



**Planning Committee
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road**

**Wednesday, July 5, 2023
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on June 20, 2023.*



NEXT COMMITTEE MEETING DATE

July 18, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY 1243059 BC LTD. FOR REZONING AT 12120 NO. 5 ROAD FROM “AGRICULTURE (AG1)” ZONE TO “LIGHT INDUSTRIAL (IL)” ZONE**
(File Ref. No.) (REDMS No.)

PLN-9

See Page PLN-9 for full report

Designated Speakers: Ashley Kwan and Suzanne Smith

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10424, for the rezoning of 12120 No. 5 Road from “Agriculture (AG1)” zone to “Light Industrial (IL)” zone, be introduced and given first reading.



2. **BYLAW NO. 8856 AMENDMENTS, CONSTRUCTION SIGNAGE CHANGES**

(File Ref. No. 08-4375-01) (REDMS No. 7238703)

PLN-39

See Page PLN-39 for full report

Designated Speaker: Fred Tewfik

STAFF RECOMMENDATION

That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10474, specifying the proposed new requirements for construction signage and addressing permitted hours of work and notification of site issues, as outlined in the report titled “Bylaw No. 8856 Amendments, Construction Signage Changes”, dated June 5, 2023 from the Director, Building Approvals be introduced and given first, second and third readings.



3. **UPDATED MARKET RENTAL HOUSING POLICY – ONE YEAR REVIEW**

(File Ref. No. 08-4045-30-02) (REDMS No. 7267939)

PLN-46

See Page PLN-46 for full report

Designated Speaker: John Hopkins

STAFF RECOMMENDATION

That the staff report titled “Updated Market Rental Housing Policy – One Year Review” dated June 19, 2023 from the Director, Policy Planning be received for information.



Planning Committee Agenda – Wednesday, July 5, 2023

Pg. # ITEM

4. **COMMUNITY SERVICES POP UPS UPDATE**
(File Ref. No. 08-4055-05) (REDMS No. 7235631)

PLN-53

[See Page PLN-53 for full report](#)

Designated Speaker: Melanie Burner

STAFF RECOMMENDATION

That the staff report titled “Community Services Pop Ups Update”, dated June 15, 2023 from the Director, Community Social Development, be received for information.

☐

5. **MANAGER’S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, June 20, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs

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

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on June 6, 2023, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 5, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY BENITO KHO AND VERNEY KHO FOR REZONING AT 7520 ASH STREET FROM “SINGLE DETACHED (RS1/F)” ZONE TO “SINGLE DETACHED (RS2/E)” ZONE

(File Ref. No. RZ 21-945951) (REDMS No. 7227004)

Staff reviewed the application and highlighted that (i) the the property will be subdivided into two single-family lots, (ii) the site is currently occupied by an existing single-family dwelling on the western portion of the lot, which will remain on proposed Lot 1, (iii) a new single detached house with a secondary suite will be constructed on the eastern portion of the site (proposed Lot 2), (iv) there are a total of 21 trees on the subject property 18 of which are bylaw-sized, and two street trees on City property, (v) two trees located on City property along the Ash Street frontage are in good condition and are identified to be retained and protected, (vi) two trees located on the development site in the rear yard of the proposed lot fronting Armstrong Street are in good condition and are identified to be retained and protected, (vii) nine on-site trees will be removed and the 2:1 replacement ratio would require a total of 18 replacement trees, (viii) the applicant has agreed to plant five trees on proposed Lot 1 and three trees on proposed Lot 2 for a total of eight replacement trees, and (ix) the applicant has agreed to the registration of a covenant on Title that stipulates that any future development on Lot 1 must include a minimum one-bedroom secondary suite and proposes to provide a minimum one-bedroom secondary suite on proposed Lot 2.

In reply to queries from Committee, staff advised that according to the Official Community Plan and the area plan for this neighbourhood the subject properties are able to rezone to the RS2/E zone on lots fronting Ash Street but for lots fronting on Armstrong Street they are eligible to rezone to ZS14 zone which allows for smaller minimum lot size and slightly different rules regarding FAR calculations.

Staff were directed contact the owners of 7500 Ash Street to ensure understanding of future development potential.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10472, for the rezoning of 7520 Ash Street from the “Single Family (RS1/F)” zone to the “Single Family (RS2/E)” zone, be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, June 20, 2023

2. **REVISED REZONING CONSIDERATIONS FOR THE APPLICATION BY SIAN GROUP INVESTMENTS INC. FOR REZONING AT 7100 AND 7120 ASH STREET FROM THE “SINGLE DETACHED(RS1/F)” ZONE TO THE “TOWN HOUSING (ZT16) - SOUTH MCLENNAN AND ST. ALBANS SUB-AREA (CITY CENTRE)”ZONE**

(File Ref. No. RZ 18-843479) (REDMS No. 7215969)

Staff reviewed the application and noted that a revised rezoning considerations associated with the townhouse proposal is required due to changes in the condition of on-site trees since their original assessment in 2018 and an additional Public Hearing would not be required, as there is no resulting change to land use or density.

A staff memorandum will be provided with clarification on the number of trees being replaced and retention of trees.

It was moved and seconded

- (1) *That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street, be rescinded and the associated Rezoning Considerations be revised to reflect changes to tree retention and replacement, as per Attachment D to this report; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone, be granted third reading.*

CARRIED

3. **PROPOSED UPDATES TO THE RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE CHARTER**

(File Ref. No. 01-0100-30-RCSA1-01) (REDMS No. 7202810)

It was moved and seconded

- (1) *That the proposed updates to the Richmond Community Services Advisory Committee Charter as outlined in the staff report titled “Proposed Updates to the Richmond Community Services Advisory Committee Charter”, dated May 17, 2023, from the Director, Community Social Development, be endorsed; and*
- (2) *That the Richmond Community Services Advisory Committee Charter be renamed the Richmond Community Services Advisory Committee Terms of Reference.*

CARRIED

Planning Committee
Tuesday, June 20, 2023

4. **RESPONSE TO METRO VANCOUVER'S REFERRAL: LAND USE DESIGNATION AMENDMENT TO THE METRO 2050 REGIONAL GROWTH STRATEGY PROPOSED BY THE TOWNSHIP OF LANGLEY**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7245335)

In reply to a query from Committee, staff advised that the Mylora Golf Course is subject to the No. 5 Road Backlands Policy which was updated in 2021 and has no implications on Regional Land Use policies.

It was moved and seconded

That staff be directed to communicate to the Metro Vancouver Regional District Board the City of Richmond's opposition and comments, as outlined in the staff report titled "Response to Metro Vancouver's Referral: Land Use Designation Amendment to the Metro 2050 Regional Growth Strategy Proposed by the Township of Langley", dated May 30, 2023 from the Director, Policy Planning.

CARRIED

5. **MANAGER'S REPORT**

(i) ***Non-Farm Use Application***

Staff advised that the non-farm use application for Thrangu Monastery has been approved by the Agricultural Land Commission and comes with a three year time limit. It was then noted that the next step would be for the property owner to apply for a rezoning application.

(ii) ***E-Plans***

Staff advised that the trial for the E-Plans program for single family homes will begin in the next few weeks and provisions will be made with the Building Community to ensure they are in step with the methods process.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:26 p.m.).

CARRIED

Planning Committee
Tuesday, June 20, 2023

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 20, 2023.

Councillor Bill McNulty
Chair

Sarah Goddard
Legislative Services Associate



To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 19, 2023
File: RZ 21-941597

Re: Application by 1243059 BC Ltd. for Rezoning at 12120 No. 5 Road from
"Agriculture (AG1)" Zone to "Light Industrial (IL)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10424, for the rezoning of 12120 No. 5 Road from "Agriculture (AG1)" zone to "Light Industrial (IL)" zone, be introduced and given first reading.

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

WC:ak
Att. 7

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

Staff Report

Origin

1243059 BC Ltd. (Directors: Menghe Zhu and Zhe Yan Huang) has applied to the City of Richmond for permission to rezone 12120 No. 5 Road from the “Agriculture (AG1)” zone to the “Light Industrial (IL)” zone to permit the development of two multi-tenant industrial buildings for a total of 13 strata-titled units (Attachment 1). Temporary vehicle access will be from No. 5 Road and ultimate vehicle access from the rear lane to Rice Mill Road.

Findings of Fact

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

Surrounding Development

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

To the North: 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 22-005648) to rezone the property to “Light Industrial (IL)” to develop a two-storey industrial building with vehicle access from an extension to the existing rear lane. The rezoning application is currently under staff review and will be presented to Council for consideration via a separate staff report.

To the South: A single-family house on a lot zoned “Agriculture (AG1)” outside of the Agriculture Land Reserve and designated “Industrial” in the OCP.

To the East: A site containing the BC Ferries maintenance/operations harbour, 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) to rezone to a site-specific zone in order to upgrade the fleet maintenance operations. The rezoning application is current at 3rd reading, while the DP application is under staff review.

To the West: Immediately across No. 5 Road are Machrina Way and sites zoned “Industrial Business Park (IB1)” with warehouses and light industrial buildings.

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 designation.

The site is zoned “Agriculture (AG1)”, but is not located within the ALR.

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 rezoning sign on the property.

Should the Planning Committee endorse this application and Council grants first reading to the rezoning bylaw, the public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

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

Analysis

Built Form and Architectural Character

The proposed light industrial development consists of two buildings in a North-South arrangement with a bridging element over the drive aisle access to No. 5 Road. The two buildings total approximately 4,266 m² in light industrial space and 1,276 m² in ancillary office space. The buildings front No. 5 Road and have a proposed setback of 3.28 m from No. 5 Road and proposed height of 11.6 m, complying with Zoning Bylaw 8500. Conceptual development plans are provided in Attachment 3.

Landscaping including 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 scale of the development.

In order to meet the minimum Flood Construction Level (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, resulting in the need for a retaining wall along the perimeter of the site. Fencing along the south property line will be used to screen the retaining wall and industrial-related activities from the adjacent residential property and will be limited to a maximum height of 2.4 m as measured from the averaged finish site grade.

Transportation and Site Access

Vehicle access to the site will be provided at the rear through the continuation and dedication 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 ability to connect the lane to Rice Mill Road is contingent on the redevelopment of the site directly to the north, which is the subject of a current rezoning application (RZ 22-005648).

The ability to connect the lane to the City-owned road allowance south of 12200 No. 5 Road is contingent on the redevelopment of the properties to the south, which are not subject to any current development applications. Prior to rezoning adoption, the applicant will be required to dedicate the 7.5 m rear lane along the entire east portion of the site to facilitate the lane construction.

To facilitate access to the site prior to the rear lane connecting to Rice Mill Road, vehicle access to No. 5 Road will be provided. A Traffic Impact Assessment (TIA) report has been provided to demonstrate the functionality of their proposal. The report reviewed traffic operations and confirmed the proposed driveway to No. 5 Road and ultimate site access via the rear lane are acceptable. The vehicle access from No. 5 Road would allow the subject site to provide access and egress independently while the adjacent sites to the north redevelop and construct the remaining portion of the lane. All off-street parking and loading areas for the proposed industrial buildings are provided on-site. To address construction traffic, a Construction Parking and Traffic Management Plan acceptable to the Transportation Division 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, 22 trees on neighbouring properties and one street tree on City property. The proposed Tree Management Plan is provided in Attachment 5.

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

- Six trees (Tree # 1015, 1017, 1018, 1027, 1033, 1034) located on the development site are in fair to very poor condition. Four trees (Tree # 1015, 1017, 1018, 1033) are in conflict with the required rear lane dedication. These six trees are not good candidates for retention and should be removed and replaced.
- One tree (Tree # 1016) located on neighbouring property to the east is a 59 cm cottonwood tree located in conflict with the proposed City lane and will be removed and replaced subject to authorization from the property owner. The applicant is in ongoing discussion with BC Ferries regarding this tree.
- A total of 15 trees located on the adjacent neighbouring properties to the north (Tree #1029, 1030, 1031, 1032, 2002), south (Tree # 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 2001) and City boulevard (Tree # 1028) are identified to be retained and protected. As these trees along the north and south edges of the site would be impacted by the change in site grade required for flood control and/or the proposed building envelope, staff have worked with the applicant to work around these trees. The applicant proposes to cantilever the foundation of the building in these areas to facilitate the retention of the trees. The assessment of tree retention opportunities on the site to the north and City boulevard, will be addressed through the rezoning application for that site which is still under staff review. Tree protection fencing and tree survival security is required as per the Tree Protection Bylaw No. 8057.

- Another seven trees (Tree # 1019, 1020, 1021, 1022, 1023, 1024, 1026) located on the adjacent east property are identified to be retained and protected.
- Three existing hedges noted on the plan (Attachment #5) along the north side of the property are to be removed. One hedge to the south of the site on the neighbouring property is to be retained and protected.

Tree Replacement

The applicant wishes to remove six on-site trees (Trees # 1015, 1017, 1018, 1027, 1033, 1034) and one tree (Tree # 1016) on the adjacent east property. The 2:1 replacement ratio would require a total of 14 replacement trees for the removal of the six on-site trees and one tree on the adjacent east property.

The removal of the tree on the adjacent east property (Tree # 1016) is required to facilitate the lane construction. The applicant is in discussion with BC Ferries regarding this tree and should BC Ferries consent to the removal of the tree, the applicant will be required to provide two replacement trees as indicated in the section above. In the event that BC Ferries does not consent to the removal of the tree, the applicant will be required to develop an alternate lane design, which may also require additional land dedication.

The applicant proposes to plant the 14 replacement trees on site in the building frontage as shown on Attachment 6. Prior to final adoption of the rezoning bylaw, the applicant will be required to provide a final landscape for the property and a Landscaping Security based on 100 per cent of the cost estimate provided by the Landscape Architect to ensure the landscaping is installed.

Tree Protection

21 trees (Trees # 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 2001, 1019, 1020, 1021, 1022, 1023, 1024, 1026, 1032, 1031, 1303, 2002, 1029) on neighbouring properties and one City tree (Tree #1028) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following 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.
- Registration of a legal agreement requiring that the building setbacks and foundation designs reflect any special requirements needed to retain the trees on the adjacent properties to the north and south.

Public Art

Based on the buildable floor area for the new construction of approximately 45,927 ft² (4,266.8 m²) industrial and 13,642 ft² (1,263.74 m²) commercial floor area, the recommended public art contribution (2023 rate) is \$0.29/ft² for industrial and \$0.52/ft² for commercial, for a total contribution of approximately \$20,413.00 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:

- A minimum of 13 Level 2 EV charging stations to be provided on site;
- Pre-ducting within each unit for future rooftop solar photovoltaic infrastructure as an alternative energy source for individual tenants;
- Provision of energy reducing light sensors for interior lighting;
- Provision of water conservation features including high efficiency irrigation and water conserving plumbing fixtures; and,
- Buildings are proposed to be constructed to achieve a minimum 10 per cent better energy efficiency than the base BC Building Code requirement.

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

Site Servicing and Frontage Improvements

A Servicing Agreement is required for the installation of a new fire hydrant, lane construction, frontage improvements and site servicing works and are summarized as follows:

- Installation of a new fire hydrant along the No. 5 Road frontage.
- 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 on the east side.
- No. 5 Road frontage works to accommodate additional on-street parking and related frontage improvements (asphalt trail, grassed/treed boulevard and new curb and gutter).
- Site servicing works to extend the necessary services along the No. 5 Road frontage of the site, including any required connections, inspection chambers and meter gauges.

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 12120 No. 5 Road from the “Agriculture (AG1)” zone to the “Light Industrial (IL)” zone, to permit the development of two industrial buildings, with temporary vehicle access from No. 5 Road and ultimate vehicle access from the rear lane to Rice Mill Road.

Staff supports the rezoning application as it is consistent with the existing OCP designation and recent industrial redevelopment in the area.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10424 be introduced and given first reading.



