



**Planning Committee
Electronic Meeting**

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

**Wednesday, September 4, 2024
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on July 16, 2024.*



NEXT COMMITTEE MEETING DATE

September 11, 2024, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY DF ARCHITECTURE INC. FOR REZONING AT 9951, 9991 BLUNDELL ROAD AND 7951 NO. 4 ROAD FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO THE "MEDIUM DENSITY TOWNHOUSES (RTM2)" ZONE**
(File Ref. No. RZ 19-856171) (REDMS No. 7650741)

PLN-9

See Page PLN-9 for full report

Designated Speaker: Edwin Lee & Joshua Reis

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10596, for the rezoning of 9951, 9991 Blundell Road and 7951 No. 4 Road from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first, second and third reading.



2. **APPLICATION BY WAYNE FOUGERE FOR REZONING AT 9511 GRANVILLE AVENUE FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO THE "TOWN HOUSING (ZT105) – NORTH MCLENNAN (CITY CENTRE)" ZONE AND THE "SCHOOL & INSTITUTIONAL USE (SI)" ZONE**

(File Ref. No. 7743441) (REDMS No. RZ 22-023116)

PLN-52

See Page PLN-52 for full report

Designated Speaker: Tolu Alabi & Joshua Reis

STAFF RECOMMENDATION

- (1) *That Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10587, which proposes amendments to the northern portion of 9511 Granville Avenue, including to amend:*
- (a) *Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), including amending the land use designation of the northern portion of 9511 Granville Avenue (area marked as "A" on Schedule A attached to and forming part of this Bylaw) from "Neighbourhood Residential" to "School"; and*
 - (b) *Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw 7100, including amending the land use designations of the northern portion of 9511 Granville Avenue (area marked as "A" on Schedule A attached to and forming part of this Bylaw) in the Generalized Land Use Map (2031), Specific Land Use Map: McLennan North Sub-Area Plan and reference maps throughout the plan;*
- be introduced and given first reading;*
- (2) *That Bylaw 10587, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program; and*

- (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans; is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10588, to create the “Town Housing (ZT105) – North McLennan (City Centre)” zone and to rezone 9511 Granville Avenue from the “Small-Scale Multi-Unit Housing (RSM/XL)” to the “Town Housing (ZT105) – North McLennan (City Centre)” zone and the “School & Institutional Use (SI)” zone, be introduced and given first reading.*



3. **APPLICATION BY WAYNE FOUGERE INC. FOR REZONING AT 9311/9331 FERNDAL ROAD FROM “SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)” ZONE TO THE “TOWN HOUSING (ZT104) - NORTH MCLENNAN (CITY CENTRE)” ZONE**

(File Ref. No. RZ 22-023114) (REDMS No. 7725364)

PLN-125

See Page PLN-125 for full report

Designated Speaker: Ashley Kwan & Joshua Reis

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10586 to create the “Town Housing (ZT104) – North McLennan (City Centre)” zone, and to rezone 9311/9331 Ferndale Road from “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Town Housing (ZT104) – North McLennan (City Centre)” zone, be introduced and given first, second and third reading.



4. **OFFICIAL COMMUNITY PLAN TARGETED UPDATE — PHASE 1 PUBLIC ENGAGEMENT OVERVIEW**

(File Ref. No. 08-4045-30-08) (REDMS No. 7741224)

PLN-156

See Page PLN-156 for full report

Designated Speaker: John Hopkins

STAFF RECOMMENDATIONS

- (1) *That the proposed Phase 1 public engagement framework for the Official Community Plan targeted update, as outlined in the staff report dated August 12, 2024, titled “Official Community Plan Targeted Update — Phase 1 Public Engagement Overview” from the Director, Policy Planning, be approved; and*
- (2) *That staff report back with a public engagement summary with next steps in the Official Community Plan targeted update.*

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5. **MANAGER’S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, July 16, 2024

Place: Anderson Room
Richmond City Hall

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

Also Present: 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 July 3, 2024, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

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

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

In reply to queries from Committee, staff advised that (i) the applicant will be providing arborist services to trim existing trees, (ii) building plans are not available at this time, and (iii) the applicant and staff have been in communication with neighbours with respect to tree and privacy concerns.

Planning Committee
Tuesday, July 16, 2024

It was moved and seconded

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

CARRIED

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

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

It was moved and seconded

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

CARRIED

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

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

Staff provided Committee with a summary of the application noting the applicant has engaged with a heritage consultant to research the subject sites history and to provide guidance on the building design.

In reply to queries from Committee, staff advised that (i) the building form and design will be further refined through the Development Permit process, (ii) the architect is aware of the BC Energy Step Code requirements, and (iii) each residential unit will have separate private roof access.

It was moved and seconded

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

CARRIED

Planning Committee
Tuesday, July 16, 2024

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

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

In response to query from Committee, staff advised that the applicant has provided relocation options to existing tenants.

Art Phillips, Larco Investments, informed that Larco Investments owns several self-storage units and plans to relocate tenants in advance of the construction phase.

It was moved and seconded

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

CARRIED

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

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

Staff provided Committee with a summary of the application.

In reply to queries from Committee, staff advised that (i) the applicant can not complete the considerations by the deadlines established by the Market Rental Housing Policy, (ii) the applicant is also evaluating options as the subject property is now located within a transit oriented area, and (iii) the rescinding of third reading removes Council’s approval in principle while keeping the application active and which could be revised in the future.

It was moved and seconded

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

CARRIED

4. MANAGER’S REPORT

(i) Staff Announcement

Josh Reis has been appointed Director of Development, Planning and Development.

Planning Committee

Tuesday, July 16, 2024

(ii) *Bill 44 Update*

Staff advised that the consultation process has begun with four open houses, builder breakfast and a Let's Talk Survey and a memorandum summarizing the metrics and feedback is forthcoming with a report forwarded to Council in the fall.

In reply to queries from Committee, staff advised that (i) Bill 44 does not apply to properties that are not connected to a septic system, however, if an applicant wants to develop a single family house, the applicant will need to connect to septic and Bill 44 would then apply, (ii) public engagement questions and concerns are wide ranging, and (iii) staff will be conducting a small builder workshop to go over regulations and design details.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:38 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, July 16, 2024.

Councillor Bill McNulty
Chair

Andrea Mizuguchi
Legislative Services Associate



City of Richmond

Report to Committee

To: Planning Committee
From: Joshua Reis
Director, Development

Date: August 19, 2024
File: RZ 19-856171

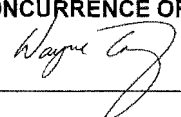
Re: Application by DF Architecture Inc. for Rezoning at 9951, 9991 Blundell Road and 7951 No. 4 Road from the "Small-Scale Multi-Unit Housing (RSM/XL)" Zone to the "Medium Density Townhouses (RTM2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10596, for the rezoning of 9951, 9991 Blundell Road and 7951 No. 4 Road from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first, second and third reading.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:el
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Housing Office	✓	

Staff Report

Origin

DF Architecture Inc. on behalf of West Karagon Properties Inc. (Incorporation number: BC1016240; Director: Rupinder Kaur Garcha), has applied to the City of Richmond for permission to rezone 9951, 9991 Blundell Road and 7951 No. 4 Road (Attachment 1) from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Medium Density Townhouses (RTM2)” zone in order to permit the development of 14 townhouse units with two convertible units. Vehicle access is proposed from Keefer Avenue through an easement registered on Title of the adjacent property to the north at 9888 Keefer Avenue and through a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) registered on Title of the adjacent property to the west at 9733 Blundell Road. A preliminary site plan, building elevations and landscape plan are contained in Attachment 2.

A Servicing Agreement will be required for this development prior to rezoning bylaw adoption to design and construct frontage beautification along the site frontages, a new concrete sidewalk and landscaped boulevard and a new fire hydrant; to remove an existing sanitary sewer along the Blundell Road frontage and to provide new service connections.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site currently contains three single-family homes. The applicant advised that there are no existing secondary suites on these properties and all homes are currently tenanted.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: An existing 12-unit townhouse complex fronting Keefer Avenue, on a lot zoned “Low Density Townhouses (RTL3)”.

To the South: Across Blundell Road, are two single-family homes on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)” and an existing 13-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL1)”.

To the East: Across No. 4 Road and located within the Agricultural Land Reserve, are a Montessori school on a lot zoned “Neighbourhood Commercial (CN)” and single-family homes on lots zoned “Agriculture (AG1)”.

To the West: An existing 25-unit townhouse complex with access from Keefer Avenue, on a lot zoned “Town Housing (ZT60) – North McLennan (City Centre)”.

Related Policies & Studies**Official Community Plan and City Centre Area Plan (CCAP)**

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject development site is “Neighbourhood Residential” which includes areas where the principal uses are single-family, two-family and multiple-family housing (specifically townhouses). The subject proposal is consistent with this land use designation.

Under the Development Permit Guidelines in the City Centre Area Plan (CCAP), the subject development site is located within “Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial”, which is intended for lower-density conventional and stacked townhouses (i.e., typically with individual garages). The preliminary design of the proposal featuring conventional townhouses with individual garages generally complies with the CCAP Guidelines in terms of land use, density and overall neighbourhood character. Further consideration of the Development Guidelines and form and character will take place at the Development Permit stage of the process.

Registration of a legal agreement on Title is required before final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other developments that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to make a cash contribution at the current rate of \$0.34 per buildable square foot, for a total contribution of \$5,730.59 prior to final adoption of the rezoning bylaw.

McLennan South Sub-Area Plan

The subject site is located within the McLennan South Sub-Area Plan of the CCAP (Attachment 4), and which designates the subject development site for “Residential, 2 ½ storeys typical (3-storey maximum) Townhouse, Triplex, Duplex, Single-Family” with the base density of 0.55 FAR. The subject development proposal is generally consistent with these land use designations.

The Area Plan provides allowances for additional density in order to achieve community amenities and affordable housing. The proposed rezoning to “Medium Density Townhouses (RTM2)” zone would allow a maximum density of 0.65 FAR, which is a 0.1 FAR increase above the Sub-Area Plan designated base density. This density would be in keeping with the range of densities of other projects within the “C1” and “C2” Character Areas in the McLennan South Sub-Area Plan.

Staff support the proposed density based on the following:

- The subject development is considered an extension of the adjacent townhouse developments at 9888 Keefer Avenue (DP 09-500638, issued on February 8, 2010) and 9733 Blundell Road (DP 11-592270, issued on March 25, 2013). The proposed density for the subject site is the same as the density permitted on 9733 Blundell Road (at 0.65 FAR).
- The Area Plan supports the use of additional density to promote childcare facility development and the applicant has agreed to provide a voluntary cash contribution in the amount of \$45,902.35 to the City's Child Care Fund. This cash contribution is calculated based on the equivalent to construction value of \$928.00 per square foot on five per cent of the bonus floor area.
- The Area Plan supports the use of additional density to promote the development of barrier-free housing and two convertible housing units are included in the proposal.
- The City's Affordable Housing Strategy supports the use of additional density to achieve the objectives of the Strategy. The applicant has agreed to provide a voluntary cash contribution in the amount of \$303,384.04 (\$18.00 per buildable square foot) to the City's Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments.
- The applicant is required to provide a 2.42 m wide road dedication across the entire No. 4 Road development frontage and a 3.0 m wide road dedication across the entire Blundell Road development frontage, with a 4 m x 4 m corner cut at the No. 4 Road/Blundell Road intersection.
- The applicant is required to provide the following frontage improvements as part of the Servicing Agreement:
 - a new 2.0 m wide concrete sidewalk and a 3.55 m wide grass boulevard with street trees along No. 4 Road;
 - a new 2.0 m wide concrete sidewalk and a 3.5 m wide grass boulevard with street trees along Blundell Road; and
 - relocation/upgrade/replacement of the traffic signal infrastructure at the northwest corner of the Blundell Road/No. 4 Road intersection affected by the abovementioned frontage improvement works (including junction boxes (for traffic loop, communications and traffic signal), eastbound traffic loop detectors, and traffic signal pole/base), that are beyond those required as a result of the impact of frontage improvements.

Floodplain Management Implementation Strategy

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

Public Consultation

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

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

Analysis**Existing Legal Encumbrances**

There is an existing 3.0 m wide Statutory Right-of-Way BM295022 (Plan LMP39900) along a portion of the site's Blundell Road frontage. This existing Statutory Right-of-Way for utilities can be discharged as the proposed development will have a new sanitary sewer connection along the site's No. 4 Road frontage and the existing sanitary sewer along the Blundell Road frontage of the site will be removed as part of the servicing agreement design.

Built Form and Architectural Character

The applicant proposes to consolidate the three properties into one development parcel, with a total net site area of 2,409.0 m². The proposal consists of 14 townhouses, in a mix of two-storey and three-storey townhouse units in three clusters.

The layout of the townhouse units is oriented around a single driveway providing access to the site through an easement registered on Title of the adjacent property to the north at 9888 Keefer Avenue and through a PROP SRW registered on Title of the adjacent property to the west at 9733 Blundell Road. An outdoor amenity area will be situated in a central open courtyard along the internal drive aisle.

The proposed development achieves a scale, massing and pedestrian-oriented townhouse streetscapes, which is consistent with developments in the neighbourhood. The proposed massing steps down in building height from three-storey to two-storey at the edges of the two streetscape buildings and incorporates traditional design elements such as gable end pitch roof, gable end dormers and horizontal siding. These elements work towards achieving the "country-estate" character objective for the Character Area. The proposal will be presented to the Advisory Design Panel through the future Development Permit application review process.

Housing Type and Tenure

The proposed development is a market townhouse development. Consistent with OCP respecting townhouse and multiple-family housing development projects and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption prohibiting

(a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy (AHS) identifies cash-in-lieu contributions to the City's Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units; the contributions are sought in lieu of built low-end-of-market (LEMR) housing units. In this case, the application proposes a 14-unit townhouse development.

Consistent with Richmond Zoning Bylaw 8500, the applicant proposes to submit a contribution of \$18.00 per buildable square foot (for sites within City Centre). For this proposal, the contribution requirement is \$303,384.04 and must be provided to the City prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

The City of Richmond's Official Community Plan establishes a policy framework for the provision of market rental housing. Smaller-scale projects including townhome proposals with more than five units are not required to provide purpose-built market rental units so long as a cash-in-lieu (CIL) contribution is made to the City's Affordable Housing Reserve Fund. The CIL contribution amount for townhouse developments is \$2.65 per buildable square foot. Consistent with the OCP, the CIL contribution applicable to this proposal is \$44,664.87 and must be provided to the City prior to final adoption of the rezoning bylaw.

Transportation and Site Access

Prior to final adoption of the rezoning bylaw, the developers are required to dedicate an approximately 2.42 m wide road across the entire No. 4 Road frontage and approximately 3.0 m wide road across the entire Blundell Road frontage; with a 4 m x 4 m corner cut to accommodate frontage improvements including a new sidewalk and grass and treed boulevard, as well as the required future road widening. In addition, the developers are required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontage, relocation/upgrades/replacement of the traffic signal infrastructure at the northwest corner of the Blundell Road/No. 4 Road intersection.

Site Access

Vehicle access is proposed through an existing access easement registered on Title of the adjacent property to the north at 9888 Keefer Avenue over that site's eastern driveway, and a PROP SRW registered on Title of the adjacent property to the west at 9733 Blundell Road. The proposed internal drive aisle layout on the subject site completes the horseshoe drive aisle pattern and transportation network established through the associated rezoning applications for the adjacent townhouse developments to the north and west connecting the eastern driveway at 9888 Keefer Avenue to the southeastern end of the internal drive aisle at 9733 Blundell Road.

Staff requested that the applicant discuss use of the easement and SRW with the adjacent strata, in order to address any concerns with the shared use of the driveway, as well as day-to-day issues such as maintenance and wayfinding signage. The applicant has submitted two letters of intent to enter into a repair and maintenance agreement, signed by both adjacent stratas (on file), in support of this rezoning application.

A legal opinion prepared by the applicant's lawyer confirms that the City can rely on the access easement over the eastern driveway of 9888 Keefer Avenue and the PROP SRW at 9733 Blundell Road. This legal opinion has also been reviewed by the City's Law Department. Staff have requested that the applicant discuss an opportunity to secure a new easement/SRW over the western driveway at 9888 Keefer Avenue; otherwise, on-site turnaround capability must be demonstrated at Development Permit stage. The applicant advised that additional access easement/SRW over the western driveway at 9888 Keefer Avenue will be arranged as part of the shared repair and maintenance agreement among the three stratas.

The Developer is required to register on Title a reciprocal SRW PROP to permit the shared use of the subject site's internal drive aisles by vehicular traffic generated by the subject site, 9888 Keefer Avenue and 9733 Blundell Road.

Prior to final adoption of the Rezoning Bylaw, the Developer must register legal agreements related to the cross-access (shared) driveway, including:

- No vehicular access off Blundell Road or No. 4 Road will be allowed.
- Acknowledgement that the Developer wishes to make use of the SRW/PROP that are registered at 9888 Keefer Avenue and 9733 Blundell Road for vehicular access to the subject site.
- Acknowledge that the use of the driveway and drive aisles at 9888 Keefer Avenue and 9733 Blundell Road are subject to the terms and conditions of the existing SRW/PROP.
- An indemnity/release agreement with the City indemnifying and releasing the City from any problems/damages resulting from the reliance on the registered SRW/PROP at 9888 Keefer Avenue and 9733 Blundell Road for vehicular access and egress to/from the subject site.
- Identification of the cross-access arrangement in the disclosure statement to future unit buyers of the subject development.

On-site Parking

The parking rate for townhouses located in Zone 3 of the City Centre is 1.4 residential spaces and 0.2 visitor spaces per dwelling unit. The proposal will feature 14 units with a total of 28 resident parking spaces and three visitor parking spaces, which exceeds the minimum bylaw requirements for this neighbourhood.

Bicycle parking is provided, according to Richmond Zoning Bylaw 8500, inside the garage of each unit and a bike rack is provided for visitors by the outdoor amenity area.

Agricultural Land Reserve (ALR) Buffer Zone

A landscape buffer is required within the subject site along the site's No. 4 Road frontage. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses east of No. 4 Road. The project Landscape Architect confirms that the proposed 4.5 m wide landscaped buffer is consistent with the Ministry of Agriculture's Guide to Edge Planning.

In addition to the landscaping requirements of the buffer, a restrictive covenant will be registered on Title, indicating that the landscaping implemented along the eastern side of the development site's No. 4 Road frontage cannot be removed or modified without the City's approval. The covenant would identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities.

Amenity Space

The applicant is proposing a cash contribution in lieu of providing the required indoor amenity space on site, as per the OCP. Based on the rate identified in the OCP (i.e., \$2,066.00 per unit for the first 19 units), the total cash contribution required for the nine-unit townhouse development is \$28,924.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces at 84 m² meets the minimum requirements under the Official Community Plan (OCP) of 6 m² of outdoor space per unit. Staff will work with the applicant at the Development Permit stage to ensure the configurations and the design of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP.

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 19 bylaw-sized trees and four rows of hedges on the subject property, eleven trees and one row of hedges on neighbouring properties and six street trees on City property.

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

On-site Trees:

- A 60 cm caliper Western red cedar tree (tag #835) is in excellent condition and should be retained and protected with a 4 m tree protection zone out from the base of the tree. Alignment of the new sidewalk along No. 4 Road should be designed to minimize impact to this protected tree.
- Three cedar trees (tag# 9, #10 & #11) are in good condition and should be retained and protected.

