



**Planning Committee  
Electronic Meeting**

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

**Tuesday, July 8, 2025  
4:00 p.m.**

Pg. #      ITEM

**MINUTES**

**PLN-4**      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on June 17, 2025.*



**NEXT COMMITTEE MEETING DATE**

July 22, 2025, (tentative date) at 4:00 p.m. in the Anderson Room.

**PLANNING AND DEVELOPMENT DIVISION**

- 1. EARLY COUNCIL REVIEW PROCESS – OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION AT 10471 NO. 3 ROAD**  
(File Ref. No. RZ 25-012598) (REDMS No. 8064733)

**PLN-8**

**See Page PLN-8 for full report**

*Designated Speakers: Tolu Alabi & Joshua Reis*

STAFF RECOMMENDATION

*That the proposed Official Community Plan (OCP) amendment be considered concurrently with the rezoning application, and that staff work with the applicant to consider the comments provided by Council as part of the comprehensive and technical review of the rezoning application.*



2.    **DEVELOPMENT APPLICATIONS AND BUILDING APPROVALS FEES UPDATE**

(File Ref. No. 08-4000-01) (REDMS No. 8030144)

PLN-32

See Page PLN-32 for full report

*Designated Speakers: Emma Lovas & Kathryn McCreary*

STAFF RECOMMENDATIONS

- (1)    *That Development Application Fees Bylaw No. 8951, Amendment Bylaw 10674, be given first, second and third readings; and*
- (2)    *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw 10675, be given first, second and third readings.*



3.    **PILOT PROGRAM FOR ON-DEMAND/IRREVOCABLE SURETY BONDS**

(File Ref. No. 08-4000-01) (REDMS No. 8067029)

PLN-45

See Page PLN-45 for full report

*Designated Speakers: Andrew Norton & Joshua Reis*

STAFF RECOMMENDATIONS

- (1)    *That the pilot program outlined in the staff report titled “Pilot Program for On- Demand/ Irrevocable Surety Bonds”, dated June 12, 2025, from the Director, Development and the Director, Finance, be approved;*
- (2)    *That Subdivision and Development Bylaw No. 8751, Amendment Bylaw 10685, be introduced and given first, second and third readings;*
- (3)    *That Development Application Fees Bylaw No. 8951, Amendment Bylaw 10687, be introduced and given first, second and third readings;*

## Planning Committee Agenda – Tuesday, July 8, 2025

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Pg. #

ITEM

- (4) *That Consolidation Fees Bylaw No. 8636, Amendment Bylaw 10688, be introduced and given first, second and third readings;*
- (5) *That staff review and report back in one year on the implementation of the pilot program; and*
- (6) *That On-Demand/Irrevocable Surety Bonds be approved for use, subject to the Pilot Program Criteria, in Servicing Agreements for any conditionally approved rezoning application, being those for which a zoning amendment bylaw has been given third reading, notwithstanding any executed rezoning considerations letter.*

☐

### 4. MANAGER'S REPORT

ADJOURNMENT

☐



## Planning Committee

Date: Tuesday, June 17, 2025

Place: Anderson Room  
Richmond City Hall

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

Also Present: Councillor Michael Wolfe (via 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 3, 2025, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

July 8, 2025, (tentative date) at 4:00 p.m. in the Anderson Room.



**PLANNING AND DEVELOPMENT DIVISION**

**1. APPLICATION BY CARY TSAI FOR REZONING AT 9100 AND 9120 BRIDGEPORT ROAD FROM THE “SCHOOL & INSTITUTIONAL USE (SI)” ZONE TO THE “AUTO-ORIENTED COMMERCIAL (CA)” ZONE**

(File Ref. No. RZ 24-043066) (REDMS No. 8058112)

Staff provided a summary of the proposed development and highlighted the following:

- the intent of the application is to permit the adaptive reuse of the existing building for the purpose of operating a vehicle sales and rental business;
- the existing floor area will be retained with no increase to the footprint;
- prior to building permit issuance, the applicant is required to enter into a Servicing Agreement for the design and construction of utilities and frontage improvements; and
- further refinements to architectural, landscape and urban design will be completed as part of the development permit application review process.

In response to a query from Committee, staff advised that the property is currently zoned “School and Institutional Use (SI)” and was formerly the site of a Richmond Fire Hall and had been owned by the City prior to its sale.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10680, to amend the “Auto-Oriented Commercial (CA)” zone and to rezone 9100 and 9120 Bridgeport Road from “School & Institutional Use (SI)” zone to “Auto-Oriented Commercial (CA)” zone, be introduced and given first reading.*

**CARRIED**

**2. APPLICATION BY ORION CONSTRUCTION FOR REZONING AT 8800 ODLIN CRESCENT AND 8711 ODLIN ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “INDUSTRIAL RETAIL (IR2)” ZONE**

(File Ref. No. RZ 24-014551) (REDMS No. 8046347)

Staff provided a summary of the proposed development and highlighted the following:

- the intent of the application is to permit the development of two, two-storey multi-tenant buildings with light industrial and limited retail uses, with vehicle access from Odlin Road;
- the proposed development complies with the provisions of the Official Community Plan and City Centre Area Plan; and

**Planning Committee**  
**Tuesday, June 17, 2025**

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- the applicant is contributing to community planning initiatives, the Public Art Reserve Fund; and
- the proposed development incorporates sustainability features including pre-ducting for future rooftop solar and future connection to the City's District Energy Utility.

In response to queries from Committee, staff advised that: (i) all required parking facilities (19 parking stalls) are proposed on the subject property; (ii) loading facilities are provided on site and implemented through a loading management plan; (iii) the traffic impact study concluded that existing roads can support the anticipated traffic volumes; (iv) during the Development Permit stage, staff can work with the applicant to review options for the planting of additional replacement trees on-site; (v) rooftop parking was not explored by the applicant and the proposed development program does not provide for this arrangement; (vi) there are no planned road closures in the area; and (vii) the area plan permits a higher building height.

Committee requested additional information regarding parking and traffic in the area.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10676, for the rezoning of 8800 Odlin Crescent and 8711 Odlin Road from the "Single Detached (RS1/E)" zone to the "Industrial Retail (IR2)" zone, be introduced and given first reading.*

**CARRIED**

**3. ABANDONMENT OF UNADOPTED BYLAWS**  
(File Ref. No. 12-8060-01) (REDMS No. 8055783)

It was moved and seconded

*That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1, of the staff report titled "Abandonment of Unadopted Bylaws" dated June 3, 2025, from the Director, City Clerk's Office, be abandoned.*

**CARRIED**

**4. MANAGER'S REPORT**

*(i) Arrival of the S.V. Titania Mural*

Staff advised that a Heritage Alteration Permit application has been received for the replacement of the *Arrival of the S.V. Titania* mural, consistent with the Council's decision at the April 14, 2025 Council meeting. It was noted that the permit is anticipated to be issued next week, with installation to follow shortly thereafter.

3.

**Planning Committee**  
**Tuesday, June 17, 2025**

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**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:12 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 17, 2025.

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Councillor Bill McNulty  
Chair

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Sarah Goddard  
Legislative Services Associate



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Joshua Reis  
Director, Development

**Date:** June 25, 2025  
**File:** RZ 25-012598

**Re:** Early Council Review Process – Official Community Plan Amendment and  
Rezoning Application at 10471 No. 3 Road

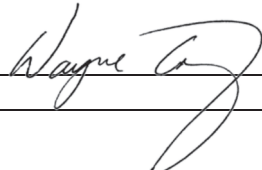
### Staff Recommendation

That the proposed Official Community Plan (OCP) amendment be considered concurrently with the rezoning application, and that staff work with the applicant to consider the comments provided by Council as part of the comprehensive and technical review of the rezoning application.

Joshua Reis  
Director, Development  
(604-247-4625)

JR:ta

Att. 4

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

## Staff Report

### Origin

The purpose of this report is to provide information and to seek early input from Council about the proposed Official Community Plan (OCP) amendment and rezoning application (RZ 25-012598) for a three-storey, 27-unit market rental residential apartment development at 10471 No. 3 Road, submitted by Jeremy Stam. Site location and aerial maps are provided in Attachment 1. The proposed rezoning application involves an amendment to the land use designation of the subject site in Schedule 1 of OCP Bylaw 9000, generally from the “Neighbourhood Residential” designation, which does not allow for apartments to a higher density residential designation that allows for the proposed form.

This report is aligned with the September 23, 2024, Council Resolution:

*That staff bring forward all new rezoning applications involving a major amendment to the City’s Official Community Plan for early review by Planning Committee and Council, as described in the report titled “Early Review of Rezoning Applications Involving a Major OCP Amendment”, dated August 22, 2024, from the Director, Development.*

This report provides a high-level summary of the proposed development, including land use, floor area and building height. Conceptual plans provided in Attachment 2 are for information and reference purposes and are subject to change during the application review process. City staff welcome early input from Council, particularly in relation to:

- The OCP and proposed amendments arising from the rezoning application; and
- The overall proposed development concept and land use.

Any comments provided by Council will be used to inform City staff’s technical review of the subject application. Council’s consideration of this report does not restrict its future consideration of the OCP amendment or the rezoning application. Formal consideration of the change in OCP land use designation would be the subject of a future staff report.

### Findings of Fact

#### Site Description

The subject site is located on the west side of No. 3 Road south of Goldstream Drive. It consists of a single lot containing a single-family dwelling with driveway access from No. 3 Road. A small portion of the lot also abuts Goldstream Place. The subject site has an area of 1,798 sq. m (19,353 sq. ft.) and is zoned “Small-Scale Multi Unit Housing (RSM/L),” which permits up to four ground-oriented dwelling units.

The subject site is adjacent to single-family dwellings to the north, townhouse developments across No. 3 Road to the east, and single-family dwellings to the south and west.

### Project Description

The following development summary is based on the initial rezoning application received by the City in April 2025. Preliminary site plan drawings and building elevations are contained in Attachment 2. City staff have not yet undertaken a comprehensive technical review of the application and its compliance with City policies and regulations. Early input comments received from Council will inform the application review process.

<b>Form of Development</b>	<ul style="list-style-type: none"> <li>Three-storey apartment residential building with an internal courtyard over covered parking and vehicle access from No. 3 Road</li> </ul>
<b>Land Uses</b>	<ul style="list-style-type: none"> <li>Residential: Apartment</li> </ul>
<b>Density</b>	<ul style="list-style-type: none"> <li>Total Residential floor area: 1,441.30 sq. m (15,514 sq. ft.)</li> <li>0.80 Floor Area Ratio</li> </ul>
<b>Building Height</b>	<ul style="list-style-type: none"> <li>Storeys: Three-storeys</li> <li>Metres: 12.0 m (39.4 ft.)</li> </ul>
<b>Residential Tenure</b>	<ul style="list-style-type: none"> <li>Market Rental: 27 units</li> </ul>
<b>Vehicle Parking</b>	<ul style="list-style-type: none"> <li>37 on-site vehicle parking stalls</li> </ul>
<b>Bicycle Parking</b>	<ul style="list-style-type: none"> <li>36 Class 1 bicycle parking spaces</li> <li>6 Class 2 bicycle parking spaces</li> </ul>

### **Analysis**

#### Preliminary Policy Assessment

##### *Official Community Plan*

The subject site is designated as “Neighbourhood Residential” and is located in the Broadmoor Planning Area (Attachment 3). The “Neighbourhood Residential” land use designation generally includes single-family and low-density multiple-family housing, specifically townhouses. The Arterial Road Land Use Policy designation for the subject property is “Arterial Road Single Detached,” but the site is not identified for any Arterial Road development (i.e. townhouse, compact lot or coach house). Adjacent properties to the north and south of the subject site are not within the arterial road policy as they do not front onto the arterial road and are accessed via local roads.