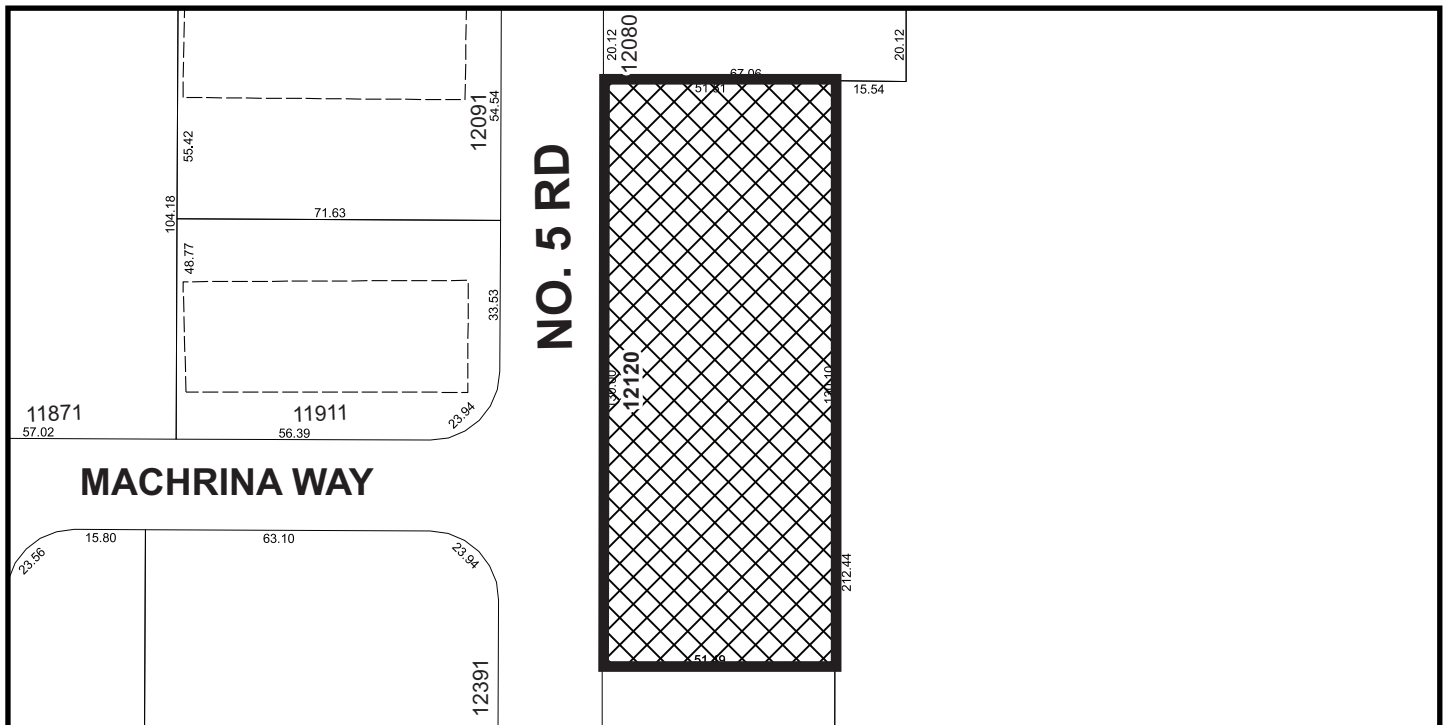
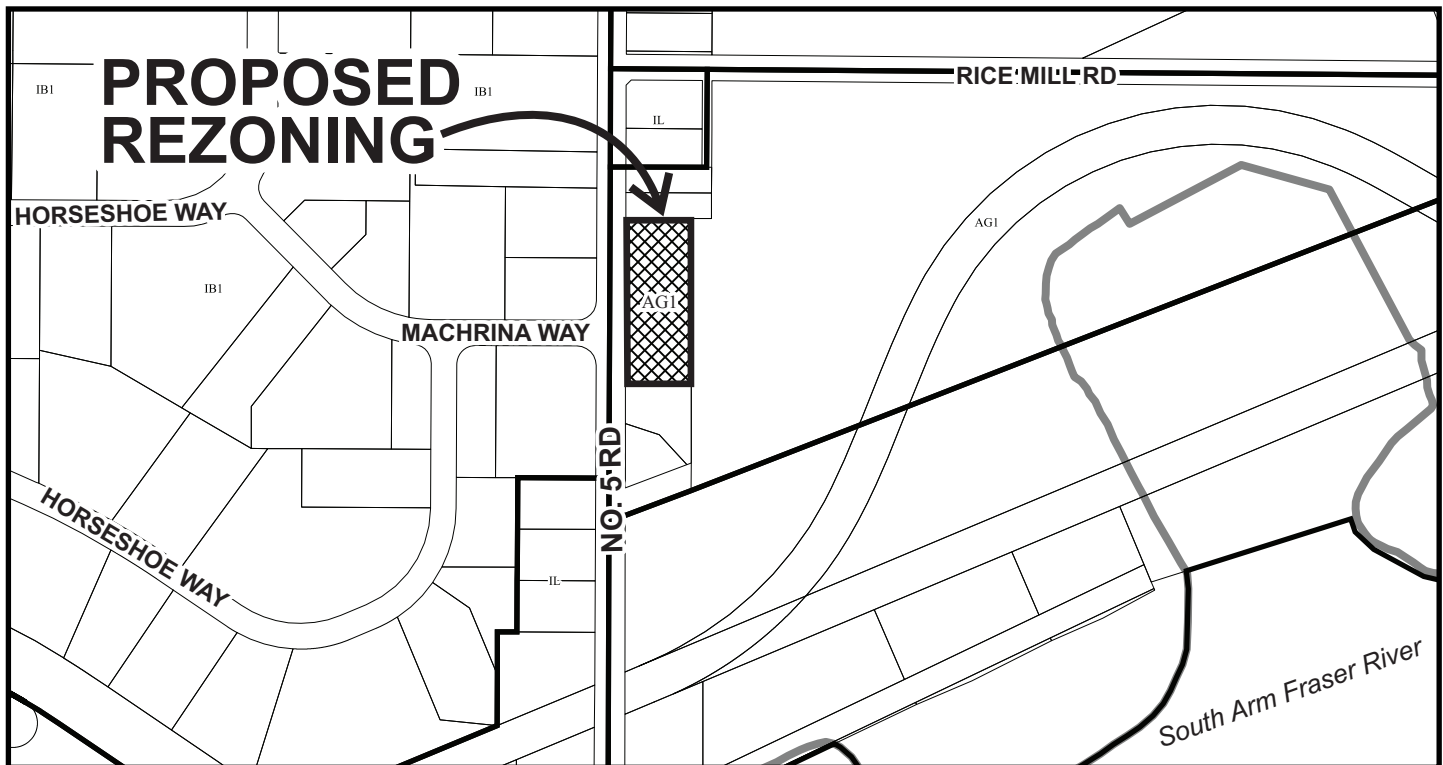
Ashley Kwan
Planner I
(604-276-4173)

AK:js

- Att.
- 1: Location Map
 - 2: Development Application Data Sheet
 - 3: Conceptual Development Plans
 - 4: Proposed Ultimate Site Plan
 - 5: Tree Management Plan
 - 6: Conceptual Landscape Plan
 - 7: Rezoning Considerations



City of Richmond



RZ 21-941597

PLN - 16

Original Date: 10/26/21

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 21-941597

PLN - 17

Original Date: 10/28/21

Revision Date:

Note: Dimensions are in METRES



RZ 21-941597

Attachment 2

Address: 12120 No 5 Road

Applicant: 1243059 BC Ltd

	Existing	Proposed
Owner:	1243059 BC Ltd	No Change
Site Size (m²):	6,6771.31 m ²	5,579.00 m ²
Land Uses:	Vacant	Two Light Industrial Buildings
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	1.0	none permitted
Buildable Floor Area (m ²):*	Max. 5579 m ² (60,055 ft ²)	Max. 5579 m ² (60,055 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 75%	Building: 70%	none
Setbacks (m):	Front: Min. 3.0 m Rear and Side Yards: N/A	Front: 3.28 m Rear: 13.33 m Side Yard (North): 0.1 m Side Yard (South): 0.8 m	none
Height (m):	12 m	11.6 m	none
Off-street Parking Spaces – Regular (R) / Accessible (A):	Min. 41 (R) and 1 (A)	49 (R) and 1 (A)	none
Off-street Parking Spaces – Total:	43	50	none
Bicycle Spaces:	Min. Class 1: 15 Min. Class 2: 17	Class 1: 16 Class 2: 17	none
Loading Spaces	Min. 2 Medium Min. 1 Large	Min. 2 Medium Min. 2 Large	none

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

CODE ANALYSIS - B.C.B.C. 2018

3.2.2.61. Group D, up to 3 Storeys, Sprinklered

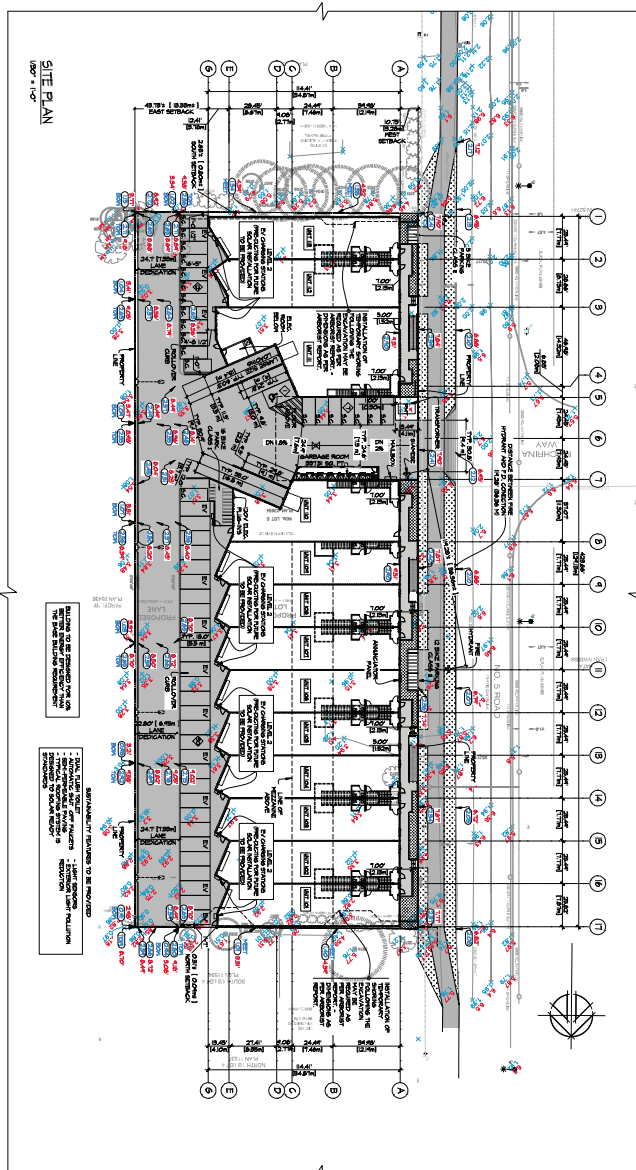
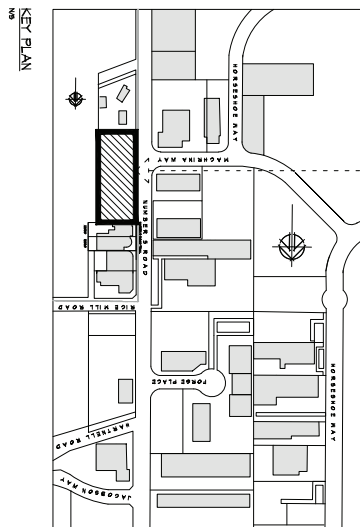
- 1) A building classified as Group D is permitted to conform to Sentence (2) provided
- a) except as permitted by Sentences 3.2.2.7(1) and 3.2.18.12), the building is sprinklered throughout,
- b) it is not more than 2 storeys in building height, and
- c) it has a building area not more than
- i) 3,000 sq ft in building height, or
- ii) 2,400 sq ft in building height,
- 2) The building shall be permitted to be of combustible construction or noncombustible construction and shall be of fire-resistance rating not less than 45 min., and
- a) floor assemblies shall be fire-resistance rating not less than 45 min., and
- b) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall have a fire-resistance rating not less than 45 min., or
- i) be of noncombustible construction.

3.2.2.61. Group D, up to 3 Storeys, Sprinklered

- 1) A building classified as Group D is permitted to conform to Sentence (2) provided
- a) except as permitted by Sentences 3.2.2.7(1) and 3.2.18.12), the building is sprinklered throughout,
- b) it is not more than 3 storeys in building height, and
- c) it has a building area not more than
- i) 3,000 sq ft in building height, or
- ii) 2,400 sq ft in building height,
- 2) The building shall be permitted to be of combustible construction or noncombustible construction and shall be of fire-resistance rating not less than 45 min., and
- a) floor assemblies shall be fire-resistance rating not less than 45 min., and
- b) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall have a fire-resistance rating not less than 45 min., or
- i) be of noncombustible construction.

3.2.2.77. Group F, Division 2, up to 4 Storeys, Sprinklered

- 1) A building classified as Group F, Division 2 is permitted to conform to Sentence (2) provided
- a) except as permitted by Sentences 3.2.2.7(1) and 3.2.18.12), the building is sprinklered throughout,
- b) it is not more than 4 storeys in building height, and
- c) it has a building area not more than
- i) 4,000 sq ft in building height, or
- ii) 3,200 sq ft in building height,
- 2) The building shall be permitted to be of combustible construction or noncombustible construction and shall be of fire-resistance rating not less than 45 min., and
- a) floor assemblies shall be fire-resistance rating not less than 45 min., and
- b) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall have a fire-resistance rating not less than 45 min., or
- i) be of noncombustible construction.



DEVELOPMENT DATA

CIVIC ADDRESS 12120 NO 5 ROAD (SUBJECT SITE)