- A 70 cm caliper Red oak tree (tag# 8789) is in moderate condition with some broken branches in the crown. This tree is still recovering from root zone encroachment due to construction on the property to the west. In addition, the required internal driveway connection to the adjacent development to the west would be in conflict with a substantial portion of the tree's critical root zone. This tree is not a good candidate for retention and should be replaced.
- Two Red oak trees, specifically tag# 8793 (43 cm caliper) and tag# 8794 (66 cm caliper), and a 67 cm caliper maple tree (tag# 837) are all in moderate condition, located in the middle of the site and in conflict with vehicle access and/or proposed townhouse units. These trees are not a good candidate for retention and should be replaced.
- 11 trees (tag #833, 834, 836, 838, 8786, 8787, 8788, 8790, 8791, 8792, 8795) located on-site exhibit either significant lean, historically topped, cavities, significant structural defects or sparse foliage and are not good candidates for retention. These trees should be removed and replaced.
- Four rows of hedges (tag # hedge 01-04) located along the site's frontages, are in poor to moderate condition; and are proposed to be removed. Removal of these hedges would provide for better CPTED and casual surveillance opportunity.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Off-site Trees:

- Five City trees (tag # 01, 02, 03, 04, 05) located on City property are proposed to be retained and protected.
- A cedar tree (tag # Shared1) located in the road dedication area is in moderate condition and conflict with frontage improvement works. A \$768.00 tree compensation is required for the removal of this tree.
- 11 off-site trees (tag # OS01-OS08 & OS12-OS14) and a row of hedges (tag # OSHedge01), all located on the adjacent properties to the north and west, are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant wishes to remove 15 on-site trees; the 2:1 replacement ratio would require a total of 30 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the applicant proposes to plant 26 new trees on-site.

Staff will work with the applicant to explore the opportunity to include additional replacement trees on-site at the Development Permit stage. The size and species of replacement trees will also be reviewed in detail through Development Permit and overall landscape design. The developer will be required to provide \$768.00 to the City's Tree Compensation Fund for each and any number of trees short of the required 30 replacement trees included within the Development Permit landscape plans.

Tree Protection

The applicant has also committed to retain and protect four trees on-site, 11 trees and one row of hedges on neighbouring properties and five street trees on City property. The applicant has submitted a Tree Management Plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$40,960.00 to ensure that the four on-site trees (specifically tag #9, #10, #11 & #835) identified for retention, will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$25,600.00 to ensure that the five City trees (specifically tag #01, #02, #03, #04, #05) identified for retention, will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by Parks.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site are completed.

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$1.02 per buildable square foot (2024 rate) to the City's Public Art Reserve fund, for a total contribution in the amount of \$17,191.76.

BC Energy and Zero Carbon Step Codes

Consistent with Provincial Energy Step Code and Zero Carbon Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance targets are being followed through development design phase. Under Richmond's Building Regulation Bylaw 7230 (Amendment Bylaw No. 10467), this development would also be expected to achieve one of the following sets of options for energy and carbon performance: Step 5 with maximum Emission Level 2, or Step 4 with maximum Emission Level 3, or Step 3 with

maximum Emission Level 4. Further details on how the proposal will meet this commitment will be reviewed as part of the Development Permit (DP) and Building Permit (BP) application review processes.

Variance Requested

The proposed development is generally in compliance with the “Low Density Townhouses (RTM2)” zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

1. Reduce the front yard and exterior side yard setbacks for Building 3 from 6.0 m to 4.8 m and 5.1 m respectively.
 - The proposed reduction in the front yard (Blundell Road) setbacks is a result of the alignment of the internal drive aisle, which must be designed to complete the horseshoe drive aisle pattern envisioned when the neighbouring townhouse complexes were developed and to connect to the internal drive aisle of the townhouse complex to the west of the site. The resulting building setback to Blundell Road is consistent with the same setback at the adjacent townhouse development to the west.
 - The proposed reduction in the exterior side yard setback (from No. 4 Road) facilitates a larger west side yard setback to provide a protection buffer to the existing trees located along the west property line on the adjacent property to the west, which are identified for retention as part of the development.
 - The resulting distance from the back of the curb to the building face would be approximately 10.38 m. To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Blundell Road and No. 4 Road, a restrictive covenant will be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation is to be incorporated into dwelling unit design and construction. Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.
 - Staff support the requested variance recognizing that road dedications along both No. 4 Road (approximately 2.42 m) and Blundell Road (approximately 3.0 m) are required.
2. Increase the ratio of residential parking spaces in tandem arrangement from 50 per cent to 58 per cent.
 - The applicant has requested a variance to allow a tandem parking arrangement in eight of the 14 units, representing 16 spaces in total.
 - Based on the City Centre location, 20 residential parking spaces are required for this 14-unit development, where six of these units could have their required parking spaces in tandem arrangement.
 - By permitting an extra two units to have their residential parking spaces in a tandem arrangement, the applicant is able to provide eight extra residential parking spaces

on-site. With the extra residential parking spaces provided on-site, and on-street parking available on both sides of both Blundell Road and No. 4 Road during off-peak hours, staff do not envision any noticeable impact to parking in the immediate neighbourhood due to the proposed tandem parking variance. This is also supported by Transportation Department staff.

- A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption. Formal details and consideration of the variance will be provided in the report to Development Permit Panel in the future.

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

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to remove the existing driveways and let-downs; design and construct frontage beautification along the site frontages, including a new concrete sidewalk and landscaped boulevard and a new fire hydrant; to remove an existing sanitary sewer along the Blundell Road frontage and to provide new service connections. (Attachment 6).

The developer is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charges and Address Assignment Fees.

Development Permit

A Development Permit processed to a satisfactory level is a requirement of rezoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan (OCP).
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development and the adjacent existing developments.
- Confirm use of western driveway at 9888 Keefer Avenue for through traffic over the horseshoe patterned drive aisle across the three developments or demonstrate on-site turnaround capability.
- Design the internal drive aisle to include wayfinding signage and visual cues to indicate ownership.
- Refinement of the proposed building form to demonstrate individuality of dwelling units and to achieve sufficient variety in design to create a cohesive yet interesting streetscape along the fronting streets and internal drive aisle.
- Refinement of landscape design to optimize planting areas along internal drive aisles, maximize permeable surface areas and better articulate hard surface treatments on-site.

- Review of number, sizes and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of the sustainability strategy for the development proposal.

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

Financial Impact or Economic Impact

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

Conclusion

The proposed 14-unit townhouse development is generally consistent with the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). Further review of the project design is required to ensure a high-quality project and design consistent with the existing neighbourhood context and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10596 be introduced and given first, second and third reading.

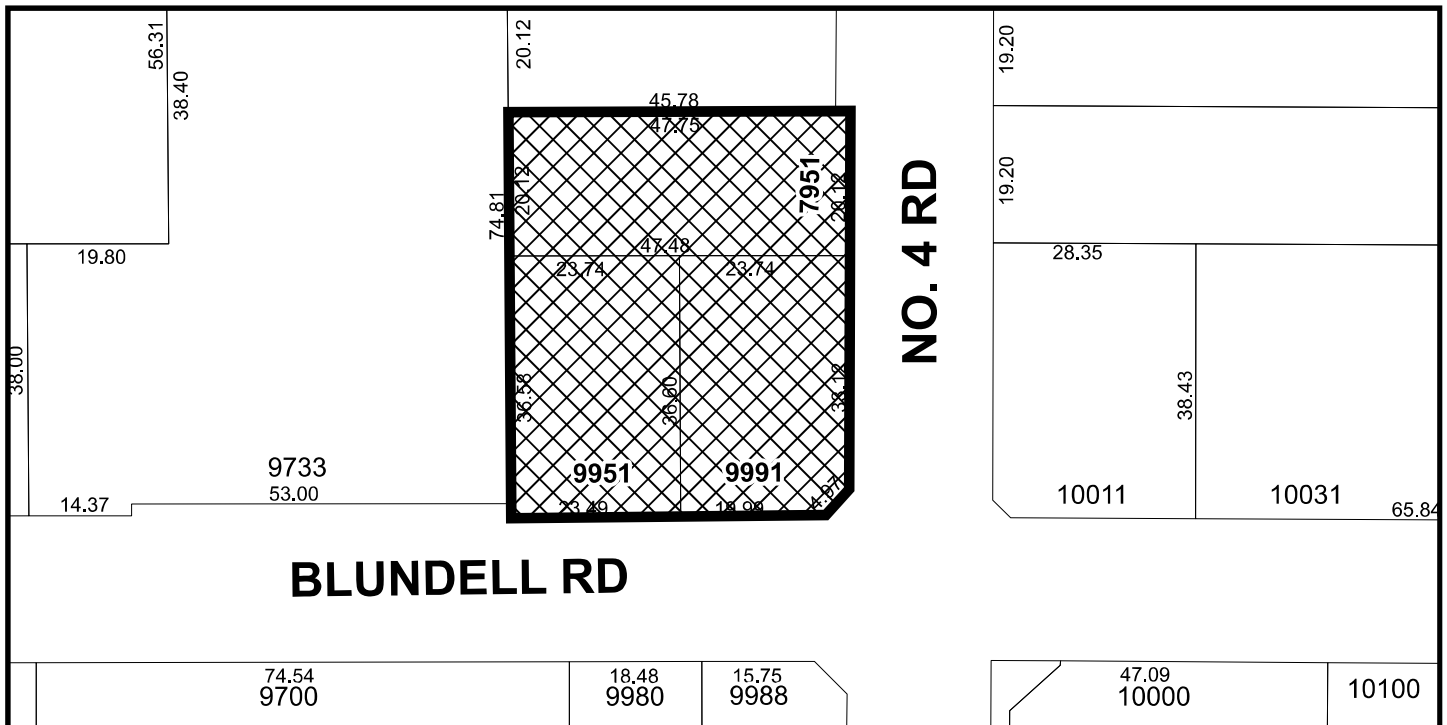
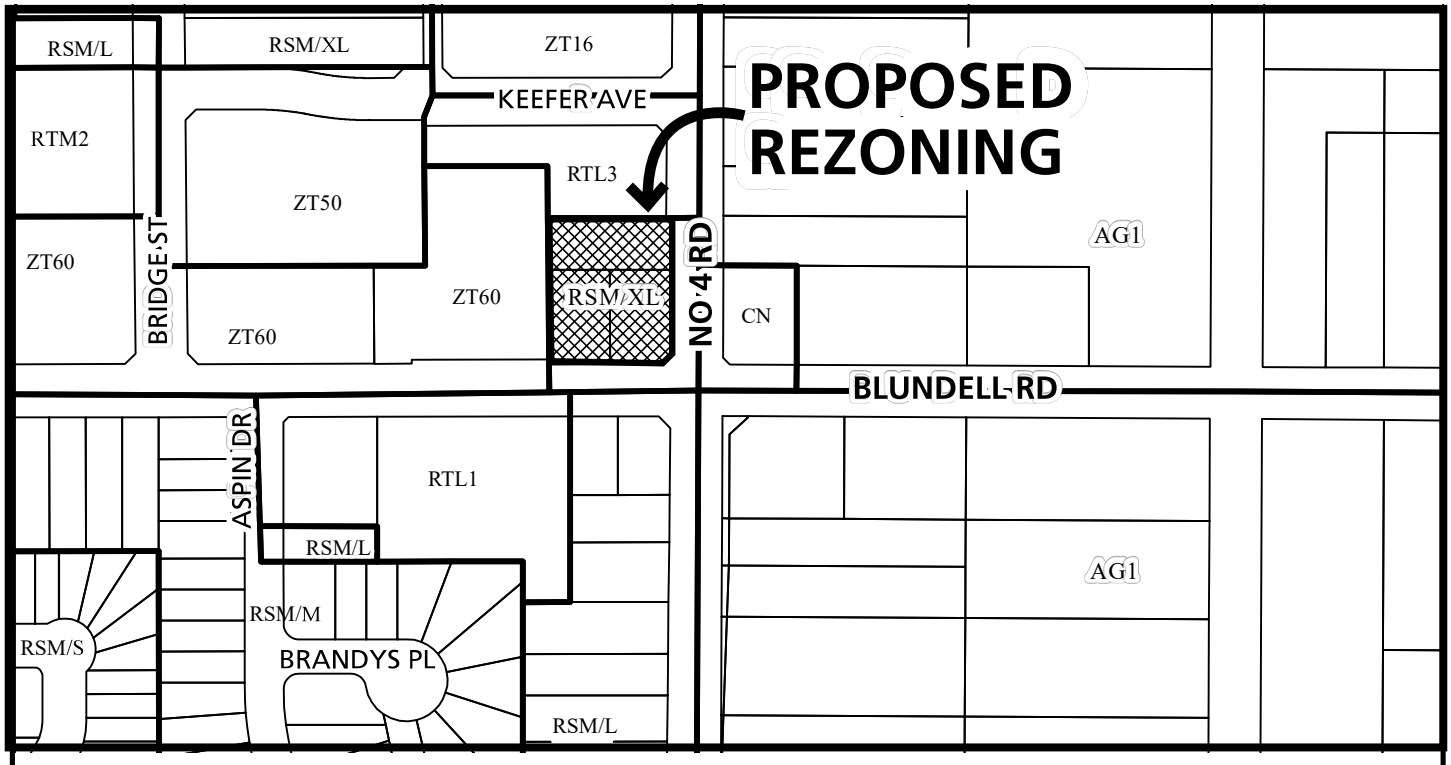


Edwin Lee
Planner 2
(604-276-4121)

EL:he

- Att.
- 1: Location Map
 - 2: Conceptual Development Plans
 - 3: Development Application Data Sheet
 - 4: McLennan South Sub-Area Plan
 - 5: Tree Management Plan
 - 6: Rezoning Considerations

City of
Richmond



RZ 19-856171

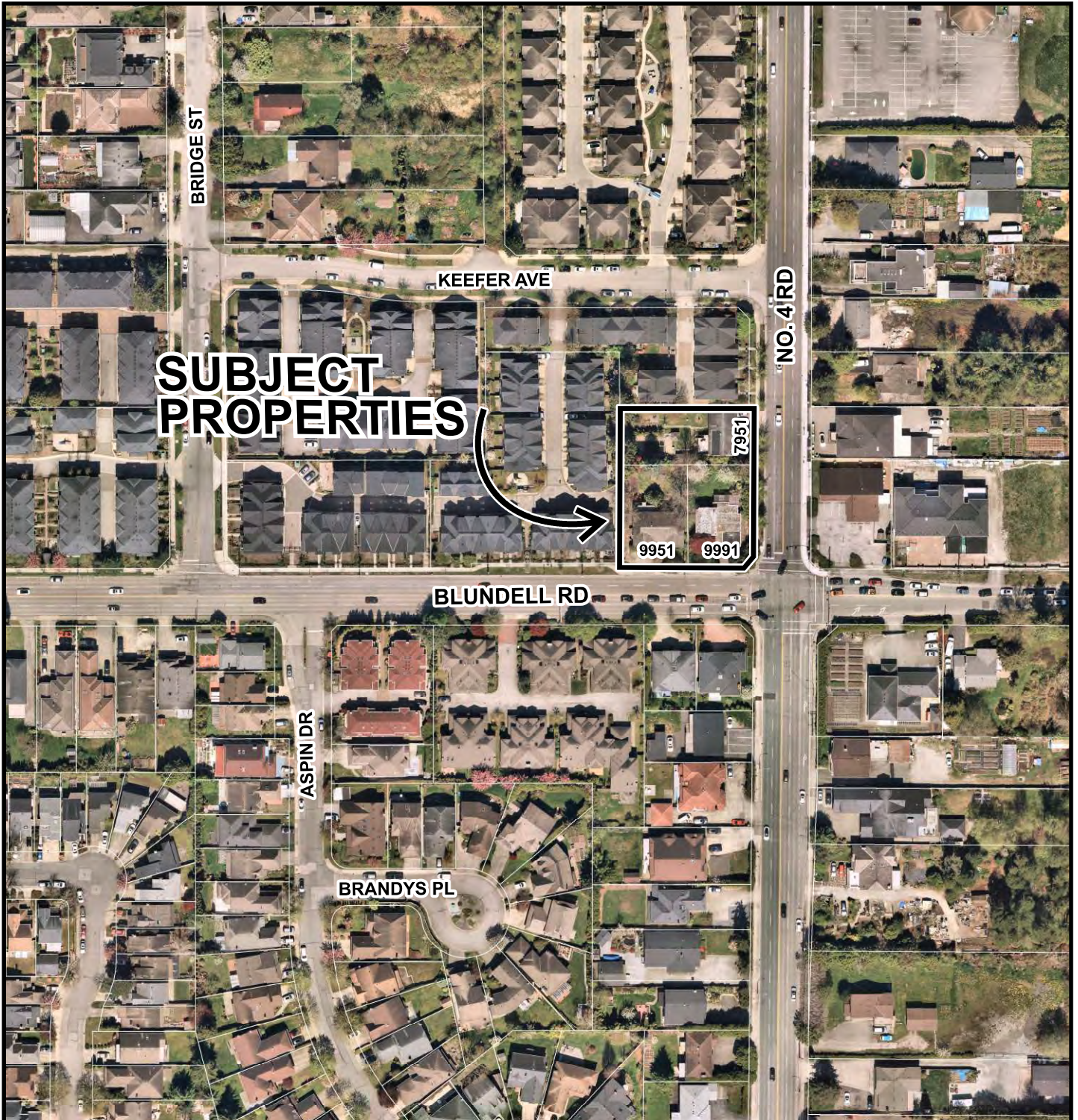
PLN - 22

Revision Date: 07/25/24

Note: Dimensions are in METRES



City of Richmond



RZ 19-856171

PLN - 23

Original Date: 04/08/19

Revision Date: 04/16/24

Note: Dimensions are in METRES

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GRUP 161

WEST KARAGON PROPERTIES

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DRAWN: PS	
CHECKED: YA	
SCALE: 1/16" = 1'-0"	
JOB NO. RCH-028	
DATE: JULY 2024	

COVER PAGE



ARCHITECTURAL DRAWING SCHEDULE

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LEGAL DESCRIPTION:

CIVIC ADDRESS:

ZONING :

LOT AREA:

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DEDICATIONS	-	270.90 SQM
NET SITE AREA	-	2409.0 SQM

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2053-10-01	W	DP PRE-BUDGETING
2053		

OF ARCHITECTURE INC.



PROJECT:
**PROPOSED TOWNHOUSE
DEVELOPMENT**
**9991 & 9951 BLUNDELL
ROAD & 7951 NO. 4 ROAD,
RICHMOND, B.C**

CLIENT:

WEST KARAGON PROPERTIES

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GRAVIN: PS	
CHECKED: YA	
SCALE: 3/8" = 1'-0"	
JOB NO. RCH-029	
DATE: JULY 2024	DESIGN TITLE:

CONTEXT PLAN

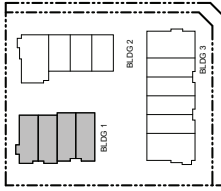
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PLN - 27

SCHEDULE OF FINISHES

1. SMOOTH FENISH HARDE LAP -
SINK COLOUR TOMATOCH
JAMES HARDE FANFARE WHITE
2. BRICK - INTERESTIVE BRICK
COLOR AMUND
3. HARDE BOARD AND BATTEN-
COLOUR TOMATCH
JAMES HARDE FANFARE WHITE
4. PAINTER VINYL WINDOWS
COLOR - STANDARD BLACK
5. COLOR - RM JUD GRAYNITE
- PAINTER PASCAL AND GUTTER
- GABLE VENTS
- PRIVACY SCREEN
6. ASPHALT SINGLES
COLOR - TWILIGHT GREY
7. GARAGE DOOR COLOUR TO MATCH -
RM 2137-04 OF BERT TWILIGHT
8. SMOOTH VINYL HARDE SOFTY TO
MATCH - JAMES HARDE FANFARE



KEY PLAN

2024-07-02	1	DPF RE BURMISTERSION
2024-04-01	1	DPF RE BURMISTERSION
2024-03-01	1	DPF RE BURMISTERSION
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2021-10-10	1	DPF RE BURMISTERSION
2021-08-12	0	DPF BURMISTERSION
2021-08-01	1	CONTRACT & FUEL SUPPLYMENT BURMISTERSION
2019-03-01	1	CONTRACT & FUEL SUPPLYMENT BURMISTERSION

DF ARCHITECTURE INC.