The proposed form and density of the development would require an amendment to Schedule 1 of OCP Bylaw 9000 to change the designation of the subject site from “Neighbourhood Residential” to a higher-density residential designation, which allows for different forms of multiple-family housing, including apartments. The OCP amendment is proposed to facilitate the development of an apartment building comprising of 27 market rental units.

Through the staff review of the subject rezoning application, an assessment will be undertaken to understand the impacts of redesignating the subject site from “Neighbourhood Residential” to a higher density residential designation in view of the surrounding land use context and applicable City policies.

#### *OCP Market Rental Housing Policy*

The OCP encourages the development of new purpose-built market rental housing developments. A minimum provision of 40 per cent family-friendly market rental units should be provided. The subject rezoning application proposes a fully market rental housing development, consisting of 27 as-built market rental units, of which 55 per cent are proposed to be family-friendly. All 27 market rental units proposed would be secured via a housing covenant prior to any future rezoning adoption.

Other details relating to the proposed market rental housing will be addressed through the application review process and presented to Council for consideration. These details include, but are not limited to, the proposed apartment building form, unit mix and accessibility, site layout, on-site parking and landscaping/tree protection.

#### *Draft OCP Strategic Policy Directions*

The City is in the process of updating the OCP and is currently undertaking public consultation on the OCP’s draft Strategic Policy Directions. The proposed OCP land use map designates the subject site for apartment or limited mixed-use buildings with up to four-storeys in height, or up to five-storeys with increased affordable housing provision. This reflects the site’s close proximity to an existing shopping centre (e.g., Broadmoor) and objectives to encourage shopping precincts to incrementally transition to support walkable, transit-oriented villages characterized as community hubs with amenities, shops, jobs and housing options.

This application is being considered under existing OCP policies and land use designations. However, prior to this rezoning application being considered by Council, should there be a change to the applicable policies and the underlying land use designation of the site as a result of the OCP update, staff will reevaluate the need for an OCP amendment at that time.

#### *Tree Protection – Bylaw 8057*

The applicant has submitted a tree management plan, an arborist report and a conceptual landscape plan in support of the subject application. This includes tree replacement and protection plans and streetscape design. Staff will review these plans as part of the application review process to assess their suitability and compliance with City policies and regulations.

#### *Flood Plain Designation and Protection - Bylaw 8204*

The subject site is located in Area A of the City’s Flood Plain Designation and Protection Bylaw 8204 Schedule B. The subject application will be reviewed to ensure it addresses items related to minimum flood construction level elevations for habitable floors of the residential development.

## Preliminary Urban Design Assessment

### *Site Condition*

The subject site currently contains a single-family dwelling located in the north-west portion of the site, and includes a mixture of existing trees and shrubs, and paving associated with site access. The subject site's primary frontage is located on No. 3 Road, with a small secondary frontage on Goldstream Place.

### *Neighbouring Land Uses and Adjacent Building Form and Character*

- To the North: Single-storey single-family dwellings on lots zoned "Small-Scale Multi-Unit Housing (RSM/L)" fronting Goldstream Drive. An existing shopping centre is located approximately 250 m north at Williams Road and No. 3 Road.
- To the East: Across No. 3 Road, a 14-unit two-storey townhouse development on a lot zoned "Low Density Townhouses (RTL1)" and a 66-unit two-storey townhouse development on a lot zoned "Town Housing (ZT91) – No. 3 Road (Broadmoor)". Both developments front onto No. 3 Road.
- To the South: Two-storey single-family dwellings on lots zoned "Small-Scale Multi-Unit Housing (RSM/L)" fronting Goldstream Place.
- To the West: A single-storey and two-storey single-family dwelling on lots zoned "Small-Scale Multi-Unit Housing (RSM/L)" fronting Goldstream Place. Maple Lane Elementary School is located approximately 250 m north-west, with its main access provided via Alouette Drive.

### *Proposed Development*

The proposed three-storey development has a gable and pitched roof design with a central courtyard that is surrounded by the building on all sides, creating an enclosed space that provides external residential amenity space. The quality and usability of this space for residential amenity, along with wider building and site design considerations, will be the subject of staff evaluation.

Parking is proposed at grade with driveway access provided from No. 3 Road at the northeast corner of the subject site. The proposed development includes three rental units at grade fronting No. 3 Road and 24 rental units located on the second and third floors that are accessed via external corridors located within the central courtyard. The rear portion of the building at grade is open, with the second and third floors elevated by columns.

The preliminary site concept plans received by the City as part of the subject rezoning application are included in Attachment 2. A Development Permit (DP) will be required to address matters related to form and character of the development, site layout and access and on-site landscaping. Further detailed review of these items will occur as part of the technical review of the rezoning application and will be further refined at the DP stage.



## Preliminary Site Access and Servicing Infrastructure Assessment

### *Site Access*

Vehicle access to the proposed development is located on No. 3 Road at the northeast corner of the subject site. Parking is provided at grade to the rear of the site and would not be visible from No. 3 Road. The proposed site access and parking layout, along with other matters related to existing trees/landscaping and pedestrian/bicycle connectivity between Goldstream Place and No. 3 Road, will be assessed by staff through a technical review of the rezoning application.

### *Servicing Infrastructure*

A servicing agreement will be required to secure the design and construction of site frontage improvements and new service connections to the site. Staff will assess all servicing requirements as part of the technical review of the subject rezoning application.

## **Public Correspondence Overview**

A rezoning sign has been installed on the subject property. In accordance with the City's Early Public Notification Policy No. 1316, notice of the development proposal has also been provided to residents within 100 m of the subject site. As of the date of this report, City Staff have received one phone call, three emails and a petition signed by 18 individuals. A copy of the correspondence received from the public is provided in Attachment 4.

A general overview of the comments received includes concerns about the following:

- The retention of both onsite trees and trees adjacent to the subject property.
- The impact of vehicle and pedestrian access to the development from Goldstream Place.
- The possible increased demand for street parking in the neighbourhood.
- The safety of the left turns from No. 3 Road.
- Safety due to the increase of people and cars in the neighbourhood.
- Increased noise due to the increase of people in the neighbourhood.
- Existing infrastructure capacity and preparedness for the proposed development.
- Potential negative impact on property values.
- Maintaining the neighbourhood character.
- Potential strain on the capacity of the nearby schools.

Through the technical review of the subject rezoning application and any future DP process, the following items, in conjunction with other development requirements, will be required and assessed:

- Arborist Report and Tree Management Plan.
- Site Access Plan.
- On-site parking plan.
- Crime Prevention Through Environmental Design (CPTED) measures.
- Pedestrian and Cyclist infrastructure adjacent and through the subject site.

- Review of servicing capacity, infrastructure and development of servicing requirements.
- Urban Design and consideration of form and character.

All public correspondence received through the processing of the subject rezoning application will be considered by staff and provided to Council in a future rezoning report.

### **Next Steps**

Should Council endorse the recommendations of this report, the proposed change in OCP land use would be considered concurrently with the review of the subject rezoning application, and the input provided by Council will be used to inform the comprehensive and technical review of the application. City staff will then undertake a comprehensive technical review of the subject rezoning application and will engage with appropriate external stakeholders in accordance with the City's OCP Bylaw Preparation Consultation Policy (Policy 5043).

Following City staff's review of the proposed development and public input received, the project and associated bylaws will be forwarded to Council for formal consideration. Should Council grant first reading of the associated bylaws, a Public Hearing would be required, given an OCP amendment is proposed.

Should the underlying OCP designation for this site be amended as part of the OCP Update prior to the rezoning application being brought forward to Council for first reading, a public hearing may no longer be required for this development.

### **Financial Impact**

None

### **Conclusion**

This report was prepared to provide information on a proposed rezoning application for a 27-unit market rental residential development at 10471 No. 3 Road. This proposal also requires an amendment to the OCP Bylaw 9000 Schedule 1. The early input of Council is sought on the proposed development in accordance with Council's direction, and will inform City staff's detailed review of the subject rezoning application.



Tolu Alabi  
Planner 2  
(604-276-4092)