LEGAL DESCRIPTION

ZONE L

SITE AREA

46605 SQUAD 501 (46715 S&1) 12120 NO 5 ROAD (SUBJECT SITE) 46605 SQUAD 501 (46715 S&1)

BUILDING AREAS

46605 SQUAD 501 (46715 S&1) 12120 NO 5 ROAD (SUBJECT SITE) 46605 SQUAD 501 (46715 S&1)

FLOOR AREAS

46605 SQUAD 501 (46715 S&1) 12120 NO 5 ROAD (SUBJECT SITE) 46605 SQUAD 501 (46715 S&1)

HEIGHT

46605 SQUAD 501 (46715 S&1) 12120 NO 5 ROAD (SUBJECT SITE) 46605 SQUAD 501 (46715 S&1)

BUILDING SETBACKS

46605 SQUAD 501 (46715 S&1) 12120 NO 5 ROAD (SUBJECT SITE) 46605 SQUAD 501 (46715 S&1)

PARKING

46605 SQUAD 501 (46715 S&1) 12120 NO 5 ROAD (SUBJECT SITE) 46605 SQUAD 501 (46715 S&1)

ON-SITE BIKE/PARKING SPACES

46605 SQUAD 501 (46715 S&1) 12120 NO 5 ROAD (SUBJECT SITE) 46605 SQUAD 501 (46715 S&1)

LOADING

46605 SQUAD 501 (46715 S&1) 12120 NO 5 ROAD (SUBJECT SITE) 46605 SQUAD 501 (46715 S&1)

BASEMENTS AND REZEALING

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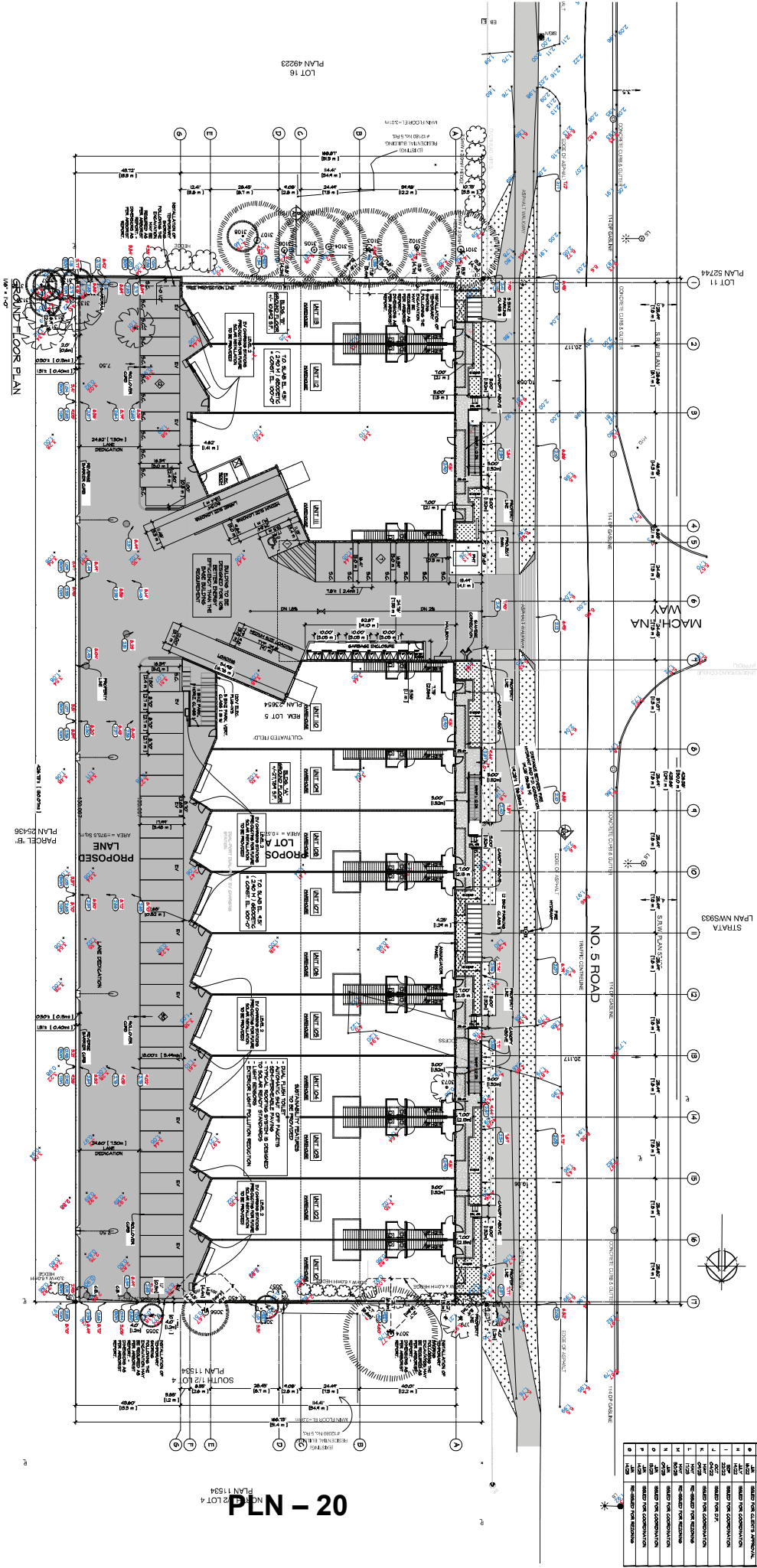
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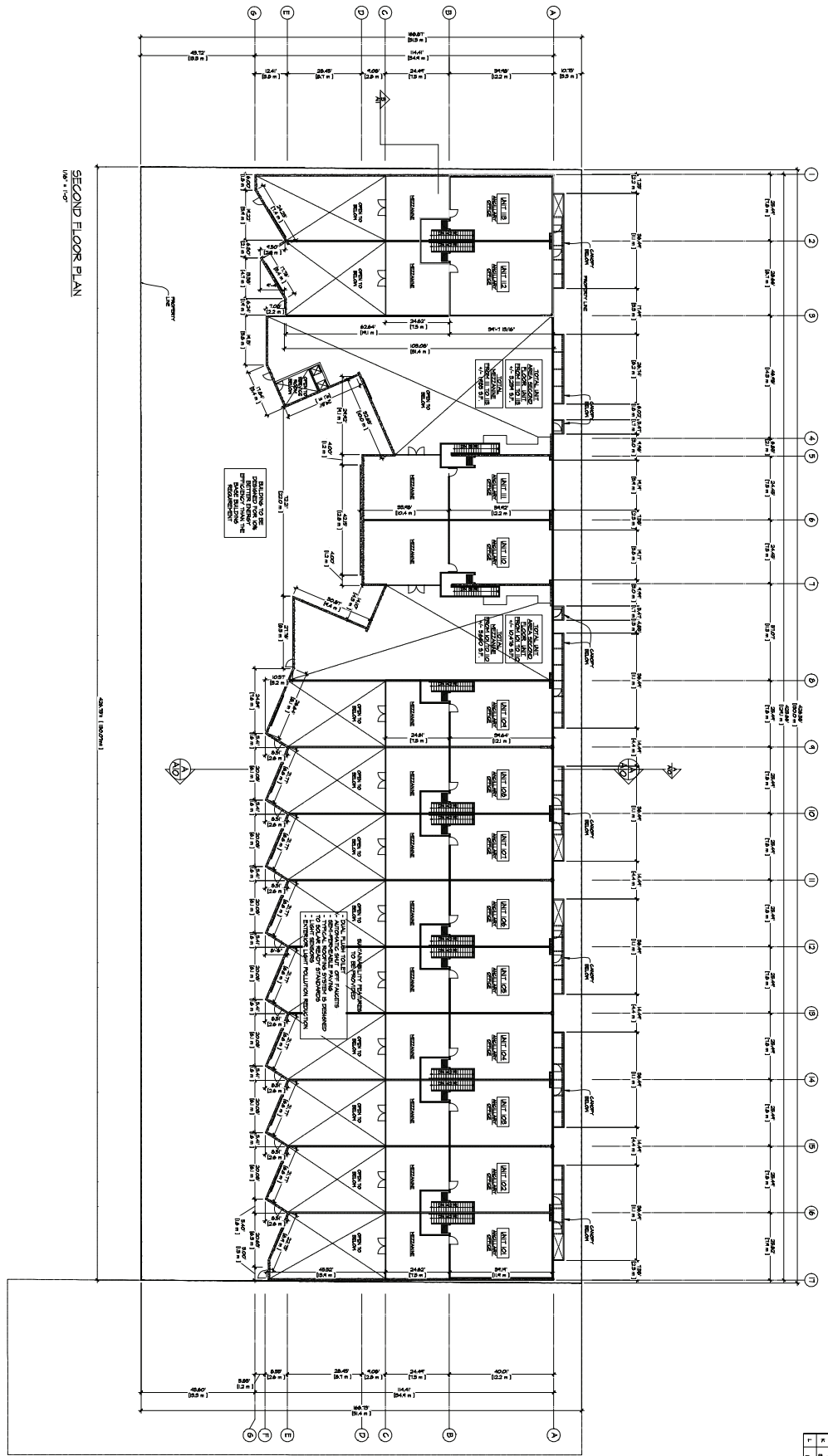
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SECOND FLOOR PLAN
1/8" = 1'-0"

NOTES:
1. THE FLOOR PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT A CONTRACT DOCUMENT.
2. THE FLOOR PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
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9. THE FLOOR PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
10. THE FLOOR PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.

INDUSTRIAL OFFICE DEVELOPMENT
LUDDA DEVELOPMENT LTD.
SHEET 11/15
SECOND FLOOR PLAN

[illegible]

Copyright reserved. The plan and design shall of times remain the exclusive property of THE STENO ARCHITECTURE. The General Contractor shall verify all dimensions and be responsible for all omissions and conditions on the job site. He shall request clarification of errors and discrepancies on the contract drawings. Failure to obtain such clarification renders the Contractor responsible for any resulting impairment and cost of rectification.

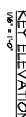
PROJECT
INDUSTRIAL OFFICE DEVELOPMENT
BUILDING FOR:
LUCIDA DEVELOPMENT LTD.

SHEET TITLE
ROOF PLAN

SCALE:	1" = 16'	DRAWN BY:	MMMA	12/20	NO 5 ROAD
DATE:	AUG 2008	CHECKED BY:	MC		RICHMOND, B.C.

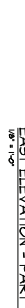
OMG, NO.	REV.
20-004-A03	H

EAST ELEVATION - PART II



5. TYPICAL SECTION ON DOORING TO BE STEEL-CALF, INTERIOR-DOOR TO 134 (1/2") C.M. 1/4" BAY, 1/4" TYPICAL INSULATION ON APPROVED TOTAL C.M. 1/4" AROUND INTERIOR WALL WITH 1/4" OVERLAY OF JAMES AND HEAT. RECONSTRUCTION ON THE TOP BOTTOM AND BOWE DOORS REVEALS BOTH SIDES OF DOORS AND THE DOORS SHALL BE SPRUNG DOORS ON FULL BOWE SPRING ALKES AND SHARED HINGE. DO NOT PAINT THE RECONSTRUCTED ALKES DOOR SIGHT OF 1/4" AND LARGER SHALL BE C.M. GRAY NO. 01 OPERATION. BUILT UP DRAINAGE DRAINED AND SEALED BY A STRUCTURAL ENGINEER FOR SEISMIC RESISTANT.

5. TYPICAL SECTION ON DOORING TO BE STEEL-CALF, INTERIOR-DOOR TO 134 (1/2") C.M. 1/4" BAY, 1/4" TYPICAL INSULATION ON APPROVED TOTAL C.M. 1/4" AROUND INTERIOR WALL WITH 1/4" OVERLAY OF JAMES AND HEAT. RECONSTRUCTION ON THE TOP BOTTOM AND BOWE DOORS REVEALS BOTH SIDES OF DOORS AND THE DOORS SHALL BE SPRUNG DOORS ON FULL BOWE SPRING ALKES AND SHARED HINGE. DO NOT PAINT THE RECONSTRUCTED ALKES DOOR SIGHT OF 1/4" AND LARGER SHALL BE C.M. GRAY NO. 01 OPERATION. BUILT UP DRAINING DRAINED AND SEALED BY A STRUCTURAL ENGINEER FOR SEISMIC RESISTANT.

[illegible][illegible]

- LIMITING DISTANCE = 43'-4" [13.3 M]
- BLDG. FACE AREA = 20,945 S.F. [1,945.0 S.M.]
- ALLOWABLE 80% UNPROTECTED OPENINGS
- (PER TABLE 3.2.3.1E, B.C.B.C., 2016)
- PROPOSED 12% UNPROTECTED OPENINGS
- MINIMUM 1 HR. FRR WALL

- (C) CONCRETE TILT-UP WALL PANELS PAINTED
- (D) ALUM. ENTRY DOORS REFINISHED METAL AND PAINTED
- (E) REFINISHED METAL PLUMBING TO MATCH ALUMINUM FINISH
- (F) REFINISHED METAL DOORS AND PAINTED FRODO AND P. TO MATCH EXISTING CONC.
- (G) OVERHEAD DOORS AND PAINTED FACTORY FINISH

ALL GLAZING SHALL BE STRENGTH 7 GALVANIZED STEEL AND MEET ALL CODE REQUIREMENTS INCLUDING MINIMUM 48 HOUR AIR LEAK TEST. ALLOW 1/8" GAP TO INSURE NO LEAKS THROUGH GLAZING.

⑤ EXTERIOR LIGHT - 60W. GLAZING STRENGTH 60W. 1/2" AIRWEIGHT INTERIOR LIGHT - 40W. GLAZING CAN BE SUBSTITUTED NO LONGER THAN SERVICE LIFE. 7' X 4' 1/2" 4000 T TUBES NORMALLY BROKEN THROUGH ROOF.

⑥ ROOFING: EXTERIOR 1/2" INS. GLASS TUBES 60W. 1/2" AIRWEIGHT INTERIOR 1/2" INS. GLASS CAN BE FULLY COMPOSITE OR 3/4" INS. METALLIC PER 1/2" SERVICE LIFE. 7' X 4' 1/2" 4000 T TUBES NORMALLY BROKEN THROUGH ROOF.

⑦

[illegible][illegible]

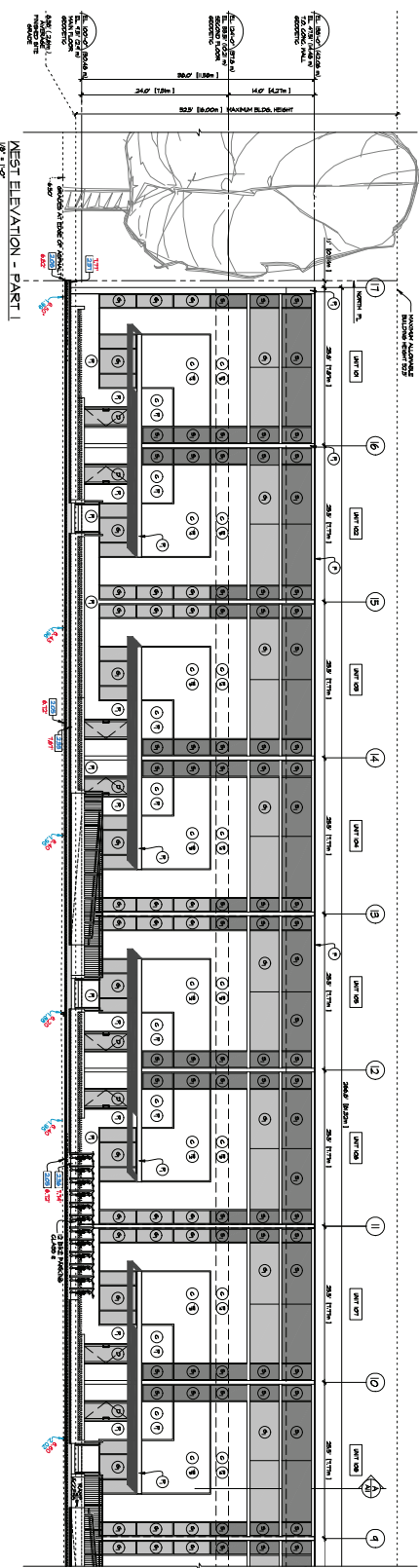
20. **ANSWER: D** The author's main purpose in writing this passage is to inform the reader about the importance of the book, *The Way of Zen*, and its impact on the construction of the Great Wall of China.

- [illegible]

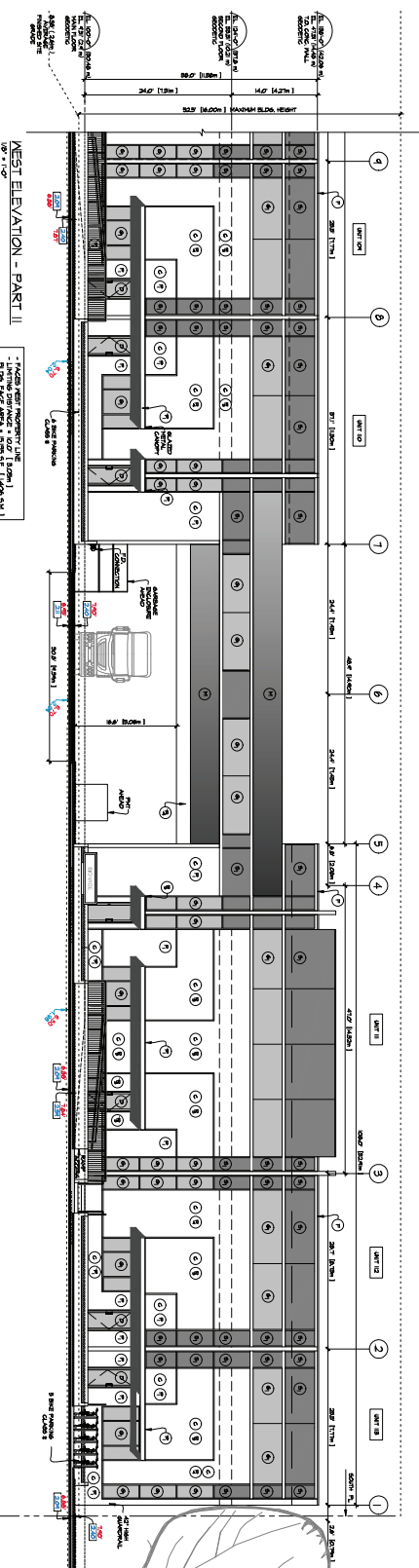
NEST ELEVATION - PART II



NEST ELEVATION - PART 1



NEST ELEVATION - PART



EXTERIOR FINISH SCHEDULE

- C. LOCKERIES, TALL, PAUL, PINE, PAINTED
 D. 6x8x DUNN DOORS, PREPARED, METAL, AND
 PLATES, PILED, AND PAINTED
 E. PREPARED METAL, PLATING TO MATCH, 6x8x
 PREPARED, HALL DOORS, AND PLATES, PILED, AND PAINTED
 F. TO MATCH, PILED, CORN.
 G. OVERHEAD DOORS, AND PLATES, PILED, PREPARED

GLAZING SCHEDULE

- TEST THE COKE RESISTANCE BY INCLUDING RESISTANCE AS REQUIRED
AS LONG AS 64,000 TO 100,000 NO LESS THAN 60,000 LBS

PAINT SCHEDULE

- | | |
|--|--|
| <p>①) RED DILUTE COLOUR TO BE DERIVED)</p> <p>②) DARK DILUTE COLOUR TO BE DERIVED)</p> <p>③) MEDIUM DILUTE COLOUR TO BE DERIVED)</p> | <p>④) MEDIUM PLUS DILUTE COLOUR TO BE DERIVED)</p> <p>⑤) LIGHT DILUTE COLOUR TO BE DERIVED)</p> <p>⑥) WHITE (NEUTRAL, E.T.V.) DILUTE COLOUR TO BE DERIVED)</p> |
|--|--|
- PAINT COLOUR TO BE COMBINED WITH
PAINT RESIN TO CONSTRUCTION

LEGEND

- P.6. FIRE COMPARTMENT
 P.7. PANEL JOINT
 R. REPAIR
 S. SCAFFOLD
 S. ELEVATOR
 B. BAY LINE
 T.O. TO TOP OF CONCRETE
 U.A. UNLESS NOTED OTHERWISE
 V.C.A. VEHICLE CARRIER SECTION
 W.P.D. WALKED DOOR
 P. PANEL No.
- * REF. 

