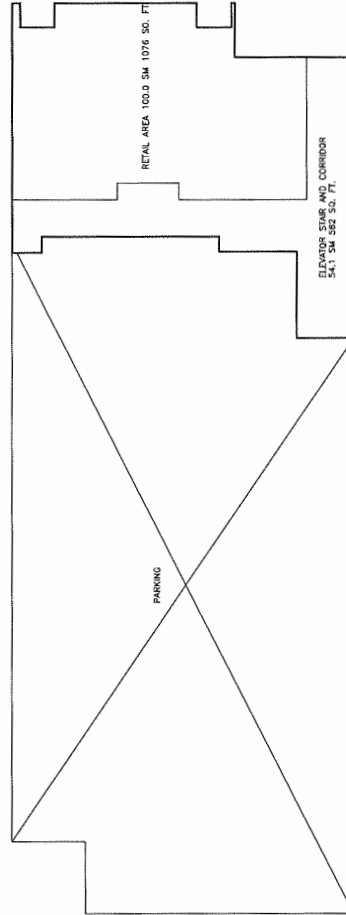
3/F OVERALL FAR AREA 393.9 SM 4241 SQ. FT.

2/F



2/F OVERALL FAR AREA 431.0 SM 4640 SQ. FT.

1/F



1/F OVERALL FAR AREA 154.1 SM 1659 SQ. FT.

RZ 20-919115

ERIC LAW ARCHITECT

1000 15TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: (303) 340-3099

CONTRACT NO. 20-13-15A-240702-02-000
PROJECT NO. 20-13-15A-240702-02-000
DATE: 7/2/2024
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 20-13-15A-240702-02-000

1.	2020-11-18	ISSUED FOR RECORDING
2.	2021-01-18	ISSUED FOR RECORDING
3.	2021-01-18	ISSUED FOR RECORDING
4.	2021-01-18	ISSUED FOR CITY REVIEW
5.	2021-01-18	ISSUED FOR CITY REVIEW
6.	2021-01-18	ISSUED FOR CITY REVIEW
7.	2021-01-18	ISSUED FOR CITY REVIEW
8.	2021-01-18	ISSUED FOR CITY REVIEW
9.	2021-01-18	ISSUED FOR CITY REVIEW

1.	2020-11-18	ISSUED FOR RECORDING
2.	2021-01-18	ISSUED FOR RECORDING
3.	2021-01-18	ISSUED FOR RECORDING
4.	2021-01-18	ISSUED FOR CITY REVIEW
5.	2021-01-18	ISSUED FOR CITY REVIEW
6.	2021-01-18	ISSUED FOR CITY REVIEW
7.	2021-01-18	ISSUED FOR CITY REVIEW
8.	2021-01-18	ISSUED FOR CITY REVIEW
9.	2021-01-18	ISSUED FOR CITY REVIEW

**MIXED USE
DEVELOPMENT AT
12071 2ND AVENUE
RICHMOND BC
FAR AREA**

PROJECT NUMBER:	20-13-15A-240702-02-000
ISSUED:	7/2/2024
DRAWN BY:	EL
CHECKED BY:	EL
FILE NAME:	20-13-15A-240702-02-000

FAR

REZONE



RZ 20-919115

Attachment 3

Address: 12071 2nd Avenue

Applicant: 1096255 B.C. LTD.

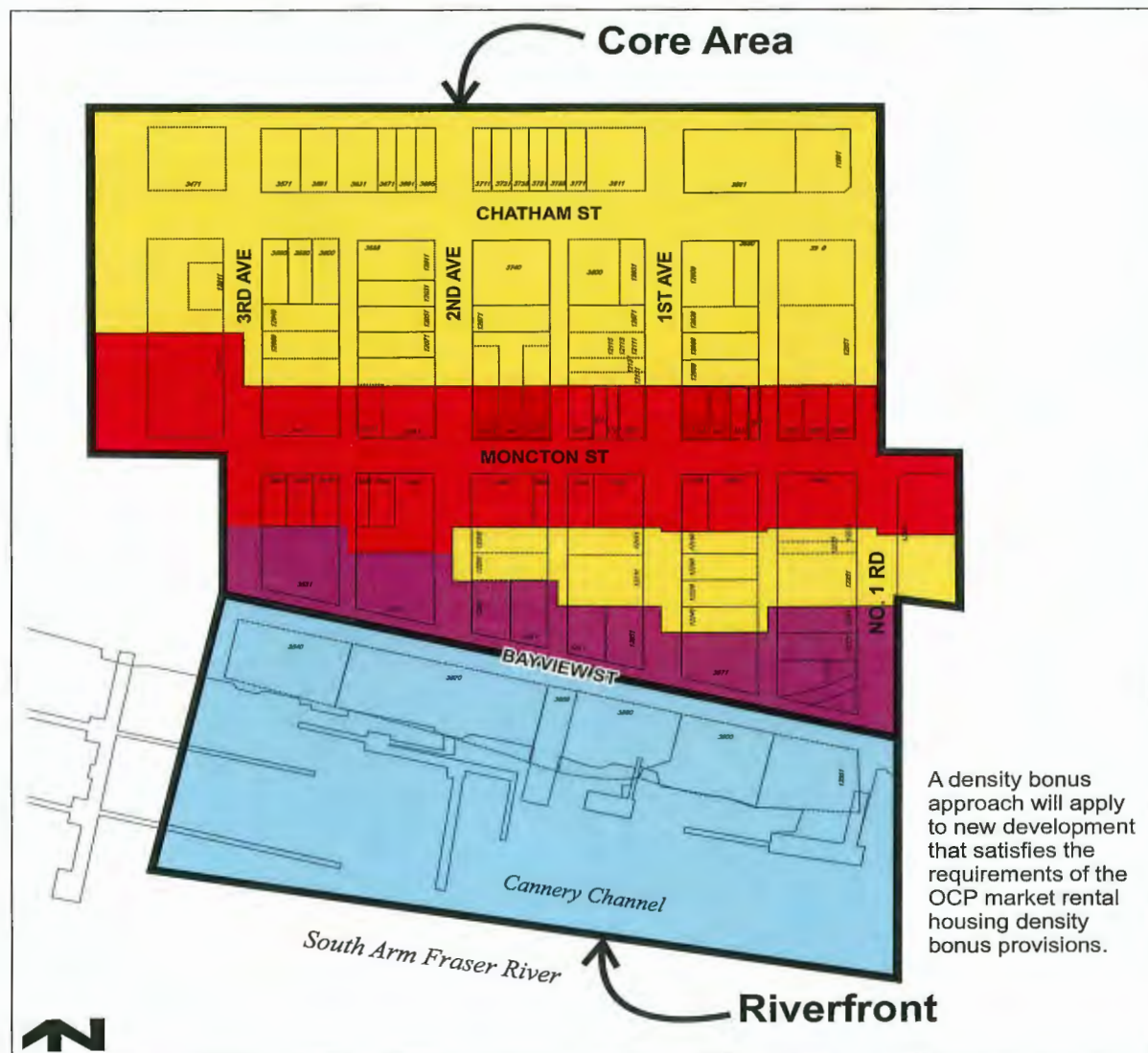
Planning Area(s): Steveston

	Existing	Proposed
Owner:	1096255 B.C. LTD.	TBD
Site Size (m²):	612 m ²	No Change
Land Uses:	Vacant	Mixed Use (commercial and residential)
OCP Designation:	Neighbourhood Service Centre	No Change – complies
Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office above)	No Change – complies
Zoning:	Steveston Commercial (CS3)	Commercial Mixed Use (ZMU58) - 2nd Avenue (Steveston Village)
Number of Units:	Vacant	At grade commercial units and six residential units above

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.6	1.6	None permitted
Lot Coverage (% of lot area):	Max 100%	96%	None
Setbacks (m):	No front, rear or side yard setback	No front, rear, side yard setback	None
Height (m):	Max 12 m	12 m	None
Off-street Parking Spaces – Total:	Commercial - 2 spaces Residential - 8 spaces Visitor (shared with Commercial)	Commercial - 2 spaces Residential - 8 spaces Visitor (shared with Commercial)	None
Off-street Parking Spaces – Small car	Max 50% (5 spaces)	Max 50% (5 spaces)	None
Class 1 Bicycle Parking Spaces	8 spaces (1.25 space per unit)	8 spaces	None
Class 2 Bicycle Parking Spaces	2 spaces (0.2 space per unit)	2 spaces	None

Steveston Village Land Use Density and Building Height Map

Bylaw 10392
2022/12/22



	Maximum FAR	Maximum Storeys	Maximum Building Height
Core Area, generally	1.6	3	12 m *
Core Area, Bayview Street (North)	1.2	3**	Varies due to grade elevation difference north of Bayview Street
Moncton Street **	1.2	2	9 m *
Riverfront Area	1.2	2	9 m***

Bylaw 10392
2022/12/19

* Maximum building height may increase where needed to improve the interface with adjacent existing buildings and streetscape, but may not exceed the maximum storeys.

** Three storey building height for buildings along the north side of Bayview Street shall Include two storeys over a parkade structure.

Bylaw 10392
2022/12/19

*** Maximum building height along the south side of Bayview Street shall not exceed two storeys above finished site grade.

**Richmond Heritage Commission
Excerpt of Meeting Minutes
May 10, 2023, 7:00 pm**

Cisco Webex Online Meeting

3. New Business

a) Rezoning Application for 12071 2nd Avenue (RZ20-919115)

Virendra Kallianpur, Program Manager, Urban Design, provided an introduction highlighting the site context, and requested the Commission provide commentary on the alignment of the proposal with the Steveston Village Conservation Strategy, the proposed façade to reflect historical lot lines, and the overall design aspects including scale, massing, height and materials.

Elana Zysblat, Ance Building Services, provided the history of the site, its heritage significance and development chronology, with the aid of a visual presentation, highlighting the following:

- From the 1880s up until the late 1970s, the avenues between Moncton Street and Chatham Street were primarily residential blocks, dominated by single-family, wood-frame dwellings. Most of the houses in the block shared a simple vernacular design.
- With the industrialization of the town in the 1970s, the lot was used by Rod's Building Supplies for over 40 years. After the Sakamoto guidelines were published in the 1980s, new mix-used buildings were constructed to the north of the subject lot, and these buildings fundamentally altered the historic character of 2nd Avenue.
- The proposed design reflects the historical single family residential use of the subject lot, and evolution of this section of Steveston Village.

Eric Law, Eric Law Architecture Inc., with the aid of a visual presentation, provided a design rationale and site layout, noting the following:

- The proposed design includes the following elements that reflect the historic use of the site: a smaller scale façade footprint, reduced perceived building height, vernacular details in the façade design, a low-pitched gable roof, and the use of historic colours.
- The proposed building consists of ground-level retail space and six residential units above with parking access from the lane.

Donald V.S. Duncan, landscape architect, with the aid of a visual presentation, provided an overview of the landscape design. Mr. Duncan noted that the design intent was to create a courtyard reminiscent of an early 20th century aesthetic with a series of planter boxes with a variety of planting materials. Tiles are proposed as a paving material to provide a friendly courtyard appearance.

In response to the Commission's questions, the consultant provided the following additional information:

- Historic landscaping was rural with no urban infrastructure. Most homes had gardens in the back, and landscaping was simple and vernacular.
- The trees proposed in the courtyard meets the City's replacement tree requirements.
- No additional landscaping is proposed in front of the site, and the off-site changes will be mainly the sidewalk upgrade.
- All the utilities and servicing is provided on the lane side, and the parking area is not secured with a gate.
- The proposed building is about 3.5 ft. taller than the neighbours' building to the north due to the higher ceiling height requirement for the ground level to meet the transportation requirements.
- The front façade of the proposed building aligns with the façade of the neighbouring building, but the top level would be recessed.
- The south elevation will be finished with Hardi-siding. A three-storey building is proposed immediately to the south, so the south elevation would not be visible once the adjacent development is complete.

The comments from the Commission were as follows:

- The asymmetrical approach works well, and the front façade design is appealing.
- A steeper roof pitch was suggested to make the building more in keeping with the earlier era and provide a more distinct character.
- One member suggested a simpler colour palette for fabric awnings.
- Further refinement of the façade with architectural details, particularly detailing of the era such wood trims, extended overhangs, decorative light fixtures, cornice details and thicker railing, would add more visual interest.
- A mix of Hardi siding and wood would be helpful to give the building a sense of historical feeling.
- The proposed design is consistent with the character of Steveston Village. Depth created by recesses and notches is effective. Different façade treatments can be further enhanced to distinguish the façades as much as possible.
- Further design development is required for the flat parapet of the top storey. Planters can be placed or the depth can be increased.
- Attention needs to be paid to minimize the look of the firewall between the proposed building and the neighbouring building to the north.
- It would be helpful to understand the history of the landscaping on the site. Some background in the heritage report would be helpful to reference and provide guidance.

- The proposed roof top garden is charming, but poplar would not be an appropriate species. Other trees such as Japanese Maple, Native Crab Apple, which allude to the Japanese Canadian history of the site should be considered.
- The lane façade can be refined with landscaping such as a trellis, planters, vines to add to the vibrancy of the lane.

It was moved and seconded:

That the rezoning application for 12071 2nd Avenue (RZ20-919115) be supported subject to the applicant, City staff and Council giving consideration to the comments of the Commission.

CARRIED

12071 Second Avenue, Richmond, B.C.

Heritage Review

June 2024



Prepared by: Elana Zysblat, CAHP - Ance Building Services

Research and analysis by: Jurian ter Horst

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[illegible]

Throughout the 1880s settlers built homes, farms and shops in what would become known as Steves, later as Steveston. By the early 1890s, there were canneries, a post office, an opera house, churches, a butcher shop, a barber shop, stables, a wharf and hotels. The town flourished in the 1890s and 1910s, mostly relying on farming and canneries (at one point there were fourteen canneries and packing companies in Steveston).

The rapid growth of Steveston in the 1880s and early 1890s can be largely contributed to William Herbert Steves, son to Manoah Steves, after whom the town was named. His luck was short-lived, however, as by 1893 the B.C. Land Company had confiscated all of Steves' properties, including 160 acres of land north of Chatham Street which he had purchased in 1880. Beside settlers originating from Europe, Indigenous peoples and Asian settlers worked and lived in "huts" around the canneries, and made up a large part of the town's community.



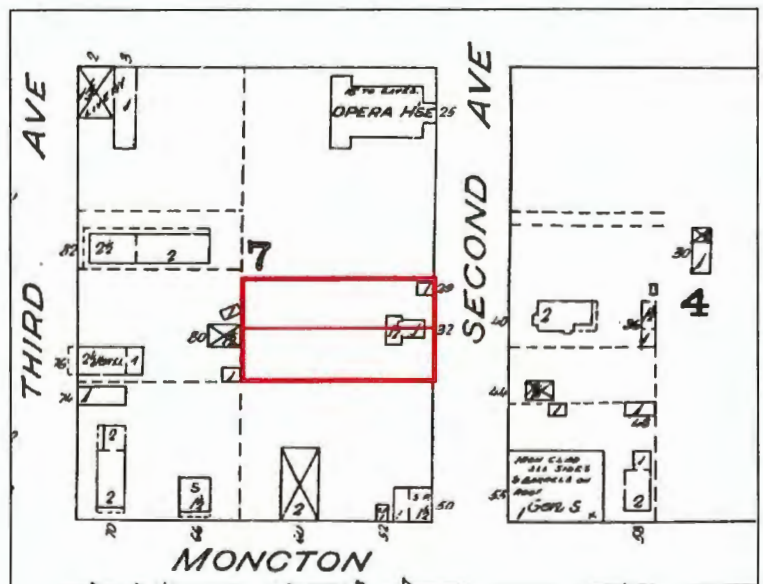
Archival photograph of 2nd Avenue from Bay View Street to the Methodist Church on the northeast corner of Chatham Street and 2nd Avenue in the middle of the picture, c. 1898. (Source: City of Vancouver Archives, Out P681)

Steveston was hit by several large fires, including disastrous fires in 1901 on October 2 and October 8, and a big fire on April 5, 1907 which destroyed a part of Steveston's Chinatown. The Steveston fire of May 14, 1918, which started in a bunkhouse of the Star Cannery, destroyed a great amount of buildings between No. 1 Road and Third Avenue, and south of Moncton Street.



Archival photograph of Moncton Street and 2nd Avenue showing the damage that was caused by the fire on May 14, 1918. (Source: City of Richmond Archives, 1984-17-15)

Prior to the fire of 1918, Second Avenue was Steveston's main street. On Second Avenue south of Moncton Street, stood the town's wharf, the town's first general store, a post office, a bakery, a photography shop, and the Richmond hotel. The Opera House stood at the corner of Chatham Street and 2nd Avenue. Second Avenue north of Moncton Street was transitioned the commercial area of Steveston into the residential area north of Chatham Street.



Built between 1891 and 1895, among the first buildings on Second Avenue between Moncton and Chatham Streets, were a one storey, shack-like structure and a 1.5 half storey dwelling

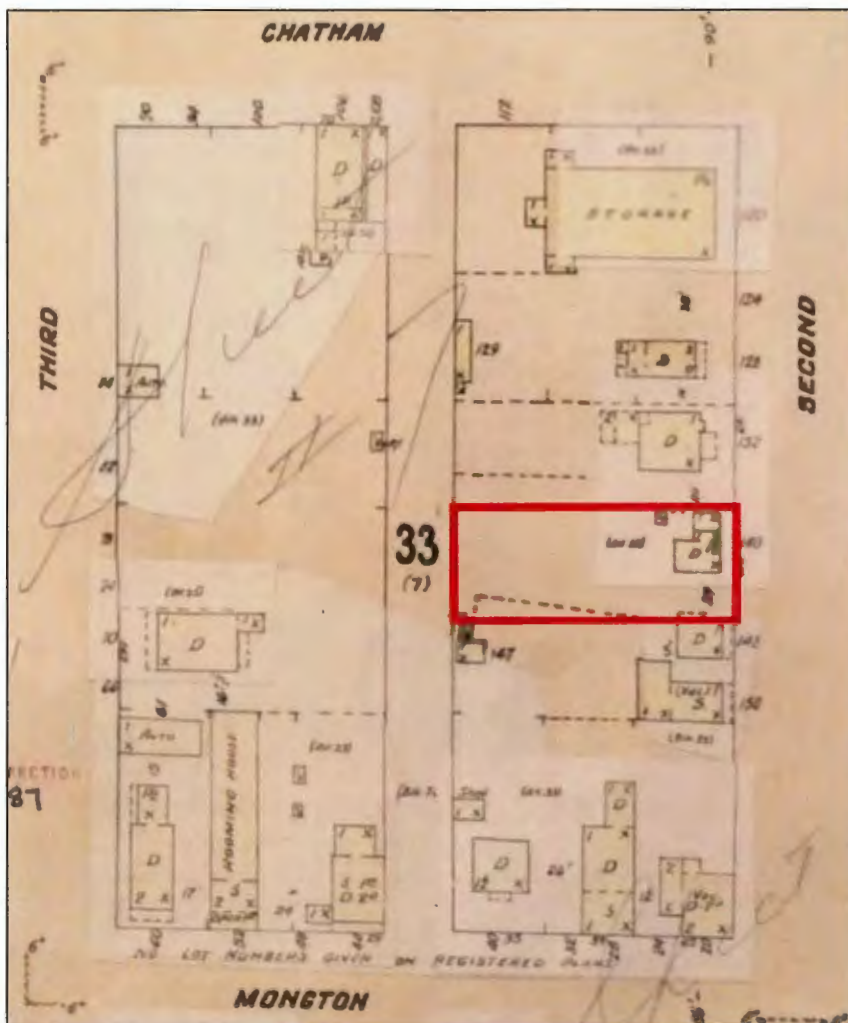
Map of Steveston, c. 1895. It shows Second Avenue between Moncton and Chatham Streets. The building at 32 Second Avenue was built on the property line of lots 4 and 5, outlined in red, both owned by Mrs. Sidney McDonald. (Source: City of Richmond Archives, 1985-132-1)

on lots 4 and 5, with addresses 29 Second Avenue and 32 Second Avenue.

The first-known owner of these lots was Mrs. Sidney McDonald (1854-1933), who also owned lot 6 on this block. Mrs. Sidney McDonald, a widow who was originally from Quebec, ran the Steveston Club. The Steveston Club was founded in 1895 as a club for "mutual recreation and improvement" and served liquor.

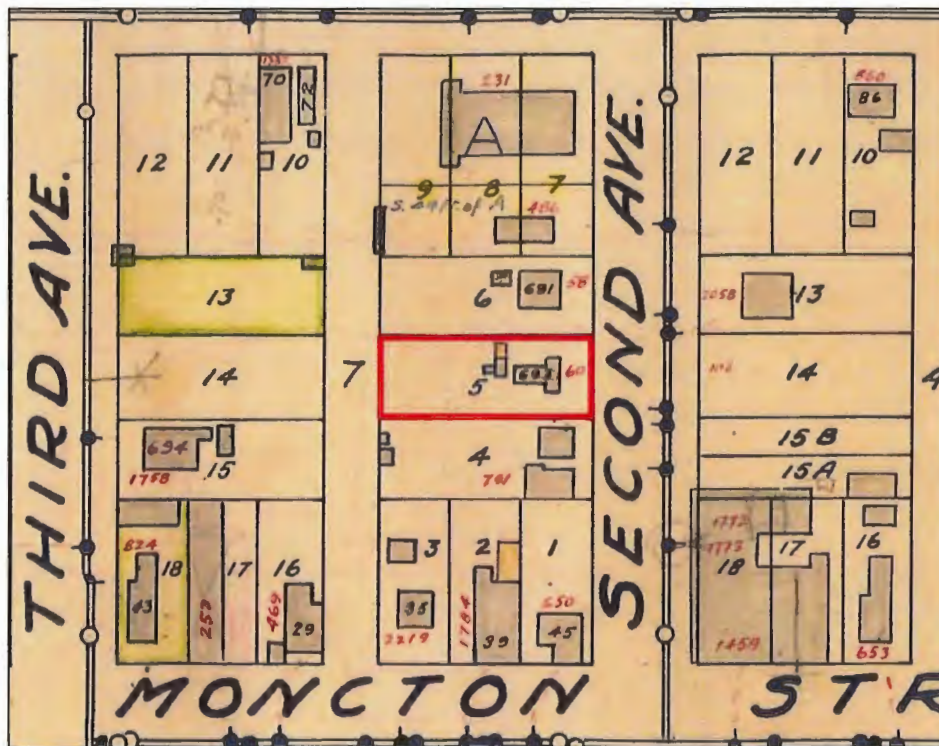
During the first two decades of the twentieth century, Mrs. McDonald developed all three lots she owned on Second Avenue. By 1905 a new structure had replaced the older structure that was built on lots 4 and 5, and new structures were built on lot 4 as well. In 1917, a house was built on lot 6.

The below 1924 map shows the subject lot (lot 5) outlined in red. It now houses the 'new' 1905 house, addressed as 140 Second Avenue. This map also shows the 1917 house on lot 6, and a new dwelling on lot 4.