350 (888) 556-1199 ext. 444, 454, 464, 474, 484, 494, 504, 514, 524, 534, 544, 554, 564, 574, 584, 594, 604, 614, 624, 634, 644, 654, 664, 674, 684, 694, 704, 714, 724, 734, 744, 754, 764, 774, 784, 794, 804, 814, 824, 834, 844, 854, 864, 874, 884, 894, 904, 914, 924, 934, 944, 954, 964, 974, 984, 994, 1004, 1014, 1024, 1034, 1044, 1054, 1064, 1074, 1084, 1094, 1104, 1114, 1124, 1134, 1144, 1154, 1164, 1174, 1184, 1194, 1204, 1214, 1224, 1234, 1244, 1254, 1264, 1274, 1284, 1294, 1304, 1314, 1324, 1334, 1344, 1354, 1364, 1374, 1384, 1394, 1404, 1414, 1424, 1434, 1444, 1454, 1464, 1474, 1484, 1494, 1504, 1514, 1524, 1534, 1544, 1554, 1564, 1574, 1584, 1594, 1604, 1614, 1624, 1634, 1644, 1654, 1664, 1674, 1684, 1694, 1704, 1714, 1724, 1734, 1744, 1754, 1764, 1774, 1784, 1794, 1804, 1814, 1824, 1834, 1844, 1854, 1864, 1874, 1884, 1894, 1904, 1914, 1924, 1934, 1944, 1954, 1964, 1974, 1984, 1994, 2004, 2014, 2024, 2034, 2044, 2054, 2064, 2074, 2084, 2094, 2104, 2114, 2124, 2134, 2144, 2154, 2164, 2174, 2184, 2194, 2204, 2214, 2224, 2234, 2244, 2254, 2264, 2274, 2284, 2294, 2304, 2314, 2324, 2334, 2344, 2354, 2364, 2374, 2384, 2394, 2404, 2414, 2424, 2434, 2444, 2454, 2464, 2474, 2484, 2494, 2504, 2514, 2524, 2534, 2544, 2554, 2564, 2574, 2584, 2594, 2604, 2614, 2624, 2634, 2644, 2654, 2664, 2674, 2684, 2694, 2704, 2714, 2724, 2734, 2744, 2754, 2764, 2774, 2784, 2794, 2804, 2814, 2824, 2834, 2844, 2854, 2864, 2874, 2884, 2894, 2904, 2914, 2924, 2934, 2944, 2954, 2964, 2974, 2984, 2994, 3004, 3014, 3024, 3034, 3044, 3054, 3064, 3074, 3084, 3094, 3104, 3114, 3124, 3134, 3144, 3154, 3164, 3174, 3184, 3194, 3204, 3214, 3224, 3234, 3244, 3254, 3264, 3274, 3284, 3294, 3304, 3314, 3324, 3334, 3344, 3354, 3364, 3374, 3384, 3394, 3404, 3414, 3424, 3434, 3444, 3454, 3464, 3474, 3484, 3494, 3504, 3514, 3524, 3534, 3544, 3554, 3564, 3574, 3584, 3594, 3604, 3614, 3624, 3634, 3644, 3654, 3664, 3674, 3684, 3694, 3704, 3714, 3724, 3734, 3744, 3754, 3764, 3774, 3784, 3794, 3804, 3814, 3824, 3834, 3844, 3854, 3864, 3874, 3884, 3894, 3904, 3914, 3924, 3934, 3944, 3954, 3964, 3974, 3984, 3994, 4004, 4014, 4024, 4034, 4044, 4054, 4064, 4074, 4084, 4094, 4104, 4114, 4124, 4134, 4144, 4154, 4164, 4174, 4184, 4194, 4204, 4214, 4224, 4234, 4244, 4254, 4264, 4274, 4284, 4294, 4304, 4314, 4324, 4334, 4344, 4354, 4364, 4374, 4384, 4394, 4404, 4414, 4424, 4434, 4444, 4454, 4464, 4474, 4484, 4494, 4504, 4514, 4524, 4534, 4544, 4554, 4564, 4574, 4584, 4594, 4604, 4614, 4624, 4634, 4644, 4654, 4664, 4674, 4684, 4694, 4704, 4714, 4724, 4734, 4744, 4754, 4764, 4774, 4784, 4794, 4804, 4814, 4824, 4834, 4844, 4854, 4864, 4874, 4884, 4894, 4904, 4914, 4924, 4934, 4944, 4954, 4964, 4974, 4984, 4994, 5004, 5014, 5024, 5034, 5044, 5054, 5064, 5074, 5084, 5094, 5104, 5114, 5124, 5134, 5144, 5154, 5164, 5174, 5184, 5194, 5204, 5214, 5224, 5234, 5244, 5254, 5264, 5274, 5284, 5294, 5304, 5314, 5324, 5334, 5344, 5354, 5364, 5374, 5384, 5394, 5404, 5414, 5424, 5434, 5444, 5454, 5464, 5474, 5484, 5494, 5504, 5514, 5524, 5534, 5544, 5554, 5564, 5574, 5584, 5594, 5604, 5614, 5624, 5634, 5644, 5654, 5664, 5674, 5684, 5694, 5704, 5714, 5724, 5734, 5744, 5754, 5764, 5774, 5784, 5794, 5804, 5814, 5824, 5834, 5844, 5854, 5864, 5874, 5884, 5894, 5904, 5914, 5924, 5934, 5944, 5954, 5964, 5974, 5984, 5994, 6004, 6014, 6024, 6034, 6044, 6054, 6064, 6074, 6084, 6094, 6104, 6114, 6124, 6134, 6144, 6154, 6164, 6174, 6184, 6194, 6204, 6214, 6224, 6234, 6244, 6254, 6264, 6274, 6284, 6294, 6304, 6314, 6324, 6334, 6344, 6354, 6364, 6374, 6384, 6394, 6404, 6414, 6424, 6434, 6444, 6454, 6464, 6474, 6484, 6494, 6504, 6514, 6524, 6534, 6544, 6554, 6564, 6574, 6584, 6594, 6604, 6614, 6624, 6634, 6644, 6654, 6664, 6674, 6684, 6694, 6704, 6714, 6724, 6734, 6744, 6754, 6764, 6774, 6784, 6794, 6804, 6814, 6824, 6834, 6844, 6854, 6864, 6874, 6884, 6894, 6904, 6914, 6924, 6934, 6944, 6954, 6964, 6974, 6984, 6994, 7004, 7014, 7024, 7034, 7044, 7054, 7064, 7074, 7084, 7094, 7104, 7114, 7124, 7134, 7144, 7154, 7164, 7174, 7184, 7194, 7204, 7214, 7224, 7234, 7244, 7254, 7264, 7274, 7284, 7294, 7304, 7314, 73

GRUP 161

of ABC synthesis, with increased accumulation of mono-phenols and

GROUP 9018 3021 4th AVENUE, SUITE 400, NEW YORK, NY 10017
ARCHITECTURAL SERVICES ARE PROVIDED THROUGH
OUR FIRM THAT IS IN THE TERRITORY OF PROJECT

PROJECT: **PROPOSED TOWNHOUSE**

9991 & 9951 BLUNDELL

**ROAD & 7951 NO. 4 ROAD,
RICHMOND, B.C**

CLIENT:

WEST KARAGON PROPERTIES

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DRAWN: PS	
CHECKED: YA	
SCALE: As indicated	
JOB NO. RCH-029	
DATE: JULY 2024	
SHEET TITLE:	

BUILDING 1
ELEVATIONS

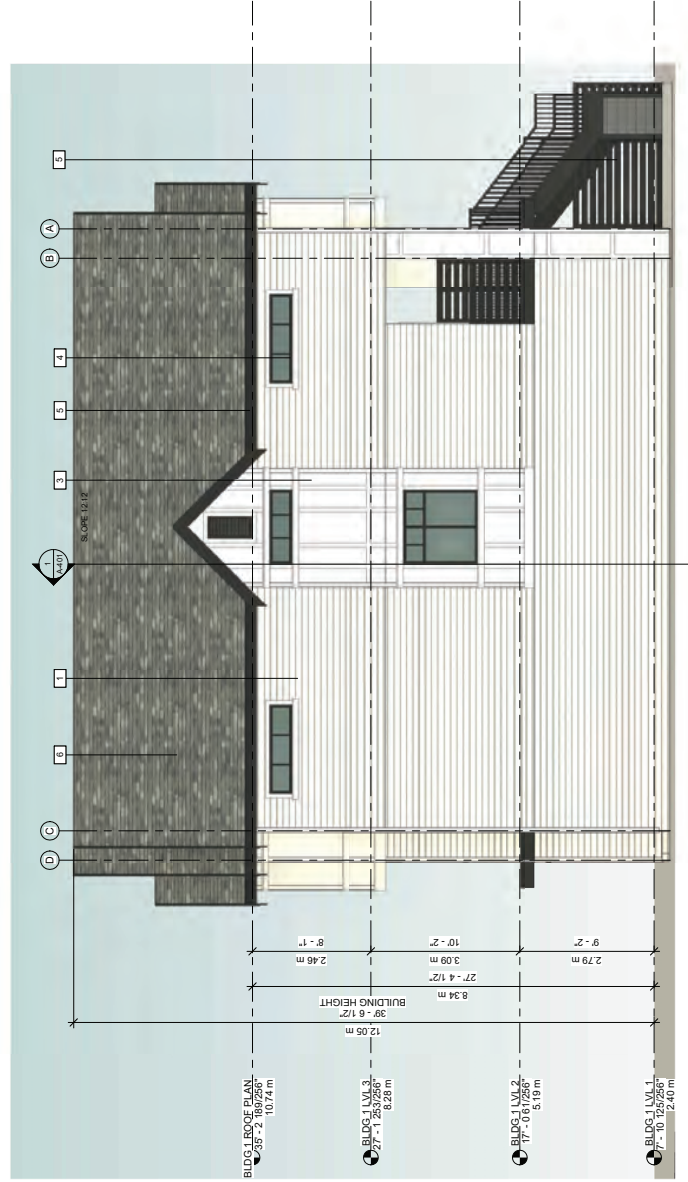
DRAWING

A-301

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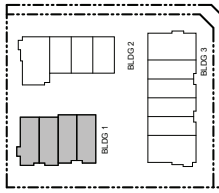
1 **BUILDING 1 EAST ELEV.**
1/4" = 1'-0"



2 BUILDING 1 NORTH ELEV.
A-301 1/4" = 1'-0"

SCHEDULE OF FINISHES

1.		SMOOTH FINISH HARDIE LAP - SEED COLOR TO MATCH - JAMES HARDIE FARMHOUSE WHITE.
2.		BRICK - INTERSTATE BRICK COLOR ALMOND
3.		HARDIE BOARD AND BATMAN - COLOUR TOMATCH - JAMES HARDIE FARMHOUSE WHITE.
4.		PAINTED VINYL WINDOWS COLOR - STANDARD BLACK.
5.		COLOR - BM PAINT SAMPLES - PAINTED FACIA AND GUTTER - DOOR TRIMENTS - PRIVACY SCREEN
6.		ASPEN 7 FINISHES COLOR - TWILIGHT GREY.
7.		GARAGE DOOR COLOR TO MATCH: BM 2137-40 DESERT TWILIGHT
8.		SNOW DRIFT WHITE HARDIE BOARD TO MATCH - JAMES HARDIE FARMHOUSE WHITE.

[illegible]

360 00011 DELL'ESCLUSIVO AG. ROMANO S.C.
CANADA 005 2009
1 800-964-5764 / 502844131

IF AVAILABLE, USE ENGLISH ALPHABETICALLY. NAME ALL ARCHITECTURAL SERVICES AND PROVIDE THE FIRM THAT WOULD BE RESPONSIBLE FOR THE

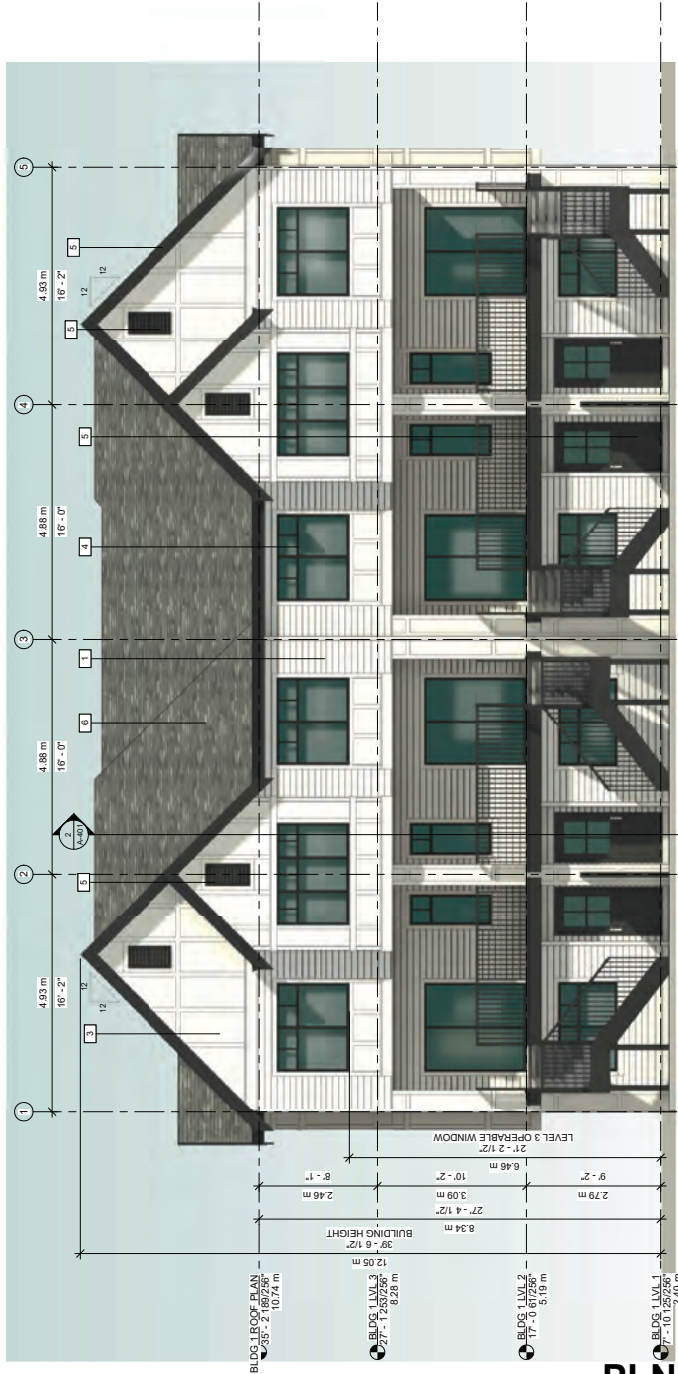
CLIENT

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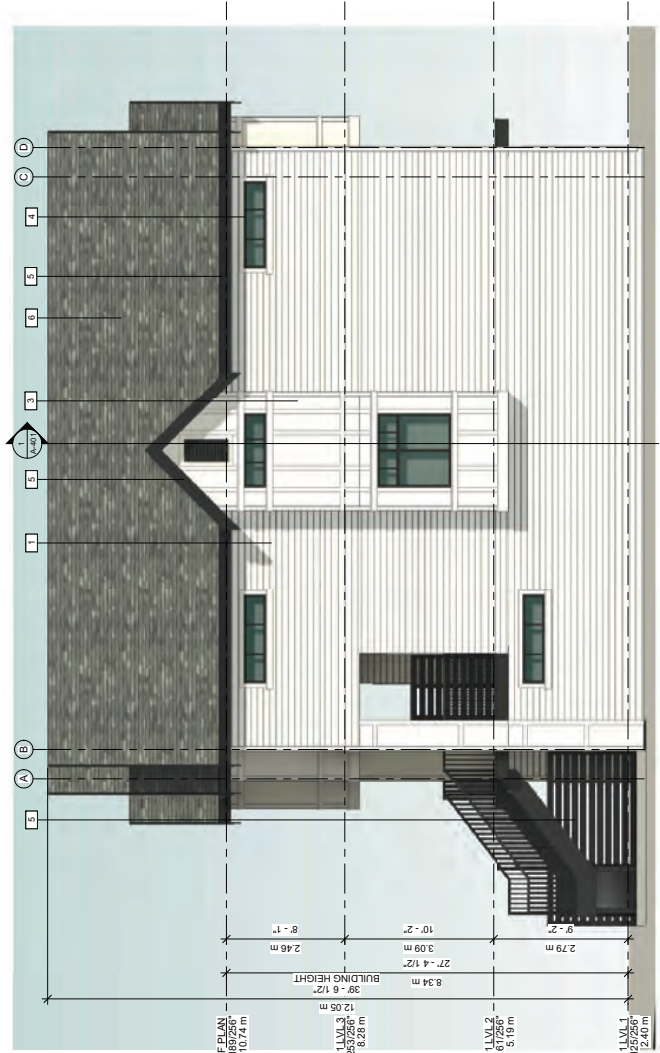
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JOB NO. RCH-029	
DATE: JULY 2024	
SHEET TOTAL: 1	

DRAWING No.	
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A-302











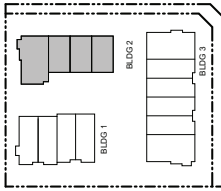
2 **BUILDING 1 WEST ELEV.**
1/4" = 1'-0"



1 **BUILDING 1 SOUTH ELEVATION** BLDG 1 LVL 1
7' - 10' 125/256"
1/4" = 1'-0"
2.40 m

SCHEDULE OF FINISHES

1.		SMOOTH FINISH HARDIE LAP - SEING COLOR TO MATCH JAMES HARDIE FARMHOUSE WHITE.
2.		BRICK - INTERSTATE BRICK COLOR - ALMOND
3.		HARDIE BOARD AND BATTEN - COLOUR TO MATCH JAMES HARDIE FARMHOUSE WHITE.
4.		PAINTED VINYL WINDOWS COLOR - STANDARD BUICK.
5.		COLOR MATCH ASPH/FLT COMPOSITE PAINTED FASCIA AND GUTTER - DOORS - TRIM - PAINTS - PRIVACY SCREEN.
6.		ASPHALT SHINGLES COLOR - TWILIGHT GREY.
7.		GARAGE DOOR COLOR TO MATCH: BM 2137-40 DEBERT TWILIGHT
8.		SMOOTH VEINED HARDIE SOFFIT TO MATCH - JAMES HARDIE FARMHOUSE WHITE.



DATE	DESCRIPTION	AMOUNT	CHECK NO.	DEBIT	CREDIT	BALANCE
2012-01-01	OPENING BALANCE					100.00
2012-01-15	PAYROLL	50.00	101	50.00		50.00
2012-01-31	RENT	25.00	102	25.00		25.00
2012-02-15	UTILITIES	10.00	103	10.00		15.00
2012-02-28	SALES				75.00	90.00
2012-03-15	PAYROLL	50.00	104	50.00		40.00
2012-03-31	CLOSING BALANCE					40.00

DF ARCHITECTURE INC.
350 WEST MILLERIDGE AVE. RICHMOND B.C.
CANADA V6V 2B9
1 (800) 467-7777 / 604 276-6131
www.dfarchitecture.com

GRUP 161

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PROJECT:

PROJECT:
PROPOSED TOWNHOUSE

DEVELOPMENT

9991 & 9951 BLUNDELL
ROAD & 79E1 NO 1 ROAD

RICHMOND, B.C.