OVERHEAD DOOR NOTES

- | D | 22/23 | SHARED FOR COOPERATION |
|--|---|---------------------------|
| E <td>00/77 <td>SHARED FOR D.P. </td></td> | 00/77 <td>SHARED FOR D.P. </td> | SHARED FOR D.P. |
| F <td>17/28 <td>RE-DESIGNED FOR RECORDING </td></td> | 17/28 <td>RE-DESIGNED FOR RECORDING </td> | RE-DESIGNED FOR RECORDING |
| G <td>80/28 <td>RE-DESIGNED FOR RECORDING </td></td> | 80/28 <td>RE-DESIGNED FOR RECORDING </td> | RE-DESIGNED FOR RECORDING |

GENERAL NOTES - ELEVATIONS

1. The defendant, a 32-year-old male, was arrested on 11/10/94 on charges of possession of a controlled substance, possession of a controlled substance with intent to distribute, and possession of a controlled substance with intent to distribute.
2. The defendant was arrested on 11/10/94 on charges of possession of a controlled substance, possession of a controlled substance with intent to distribute, and possession of a controlled substance with intent to distribute.
3. The defendant was arrested on 11/10/94 on charges of possession of a controlled substance, possession of a controlled substance with intent to distribute, and possession of a controlled substance with intent to distribute.
4. The defendant was arrested on 11/10/94 on charges of possession of a controlled substance, possession of a controlled substance with intent to distribute, and possession of a controlled substance with intent to distribute.
5. The defendant was arrested on 11/10/94 on charges of possession of a controlled substance, possession of a controlled substance with intent to distribute, and possession of a controlled substance with intent to distribute.
6. The defendant was arrested on 11/10/94 on charges of possession of a controlled substance, possession of a controlled substance with intent to distribute, and possession of a controlled substance with intent to distribute.
7. The defendant was arrested on 11/10/94 on charges of possession of a controlled substance, possession of a controlled substance with intent to distribute, and possession of a controlled substance with intent to distribute.
8. The defendant was arrested on 11/10/94 on charges of possession of a controlled substance, possession of a controlled substance with intent to distribute, and possession of a controlled substance with intent to distribute.
9. The defendant was arrested on 11/10/94 on charges of possession of a controlled substance, possession of a controlled substance with intent to distribute, and possession of a controlled substance with intent to distribute.
10. The defendant was arrested on 11/10/94 on charges of possession of a controlled substance, possession of a controlled substance with intent to distribute, and possession of a controlled substance with intent to distribute.

GLAZING NOTES

- [illegible]

GENERAL NOTES - ENVELOPE

- and the fact that the *in vitro* and *in vivo* studies have shown that the *in vivo* response is more complex than the *in vitro* response. The *in vivo* response is more complex because it involves the interaction of the drug with the body's defense mechanisms, such as the immune system, and the body's ability to metabolize the drug. The *in vitro* response is more straightforward because it involves the direct interaction of the drug with the target cells.

OVERHEAD DOOR NOTES

GENERAL NOTES - ELEVATIONS

[illegible][illegible][illegible]

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

| | |
|---|---|
| <p>1) RED DILUTE COLOUR TO BE DERIVED)</p> <p>2) DARK SOLID COLOUR TO BE DERIVED)</p> <p>3) MEDIUM SOLID COLOUR TO BE DERIVED)</p> <p>4) WHITE PRINCIPAL, E.T./DILUTE COLOUR TO BE DERIVED)</p> | <p>5) MEDIUM FAIR DILUTE COLOUR TO BE DERIVED)</p> <p>6) COLOUR TO BE DERIVED)</p> <p>7) COLOUR TO BE DERIVED)</p> <p>8) WHITE PRINCIPAL, E.T./DILUTE COLOUR TO BE DERIVED)</p> |
|---|---|

PAIR COLOURS TO BE COMBINED WITH OTHER MEMBER OF COMBINATION

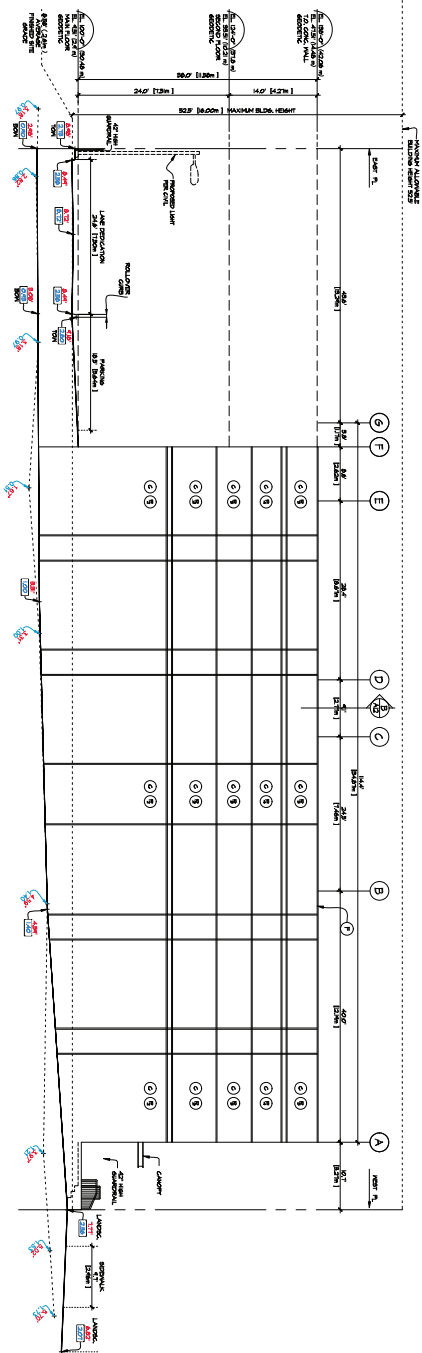
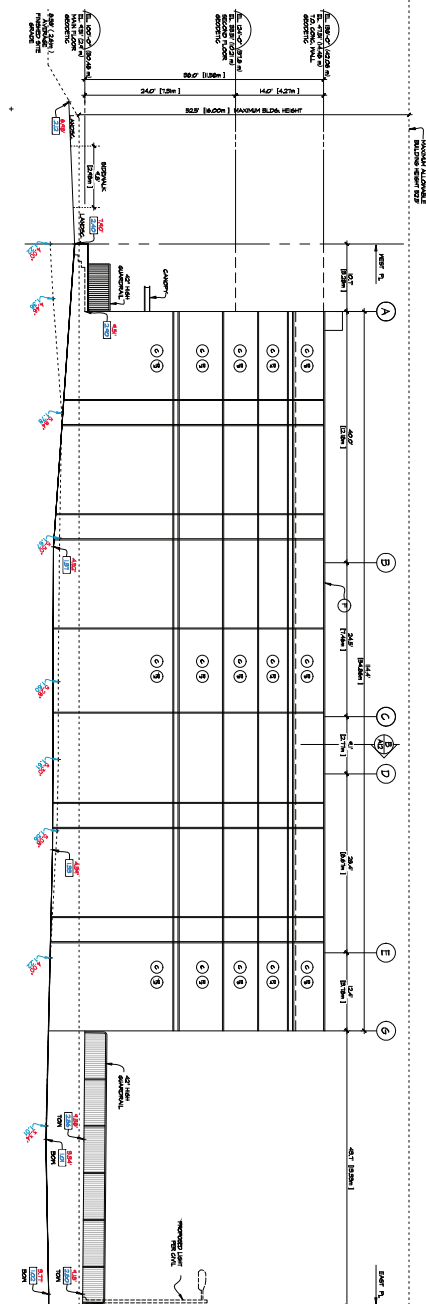
| |
|--|
| <p>9) SOLID DILUTE COLOUR TO BE DERIVED)</p> <p>10) WHITE PRINCIPAL, E.T./DILUTE COLOUR TO BE DERIVED)</p> |
|--|

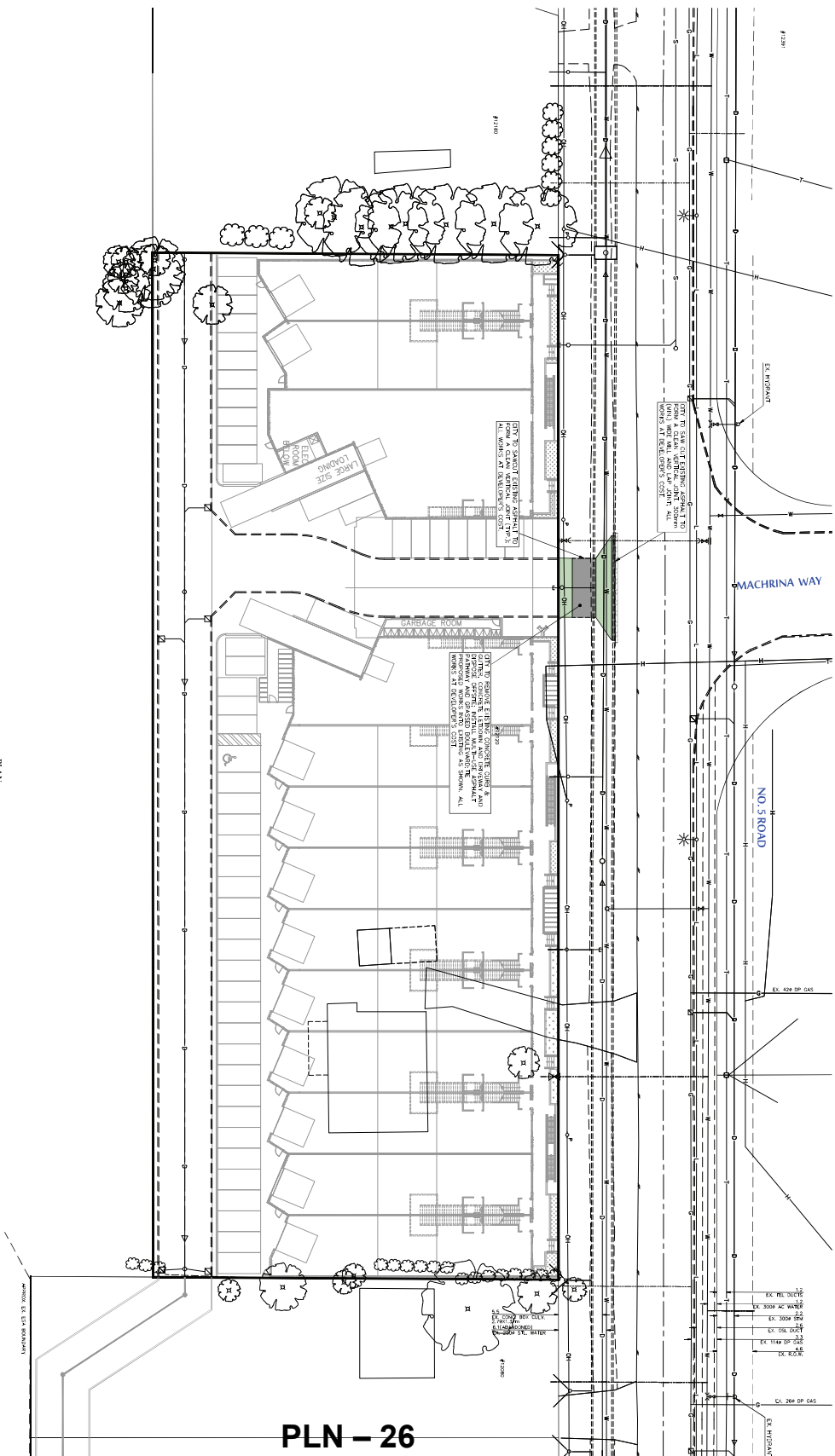
WHOLE DILUTE COLOUR OR PAIR, AS PER GENERAL MEMBER TO BE DERIVED)

[illegible]

- (C) GARDENER TO PAINT WALL, PLASTER, PAINTED
- (D) ALL AS EXIST, DOORS REPAIRED, WET, AND
TRIMMED, REPAID AND PAINTED
- (E) REPAIR/REPLACE WET, PLASTER TO MATCH EXISTING
REPAIR/REPLACE WALL, DOORS AND PLASTER REPAID AND PAINTED
TO MATCH ADJACENT CORNER
- (F) OVERPAID DOORS AND PLASTER, FACTORY FINISH

NOTE:
ALL EXPOSED BOLT STEEL SHALL BE PAINTED AS PER
DESIGN SPEC.



**PLN – 26**

PLAN
SCALE: 1:250

NOTES:

ALL ELEVATIONS ARE TO GEOIDETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER.

ELEVATIONS ARE GEODETIC, SHOWN IN METRES AND DERIVED FROM DATA OF GEULAND LIFT OPERATIONS DURING THE 1940-45

ELEVATION 1.663m (CVD28GNE02018)

ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT "MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD)" THE CURRENT CITY OF RICHMOND "SUPPLEMENTARY SPECIFICATION

| Variable | Mean | Standard deviation | Minimum | Maximum |
|------------------------|------|--------------------|---------|---------|
| Age | 34.5 | 10.5 | 20 | 55 |
| Gender | 0.5 | 0.5 | 0 | 1 |
| Marital status | 0.6 | 0.5 | 0 | 1 |
| Education | 12.5 | 1.5 | 10 | 15 |
| Income | 1500 | 500 | 1000 | 2500 |
| Health status | 0.8 | 0.4 | 0 | 1 |
| Life satisfaction | 4.5 | 1.5 | 1 | 7 |
| Work satisfaction | 4.0 | 1.5 | 1 | 7 |
| Family satisfaction | 4.5 | 1.5 | 1 | 7 |
| Community satisfaction | 4.0 | 1.5 | 1 | 7 |
| Overall satisfaction | 4.5 | 1.5 | 1 | 7 |

CoreConcept
CONSULTING LTD.

#220-2639 Viking Way, Richmond, B.C. V6V 2G2

PETER ZHANG

[illegible]

DWG. 2 OF 4

tel. 604.249.5040
fax. 604.249.5041

C, V6V 3B7

[illegible]

| | | | | |
|----|-------------|----|----|-----------------------------|
| 0. | 18 MAY 2023 | JH | AK | CONCEPT ISSUED FOR REZONANC |
|----|-------------|----|----|-----------------------------|

REVISIONS

NOT FOR
CONSTRUCTION

TITLE: **ULTIMATE KEY PLAN**

*
①
②
③
④
⑤
⑥
⑦
⑧
⑨
⑩

CIVIL FILE:

| | |
|-----------|-------------|
| DRAWN: GG | DMC. No.: . |
|-----------|-------------|

| | |
|--------------|----------------|
| ENGINEER: TS | SEC. NO: 7-3-5 |
|--------------|----------------|

It is the builder/homeowner responsibility to ensure that the development does not adversely affect any neighboring plantings.