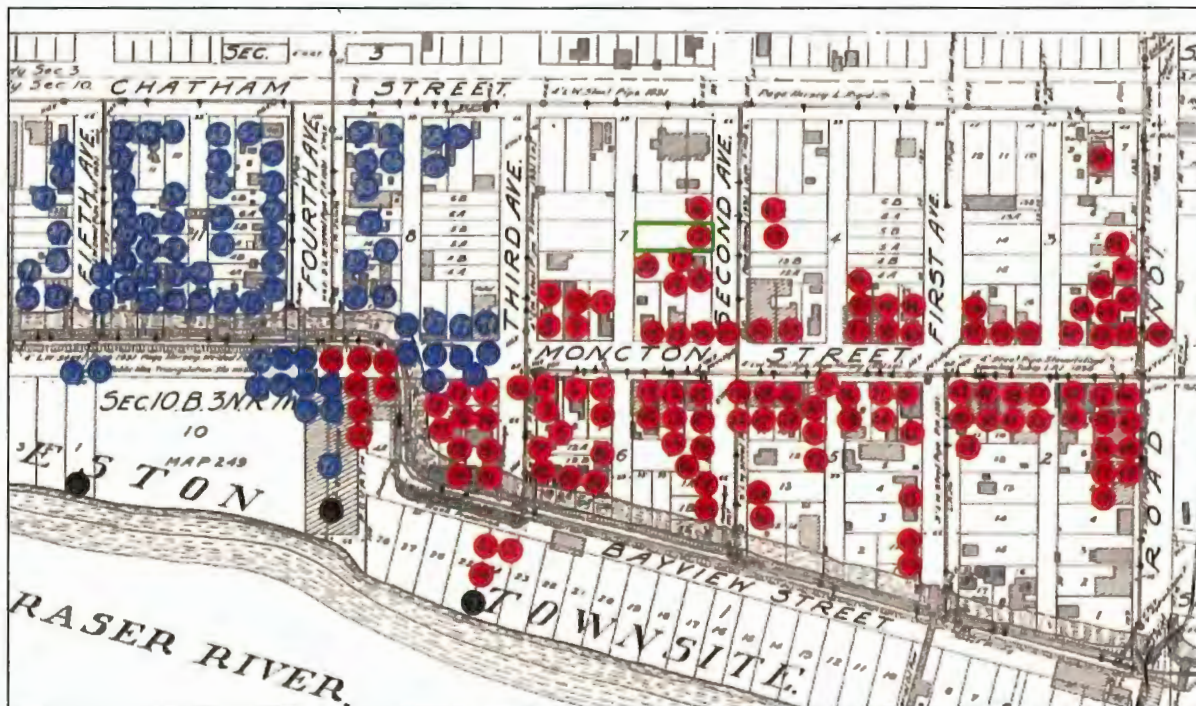
Fire Insurance Map of
Steveston, 1924. (Source:
Preliminary Site
Investigation, 12071
Second Avenue,
Richmond, BC / UBC
Special Collections)

In 1931, a one-storey house with four rooms, wood cladding and shingles was built on the subject lot, which replaced the 1905 house. There was also a wood shed behind the house. Mrs. McDonald lived on Second Avenue when she died on January 28, 1933 (her precise house number is unknown). Her properties were purchased by Samuel A. Moore from Vancouver's Court House in 1936.



Waterworks map from Steveston, 1936. It shows the 1931 house and shed on the subject lot, with the address 693 2nd Avenue. (Source: City of Richmond Archives, 1991-40-18)

Japanese-Canadian fisherman Isamu Shinde, purchased the property in 1937. He lived there with his wife Masako, their two daughters Kiyoko and Norma, and his parents, Kiri and Yoshimatsu. The Japanese-Canadian community was omnipresent in Steveston since it was first settled, and was especially active in the fishing industry. Steveston's Japanese Fishermen's Benevolent Association was founded in 1896, and in the early twentieth century, Japanese institutions such as a Japanese Methodist Mission building on the south side of Chatham and No. 1 Road, Japanese schools, and a Buddhist temple on 1st Avenue, south of Moncton Street were built. By 1919, the Japanese fishermen controlled nearly half of the fishing licenses in Steveston, and at a peak in the 1930s, there were around 3,500 Japanese descendants living in the Steveston area, compared to around 500 European descendants.



The map shows a part of Steveston and the houses that were the homes of Japanese-Canadians in the 1930s. The green box marks the subject lot. The blue and red circles represent the Gulf of Georgia Cannery and Steveston Old Town. (Source: The Japanese Connection in Steveston, British Columbia)

In April 1942, all 250 Japanese-Canadian families that were living in Steveston at the time were forcefully removed from the town and interned in BC's Interior or even further away. Steveston's Japanese community was gone, including the Shinde family, who were moved to Emerson, MB. Their house at 693 Second Avenue was expropriated and rented to Mrs. E. Hackett in July 1942. In March 1943, Robert Manary took over the lease, followed by S.C. Robinson in February 1944. Despite protests by Isamu Shinde, the property was sold later that year to Steve and Anne Tuchak.

The 1931 house was demolished in 1974 or 1975. The residential use of the lot ceased after this and was instead used for lumber storage by Rod's Building Supplies, which was located on the southwest side of the block, at 3471 Moncton Street, until circa 2018.

The subject lot is located within the Steveston Village Character Area (1985/1987) and the Steveston Heritage Conservation Area (2009).

Development Chronology

Year	Development	Address	Source(s)
c.1892/1895 – c.1905	One and one-and-a-half storey dwelling	32 2 nd Avenue	Tax Assessment Rolls 1891/1905
	Small structure	29 2 nd Avenue	Map of Steveston, c. 1895 (CRA, 1985-132-1)
c. 1905 - 1930	One-storey dwelling	140 2 nd Avenue	Tax Assessment Rolls 1905/1906
			Map of Steveston, c. 1911 (CRA, 1985-132-6)
			Fire Insurance Map of Steveston, 1924 (UBC Special Collections)
1931-1974/1975	One-storey dwelling with four rooms	693 2 nd Avenue / 1207 2 nd Avenue	Tax Assessment Rolls 1931
	Shed		Waterworks atlas, 1936 (CRA, 1991-40-18) Landscapes of Injustice / 683 – Isamu Shinde
1974/1975	Demolition	-	City Directories 1974-1975 View of Steveston, 1977 (CRA, 1978-41-9)
c. 1977-2018	Storage place for lumber (Rod's)	12071 2 nd Avenue	View of Steveston, 1977 (CRA, 1978-41-9) Richmond Interactive Map
2018	Vacant	12071 2 nd Avenue	Richmond Interactive Map Google Street View

12071 Second Avenue, Richmond, B.C.

Research Findings

Street Address: 12071 2nd Avenue, Richmond, B.C. V7E 3A5

Legal Address: LOT 5 SEC 10 BLK 3N RG 7W PL NWP249 Lot 5, Block 3N, Sub Block 7, Plan NWP249, Section 10, Range 7W, New Westminster Land District

Dates of Construction:

- c. 1892/1895
- c. 1905
- 1931

Sources: Tax Assessment Rolls 1891/1905, Map of Steveston, c. 1895 (CRA, 1985-132-1)

Use:

- Residential: c. 1895-1974/1975
- Commercial: c. 1975/1977-current

Sources: Tax Assessment Rolls 1891-1942, Map of Steveston, c. 1911 (CRA, 1985-132-6), Fire Insurance Map of Steveston, 1924 (UBC Special Collections), Waterworks atlas, 1936 (CRA, 1991-40-18), Landscapes of Injustice / 683 – Isamu Shinde, City Directories 1947/1969/1973-1975

Original owner: Mrs. Sidney McDonald

Architect(s): Unknown

Residents/owners:

- c. 1905-1933: Mrs. Sidney McDonald
- 1936: Samuel A. Moore (Court of Vancouver)
- 1937-1942 (1944): Isamu & Masako Shinde
- 1942: Mrs. E. Hackett (tenant)
- 1943: Robert Manary (tenant)
- 1944: S.C. Robinson (tenant)
- 1944-c. 1947 (or later): Steve & Anne Tuchak
- 1969: Michael Smith
- 1973-1974: M.E. Frank
- c. 1977-2018: Rod's Building Supplies (storage)

Immediate Context



The subject site is an empty lot (outlined in red in the above 2020 Google Streetview photo), located on the middle lot of the 12000 block's west side on Second Avenue, between Chatham Street and Moncton Street.

The lot to the south of the subject property is a parking lot that serves the commercial building at the northwest corner of Moncton Street and Second Avenue. The two buildings north of the subject site were built in 1990 (12051 Second Avenue) and 1988 (12031 Second Avenue). Both buildings are a product of the Steveston Village Character Area and the Sakamoto Guidelines, which were introduced in 1987.

A similar Sakamoto-informed structure was built on the lot opposite to the subject site in 1996 (12040 Second Avenue). All three buildings are three-storey, mixed-use buildings, with commercial units at ground level and residential units on the second and third floors. The two buildings north of the subject site sit at the property line and have recessed entries.

12071 Second Avenue, Richmond, B.C.



12051 (left) and 12031 (right) Second Avenue. (Source: Google Street View, 2020)



12040 Second Avenue. (Source: Google Street View, 2020)

Subject Site's Summary of Heritage Significance

The site has heritage value for its association with the growth of Steveston in the late 19th- and early 20th- century as a colonial settlement that became of interest to European land speculators, entrepreneurs and Asian settlers - the latter predominantly working in the town's large fishing and cannery industry. It is valued for its historical association with two owners (McDonald and Shinde), for its residential use for over 70 years, as well as its industry-serving use for over 40 years.

The site is valued for its association with the growth of Steveston as a colonial settlement along the Fraser River. The narrow lot is testament to the subdivision of the town in the 1880s and 1890s, when European land speculators claimed and purchased large amounts of land to plan and subdivide Steveston into small lots. Whereas the blocks south of Moncton Street were predominantly planned for commercial use, land-use along the avenues between Moncton and Chatham Streets marked the transition into residential use and farmland north of Chatham Street. The site has further historical value as an example of a growing township (Steveston) and city (Richmond) throughout the 20th century, evident in the recurring address change of the subject lot (from 29 and 32, to 140, 639, 1270 and eventually 12701 Second Avenue).

The site has heritage value for its association with a rare example of a late 19th- and early 20th-century female entrepreneur - Mrs. Sidney McDonald. Mrs. McDonald owned the subject lot as well as the two adjacent lots to the north and south of it, and initiated the first developments on all three lots. She also owned and ran the Steveston Club, one of the many places in Steveston that served liquor.

The site has further heritage value for its association with Steveston's fishing and cannery industry, and the settlement and later internment of Japanese descendants in Steveston. The site was owned by Japanese-Canadian Isamu Shinde, who lived at the house with his wife, their two daughters, and his parents. During the internment of Japanese-Canadians in 1942, the Shinde family was forcefully removed from their house, and they eventually lost their property in 1944. The house was rented between 1942 and 1944.

The site is also valued for over 40 years of industry-serving use, and is testament to the changing character of Steveston that started with the industrialization of the town in the 1970s. The lot was used by Rod's Building Supplies for lumber storage. Rod's served the local community for over 40 years, and was located southwest of the subject site, on Moncton Street.

Archival Images



Aerial view of Steveston, 1947. The red circle marks the four-room house at 1207 Second Avenue.
(Source: Vintage Air, BO-47-1466)



Aerial view of Steveston, February 1952. The red circle marks the house at 1207 2nd Avenue. (Source: CRA, 1997-16-73)



Aerial view of Steveston, July 1952. The red circle marks the house at 1207 Second Avenue. Note the shed on the west elevation. (Source: CRA, 1997-16-86)



Aerial view of Steveston, 1966. The red circle marks the house at 1207 2nd Avenue. (Source: CRA, 1985-4-210)



Aerial view of Steveston, 1977. The red box marks the subject lot, used for storage by Rod's Building Supplies. (Source: CRA, 1978-41-9)



Aerial view of Steveston, 2020. The red box marks the subject lot. (Source: Richmond Interactive Map)

Mrs. Sydney McDonald Of Steveston Is Dead

A well-known resident of Lulu Island, Mrs. Sydney McDonald, aged 86, who came to British Columbia forty years ago, died on Saturday at her home on Second avenue, Steveston. She was a native of Quebec.

She is survived by a brother, Luke Brown of Steveston, and two sisters, Mrs. M. J. Baldwin of Quebec and Mrs. Anne Knowles of Steveston.

Funeral services will be held in T. Edwards Co.'s chapel on Tuesday at 2:30 p.m. Rev. A. J. Williams will officiate and interment will be in the family plot, Mountain View Cemetery.

Mrs. Sidney McDonald passed away in January 1933. (Source: The Province, January 30, 1933)

MCDONALD--PASSED AWAY ON JAN. 28, at the residence, 2nd Avenue, Steveston, Mrs. Sydney McDonald, in her 87th year, leaving to mourn her loss one brother, Mr. Luke Brown, and one sister, Mrs. Anne Knowles of Steveston; also one sister, Mrs. M. J. Baldwin of Quebec. Remains are resting at T. Edwards Co.'s parlors, 10th Avenue and Granville St. Funeral arrangements will be announced later.

Mrs. Sydney McDonald, residing on Second Avenue in Steveston, passed away on January 28, 1933. (Source: The Vancouver Sun, January 28, 1933)

New Proposal Design Rationale

From the 1880s up until the late 1970s, the avenues north of Moncton and south of Chatham were primarily residential blocks, dominated by single-family, wood-frame dwellings, with front and back yards. In the case of the subject property and its immediate block, the entire 12000 block of Second Avenue was made up of single-family homes on both sides, apart from the Moncton Garage which still stands at the southeastern corner.



Crop from Richmond Archives photograph 1997-0016-00073, dated February 1952.

The two existing commercial buildings to the north of the subject lot, and the large corner building to its south on Moncton, are all replacements for historic single-family homes (the one on Moncton was a house with a corner store). These commercial buildings were all built soon after the Sakamoto Guidelines were introduced in 1987. Although these structures adhere to the Sakamoto Guidelines, they have fundamentally altered the historic character of 2nd Avenue, and present false historic buildings, creating confusion about what is old and what is new, and as well as around the authentic story and evolution of this section of Steveston.



Rendering of the proposed development. Source: Eric Law Architect.

The proposed development, above, also adheres to the Sakamoto Guidelines, but rather than present a random commercial building design chosen from the Sakamoto illustrations, it is directly informed by the history of the subject lot in the following ways:

1. The facade expresses the smaller scale/footprint of the single-family house documented to have stood here until 1975, by being visually divided into two smaller 'buildings'.
2. The perceived height of the building is lowered to a more residential scale by setting back the third storey.
3. The facade incorporates two vernacular designs that lack the formality and symmetry of the Sakamoto illustrations, and which better reflect not only the vernacular, informal design of the former historic house, but which better reflect the documented historic streetscape character of these avenues of Steveston.
4. A dominant feature of the new design is a low-pitched gable element which emulates the roof form of the 1931 house which stood on this lot until 1975.
5. The facade colours are chosen from an early 1930s General Paint palette, a Canadian paint company that was created in 1931 and which sold paint locally in BC until it was recently purchased by Sherwin Williams.

The following sections contain the Statements of Significance for the Village, the Avenues and Lanes. Values and Character Defining Elements that the proposed development align with are underlined. *Italic text* explains the alignments.

Proposal Alignment with Steveston Village - Statement of Significance

Values

The heritage value of Steveston lies in the complex threads of its history which, combined with the integration of its natural landscape and resources with human activity, have determined its form, character and cultural associations. This history is embodied in Steveston's historic, aesthetic, social, associative, and natural values.

Steveston is significant as a Fraser River settlement which is representative of British Columbia's natural resource-based development since the 1880s. Its heritage values lie in the evidence it retains of the influences of the agriculture and fishing industries on its growth over time, which enabled it to become one of the most important early West Coast towns. True to William Herbert Steves's vision to make this settlement a major economic centre, destination, and terminus when he pre-empted the land in 1880,

Steveston's history and intrinsic heritage resonate across the province and beyond. Steveston is valued as Richmond's earliest example of city planning. Its grid pattern layout, characterized by small blocks, narrow lots, and rear service lanes, dates to 1888 and reflects the original survey which focused the town site on the river and ensured that the local infrastructure accommodated the needs of both fishing fleets and canneries which were abundant here at the time and continued to thrive until the mid twentieth century.

The proposed development's facade emulates the early 1880s grid pattern of narrow lots.

The location of the commercial core of the village is also significant, as it reflects the importance of the interrelationship between water, rail, and road which played a crucial role in the economic and physical development of the town in the late nineteenth and early twentieth centuries.

Steveston is valued for the extent of its historic character and intrinsic heritage values, seen less in individual buildings than in the cumulative effect its physical and intangible elements have had on its heritage significance since 1880. Its unpretentious working

environment and aesthetic character provide an important counterpoint to its traces of urban complexity, diverse commercial service and retail uses, and range of building types which embody the complexity and vitality of its economic and social history. It evokes a sense of a bygone era, and most significantly retains the character of an early twentieth century small town in an area that is surrounded by major urban development.

The proposed development's facade reflects an unpretentious, working-class design of diverse commercial character, inspired by historic architecture.

Steveston's social values are reflected through its use over almost a century as a community gathering place for residents and business people from the surrounding area. Moncton Street in particular is a testament to the importance of the commercial core of small-town British Columbia; it continues to evolve as the economic and social heart of the village and the primary local source for goods and services, much as it was historically.

The proposed development maintains and contributes to the tradition of a commercial and residential community gathering place. It will offer homes and retail services, as was this area historically.

Steveston's associative values make it an excellent representative example of the effects of boom-and-bust cycles in British Columbia's economic and cultural development since the late nineteenth century. A significant contributor to the social value of the town site is the multi-cultural nature of the residential community and the work force, brought into existence because of the early canneries and fishing fleets. It is significant that Steveston resonates throughout British Columbia, both for its role as an inter-racial community and as a central place of prosperity and promise.

Steveston exists in its current form in part because of the physical and natural environment found in its location at the mouth of the Fraser River. The town site reflects significant natural heritage values; these values are embodied in the ecology of the Fraser River, traces of surviving indigenous vegetation, riverine and terrestrial habitat values, and open spaces such as nearby Garry Point Park. It is also important that the town site is visually connected to its surrounding natural landscapes, with views of Shady Island in the Fraser River and the North Shore Mountains.

Character-Defining Elements

The proposed development is aligned with the CDEs underlined below:

Built/Planned Environment

- Small commercial buildings with wood framed facades and false fronts
- Building details including cornices, brackets
- Strong street wall edges created by the buildings at Moncton Street
- Pedestrian scale
- Commercial streets parallel to the water
- Cross-grid of north/south streets
- North/south streets with visual access to the dyke
- Associative gathering places (Net Shed, hotel)
- Historical patterns and buildings on the north side of Chatham
- Proximity of the residential area to the commercial area

Residential components of the streets:

- Varying street widths
- Original grid layout
- Exposed drainage ditches
- Lack of street curbs in lanes
- Way in which the site reflects original development

Archetypal main street pattern of Moncton Street:

- Multi-use utilitarian lanes and alleyways
- Variety of building styles and construction types
- Evidence of multi-culturalism in the town
- Industrial traces such as the railway tracks

Landscape

- Landscape elements including ditches, bridges, fences, lawn areas and planted areas
- Mature trees which differentiate the residential area north of Chatham
- Containment of the place by the physical landscape feature of the ocean to the west and river to the south
- Slope of the land down from the dyke
- Location of the site 5 kilometres from the mouth of the South Arm of the Fraser River
- Traces of residential gardens
- Significant open spaces that frame the townsite such as Steveston Park, Garry Point Park
- Views from the townsite to the Gulf of Georgia to the south and west, and to the north shore mountains to the north
- Roughness and unfinished nature of parts of the site
- Waterfront

- Direct connection to the waterfront
- Small scale elements including pilings and wharves, rip-rap river edges, fences, signs
- Presence of marine industrial heritage – boats, masts, rigging, wharves, fish sales, fish store
- Sounds, smells of the waterfront
- Relationship of the site to the waterfront
- Evidence of the use of the waterfront
- Clean water and the natural landscape of the river

Uses

- Diverse business activity – you can get most everything you need
- Working nature of the town reflected by commercial and industrial businesses and businesses related to the fishing industry
- Informal pedestrian use of the streets (eg. jaywalking)
- Ability to access the waterfront and the wharves on foot
- Sense of being in a small town, characterized by such elements as diagonal parking on the street, informal lane parking, shortcuts through properties, small scale building, limited area overall.

Proposal Alignment with Steveston's Three Avenues - Statement of Significance

Values

Steveston's three avenues are valued for their physical contribution to the village; they reflect the orientation of the village planning and development to the landscape, and provide view corridors to the North Shore Mountains and Shady Island. With their openness and features which continue to reflect the original survey of the townsite, they make a significant contribution to the small-town sense of place which characterizes Steveston's heritage.

The proposed development reflects the original village orientation, retains mountain views and contributes to the small-town sense of place.

Character-Defining Elements

- Clear corridor for view to mountains
- Lack of traffic lights
- Angled parking in places

Proposal Alignment with Steveston's Three Lanes - Statement of Significance

Values

The lanes in Steveston possess historical value as products of the initial survey for Steveston, which occurred in 1880. They reflect the earliest planning and development of the village, intended to accommodate the needs of both commercial and residential uses in an efficient and logistical manner. The village lanes are also important as informal spaces which connect residential and commercial areas with the dyke and shoreline both physically and visually. Providing informal parking opportunities within the village, they contribute significantly to the cultural value of the small-town sense of place which characterizes Steveston's heritage.

The proposed development introduces a lane building which emphasizes the original lanes and retains their use of connecting informal residential and commercial areas with the dyke and shoreline. The lane aspect of the development contributes to the small-town sense of place.

Character-Defining Elements

- 33' width
- amorphous paved ground plane
- little differentiation between public and private property

Proposal Alignment with Second Avenue - Statement of Significance

Values

Second Avenue is valued for its contribution to the small-town aesthetic of the village. The north/south orientation of the avenues, and their relationships to the natural geography of this area are important reflections of the early land surveys and planning which created the village at this location. Second Avenue is also valued as a thoroughfare in the village, which runs between the residential neighbourhood to the north and the boardwalk associated with Fisherman's Wharf to the south. The historical value of the name of 2nd Avenue is also noteworthy, as it reflects the original survey of the townsite.

The proposed development contributes to the small-town aesthetic of the village, to the thoroughfare aspect of the avenue, to the residential origins of Second Avenue and to the original townsite survey.

Character-Defining Elements

- The absence of traffic lights and the casual flow of pedestrian and vehicle traffic
- The views north to the North Shore Mountains, and south to the dyke and the waterfront
- Angled parking
- The north / south orientation
- Its physical relationships to the residential neighbourhood north of Chatham Street, and the boardwalk at Fisherman's Wharf

Proposal Alignment with West Lane - Statement of Significance

Values

The West Lane possesses historical value as a product of the initial survey for Steveston. It reflects the earliest planning and development of the village, intended to accommodate the needs of both commercial and residential uses in an efficient and logistical manner. Important as an informal space in the village core, it connects residential and commercial areas with the dyke and shoreline both physically and visually. As the most working lane in the village, the West Lane contributes significantly to the cultural value of the small-town sense of place which characterizes Steveston's heritage.

The proposed development's facade emulates the early 1880s grid pattern of narrow lots. The proposed development introduces a lane building which emphasizes the original lanes and retains their use of connecting informal residential and commercial areas with the dyke and shoreline. The lane aspect of the development contributes to the small-town sense of place.