CLIENT:

CLUE

WEST KARAGON PROPERTIES

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1994	100
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DATE: _____	BY: _____
TIME: _____	BY: _____

CHILDREN: YA

SCALE: As indicated

JOB NO. RCH-029

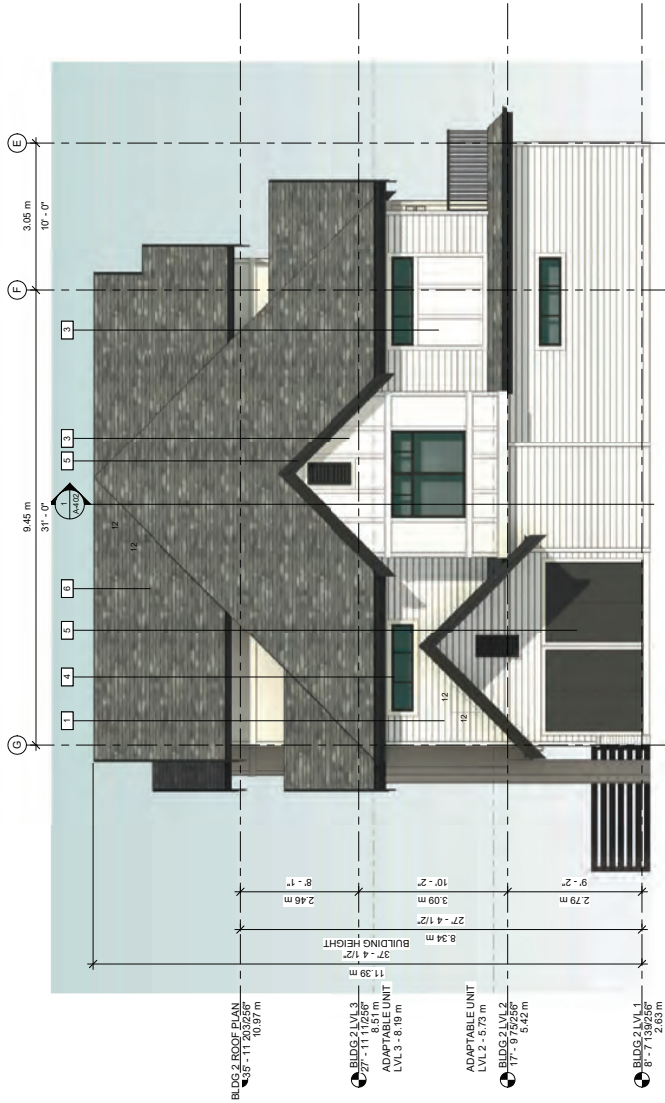
DATE: JULY 2024

BUILDING 2
ELEVATIONS

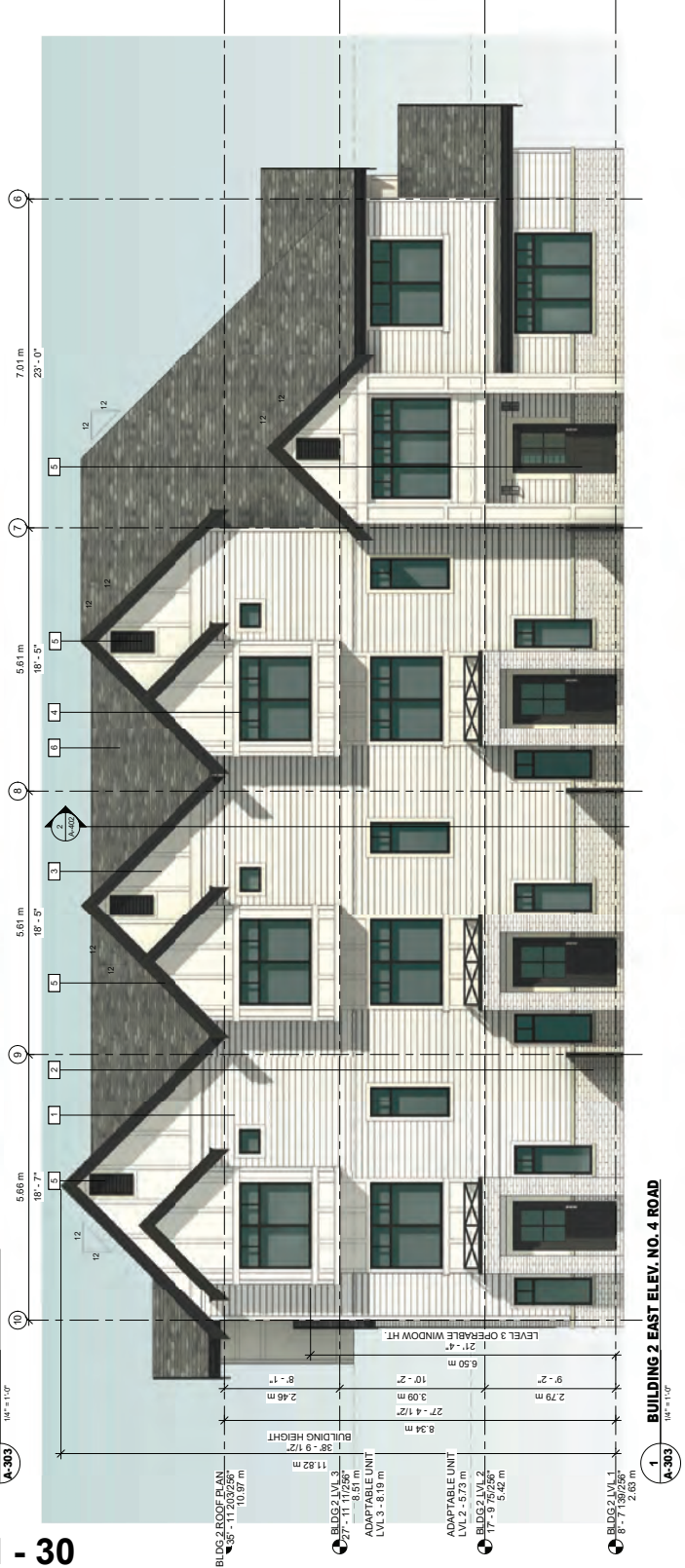
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A-303

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BUILDING 2 NORTH ELEV.
2.63 m

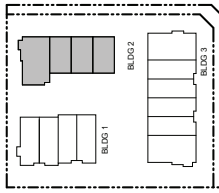


BUILDING 2 EAST ELEV. NO. 4 ROAD

PLN - 30

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDWARE LAP -
JAMES HARDIE PANHANDLE WHITE
2. BRICK - INTERSTATE BRICK
COLOR: ALMOND
3. HARDIE BOARD AND BATTEN -
COLOR TO MATCH
JAMES HARDIE PANHANDLE WHITE
4. PAINTED VINYL WINDOWS
COLOR: STANDARD BLACK
5. COLOR: BM 103 GRAPHITE
- PANTHER FASCIA AND GUTTER
- GABLE VENTS
- PHANTOM SCREEN
6. PAINTED SHINGLES -
COLOR: TWILIGHT GREY
7. GARAGE DOOR COLOR TO MATCH -
BM 2137 4/4 DESERT TWILIGHT
8. SMOOTH FINISH HARDWARE SOFFIT -
JAMES HARDIE PANHANDLE WHITE



KEY PLAN

Year	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
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DF ARCHITECTURE INC.

350 (ISBN 1 556119972 \$54.95) **ACQUINO, B.C.**
CANADA: 498 209
1 800-461-1964 F 02/2004 4.8/13

GRUP 161

48 J. C. Lagarias, J. Lagarias, and J. Lagarias

PROJECT:

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT

0001 8 00E4 RI INDELL

9991 & 9931 BLONDELL
ROAD & 7951 NO. 4 ROAD

RICHMOND, B.C

CLIENT:

WEST KARAGON PROPERTIES

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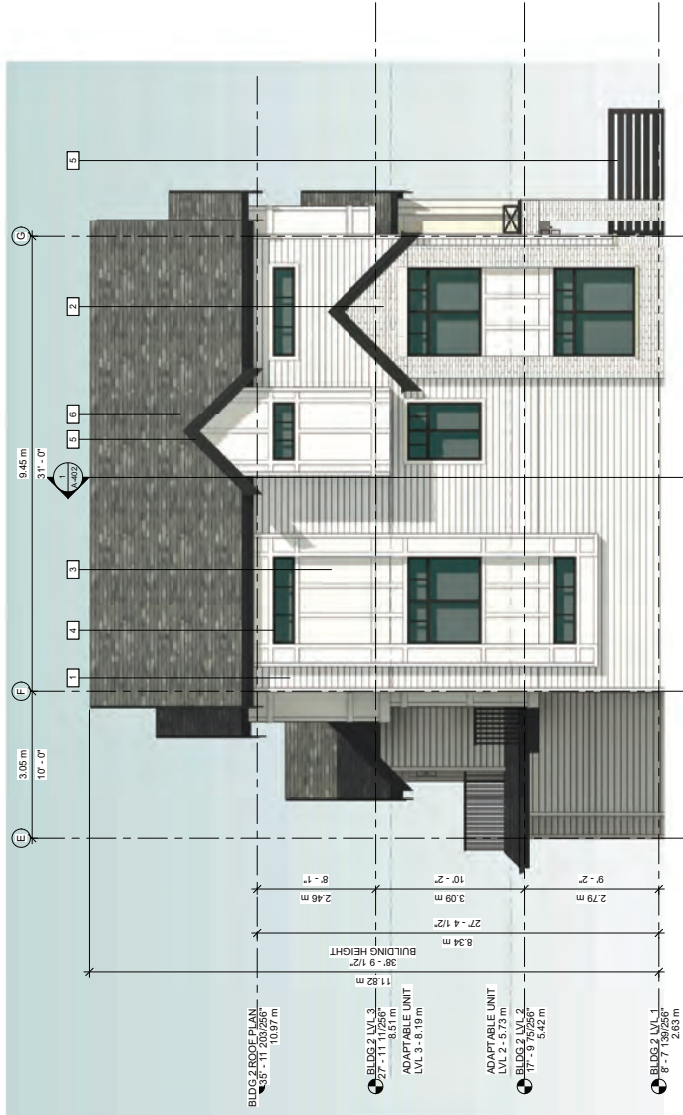
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CHECKED: YA	
SCALE: As indicated	
JOB NO: RCH-029	
DATE: JULY 2024	

BUILDING 2
ELEVATIONS

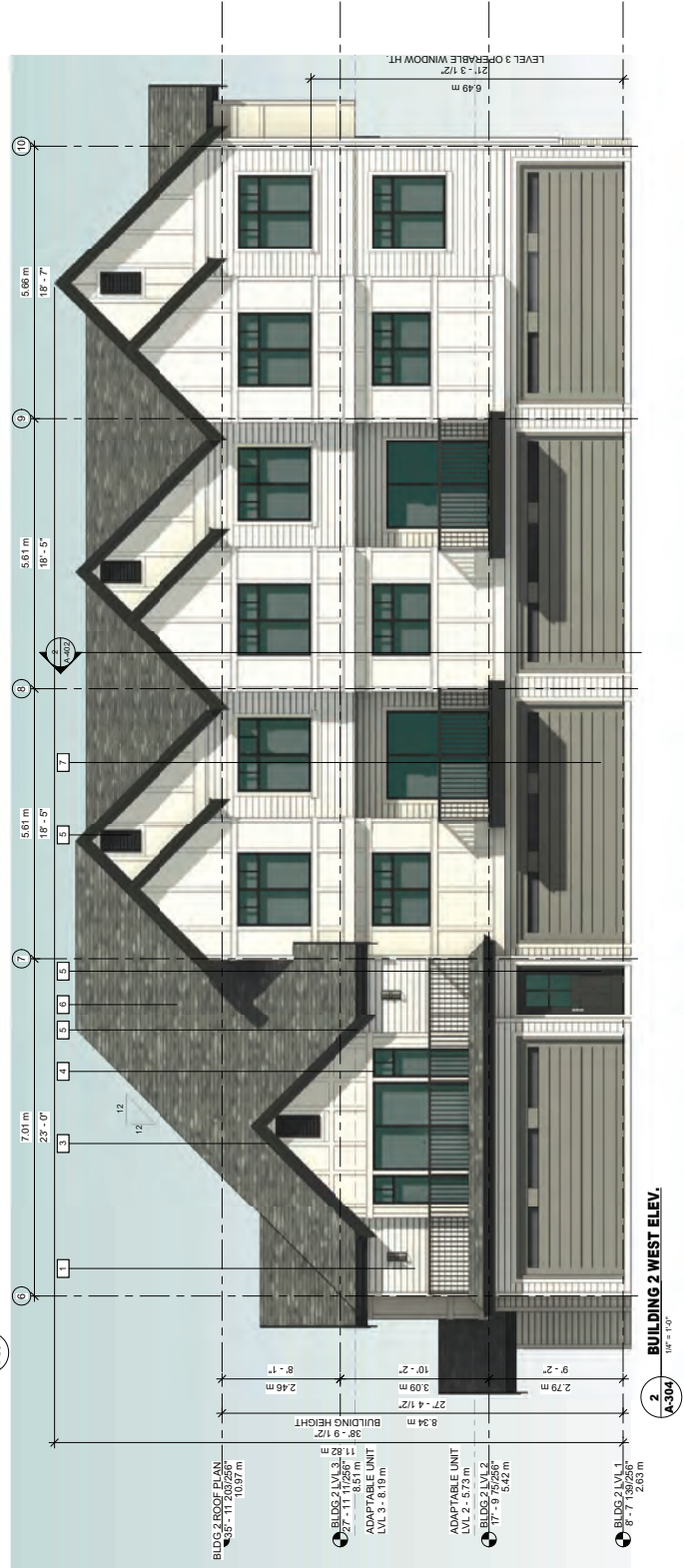
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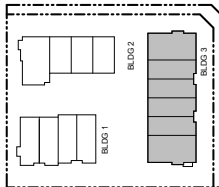
1 BUILDING 2 SOUTH ELEV.



BUILDING 2 WEST ELEV.

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDELMAP.
ENDING COLOR TO MATCH:
JAMES HARDIE FARMHOUSE WHITE.
2. BRICK - INTERSTATE BRICK
COLOR: ALMOND
3. HARDE BOARD AND BATTEN
ENDING COLOR: JAMES HARDIE FARMHOUSE WHITE.
4. PAINTERLYN: WARDHOUSE
COLOR: STANDARD BLACK.
5. GATED PAIL AND GRINDER
COLOR: BLACK PAINT AND CUTTER
- DOORS
- TRIM
- PRIVACY SCREEN
6. ASPHALT SHINGLES -
COLOR: TWILIGHT GREY.
7. GARAGE DOOR COLOR TO MATCH:
BM 213-04 DESERT TWILIGHT.
8. MATCH: MATCHED HARDE SOFT TO
MATCH: JAMES HARDIE FARMHOUSE



KEY PLAN

2024-07-02	J	EXP REE BURMADISON
2024-08-01	T	EXP REE BURMADISON
2024-08-15	F	EXP REE BURMADISON
2024-08-31	F	EXP REE BURMADISON
2024-09-15	F	EXP REE BURMADISON
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2039-07-31	F	EXP BURMADISON
2039-08-15	F	EXP BURMADISON
2039-08-31	F</	

OF ARCHITECTURE INC.

GRUP 161

PROJECT:

PROJECT:
PROPOSED TOWNHOUSE

9991 & 9951 BLUNDELL
ROAD & 7951 NO. 4 ROAD,
RICHMOND, B.C

110

WEST KARAGON PROPERTIES

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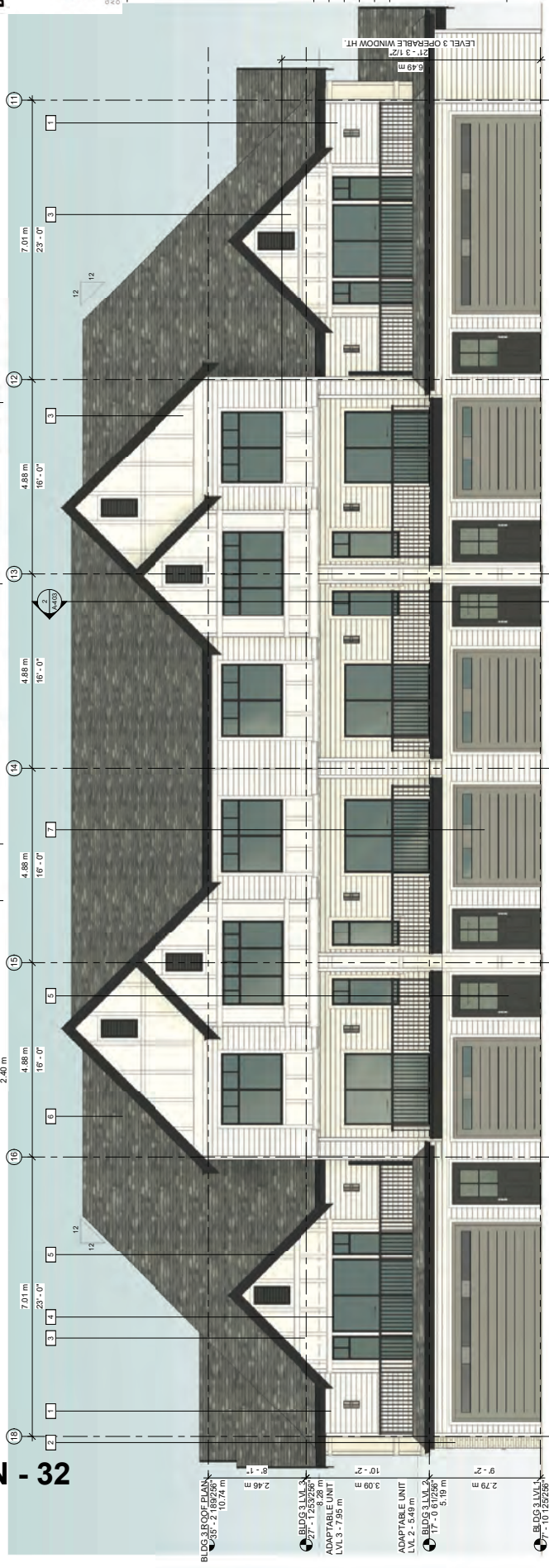
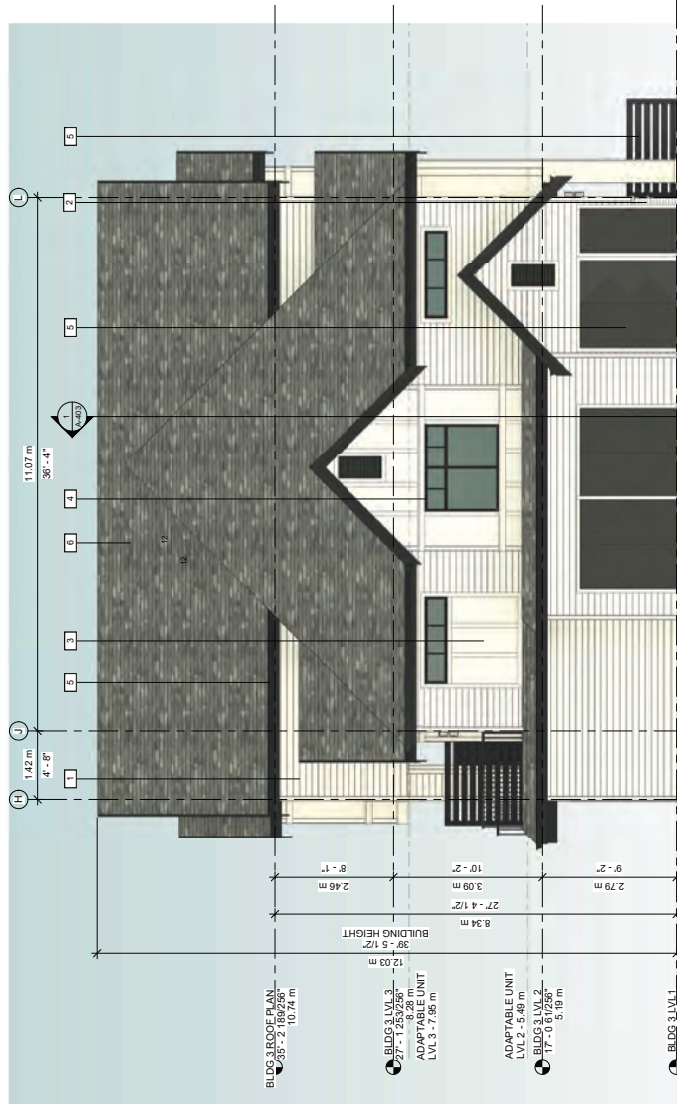
DRAWN: PS	
CHECKED: YA	
SCALE: As indicated	
JOB NO. RCH-029	
DATE: JULY 2024	

BUILDING 3
ELEVATIONS

DRAWING

A-305

ר



1 BUILDING 3 WEST ELEV.

PLN - 32

2 BUILDING 3 NORTH ELEV.

NOTES:



PLN 34

SCALE COMPATIBILITY- NO. 4 RD.

1/8" = 1'-0"

A-520

DF ARCHITECTURE INC.

3500 MARKET STREET, SUITE 100, RICHMOND, B.C. V6V 1G1
TEL: 604.278.1111 FAX: 604.278.1112
WWW.DFARCHITECTURE.COM

GROUP 161

ARCHITECTURE CONSULTANTS ASSOCIATES "ARCHITECTS" INC.

GROUP 161 ARCHITECTS ASSOCIATES "ARCHITECTS" INC.
1000 WEST 10TH AVENUE, SUITE 100, RICHMOND, B.C. V6V 1G1
TEL: 604.278.1111 FAX: 604.278.1112
WWW.GROUP161ARCHITECTS.COM

PROPOSED TOWNHOUSE DEVELOPMENT

9951 & 9951 BLUNDELL ROAD & 7951 NO. 4 ROAD, RICHMOND, B.C.