Tree protection barriers is recommended on neighbor's hedges for due diligence.

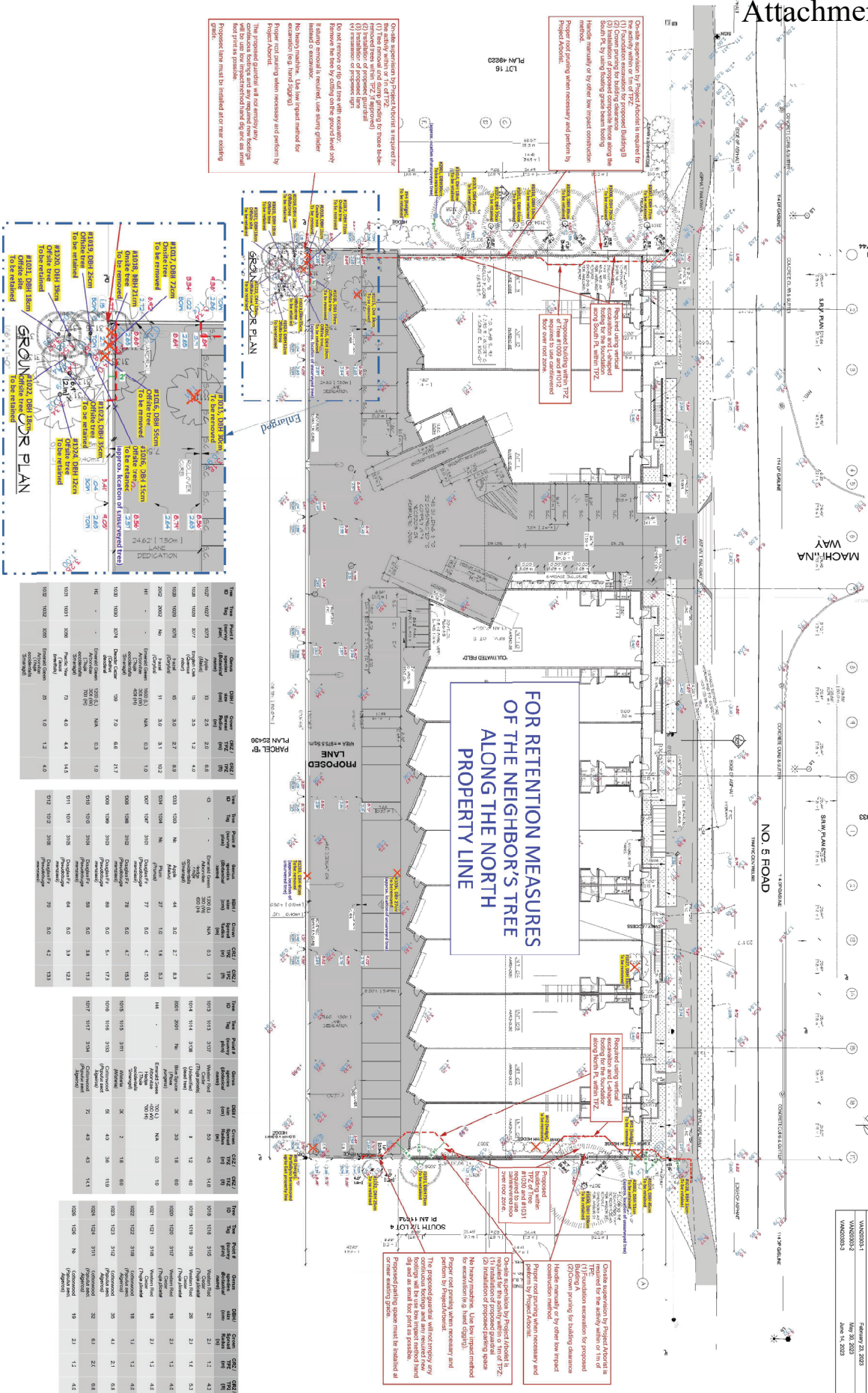
Part B - Tree Management Drawing

Tree Protection Barrier

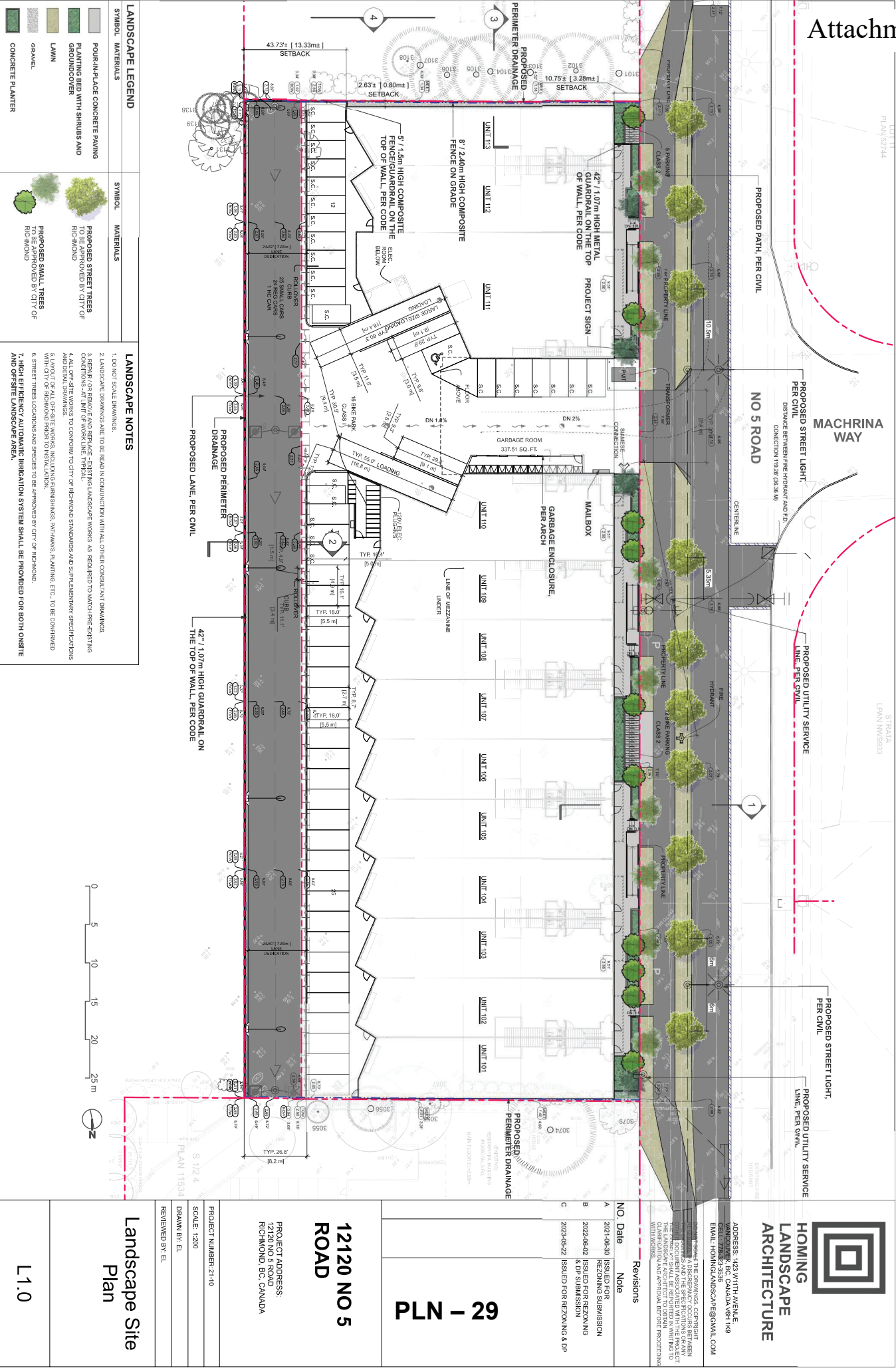
X Tree To Be Removed

 **QBC Tree Consulting and Services Ltd.**
Project Author: **Matthew Wong**
Tel: **(778) 833-0248**
Email: **QBCtree@gmail.com**

| Reference Number: | Date of Issue |
|-------------------|-------------------|
| VAN20003 | October 11, 2023 |
| VAN20003-1 | February 23, 2024 |
| VAN20003-2 | May 30, 2023 |
| VAN20003-3 | June 14, 2023 |









**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 WITTHAMULE
VANCOUVER, BC, CANADA V6H 1K4
CELL: 778-263-3538
EMAIL: HOMING@HOMINGLANDSCAPE.COM

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THE LANDSCAPE ARCHITECT TO OBTAIN
PERMISSION TO REPRODUCE OR TO
WITH ANYONE.

Revisions

| NO. | Date | Note |
|-----|------------|--|
| A | 2021-06-30 | ISSUED FOR
RECONING SUBMISSION |
| B | 2022-06-02 | ISSUED FOR RECONING
& DP SUBMISSION |
| C | 2023-05-22 | ISSUED FOR RECONING & DP |

PLN - 30

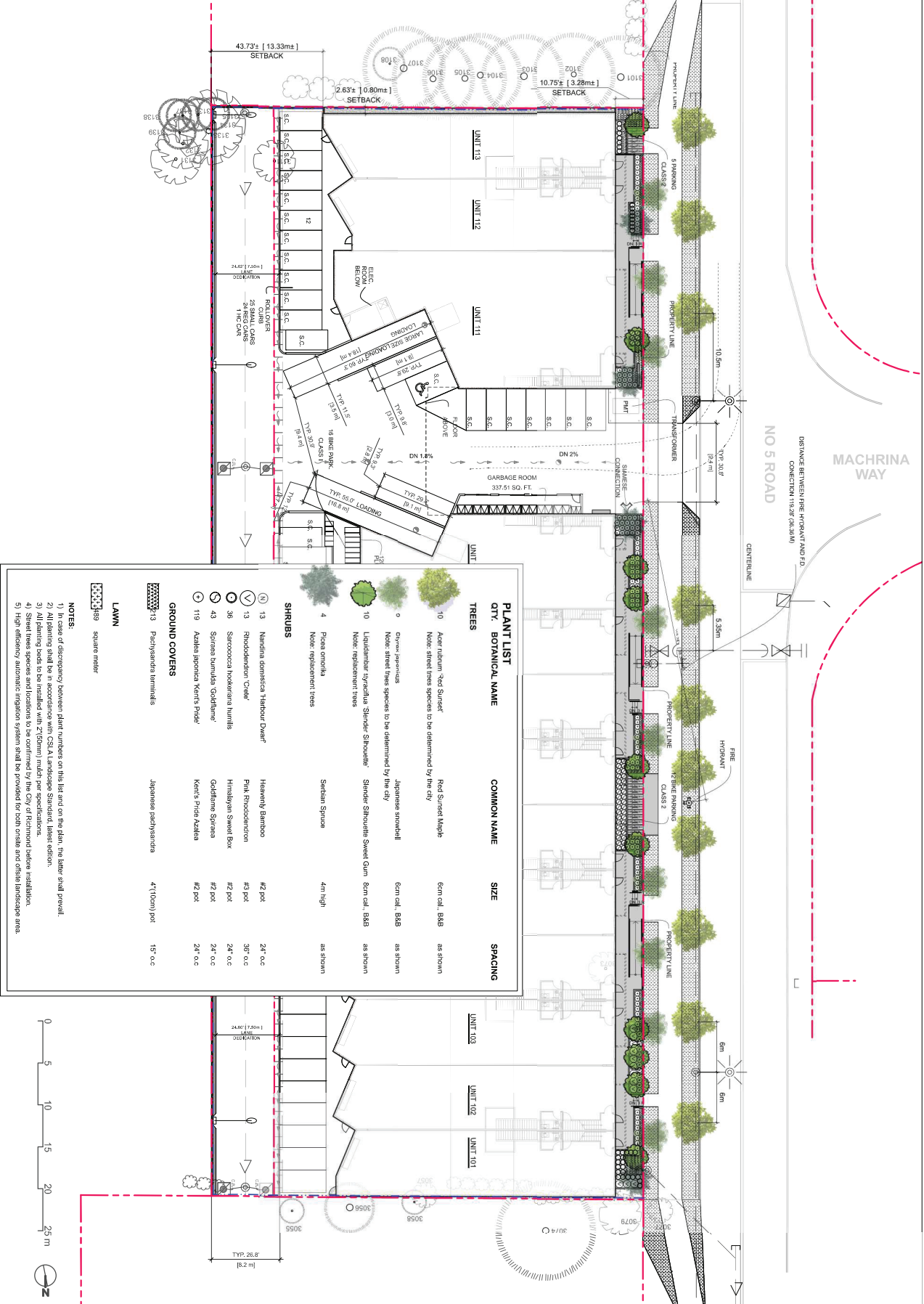
**12120 NO 5
ROAD**

PROJECT ADDRESS:
12120 NO 5 ROAD
RICHMOND, BC, CANADA

| |
|-----------------------|
| PROJECT NUMBER: 21-10 |
| SCALE: 1:200 |
| DRAWN BY: EL |
| REVIEWED BY: EL |

**Landscape
Planting Plan &
Plant List**

L1.1





HOMING
LANDSCAPE
ARCHITECTURE

ADDRESS: 1423 WITH AVENUE
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-303-3538
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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THE LANDSCAPE ARCHITECT TO OBTAIN
ALL NECESSARY APPROVALS AND PERMITS
BEFORE PROCEEDING WITH THE WORK.

| NO. | Date | Revisions | Note |
|-----|------------|---|------|
| A | 2021-05-30 | ISSUED FOR
REZONING SUBMISSION | |
| B | 2022-06-02 | ISSUED FOR REZONING
& DP APPLICATION | |
| C | 2023-05-22 | ISSUED FOR REZONING & DP | |