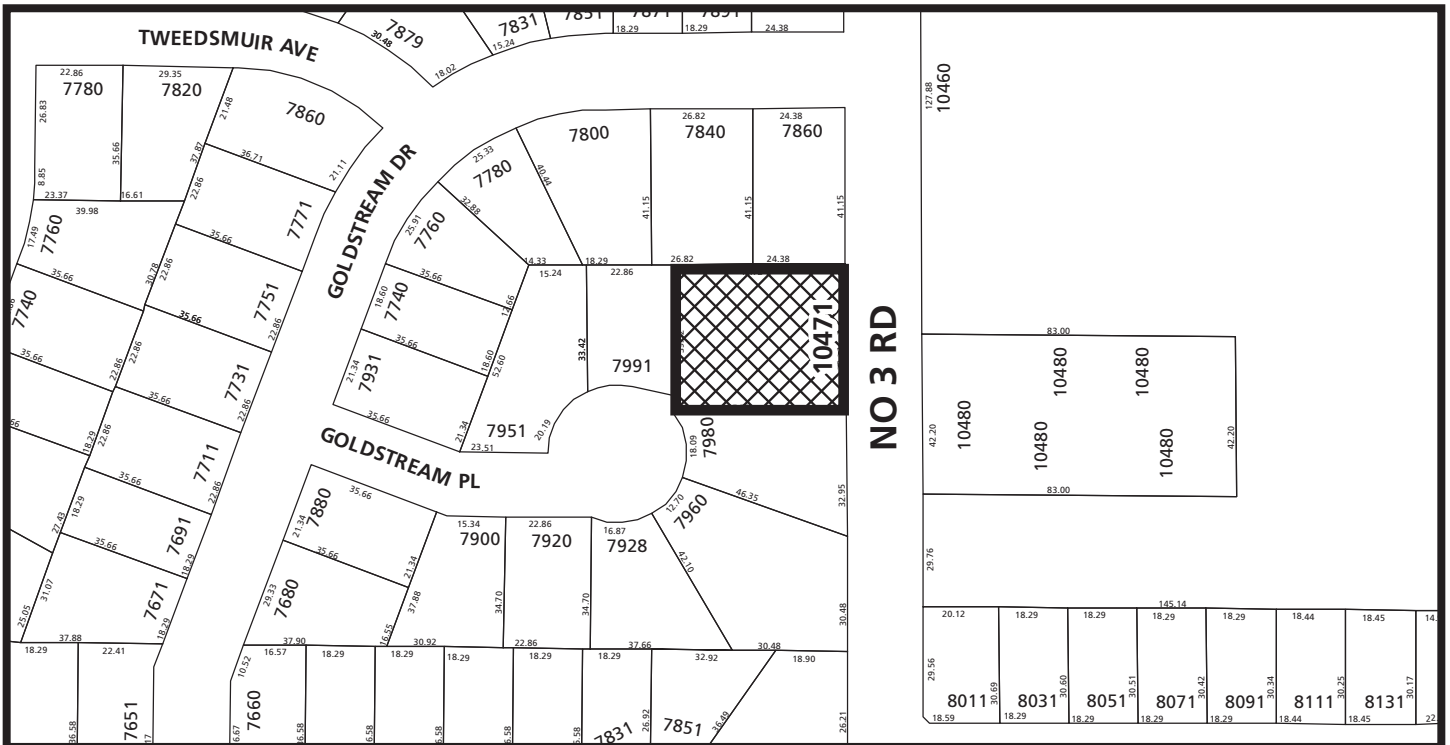
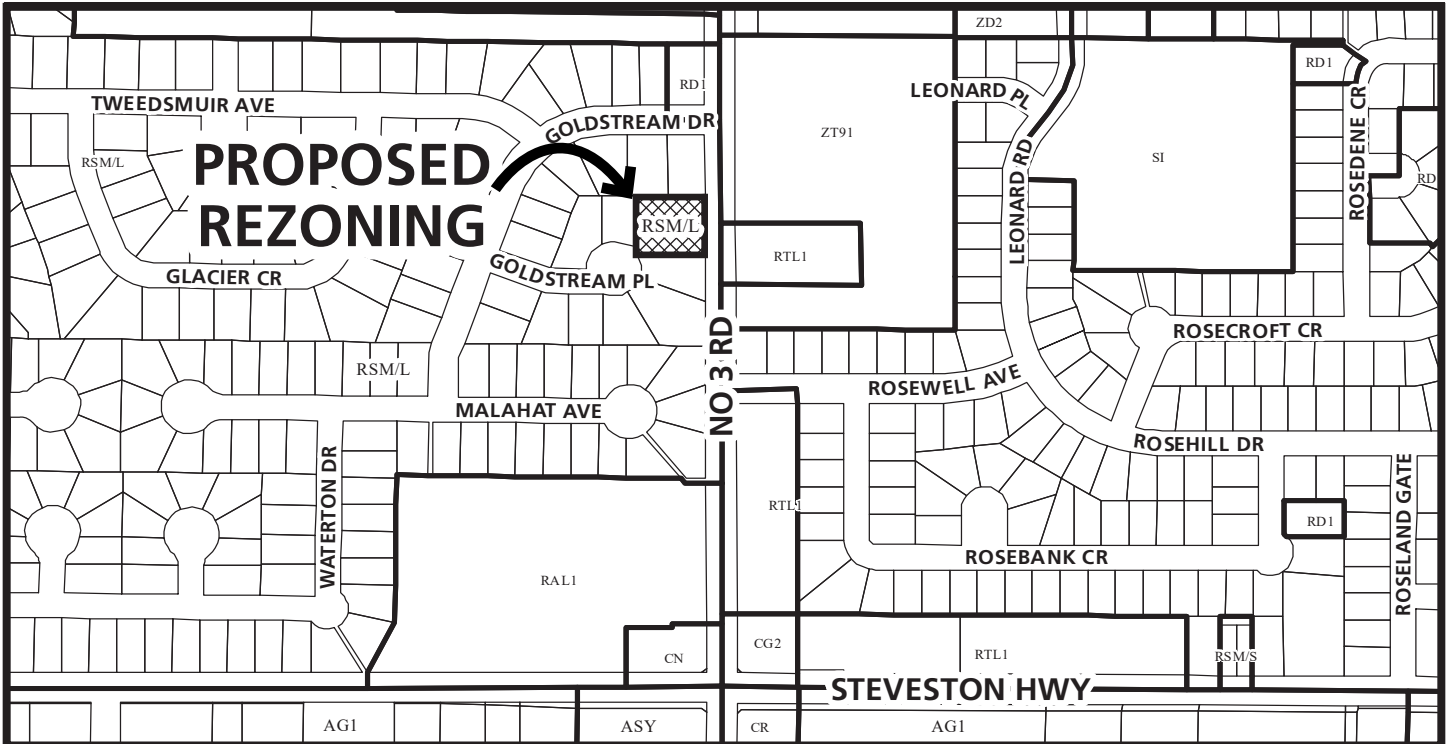
TA:js

- Att.    1: Location and Aerial Maps  
          2: Conceptual Development Plans  
          3: Broadmoor Planning Area Map  
          4: Public Correspondence



# City of Richmond

ATTACHMENT 1



## RZ 25-012598

PLN - 15

Original Date: 05/22/25  
Revision Date:

Note: Dimensions are in METRES





# City of Richmond



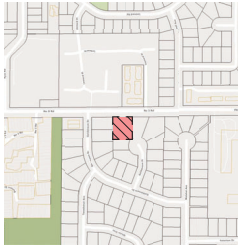
RZ 25-012598

PLN - 16

Original Date: 05/22/25  
Revision Date:

Note: Dimensions are in METRES





#### QCE INFORMATION

LAND USE: EXISTING: NEIGHBOURHOOD RESIDENTIAL  
PROPOSED: APARTMENT RESIDENTIAL

#### ZONING INFORMATION

ZONE: EXISTING: RSM/L  
PROPOSED: RAI with Variance

LOT AREA: 1,798 m<sup>2</sup> (19,353 SQ.FT. = 0.44 ac)

#### SETBACKS:

NORTH (7860 GOLDSTREAM DRIVE) 6.0m  
SOUTH (7980 GOLDSTREAM PLACE) 6.0m  
EAST (No. 3 ROAD) 6.0m  
WEST (7991 GOLDSTREAM PLACE) 6.0m

#### PERMITTED PROJECTIONS INTO SETBACKS:

-Balconies/porches: 2.0m  
-Entry stairs: 2.0m

#### LOT COVERAGE

PERMITTED: 40%  
PROPOSED: 40%  
LOT COVERAGE = 40% (879.9 m<sup>2</sup> / 1,798 m<sup>2</sup>)  
\*VARIANCE REQUESTED FOR 160 m<sup>2</sup> (OR APPROX 9% INCREASE)

#### BUILDING HEIGHT:

PROPOSED: 12.0m (39'-4") 3 STOREYS

#### LANDSCAPING:

REQUIRED: 20% MIN. (0.3%)  
PROPOSED: 20% MIN. (0.3%)  
SEE LANDSCAPE DRAWING L2.0 FOR DETAIL

#### SITE INFORMATION

LEGAL DESCRIPTION:  
LOT 48 SEC 32 BLK 4N 6W PL NWP29957 LOT 48,  
BLOCK 4N, PLAN NWP29957, SECTION 32, RANGE 6W,  
NEW WESTMINSTER LAND DISTRICT

#### CIVIC ADDRESS:

10471 - No. 3 ROAD,  
RICHMOND, BC

#### RICHMOND KEY:

02863000  
003-745-244  
48  
32-4-6  
29957

#### SITE RECOGNITION

A. LEVEL AREAS:  
LEVEL 1: 2,231 SF  
LEVEL 2: 9,422 SF  
LEVEL 3: 8,722 SF  
TOTAL: 20,375 SF  
(NOT INCL IN FSR)  
TOTAL FLOOR AREA: 4,861.18 SF  
TOTAL FLOOR AREA FOR FAR: 13,514 SF (1441.3 SQ.M)  
FLOOR AREA RATIO (FAR) = 1.441 / 1,798 = 0.80

#### B. RESIDENTIAL UNIT SUMMARY:

LEVEL	1 BED	2 BED	TOTAL
LEVEL 1 (RENTAL)	2	1	3
LEVEL 2 (RENTAL)	1	1	2
LEVEL 3 (RENTAL)	5	2	7
TOTAL	12	15	27 UNITS

#### C. PARKING:

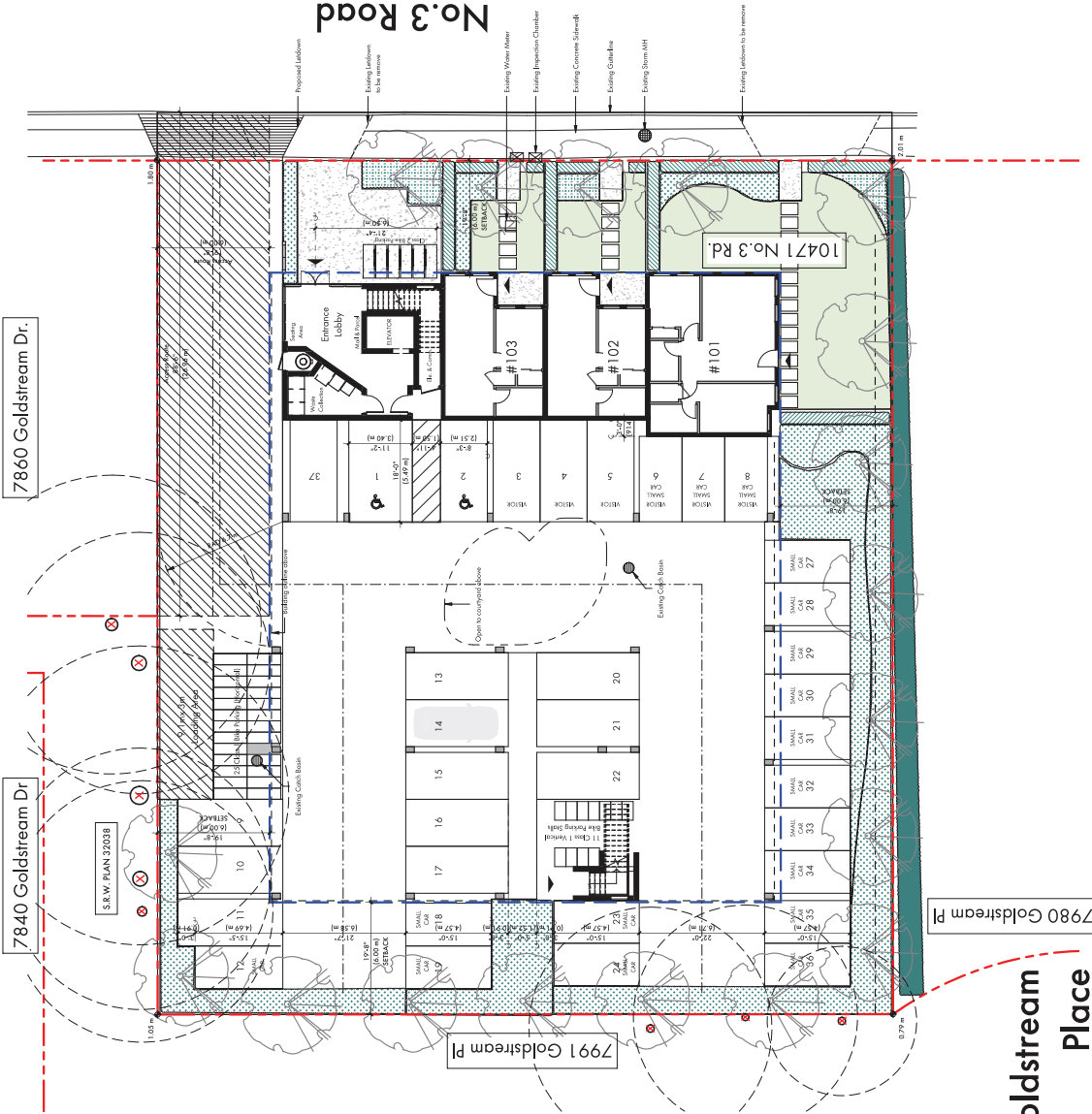
C1. NUMBERS:  
RESIDENTS: 27 UNITS x 1.2 STALLS/UNIT = 32.4 STALLS  
VISITORS: 27 UNITS x 0.2 STALLS/UNIT = 5.4 STALLS  
TOTAL REQUIRED AS PER BYLAW: 38 STALLS

PARKING PROVIDED:  
A1 1 BED 1 BATH 10 STALLS  
A2 2 BED 1 BATH 8 STALLS  
B 2 BED 2 BATH 7 STALLS  
C 2 BED 1 BATH 580 SF  
TOTAL PROVIDED: 32 STALLS  
(VARIANCE REQUESTED)