CURBY

WEST KARAGON PROPERTIES

CURBY

WEST KARAGON PROPERTIES

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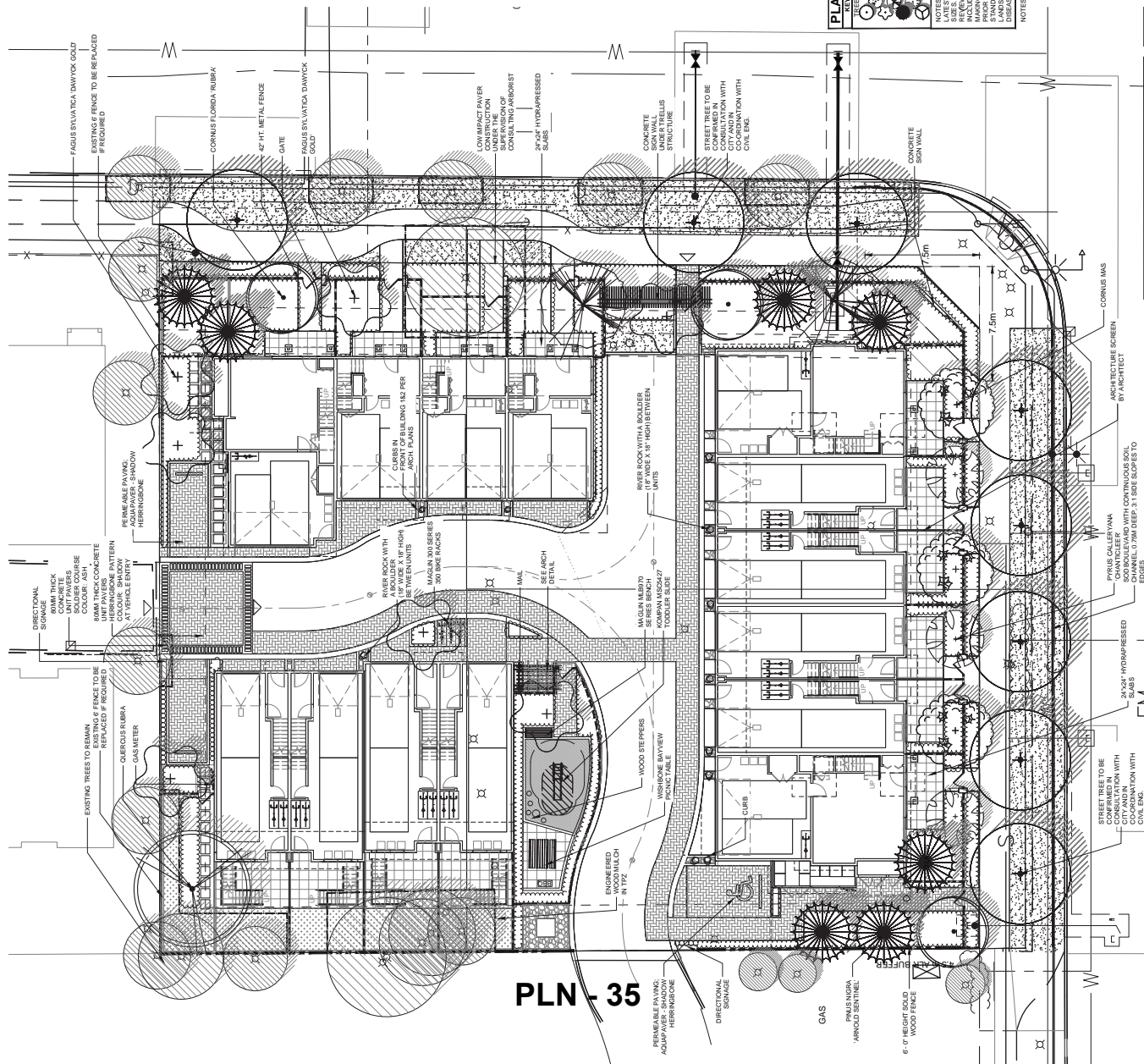
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CURBY

**PLN - 35**

PLANT SCHEDULE		ESTIMATOR NAME		DATE	
ITEM	QTY	COMMON NAME	PLANTED SIZE	FINISHES	P&M PROJECT NUMBER: 18-109
1	1	CORNIS FLORIDA RUBRA			
2	1	PINK FLOWERING DOWDOOD			
3	1	DAWN'S GLOAM			
4	1	FLAUS SVAVITICA DAWYX GOLD			
5	1	WOPLESDON SHEET GUM			
6	1	WOLFESEON WOOD			
7	1	LAUS SVAVITICA DAWYX GOLD			
8	1	WOLFESEON WOOD			
9	1	FLAUS SVAVITICA DAWYX GOLD			
10	1	WOLFESEON WOOD			
11	1	FLAUS SVAVITICA DAWYX GOLD			
12	1	WOLFESEON WOOD			
13	1	FLAUS SVAVITICA DAWYX GOLD			
14	1	WOLFESEON WOOD			
15	1	FLAUS SVAVITICA DAWYX GOLD			
16	1	WOLFESEON WOOD			
17	1	FLAUS SVAVITICA DAWYX GOLD			
18	1	WOLFESEON WOOD			
19	1	FLAUS SVAVITICA DAWYX GOLD			
20	1	WOLFESEON WOOD			
21	1	FLAUS SVAVITICA DAWYX GOLD			
22	1	WOLFESEON WOOD			
23	1	FLAUS SVAVITICA DAWYX GOLD			
24	1	WOLFESEON WOOD			
25	1	FLAUS SVAVITICA DAWYX GOLD			
26	1	WOLFESEON WOOD			
27	1	FLAUS SVAVITICA DAWYX GOLD			
28	1	WOLFESEON WOOD			
29	1	FLAUS SVAVITICA DAWYX GOLD			
30	1	WOLFESEON WOOD			
31	1	FLAUS SVAVITICA DAWYX GOLD			
32	1	WOLFESEON WOOD			
33	1	FLAUS SVAVITICA DAWYX GOLD			
34	1	WOLFESEON WOOD			
35	1	FLAUS SVAVITICA DAWYX GOLD			
36	1	WOLFESEON WOOD			
37	1	FLAUS SVAVITICA DAWYX GOLD			
38	1	WOLFESEON WOOD			
39	1	FLAUS SVAVITICA DAWYX GOLD			
40	1	WOLFESEON WOOD			
41	1	FLAUS SVAVITICA DAWYX GOLD			
42	1	WOLFESEON WOOD			
43	1	FLAUS SVAVITICA DAWYX GOLD			
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45	1	FLAUS SVAVITICA DAWYX GOLD			
46	1	WOLFESEON WOOD			
47	1	FLAUS SVAVITICA DAWYX GOLD			
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72	1	WOLFESEON WOOD			
73	1	FLAUS SVAVITICA DAWYX GOLD			
74	1	WOLFESEON WOOD			
75	1	FLAUS SVAVITICA DAWYX GOLD			
76	1	WOLFESEON WOOD			

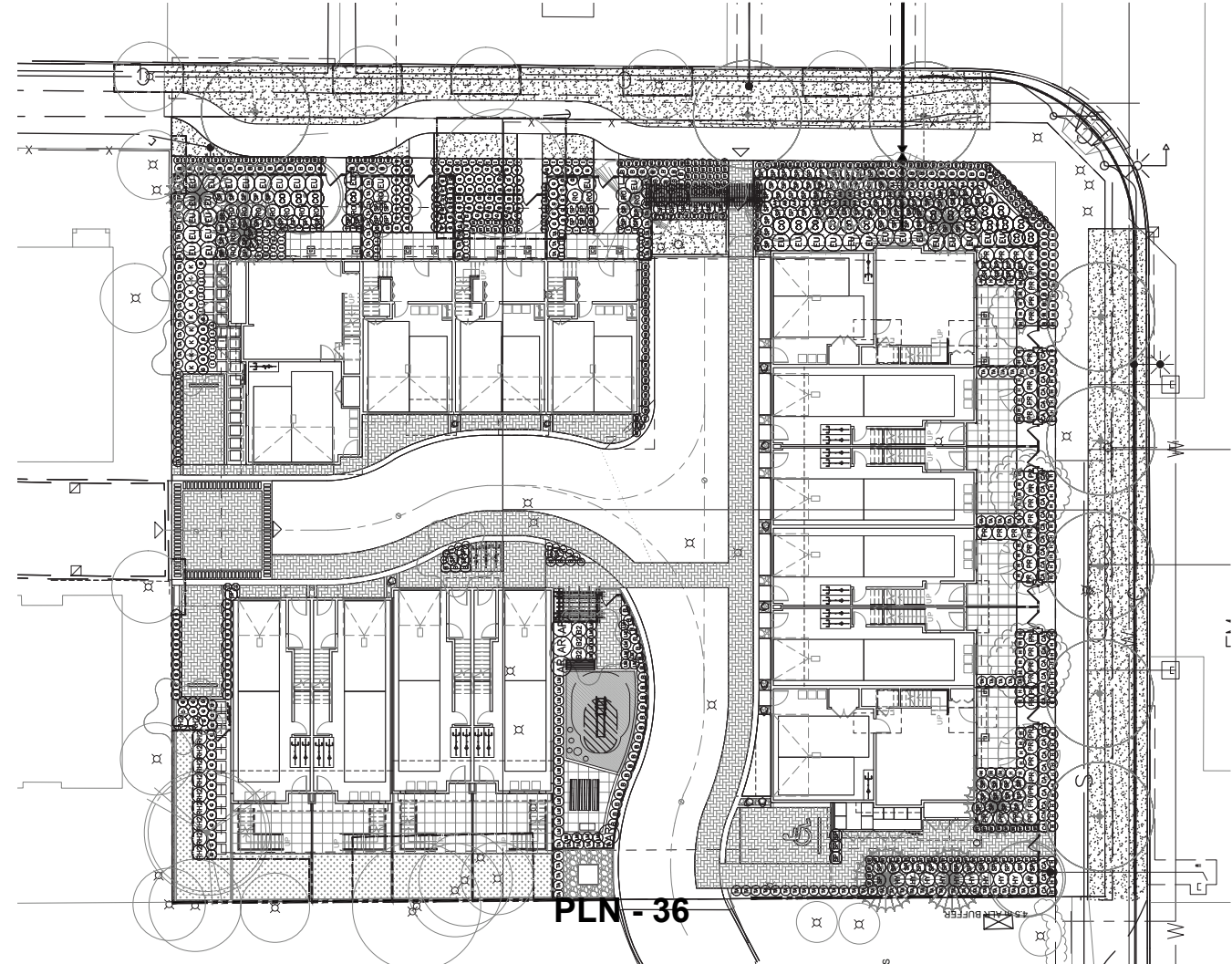
NOTES: TREE REPLACEMENT REQUIRED 0.30; TREE REPLACEMENT PROVIDED 20 • DEFICIT 4



18160-1179

PLANT SCHEDULE			PMG PROJECT NUMBER: 18-160	
QTY	SYMBOL	COMMON NAME	PLANTED SHEET DETAILS	
4		STRAWBERRY TREE	43 POT: 80CM	
4		LITTLE LEAF	43 POT: 40CM	
85		REDWING DOGWOOD	43 POT: 80CM	
21		DWARF MOUNTAIN LAUREL	42 POT: 50CM	
10		FIREPOWER HEAVENLY BAMBOO	42 POT: 30CM	
9		NOOTKA ROSE	42 POT: 40CM	
111		RHODODENDRON LIGHT PURPLE E. MAY	43 POT: 50CM	
16		NOOTKA ROSE	42 POT: 40CM	
10		HOLLY YEW	1.2M B&B	
3		POLARIS BLUEBERRY	43 POT: 80CM	
35		FEATHER REED GRASS	42 POT	
104		SILVER VARIEGATED SEDGE	#1 POT	
84		MEXICAN FEATHER GRASS	#1 POT: 1.2 FAN	
32		ENGLISH LAVENDER COMPACT VIOLET BLUE	#1 POT	
148		SALAL	#1 POT: 30CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE ICL LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES. * AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AT THE TIME OF SUBMITTAL. * ALL LANDSCAPE MATERIALS AND WORKMANSHIP MUST MEET OR EXCEED THE ICL LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SUSTAINABLE SOURCES. * PLANTS NOT LISTED IN THIS LIST ARE NOT PERMITTED IN DOMESTIC LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT.



PLN - 36





RZ 19-856171

Attachment 3

Address: 9951, 9991 Blundell Road and 7951 No. 4 Road

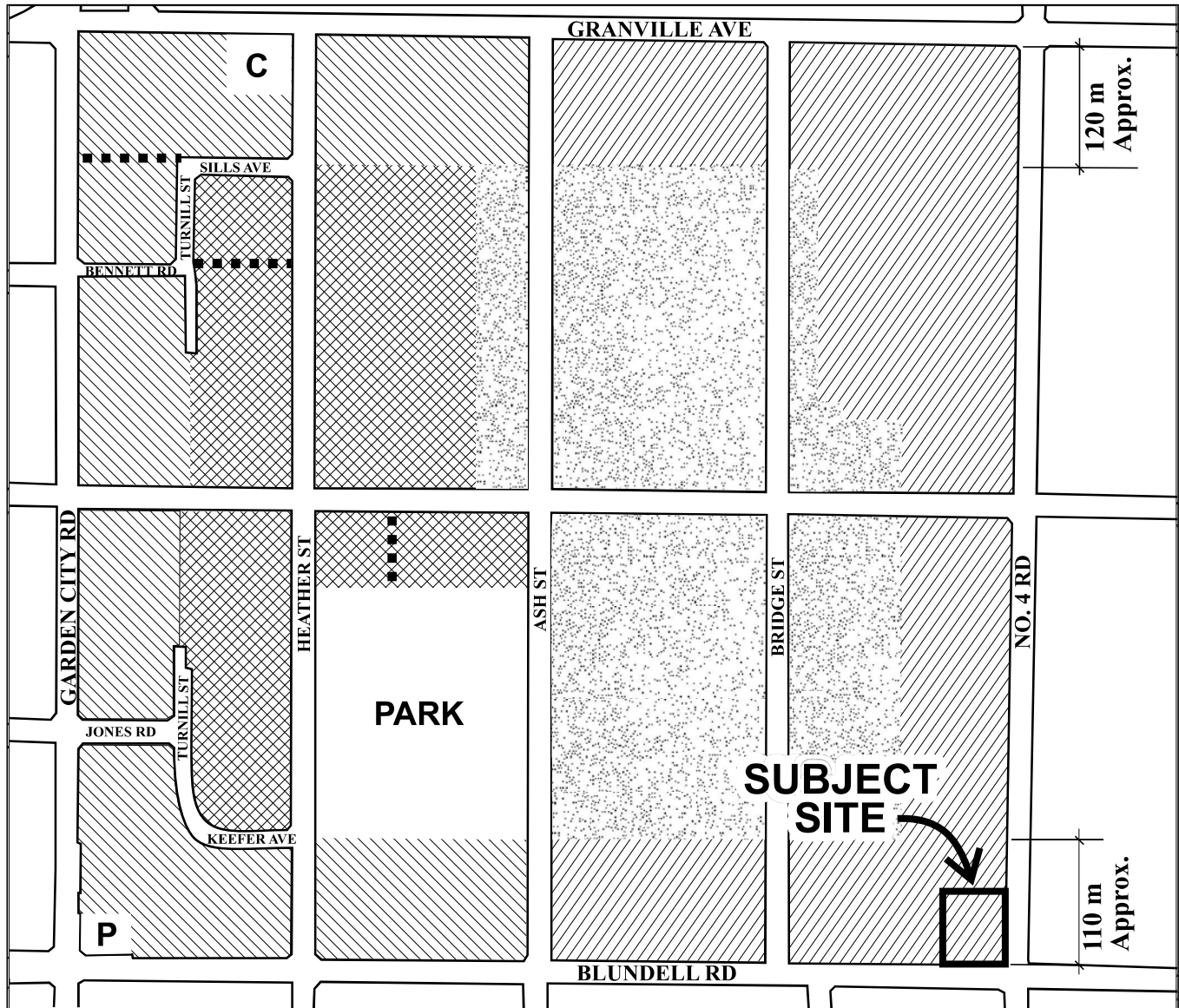
Applicant: DF Architecture Inc.


Planning Area(s): North McLennan (City Centre)


	Existing	Proposed
Owner:	West Karagon Properties Inc.	No Change
Site Size (m²):	2,679.9 m ²	2,409.0 m ²
Land Uses:	Single-Family	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	Residential, 2 ½ storeys typical (3-storey maximum)	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/XL)	Medium Density Townhouses (RTM2)
Number of Units:	3	14 townhouses
Other Designations:	N/A	No Change


On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front (South) Yard (Blundell) (m):	Min. 6.0 m	4.8 m Min.	Variance Requested
Setback – Exterior (East) Side Yard (No. 4 Road) (m):	Min. 6.0 m	5.1 m Min.	Variance Requested
Setback – Interior (West) Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (north) (m):	Min. 3.0 m	3.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 30.0 m	43.4 m	none
Lot Depth:	Min. 35.0 m	53.2 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none


On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	20 (R) and 3 (V)	28 (R) and 3 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (28 x Max. 50% = 14)	16	Variance Requested
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (31 x Max. 50% = 15)	6	none
Accessible Parking Spaces:	Min. 2% when 11 or more spaces are required (23 x 2% = 1 space)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.5 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	18 (Class 1) and 3 (Class 2)	22 (Class 1) and 3 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 14 units = 84 m ²	Min. 84 m ²	none



 **Residential, Townhouse up to 3 storeys** over 1 parking level, Triplex, Duplex, Single-Family **0.75 base F.A.R.**

 **Residential, 2 ½ storeys** typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family **0.60 base F.A.R.**

 **Residential, 2 ½ storeys** typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family **0.55 base F.A.R.**

 **Residential, Historic Single-Family, 2 ½ storeys** maximum **0.55 base F.A.R.**, Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road;

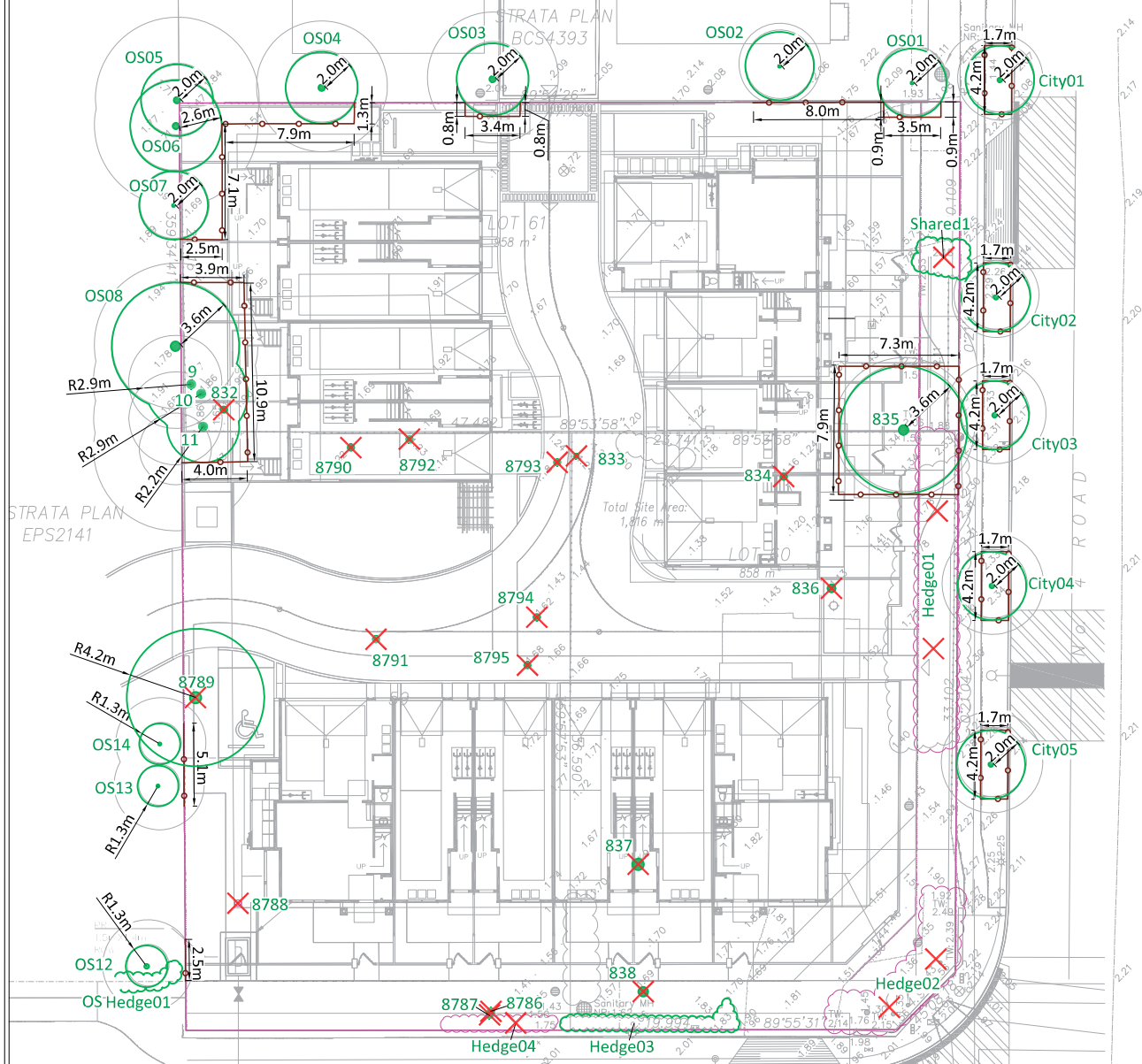
Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■ ■ ■ ■ Trail/Walkway

C Church

P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.