Character-Defining Elements

- 33' width
- amorphous paved ground plane
- little differentiation between public and private property
- abrupt rise to dyke (Bayview Street)
- good view from southern end of North Shore Mountains.
- Loading bays, garage doors

References

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City of Richmond Archives:

- Archival photographs
- City Directories (1902-1976)
- Maps, including Steveston, B.C. [ca. 1895-1911], Steveston Townsite [c. 1932] and Water Works Map [1936]
- Tax Ledgers (1881-1891)
- Tax Assessment Rolls (1905-1942)

City of Vancouver Archives:

- Archival photographs

Community Stories (<https://www.communitystories.ca/>)

Historic Steveston (<https://historicsteveston.ca/>)

Landscapes of Injustice (<https://www.landscapesofinjustice.com/>)

McNulty, Bill. Steveston: A Community History (The Steveston Community Society, 2011)

Mizuta, Haruji. The Japanese Connection in Steveston, B.C. (2006)

Newspapers.com (<https://www.newspapers.com/>)

Next Environmental Inc. "Stage 1 Preliminary Site Investigation for 12071 2nd Avenue, Richmond, BC." Project: 109090101.01 (October 28, 2020)

Richmond Interactive Map (<https://maps.richmond.ca/rim/>)

UBC Special Collections:

- BC Historical Newspapers

Vintage Air Photos (<https://vintageairphotos.com/>)



Address: 12071 2nd Avenue

File No.: RZ 20-919115

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10571, the developer is required to complete the following:

1. **(Flood Protection)** Registration of a flood indemnity covenant on title.
2. **(Affordable Housing)** Contribution of \$15 per buildable square foot (e.g. \$141,960) to the City's affordable housing fund.
3. **(Market Rental)** Contribution of \$3 per buildable square foot (e.g. \$28,392) to the City's affordable housing fund.
4. **(Heritage)** Contribution of \$72.93 per buildable square foot for 0.4 FAR of the site's density (e.g., \$192,156), minus the applicable affordable housing cash-in-lieu contribution (under consideration 2 above) for the development, in accordance with the Steveston Village Heritage Conservation Grant Program (Policy 5900). The total required amount is \$50,196.
5. **(Mixed Use Noise)** Registration of a legal agreement on title that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
6. **(Housing Tenure and Age Restriction)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
7. **(Indoor Amenity)** Contribution of \$1,600 per dwelling unit (e.g. \$9,600) in-lieu of on-site indoor amenity space.
8. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
9. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of the following 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:

Water Works:

- a) Using the OCP Model, there is 205.4 L/s of water available at a 20 psi residual at the 3551 2nd Avenue frontage. Based on the proposed development, the site requires a minimum fire flow of 220 L/s.
- b) At developer's cost, remove and legally dispose of the existing water main on 2nd Avenue.
- c) Upgrade the existing water main on 2nd Avenue to obtain adequate fire flow. At developer's cost, provide a 200mm diameter water main along 2nd Avenue from the existing 200mm diameter water main in Moncton St to Chatham St. The portion from the north property line up to Chatham St will be paid for by the city subject to funding approval. The tie in of the new water main at Moncton St and Chatham St, which will be done by the city crew, shall be paid for by the developer.
- d) Install a new water service connection c/w water meter to be located on-site in a ROW. Dimensions of the ROW, location of the service connection and meters shall be finalized during the SA design process.
- e) Install a fire hydrant on 2nd Avenue as per city spacing standards. The developer will need to coordinate and confirm the location of the hydrant with the Richmond Fire Department.
- f) Prior to the rezoning staff report being written, the Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's lane frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.
- g) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.

- ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
- iii) 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).
- h) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

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) Install a new storm sewer from Moncton Street to the north property line, complete with manholes. Tie the new storm sewer into the existing drainage system north of the property line. Conduct a capacity analysis to determine the acceptable diameter size required to service the proposed site.
 - iii) At developers cost, install new storm service connections for the development site, 3611 Moncton Street, 12040 2nd Avenue, and 3551 Moncton Street complete with inspection chambers.
 - iv) Remove and legally dispose of existing dual system drainage spanning Moncton Street up to the north property line.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Upgrade and extended the existing sanitary line on 2nd Avenue with a new 200mm sanitary sewer to the north property line, complete with manholes.
 - iii) Install new sanitary service connection, complete with inspection chamber.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

- a) At Developer's cost, the Developer is required to:
 - i) Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- a) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the 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
- iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- v) Provide a video inspection report of the existing UTILITIES along the ROAD frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
- (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- xi) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Transportation Works

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

- a) Along the Second Avenue site frontage, renew the existing frontage treatments.
- b) Development to install wheel stops in the five (5) angle parking spaces adjacent to the site's frontage on 2nd Ave using the P-TAC design vehicle to ensure no overhang or encroachment onto the sidewalk.
- c) Upgrade the west laneway to match Steveston lane design and works completed as part of the Roderick Servicing Agreement. This will be included as part of the servicing agreement and will need consultation and confirmation by Engineering.
- d) Reinstate/back-fill street signage and pavement marking affected by the frontage works.
- e) The exact dimensions of the frontage works are to be determined based on legal surveys and the functional road plan design process.
- f) Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works and design off site works to accommodate tree preservation requirements and Transportation elements as noted.
- g) Consult Engineering on lighting and other utility requirements as part of the frontage works.

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

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

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

Prior to a Development Permit* issuance, the following must be completed:

1. **(Landscape Security)** Submission of an appropriate landscape bond/letter of credit for on-site landscaping and registration of an accompanying legal agreement. The landscape plan must include at least two replacement trees with the following minimum sizes:

No. of Replacement Trees	Min. Caliper of Deciduous Tree	Min. Height of Coniferous Tree
2	8 cm	4 m

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

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

Note:

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

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

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

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

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10571 (RZ 20-919115)
12071 2nd Avenue**

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 into Section 20 – Site Specific Mixed Use Zones, in numerical order:

“20.58 Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)

20.58.1 Purpose

The **zone** provides for a combination of commercial, industrial and residential **uses** in the Steveston Village Conservation Area.

20.58.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- government service
- health service, minor
- housing, apartment
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general

20.58.3 Secondary Uses

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

- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.58.4 Permitted Density

1. The maximum **floor area ratio** is 1.6.
2. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.58.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.58.6 Yards & Setbacks

1. There is no minimum **front yard, rear yard** or **side yard setback**.

20.58.7 Permitted Heights

1. The maximum **building height** for the **site** is 12.0 m, containing not more than three **storeys**.

20.58.8 Subdivision Provisions/Minimum Lot Size

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

20.58.9 Landscaping & Screening

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

20.58.10 On-Site Parking

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set-out in Section 7.0 except that:
 - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.
 - b) On-site **vehicle** parking shall be provided at the following rate:
 - i) Non-residential **uses** – on-site parking requirements contained in Section 7.0 of this Bylaw are reduced by 33%

with the exception that a rate of 2 spaces per 100 m² of **gross leasable floor area** be applied to **retail convenience, retail general, retail second hand, service business support, service financial and service personal**.

- ii) Residential **uses** – on-site parking requirements contained in Section 7.0 of this Bylaw are reduced by 13%.

- c) A minimum of 50% of the spaces provided shall be standard spaces.

20.58.11 Other Regulations

1. For **apartment housing**, no portion of the **first storey** of a **building** within 9.0 m of the **lot line abutting a road** shall be used for residential purposes.
 2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 3.0 m in width.
 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“COMMERCIAL MIXED USE (ZMU58) – 2ND AVENUE (STEVESTON VILLAGE)” zone**.

P.I.D. 003-448-614

Lot 5 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10571”**.

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



To: Planning Committee

Date: July 4, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 22-013378

Re: **Application by Larco Investments Ltd. for a Zoning Text Amendment to the
"Light Industrial (IL)" Zone at 3240 No. 4 Road**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10582, for a Zoning Text Amendment to the "Light Industrial (IL)" zone to permit a commercial storage facility having a maximum Floor Area Ratio of 2.0 and restricting the size of a residential security/operator unit to a maximum of 143.74 m², be introduced and given first reading.

Wayne Craig
General Manager, Planning and Development

WC:ta

Att. 7

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Larco Investments Ltd. has applied on behalf of the owner, Steveston Rental Properties Ltd. (Directors: Mansoor Lalji and Amin J. Lalji) to the City of Richmond for a Zoning Text Amendment to the “Light Industrial (IL)” zone to develop a commercial storage facility having a maximum Floor Area Ratio of 2.0 and to restrict the size of a residential security/operator unit to a maximum of 143.74 m². A location map and aerial photograph are provided in Attachment 1.

The proposed zoning text amendment would facilitate the development of a new 42,844.54 m² (461,174.83 ft²) four-storey industrial building on the subject property comprising of 42,700.80 m² (459,627.59 ft²) of commercial storage uses and a 143.74 m² (1,547.24 ft²) residential security/operator unit on the site. The applicant proposes to construct the building in two phases.

Findings of Fact

The subject property currently contains a commercial storage facility with a residential security/operator unit. The existing commercial storage facility contains seven individual structures which are currently in operation, and the existing residential security/operator unit is currently unoccupied.

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- | | |
|----------------------------|--|
| To the North and the East: | Across Highway 99, is vacant land and ramp access to and from Highway 99 on property zoned for “School & Institutional Use (SI)”. To the north-east across Highway 99 and St. Edwards Drive is a hotel complex with restaurant and meeting facilities on a split zoned property zoned “Auto-Oriented Commercial (CA)” and “Small-Scale Multi-Unit Housing (RSM/L)”. |
| To the South: | Single-family dwellings on properties zoned “Small-Scale Multi-Unit Housing (RSM/S)” with access from Kilby Drive, and an industrial building under construction on a property zoned “Light Industrial (IL)” at 3640 No. 4 Road which was the subject of a development permit (DP 20-899883) application issued on September 12, 2022 for two two-storey industrial buildings with vehicle access from No. 4 Road. |
| To the West: | Across No. 4 Road, single-family dwellings on properties zoned “Small-Scale Multi-Unit Housing (RSM/M)” with vehicle access from Kilby Court. |

Related Policies & Studies

Official Community Plan/ West Cambie Area Plan

The subject property is designated “Mixed Employment (MEMP)” in the 2041 Official Community Plan (OCP) and is located in the West Cambie Area. The West Cambie Area Plan’s Land Use Map designation for the subject property is “Commercial/Industrial” (Attachment 3). The proposed Zoning Text Amendment is consistent with the land use designations in both plans.

On February 16, 2021, as part of the Industrial Lands Intensification Initiative (ILII), Council adopted changes to the OCP and Zoning Bylaw 8500 to further encourage the intensification of industrial lands throughout Richmond. Part of the objectives of the ILII, allows for the consideration of increased density on industrial lands to support the development of multi-storey industrial buildings. The proposed Zoning Text Amendment provides for a multi-storey industrial building and a higher utilization of the land, consistent with the objectives of the ILII.

Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSD) Policy “Area 3”. All new aircraft sensitive noise uses may be considered in this area, in accordance with the ANSD policies contained in the OCP.

Prior to final adoption of the Amendment Bylaw, the applicant will be required to register an aircraft noise-sensitive use covenant on Title, acknowledging that the subject lands are located within an aircraft noise-sensitive area and that appropriate building design measures are incorporated into the residential security/operator to mitigate against aircraft noise.

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. In response to the placement of the rezoning sign on the property, staff received one enquiry from the public about the proposed zoning text amendment application.

The enquiry was a phone call from an individual who claimed to be a lessee of one of the existing storage units on-site. The enquirer was concerned about the displacement of existing customers during the construction phase of the new facility.

The applicant has advised that they operate other storage facilities in the Greater Vancouver area. Existing tenants who are impacted by the construction will be offered options, along with incentives, to relocate to another storage facility. Incentives include free rent and subsidized moving costs.

On February 28, 2023, the applicant circulated a letter with information regarding their application to 23 residential properties in proximity to the proposed development. In response, one written submission was received. A summary of the responses received, together with a copy of the information circulated by the applicant and the written submission received are included in Attachment 4.

The written submission (Attachment 4) was received from an individual writing on behalf of the owner of 10351 Kilby Drive, concerned about the taxation of their property given that a portion of the site (10351 Kilby Drive), which is subject to an easement in favour of 3240 No. 4 Road, was being used by the commercial storage operator at 3240 No. 4 Road.

The enquirer was directed to contact BC Assessment Authority regarding any concerns on the property assessment. The property at 10351 Kilby Drive is zoned "Small Scale Multi-Unit Housing (RSM/L)" and is zoned for Residential use only. The applicant has not applied to rezone the portion of 10351 Kilby Drive subject to the easement, and the applicant has been informed that industrial use of 10351 Kilby Drive is prohibited. The proposed application does not include the use of the easement area and proposes landscaping and the installation of a new fence adjacent to 10351 Kilby Drive which will be further reviewed as part of the development permit application.

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

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

Analysis

The applicant proposes to construct a new 42,844.54 m² (461,174.83 ft²) four-storey (17.88 m) industrial building on the subject property comprising of 42,700.80 m² (459,627.59 ft²) of commercial storage use and a 143.74 m² (1,547.24 ft²) residential security/operator unit on the site (Attachment 5).

The applicant proposes to construct the proposed building in two phases and to demolish the existing commercial storage structures as construction proceeds. The applicant has indicated that the phasing of the construction and demolition will allow the business to still be in operation, although at a reduced capacity, during the construction period.

At completion, the service operator (Maple Leaf Self Storage Inc.) plans to have four to six full time employees on site during operating hours.

Built Form and Architectural Character

The building has one main entrance fronting No. 4 Road in the south west corner of the building. The residential security/operator unit is to be located on the second floor right above the building entrance. There would be no direct access from the site to Highway 99. The building is proposed to be setback 18.04 m from No. 4 Road and 19.01 m away from the residential-zoned properties south of the site.

The west side façade is proposed to have roll up doors to provide access to individual storage units. Loading bays are proposed in the south portion of the site in proximity to the site entrance. The north-east portion of the building adjacent to Highway 99, is proposed to have a façade design with varying features and depth.

The proposal includes approximately 27.60 m² (297.20 ft²) of indoor amenity space for employees. An outdoor amenity space located in the front yard, approximately 20.40 m² (220.0 ft²) in area, would also be provided for the use of the employees. The outdoor amenity space is proposed to be in proximity to the building entrance and contains a seating area with a trellis.

Parking spaces are appropriately setback and are located in the front yard adjacent to No. 4 Road and the south yard adjacent to the industrial and residential properties.

Proposed Zoning Text Amendment

To facilitate the proposed development, an amendment to the Light Industrial (IL) zone is required to permit an increase in floor area ratio (FAR) on the subject property from 1.0 FAR to 2.0 FAR limited to commercial storage use and limit a security/operator unit of a maximum size of 143.74 m² (1,547.24 ft²) on the subject site.

Floor Area Ratio

The maximum permitted FAR for properties zoned “Light Industrial (IL)” is 1.0, except in the City Centre where the maximum floor area ratio is 1.2. The applicant proposes to construct a new 42,700.80 m² (459,627.59 ft²) four-storey (17.88 m) industrial building consisting of commercial storage uses with an FAR of 2.0.

Staff are supportive of the requested zoning text amendment as commercial storage is an existing permitted use within the “Light Industrial (IL)” zone and the additional density sought represents a higher utilization and intensification of the site.

The increased FAR aligns with the City’s objective for the intensification of industrial lands. This increased FAR is limited to commercial storage use on the subject site only and would not apply to other properties with the same zoning designation. In addition, the proposed ground floor height of 4.27 m is generally consistent with typical industrial floor heights and could be converted in the future for other industrial purposes.

Residential security/operator unit use:

The development includes a residential security/operator unit, which is a permitted secondary use in the “Light Industrial (IL)” zone. The proposed unit would be located on the second floor, close to the main building entrance and would have two bedrooms and a total floor area of 143.74 m² (1,547.24 ft²).

The applicant has indicated that the residential security/operator unit would provide accommodation for an onsite resident manager to address any after-hour security issues on the property.

Additionally, the applicant has stated that the proposed suite size is in range with that provided at their other storage facilities and it provides accommodation capable of housing on-site caretakers who may have families.

In order to clarify that only one suite is permitted and to establish a maximum suite size, the proposed bylaw would restrict the size of a suite on the subject site to a maximum size of 143.74 m² (1,547.24 ft²).

Prior to final adoption of the amendment bylaw, the applicant is required to:

- Register a legal agreement on Title for industrial developments within 30.0 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
- Register a covenant on Title that identifies the building as a mixed use building and requires the residential security/operator unit to be designed to achieve the Canada Mortgage and Housing Corporation's (CMHC) interior noise standards and ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standards for interior living spaces.
- Register a legal agreement on Title prohibiting the stratification of the residential security/operator unit.

Existing Legal Encumbrances

There is an existing Statutory-Right-of-Way (SRW) [AD107777] for City utilities at the south-west corner of the subject site. This SRW has been identified to no longer be required, as service connection to the site is to be provided from the service connection within No. 4 Road. Prior to bylaw adoption the SRW is to be discharged from Title.

There is also a Covenant [BH194067] in favour of the City for the purpose of allowing the Registered Owner of the subject site erect a sign on the sidewalk portion of No. 4 Road at the entrance to the existing site. This signage is no longer required and any signage will be located on the subject site. Accordingly, prior to bylaw adoption the covenant is to be discharged from Title.

Transportation and Site Access

Vehicular access to the subject site would be provided via No. 4 Road at the south-west end of the property. The proposed access is acceptable to the City's Transportation Department and the Ministry of Transportation and Infrastructure (MoTI).

A Transportation Study was provided by the applicant and has also been reviewed and accepted by the City's Transportation Department and MoTI.

Preliminary Approval of the proposal has been provided by MoTI subject to the development being setback a minimum of 4.5 m from Highway 99 in compliance with the Province's highway setback regulations. This setback would be further reviewed and confirmed as part of the future development permit application.

Landscaping, 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 46 bylaw-sized trees on the subject property six trees on neighbouring properties. There are no bylaw-sized street trees on City property.

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

- Two trees located on site along the north-east property line, specifically tag# 6620 and 6622, are dead and should be removed and replaced.
- 22 trees located on site, specifically tag# 6605, 6606, 6608, 6609, 6610, 6611, 6612, 6613, 6614, 6615, 6616, 6617, 6618, 6619, 6621, 6623, 6624, 6625, 6638, 6639, 6640 and 6641 along the north and north-east property line are in moderate to good condition and should be retained and protected. Retained trees should be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- 13 trees located on site, specifically tag# 6607, 6626, 6627, 6628, 6629, 6630, 6631, 6632, 6633, 6634, 6635, 6636 and 6637 along the north-east property line and in the eastern portion of the site are in moderate condition. The trees are however in conflict with the proposed retaining wall and the development footprint. As identified in the Arborist report, these trees are to be removed and replaced.
- Nine trees located on site along the front property line adjacent to No. 4 Road, specifically tag# 6642, 6643, 6644, 6645, 6646, 6647, 6648, 6649 and 6650 are identified in poor condition due to historic topping by BC Hydro for line clearance. These trees will also be impacted by the removal of the adjacent retaining wall. As identified in the Arborist report, these trees are to be removed and replaced.
- Six trees located off-site, specifically tag# Os1, Os2, Os3, Os4, Os5 and Os6 located on neighbouring properties to the south and south-east of the subject site are to be retained as per Arborist report recommendations. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant intends to remove 24 on-site trees (tag# 6607, 6620, 6622, 6626, 6627, 6628, 6629, 6630, 6631, 6632, 6633, 6634, 6635, 6636, 6637, 6642, 6643, 6644, 6645, 6646, 6647, 6648, 6649 and 6650).

The OCP requires a 2:1 replacement ratio for trees removed, this would therefore require a total of 48 replacement trees. The preliminary landscape plan provides for 103 trees on-site, which exceeds the 2:1 replacement requirement established in the OCP. The size and species of replacement trees and overall landscape design will be further reviewed through the required Development Permit application process.

The required replacement trees are to be of the following minimum sizes minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
48	8.0 cm		4.0 m

Tree Protection

22 trees (tag# 6605, 6606, 6608, 6609, 6610, 6611, 6612, 6613, 6614, 6615, 6616, 6617, 6618, 6619, 6621, 6623, 6624, 6625, 6638, 6639, 6640 and 6641) on the subject site and six trees (tag# Os1, Os2, Os3, Os4, Os5 and Os6) on neighbouring properties to the south and south-east of the subject site 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 6). 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 amendment bylaw, a Tree Survival Security in the amount of \$5,120.00 for each retained tree with 20.0 cm DBH up to 30.0 cm DBH and \$10,240.00 for each retained tree with 31.0 cm DBH to 91.0 cm DBH is required to be submitted prior to final adoption of the amendment bylaw to ensure the protection of retained trees. The total value of the Tree Survival Security is \$215,040.00.
- Prior to final adoption of the amendment bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing building 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.

Public Art

In response to the City's Public Art Program, prior to bylaw adoption the applicant will provide a voluntary cash contribution at a rate of \$0.30 per buildable square foot (2024 rate) to the City's Public Art Reserve Fund; for a total amount of \$137,961.06.

Sustainability

The applicant has indicated that the development will comply with the City of Richmond Building Bylaw and BC Building Code (BCBC) 2024 via either the ASHRAE 90.1-2019 or NECB 2020 compliance pathway.

To meet the energy requirements, the applicant has agreed to provide the following sustainability features:

- High-performance building envelope
- Optimized glazing placement balancing daylight penetration and thermal comfort
- Energy-efficient lighting fixtures
- Energy-efficient mechanical system
- Low flow plumbing fixtures
- Incorporation of on-site renewables (i.e. solar photovoltaics)
- Outlets capable of providing Level 2 EV charging for a portion of the parking spaces

The proposed sustainability features will be further evaluated as part of the development permit and building permit review process.

Site Servicing and Frontage Improvements

Prior to zoning text amendment bylaw adoption, the Applicant is required to enter into a Servicing Agreement for the design and construction of the following, including but not limited to:

- Frontage Improvements along No. 4 Road
- Related water, storm sewer and sanitary sewer connections to the subject site, along with public and private utility improvements

Detailed site servicing and frontage improvement requirements are identified in Attachment 7.

Development Permit

Submission and processing of a Development Permit (DP) application, to a level deemed acceptable by the Director, Development, is required prior to final adoption of the zoning text amendment bylaw.

At DP stage, additional development design will be reviewed with respect to the following items:

- Design Guidelines: compliance with Development Permit Guidelines for industrial developments in the 2041 Official Community Plan (OCP).
- Demolition and Construction Phasing: the proposed building and use of the site during construction will be reviewed to ensure site planning is appropriate.

- Building Frontage: opportunities for visual interest through design development to improve the urban design of the building frontages.
- Residential Interface: refinement of the site plan and landscape plan to ensure all portions of the site interfacing with residential properties provide appropriate edge conditions.
- Lighting Plan and Shadow Study: lighting and shadowing to be further reviewed to minimise any negative impact to adjacent properties.
- Tree management and Landscaping: refinement of the landscape design and tree management scheme to ensure the protection and long-term health of retained trees. Planting of the required replacement trees will also be reviewed.
- Pedestrian Circulation: opportunities to enhance pedestrian circulation and accessibility throughout the site.
- Sustainability: consideration of measures to enhance the building's performance in coordination with its architectural expression, including the use of solar photovoltaics (PV) will be explored through the DP process.
- Crime Prevention through Environmental Design (CPTED): opportunities to incorporate CPTED measures to promote security and casual surveillance.
- Parking, Loading and Waste Management: further design of vehicle parking and circulation, truck manoeuvring, waste management activities, and related features and spaces.

Additional areas for further design development may be identified as part of the Development Permit application review process.

Financial Impact or Economic Impact

The Zoning Text Amendment 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

Larco Investments Ltd. has applied for a Zoning Text Amendment to the “Light Industrial (IL)” zone to permit a commercial storage facility having a maximum Floor Area Ratio of 2.0 and restricting the size of a residential security/operator unit to a maximum of 143.74 m²

The proposed zoning text amendment application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and West Cambie Area Plan.

The list of zoning text amendment considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

July 4, 2024

- 11 -

RZ 22-013378

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10582 be introduced and given first reading.