#### C2. PARKING ALLOCATION PROPOSED:

1. RESIDENTS:	31 STALLS
2. VISITORS:	6 STALLS
TOTAL PROVIDED:	37 STALLS

#### PLAN 1

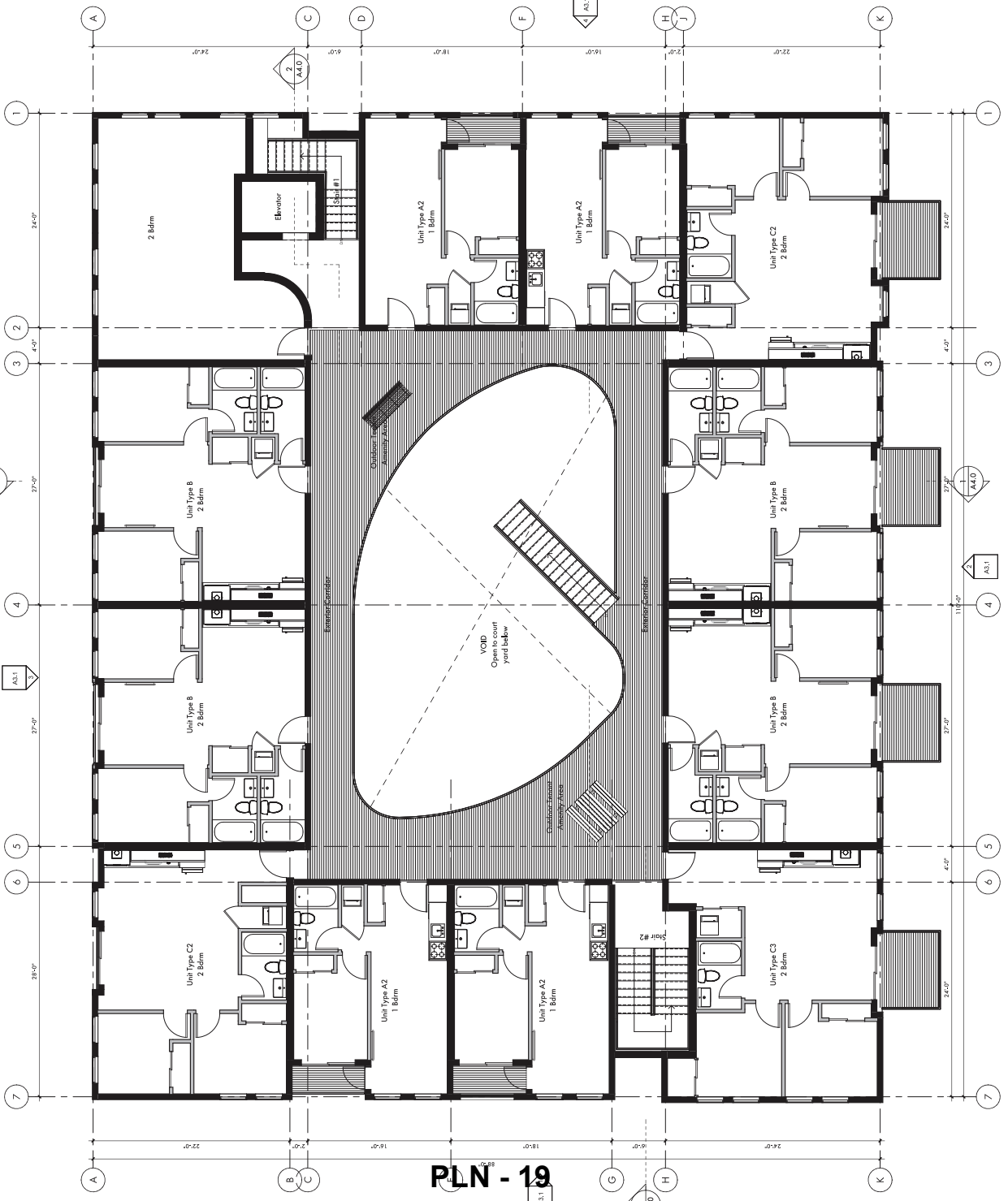


## Goldstream Place

### ATTACHMENT 2

NOT FOR CONSTRUCTION





PLN - 19

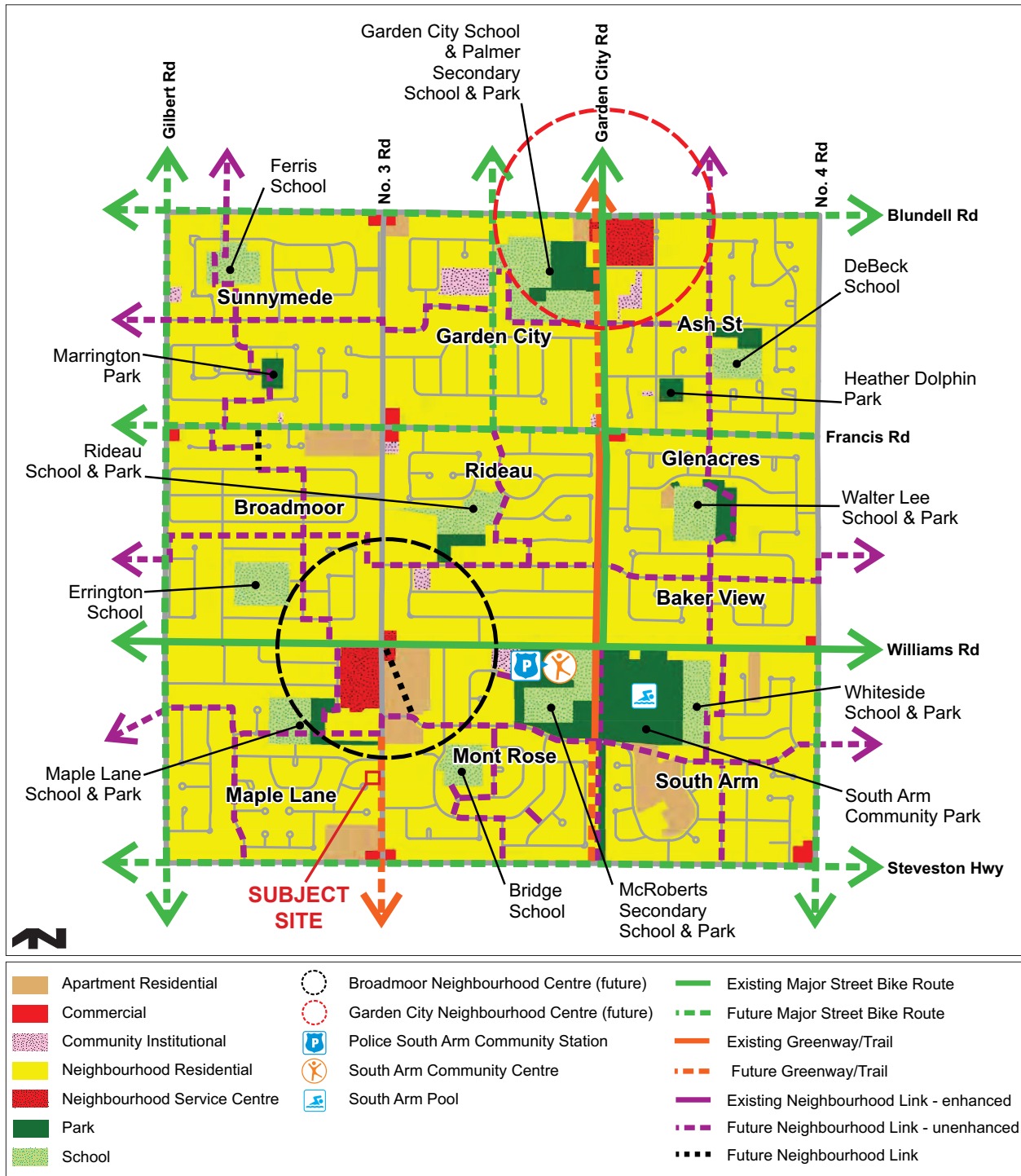








## 6. Broadmoor



**From:** humphrey chang <humphreychangster@gmail.com>  
**Sent:** Tuesday, June 17, 2025 9:28 PM  
**To:** Alabi,Tolu  
**Cc:** annegretli@gmail.com  
**Subject:** Re: Notice of rezoning application - location : 10471 no. 3 road

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

Dear Tolu:

Thanks for your prompt reply. Please help to keep me informed. Wishing you to have a great summer.

Cheers and Best regards

Sent from my iPhone

On Jun 17, 2025, at 16:39, Alabi,Tolu <TAlabi@richmond.ca> wrote:

Hello Humphrey Chang,

Thanks for your email and interest in the rezoning application at 10471 No. 3 Road (RZ 25-012598). This is an acknowledgement that your comments have been received. Your email has been saved on file and will be included as part of the report that will be provided to the Planning Committee at the appropriate time.

Details of your email will be reviewed and a response will be provided as soon as possible.

If you have any further comments or questions please do not hesitate to contact me.  
Thanks.

Regards,  
**Tolu Alabi, RPP, MCIP, AICP**  
Planner II (Development Review)  
Planning and Development Division| City of Richmond  
E: [talabi@richmond.ca](mailto:talabi@richmond.ca) | P: 604-276-4092

<image001.jpg>

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**From:** humphrey chang <[humphreychangster@gmail.com](mailto:humphreychangster@gmail.com)>  
**Sent:** June 12, 2025 10:30 PM  
**To:** DevApps <[DevApps@richmond.ca](mailto:DevApps@richmond.ca)>  
**Cc:** Annegret Li 黎倩宜 <[annegretli@gmail.com](mailto:annegretli@gmail.com)>  
**Subject:** Notice of rezoning application - location : 10471 no. 3 road

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

Dear MS Tolu Alabi:

I hope you are doing well.

As per our telephone conversation. ( your suggestion to write to you)

I am writing to formally object to the rezoning application RZ 25-012598 for the property at 10471 No. 3 Road. My objection is based on the following reasons:

1. Loss of Mature Trees

Our Maple Lane neighborhood is known for its natural beauty, including the mature trees that provide both environmental and aesthetic value. The proposed development would likely involve the removal of three (or more) large, healthy trees on the property. While this may be seen as a minor issue for the developer or future residents, it represents a significant loss for our community. These trees have been part of our neighborhood for many years and contribute greatly to the overall character and charm of the area. The loss of these trees would diminish the quality of life for the entire neighborhood, and many of us consider them an irreplaceable part of what makes this area so special.

1. Parking and Traffic Concerns

The proposed development is set to include 27 rental units. Could you please kindly clarify how many parking spaces will be provided for these units within the development? If the number of parking spaces is insufficient, I am concerned that, given the restriction on parking along No. 3 Road, future residents and their guests will likely resort to parking along Goldstream Drive and Goldstream Place. This scenario, in my opinion, would be unacceptable, especially if there will be a walkway or driveway directly linking the development site and the Goldstream Place.

1. Currently, turning onto No. 3 Road from Goldstream Drive — whether turning left or right — already leads to significant traffic delays, particularly during peak times, such as when children are arriving at or leaving Maple Lane Elementary School and Steveston-London Secondary School. These delays are further exacerbated by the presence of children who play on the streets during non-school hours, sometimes engaging in games or hockey especially on the Goldstream Place.

If additional cars from the new development were to park along these streets, it would compound an already challenging situation, creating severe traffic congestion and increasing the likelihood of traffic accidents, especially in the vicinity of the schools. This could pose significant risks to the safety of pedestrians and children, who already use the area heavily.