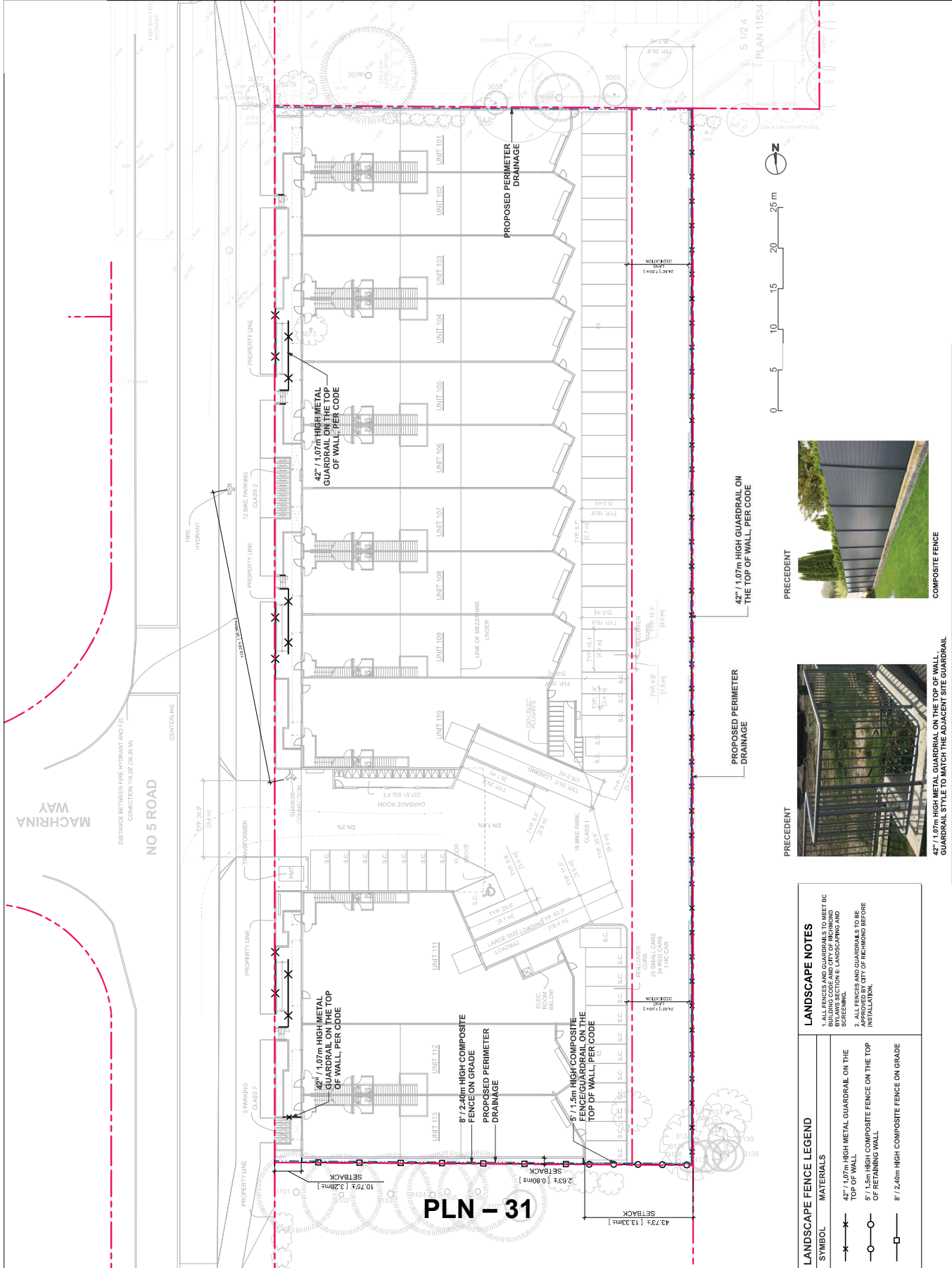
12120 NO 5
ROAD

PROJECT ADDRESS:
12120 NO 6 ROAD
RICHMOND, BC, CANADA

| |
|----------------------|
| PROJECT NUMBER 21-10 |
| SCALE: 1:200 |
| DRAWN BY: EL |
| REVIEWED BY: EL |

Landscape Fence
Diagram

L2.0



LANDSCAPE NOTES
1. ALL FENCES AND GUARDRAILS TO MEET BC BUILDING CODE AND CITY OF RICHMOND SCREENING.
2. ALL FENCES AND GUARDRAILS TO BE INSTALLED BY THE CITY OF RICHMOND BEFORE INSTALLATION.

| LANDSCAPE FENCE LEGEND | MATERIALS |
|---|-----------|
| SYMBOL | |
| 42' / 1.07m HIGH METAL GUARDRAIL ON THE TOP OF WALL | —X— |
| 5' / 1.5m HIGH COMPOSITE FENCE ON THE TOP OF RETAINING WALL | —O— |
| 8' / 2.4m HIGH COMPOSITE FENCE ON GRADE | —□— |



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 WITH AVENUE
VANCOUVER, BC, CANADA V6H 1K9
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EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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THE LANDSCAPE ARCHITECT TO OBTAIN
THE LANDSCAPE ARCHITECT TO OBTAIN
THE LANDSCAPE ARCHITECT TO OBTAIN

| NO. | Date | Note |
|-----|------------|---|
| A | 2021-06-30 | ISSUED FOR
REZONING SUBMISSION |
| B | 2022-06-02 | ISSUED FOR REZONING
& DP APPLICATION |
| C | 2023-05-22 | ISSUED FOR REZONING & DP |

12120 NO 5 ROAD

PROJECT ADDRESS:
12120 NO 6 ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER 21-10

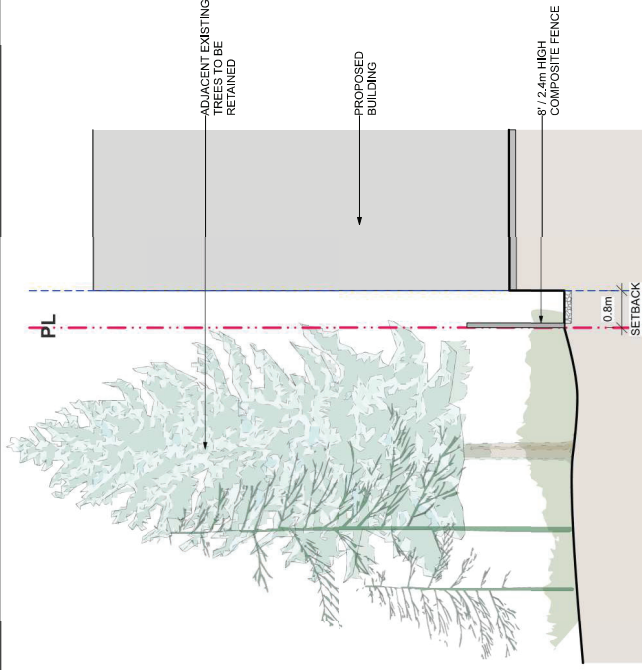
SCALE: AS SHOWN

DRAWN BY: EL

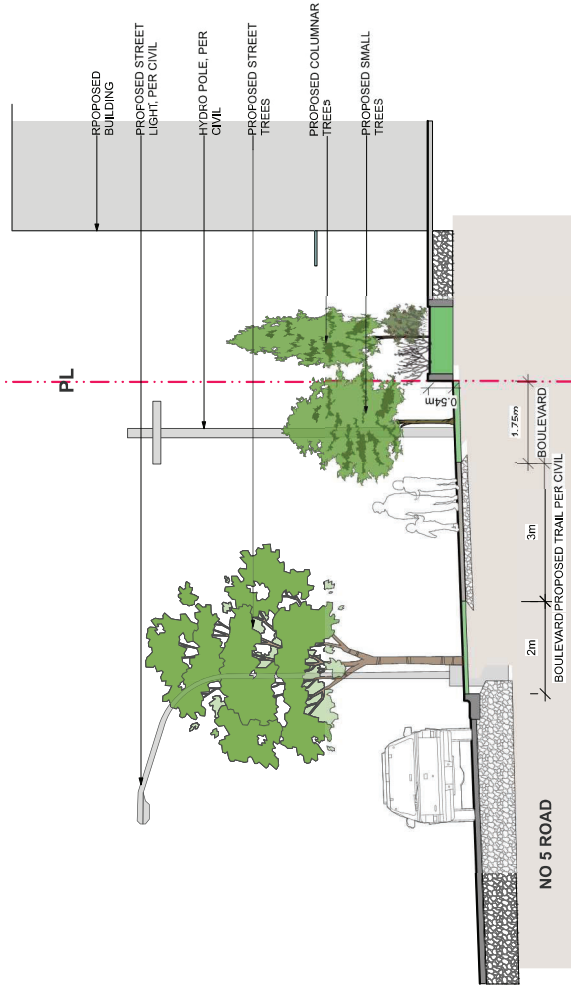
REVIEWED BY: EL

Landscape Sections

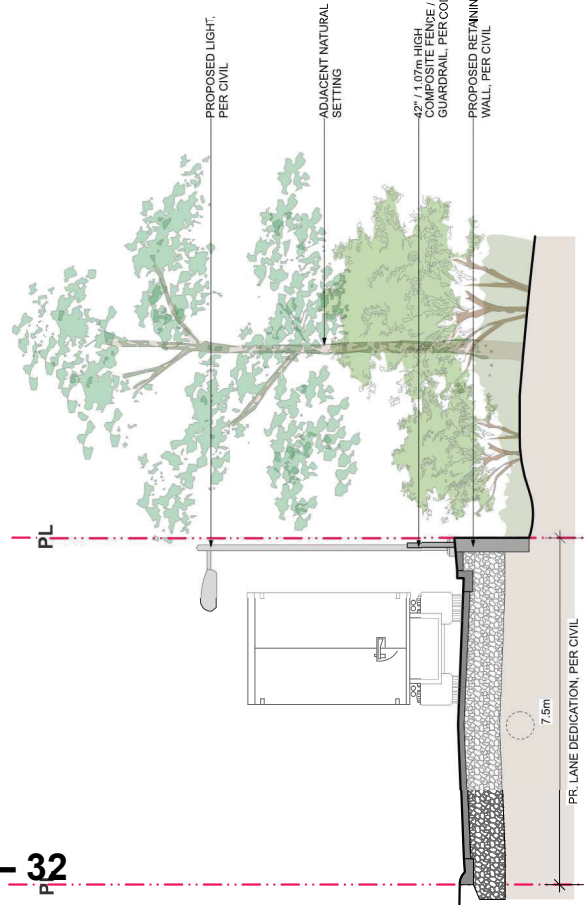
L3.0



3 SECTION THROUGH SOUTH PROPERTY LINE
Scale: 1:50



1 SECTION THROUGH NO 5 ROAD AND BUILDING
Scale: 1:30



2 SECTION THROUGH LANE AND EAST ADJACENT PROPERTY
Scale: 1:30



Address: 12120 No 5 Road

File No.: RZ 21-941597

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10424, the developer is required to complete the following:

1. 7.5 m lane dedication along the entire east property line.
2. 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:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 14 required replacement trees with the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Tree | or | Minimum Height of Coniferous Tree |
|--------------------------|-----------------------------------|----|-----------------------------------|
| 14 | 8 cm | | 4 m |

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. 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.
5. Registration of a legal agreement on Title requiring building design and setbacks to:
 - a. ensure retention of nine trees (Tree # 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 2001) on the adjacent south property through (a) design and construction of a cantilevered foundation slab design as shown on the Architectural plans provided or (b) building setbacks in compliance with the tree protection zones as required by the City; and
 - b. if trees on the adjacent north property be identified for retention through rezoning (RZ 22-005648), ensure retention of those trees through (a) design and construction of a cantilevered foundation slab design as shown on the Architectural plans provided or (b) building setbacks in compliance with the tree protection zones as required by the City
6. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the owner's commitment to voluntarily provide, install, and maintain EV charging equipment for the use of the commercial tenants and others as determined to the satisfaction of the City. More specifically, a minimum of 13 of the required parking spaces must be provided with Level 2 EV charging.
7. Registration of a legal agreement on Title ensuring all units provide energy reducing light sensors for building interior lighting and are pre-ducted for solar photovoltaic or other alternative energy system to the satisfaction of the Director of Building Approvals.
8. Registration of a legal agreement on Title ensuring the provision of water conserving plumbing fixtures and high efficiency irrigation.

9. Registration of a legal agreement on Title ensuring the building energy use will be a minimum 10% less than current code (BC Building Code 2018) requirements. Compliance will be confirmed at Building Permit stage through energy modelling to the satisfaction of the Director of Building Approvals.
10. Registration of a legal agreement on Title for industrial development within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HUAC units will comply with the City's Noise Bylaw.
11. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
12. Registration of a legal agreement granting of a public-right-of-passage (PROP) statutory right-of-way (SRW) along the east/west local drive aisle to allow public vehicle egress from the rear lane through the subject site to No. 5 Road. This PROP SRW is intended to remain on title until full north-south lane connection has been achieved from Rice Mill Road to the City owned road allowance south of 12200 No. 5 Road.
13. Registration of a legal agreement on Title providing the City with the ability to require the closure of the driveway providing access to No. 5 Road and construction of the remaining frontage improvements through a City Work Order at the cost of the owner once the rear lane provides a complete north-south connection from Rice Mill Road to the City owned road allowance south of 12200 No. 5 Road becomes operational. Once the lane is fully functional, the only means of vehicle access is to be restricted to the east lane only and no access is permitted to the site from No. 5 Road.
14. City acceptance of the developer's offer to voluntarily contribute \$0.29 per buildable square foot for industrial floor area and \$0.52 per buildable square foot for commercial floor area to the City's Public Art Reserve Fund (\$20,413.00).
 - a. 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. 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.

A Servicing Agreement is required to design and construction the following works, to be registered on Title prior to Rezoning adoption.

1. **Extension of the lane:** Within the 7.5 m wide lane dedication, design and construct roll over curbs on both sides, pavement, and lighting.
 - a. BC Ferries approval for the removal of one tree (Tree # 1016) on their property is required. Tree removal replacement (2:1 replacement ration) or compensation is to be provided by the applicant (included in item #2 in the section above).
2. **No. 5 Road frontage improvements:** Road widening works to maintain two travel lanes and accommodate a new parking lane, new curb and gutter, grass and treed boulevard and asphalt trail along the east side of the road. Total pavement width to be approximately 10.15 m. On the east side of the road, install a new curb and gutter, 2 m wide grass and treed boulevard and 3 m wide asphalt trail. The developer's consultant is also required to complete a roadway lighting assessment and recommend lighting upgrade through the **Servicing Agreement**.
3. **Water works:**
 - a. Using the OCP Model, there is 601 L/s of water available at a 20 psi residual at the No 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
 - b. At Developer's cost, the Developer is required to:
 - (1) 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.
 - (2) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (3) 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 location and dimensions to be finalized via the servicing agreement process.

c. At Developer's cost, the City will:

- (1) Complete all tie-ins for the proposed works to existing City infrastructure.
- (2) Cut and cap the existing water service connection located on No 5 Road.
- (3) Install a new service connection complete with water meter and water meter box as per city specs. Water service connection should extend from the existing water main on No 5 Road to service the proposed lot. Diameter of newly proposed water service connections to be finalized during the servicing agreement process.

4. Storm Sewer Works:

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

- (1) 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 Developer's cost, the City will:

- (1) Complete all tie-ins for the proposed works to existing City infrastructure.
- (2) Cut and cap all existing storm service connections.
- (3) Install a new service connection complete with inspection chamber as per city specs. Storm service connection shall tie in to the existing storm main on No 5 Road. Diameter of proposed storm service connection to be finalized during the servicing agreement process.

5. Sanitary Sewer Works:

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

- (1) Extend to the north the existing sanitary line along No. 5 Road located south of Machrina Way. The extension shall be from the existing manhole SMH-3735 approximately 125m to the north of SMH-3735.
- (2) Install a new sanitary service connection at the southwest corner of the proposed site complete with inspection chamber as per city specs. Sanitary service connection shall tie in from the proposed sanitary main. Diameter of the proposed sanitary service connections to be finalized during the servicing agreement process.

b. At Developer's cost, the City will:

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

6. **Street lighting:** At Developer's cost, the Developer is required to review street lighting levels along all road and lane frontages, and upgrade as required.

7. General Items:

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

- (1) Complete other frontage improvements as per Transportation requirements.
- (2) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (a) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (b) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages. Relocation of existing BC Hydro poles may be required subject to Transportation department's requirements. If the frontage improvements required along the west property line to service the proposed development conflict with the existing BC Hydro poles then the existing BC Hydro poles need to be relocated to avoid conflict. This shall be confirmed via the servicing agreement review.
 - (c) To underground overhead service lines.
- (3) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- (4) If site preparation (e.g., preloading, soil densification, etc.) is required, 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.
- (5) Provide a video inspection report of the existing storm sewer along the No 5 Road frontage prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- (6) If preload required, 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.
- (7) If site preparation (e.g., preloading, soil densification, etc.) is required, 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.
- (8) 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.
- (9) 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.
- (10) 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.
- (11) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. 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 10424 (RZ 21-941597)
12120 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. 004-283-775

Lot 5 Section 7 Block 3 North Range 5 West New Westminster District Plan 23654, Except:
Part subdivided by Plan 49223

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10424**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** June 5, 2023
From: James Cooper, Architect AIBC **File:** 08-4375-01/2023-Vol
Director, Building Approvals 01
Re: **Bylaw No. 8856 Amendments, Construction Signage Changes**

Staff Recommendation

That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10474, specifying the proposed new requirements for construction signage and addressing permitted hours of work and notification of site issues, as outlined in the report titled "Bylaw No. 8856 Amendments, Construction Signage Changes", dated June 5, 2023 from the Director, Building Approvals be introduced and given first, second and third readings.