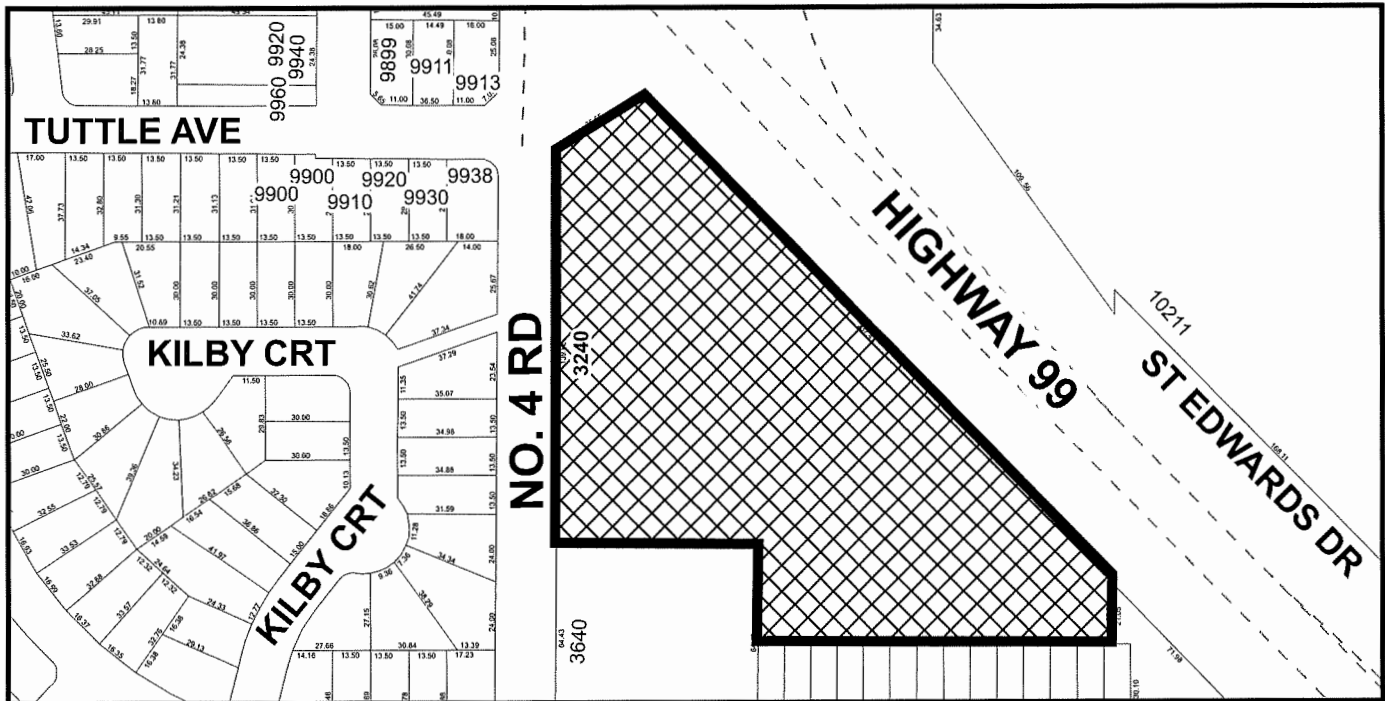
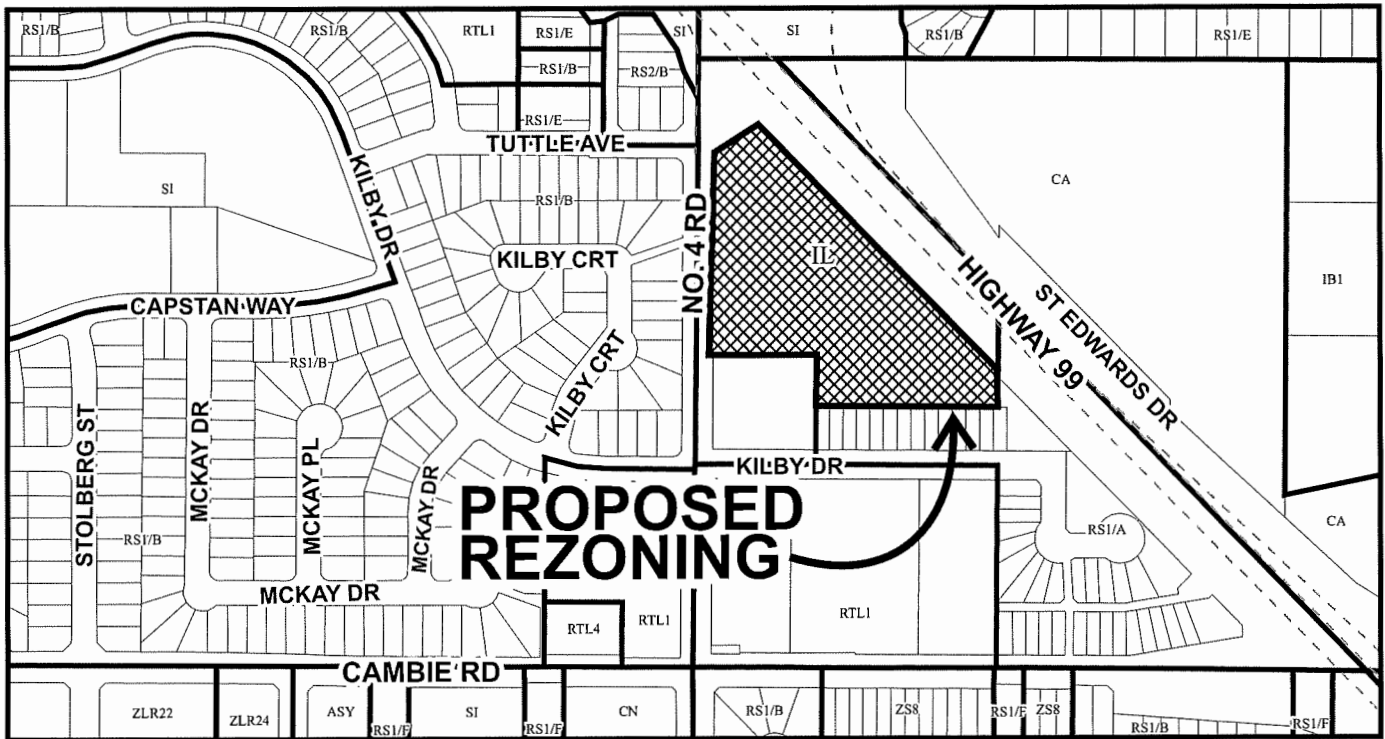
Tolu Alabi
Planner 2
(604-276-4092)

TA:he

- Att.
- 1: Location and Aerial Map
 - 2: Development Application Data Sheet
 - 3: West Cambie Area Plan
 - 4: Public Consultation and Email Correspondence
 - 5: Conceptual Development Plans
 - 6: Tree Management Plan
 - 7: Zoning Text Amendment Considerations



City of Richmond



RZ 22-013378

PLN 127

Original Date: 06/01/22

Revision Date: 06/06/22

Note: Dimensions are in METRES



City of Richmond



RZ 22-013378

Original Date: 06/01/22

Revision Date: 06/06/22

Note: Dimensions are in METRES



RZ 22-013378

Attachment 2

Address: 3240 No. 4 Road

Applicant: Larco Investments Ltd.

Owner: Steveston Rental Properties Ltd. (Directors: Mansoor Lalji and Amin J. Lalji)

Planning Area(s): West Cambie

Gross Floor Area: 43,560.97 m² Net Floor Area: 42,844.54 m²

	Existing	Proposed
Owner	Steveston Rental Properties Ltd	No Change
Site Size	21,361.67 m ²	21,361.67 m ²
Land Uses	Commercial Storage and Residential Security/Operator Unit	No Change
OCP Designation	Mixed Employment	No Change
Area Plan Designation	Commercial/Industrial	No Change
Zoning	Light Industrial (IL)	No Change
Number of Units	One (1)	No Change

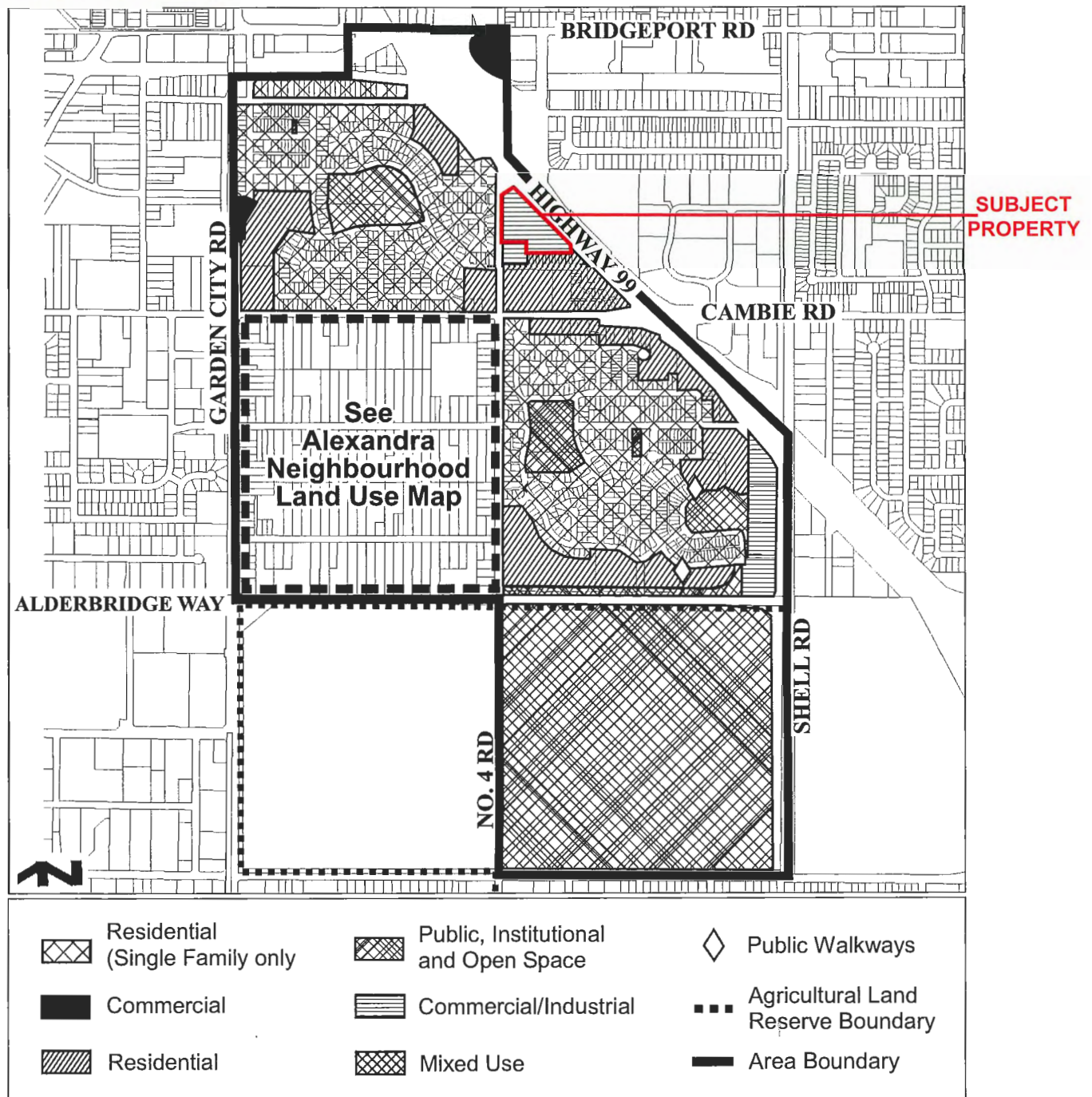
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	2.0	2.0	None Permitted
Buildable Floor Area*	Commercial Storage: 42,723.34 m ² Res. Security/Operator: 143.74 m ²	Commercial Storage: 42,700.80 m ² Res. Security/Operator: 143.74 m ²	None Permitted
Lot Coverage - Buildings	Max. 75.0 %	59.14 %	None
Setbacks - Front Yard	Min. 3.0 m	18.04 m	None
Setbacks - Exterior Side Yard	Min. 3.0 m	3.00 m	None
Setbacks - Interior Side Yard	Min. 0.0 m	19.01 m	None
Setbacks - Rear Yard	Min. 0.0 m	5.33 m	None
Height	Max. 35.0 m	17.88 m	None
On-site Parking Spaces – Commercial Storage	91	95	None
On-site Parking Spaces – Office	6	6	None
On-site Parking Spaces – Residential Security/Operator Unit	2	2	None
On-site Parking Spaces – Visitor Residential Security/Operator Unit	1	1	None

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total	100	104	None
On-site Parking Spaces – Accessible	2	3	None
Standard Parking Spaces	50	96	None
Tandem Parking Spaces	Not Permitted	None	None
Loading – Medium Size	10	10	None
Loading – Large Size	9	Shared Medium	None
Bicycle Parking – Class 1	3	4	None
Bicycle Parking – Class 2	2	2	None

* Preliminary estimate; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

City of Richmond

Land Use Map



3240 No 4 Road (RZ 22-013378) – Public Consultation Summary

In response to request from City of Richmond rezoning planner, this is a summary of the public consultation completed and comments received for the subject rezoning proposal.

On Feb 28 2023, following erection of formal rezoning notification signage on the site as instructed, we mailed the attached letter to all neighbours highlighted in red in the image below (23 residences total). We received 1 response to this letter on April 12 2023 which has been provided to the Rezoning Planner by email. The neighbour's response did not indicate support or otherwise for the subject rezoning proposal but requested additional information about their own property which we could not answer as it was a city zoning question. We have received no other correspondence from the notified residences.



Please contact me if there are any questions about this public consultation summary.

Wendy LeBreton, Manager of Development
Larco Investments Ltd *on behalf of Maple Leaf Self Storage Inc*

Attachment: Neighbour Notification Letter

Maple Leaf Self Storage Inc.

17th Floor, 900 West Georgia Street, Vancouver, BC, Canada V6C 2W6 • (604) 926-9500 • Fax (604) 925-2739

February 28, 2023

Dear Neighbour:

On behalf of Maple Leaf Self Storage Inc I would like to let you know about our application to rezone the site at 3240 No. 4 Road, in Richmond B.C. This proposal will not change the current use on the site but rather modernize the design and operation of the self-storage facility. The proposal is to rezone from IL-Light Industrial to a site-specific zone with maximum Floor Area Ratio of 2.02. The maximum height is 12.6m at the closest point to your property and 17.7m further away from your home. I have included the site plan and a rendering of the proposal on the back of this letter. Please find more information about our business operations below and let me know if you have any questions about this application after you have read this letter.

As with our other stores, the Richmond store will contain a spacious business office which will employ 4-5 people. The office hours will typically be 8:30am to 6pm, Monday to Saturday and 10:00am to 5:00pm, Sundays. The facility hours will typically be 6:00am to 9:00pm every day.

The development will contain an onsite residence ("caretaker unit") for the Store Manager, who will work at the store five days a week and will provide an additional level of security. The store manager will be able to quickly deal with any off-hours operational issues (i.e. gate and door malfunctions, elevator issues, etc.). We have also found that having an onsite manager acts as a deterrent to those considering criminal activity.

There will be two loading zones, with their own set of oversized elevators. This will facilitate better loading and unloading, and less congestion in the loading and staging areas. This is particularly important for our commercial users who value proximity to the loading areas and convenience. Vehicular traffic to the store is generally light. During the low season, it typically ranges from 3 to 6 vehicles per hour. During the high season, it typically ranges from 6 to 10 cars per hour mostly on weekends.

The commercial tenant base typically leases units year-round and have been known to rent units for years at a time. In fact, we are known for incubating small business tenants by providing their warehousing requirements as they grow and develop into stronger companies. Our personal user tenant base is typically comprised of those who are moving or downsizing, those who have insufficient space in their homes and those who are renovating or redecorating. Most of our commercial and personal users live within 0 – 15 km from our stores and cite the location and quality customer service as the reasons for becoming a tenant. Maple Leaf operates 11 facilities in Greater Vancouver and existing tenants who are impacted by the construction will be offered options, along with incentives, to relocate to another Maple Leaf facility. This has been done successfully in the past.

Please feel free to contact me any time with questions or comments about this rezoning application.

Thank you.

Yours truly,



Wendy LeBreton, MES, MCIP, RPP
Manager of Development
Larco Investments Ltd *on behalf of* Maple Leaf Self Storage Inc
604-925-8275
wlebreton@larco.ca

Maple Leaf Self Storage Inc.

17th Floor, 900 West Georgia Street, Vancouver, BC, Canada V6C 2W6 • (604) 926-9500 • Fax (604) 925-2739



View from the South West

From: [Wendy LeBreton](#)
To: [Alabi,Tolu](#)
Cc: [Art Phillips](#)
Subject: RE: Preliminary Staff Comments Letter: 3240 No 4 Road (RZ 22-013378)
Date: April 12, 2023 2:15:47 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[Re Richmond Development.msg](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Good afternoon Tolu,

As an update for you, thus far, I have received only 1 response to our neighbourhood notification letter. I have attached our correspondence to this email.

Kind regards,
Wendy

Wendy LeBreton, MES, MCIP, RPP
Manager of Development
Larco Investments Ltd
t: 604.925.8275 | c: 778.838.4903

Alabi, Tolu

From: Wendy LeBreton <wlebreton@larco.ca>
Sent: April 4, 2023 3:57 PM
To: Ashley Reddy
Subject: Re: Richmond Development

Hello Ashley

Thank you for your email. The agreement that came with the original purchase of the house/property was that the fence was to remain in place. I suggest you contact the City of Richmond if you would like to discuss this further.

Kind regards
Wendy

Wendy LeBreton, MES, MCIP, RPP
Manager of Development
Larco Investments Ltd
604-925-8275

On Apr 1, 2023, at 11:09 AM, Ashley Reddy <ashleyreddy31@gmail.com> wrote:

Hello,

Following up on my previous email as I have not heard from you.

Thank you.

On Tue, Mar 21, 2023, 7:23 PM Ashley Reddy <ashleyreddy31@gmail.com> wrote:
Hello Wendy,

This email is behalf of my mom Sureshla Devi who resides behind the Maple Leaf Storage in Richmond, BC.

With this new developmental plan and letter we received regarding the changes of Maple Leaf Storage, we would to know when we can re-fence and show to the City of Richmond that our property at 10351 Kilby Drive, Richmond BC is strictly residential and should not be classified as business as it shows under the property assessment since 2020 which I have been paying.

Please let me know.

Thank you,

Ashley Reddy
On behalf of Sureshla Devi

10351 Kilby Drive
Richmond, BC

PLN - 136

Alabi, Tolu

From: Ashley Reddy <ashleyreddy31@gmail.com>
Sent: April 19, 2023 8:06 PM
To: Alabi,Tolu
Subject: 10351 Kilby Drive
Attachments: Archived attachment list.txt

Quick Look

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

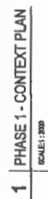
Hello,

This email is on behalf of my mom Sureshla Devi. Owner of 10351 Kilby Drive. The issue is our property is being classified as business as well as residential since part our property is being used by the Maple Leaf Storage Company behind us. I am hoping you can help us. As my mom's property has been classified as business and has to pay taxes for something beyond her control. I will forward you other emails as well.

Please set up a time to meet with my mom directly at the number below.

Ashley.

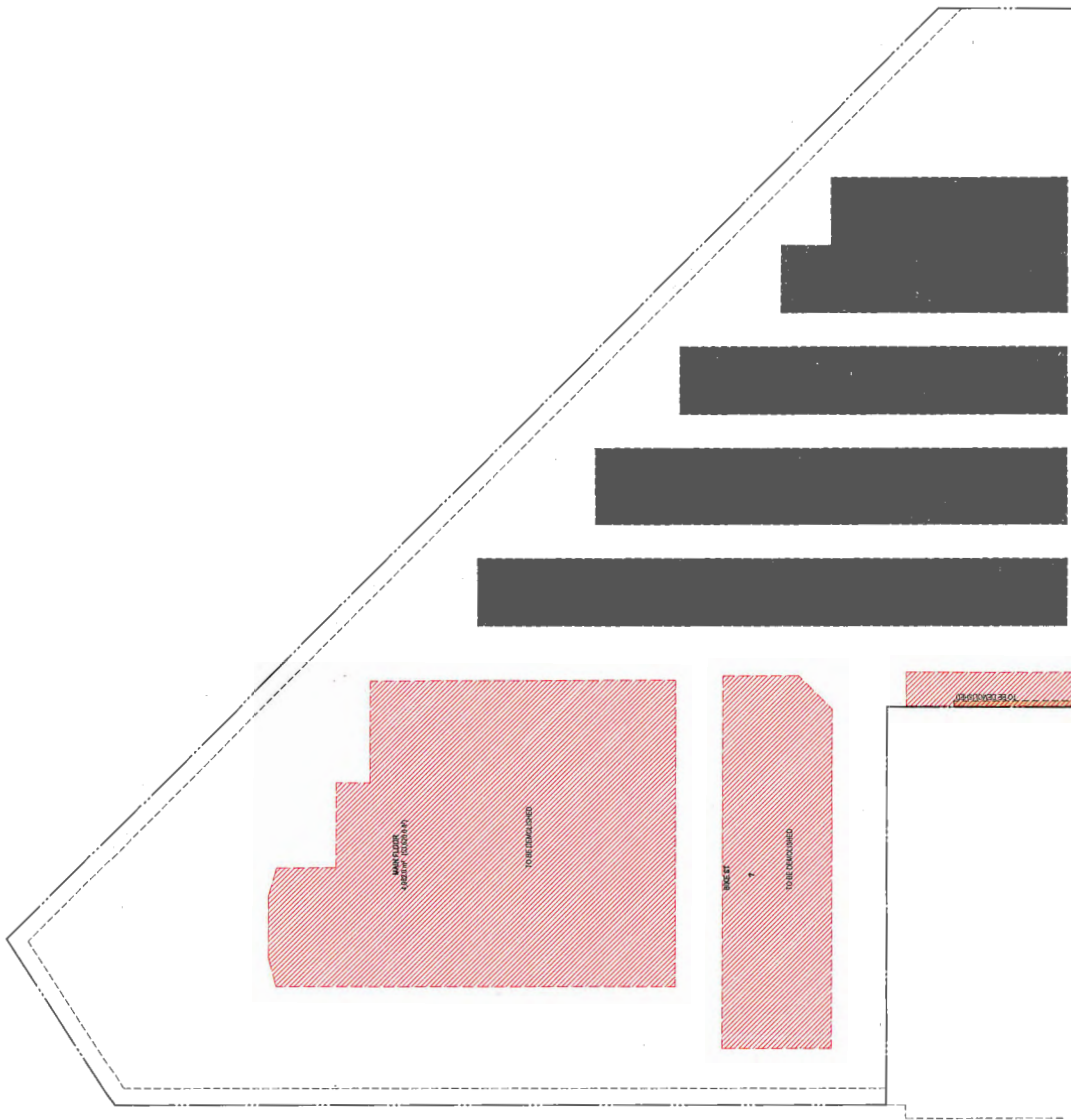
On behalf of Sureshla Devi of 10351 Kilby drive.
Home - 604.278.6245

[illegible]