#### 1. Infrastructure Capacity and Preparedness for Proposed Growth

If I am not mistaken, unlike Gilbert Road and No. 2 Road, there has been no major upgrade to the water and sewage infrastructure along No. 3 Road near the proposed development area. As the city plans to increase the density of units allowed on each lot, I would like to know whether we have adequately prepared for the additional infrastructure demands that will come with this growth. Specifically, will our transit solutions, sewage systems, and other critical utilities be sufficient to support this increased density? At this stage, I am not fully convinced that our neighborhood is equipped to handle the infrastructure demands that will result from this development.

I strongly urge the City to consider and address the above-listed concerns and ensure that any proposed growth is matched with the necessary upgrades and improvements, avoid further strain on the already congested streets, and preserve our neighborhood's natural assets. Please feel free to reach out to me if you need any further information. Thank you for your consideration.

Sincerely,

Humphrey Chang  
Home Owner of 7920 Goldstream Place

1.

Cheers and Best regards

Sent from my iPhone



## Alabi,Tolu

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**From:** Alabi,Tolu  
**Sent:** Wednesday, June 18, 2025 8:41 AM  
**To:** Xuan Wu  
**Subject:** RE: Public Input on Rezoning Application No. RZ 25-012598

Hello Xuan Wu,

Thanks for your email and interest in the rezoning application at 10471 No. 3 Road (RZ 25-012598). This is an acknowledgement that your comments have been received. Your email will be saved on file and will be included as part of the report that will be provided to the Planning Committee at the appropriate time.

Details of your email will be reviewed and a response will be provided as soon as possible.

If you have any further comments or questions, please do not hesitate to contact me. Thanks.

Regards,

**Tolu Alabi, RPP, MCIP, AICP**

Planner II (Development Review)

Planning and Development Division| City of Richmond

E: [talabi@richmond.ca](mailto:talabi@richmond.ca) | P: 604-276-4092



---

**From:** Xuan Wu <xuan.wu2@student.kpu.ca>  
**Sent:** Tuesday, June 17, 2025 9:38 PM  
**To:** Alabi,Tolu <TAlabi@richmond.ca>  
**Subject:** Re: Public Input on Rezoning Application No. RZ 25-012598

You don't often get email from [xuan.wu2@student.kpu.ca](mailto:xuan.wu2@student.kpu.ca). [Learn why this is important](#)

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

Dear Tolu Alabi,

I am a resident of the neighborhood directly affected by the proposed rezoning of 10471 No. 3 Road (Application No. RZ 25-012598), which would allow for the development of a three-storey, 27-unit market rental apartment building. I live at **7900 Goldstream Place**, just adjacent to the proposed site, and I am writing to express several concerns regarding the potential impact this project may have on our community.

### 1. Community Safety and Noise Impact

Our neighborhood is currently a peaceful, low-density residential area. A sudden increase of 27 new residential units will bring a large influx of people, increasing noise levels and potentially affecting the sense of safety that we currently enjoy. The change in scale and density may disrupt the character and tranquility of our community.

## 2. Parking and Traffic Pressures

It is unclear whether the project will provide sufficient parking spaces for residents and their visitors. If parking is not adequately planned, there is a strong likelihood that overflow parking will spill into surrounding residential streets, particularly **Goldstream Place**, which is a small, quiet street with limited capacity.

Although the main access is indicated to be from No. 3 Road, there is currently no information about whether a pedestrian path or secondary access will connect the site to Goldstream Place. If such a connection is created, it may increase foot traffic and could further encourage visitors or even residents to use Goldstream Place as a parking alternative, intensifying congestion and disrupting the calm environment of our street.

Moreover, our neighborhood is near two schools—**Stevenson-London** and **Maple Lane Elementary**—that already experience high traffic volumes during peak hours. The added traffic from 27 more households could worsen congestion and increase risks for students who walk or bike to school.

## 3. Potential Impact on Property Values

There is concern among many neighbors that a higher-density rental development may negatively impact surrounding property values. Increased noise, traffic, and limited parking all influence the overall appeal of the area and could affect long-term property investment.

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I respectfully urge the City to thoroughly assess the long-term effects of this rezoning application, and to ensure that residents' voices are taken into account—particularly with regard to parking, traffic safety, and neighborhood integrity. We hope to see clear plans to mitigate these issues before this project moves forward.

Thank you very much for your attention.


Sincerely,

**Wu, Xuan**

7900 Goldstream Pl

Richmond, BC

 [xuanwu2@student.kpu.ca](mailto:xuanwu2@student.kpu.ca)

 778-230-1359

**Alabi,Tolu**

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**From:** DevApps  
**Sent:** Monday, June 23, 2025 8:11 AM  
**To:** Michael & Evelyn Mikulin; DevApps  
**Cc:** michael\_mikulin@yahoo.com  
**Subject:** RE: Urgent Community Concern – Opposition to 27 Market Rental Units on No. 3 Road and Request for Petition

Good morning,

Thank you for your email.

We have forwarded your email to Tolu. If you prefer to contact Tolu directly, she can be reached at [Talabi@richmond.ca](mailto:Talabi@richmond.ca) or 604-276-4092.

Thank you,

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**From:** Michael & Evelyn Mikulin  
**Sent:** Saturday, June 21, 2025 9:07 AM  
**To:** DevApps  
**Cc:** michael\_mikulin@yahoo.com  
**Subject:** Urgent Community Concern – Opposition to 27 Market Rental Units on No. 3 Road and Request for Petition

You don't often get email from [shepherdpassion8@gmail.com](mailto:shepherdpassion8@gmail.com). [Learn why this is important](#)

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

Dear Ms. Tolu Alabi,

Good day! We are writing as a deeply concerned resident of the Maple Grove neighborhood regarding the proposed construction of a 27-unit condominium building on Location 10471 No. 3 Road. On behalf of many in our community, I urge the City to reconsider this development and request that a formal process be initiated to allow for a community petition and public consultation.

This proposal raises significant concerns. Maple Grove is a quiet, family-oriented neighborhood primarily composed of single-family homes. Allowing a high-density, multi-storey development of this scale would set a deeply concerning precedent. It would irreversibly alter the character of the area, undermine the integrity of existing zoning expectations, and could open the door to further incompatible developments.

The size and scale of this building far exceed what our local infrastructure can accommodate. Increased traffic congestion, parking shortages, and pedestrian safety risks—especially around children and school zones—are inevitable. The nearby elementary school is already over capacity, and this development would only exacerbate existing pressures on public services and amenities.



Moreover, the environmental impact of such a dense construction in a relatively small area has not been adequately addressed. These long-term implications demand more thoughtful planning and broader community input.

We are not opposed to development—but it must be responsible, respectful of existing neighborhoods, and supported by the people who live here. At a minimum, the community deserves a transparent process and the opportunity to formally voice our concerns.

Please advise on how we can formally submit a petition or participate in a public forum regarding this matter. We urge the City to delay any further advancement of this proposal until local residents have been properly consulted.

Thank you for your time and attention. We trust you will take our concerns seriously and advocate for development that serves—not disrupts—our community.

Sincerely,

Michael & Evelyn Mikulin

604.277.5323

# Community Petition Against Proposed 27-Unit Market Rental Units with Access from No.3 Road (FILE: RZ-25-012598)

Dear Neighbor,

We, the residents of the Maple Grove neighborhood, are writing to express serious concern about the proposed development of a 27-unit condominium building on 10471 No. 3 Road.

This high-density development is incompatible with the character and infrastructure of our predominantly single-family residential area. If approved, it would set a troubling precedent that could lead to further large-scale developments that fundamentally alter the nature of our neighborhood.

**Our key concerns include:**

- **Traffic & Safety:** Increased vehicle traffic in an already busy area will create greater risks for pedestrians and families, especially near schools. Having a development that breaches the cul-de-sac leaves the entire neighborhood more vulnerable to crime.
- **Overcrowded Schools:** The local elementary school is already at or near capacity. This development would only add further strain to Richmond's education system.
- **Lack of Fit/Overdevelopment:** The proposed building is too tall and dense for this lot size and the surrounding homes, disrupting the neighborhood's visual harmony and livability.
- **Insufficient Infrastructure:** Local roads, parking availability, and public services are not designed to support this kind of density. As the property has no room for parking, there will be excessive amounts of cars parked on Goldstream Dr. and Goldstream Place. This alone is a huge issue.
- **Destruction of Old Growth Trees:** Richmond bylaws discourage the cutting of any tree with a trunk diameter of 20CM or greater. The property in question has several trees of this nature.




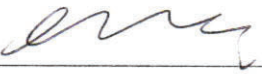
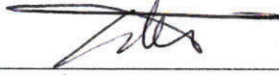
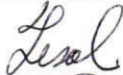
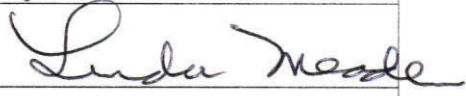

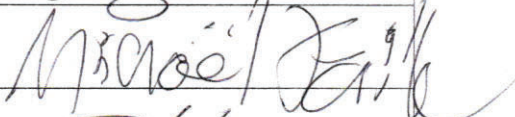

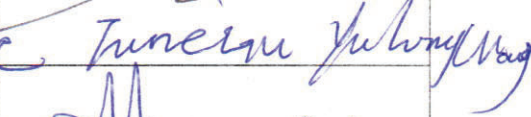



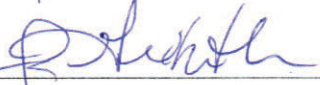
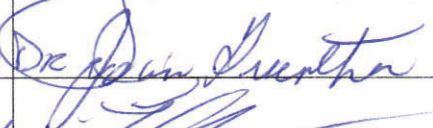

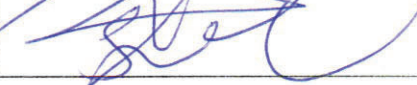
We are not opposed to progress—but it must be **balanced, responsible, and aligned with the community's needs and zoning standards**. We believe residents should have a strong voice in decisions that affect the future of our neighborhood.

If you share these concerns, please add your name below to support our petition calling on the City to:

1. Reconsider approval of this development; and
2. Require meaningful community consultation before proceeding with projects of this nature. At present, we would like to note that few residents of Maple Grove are actually aware of this development. Many did NOT receive the City Of Richmond notification.
3. Give a definite date for the public hearing, and make a legitimate effort to have it well attended by all residents.

**Together, we can stand for thoughtful development that respects our neighborhood.**

Sincerely,  
Concerned Residents of Maple Grove

Name	Address	Signature
Michael Mikulin	7891 Malahat Ave	
Victor Sze	7871 Malahat Ave	
Ihn Liu	7820 Malahat	
Eva Wu	7840 Malahat	
Sasha He	7771 Malahat	
Lisa Lenz	7791 Malahat	
LINDA MEADE	7931 Goldstream Pl	
Terence Ang	7951 Goldstream Pl	
Michael Fick	7991 Goldstream Pl	
Junko / Yama	7711 Goldstream Dr	
June Gu	7831 Malahat Ave	
Terry + Merle Francis	7751 Malahat Ave	
TIPNAS + SANDI CHAU	7680 MALAHAT AVE	
ZI WEI YANG	7680 Goldstream Dr	
GODI GUENTHER	7780 Goldstream Dr	
JEAN GUENTHER	7831 Goldstream Dr	
FAY JENSEN	7840 Goldstream Dr	
Sahin Khan	7851 Malahat	





# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Joshua Reis  
Director, Development

**Date:** June 12, 2025  
**File:** 08-4000-01/2025-Vol 01

James Cooper  
Director, Building Approvals

**Re: Development Applications and Building Approvals Fees Update**

### Staff Recommendations

1. That Development Application Fees Bylaw No. 8951, Amendment Bylaw 10674, be given first, second and third readings; and
2. That Consolidated Fees Bylaw No. 8636, Amendment Bylaw 10675, be given first, second and third readings.