James Cooper, Architect AIBC
Director, Building Approvals
(604-247-4606)

| REPORT CONCURRENCE | | |
|---|--|--|
| ROUTED TO:

Community Bylaws | CONCURRENCE

<input checked="checked" type="checkbox"/> | CONCURRENCE OF ACTING
GENERAL MANAGER
 |
| SENIOR STAFF REPORT REVIEW | INITIALS:
 | APPROVED BY CAO
 |

Staff Report

Origin

This report responds to the Richmond City Council referral from May 8, 2023:

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

This report supports Council’s Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

And Focus Area #3 A Safe and Prepared Community:

Community safety and preparedness through effective planning, strategic partnerships and proactive programs.

Background

Requirements for development signage in active construction sites are presently detailed in Noise Regulation Bylaw No. 8856. The Bylaw specifies the need to post signs on the premises where construction projects valued in excess of \$150,000 are taking place.

The Bylaw prescribes the color, minimum dimensions, letter fonts and sizes, and the required content of the signage. This specifically includes the permitted hours for construction noise, the name and phone number for the contractor undertaking the work, and the email and phone number of the City’s Community Bylaws Enforcement Office.

Changes to the current signage content and configuration (Attachment 1) responding to Council direction are presented in this Bylaw Amendment No. 10474 to enhance the prominence of contact information and include the specific site address to which it relates.

Financial Impact

None

Conclusion

Upon adoption, Bylaw Amendment No. 10474 will incorporate new construction signage standards into the Noise Regulation Bylaw No. 8856. The new signage is designed to offer easier connectivity for area residents to report a problem, and more prominently detail the specific site address on which construction activities are taking place.

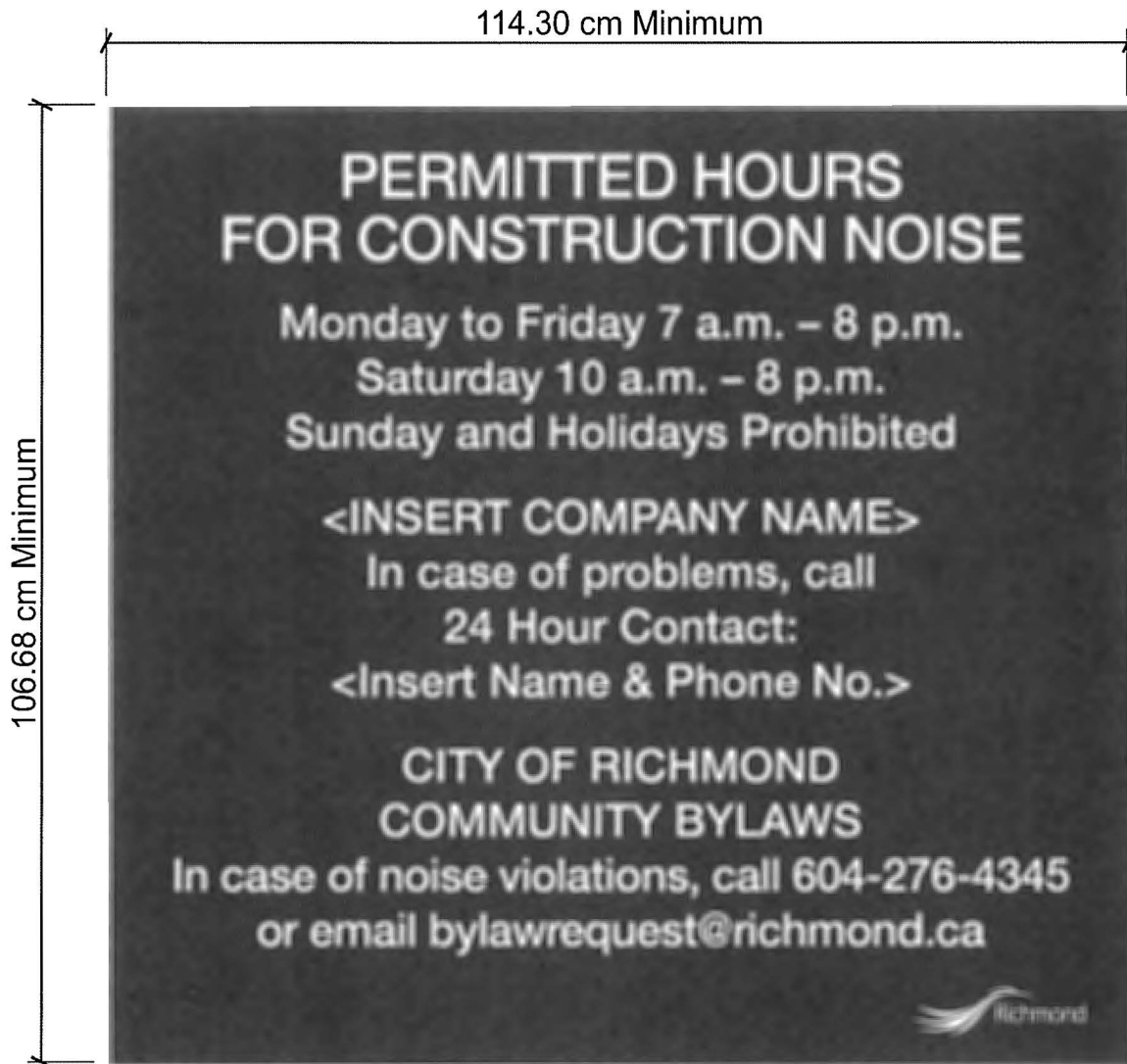


Fred Tewfik
Manager, Inspections
(604-247-4184)

JC: ft

Att. 1: Construction Signage Sample, before and after.

Construction Sign Sample - BEFORE



Construction Sign Sample - AFTER

122.0 cm Minimum

122.0 cm Minimum

PERMITTED HOURS
FOR CONSTRUCTION ACTIVITY
FOR
<Insert Unit, Address, Street Name,
City, Postal Code>

| | |
|-------------------|--------------|
| Monday to Friday | 7 am - 8 pm |
| Saturday | 10 am - 8 pm |
| Sunday & Holidays | Prohibited |

<INSERT COMPANY NAME>
In case of problems, call
24 Hour Contact:
<Insert Name & Phone No.>

CITY OF RICHMOND
Bylaw Enforcement
604-276-4345
bylawrequest@richmond.ca

36.0 cm Minimum

36.0 cm Minimum



SCAN TO REPORT A PROBLEM

Richmond



**Noise Regulation Bylaw No. 8856,
Amendment Bylaw No. 10474**

The Council of the City of Richmond enacts as follows:

1. Noise Regulation Bylaw No. 8856, as amended, is further amended by deleting Schedule D and replacing it with Schedule A attached to and forming part of this bylaw.
2. This Bylaw is cited as “**Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10474**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

| |
|--|
| CITY OF
RICHMOND |
| APPROVED
for content by
originating
Division
 |
| APPROVED
for legality
by Solicitor
DRB |

SCHEDULE A to BYLAW NO. 10474

**SCHEDULE D to BYLAW NO. 8856
CONSTRUCTION NOISE EXEMPTION SIGN**

The diagram shows a rectangular sign with a dark background and white text. Red arrows indicate dimensions: a horizontal arrow at the top labeled "122.0 cm Minimum" and a vertical arrow on the left labeled "122.0 cm Minimum". The sign content is as follows:

PERMITTED HOURS
FOR CONSTRUCTION ACTIVITY
FOR
<Insert Unit, Address, Street Name,
City, Postal Code>

| | |
|-------------------|--------------|
| Monday to Friday | 7 am - 8 pm |
| Saturday | 10 am - 8 pm |
| Sunday & Holidays | Prohibited |

<INSERT COMPANY NAME>
In case of problems, call
24 Hour Contact:
<Insert Name & Phone No.>

CITY OF RICHMOND
Bylaw Enforcement
604-276-4345
bylawrequest@richmond.ca

Richmond

36.0 cm Minimum

36.0 cm Minimum

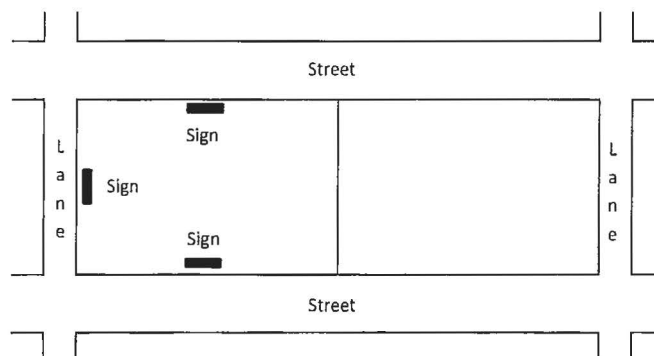
SCAN TO REPORT A PROBLEM

Sign Placement

Height From Ground - maximum 3.65 m

Height From Ground - minimum 1.52 m

Sign Quantity - 1 sign for EACH street and/or lane fronting the property





City of Richmond

Report to Committee

To: Planning Committee
From: John Hopkins
Director, Policy Planning

Date: June 19, 2023
File: 08-4045-30-02/Vol 01

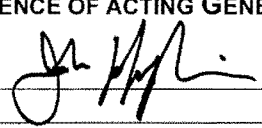

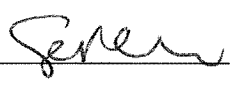
Re: Updated Market Rental Housing Policy – One Year Review

Staff Recommendation

That the staff report titled “Updated Market Rental Housing Policy – One Year Review” dated June 19, 2023 from the Director, Policy Planning be received for information.

for

John Hopkins
Director, Policy Planning
(604-276-4279)

| REPORT CONCURRENCE | |
|---|--|
| CONCURRENCE OF ACTING GENERAL MANAGER
 | |
| SENIOR STAFF REPORT REVIEW | INITIALS:
 |
| APPROVED BY CAO
 | |

Staff Report

Origin

On June 20, 2022, Council adopted several amendments to the City's Market Rental Housing Policy in the Official Community Plan (OCP). As requested by Council, this report provides an annual progress report on the Market Rental Housing Policy by highlighting findings related to its implementation.

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

2.2 Develop and implement innovative and proactive solutions that encourage a range of housing options and prioritize affordability.

Findings of Fact

The City of Richmond has taken a leading role in securing rental housing, and continues to collaborate with senior levels of government to address housing affordability and development of affordable housing options.

In June 2022, City Council adopted amendments to the Market Rental Housing Policy which are embedded into Richmond's OCP. These amendments focused on applying the City's regulatory tools to introduce City-wide requirements for new developments to provide purpose-built market rental housing, as well as clarifying parking rate reductions associated with these developments.

A summary of approved amendments to the Market Rental Housing Policy is provided below. Please note that the following policy requirements are in addition to the 15% Low End Market Rental (LEMR) requirements for applications inside of the City Centre Area Plan (CCAP), as well as the 10% LEMR requirements for applications outside the CCAP.

- For applications that include more than 60 apartment units, an associated density bonus of 0.1 floor area ratio (FAR) is applied when 15% of the total habitable residential floor area is to be secured as market rental units (excluding floor area secured as affordable housing);
- For applications that include 60 apartment units or less or townhouse developments with five or more units, the applicant has the option to provide one of the following:
 - a cash-in-lieu contribution to the Affordable Housing Reserve Fund; or
 - make use of the 0.1 FAR density bonus (conditional to the density bonus being used exclusively to secure habitable purpose-built market rental floor area) and construct market rental units.

- Conditional to exhausting all parking rate reduction provisions in the Zoning Bylaw, and subject to staff review of site specific considerations, new purpose-built market rental units may be eligible for the following parking reductions:
 - up to a total 50% parking reduction on sites that are within 800 m (10 minute walking distance) of a Canada Line Station;
 - up to a total 30% parking reduction on all other sites; and
 - parking requirement may be further reduced, as determined by Council, on a site specific basis for projects that provide additional rental housing to address community need.

Other requirements that are part of the existing Market Rental Housing Policy include:

- A minimum of 40% of market rental units in a development should include two or more bedrooms;
- Market rental units should incorporate all of the basic universal housing features described in the City's Zoning Bylaw; and
- Stratification of individual market rental housing units is prohibited unless otherwise approved by Council.

With respect to proposals for 100% market rental developments, the following considerations apply in the Market Rental Housing Policy:

- Density Bonusing – proposal would be eligible for the following:
 - 0.20 FAR above the base density set out in the OCP or Area Plan for ground oriented townhouses and wood frame apartment inside or outside of the CCAP;
 - 0.25 FAR above the base density set out in the OCP or Area Plan for concrete buildings inside or outside of the CCAP; and
 - For new development that provides additional rental housing to address community need (e.g., LEMR units), the density bonus may be increased on a site-specific basis.
- Other Incentives – proposals are also eligible for the following incentives:
 - exemption from affordable housing requirements in recognition of the significant community benefit provided by the market rental housing units;
 - exemption from public art and community planning contributions; and
 - expedited rezoning and development permit application review ahead of in-stream applications.

Analysis

One Year Review

City of Richmond Rental Housing Initiatives Summary (June 2023)

Attachment 1 to this report provides a quarterly update on the number of shelter beds, affordable rental housing, and purpose-built market rental housing units that have been secured since the adoption of the Affordable Housing Strategy (AHS) in 2007.

Since the AHS was first adopted in 2007 and as of June 2023:

- **448** purpose-built market rental units have been built and/ or occupied;
- **1,166** purpose-built market rental units have been approved by Council and/ or are under construction; and
- **820** purpose-built market rental units are in-stream and being reviewed by City staff.

Since amendments to the Market Rental Housing Policy came into effect in June 2022 and as of June 2023:

- **Seven development applications containing purpose-built market rental units have come in-stream and are being reviewed by City staff.** In total, these applications provide 777 out of the 820 purpose-built market rental units being reviewed by City staff;
- **Four development applications containing purpose-built market rental units have been approved by Council.** In total, these applications provide 634 out of the 1,166 purpose-built market rental units approved by Council and/ or are under construction.

Spatial Analysis on Purpose-Built Market Rental Housing in Richmond

Attachment 2 to this report provides a visual map of development projects in Richmond, which contain purpose-built market rental units, that are currently in-stream and approved and/ or under construction.

To support the spatial analysis, development projects are organized and visualized into two categories. Each dot represents a development project, and its size is based on the number of purpose-built market rental units that the project contains:

- up to 60 purpose-built market rental units; and
- more than 60 purpose-built market rental units.

Based on the attached visual maps, key findings regarding purpose-built market rental developments in Richmond include:

- **As of June 2023, there are 19 development projects in Richmond that contain purpose-built market rental units, which are either in-stream and approved and/ or under construction. Together, these projects provide 1,986 purpose-built market rental units – the sum of all purpose-built market rental units currently being reviewed by City staff (820) and approved by Council (1,166):**
 - Of these projects, the majority are situated in Richmond's City Centre neighbourhood. Other neighbourhoods where purpose-built market rental units are being developed include West Cambie (3 projects), Thompson (1), Blundell (1), and Broadmoor (1).
- **As of June 2023, there are eight development projects in Richmond that contain purpose-built market rental units being reviewed by City staff. Together, these projects provide 820 purpose-built market rental units.**

- Of these projects, six contain less than 60 purpose-built market rental units respectively, while the remaining two contain more than 60 purpose-built market rental units each.
- **As of June 2023, there are 11 development projects in Richmond that contain purpose-built market rental units that have been approved by Council. Together, these projects provide 1,166 purpose-built market rental units:**
 - Of these projects, four contain less than 60 purpose-built market rental units, while the remaining seven contain more than 60 purpose-built market units each.

Financial Impact

None.

Conclusion

The one year review of the Market Rental Housing Policy demonstrates that the policy is working accordingly, with many projects that are underway utilizing incentives introduced through the policy to deliver more market rental housing options in Richmond. Staff recommend that this report be received by Planning Committee for information.