PLN - 141

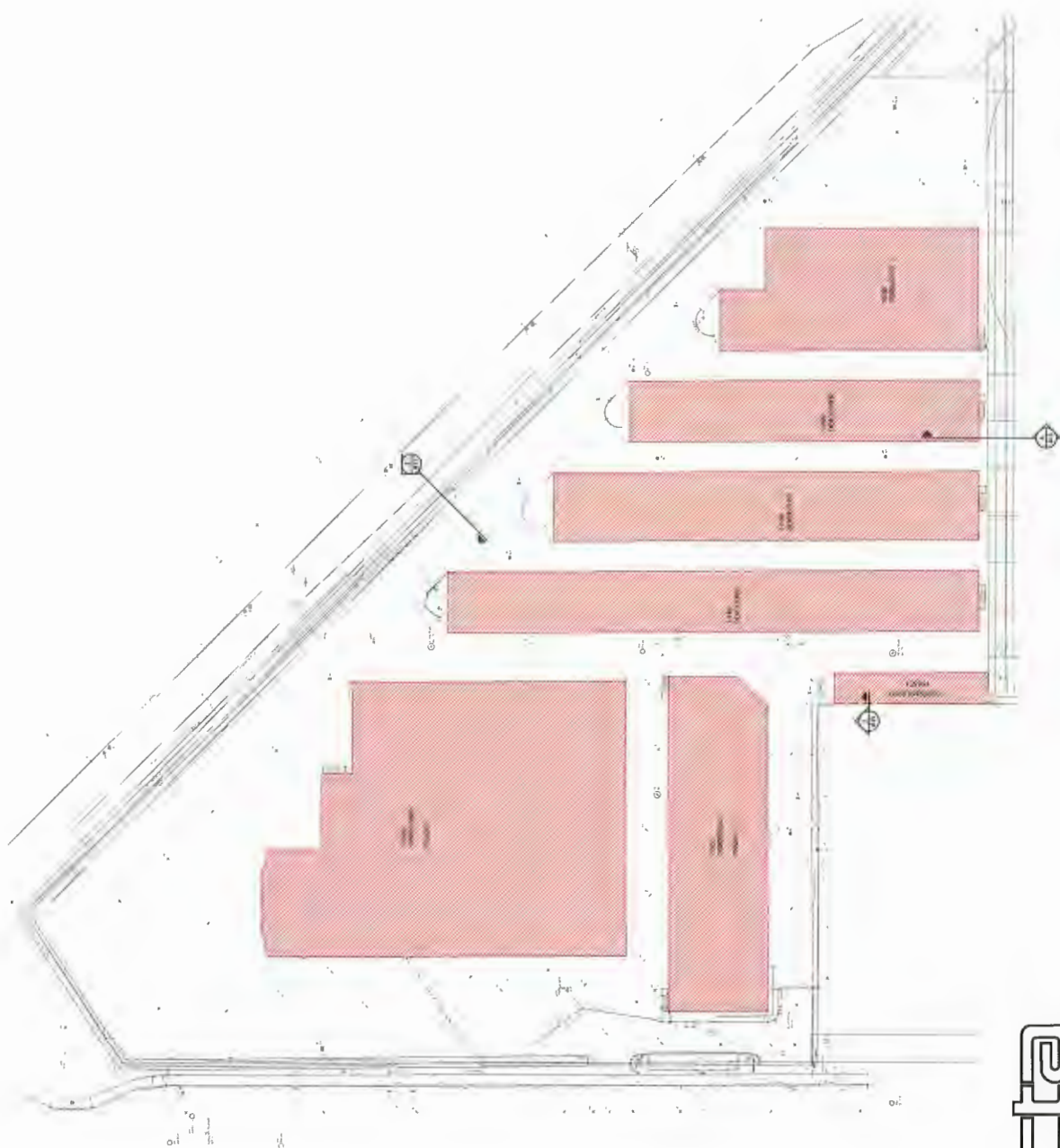
OVERALL - NORTH-EAST VIEW



1 PHASE 1 - DEMOLITION PLAN
SCALE: 1:400

2115 | A10 PHASE 1 - DEMOLITION PLAN

NO4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC
PROJECT NORTH



PLN - 144



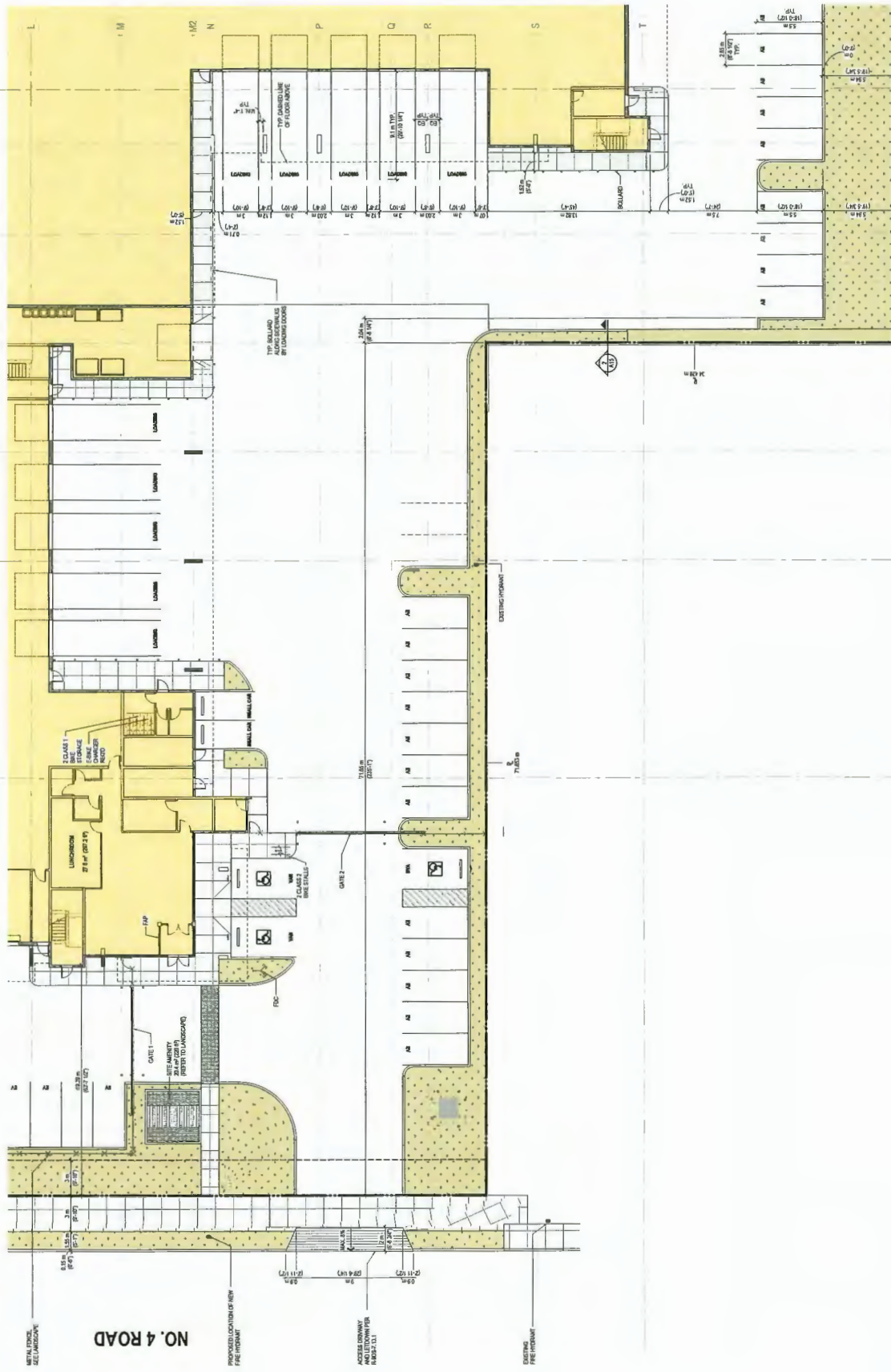
CTA Architecture and Design Ltd.
 110-1100 WESTERN AVENUE
 VANCOUVER, BC V6E 2V6
 TEL: 604.278.2504
 FAX: 604.278.2505
 WWW.CTA-ARCH.COM

NO. 4 ROAD MLSS
 PROJECT ADDRESS
 3240 NO 4 ROAD, RICHMOND, BC
 PROJECT NORTH

1 | DEMOLITION PLAN - OVERALL
 SCALE: 1/8"

2115 | A11 DEMOLISH PLAN - OVERALL

17. The information on this plan is for informational purposes only and is not to be used for any other purpose without the written consent of CTA Architecture and Design Ltd.



PLN - 147



architecture
+ design ltd.

2884, and 2886
TEL: 604.272.2344
1110-2000 WESTWAY
VANCOUVER, BC V6L 2G6

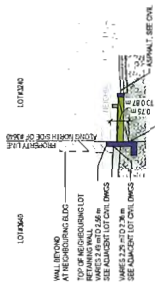


NO. 4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC

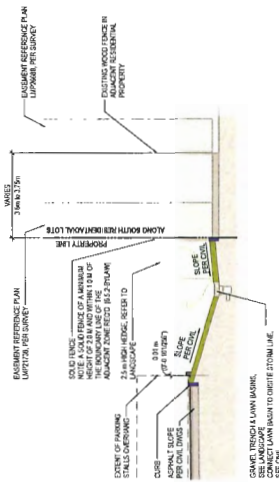
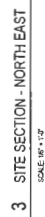


2115 | A14 SITE PLAN - ENTRANCE
ENLARGEMENT

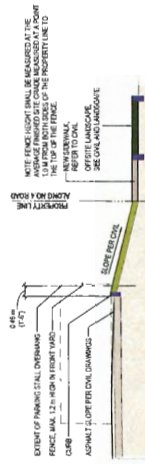
1 | ENLARGED SITE PLAN @ LOADING DOCKS AND ACCESS DRIVEWAY
SCALE: 1:100



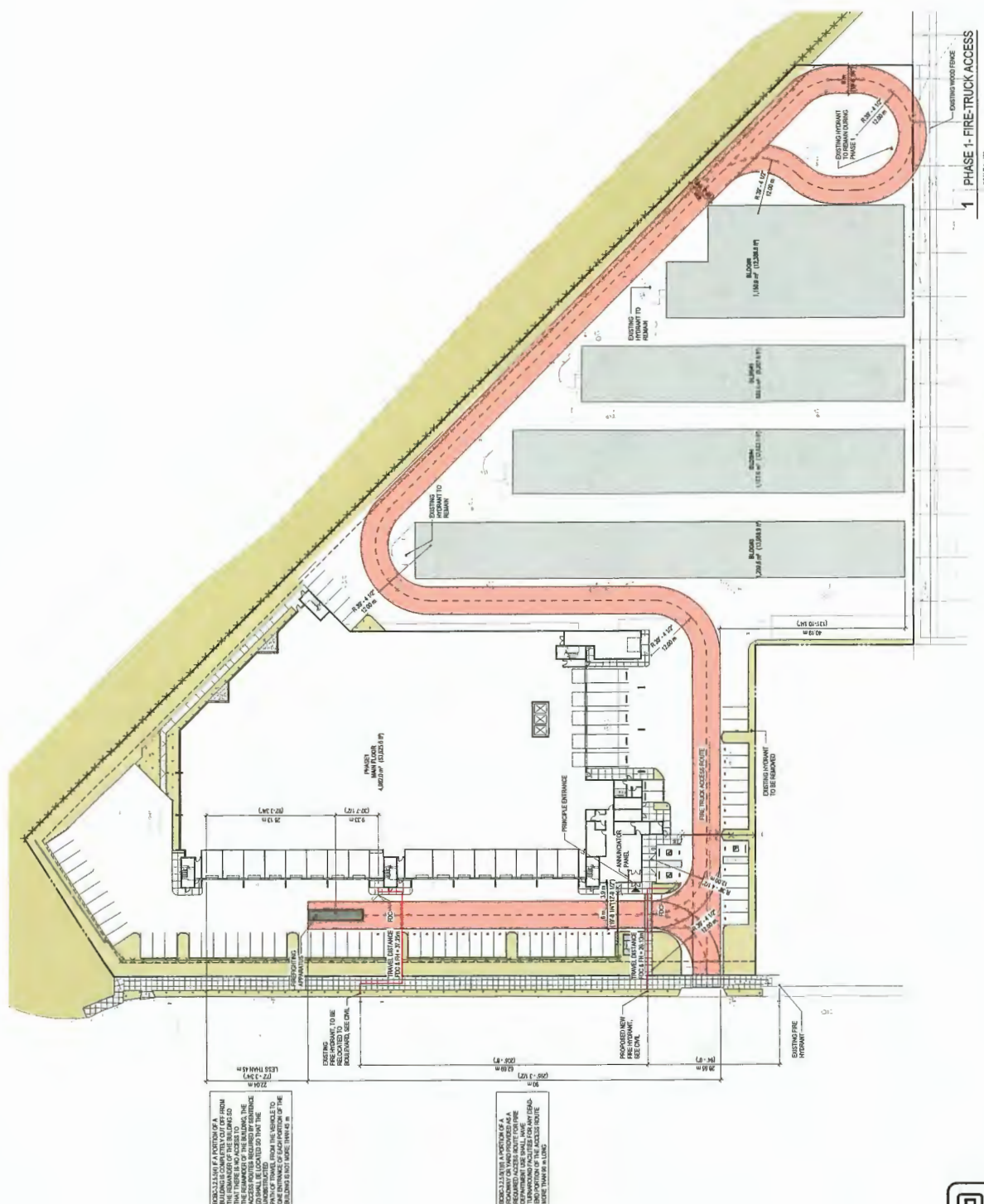
1 SITE SECTION -AT NORTH SIDE OF #3640



4 SITE SECTION- SOUTH



5 SITE SECTION- WEST





PROJECT NORTH



NO. 4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC

**A17 FIRE DEPARTMENT ACCESS PLAN -
OVERALL**

2115

cta
architecture
+ design ltd.

EMAIL: real@clantrading.net
TEL: 508.739.7554
www.clantrading.net
10 - 2030 VIRTUAL WAY,
LANCOUNTER, BC V5M 0C4

GENERAL NOTES

- COLLECTION ROUTE**
- TRUCKS TO ACCOMMODATE IN TRUCK VEHICLE
 - MINIMUM 10M CLEARANCE AT ALL ACCESS DRIVEWAYS
 - MINIMUM 10M CLEARANCE AT ALL ACCESS DRIVEWAYS
 - MINIMUM 10M CLEARANCE AT ALL ACCESS DRIVEWAYS
 - MINIMUM 10M CLEARANCE AT ALL ACCESS DRIVEWAYS
 - MINIMUM 10M CLEARANCE AT ALL ACCESS DRIVEWAYS

- COLLECTION VEHICLE**
- MINIMUM 10M CLEARANCE AT ALL ACCESS DRIVEWAYS
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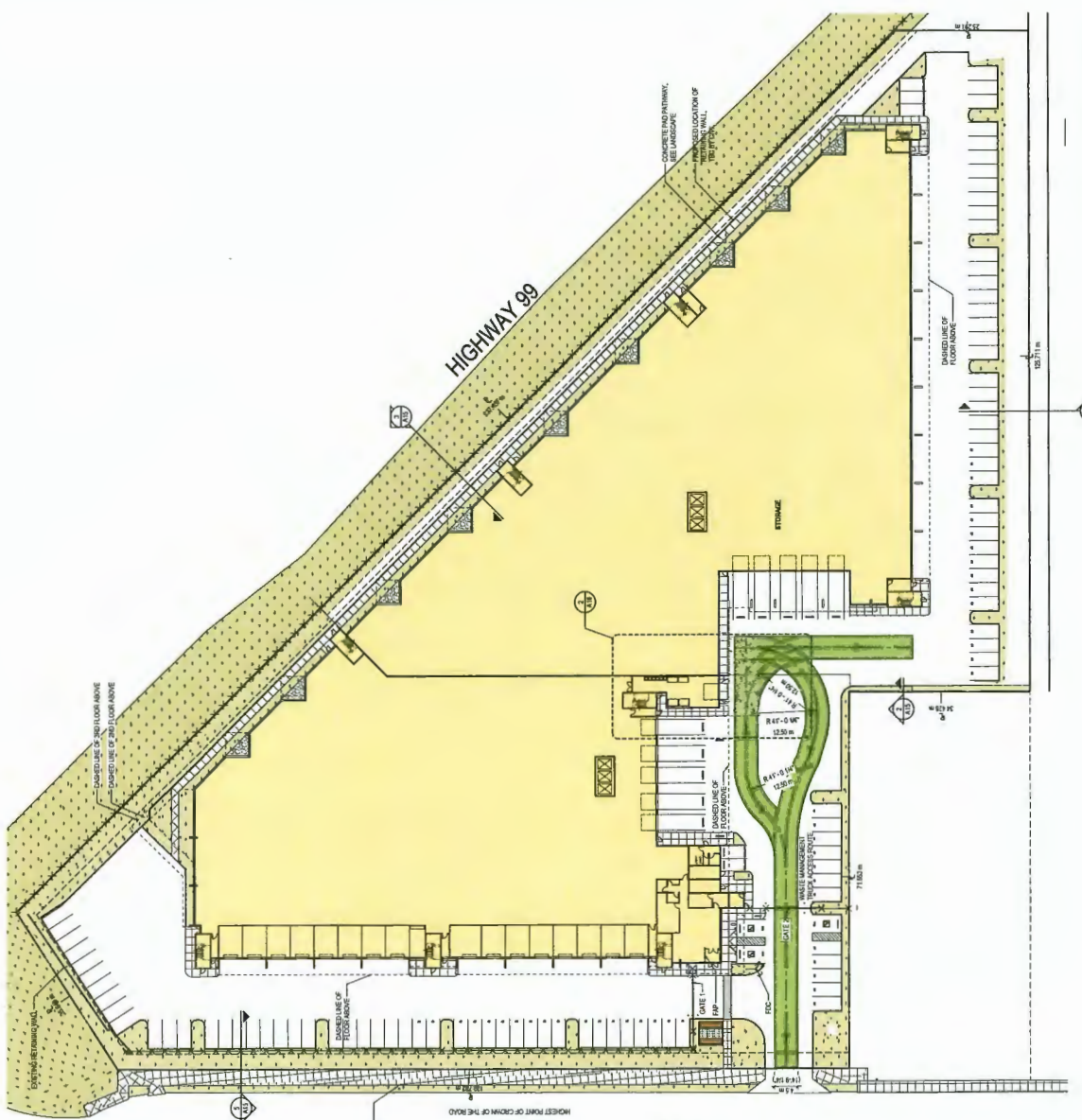
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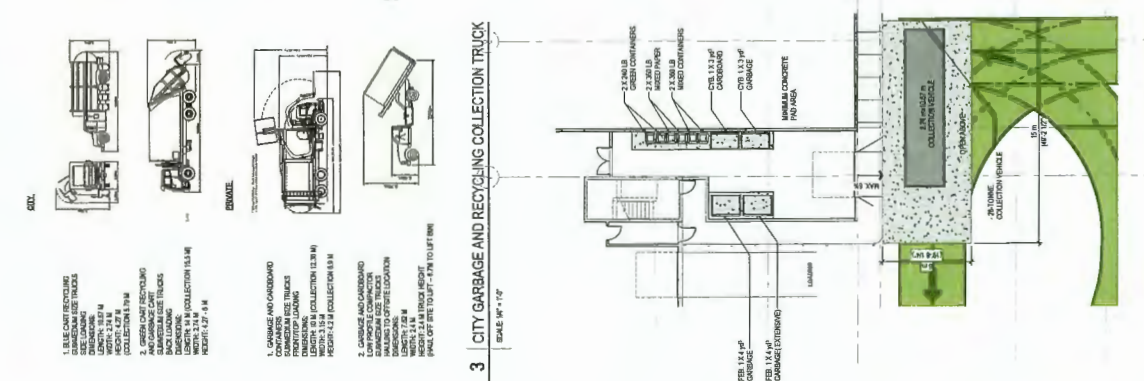
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1 SITE PLAN- WASTE MANAGEMENT
SCALE: 1:100