Joshua Reis  
Director, Development  
(604-247-4625)  
Att. 2

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

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Finance Department Law	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>  
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>  	<b>APPROVED BY CAO</b>  

## Staff Report

### Origin

This report recommends amendments to the Development Applications and Building Approvals fees resulting from new types of development in response to the Provincial introduction of Bill 44 and Small-Scale Multi-Unit Housing (SSMUH). In addition, administrative amendments are also proposed to remove fee applications that are no longer applicable and recognize existing practices.

More specifically, the proposed amendments to Development Application Fees Bylaw No. 8951 and Consolidated Fees Bylaw No. 8636 are recommended to:

- Clarify the application of rezoning and development permit fees associated with SSMUH;
- Provide a tailored fee schedule applicable to SSMUH Building Permit (BP) applications;
- Adjust existing construction values to reflect current market construction costs; and
- Make administrative amendments to remove the fees previously charged for Land Use Contract (LUC) Amendments and codify the practice of recovering City costs incurred for external legal counsel where developers have requested to expedite the preparation of legal documents associated with development.

This report supports Council's Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

*Responsible financial management and efficient use of public resources to meet the needs of the community.*

*4.3 Foster community trust through open, transparent and accountable budgeting practices and processes.*

### Background

The *Local Government Act* enables a local government to impose fees for the provision of services, use of property, or exercise regulatory authority.

In the City of Richmond, the authority for development application (e.g., Rezoning and Development Permit (DP)) related fees are set out in Development Application Fee Bylaw No. 8951, and the fee amount is contained in the Consolidated Fees Bylaw No. 8636.

The City's Building Regulation Bylaw No. 7230 provides the authority to collect fees associated with the processing and issuance of BPs, with the fee amounts being contained in the Consolidated Fees Bylaw No. 8636. BP processing fees are based on the value of construction, varying with the size and scope of proposed work. They include an initial, non-refundable Plans Processing fee, submitted at the time of application, that is credited against the total fee, payable at the time of issuance. Fees for small-scale, residential construction (one-family dwelling or two-family dwelling units) are based on City stipulated construction costs per unit of floor area. Historically, these values increased annually with inflation, but in recent years, true construction costs have far exceeded inflation and the City's cost schedules.

The proposed fee amendments in this report are independent of any fee adjustments brought forward as part of the yearly Consolidated Fees Bylaw update.

## **Analysis**

### Changes and Fees Resulting from the Implementation of Small-Scale Multi-Unit Housing

As a result of the introduction and implementation of the “Small-Scale Multi-Unit Housing (RSM)” zone in June of 2024, an update to the Consolidated Fee Bylaw No. 8636 is proposed to:

- Clarify that the fee associated with a rezoning application requesting to rezone a property from one subzone to another in the “Small-Scale Multi-Unit Housing (RSM)” zone is required to pay the same fee as for rezoning from one “Single Detached (RS)” subzone to another;
- Clarify that applications for rear-yard infill development associated with SSMUH, which require a DP, are subject to the same fee as is applied to a DP for a granny flat or coach house;
- Identify a fee applicable to BP plan processing for SSMUH; and
- Identify an applicable unit rate construction value for SSMUH on which to base fees.

Currently, for a Single-Family Dwelling BP, the Plans Processing fee is set at a modest flat rate of \$744.00, originally designed to reflect the economy and scale of the construction involved. The introduction of SSMUH into formerly single-family zones in June 2024, now requires the development of an updated fee schedule, with similar intentions to appropriately address the comparable scale of construction, density and expected permit volumes.

To date, there have been applications on 35 properties for SSMUH development, comprising a total of 96 dwelling units. Four developments have been issued building permits, representing a total of 13 dwelling units.

The proposed fee schedule is an adaptation of the current Single-Family Dwelling fee structure to include SSMUH construction of up to six dwelling units, including secondary suites. The Plans Processing fee will remain a flat rate but will vary according to the number of dwelling units (including secondary suites).

The proposed Plans Processing fee structure retains the modest rate for single-family dwelling unit construction but increases with the number of units to reflect the increasing complexity of reviewing multiple-unit plans.

Table 1: Proposed Plans Processing Fee Structure Reflecting Multiple Dwelling Units (SSMUH)

Number of Dwelling Units	Plans Processing Fee
One	\$744
Two	
Three	\$1,488
Four	
Five	\$2,332
Six	

Adjusting Existing Construction Values to Reflect Current Market Construction Costs*Single Family Dwellings*

Currently, for new single-family dwelling construction only, the City provides a formula within the Consolidated Fee Bylaw No. 8636 to determine the construction value on which the overall permit fee will be based. The formula comprises unit area costs, which are extended over the proposed constructed areas, as shown in Table 2.

Table 2: 2025 Current COR Unit Rate Construction Values in Metric and Imperial Units

Description	Construction Value	Units	Construction Value	Units
(i) New construction of first-storey	\$1,419	per m <sup>2</sup>	\$132	per ft <sup>2</sup>
(ii) New construction of second-storey	\$1,309	per m <sup>2</sup>	\$122	per ft <sup>2</sup>
(iii) Garage	\$728	per m <sup>2</sup>	\$68	per ft <sup>2</sup>
(iv) Decks or porches	\$601	per m <sup>2</sup>	\$56	per ft <sup>2</sup>
(v) Interior finishings on existing buildings	\$673	per m <sup>2</sup>	\$63	per ft <sup>2</sup>
(vi) Additions	\$1,419	per m <sup>2</sup>	\$132	per ft <sup>2</sup>

The cost per square foot to build a house in B.C., particularly in the Lower Mainland, greatly exceeds the current \$132.00/ft<sup>2</sup> (\$1,419.00/m<sup>2</sup>) and \$122.00/ft<sup>2</sup> (\$1,309.00/m<sup>2</sup>) rates stated in the Building Regulation Bylaw. Industry data show that in B.C., the single-family construction average costs range from \$275.00/ft<sup>2</sup> to \$450.00/ft<sup>2</sup> (\$2,152.00/m<sup>2</sup> to \$4,844/m<sup>2</sup>), according to research from Winright Law (Vancouver, B.C.) and Cressman Homes of Distinction, which presents the same tabular data on its website (Attachment 1). Local builders consulted report costs of between \$350.00/ft<sup>2</sup> to \$400.00/ft<sup>2</sup> (\$3767.00/m<sup>2</sup> to \$4306.00/m<sup>2</sup>), for houses with mid-range trim levels.

After reviewing the data and taking a conservative approach, Building Approvals proposes to amend the construction cost table for single-family houses as outlined in Table 3 for new construction of the first and above-grade floors and additions to bring fees into closer alignment with actual building costs and City costs for permit review and inspections.

Table 3: 2025 Proposed COR Unit Rate Construction Values in Metric and Imperial Units

Description	Construction Value	Units	Construction Value	Units
(i) New construction of first floor	\$2,152	per m <sup>2</sup>	\$200	per ft <sup>2</sup>
(ii) New construction of above-grade floors	\$2,152	per m <sup>2</sup>	\$200	per ft <sup>2</sup>
(iii) Detached Garage	\$1,099	per m <sup>2</sup>	\$102	per ft <sup>2</sup>
(iv) Decks or porches	\$908	per m <sup>2</sup>	\$84	per ft <sup>2</sup>
(v) Interior finishings on existing buildings	\$1,016	per m <sup>2</sup>	\$94	per ft <sup>2</sup>
(vi) Additions	\$2,152	per m <sup>2</sup>	\$200	per ft <sup>2</sup>

At \$200.00/ft<sup>2</sup> (\$2,152.00/m<sup>2</sup>) for overall construction, the increases represent a 52 per cent and 64 per cent rise over the current stipulated construction costs assigned to the first and second floors, respectively, but result in permit fees becoming aligned with those charged in similarly sized municipalities in the region. The proposed new unit construction costs for typical renovation elements - such as detached garages, decks or porches and interior finishings - represent a 52 per cent increase over the current stipulated unit rates established after consultation with local builders.

#### *SSMUH Construction*

Staff propose to introduce a unit construction cost rate, similar to single-family dwellings, for SSMUH permits. Table 4, below, is proposed to be incorporated into Consolidated Fee Bylaw No. 8636 and would be used to determine the construction value for SSMUH construction. These derived construction values will be used to calculate the permit fees as per Attachment 2.

Table 4: 2025 Proposed SSMUH Unit Rate Construction Value in Metric and Imperial Units

Description	Construction Value	Units	Construction Value	Units
(i) New construction of first floor	\$2,960	per m <sup>2</sup>	\$275	per ft <sup>2</sup>
(ii) New construction of above-grade floors	\$2,960	per m <sup>2</sup>	\$275	per ft <sup>2</sup>
(iii) Detached Garage	\$1,099	per m <sup>2</sup>	\$102	per ft <sup>2</sup>
(iv) Decks or porches	\$908	per m <sup>2</sup>	\$84	per ft <sup>2</sup>
(v) Interior finishings on existing buildings	\$1,016	per m <sup>2</sup>	\$94	per ft <sup>2</sup>
(vi) Additions	\$2,960	per m <sup>2</sup>	\$275	per ft <sup>2</sup>

The SSMUH fee schedule, based on the same structure as single-family dwellings, has a higher stipulated construction cost of \$275.00/ft<sup>2</sup> (\$2,960.00/m<sup>2</sup>) and is approximately 38 per cent higher than the rate proposed for single-family construction. The proposed SSMUH rates reflect the greater cost of this building type over single-family dwellings, the inherently more complex review for permit and the greater number of inspections during construction. Local builders consulted report costs of between \$400.00/ft<sup>2</sup> to \$450.00/ft<sup>2</sup> (\$4,306.00/m<sup>2</sup> to \$4,844.00/m<sup>2</sup>), for more complex SSMUH construction.



## Administrative Amendments

### *Land Use Contract Amendment Applications*

Staff also propose to remove references in the City's Development Applications Fee Bylaw and Consolidated Fee Bylaw to LUC amendment applications, as this application type is no longer applicable. All LUCs expired on June 30, 2024.

### *External Legal Fees associated with Development Applications*

The City has a long-standing practice where applicants pay the external legal fees incurred by the City for the preparation and review of legal agreements associated with development, where the use of external legal services by the City is prudent (given the scale and complexity of the development) and/or where requested by the applicant. Where the applicant agrees, they sign a letter agreeing to pay the actual cost of those fees on behalf of the City. This is a practice used by many municipalities and was introduced by the City to provide developers with greater ability to control their approval timelines and help manage more complex and time-consuming applications. Staff recommend codifying this practice by indicating that these fees are applicable and required to be paid by the applicant, and are the actual costs charged to the City by the City's external legal counsel. In making this amendment, staff can more effectively enforce payment where invoices are not paid by the developer on time.

## **Financial Impact**

Staff have chosen to establish BP fees for SSMUH and single-family houses based on an increased stipulated cost of construction that is less than the actual cost. This serves to bring the City's fees into alignment with other similar sized municipalities, improves cost recovery for provided services, while acknowledging that scaling City fees in lockstep to the rapid rise in construction costs may cause undue hardship.

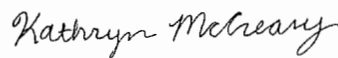
## **Conclusion**

Staff recommend an update to the BP fee structure to make it appropriate for SSMUH construction, reflecting the house-like nature of the construction and being accurate with respect to current construction costs. The current stipulated construction cost values lead to artificially lower fees that will not cover the increased efforts required to review multi-family construction.