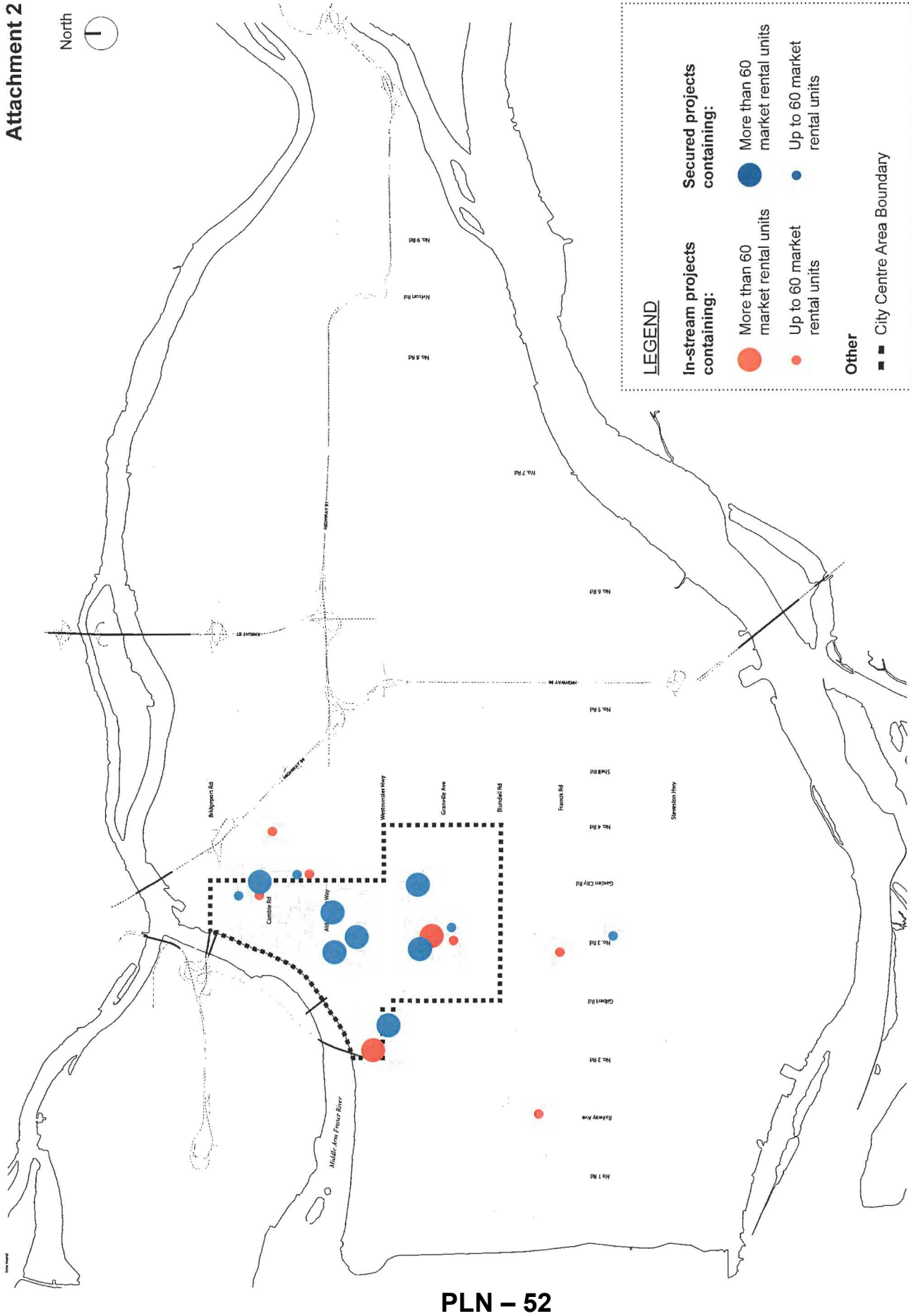
Li Yang Wan
Planner 1
(604-276-4139)

LW:cas

- Att. 1: City of Richmond Rental Housing Initiatives Summary Table (June 2023)
2: Map – Spatial Analysis on Purpose-Built Market Rental Housing in Richmond (June 2023)

City of Richmond Rental Housing Initiatives Summary (June 2023)

| Housing Type | # of Units (as of June 2, 2023) | | | Comments |
|--|---------------------------------|-----------------------------------|-------------------------------|--|
| | Built/
Occu
pied | Approved/
Under
Development | Under
Review
(Estimate) | |
| SHORT TERM ACCOMMODATION | | | | |
| Emergency Shelter Spaces
Temporary accommodation and services for residents experiencing homelessness (e.g. Richmond House Emergency Shelter). | 45
beds | N/A | N/A | The City contributed land for the emergency shelter, developed in partnership with BC Housing and operated by The Salvation Army. The temporary Emergency Response Centre (ERC), operated by Turning Point Recovery Society, closed in 2022 once all individuals accommodated at the ERC has moved into Aster Place. |
| AFFORDABLE RENTAL HOUSING | | | | |
| Supportive Housing
Self-contained units with on-site supports for people who have experienced homelessness (e.g., Alderbridge Supportive Housing, Storeys) | 118 | 0 | 60 | Aster Place (Bridgeport Supportive Housing,) developed by BC Housing on City-owned land and operated by Community Builders, achieved occupancy in September 2022. |
| Non-Market Housing
Rental units for households with annual incomes less than \$40,000 (e.g., Kiwanis Towers, Storeys). | 528 | 80 | 137 | The City continues to explore opportunities to partner with senior levels of government and non-profit organizations. A partnership between the City, Pathways, and BC Housing is in process to create 80 non-market housing units. There is also a project that is in the preliminary stages that will add additional non-market housing units. |
| Modest Market Rental
Below market rental units for households with an average income range between \$40,000 and \$60,000 (e.g. West Cambie). | 0 | 14 | 19 | Located along Garden City Road, these units are the result of innovative mixed-use, mixed-income policy in the West Cambie Area Plan. |
| Low-End Market Rental (LEMR)
Below market rental units for households with an average income range between \$40,000 and \$70,000 (e.g. Rivermark Apartments). | 511 | 720 | 582 | This made in Richmond program secures LEMR units and cash-in-lieu contributions to the Affordable Housing Reserve Fund from developments throughout the city. |
| Moderate Income Housing
A rent geared to income approach that calculates the rent contribution based on BC Housing's Housing Income Limits (HILs), with an average income range generally between \$44,000 to \$81,500 | 0 | 245 | 0 | HILs income for eligibility are established by Canada Mortgage and Housing Corporation and calculated based on the BC Rent Scale. Secured rental units that apply HILs rates are proposed within three separate 100% rental developments. |
| SUB-TOTAL | 1,157 | 1,059 | 798 | |
| MARKET RENTAL HOUSING | | | | |
| Secondary Suites and Coach Houses
Legal self-contained rental units located in a single-detached house or townhome, and separate rental units in the back yard of a single-detached house. | 1,584 | 221 | 37 | The City requires that all new single family rezonings to have a secondary suite or contribute to the Affordable Housing Reserve Fund. Secondary suites are also encouraged in duplexes and townhouses. |
| Purpose Built Market Rental
Units secured in perpetuity as rental units based on market rental rates. | 448 | 1,166 | 820 | Since the adoption of the Market Rental Housing Policy in 2018, there has been a high level of interest in 100% market rental projects. |
| SUB-TOTAL | 2,032 | 1,387 | 857 | |
| GRAND TOTAL | 3,189 | 2,446 | 1,655 | |





City of Richmond

Report to Committee

To: Planning Committee
From: Kim Somerville
Director, Community Social Development
Re: Community Services Pop Ups Update

Date: June 15, 2023
File: 08-4055-05/2023-Vol 01

Staff Recommendation

That the staff report titled "Community Services Pop Ups Update", dated June 15, 2023 from the Director, Community Social Development, be received for information.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 2

| REPORT CONCURRENCE | | |
|--|---|--|
| ROUTED TO:

Richmond Public Library | CONCURRENCE

<input checked="" type="checkbox"/> | CONCURRENCE OF ACTING
GENERAL MANAGER

 |
| SENIOR STAFF REPORT REVIEW | INITIALS:

 | APPROVED BY CAO

 |

Staff Report

Origin

In 2020, the Provincial Government launched the Poverty Reduction Planning and Action Program, which provides funding through the Union of BC Municipalities (UBCM) for local governments to engage in projects that reduce poverty in their communities. That same year, the City received a grant through the program to develop a poverty reduction and prevention action plan that resulted in the 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond. In 2022, the City received a second grant through the program to develop the Community Services Pop Ups pilot program, which ran from December 2022 to April 2023.

The purpose of this report is to update City Council on the Community Services Pop Ups, including plans to continue the program through 2023.

This report supports Council's Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.4 Support vulnerable populations through collaborative and sustainable programs and services.

This report also supports the following actions in the City's 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond:

2.9 Develop programs and services that respond to the specific needs of demographics at risk of or living in poverty; and

3.2 Implement targeted outreach that facilitates connections to community programs and services for residents at risk of or living in poverty (e.g. community navigator programs).

Analysis

On December 6, 2021, City Council adopted the 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond to guide the City's approach, in collaboration with the community, to poverty reduction and prevention in Richmond over the next ten years. During community engagement to support the development of the plan, both residents and community organizations reported that they are not always aware of the types of services available in Richmond or how to access these services. The need to help residents at risk of or living in poverty navigate the different resources, programs and services that are available in the community was frequently noted during engagement sessions.

The Pop Ups were developed to directly respond to this need. Focusing on vulnerable population groups, including recent newcomers, refugees and lone-parent families, the main goals of the program were to increase access to the resources and supports needed to prevent and move out of poverty and to increase community connections and social supports for residents at risk of or

living in poverty. As a result, the community's capacity to respond to the needs of individuals at risk of or living in poverty was strengthened through this collaborative effort that involved multiple sectors and organizations.

Community Services Pop Ups

From December 2022 to April 2023, a series of five Pop Ups were hosted by the City in partnership with the Richmond Public Library, with funding provided by the UBCM grant. Held at the Brighthouse Library on the second Thursday of the month from 3:00–5:00 p.m., these free, monthly drop-in sessions brought together a variety of vital community-based resources and supports for residents at risk of or living in poverty in an accessible location in the city centre.

Throughout the five-month pilot, 22 organizations, including community-based non-profit organizations, public sector agencies, local businesses and the Ministry of Social Development and Poverty Reduction attended one or more of the Pop Ups, in addition to the City and the Library. A variety of supports and resources were available during each session, including affordable housing and addiction services navigation, connections to food supports, assistance with government assistance forms, supports for newcomers and Recreation Fee Subsidy Program application support. A full list of organizations is detailed in Attachment 1.

To ensure the Pop Ups provided relevant and meaningful assistance to people at risk of or living in poverty, a Community Team of individuals with lived and living experience were involved in the development and implementation of the Pop Ups. This team played a vital role in the program by sharing valuable insight and knowledge; building peer-to-peer relationships with Pop Up participants; and increasing the programming team's understanding of their lived experiences. Through their participation, Community Team members gained valuable work experience, developed new skills and confidence, and reported an enhanced sense of positive well-being.

The Pop Ups were widely promoted throughout the community using City, Library and community organization networks. Promotional methods included social media posts, news releases, and e-newsletters. Posters and postcards were distributed at City facilities, libraries and community organizations and more targeted approaches included inserts in social assistance cheques and postcards distributed at community programs, such as community meals and food bank distribution days. Awareness and participation steadily increased during the pilot from word of mouth and referrals from community members and organizations.

Pop Up Participation

A total of 336 participants accessed services and supports at the Pop Ups during the five months, many of whom were unique individuals. While specific demographic information about participants was not gathered, staff and Community Team members observed that young families, newcomers and seniors comprised the majority of those attending the Pop Ups. Based on evaluation forms, feedback from participants and community organizations, key areas of interest included affordable housing navigation, newcomer supports, family supports, employment programs and health services, including dental. A summary of participation is presented in Table 1.

Table 1: Summary of Pop Up Participation by Month (December 2022 to April 2023)

| Month | Participants | Organizations |
|------------------|--------------|---------------|
| December 8, 2022 | 54 | 11 |
| January 12, 2023 | 64 | 14 |
| February 9, 2023 | 63 | 16 |
| March 9, 2023 | 71 | 15 |
| April 13, 2023 | 84 | 16 |

In addition to supporting a growing number of vulnerable community members, the Pop Ups increased the capacity of community organizations to better assist residents at risk of or living in poverty through greater knowledge about the programs and resources available in the community and strengthened connections between organizations. As a result of the Pop Ups, the City, Library and community organizations were able to expand their understanding of the challenges experienced by residents at risk of or living in poverty, including emerging community needs.

Emerging Community Needs

The increasing rate of participation at the Pop Ups has demonstrated greater need for navigational supports in the community and also highlighted that many Richmond households are currently struggling, in part due to current economic pressures and rising cost of living. Many individuals attending the Pop Ups indicated that they had not previously accessed supports in the community and many were seeking assistance to meet basics needs. Community organizations have also communicated that they are experiencing growing demand for their services, including the Richmond Food Bank, which supported almost double the amount of households in 2022 (3,387 households) compared to 2020 (1,881 households).

The Pop Ups have proven to address growing needs and the program has been very well received by community organizations, Community Team members and participants (see Attachment 2). As a result, the City and Library are continuing to host the Pop Ups at the Brighthouse Library, with 120 individuals accessing supports at the May 11, 2023 Pop Up.

Next Steps

Staff will monitor and evaluate participation at the Pop Ups to ensure they continue to meet community need. If demand remains strong for the program and community organizations are able to extend their support, staff plan to offer the Pop Ups in 2024. To further the City's efforts related to poverty reduction, a new grant application has been submitted to the 2023 UBCM Poverty Reduction Planning and Action Program to develop a peer-to-peer resource navigation program in partnership with the Richmond Public Library. If successful, this new program will

build on the learnings from the Pop Ups and provide another opportunity for individuals to access community-based supports.

Financial Impact

None.

Conclusion

By facilitating connections between community members and community organizations, the Community Services Pop Ups have played a vital role in assisting individuals and families at risk of or living in poverty to get connected to community-based resources and supports. The program has also promoted a greater sense of belonging and community well-being amongst participants, community organizations and Community Team members through increased connections. The Pop Ups have provided significant community benefit and advanced actions in the City's 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond.



Melanie Burner
Program Manager, Social Development
(604-276-4390)

- Att. 1: Community Services Pop Ups – Community Partners
2: Community Services Pop Ups – Participant Feedback

Community Services Pop Ups – Community Partners

The following community organizations, public-sector agencies, businesses and government ministries were involved in the Pop Ups:

- Atira Women's Society
- Back in Motion – Rehabilitation and Employment Services
- BC Lung Foundation – QuitNow program
- Chimo Community Services
- Connections Community Services Society – Indigenous Voice and Vision program
- Family Services of Greater Vancouver
- Ministry of Social Development and Poverty Reduction
- Richmond Addiction Services Society
- Richmond Cares, Richmond Gives
- Richmond Centre for Disability
- Richmond Family Place Society
- Richmond Food Bank Society
- Richmond Mental Health Consumer and Friends' Society
- Richmond Poverty Reduction Coalition
- S.U.C.C.E.S.S.
- Telus Communications Inc. – Internet for Good program
- Touchstone Family Association
- Turning Point Recovery Society
- University of British Columbia, Faculty of Dentistry
- Vancouver City Savings Credit Union
- Vancouver Coastal Health – Cognitive Assessment and Rehabilitation for Substance Use (CARSU) program
- WorkBC

Community Services Pop Ups - Participant Feedback

The following feedback was collected from participant evaluation surveys, informal chats with individual participants, formal evaluation meetings with community organizations and the Community Team. Overall, the program received tremendously positive support. Some of the feedback received is provided below.

- “Lots of resources in one place & opportunity to ask questions.” – *Participant*
- “Met other organizations that I have not heard of or encountered before.” – *Community Organization*
- “Found the resources and information provided relevant and useful.” – *Participant*
- “People need information, so the ability to interact with them, genuinely help them, and guide them in the right direction is very fulfilling. It feels like you are making a difference.” – *Community Team Member*
- “Many relevant services for our clients with mental health and substance use” – *Community Organization*
- “Originally came for Recreation Fee Subsidy Program and then found out about subsidy for senior's housing.” – *Participant*
- “Everyone is very supportive, very satisfactory, learn a lot on how to apply for housing. I hope to find a place to stay. I am 82 years old.” – *Participant*
- “The participants themselves have been providing us with a lot of feedback, and they often share it with their networks or groups. The participants are appreciative that these Pop Ups were created, and they want to know if they will continue.” – *Community Team Member*