**Arborist's Notes:**

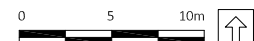
- No changes to existing grades are allowed within a tree protection zone without prior project arborist consultation.
- Tree protection fencing cannot be moved without prior project arborist consultation.
- Any patio or landscape construction within the TPZ of any protected trees must be done above grade without any excavation.
- Any demolition, excavation or construction within 2 m of a tree protection zone will require on-site project arborist supervision.
- Trees OS03 to OS8, 9-11: Minor branch pruning may be required for building envelope clearance. To be determined at time of construction and supervised by project arborist.
- Any pruning must be conducted by an ISA-certified arborist.
- Finished surface of yard space beneath any tree drip lines should only be turf or 15 cm depth of composted organic mulch.
- Footings for stairs within the TPZ of OS08, 9-11 must be dug using low-impact methods such as hand digging. Adjustment of the footing may be required to accommodate the roots of the trees. Root zone may be impacted, and long-term retention suitability to be determined the day of the works proposed.

Regarding Tree 835:

- Supervision by the project arborist of excavation within 2 m of the tree protection zone, and root pruning at the edge of the proposed tree protection zone will be required.
- Any patio or landscape construction within the TPZ must be done above grade without any excavation.
- The brick pathway will have to be built over a clear crush laid on top of a geotextile layer, on top of the existing grade, and without excavation within the TPZ. Arborist supervision is required.
- Drip irrigation throughout the tree protection zone of tree #835 and beneath the mulch layer is prescribed during hot dry weather for the duration of on-site construction.
- Minor branch pruning may be required for building envelope clearance. To be determined at time of construction and supervised by project arborist.
- The proposed sidewalk within the TPZ of tree #835 must be built under arborist supervision, using low-impact methods, above existing grade and without excavation.
- Footings for fencing within the TPZ must be dug using low-impact methods such as hand digging. Adjustment of the footing may be required to accommodate the roots of the trees. Arborist supervision required. Root zone may be impacted, and long-term retention suitability to be determined the day of the works proposed.

Regarding OS03:

- Hard paving is already installed on lane alignment adjacent to tree OS03.
- Proposed concrete pavers and visitor parking must be built using low-impact, zero excavation methods.



LEGEND	CRITICAL ROOT ZONE	TREE PROTECTION ZONE AND FENCING	UN-SURVEYED TREE
	TREE TO BE RETAINED	TREE TO BE REMOVED	

REFERENCE DRAWINGS

- Base Survey from client, dated January 6th, 2021.

NOTES

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



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

PLN - 41
Drawing title: Tree Management Plan
Project address: 9991 & 9951 Blundell Road and 7951 No.4 Road, Richmond
Client: West Karagon Properties Inc.

Drawing No: 005
Date: 2024/03/19
Drawn by: JB
Page Size: TABLOID 11"x17"

Page #
1 of 1



Address: 9951, 9991 Blundell Road and 7951 No. 4 Road

File No.: RZ 19-856171

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10596, the developer is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. **(Road Dedication)** Approximately 2.42 m wide road across the entire No. 4 Road frontage and approximately 3.0 m wide road across the entire Blundell Road frontage; with a 4 m x 4 m corner cut. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area.
3. **(Lot Consolidation)** Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. **(Site Access)** Registration of a legal agreement on title ensuring:
 - No vehicular access off Blundell Road or No. 4 Road will be allowed.
 - Acknowledgement that the Developer wishes to make use of the SRW/PROP that are registered at 9888 Keefer Avenue and 9733 Blunder Road for vehicular access to the subject site.
 - Acknowledge that the use of the driveway and drive aisles at 9888 Keefer Avenue and 9733 Blundell Road are subject to the terms and conditions of the SRW/PROP.
 - An indemnity/release agreement with the City indemnifying and releasing the City from any problems/damages resulting from the reliance on the registered SRW/PROP at 9888 Keefer Avenue and 9733 Blunder Road for vehicular access and egress to/from the subject site.
 - Identification of the cross access arrangement in the disclosure statement to future unit buyers of the subject development.
5. **(Access to Adjacent Residential Developments)** Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of the adjacent sites (including 9888 Keefer Avenue and 9733 Blundell Road) including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
6. **(Interior Noise – Residential)** Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels
 - b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
7. **(Tandem Parking – No Conversion)** Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
8. **(ALR Buffer)** Registration of a legal agreement on Title to identify the Agriculture Land Reserve (ALR) buffer area (4.5 m wide, measured from the new property line ~~PLN No. 42~~ Road), to

Initial: _____

- Ensure that the landscape buffer is designed and to be maintained in accordance to the Ministry of Agriculture's Guide to Edge Planning
- Ensure that landscaping planted within this buffer will not be abandoned or removed,
- Identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities
- Indicate that the subject property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.

9. **(City Centre Future Development Impacts)** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
10. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title.
11. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
12. **(CCAP Community Planning)** City acceptance of the developer's voluntary contribution to future City community planning studies (as set out in the City Centre Area Plan) and as indicated in the table below.

	Site Area for Density Purposes	Maximum FAR	Maximum Permitted Floor Area	CCAP Community Planning Rate	Minimum Voluntary Developer Contribution
TOTAL	2,409 m ²	0.65	16,854.67 ft ²	\$0.34/ft ²	\$5,730.59

Note: In the event the developer contribution is not provided (cash) within one year of the Rezoning Bylaw receiving third reading of Council (Public Hearing), the contribution rate shall be changed to the Council-approved rate in effect at the time the contribution is provided and the value of the contribution shall be changed accordingly, where the change is positive.

13. **(Contribution - Child Care)** City acceptance of the developer's offer to voluntarily contribute \$45,902.35 to the City's child care fund.
14. **(Contribution – Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$18.00 per buildable square foot (e.g. \$303,384.04) to the City's affordable housing fund.
15. **(Contribution – Market Rental)** City acceptance of the developer's offer to voluntarily contribute \$2.65 per buildable square foot (e.g. \$ 44,664.87) to the City's affordable housing fund.
16. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:

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

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$1.02 per buildable square foot	16,854.67 ft ²	\$17,191.76

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.

17. **(Contribution – Indoor Amenity)** Contribution of \$2,066 per dwelling unit (e.g. \$28,924.00) in-lieu of on-site indoor amenity space.

18. **(Tree Survival Security – Onsite Trees)** Submission of a Tree Survival Security to the City in the amount of \$40,960.00 for four on-site trees (specifically tag# 9, #10, #11 & #835) to be retained. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
19. **(Tree Survival Security – City’s Tree)** Submission of a Tree Survival Security to the City in the amount of \$25,600.00 for five City’s trees (specifically tag # 01, 02, 03, 04, 05) to be retained. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
20. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
21. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
22. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of frontage improvements along the site frontages. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 739 L/s of water available at a 20 psi residual at the Blundell Road frontage, and 719 L/s of water available at a 20 psi residual at the No 4 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer’s cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use. At minimum, one additional hydrant on the No 4 Road frontage is required.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer’s cost, the City will:
 - i) Install one new water service connection for the proposed site.
 - ii) Cut, cap, and remove all existing water connections and meters serving the development site.

Storm Sewer Works:

- a) At Developer’s cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- b) At Developer’s cost, the City will:
 - i) Install one new storm connection, complete with inspection chamber, off of the existing storm sewer on the Blundell Road frontage. If feasible, the storm connection shall be tied in to the existing manhole.
 - ii) Cut, cap, and remove all existing storm connections and inspection chambers serving the development site.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Remove the sanitary sewer along the Blundell Road frontage of the site, and fill and abandon the sanitary sewer west of the site up to the proposed manhole.
 - ii) Discharge the sanitary sewer Right-of-Way BM295022 (Plan LMP39900) along the Blundell Road frontage following removal of the sanitary sewer.
 - iii) Remove all existing sanitary connections and inspection chambers serving the development site.
 - iv) Video inspect the sanitary sewer along the frontage of 9733 Blundell Road prior to filling and abandoning, to confirm there are no undocumented connections to the pipe in the area to be filled and abandoned.
- b) At Developer's cost, the City will:
 - i) Install one new sanitary connection, complete with inspection chamber, off of the existing sanitary sewer on the No 4 Road frontage.
 - ii) Install a new manhole on the sanitary sewer on Blundell Road at the tie-in point of 9733 Blundell Road's sanitary connection (i.e. to facilitate abandonment/removal of the sanitary sewer east of the connection).

Frontage Improvements (General):

- a) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - iii) Review street lighting levels along all road frontages, and upgrade as required. In areas where the existing streetlight conduit is under the sidewalk but will become under the boulevard as part of the frontage improvements, the streetlight conduit must be lowered in order to provide adequate depth of cover.
 - iv) Complete other frontage improvements as per Transportation requirements:

Frontage Improvements (No. 4 Road)

- a) Frontage improvements (cross-section): Across the subject site's entire No. 4 Road frontage, the Developer is required to provide the following frontage improvements (measured west to east):

- New east property line of the subject site. (Note: a 2.42 m wide dedication is required to meet minimum frontage improvement standards).
- 2.0 m wide concrete sidewalk. (Arterial Road Sidewalk Policy).
- 1.55 m wide landscaped boulevard with street trees.
- 2.0 m landscaped boulevard with no new tree planting. (Future road widening area).
- 0.15 m wide west curb of site fronting section of No. 4 Road.

b) Comments on proposed sidewalk/boulevard alignment:

- The proposed sidewalk is shown transitioned (towards the north) at roughly mid-section of the site frontage from next to the property line to 1.7 m from the curb. The realigned section of the sidewalk will encroach into the future road widening area. The new sidewalk around the eastern limit of the TPZ is to be kept 2.0 m from the fronting curb.
- The requirement for protecting Tree #835 is recognized. The sidewalk is to be realigned around the Tree #835 TPZ. Beyond the TPZ, the sidewalk is to be transitioned back immediately to stay next to the new property line.

- c) Frontage improvements (sidewalk connection): The subject site's new sidewalk is to connect directly to the existing sidewalk at the immediate north neighbouring development at the common property line. A sidewalk transition section is required. The transition is to be constructed based on a reverse curve design (e.g. 3 m x 3 m).
- d) Driveway closures/backfill: All existing driveways along the subject site's No. 4 Road frontage are to be closed permanently. Site vehicular access is to be provided via the SRW/PROP cross access title registrations at 9733 Blundell Road and 9888 Keefer Avenue. The Developer is responsible for the removal of all existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.
- e) Parks/Tree Bylaw requirements: Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works. Note that the above frontage improvements may have to be realigned to meet tree protection requirements.
- f) Engineering requirements: Consult Engineering on lighting and other utility requirements as part of the frontage works. These requirements include but are not limited to: relocation of hydro poles, relocation of existing or placement of new hydrants, and streetlights. All such installations are to have setbacks from sidewalk/driveway/road curb per City Engineering Design Specifications.

Frontage Improvements (Blundell Road)

- a) Frontage improvements (cross-section): Across the subject site's entire Blundell Road frontage, the Developer is required to provide the following frontage improvements (measured north to south):
- New north property line of the subject site. (Note: a 3.0 m wide dedication is required to meet minimum frontage improvement standards).
 - 2.0 m wide concrete sidewalk. (Arterial Road Sidewalk Policy).
 - 1.5 m wide landscaped boulevard with street trees.
 - 2.0 m landscaped boulevard with no new tree planting. (Future road widening area).
 - 0.15 m wide north curb of site fronting section of Blundell Road.
- b) Tree Planting: New tree planting is to be contained within the 1.5 m wide boulevard between the new sidewalk and the 2.0 m wide future road widening space. Refer to the notes immediately above for frontage improvement cross-section details.
- c) Frontage improvements (sidewalk connection): The subject site's new sidewalk is to be extended for a short distance beyond the west common property line to connect directly to the existing sidewalk at 9733 Blundell Road. The existing sidewalk transition section at 9733 Blundell Road is to be removed and backfilled with grass

boulevard. The finished sidewalk is to have a straight alignment next to the property line across the two neighbouring sites.

- d) Driveway closures/backfill: All existing driveways along the subject site's Blundell Road frontage are to be closed permanently. Site vehicular access is to be provided via the SRW/PROP cross access title registrations at 9733 Blundell Road and 9888 Keefer Avenue. The Developer is responsible for the removal of all existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.
- e) Parks/Tree Bylaw requirements: Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works. Note that the above frontage improvements may have to be realigned to meet tree protection requirements.
- f) Engineering requirements: Consult Engineering on lighting and other utility requirements as part of the frontage works. These requirements include but are not limited to: relocation of hydro poles, relocation of existing or placement of new hydrants, and streetlights. All such installations are to have setbacks from sidewalk/driveway/road curb per City Engineering Design Specifications.

Frontage Improvements (Northwest corner of No. 4 Road/Blundell Road Intersection)

- a) Traffic signal infrastructure
 - The frontage improvements at the northwest corner of the Blundell Road/No. 4 Road intersection will have impacts on the following existing traffic signal infrastructure: junction boxes (for traffic loop, communications and traffic signal); eastbound traffic loop detectors; and traffic signal pole/base. The Developer is responsible for the cost of relocation/upgrading/replacement of the aforementioned traffic signal items. As part of the SA detailed design, the Developer is required to prepare design drawings for the required traffic signal works and submit such design to the City Traffic Signal Group for approval.
- b) Wheelchair ramps and crosswalks
 - The proposed dual ramps are to be replaced by a single ramp (Engineering Design Specifications Drawing R-15-SD).
 - Angled design of the E-W and N-S sidewalks are not acceptable. The crosswalks are to be aligned so that they are perpendicular to each other.

Road Dedication and SRW Requirements

- a) Dedications: The following dedications are required. (The exact road dedications are to be determined as part of the functional road design process and legal surveys).
 - No. 4 Road frontage: The frontage improvement standards are 2.0 m wide sidewalk, 1.5 m wide boulevard and 2.0 m wide future road widening strip. The existing frontage width is not adequate for supporting these standards. A 2.42 m wide dedication across the subject site's entire No. 4 Road frontage is required.
 - Blundell Road frontage: The minimum frontage improvement standards are 2.0 m wide sidewalk, 1.5 m wide boulevard and 2.0 m wide future road widening strip. The existing frontage width is not adequate for supporting these standards. A 3.0 m wide dedication across the subject site's entire Blundell Road frontage is required.
 - Corner cut: A 4.0 m x 4.0 m corner cut dedication is required at the southeast corner of the subject site (measured from the intersecting points of the two new property lines).
- b) Utility SRW requirements: All above ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard. On-site SRW is to be secured for the placement of this equipment.

Functional Plan

- a) Functional plan requirements: The Developer is required to submit functional road plans, prepared by a Registered Professional Engineer, for approval by the City. The purpose of the functional plans is to establish the extent of frontage improvements and to determine, in conjunction with legal surveys, road dedication requirements. TAC and City Engineering Design Specifications are to be followed. The completed plan is to contain this information:
- Frontage improvements described above.
 - Typical road cross-sections and cross-section at TPZ.
 - Road dedications required to support the required frontage improvements.
 - Pavement marking and traffic signage plans.
- b) General Items:
- At Developer's cost, the Developer is required to:
 - 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.
 - Provide a video inspection report of the existing storm sewer and sanitary sewers along the road frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - 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.
 - 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.
 - Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
 - 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:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
 - 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.

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

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

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

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

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

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

Note:

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

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

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

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

proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.

- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10596 (RZ 19-856171)
9951, 9991 Blundell Road and 7951 No. 4 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 **“Medium Density Townhouses (RTM2)”**.

P.I.D. 005-371-945

Lot 59 Section 15 Block 4 North Range 6 West New Westminster District Plan 40580

P.I.D. 004-193-491

Lot 60 Except: Parcel “B” (Bylaw Plan 64705), Section 15 Block 4 North Range 6 West New Westminster District Plan 40580

P.I.D. 002-795-817

Lot 61 Section 15 Block 4 North Range 6 West New Westminster District Plan 40580

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10596”**.

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Joshua Reis
Director, Development

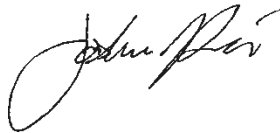
Date: August 20, 2024
File: RZ 22-023116

Re: **Application by Wayne Fougere for Rezoning at 9511 Granville Avenue from the “Small-Scale Multi-Unit Housing (RSM/XL)” Zone to the “Town Housing (ZT105) – North McLennan (City Centre)” Zone and the “School & Institutional Use (SI)” Zone**

Staff Recommendation

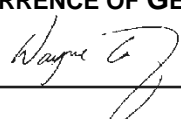
1. That Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10587, which proposes amendments to the northern portion of 9511 Granville Avenue, including to amend:
 - a) Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), including amending the land use designation of the northern portion of 9511 Granville Avenue (area marked as “A” on Schedule A attached to and forming part of this Bylaw) from “Neighbourhood Residential” to “School”; and
 - b) Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw 7100, including amending the land use designations of the northern portion of 9511 Granville Avenue (area marked as “A” on Schedule A attached to and forming part of this Bylaw) in the Generalized Land Use Map (2031), Specific Land Use Map: McLennan North Sub-Area Plan and reference maps throughout the plan;be introduced and given first reading.
2. That Bylaw 10587, having been considered in conjunction with:
 - the City’s Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans; is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;
3. That Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10588, to create the “Town Housing (ZT105) – North McLennan (City Centre)” zone and to rezone 9511 Granville Avenue from the “Small-Scale Multi-Unit Housing (RSM/XL)” to the “Town Housing (ZT105) – North McLennan (City Centre)” zone and the “School & Institutional Use (SI)” zone, be introduced and given first reading.



Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:ta
Att. 8

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

Staff Report

Origin

Wayne Fougere has applied on behalf of the owner, Western Granville Developments Ltd. (Directors: Kelvin W. Leung and Thomas C. Leung), to the City of Richmond to rezone 9511 Granville Avenue from the residential “Small-Scale Multi-Unit Housing (RSM/XL)” zone to a new site-specific zone, “Town Housing (ZT105) – North McLennan (City Centre)” and the “School & Institutional Use (SI)” zone on the northern portion of the site (approximately 392.0 m² in area), to develop 12 townhouse units. A location map and aerial photograph are provided in Attachment 1.

An associated Official Community Plan (OCP) Bylaw 9000 and 7100 Amendment 10587 is proposed to re-designate the northern portion of the property to reflect its future school use and support the voluntary transfer of the north portion of the site to the Henry Anderson Elementary School located north of the site.

A Development Permit application is required to further address the form and character of the proposed townhouse development. Conceptual development plans are provided for reference in Attachment 2.