Staff recommend that Development Applications Fee Bylaw No. 8951, Amendment Bylaw No. 10674, Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10675 be introduced and given first, second and third readings.



Emma Lovas  
Planning Technician – Design  
(604-276-4262)



Kathryn McCreary  
Manager, Plan Review  
(604-204-8515)

EL/KM:js

- Att. 1: Summary of British Columbia proposed unit rate construction values  
2: Building Permit Fee calculation based on the 2025 Consolidated Fee Bylaw

*Building Approvals: Estimated Cost per Square Foot for a 2,100 Square Foot Home in B.C.*

<b>Municipality</b>	<b>Estimated Cost Per Square Foot</b>	<b>Estimated Total Build Cost on 2100 ft.<sup>2</sup></b>
Vancouver	\$350 - \$450	\$735,000 - \$945,000
Kelowna	\$325 - \$425	\$682,500 - \$892,500
Surrey	\$325 - \$400	\$682,500 - \$840,000
Chilliwack	\$275 - \$350	\$577,500 - \$735,000
Kamloops	\$275 - \$350	\$577,500 - \$735,000
Naniamo & Victoria	\$275 - \$350	\$577,500 - \$735,000

Table from Winright Law (Vancouver, B.C.) and Cressman Homes of Distinction

*Building Permit Fee Calculation Based on the 2025 Consolidated Fee Bylaw***A section from the City of Richmond 2025 Consolidated Fees Bylaw No. 8636**

(used when registered professionals are involved in a residential building, which is the case for single-family and SSMUH applications)

Excerpt from Building Regulation Bylaw No. 7320

**Building Regulation Bylaw No. 7230****Building Permit Fees for those buildings referred to in Subsection 5.13.6**

Sections 5.2, 5.5, 5.6, 7.2

Description	Fee
Nil to \$1,000.00 (minimum fee)	\$96.25
Exceeding \$1,000.00 up to \$100,000.00	\$96.25
*per \$1,000.00 of construction value or fraction of construction exceeding \$1,000.00      *Plus	\$15.75
Exceeding \$100,000.00 to \$300,000.00	\$1,655.50
**per \$1,000.00 of construction value or fraction of construction exceeding \$100,000.00      **Plus	\$13.50
Exceeding \$300,000.00	\$4,355.50
***per \$1,000.00 of construction value or fraction of construction exceeding \$300,000.00      ***Plus	\$10.50

*Note: The building permit fee is doubled where construction commenced before the building inspector issued a building permit.*

**Sample Calculation for Building Fees for a SSMUH Building Permit (for illustration purposes)**

consisting of two dwelling units, one with a secondary suite unit (three dwelling units total)

Floor Area = 3,000 ft.<sup>2</sup>

Construction value rate = \$275/ft.<sup>2</sup> (including attached garage)

Construction value = 3,000 ft.<sup>2</sup> \* \$275/ft.<sup>2</sup> = \$825,000

For a Building Permit Calculation - Exceeding \$300,000

= (\$825,000 - \$300,000)/\$1,000\*\$10.50

= \$5,512.50 (fee for construction value exceeding \$300,000)

Plus \$4,355.50 (base fee for construction value exceeding \$300,000)

= \$9,868 (total Building Permit fee including Plans Processing Fee)

A Plans Processing Fee of \$1,488 would be taken as a non-refundable deposit at the complete application stage, in accordance with the new Plans Processing Fees proposed. The balance of \$8,380 would be charged to the applicant at issuance of the Building Permit.



**Development Applications Fee Bylaw No. 8951  
Amendment Bylaw 10674**

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

1. Development Applications Fee Bylaw No. 8951, as amended, is further amended to replace Section 1.4.2 with the following:

“1.4.2 Every **applicant** for a **Development Permit** for a **coach house, granny flat, or Small-Scale Multi-Unit Housing** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.”.

2. Development Applications Fee Bylaw No. 8951, as amended, is further amended by deleting section 1.7 and subsection 1.7.1 and replacing them with the following:

“**1.7 Intentionally Deleted**”.

3. Development Applications Bylaw No. 8951, as amended, is further amended by adding the following as a new Section 1.16.12:

“1.16.12 Where the **City** retains external legal counsel in relation to an application that is subject to this bylaw, and the preparation and negotiation of the related legal documents, the **applicant** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.”.

4. Development Applications Bylaw No. 8951, as amended, is further amended by adding the following definition to Section 2 in alphabetical order:

**“SMALL-SCALE MULTI-UNIT HOUSING** means “small-scale multi-unit housing” as defined in the **Zoning Bylaw**.”.

5. This Bylaw may be cited as “**Development Applications Fee Bylaw No. 8951, Amendment Bylaw 10674**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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_____
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_____

CITY OF RICHMOND
APPROVED by <i>E. Long</i>
APPROVED by Director or Solicitor <i>SH</i>

\_\_\_\_\_  
MAYOR

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



**Consolidated Fees Bylaw No. 8636  
Amendment Bylaw 10675**

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

1. Consolidated Fee Bylaw No. 8636 as amended, is further amended at the “SCHEDULE – DEVELOPMENT APPLICATIONS FEES” by:

- (a) at the Zoning Amendments No. 8951 table deleting the row for Section 1.2.1(b) and replacing it with the following:

Section 1.2.1 (b)	Zoning Bylaw Designation Amendment for Single Detached (RS) or Small-Scale Multi-Unit Housing (RSM)		
	No lot size policy applicable	\$2,638.00	Not Applicable
	Requiring a new or amended lot size policy	\$3,293.00	Not Applicable
	*plus all associated public notification costs		

- (b) at the Development Permits No. 8951 table deleting the row for Section 1.4.2 and replacing it with the following:

Section 1.4.2	Development Permit for Coach House, Granny Flat or Small-Scale Multi-Unit Housing	\$1,268.00	Not Applicable
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- (c) deleting the Land Use Contract Amendments No. 8951 title and deleting the rows for Section 1.7.1;

- (d) at the Administrative Fees No. 8951 table adding the following rows to the end of the table:

Section 1.16.12	City’s external legal fees and disbursements	Actual cost	Not Applicable
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2. Consolidated Fee Bylaw No. 8636 as amended, is further amended at the “SCHEDULE – BUILDING REGULATION” by:

- (a) at the Building Regulation Bylaw No. 7230 – Plan Processing Fees – Section 5.4, by deleting the table and replacing it with the following:

Description	Fee
For one dwelling unit	\$744.00
For two dwelling units	\$744.00
For three dwelling units	\$1,488.00
For four dwelling units	\$1,488.00
For five dwelling units	\$2,332.00
For six dwelling units	\$2,332.00
For other than one through six dwelling units	<i>greater of: (a) \$83.75; or (b) 50% to the nearest dollar of the estimated building permit fee specified in the applicable Building Permit Fees in Subsection 5.13.6 and other Building Types to a maximum of \$10,000.00</i>
For a sewage holding tank	\$176.00

*Note: the dwelling unit count for the purpose of this fee includes secondary suites. For example, a one-family dwelling with a secondary suite is two dwelling units.*

- (b) at Building Regulation Bylaw No. 7230 – Building Permit Fees for all other Building Types – Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10, by deleting the paragraph starting with “Despite any other provision” and the table below it and replacing them with the following:

“Despite any other provision of the Building Regulation Bylaw No. 7230, the “construction value” of:

- (a) one dwelling unit, two dwelling units, three dwelling units, four dwelling units, five dwelling units, or six dwelling units; and
- (b) a garage, deck, porch, interior finishing or addition to one dwelling unit, two dwelling units, three dwelling units, four dwelling units, five dwelling units, or six dwelling units,

is assessed by total floor area and deemed to be the following:

Description	Construction Value – Single Family or One-Family Dwelling*	Construction Value – Other**	Units
(i) new construction of first storey	\$2,152.00	\$2,960.00	per m <sup>2</sup>
(ii) new construction of second storey	\$2,152.00	\$2,960.00	per m <sup>2</sup>
(iii) detached garage	\$1,099.00	\$1,099.00	per m <sup>2</sup>
(iv) decks or porches	\$908.00	\$908.00	per m <sup>2</sup>
(v) interior finishing on existing buildings	\$1,016.00	\$1,016.00	per m <sup>2</sup>
(vi) additions	\$2,152.00	\$2,962.00	per m <sup>2</sup>

*\*Note: this fee applies to any construction related to single family construction or a one-family dwelling including a secondary suite.*

*\*\*Note: This fee applies to any construction up to 6 dwelling units, but excludes a single family or one-family dwelling that includes a secondary suite. The dwelling unit count for the purpose of this fee includes secondary suites. For example, a duplex each with a secondary suite is four dwelling unit.”.*

3. This Bylaw may be cited as **“Richmond Consolidated Fees Bylaw No 8636, Amendment Bylaw 10675”**.



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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





# City of Richmond

## Report to Committee

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**To:** Planning Committee  
**From:** Joshua Reis  
Director, Development  
Mike Ching  
Director, Finance  
**Re:** Pilot Program for On-Demand/Irrevocable Surety Bonds

**Date:** June 12, 2025  
**File:** 08-4000-01/2025-Vol 01

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### Staff Recommendations

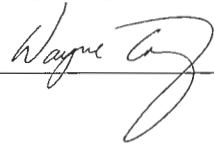

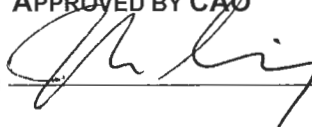
1. That the pilot program outlined in the staff report titled "Pilot Program for On-Demand/Irrevocable Surety Bonds", dated June 12, 2025, from the Director, Development and the Director, Finance, be approved;
2. That Subdivision and Development Bylaw No. 8751, Amendment Bylaw 10685, be introduced and given first, second and third readings;
3. That Development Application Fees Bylaw No. 8951, Amendment Bylaw 10687, be introduced and given first, second and third readings;
4. That Consolidation Fees Bylaw No. 8636, Amendment Bylaw 10688, be introduced and given first, second and third readings;
5. That staff review and report back in one year on the implementation of the pilot program; and
6. That On-Demand/Irrevocable Surety Bonds be approved for use, subject to the Pilot Program Criteria, in Servicing Agreements for any conditionally approved rezoning application, being those for which a zoning amendment bylaw has been given third reading, notwithstanding any executed rezoning considerations letter.

Joshua Reis  
Director, Development  
(604-247-4625)

Mike Ching  
Director, Finance  
(604-276-4137)

June 12, 2025

- 2 -

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Risk Management	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

This report seeks Council support for a pilot program that would allow the City of Richmond (the City) to accept the use of On-Demand/Irrevocable Surety Bonds as an alternative form of security, in addition to cash or Letter of Credit (LoC), for the City's Development Cost Charges (DCC) instalment payments, Servicing Agreements (SA), and Development Permit (DP) landscaping securities.

This report supports Council's Strategic Plan 2022-2026 Focus Areas #2 and #4:

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.*

Focus Area #4: Responsible Financial Management and Governance:

*Responsible financial management and efficient use of public resources to meet the needs of the community.*

### Findings of Fact

In accordance with the *Local Government Act (LGA)*, or as an agreed to condition of Rezoning or DP, the City may as a condition of the approval of a Building Permit (BP) or a subdivision of land, require a developer to provide works and services to ensure the approved development is completed as proposed. These are secured via legal agreements and often require payment of a security, which can be accessed and used by the City, if required, to complete any outstanding or deficient works should developers fail to complete their development obligations in full.