2115 | A18 SITE PLAN - WASTE MANAGEMENT

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PROJECT ADDRESS
3240 NO. 4 ROAD, RICHMOND, BC
PROJECT NORTH

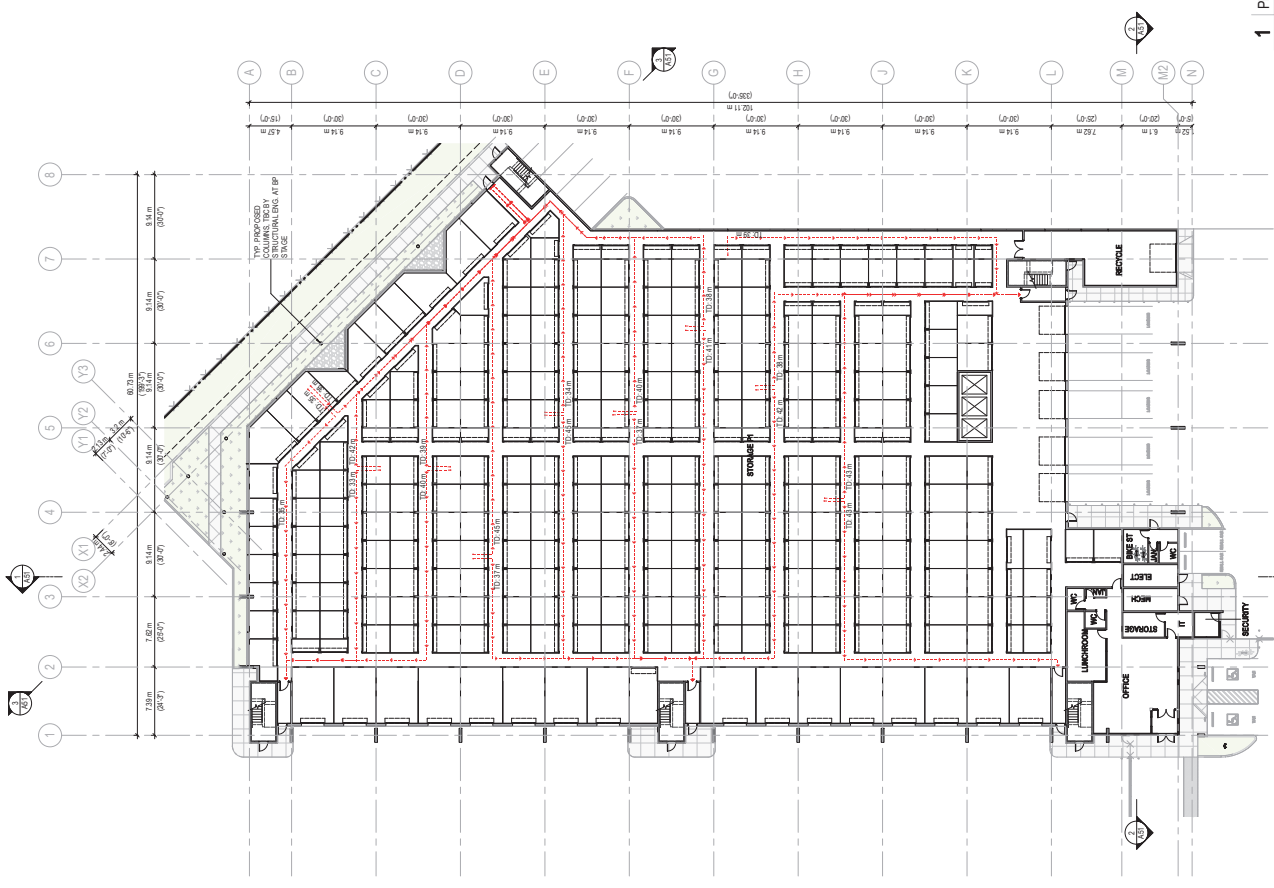


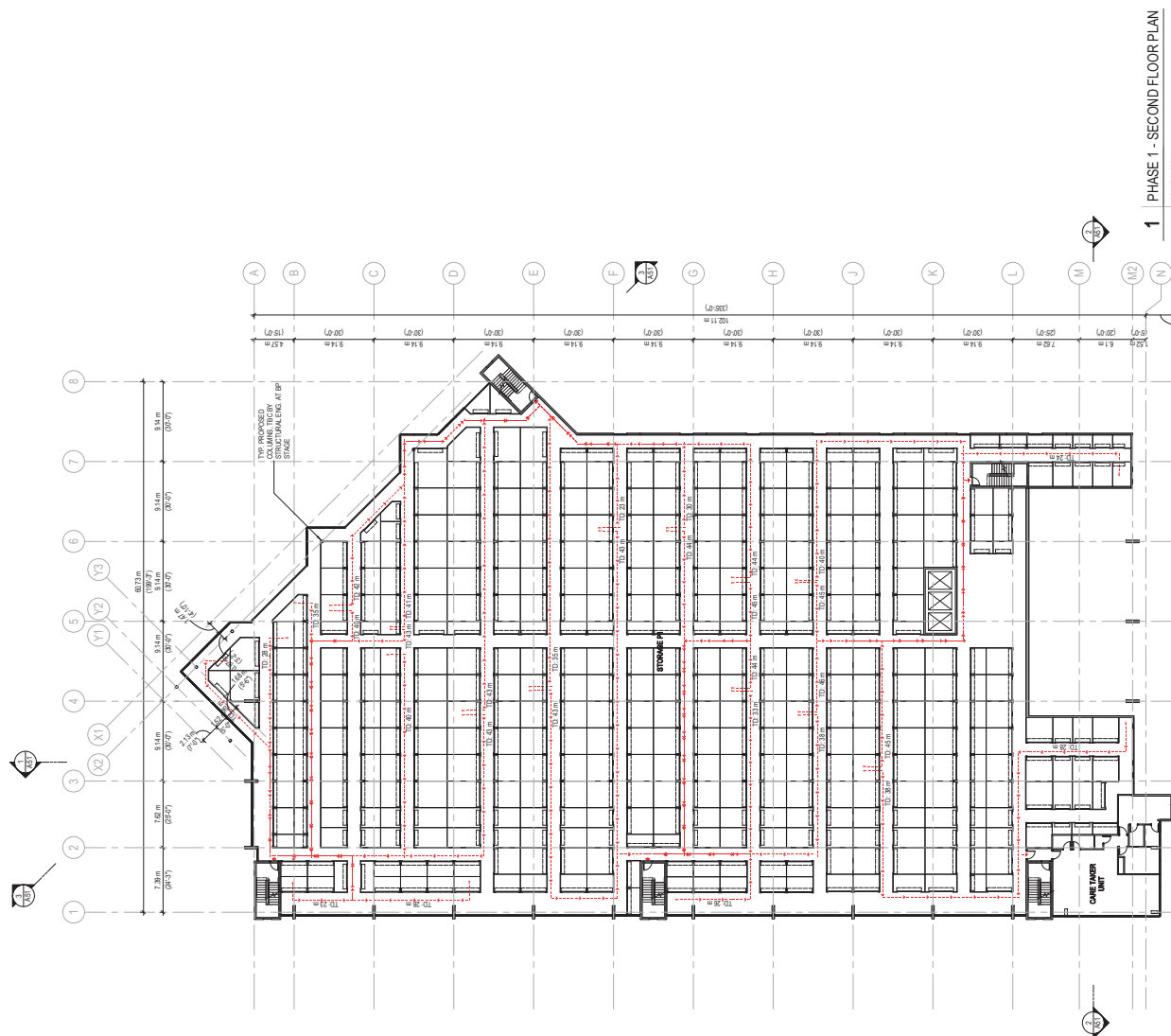
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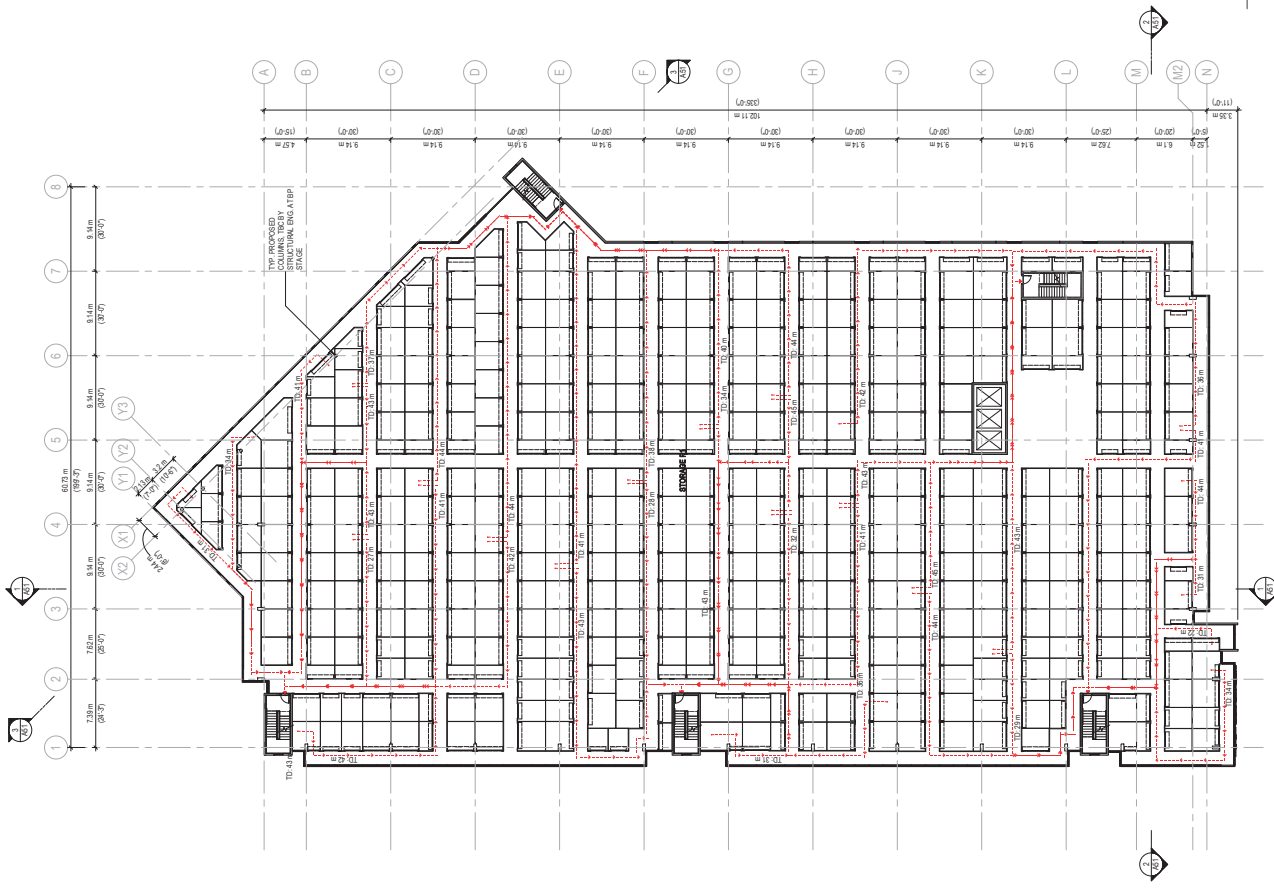
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PLN - 1151



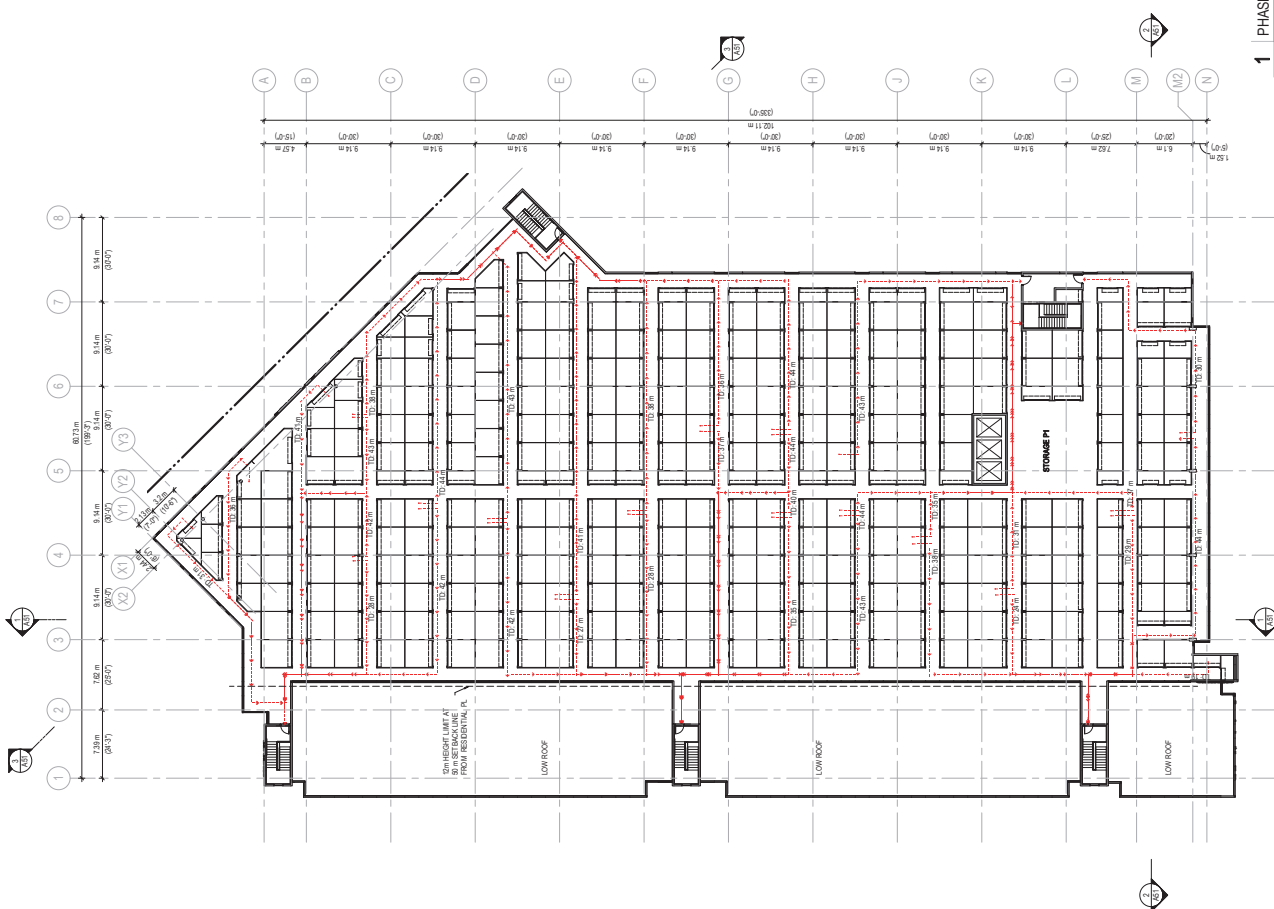




1 PHASE - THIRD FLOOR PLAN
SCALE: 1:250

2115 | A23 PHASE 1 - THIRD FLOOR

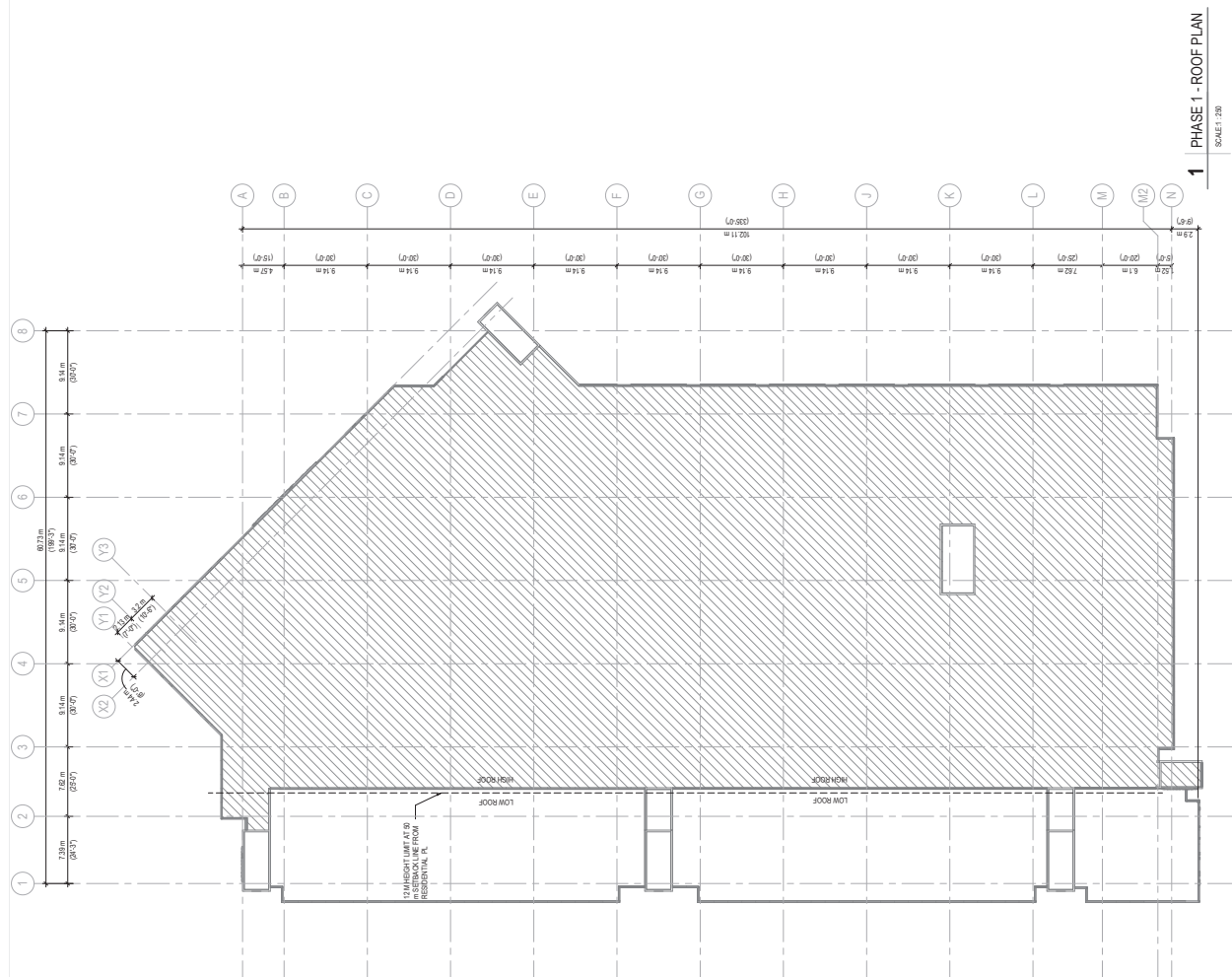
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PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC
PROJECT NORTH

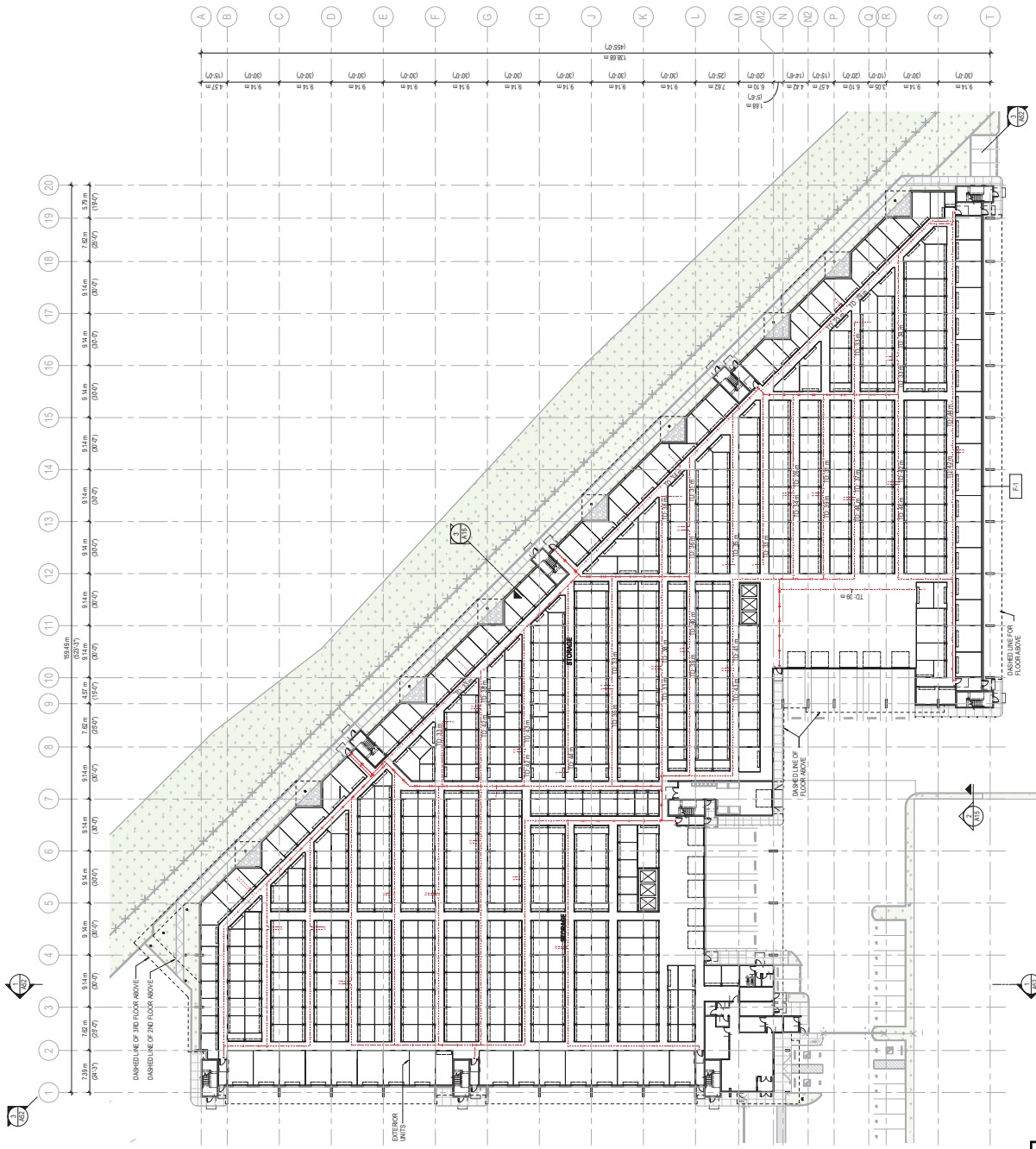


1 | PHASE 1 - FOURTH FLOOR PLAN
SCALE: 2/32

2115 | A24 PHASE 1 - FOURTH FLOOR

NO4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC
PROJECT NORTH





PLN - 157

1 OVERALL MAIN FLOOR PLAN
SCALE: 1/320



PROJECT NORTH

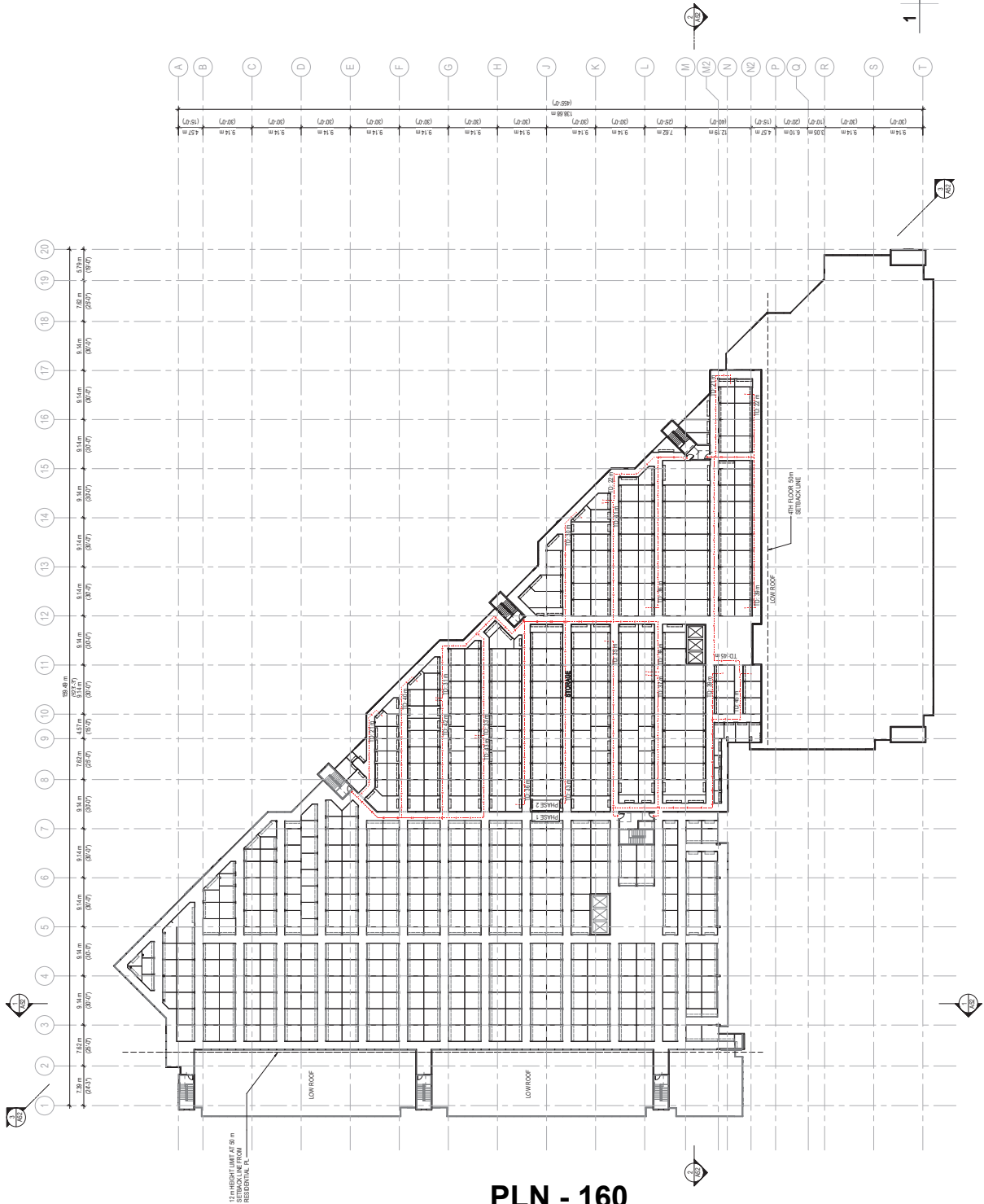
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A26 OVERALL MAIN FLOOR





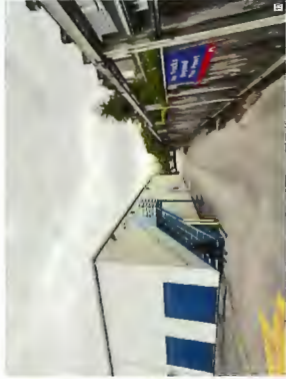
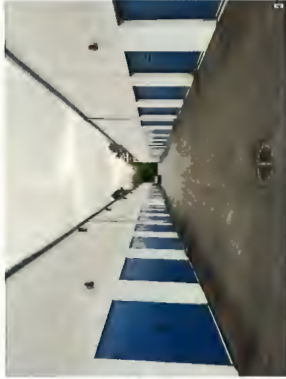
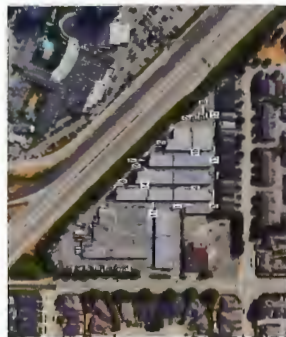
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PLN - 160

1 OVERALL FOURTH FLOOR PLAN
SCALE: 1:300



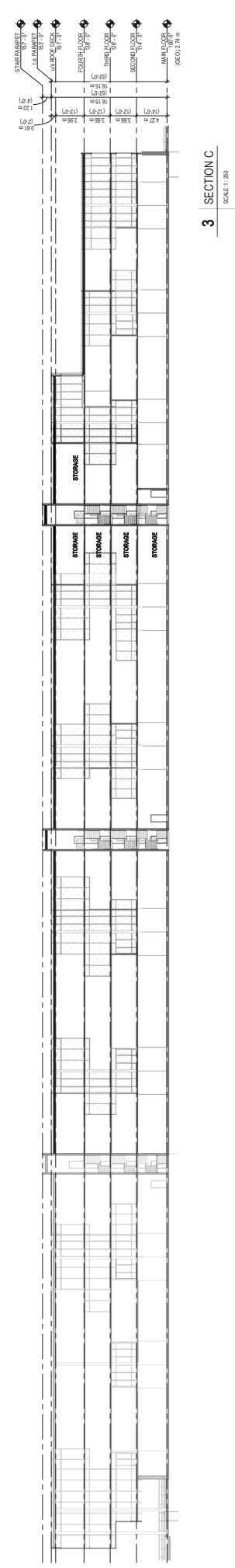
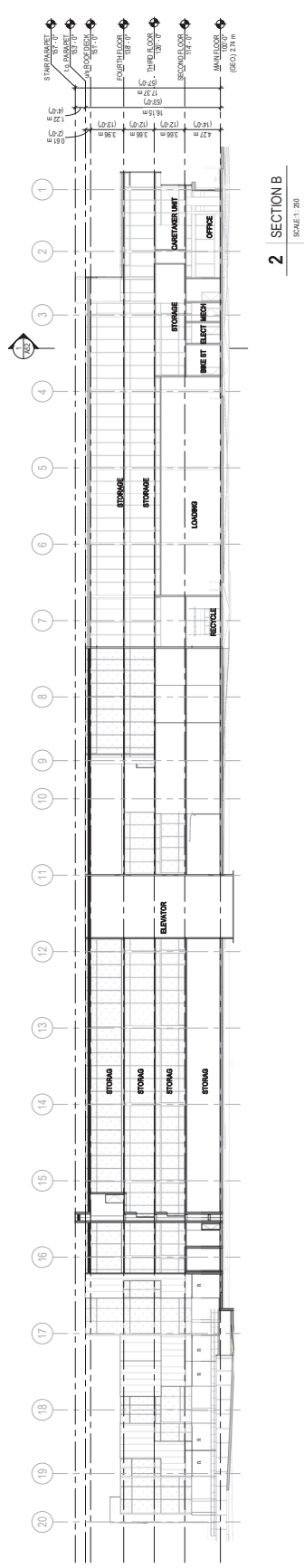
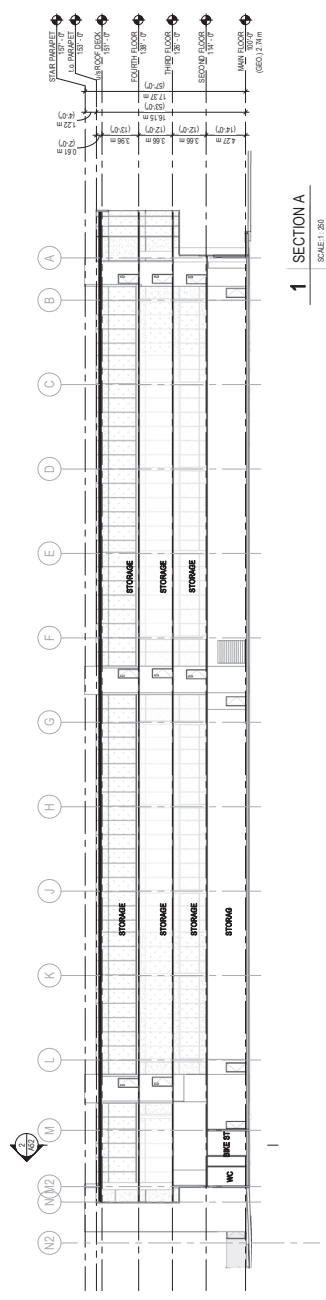






MATERIAL LEGEND

TYPE	DESCRIPTION
C1	PAINTED TYP. SHIMAN WALLING ROCK, 500 TON
C2	SHIMAN WALLING ROCK, 500 TON
G1	CLAZAR VISION GLASS
G2	SPARKLE GLASS VITROUMARKET BLUE
G3	CLAZAR VISION GLASS
G4	CLAZAR VISION GLASS
G5	CLAZAR VISION GLASS
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G100	CLAZAR VISION GLASS



NO.	DATE	REVISION DESCRIPTION	MC	DR
1	23 AUG 20	NEW SET PLAN		
2	23 AUG 20	NEW SET FOR COORDINATION		
3	23 SEP 20	REMOVE SET FOR 150K - FIRST DATE		
4	24 JUN 21	NEW PLICITY COMMENTS		
5	24 JUN 21	ADD DATA		

CLIENT:

PROJECT-

MAPLE LEAF STORAGE
3240 NO. 4 ROAD
RICHMOND, BC

DRAGON: TIM E.