A Servicing Agreement will be required for this development prior to Building Permit issuance for frontage improvements along the site’s frontage and for new service connections to the site.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site consists of a single lot containing a single-family dwelling with a storage barn in the rear yard. The dwelling is currently tenanted. The applicant has indicated that there is no secondary suite on site. The applicant is committed to providing notice in keeping with the Residential Tenancy Act. The existing dwelling is proposed to be demolished.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North: Henry Anderson Elementary School on property zoned “School & Institutional Use (SI)”.
- To the South: Across Granville Avenue, a 16-unit two-storey townhouse development fronting Granville Avenue on property zoned “Medium Density Townhouses (RTM2)”.
- To the East: A 31-unit three-storey townhouse development fronting Granville Avenue on property zoned “Town Housing (ZT56) – North McLennan (City Centre)”.

To the West: A 30-unit two to three-storey townhouse development fronting Granville Avenue on property zoned “Medium Density Townhouses (RTM1)”.

Related Policies & Studies

Official Community Plan/ McLennan North Sub-Area Plan

The subject site is designated as “Neighbourhood Residential” in the 2041 Official Community Plan (OCP) and is located in the City Centre Area Plan (CCAP). The City Centre Area Plan designates the subject site as “General Urban T4” and the McLennan North Sub-Area Plan (Schedule 2.10C of the City Centre Area Plan, OCP Bylaw 7100) designates the subject site as “Residential Area 3” (Attachment 4), which allows for two and three storey townhouses with a base density of 0.65. The Residential and Land Use section of the McLennan North Sub-Area Plan also provides allowances for additional density in instances where the developer makes a contribution to the City’s community facilities and/or services. The proposed development is consistent with the McLennan North Sub-Area Plan. The application is generally consistent with the OCP and the CCAP.

In support of the applicant’s proposal to voluntarily transfer the northern portion (approximately 392.0 m² in area) of the site to the Henry Anderson Elementary School located to the north of the site, a minor housekeeping OCP amendment is proposed to designate that area for school use. In the Land Use Map of Schedule 1 of OCP Bylaw 9000, this portion of the site is to be re-designated from “Neighbourhood Residential” to “School”; in the Generalized map of Schedule 2.10 (City Centre Area Plan) of OCP Bylaw 7100, this portion of the site is to be re-designated from “General Urban T4” to “School” and in the Land Use Map of the Schedule 2.10C (McLennan North Sub-Area Plan) of OCP Bylaw 7100, the northern portion of the site is to be re-designated from “Residential Area 3” to “School”.

Staff support the proposed OCP amendment as it will allow for the voluntary transfer of the northern portion of the site to be used as an additional field for the adjoining Henry Anderson Elementary School (6611 No. 4 Road) located north of the site. The OCP amendment will also improve the function and alignment of the adjacent north trail that currently wraps around the north portion of the lot. A letter has been received from the Richmond School District confirming acceptance of the proposed voluntary transfer of the northern portion of the subject site with the adjoining Henry Anderson Elementary school.

Prior to zoning bylaw adoption, the north portion of the site is required to be transferred and consolidated with the Henry Anderson Elementary School. The applicant will be required to prepare a subdivision plan and a consolidation plan for the land transfer. Prior to consolidation, the applicant will also be responsible for the demolition of the rear storage barn. The developer shall be responsible for all costs associated with the transfer and consolidation unless otherwise agreed to by the developer and the Richmond School District.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to make a cash contribution at the current rate of \$0.34 per buildable square foot, for a total contribution of \$5,026.27 prior to final adoption of the rezoning bylaw.

Registration of a legal agreement on Title is required before final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other developments that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy “Area 4”. All new aircraft sensitive noise uses may be considered in this area, in accordance with the ANSD policies contained in the OCP.

There is an existing ANSD covenant on Title which is to be discharged and replaced. Registration of a new aircraft noise sensitive use covenant on Title of the residential portion of the site is required prior to final adoption of the rezoning bylaw to acknowledge that the subject lands are located within an aircraft noise sensitive area and that appropriate building design measures are incorporated to mitigate against aircraft noise.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. In response to the placement of the rezoning sign on the subject property, staff have received written submissions from the public about the application. The written submissions include two emails from residents of the neighbouring townhouse development (9533 Granville Avenue) located to the east of the proposed development (Attachment 5).

A summary of the emails received regarding the application include the following:

- Concerns regarding the applicability of the easement agreement registered on 9533 Granville Avenue in favour of 9511 Granville Avenue.

There is a cross-access easement registered on the Title of 9533 Granville Avenue in favour of 9511 Granville Avenue. This was secured as part of the rezoning (RZ 03-245733) and development permit (DP 03-252267) application associated with the development of 9533 Granville Avenue. The applicant’s lawyer has confirmed that the developer can rely on use of the Statutory Right-of-Way (SRW) for access to the subject site and this opinion has been reviewed and confirmed by the City’s Law department. The applicant and the neighbouring strata have confirmed that they have reached an agreement on the use of the easement area.

- Concerns regarding the developer's use of the easement area/driveway located on 9533 Granville Avenue during construction.

During construction, the developer would be required to obtain construction access to/from Granville Avenue using their property (9511 Granville Avenue). The applicant has been advised by the City that the easement area is not to be used for construction access. Prior to Building Permit Issuance, the applicant will be required to provide the City's Transportation department with a Construction Parking and Traffic Management Plan. The developer also offered the neighbour the option of documenting the condition of the driveway before and after construction.

- Concerns regarding consistency in the design between the proposed development at 9511 Granville Avenue and the existing townhouse complex at 9533 Granville Avenue.

Both developments are three storey townhouse developments with comparable densities. The architectural form and character will be reviewed further for consistency with applicable design guidelines as part of the development permit review.

- Concerns regarding the Floor Area Ratio (FAR) proposed by the developer.

The 0.70 FAR proposed for the development is consistent with the City's OCP and is comparable to the FAR applicable to adjacent townhouse developments in the area.

- Concerns regarding the potential for the unauthorized use of the visitor parking spaces at 9533 Granville Avenue.

The developer has contacted the adjacent Strata and offered to cover the costs to put up signs for the visitor parking stalls at 9533 Granville Avenue. The signs would indicate that the 9511 Granville Avenue strata cannot use the visitor parking stalls located at 9533 Granville Avenue.

- Concerns regarding the cost recovery for a recently installed fence the Strata paid for located along the shared property line where the driveway is proposed to be extended through.

The applicant offered to fix the neighbour's front fence as goodwill for the removal of the applicable portions of the fence along the shared property line. The interface between the proposed development and the existing east and west townhouse developments will be reviewed further as part of the development permit application.

In accordance with the Local Government Act, should this application proceed, Council would be prohibited from holding a public hearing as a result of the proposed residential townhouse use as the use is consistent with the OCP. The overall Zoning Bylaw amendment involves the transfer of a portion of the subject site to the Richmond School District, and requires an amendment to the OCP to redesignate that portion of land to "School" use. Should Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

OCP Consultation Summary

Staff have reviewed the Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10587, having been considered in accordance with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders. An OCP consultation summary clarifying this recommendation is attached (Attachment 6).

Richmond Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing. Public notification for 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 development consists of four three-storey buildings containing a total of 12 townhouse units (including one secondary suite). The proposed conceptual development plans are included in Attachment 2.

The buildings are positioned in a north-south orientation across the site with three units (Building One) fronting onto Granville Avenue. One secondary suite and two convertible units are provided in Building 3, which is adjacent to the proposed 90.0 m² common outdoor amenity space. Private outdoor spaces are proposed at grade in either the north or south yards of each unit along with small additional outdoor spaces proposed in balconies on the second storey of each unit.

Proposed OCP, CCAP and McLennan North Sub-Area Plan Amendment

The applicant has voluntarily offered to transfer the northern portion (approximately 392.0 m²) of the subject site to the Richmond School District No. 38. The School Board has confirmed acceptance of the voluntary transfer, which will be consolidated with their property at 6611 No. 4 Road, which includes Henry Anderson Elementary School and A. R. MacNeill Secondary School.

The school board intends to use the transferred lands as field to be joined with the existing school field at Henry Anderson Elementary School. Accordingly, the applicant is to demolish the rear storage barn. Prior to final adoption of the rezoning bylaw, the applicant is required to transfer a fee simple parcel of not less than 392.0 m² in area to the Richmond School District for consolidation with their lands at 6611 No 4 Road.

To facilitate this voluntary land transfer to the Richmond School District No. 38, a minor technical/housekeeping amendment to the OCP Bylaw 9000 and 7100 is proposed to re-designate the land use of the northern portion of the subject site for school purposes.

Staff support the proposed amendment as it will align the OCP with the site's intended future use.

Proposed Site-Specific Zone

The applicant proposes to create a new "Town Housing (ZT105) – North McLennan (City Centre)" zone and apply this new zone to the southern portion of the property. This new zone would permit a maximum density of "0.70" and incorporate setbacks, lot dimensions and areas and parking standards that respond to the specific conditions of the subject site. The proposed site-specific zone is drafted based on the existing standard Medium Density Townhouses zones and is consistent with the Sub-Area Plan and its objective to redevelop the area from a predominantly single-family neighbourhood to a higher density neighbourhood with varied housing clusters.

Staff support the proposed density, building height and setbacks of this new zone based on the following:

- The applicant's voluntary transfer of the northern portion (392.0 m²) of the subject site to the Richmond School District.
- The proposed density is generally consistent with other townhouse developments in the area and is in keeping with the policies of the North McLennan Area Plan, where an increase in the density may be considered for developments where community facilities and services are provided.
- A 0.65 m wide road dedication along Granville Avenue will be provided prior to rezoning adoption to facilitate frontage improvements to be secured through a subsequent Servicing Agreement as part of the future Building Permit.
- Facilitates the redevelopment of a remnant property to a development type that is consistent with the adjacent townhouse developments located on either side of the subject site.

The proposed zoning bylaw amendment would also rezone the northern portion (approximately 392.0 m² in area) of the subject site from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the standard "School & Institutional Use (SI)" to facilitate the voluntary transfer of that portion of the site as park to the Henry Anderson Elementary School located to the north of the site.

Existing Legal Encumbrances

There is an existing Aircraft Noise Sensitive Use covenant [BW495680] on Title restricting the owner of the subject site from developing the Property unless the building is designed to ensure the development on site does not exceed specified sound levels. This covenant is to be discharged and a new Aircraft Noise Sensitive Use covenant will be registered on Title for the new development on the residential portion of the site prior to rezoning bylaw adoption.

Housing Type and Tenure

This proposal is for 12 townhouse units that are intended to be strata-titled. Consistent with OCP policy respecting townhouse and multiple-family housing development projects and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Amenity Space

The applicant proposes a voluntary contribution to the City's Recreation Facilities Reserve Fund in the amount of \$2,066.00/unit for a total contribution of \$24,792.00 in-lieu-of providing common indoor amenity space on-site. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.

A common outdoor amenity space is required on-site. Based on the preliminary design, the proposed common outdoor amenity space of 90.0 m² exceeds the minimum requirement (6.0 m² of outdoor space per unit for a total of 72.0 m²) of the Official Community Plan (OCP). Staff will work with the applicant at the Development Permit stage to ensure the configurations and the design of the common outdoor amenity space meets the Development Permit Guidelines in the OCP.

Transportation and Site Access

A 0.65 m wide road dedication will be required along the site's entire frontage for the future road widening of Granville Avenue, as well as new treed/grassed boulevards and sidewalks along the portion of Granville Avenue adjacent to the site. The frontage improvements will be provided through the servicing agreement for the project.

Access to the subject site is proposed from Granville Avenue through an easement (BW209087) located on the neighbouring townhouse development (9533 Granville Avenue) to the east. The easement is on an existing driveway that is currently in use by the residents of the 31-unit townhouse development at 9533 Granville Avenue. The cross-access agreement in favour of 9511 Granville Avenue, was secured via a rezoning (RZ 03-245733) Bylaw 7638 adopted on May 25, 2004, and a development permit (DP 03-252267) issued on June 14, 2004, respectively. The applicant's transportation consultant has confirmed that the drive aisle is sufficient to accommodate two-way passenger vehicle traffic. The applicant's lawyer has provided an opinion letter confirming that the applicant can rely on the easement for access, and the applicant proposes to exercise the right as provided by the easement. The applicant has met with the neighbouring strata to discuss an agreement for cost sharing and maintenance of the easement area. The applicant and the neighbouring strata have confirmed that they have reached an agreement on the use of the easement area.

Pedestrian access to each unit is proposed via individual pathways from the public sidewalk and interior pathways within the site.

On-site vehicle parking is proposed consistent with the Zoning Bylaw requirements. Resident vehicle parking spaces are mostly provided in side-by-side or tandem arrangements within each unit's garage. Prior to rezoning bylaw adoption, the applicant is required to register a legal agreement on Title prohibiting the conversion of the tandem parking spaces into habitable floor area.

Three surface parking spaces for visitors are located in the east side yard of the site and a visitor bicycle rack is also proposed in the east side yard of the development in proximity to the common outdoor amenity space. Resident bicycle parking is proposed within each unit's garage.

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:

- 22 trees (tag# 707, 708, 709, 710, 713, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734 and 735) bylaw-sized trees on the subject property.
- 15 trees (tag# A, B, C, D, E, F, G, H, 711, 712, 714, 715, 716, 717 and 718) trees on neighbouring properties.
- There are no street trees on City property.

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

- Four trees, specifically one Gingko tree (tag# 707 – 17.0 cm DBH), one Norway maple tree (tag# 713 – 44.0 cm DBH), and two Western Red cedar trees (tag# 719 – 58.0 cm DBH and 720 – 33.0 cm DBH), located on site at the Granville Avenue frontage and along the west property line, are identified to be retained and protected in the Arborist report.
- Three trees (tag# 730, 732 and 733) located on site, are identified to be in good condition, but are located in the middle of the development site. These trees are recommended for removal as per the Arborist Report.
- 15 trees (tag# 708, 709, 710, 721, 722, 723, 724, 725, 726, 727, 728, 729, 731, 734 and 735) located throughout the development site, are in poor condition - either dying (sparse canopy foliage), have been historically topped and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts) and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- 15 trees (tag# A, B, C, D, E, F, G, H, 711, 712, 714, 715, 716, 717 and 718) located adjacent to the east and west property lines of subject property on neighbouring properties, are to be protected as per the Arborist report or as per the City of Richmond Tree Protection Information Bulletin Tree-03.

Replacement trees should be specified at 2:1 ratio as per the OCP, i.e. 36 replacement trees.

Tree Replacement

The applicant intends to remove 18 on-site trees (tag # 708, 709, 710, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733 734 and 735). The OCP requires a 2:1 replacement ratio for trees removed, this would therefore require a total of 36 replacement trees. Based on the preliminary landscape plan (Attachment 2) provided as part of this rezoning application, the applicant has indicated 19 trees to be planted on site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
19	8.0 cm		4.0 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$13,056.00 (\$768.00/tree) to the City's Tree Compensation Fund in lieu of the remaining 17 trees that cannot be accommodated on the subject property after redevelopment. Through the DP application review process, the landscape plan will be further reviewed to provide for a mix of coniferous and deciduous tree species.

Prior to DP issuance, to ensure that the replacement trees are planted and the landscape plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency). A legal agreement is to accompany the Security, which is to set the terms for its use and release.

Tree Protection

Four on-site trees (tag# 707, 713, 719 and 720) located on-site at the Granville Avenue frontage and along the west side property line and 15 trees (tag# A, B, C, D, E, F, G, H, 711, 712, 714, 715, 716, 717 and 718) located adjacent to the east and west property lines of subject property on neighbouring properties, are to be retained and protected as per the Arborist report or as per the City of Richmond Tree Protection Information Bulletin Tree-03. 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 7). In some instances those measures include cantilevering portions of the garage floor slab and maintaining site grades in and around the trees. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the amendment bylaw, a Tree Survival Security in the amount of \$35,840 for the four on-site trees (tag# 707, 713, 719 and 720) is required to ensure the protection of retained trees.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures

required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.

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

Public Art

In response to the City's Public Art Program, prior to bylaw adoption, the applicant will provide a voluntary cash contribution to the City's Public Art Reserve Fund; at a rate of \$1.02/ ft² (2024 rate) for a total amount of \$15,079.00.

Affordable Housing Strategy

The City's Affordable Housing Strategy seeks cash-in-lieu (CIL) contributions to the Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units. The contributions are sought in lieu of built low-end-of-market rental (LEMR) housing units. In this case, the rezoning application proposes a twelve-unit townhouse development.

The applicant is required to provide a CIL contribution to the Affordable Housing Reserve Fund in the amount of \$18.00 per buildable square foot consistent with the Affordable Housing Strategy and Section 5.15 of Richmond Zoning Bylaw 8500 for rezoning applications that propose the "Town Housing (ZT105) – North McLennan (City Centre)" zone inside the City Centre.

The lands subject to this application are 21,118.79 ft² in area. The site specific (ZT105) zone will establish a floor area ratio (FAR) of 0.70 with an additional 0.1 FAR to accommodate amenity space, therefore the maximum residential floor area available to the property, if the rezoning is approved, is 14,783.15 ft². The affordable housing cash-in-lieu requirement applicable for this application is \$266,096.78 and the applicant must provide this to the City prior to final adoption of the rezoning bylaw.

The applicant also proposes to provide one studio secondary suite with a minimum size of 29.0 m² (312.15 ft²) in Building 3 - Unit C. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title stating that no Occupancy Certificate will be granted until one studio secondary suite with a minimum size of 29.0 m² (312.15 ft²) is constructed onsite to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Market Rental Housing Policy

The City of Richmond's Official Community Plan establishes a policy framework for the provision of market rental housing. Smaller-scale projects including townhome proposals with more than five units are not required to provide purpose-built market rental units so long as a CIL contribution is made to the City's Affordable Housing Reserve Fund.

The CIL contribution amount for townhouse developments is \$2.65 per buildable square foot (\$28.52 per buildable m²). Consistent with the OCP, the CIL contribution applicable to this proposal is \$39,175.36 and must be provided to the City prior to final adoption of the rezoning bylaw.

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all of the units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower). In addition, the applicant proposes two Convertible Units in Building Three (Unit B and Unit C). Further review of the Convertible Unit design will be undertaken as part of the Development Permit (DP) application review process.

Energy Efficiency

Consistent with the City's Energy Step Code requirements, the applicant has confirmed that the applicable Energy Step Code performance target has been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with maximum Emission Level 4 which is in line with current requirements.

Further details on how the proposal will meet this commitment will be reviewed as part of the DP and Building Permit (BP) application review processes.

Development Permit Application

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. The DP application will involve further review of the form and character of the proposed development to ensure it is consistent with the design guidelines for multi-family development contained within the OCP, and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Site plan: Refinement of the site plan to finalize the drive-aisle design, on-site parking (vehicle and bicycle) and pedestrian circulation.
- Landscape plan: Enhancement of the tree and plant schedule in the landscape plan to provide for a mix of deciduous and coniferous trees, as well as examination of additional planting opportunities to provide for visual interest and screening at key areas.
- Residential Interface: Refinement of the DP drawings to provide for appropriate edge conditions with the adjacent east and west townhouse developments.
- Building Material: Reviewing and finalizing the proposed exterior building material and colour palette.
- Accessibility: Confirming that all aging-in-place and convertible unit features have been incorporated into dwelling unit designs.
- Crime Prevention Through Environmental Design (CPTED): Reviewing the applicant's response to the principles of Crime Prevention Through Environmental Design (CPTED).

- Sustainability: Further review of the environmental sustainability features to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.

Additional items may be identified as part of the DP application review process.

Site Servicing and Frontage Improvements

Prior to Building Permit issuance, the applicant is required to enter into a servicing agreement (SA) for the design and construction of the following, including but not limited to:

- A 0.65 m wide road dedication and boulevard improvements for future road widening of Granville Avenue, as well as new treed/grassed boulevards and sidewalks along the portion of Granville Avenue adjacent to the site.
- A new water service connection to the existing watermain along Granville Avenue frontage.
- A storm sewer upgrade to 600.0 mm along entire span of the 9511 Granville Avenue frontage.
- A new sanitary service connection off of the existing 200.0 mm along the rear-yard of the proposed site to be connected to the existing manhole at the northwest corner of 9533 Granville Avenue.
- The applicant is also to undertake a capacity and condition analysis of the one existing storm connection and inspection chamber to determine their adequacy, and if they are inadequate the applicant will then be required to design and upgrade the inadequate lines as part of the SA.

Complete details on the scope of the frontage improvements and site servicing are included in Attachment 8.