The City, like many BC municipalities, have historically taken security as either cash or a LoC to secure a range of works and services. However, an increasing number of municipalities in the Lower Mainland, including the City of Burnaby, the City of Coquitlam and the City of Surrey, are now accepting On-Demand Surety Bonds, on a pilot program basis, as an alternative form of security to cash and LoC, mostly for SA works and DCC instalment payments.

The City takes securities for a range of works and services, including, but not limited to:

- **DCC Installment Payments:** DCCs are collected by the City from developers to cover the costs related to increased demand on City services and infrastructure resulting from new development. The Province's *LGA* and associated regulations provide that DCCs are paid at the time of subdivision or building permit issuance, and allows them to be paid in installments where the charge is over \$50,000. Provincial regulations requires that when a developer elects to pay DCCs in instalments, that:
  - One-third (1/3) of the DCC value is paid at the time of subdivision or BP approval
  - Provide a security for the remaining two-thirds (2/3), with half payable prior to the first anniversary and the remaining balance paid prior to the second anniversary.

- SA Works: To facilitate new development, it is common that improvements and upgrades to City infrastructure are required. This includes, but is not limited to, upgraded and/or new street frontage, sanitary, water, road infrastructure, and parks development. To ensure the required infrastructure is built to the specifications approved by the City, a developer is required to enter into an SA and to provide a security to cover the estimated construction cost of the agreed works plus a contingency. The SA and associated security ensure the development is built in accordance with the approved plans, and enables the City to complete and/or rectify any deficiencies should the developer not fulfill their contractual obligations.
- DP Landscaping: Similar to the function of a SA, a landscape agreement and security is secured by the City prior to DP issuance to ensure on-site landscaping works are implemented in accordance with approved plans, and to require the developer to monitor and manage the ongoing performance of the approved landscaping for a defined period. The landscape agreement and associated security enable the City to complete and/or rectify any deficiencies should the developer not complete the works as per the approved plans.

## Analysis

### Comparing On-Demand Surety Bonds with LoC or Cash

An On-Demand Surety Bond is a three-party agreement between the Developer, Surety Bond Insurer (“Surety”) and the City. Similar to the arrangement of a LoC, it obligates the Surety (where in the case of a LoC, it obligates the issuing bank) to pay the City monies on-demand, if required, to complete outstanding and deficient works, or pay for amounts owing to the City.

The following compares the three different forms of securities:

- Cash: Greatest assurance to the City but ties up the developer’s capital.
- LoC: Strong assurance to the City but ties up the developer’s liquidity.
- On-Demand Surety Bond: If structured properly, it balances strong assurance to the City while not tying up the developer’s capital.

The following summarizes some of the benefits of accepting On-Demand Surety Bonds in addition to cash or LoC as a form of security:

- Provides a wider range of financing options for developers to choose from, while maintaining the City’s financial interests.
- They are often more cost-efficient for a developer to maintain than a cash deposit or LoC.
- Provides developers with more flexibility and access to working capital to fund other development projects, including housing.

### Proposed On-Demand/Irrevocable Surety Bond Pilot Program Criteria

The On-Demand/Irrevocable Surety Bond Pilot Program provides an opportunity to introduce the use of On-Demand Surety Bonds as a form of security in addition to cash or LoC, in a targeted and managed manner, and to monitor the uptake of their use.

To ensure that the alternative form of security does not increase the City's risks in comparison to cash or LoC, Staff recommend the proposed On-Demand/Irrevocable Surety Bond Pilot Program require that the On-Demand Surety Bonds be irrevocable and on-demand, and be issued by:

- Surety companies that are BC Financial Services Authority (BCFSA) registered;
- Surety companies that are listed as Primary Surety Writer members of the Surety Association of Canada; and
- Surety companies that have an A.M. Best Credit Rating of A+ or higher (A.M. Best is the largest credit rating agency in the world, specializing in the insurance industry).

The On-Demand Surety Bond can only be cancelled if the City receives an acceptable replacement security.

In addition, staff propose the following program limits:

- The acceptance of On-Demand Surety Bonds as an alternate security is limited to (i) the City's DCC instalment payments, (ii) SA works and (iii) DP landscaping securities.
- The pilot program will limit the City's acceptance of such bonds up to an aggregated and combined total of \$50 million for SA and DP landscaping securities.
- The Pilot Program is available to developers on a first-come-first-serve basis, with a limit of no more than a total of four On-Demand Surety Bonds per developer for SA and DP landscaping securities.
- The Pilot Program be made available for new securities and the replacement of existing securities, subject to adhering to the program limits set out in this report.
- There will be no limits or restrictions imposed on On-Demand Surety Bonds accepted for both of the City's DCC instalment payments that are paid in accordance with *Local Government Act DCC Instalments Regulation (B.C. Reg. 166/84)*.

### Risk Management

The proposed eligibility criteria will enable the City to manage and mitigate the risks related to the use of On-Demand Surety Bonds as a form of security, by:

- Only accepting On-Demand Surety Bonds from prequalified Surety companies that can demonstrate the required accreditations, financial stability and track record.
- Ensuring that the On-Demand Surety Bond has clear terms and conditions and stipulations regarding its on-demand and irrevocable nature to avoid legal ambiguities and processing delays.
- Ensuring that the underlying legal obligations secured by the On-Demand Surety Bond are clear and unambiguous.

- Regularly monitoring its use and effectiveness. Staff will report to Council after one year on the ongoing results of the pilot program and present recommendations for its continued use.

#### Consultation with the Development Community

The Urban Development Institute (UDI) has been a proponent of the use of surety bonds as an alternative form of security for SA and DCC instalment payments. Staff have met with UDI members in March and June of 2025 to discuss the application of Surety Bonds in the City. The UDI members present at those meetings generally expressed support for the City considering their use.

#### Next Steps

Should Council endorse the pilot program, draft Surety Bond Templates will be prepared for the three pilot categories to ensure all terms and conditions are acceptable to the City.

Where the Surety Companies and City cannot agree on the legal documentation, then a Surety Bond will not be permitted, and the City will require cash or a LoC from the developers. In addition, the Pilot Program criteria and related information will be provided in the form of a Bulletin, which will be available on the City's website for reference. Staff recommend reviewing the Pilot Program in one year's time to assess the uptake in use of this form of security and consideration on whether the Pilot Program should be extended to other securities.

#### Proposed Surety Bond Administration Fee

To support the administrative costs of the pilot program, staff recommend that a Surety Bond Administration Fee of \$750.00 be added to the Consolidated Fees Bylaw No. 8636. The developer will be required to pay this fee prior to the adoption of the rezoning bylaw, issuance of the DP, approval of the subdivision, or issuance of the building permit to which the obligation (SA, landscaping, or DCC instalments) relates.

#### Proposed Bylaw Amendments

Should Council endorse the acceptance of On-Demand Surety Bonds on a pilot basis, staff recommend the following bylaw amendments to enable the proposed pilot program:

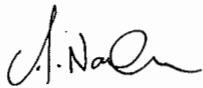
- Subdivision and Development Bylaw No. 8751 to add "On-Demand Surety Bonds" to the definition of a Security.
- Development Application Fees Bylaw No. 8951 to add a new section to the Administration Fees that charges applicants the new Surety Bond Administration Fee.
- Consolidation Fees Bylaw No. 8636 to set the value of the new Surety Bond Administration Fee.

#### **Financial Impact**

None. The proposed On-Demand/Irrevocable Surety Bonds Pilot Program will result in no direct financial implications to the City. Administrative costs associated with the implementation of the pilot program will be recovered via the proposed Surety Bond Administration Fee.

## **Conclusion**

Staff recommend approval of the On-Demand/Irrevocable Surety Bonds Pilot Program as outlined in this report. This pilot program provides an opportunity to introduce the use of On-Demand Surety Bonds as an alternative form of security, in addition to cash and LoC, for the City's DCC instalment payments, SAs and DP landscaping securities, in a targeted and managed manner.

A handwritten signature in black ink, appearing to read 'A. Norton', with a stylized flourish at the end.

Andrew Norton  
Manager, Development  
(604-276-4138)

AN:js



**Development Application Fees Bylaw No. 8951  
Amendment Bylaw 10687**

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

1. Development Application Fees Bylaw No. 8951, as amended, is further amended at Section 1.16 ADMINISTRATION FEES, as follows:

a) by inserting the following as new Section 1.16.11:

“1.16.11 Where an **applicant** requests to use an **On-Demand/Irrevocable Surety Bond** as an alternative form of security to cash or a letter of credit in respect of an obligation where the use of such alternative security has been endorsed by **Council**, the applicable fee specific in the Consolidated Fees Bylaw No. 8636 must be paid. The City’s acceptance of an **On-Demand/Irrevocable Surety Bond** as an alternative form of security is subject to the **applicant** and the **On-Demand/Irrevocable Surety Bond** meeting the **City’s** applicable qualifications and conditions to be published by the **City** from time to time and which may vary based on the obligation which the **On-Demand/Irrevocable Surety Bond** secures. For the purpose of this section 1.16.11, an **applicant** includes any person paying development cost charges pursuant to section 1.4.2 of *Development Cost Charges Imposition Bylaw No. 9499*.”

2. Development Application Fees Bylaw No. 8951, as amended, is further amended at Section 2.1 by inserting the following new definition in alphabetical order:

**“ON-DEMAND/IRREVOCABLE  
SURETY BOND**

**means an on-demand surety bond (i) in Canadian Dollars only, (ii) without expiry date and which is in full force and effect until the conditions therein are satisfied, (iii) provided by an insurer meeting the qualifications set by the City from time to time, and (iv) in the City’s standard form.”**

3. This Bylaw may be cited as **“Development Application Fees Bylaw No. 8951, Amendment Bylaw 10687”**.



FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

\_\_\_\_\_  
MAYOR

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



**Subdivision and Development Bylaw No. 8751,  
Amendment Bylaw No. 10685**

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

1. Subdivision and Development Bylaw No. 8751, as amended, is further amended at Section 1 by deleting the definition of "Security" and replacing it with the following:

**"SECURITY** means, in Canadian dollars only,:

(i) cash;

(ii) a clean, unconditional, irrevocable and automatically renewing letter of credit drawn on a charter bank or credit union having a branch in the City of Richmond, at which demand may be made on the letter of credit; or

(iii) on application of the **Developer** and at the sole discretion of the **General Manager, Engineering and Public Works**, an on-demand surety bond that is (A) without expiry date and which is in full force and effect until the conditions therein are satisfied, (B) provided by an insurer meeting the qualifications set by the City from time to time, and (C) in the City's standard form."

2. This Bylaw may be cited as **"Subdivision and Development Bylaw No. 8751, Amendment Bylaw No. 10685"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
APPROVED by
<i>A. Noe</i>
APPROVED by Director of Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICE



**Consolidated Fees Bylaw No. 8636  
Amendment Bylaw 10688**

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

1. The Consolidated Fees Bylaw No. 8636, as amended, is further amended within the SCHEDULE – DEVELOPMENT APPLICATION FEES, as follows:

a) Inserting the following at the end of the “Administration Fees No. 8951” table:

Section 1.16.11	On-Demand/Irrevocable Surety Bond, as alternative security	\$750.00	Not Applicable
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2. This Bylaw may be cited as **“Consolidated Fees Bylaw No. 8636, Amendment Bylaw 10688”**.

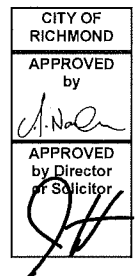
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MAYOR

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CORPORATE OFFICER