LANDSCAPE
PLAN

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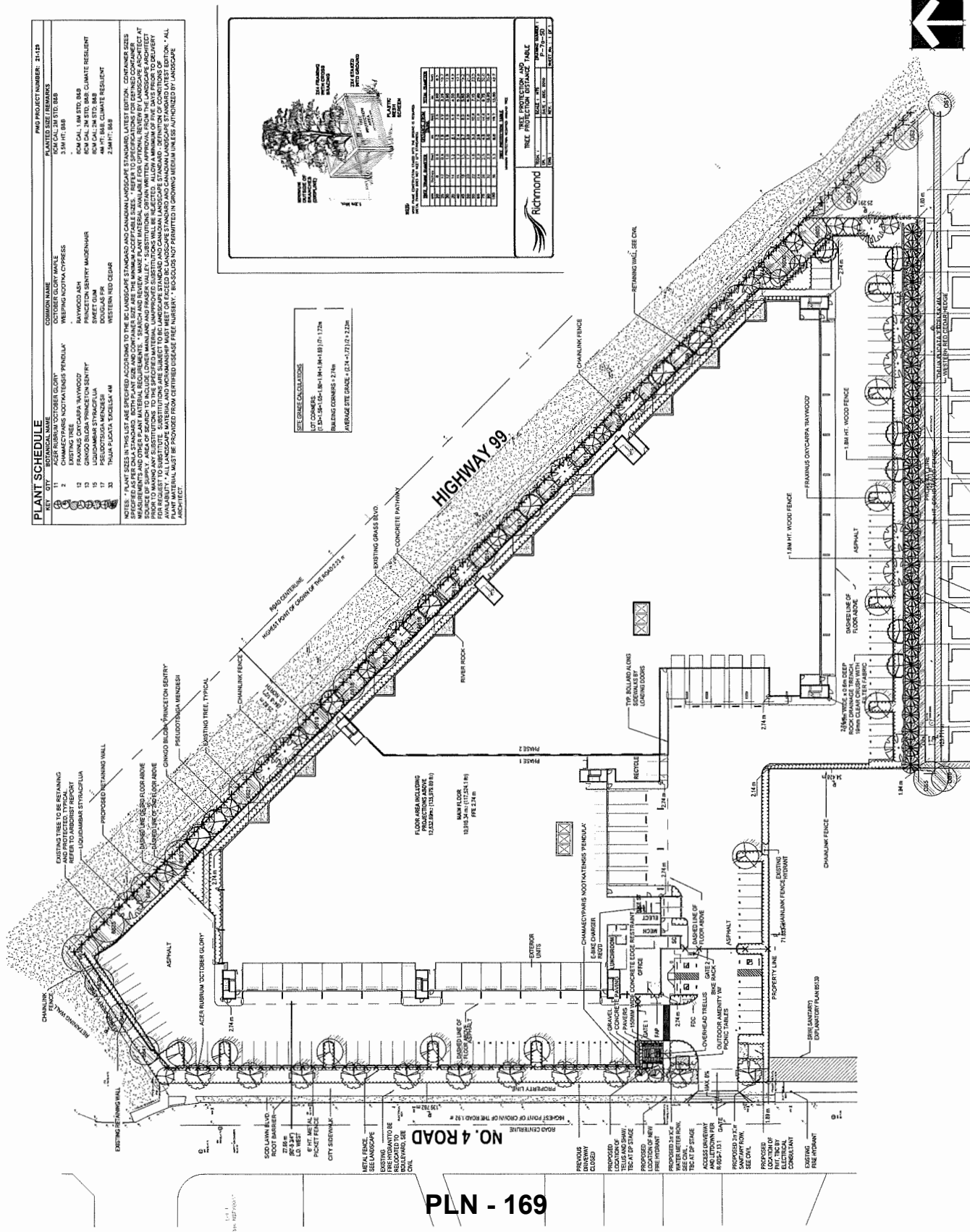
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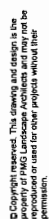
OF 6

PMG PROJECT NUMBER: 21-129



21179-77P





pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4195 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 : f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION
1	23-APR-20	NEW SITE PLAN
2	23-AUG-21	NEW SITE FOR COORDINATION
3	23-SEP-20	REUSE OFFSITE SW, (ENCE NOTE
4	24-JUN-03	NEW SITE PLAN
5	24-JUN-21	REV. FC CITY COMMENTS
6	24-JUN-26	ADD DETAIL

CLIENT:

PROJECT:

33240 NO. 4 ROAD
RICHMOND, BC

DRAWING TITLE:

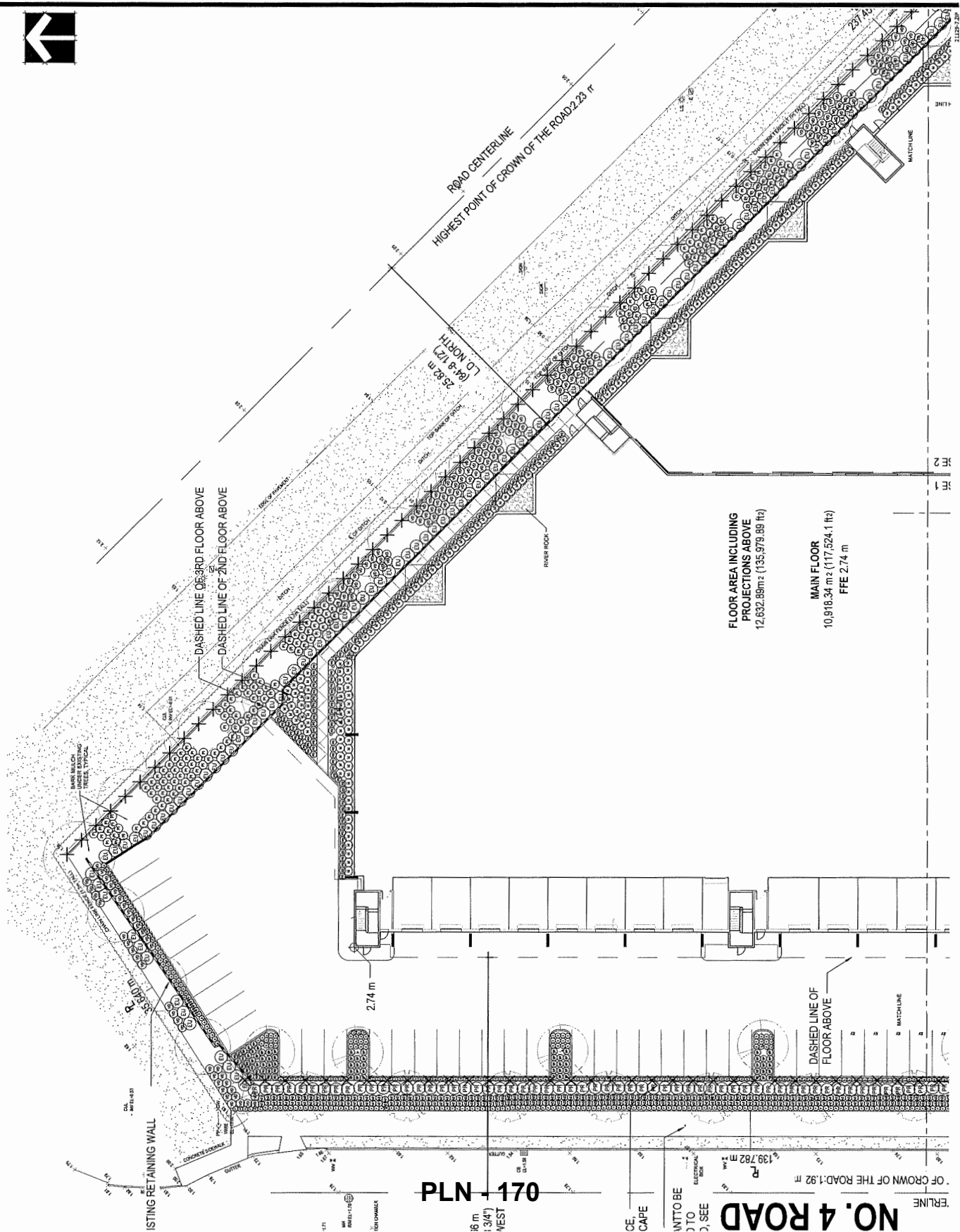
LANDSCAPE
SHRUB PLAN

DATE: 22.MAR.04 DRAWING NUMBER:

12

OF 6

21-129



NO.	DATE	REVISION DESCRIPTION	DR.
6	24 JUN 28	ADD DETAIL	MM
5	24 JUN 21	REV. PER CITY COMMENTS	BA
4	24 JUN 03	NEW SITE PLAN	MM
3	23 SEP 20	REVISE OFFSITE SW, FENCE NOTE	DO
2	23 AUG 31	NEW SITE FOR COORDINATION	DO
1	23 APR 29	NEW SITE PLAN	MC

CLIENT:

APPENDIX

MAPLE LEAF STORAGE

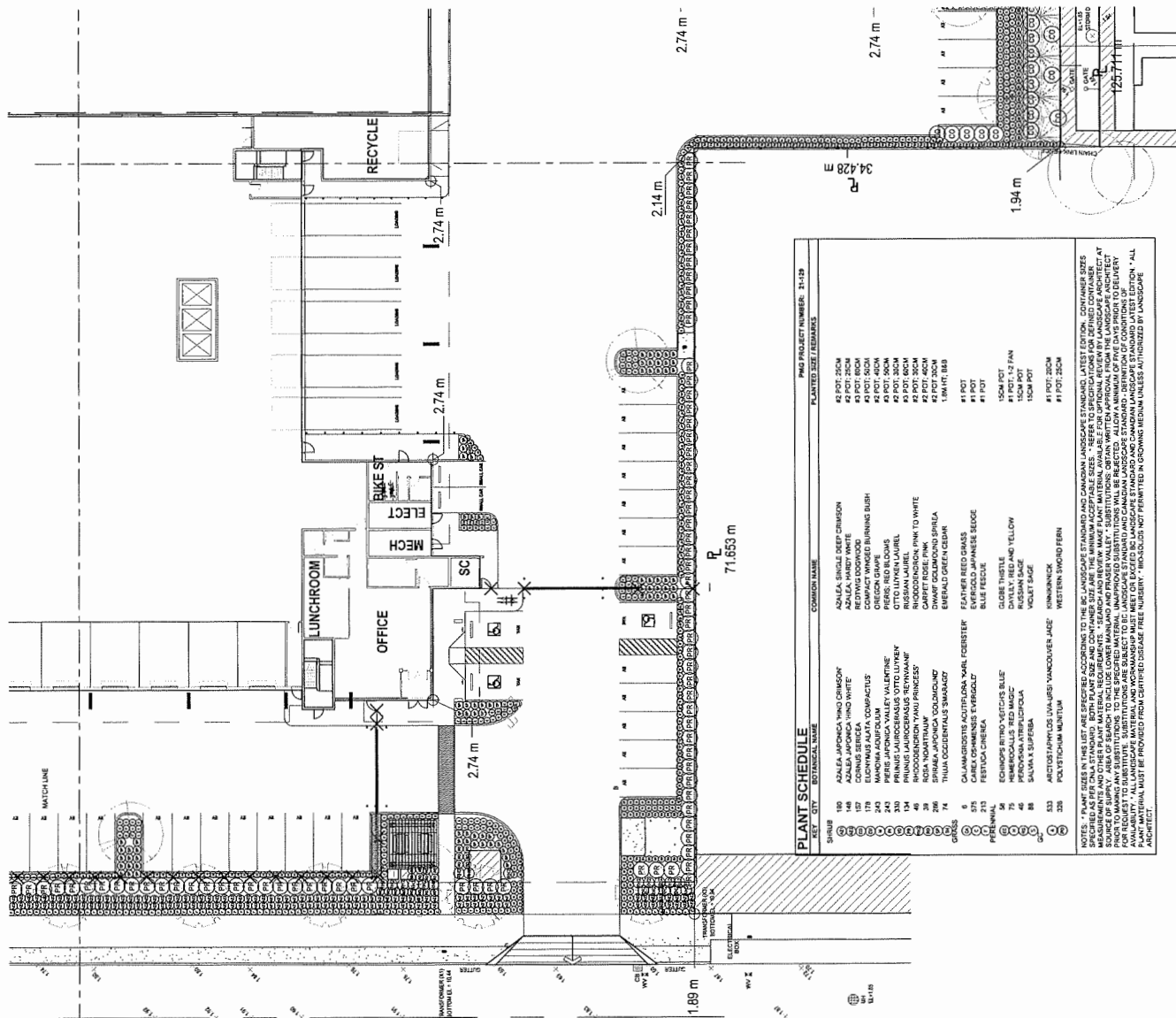
3240 NO. 4 ROAD
RICHMOND, BC

CLAIMS TYPE

LANDSCAPE
SHRUB PLAN

DATE: 22 MAR 04
SCALE: 1200
DRAWN: DO
DESIGN: DO
CHKD: MCY

PMC PROJECT NUMBER: 21-129



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pmg
LANDSCAPE
ARCHITECTS
Suite 110 - 4185 38th Street, Unit 110
Richmond, BC V6X 2C6
P: 604-294-0011 F: 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

PROJECT:

MAPLE LEAF STORAGE
3240 NO. 4 ROAD
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE
SHRUB PLAN

DRAWING NUMBER:

L4

OF 6

21-129

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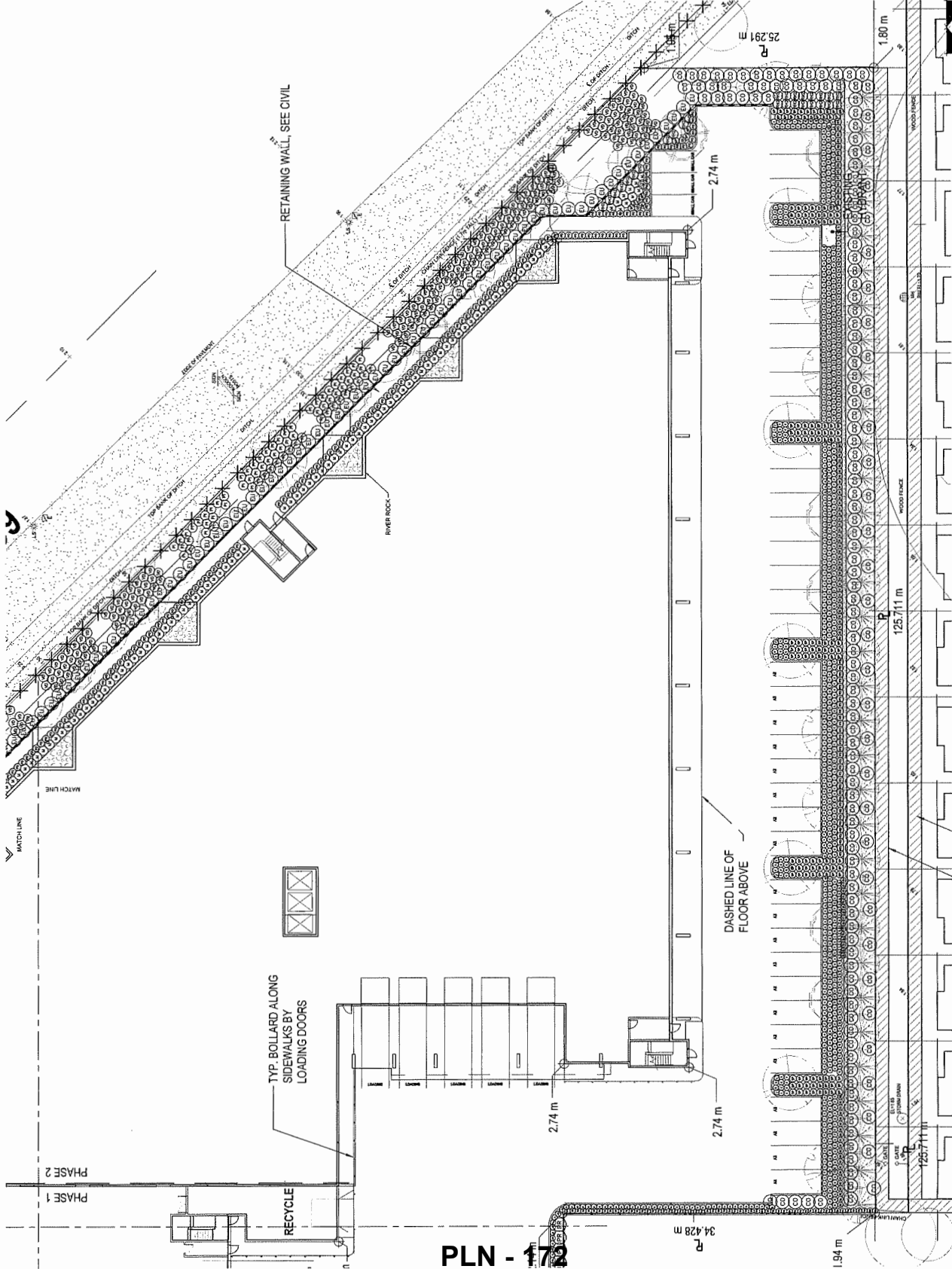
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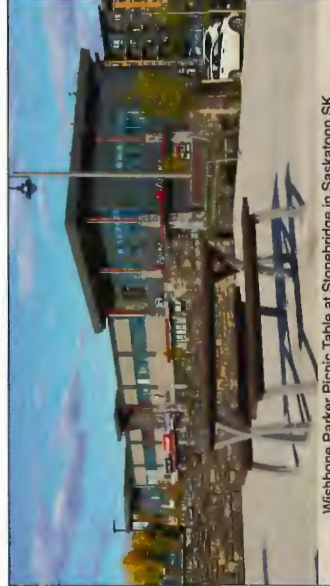
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pmg
LANDSCAPE
ARCHITECTS
Suite 100, 1000 West Broadway
Vancouver, British Columbia, V6C 1G9
P: 604-254-0511 F: 604-254-0522

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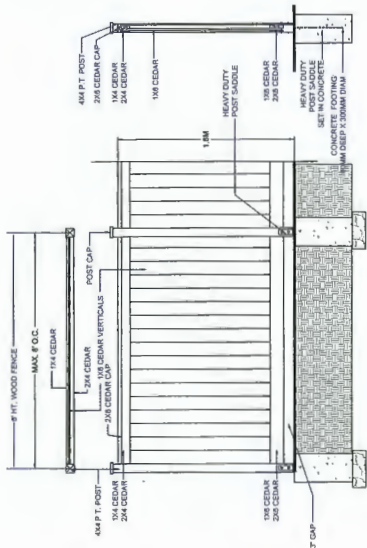


BELGARD STANDARD PAVERS:
RUNNIG BOND IN SHADOW GREY, 60MM



Wishbone Parker Picnic Table at Stonebridge in Saskatoon SK

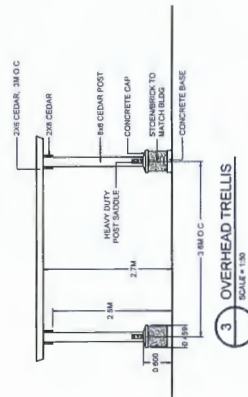
WISHBONE INDUSTRIES PARKER PICNIC TABLE
PKPT-6, SILVER FRAME WITH SAND SLATS



1 1.8M HT. WOOD PERIMETER FENCE
SCALE 1/2"



PLN - 173



3 OVERHEAD TRELLIS
SCALE 1/2"

NO.	DATE	REVISION DESCRIPTION	DR.
1	12/04/20	WIS ITT PLAN	MC
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3	12/04/20	WIS ITT PLAN	MC
4	12/04/20	WIS ITT PLAN	MC
5	12/04/20	WIS ITT PLAN	MC
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20	12/04/20	WIS ITT PLAN	MC

CLIENT:

PROJECT:

MAPLE LEAF STORAGE

3240 NO. 4 ROAD
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE: 22/04/24 DRAWING NUMBER:

SCALE: DD
DESIGN: DD
CHECK: MCT

OF 6

PMG PROJECT NUMBER:

21129-72P

21-329

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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QUESTIONS

POSTER

MAPLE LEAF STORAGE
3240 NO. 4 ROAD
RICHMOND, BC

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**STREET TREE
PLAN**

DATE: 22-MAR-04
SCALE: 1:150
DRAWN: DO
DESIGN: DO
CHKD: MCV

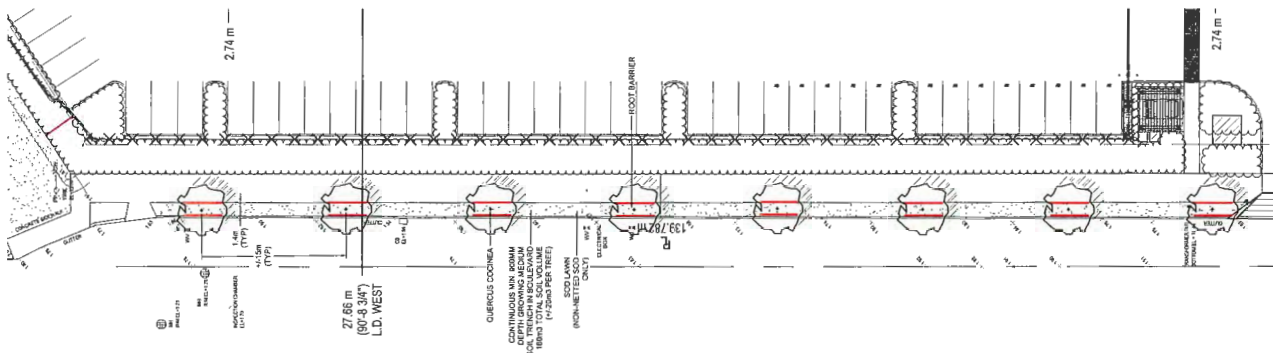
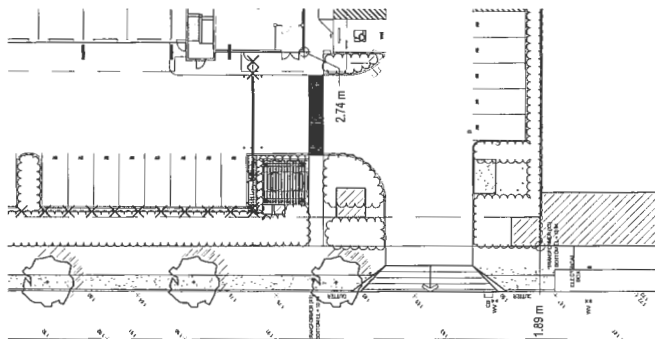
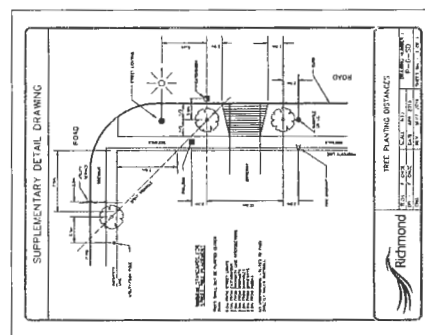
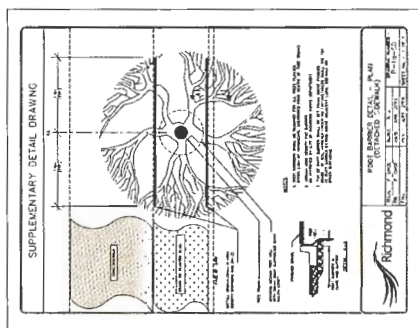
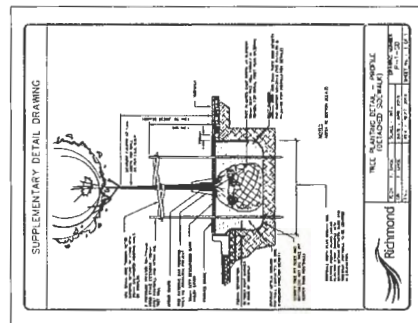
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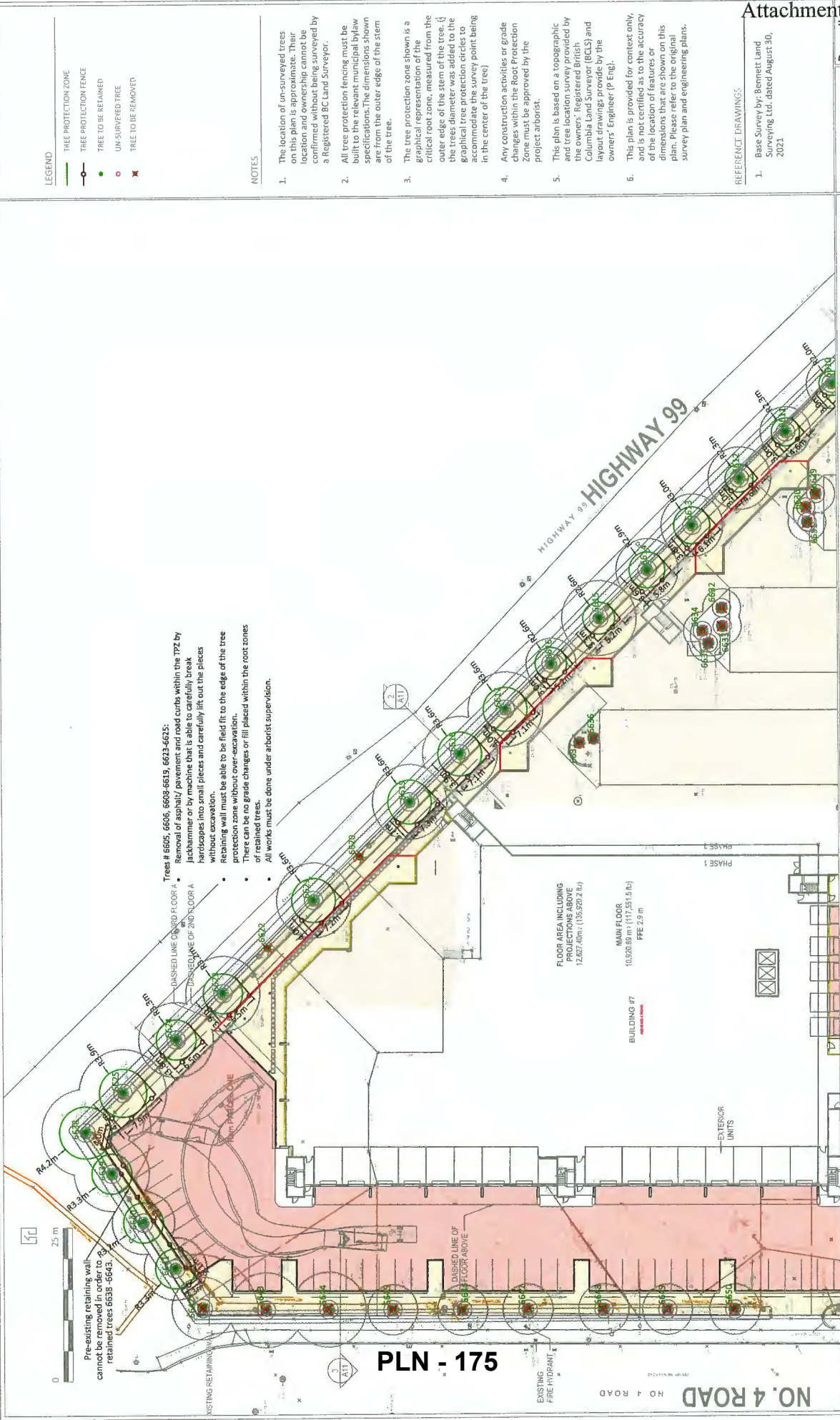
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21-128



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LEGEND

- TREE PROTECTION ZONE
- TREE PROTECTION FENCE
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- TREE TO BE REMOVED

NOTES

- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
- All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
- The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree.
- Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
- This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owners' Engineer (P. Eng).
- This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

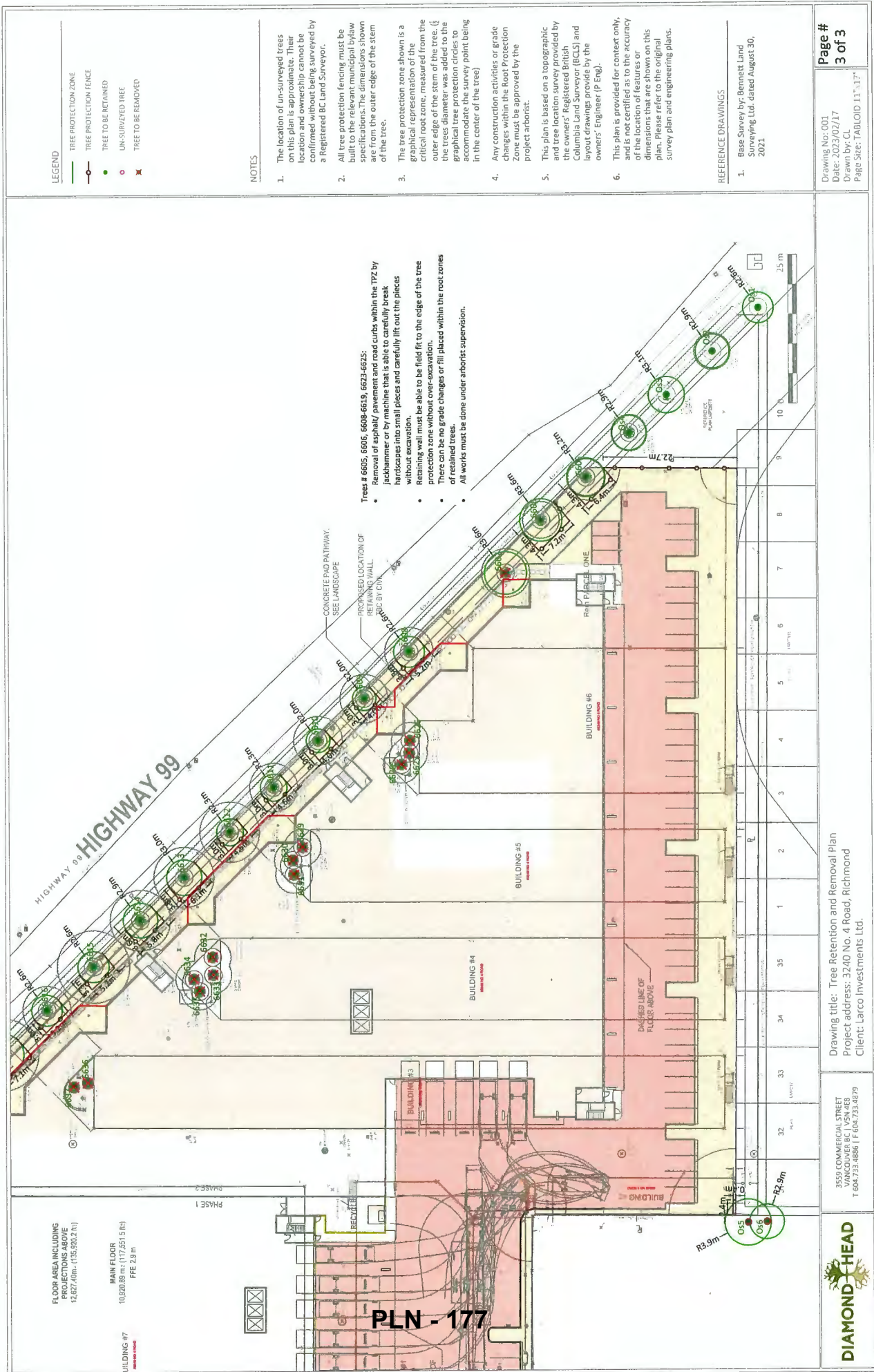
- Base Survey by: Bennett Land Surveying Ltd. dated August 30, 2021.

Drawing No: 001
Date: 2023/02/17
Drawn by: CL
Page Size: TABLOID 11" x 17"

Drawing title: Tree Retention and Removal Plan
Project address: 3240 No. 4 Road, Richmond
Client: Larco Investments Ltd.

3550 COMMERCIAL STREET
VANCOUVER BC V6N 4E8
T 604-733-4886 | F 604-733-4879







Address: 3240 No. 4 Road

File No.: RZ 22-013378

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10582, the developer is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. **(MOTI Approval)** Provincial Ministry of Transportation & Infrastructure Approval.
3. **(MOE Approval)** Ministry of Environment (MOE) Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues.
4. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$215,040 for the 22 trees (tag# 6605, 6606, 6608, 6609, 6610, 6611, 6612, 6613, 6614, 6615, 6616, 6617, 6618, 6619, 6621, 6623, 6624, 6625, 6638, 6639, 6640 and 6641) to be retained.
6. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
7. **(Unit Stratification)** Registration of a legal agreement on Title prohibiting the stratification or subdivision, including byway of airspace parcel subdivision, of the residential security/operator unit.
8. **(Noise Covenant - Aircraft Noise Sensitive Use)** Registration of an aircraft noise sensitive use covenant on title (Area 3) for the residential security/operator unit. The legal agreement is to identify that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling unit. The dwelling unit must be designed and constructed to achieve:

(a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- (b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
9. **(Noise Covenant - Mixed Use)** Registration of a covenant on title that identifies the building as a mixed use building and requires the residential security/operator unit to be designed to achieve CMHC interior noise standards and ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standards for interior living spaces.
10. **(Noise Covenant – Industrial Use)** Registration of a legal agreement on title for industrial developments within 30.0 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
11. **(Flood Indemnity Covenant)** Registration of a covenant on title (2.9 m GSC – Area A).
12. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
 - (a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's

proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate/ft ²	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Industrial	\$0.30	459,870.20 ft ²	\$137,961.06

- (b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
13. **(Discharge of SRW):** Discharge the existing Statutory Right-of-Way for City Utilities [AD107777].
14. **(Discharge of Covenant):** Discharge the existing Covenant [BH194067].
15. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of Engineering and Transportation works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:

I. Frontage Improvements (No. 4 Road)

- (a) Frontage improvements
- (i) Starting from the west property line of the subject site, the applicant shall be required to construct the following along the full No. 4 Road frontage of the subject site at the applicant's cost:
- 3.0 m wide sidewalk;
 - Approximately 1.5 m wide landscaped boulevard; and
 - 0.15 m curb and gutter.
- (ii) The exact dimensions of the above frontage improvements are to be confirmed through the Servicing Agreement process.
- (b) Sidewalk connections
- (i) The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
- (c) Wheelchair ramp
- (i) The wheelchair ramp at the north end the subject site road frontage is to be rebuilt to connect to the new sidewalk. (Refer to R-15-SD adjusted for tangent road section applications).
- (d) Driveway closure/back-fill and reconstruction
- (i) The existing northerly driveway is proposed to be closed. The Applicant is responsible for the removal of the existing driveway let-down and the replacement with barrier curb/gutter, sidewalk/boulevard per standards described under Item I (a) Frontage Improvements above.
- (ii) The existing southerly driveway is proposed to be kept. This driveway is to be reconstructed to meet Engineering Design Specifications per commercial development requirements.
- (e) Engineering requirements
- (i) All above-grade utilities should be relocated outside the sidewalk. Consult Engineering on streetlight and other utility requirements.

II. Water Works

- (a) Using the OCP Model, there is 236 L/s and 190 L/s of water available at the No. 4 Road frontage, at a 20 psi residual, under the build out scenario. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- (b) At Applicant's cost, the Applicant is required to:

- (i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- (ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use. A new hydrant is required at No 4 Rd frontage to meet City spacing requirements.
- (iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- (c) At Applicant's cost, the City will:
 - (i) Disconnect all existing water service connections prior to demolition of existing onsite structures. It is the Applicant's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - (ii) Install a service connection and tie-in to the existing 200mm diameter watermain at the No. 4 Road frontage. The size and location of the service connection will be determined via the SA design or service connection process.
 - (iii) Complete all proposed water tie-ins to existing City infrastructures.

III. Storm Sewer Works

- (a) At Applicant's cost, the Applicant 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.
- (b) At Applicant's cost, the City will:
 - (i) Disconnect all existing drainage service connections prior to demolition of existing onsite structures. It is the Applicant's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - (ii) Install a new service connection and tie-in to existing manhole STMH2143 located at the west side of No. 4 Road.
 - (iii) Complete all proposed storm sewer tie-ins to existing City infrastructure.

IV. Sanitary Sewer Works

- (a) At Applicant's cost, the Applicant is required to:
 - (i) Not encroach in the existing City sanitary right of way at the south-west corner of the proposed site.
 - (ii) Provide a signed and sealed letter from the project engineer for the servicing agreement at 3640 No. 4 Road confirming that the required sanitary offsite works at 3240 No. 4 Road is coordinated with the proposed offsite works at 3640 No. 4 Road. The City's Engineering department will not begin review of the servicing agreement design drawings or will not begin review of service connection designs (e.g., water, sanitary and drainage service connections) until the coordination letter is received.
The letter shall confirm that the following design components have been coordinated:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary sewer service connections and private utilities).
 - Pipe sizes, materials and slopes.
 - Location of manholes.
 - Road grades.
- (b) At Applicant's cost, the City will:

- (i) Disconnect all existing sanitary service connections prior to demolition of existing onsite structures. It is the Applicant's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
- (ii) If the offsite sanitary works to be built by 3640 No. 4 Road in No. 4 Road are not operational at the time 3240 No. 4 Road requires sanitary service, install a new service connection complete with inspection chamber and tie-in to the existing sanitary main along the west property line of 3640 No. 4 Road in a right of way. Tie-in shall be to the north end of the existing main which is located at the south west corner of the proposed site, within the required 3.0 m x 3.0 m right of way. The size of the service connection shall be determined via a sizing calculation in the SA design or service connection process.
- (iii) If the offsite sanitary works to be built by 3640 No. 4 Road in No 4 Road are operational at the time 3240 No 4 Road requires sanitary service, install a new service connection complete with inspection chamber for 3240 No. 4 Road as per the approved SA design at 3640 No. 4 Road.
- (iv) Complete all proposed sanitary tie-ins to existing City infrastructure.

V. Frontage Improvements

(a) At Applicant's cost, the Applicant is required to:

- (i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires along the frontages and within the proposed site. Relocation of existing BC Hydro overhead lines and Shaw underground lines are required prior to preload or site preparation.
 - To underground overhead service lines.
- (ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the 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 Vista – confirm dimensions with BC Hydro.
 - 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) Review street lighting levels along all road and lane frontages, and upgrade as required.
- (iv) Complete other frontage improvements as per Transportation requirements.

VI. General Items

(a) At Applicant's cost, the Applicant is required to:

- (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 (especially fronting the development site) and provide mitigation recommendations.

- (ii) Provide a video inspection report of the existing sanitary line at the south west corner of the property 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 Applicant'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 Applicant'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) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible, the Applicant will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Applicant will be required to enter into a de-watering agreement with the City wherein the Applicant will be required to treat the groundwater before discharging it to the City's storm sewer system.
- (vi) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
- (vii) 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.

16. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. **(Landscape Plan and Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including all hard and soft materials, installation, irrigation and a 10% contingency).
2. Complete an acoustical and mechanical report with recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

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

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

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 concurrence on file)

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10582 (RZ 22-013378)
3240 No. 4 Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - (a) Inserting at Section 12.2 [Light Industrial (IL)] the following new Section 12.2.4.4 [Permitted Density] and renumbering the remaining sections accordingly:

“4. Notwithstanding Section 12.2.4.1 above, the maximum **floor area ratio** for the following site is increased from 1.0 to 2.0, provided that the additional 1.0 **floor area ratio** is used entirely to accommodate **commercial storage**:

3240 No. 4 Road
PID 006-604-901
Parcel One, Except Part in Plan LMP 18942 Section 26 Block 5 North Range 6 West New Westminster District Plan 73847”
 - (b) Inserting at Section 12.2 [Light Industrial (IL)] the following new Section 12.2.11.9 and Section 12.2.11.10 [Other Regulations], and renumbering the remaining sections accordingly:

“9. **Residential security/operator unit** shall be limited to one **residential security/operator unit** with a maximum **floor area** of 143.74 m² on the following **site**:

3240 No. 4 Road
PID 006-604-901
Parcel One, Except Part in Plan LMP 18942 Section 26 Block 5 North Range 6 West New Westminster District Plan 73847

“10. Notwithstanding Section 12.2.4.1 and 12.2.4.4 above, and anything to the contrary in this bylaw, if at least 1.0 **floor area ratio** is used exclusively as **commercial storage**, then one **residential security/operator unit** which is no more than 143.74 m² shall not be included in the calculation of maximum **floor area ratio** for the following **site**:

3240 No. 4 Road
PID 006-604-901
Parcel One, Except Part in Plan LMP 18942 Section 26 Block 5 North Range 6 West New Westminster District Plan 73847”
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10582**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED


MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE

ADOPTED

CITY OF
RICHMOND

APPROVED
by
T.A.

APPROVED
by Director
or Solicitor



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** June 25, 2024
From: Wayne Craig **File:** RZ 20-919113
General Manager, Planning and Development
Re: **Rescinding of Third Reading of Richmond Zoning Bylaw 8500, Amendment
Bylaw 10464 Associated with the Rezoning at 8911, 8931, 8951,
8991 Patterson Road**

Staff Recommendation

That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10464, for the rezoning of 8911, 8931, 8951, 8991 Patterson Road, be rescinded.

Wayne Craig
General Manager, Planning and Development

WC:vk

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

Staff Report

Origin

At the Public Hearing held on July 17, 2023, City Council granted third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10464 associated with the rezoning application (RZ 20-919113) by Dava Developments Ltd. for permission to rezone lands at 8911, 8931, 8951, 8991 Patterson Road to facilitate the development of a mixed-use mid- and high-rise development consisting of 163 residential units (including 27 LEMR units), amenity spaces, public open space and a hotel.

The subject rezoning application was exempted from the City's Market Rental Housing Policies as the application had met the in-stream provisions endorsed by Council, provided that the associated rezoning bylaw was adopted within one year of the public hearing (i.e. July 17, 2024). The applicant has recently advised City staff that they are unable to meet this deadline due to matters outside their control that may take a substantial time to resolve.

Any redevelopment of this site in the future would require the project to be redesigned in order to comply with current City's Market Rental Housing Policies. These requirements have been communicated to the applicant.

As such, it is recommended at this time that Council rescind third reading of Bylaw 10464 to make it clear that the application can no longer proceed in accordance with the current rezoning considerations.

Analysis

Market Rental Instream Application

The subject rezoning application had been received prior to the current Market Rental Housing Policy having been adopted by City Council on June 20, 2022. The Market Rental Housing Policy requires a minimum of 15 per cent of residential floor area to be secured as market rental units in all new developments that includes more than 60 apartment units.

Applications which were instream at the time of the adoption of the Market Rental Housing Policy were exempt from the mandatory provision of market rental housing provided the project achieves the following:

- First reading within one year of the proposed amendment bylaws being adopted (i.e. June 20, 2023); and
- Final adoption of the rezoning bylaw within one year of the associated Public Hearing.

Richmond Zoning Bylaw 8500, Amendment Bylaw 10464 received first reading June 12, 2023, with the third reading having been granted at the Public Hearing on July 17, 2023. In order to meet the in-stream provisions, the final adoption of the Amendment Bylaw 10464 would have been required by July 17, 2024. The applicant has advised that they are unable to meet this deadline and that they are further reviewing their redevelopment options in light of the Province's Bill 47 housing regulations respecting development within Transit Oriented Areas.

Should the applicant wish to proceed with redevelopment of the site, the rezoning application will need to be significantly revised, and any changes would be brought forward for consideration by Planning Committee and Council through a future staff report.

Other Market Rental Housing Policy In-Stream Applications

There are no other in-stream rezoning applications exempt from the Market Rental Housing Policy that have not yet been adopted by Council.

Financial Impact

There is no financial impact as a result of the recommendations of this report.

Conclusion

As the rezoning application (RZ 20-919113) to rezone the lands at 8911, 8931, 8951 and 8991 Patterson Road, by Dava Developments Ltd., is unable to satisfy the in-stream provisions associated with the City's Market Rental Housing Policy, it is recommended that Council rescind third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10464 to clarify that the project can no longer proceed in accordance with the current rezoning considerations.



Virendra Kallianpur
Program Manager, Urban Design
(604-247-4620)

VK:js