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 9511 Granville Avenue to a new site-specific zone, “Town Housing (ZT105) – North McLennan (City Centre)” and the “School & Institutional Use (SI)” zone on the northern portion of the site, to develop 12 townhouse units with access from Granville Avenue through a neighbouring townhouse development (9533 Granville Avenue).

To facilitate the subject development, Official Community Plan (OCP) and City Centre Area Plan (CCAP) bylaw amendments are proposed to change the land use designation of the north portion of the subject site from “Neighbourhood Residential” to “School” in order to allow for the voluntary transfer of the north portion of the site to Henry Anderson Elementary School located north of the site.

Road and engineering improvement works required with respect to the subject development will be secured through the City's standard Servicing Agreement. The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that OCP Community Plan Bylaw No. 9000 and 7100, Amendment Bylaw 10587 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10588 be introduced and given first reading.



Tolu Alabi, MCIP, RPP
Planner 2
(604-276-4092)

TA:he

- Att. 1: Location Map
 2: Conceptual Development Plans
 3: Development Application Data Sheet
 4: McLennan North Sub-Area Plan
 5: Public Correspondence
 6: OCP Consultation Summary
 7: Tree Management Plan
 8: Rezoning Considerations



PLN - 68

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11	ELEVATIONS		
12	ELEVATIONS		
13	SITE SECTIONS		
14	SITE SECTIONS		

PROJECT TEAM

CLIENT	ARCHITECT	LANDSCAPE ARCHITECT	ARBORIST	SURVEYOR
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CIVIL	TRANSPORTATION	ENVELOPE AND ENERGY	ACOUSTICAL	
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PLN - 69



CONTEXT PLAN



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9511
Granville Avenue
for
Western Construction
R2 22-023116 & DP 22-023117
AUGUST 01, 2024

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Vancouver, BC V5T 4L6
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PLN - 70



CONTEXT PHOTOS & STREETScape

SCALE 1 : 800
0 10m 20m 50m

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9451 Granville Ave

SUBJECT SITE
9511 Granville Ave.

SHARED
EASEMENT

9533 Granville Ave

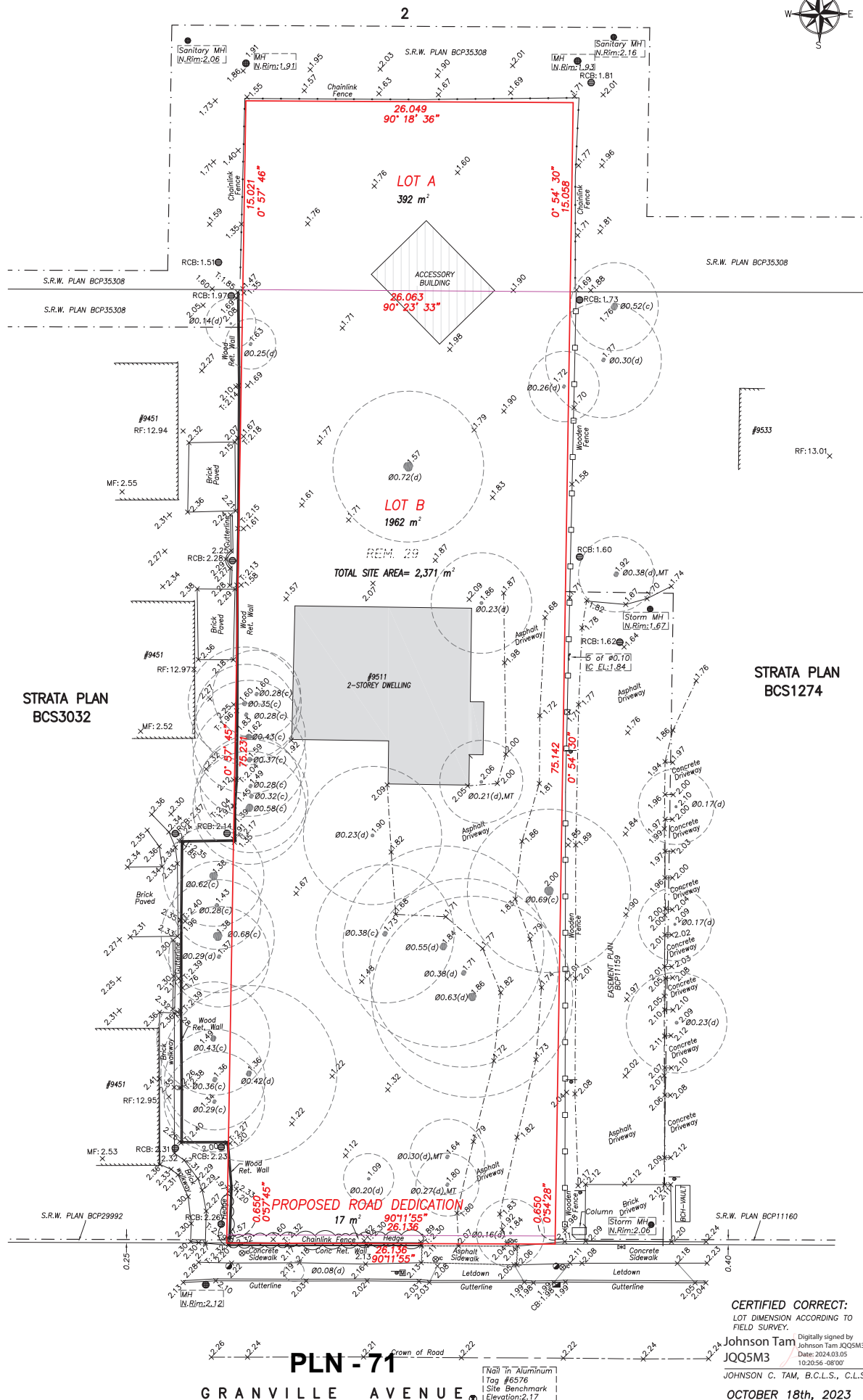
STREETSCAPE SCALE 1 : 100

#9511 GRANVILLE AVENUE,
RICHMOND, B.C.
P.I.D. 000-472-689

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.339m
Benchmark: HPN #196
Control Monument 77H4983
Elevation: 1.001m

Use site Benchmark Tag#6576
for construction elevation control.

(c) denotes conifer
(d) denotes deciduous
(MT) denotes multiple-trunk
☑ denotes catch basin
⊖ denotes round catch basin
⊕ denotes water valve
Ⓜ denotes water meter
● denotes manhole
⊗^C denotes inspection chamber
T denotes top of retaining wall
MF denotes main floor
RF denotes roof
Ⓜ denotes inspection chamber
Ⓢ denotes sign post
⚡ denotes power pole



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Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7925
FB-412 P95
Drawn By: TH/KA

DWG No. 7925-Topo-02

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson Tam
JQQ5M3

Digitally signed by
Johnson Tam JQQ5M3
Date: 2024.03.05
10:20:56 -08'00'

JOHNSON C. TAM, B.C.L.S., C.L.S.

OCTOBER 18th, 2023

GROSS SITE AREA	2,371 sm
ROAD DEDICATION (SOUTH)	17 sm
LAND DEDICATION (NORTH)	392 sm
NET SITE AREA	1,962 sm

UNIT COUNT	12 UNITS
DENSITY	50.78 UPH
GROSS FLOOR AREA	2,156 sqm
NET FLOOR AREA	1,373 sqm
PERMITTED ZONING	RS1/F
PROPOSED ZONING	SITE SPECIFIC & SI
GARBAGE/RECYCLING	DOOR-TO-DOOR PICKUP

GARBAGE/RECYCLING

	Required	Proposed
DENSITY (FAR)	0.70	0.70
OPEN SPACE	72 m	90 m
PLAY AREA	36 m	72 m
COVERAGE	40%	36%
BUILDING HEIGHT	12.00 m	11.60 m
Front Yard Setback (South)	6.0 m	6.03 m
Side Yard Setback (East)	3.0 m	3.00 m
Side Yard Setback (West)	3.0 m	3.02 m
Rear Yard Setback (North)	3.0 m	4.28 m

Flood Construction Level	2.9 m - Area A
Ground Floor Slab Elevation	2.54 m
Highest Point In Crown of Road	2.24 m
Average Site Grade	2.08 m

SCALE 1/16" = 1'-0"



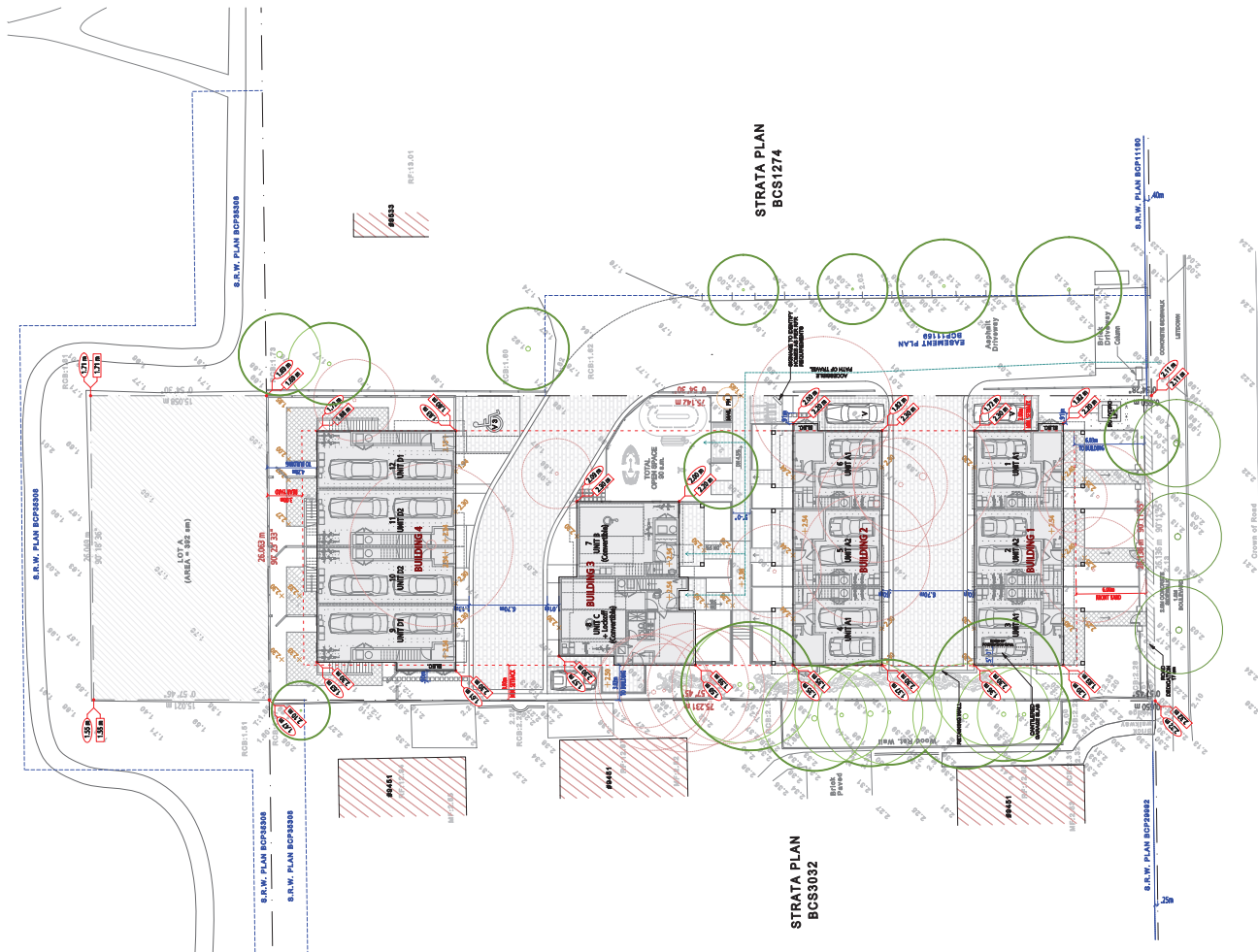
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AUGUST 01 2024

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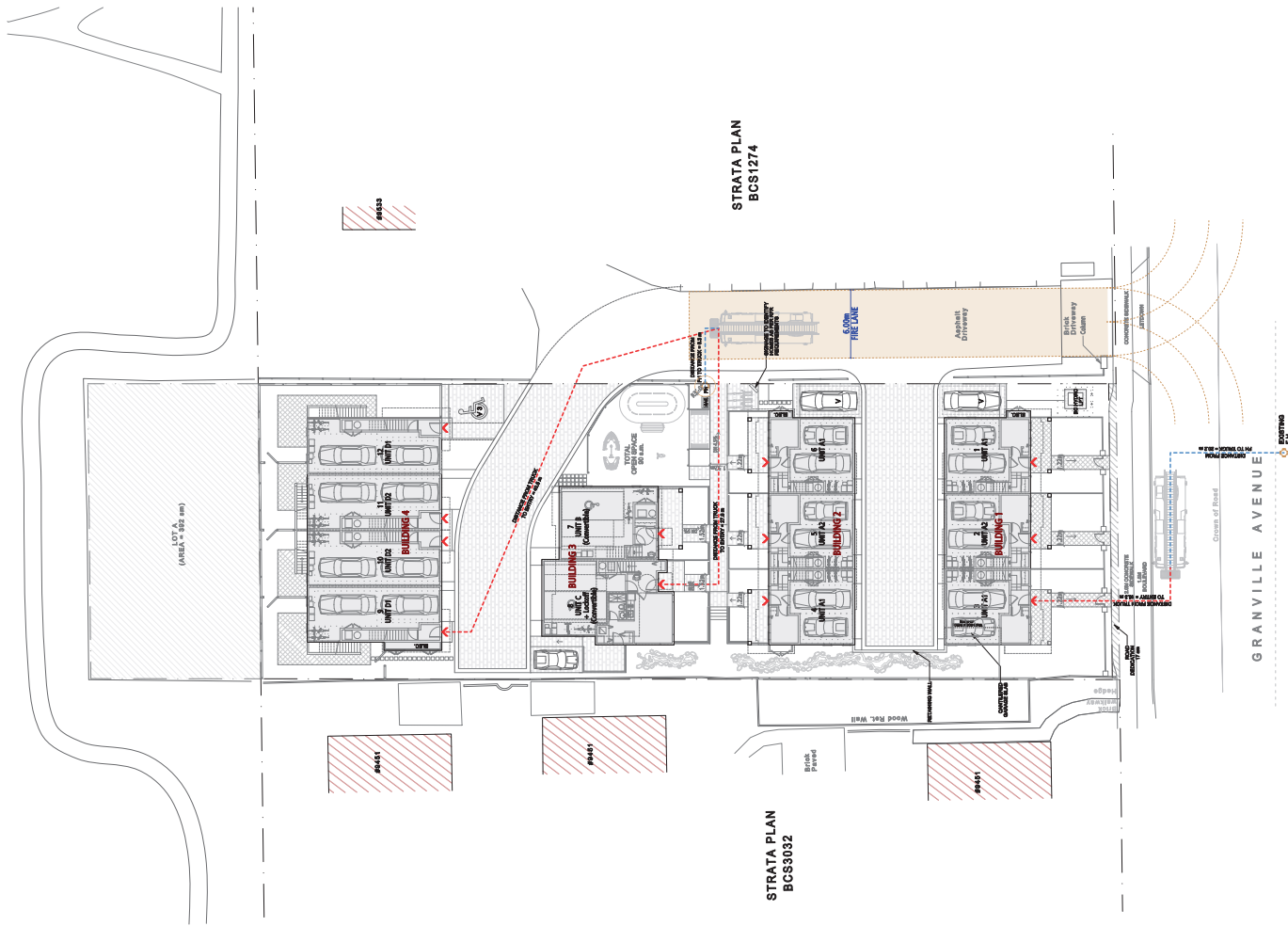


GRANVILLE AVENUE


EOSTING
EST. 1998

LEGEND

- Principal Entrance
- Fire Access Route
- Distance from FH to truck
- Distance from truck to entry



↑

FIRE FIGHTING PLAN

SCALE 1/16" = 1'-0"

0 5.0m 10.0m

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RZ 22-023116 & DP 22-023117
AUGUST 01, 2024

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PARKING DATA

CAR PARKING CALCULATION


Bylaw reference	Unit Count	Required/ Permitted
7.9.3 Residential use at City centre parking - Zone 3	1.4 per Unit	12 17 23
Visitor parking	0.2 per Unit	3 3 3
Total		20 26 26
7.5.6	Max. 50% tandem parking	9 (max) 4
7.5.13	Small Spaces	0 7 (variance requested)
7.5.14	Min. 2% Accessible Spaces	1 3

100% of residential parking spaces and one visitor parking (V3) will comply with Level 2 EV Charging requirement.
One visitor parking space will have a charging feature capable of providing at least 6.66 kW of power at all times.


BIKE PARKING CALCULATION

Bylaw Reference	Unit Count	Required	Proposed
7.14.10 Class 1	1.25 per Unit	12	15
Horizontal bikes			11
Vertical bikes	Max. 33%		4 (27%)
Class 2	0.2 per Unit	3	3
Total		18	27


LEGEND




STANDARD CAR STALL
SIZE: 2.5m*4.5m



SMALL CAR STALL
SIZE: 2.3m*4.6m





ACCESSIBLE CAR STALL
SIZE: 4.0m*4.5m





VAN ACCESSIBLE CAR STALL
SIZE: 4.0m*4.5m

* Addition 0.3m added where the carstall adjoins a wall.

- 

CLASS 1 BIKE STALL
SIZE: 1.8m x 0.6m
- 

CLASS 1 BIKE STALL (Vertical)
SIZE: 1.0m x 0.6m
- 

ELECTRIC VEHICLE CHARGING PLUGS - LEVEL 2
- 

ELECTRIC VEHICLE CHARGING PLUGS - 6.66 KW



PARKING PLAN



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9511
Granville Avenue
for
Western Construction

RZ 22-023116 & DP 22-023117
AUGUST 08, 2024



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RZ 22-023116 & DP 22-023117
AUGUST 01, 2024

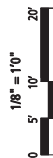
FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 • 7425 Quebec Street
Vancouver BC V5T 4L6
604.473.2007
fougerearchitecture.ca



PLN - 76

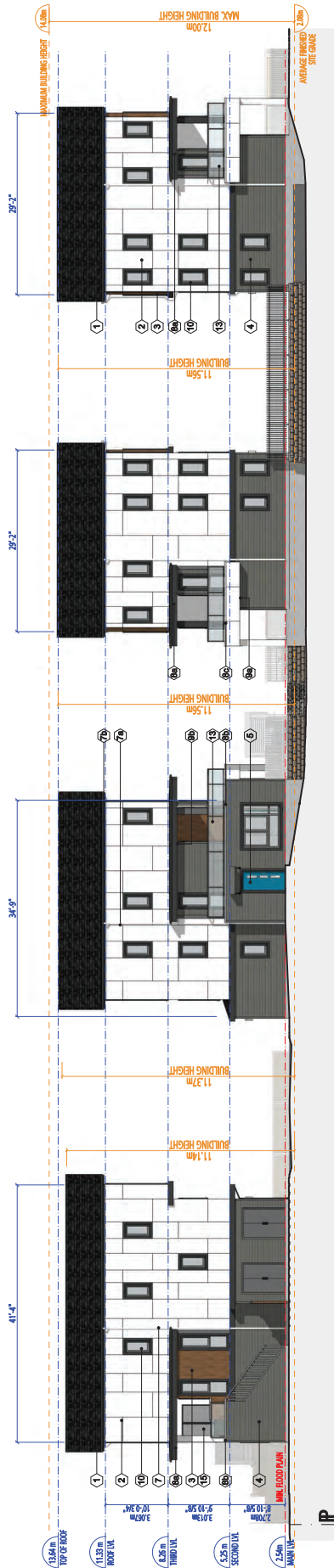
EXTERIOR FINISHES	
1	SP SHINGLES
2	SHADOW BLACK
3	HARDIE PANE, SMOOTH
4	COLOR TO MATCH BENJAMIN MOORE - CHANTILLY LACE 2121-70
5	HARDIE PANE, SELECT CEDAR/MILL
6	MITT BROWN
7	HARDIE LAP SIDING
8	COLOR TO MATCH BENJAMIN MOORE - OVERBOAT 00-64
9	ENTRY DOORS
10	COLOR TO MATCH BENJAMIN MOORE - 2007-30 IMPERIAL BLUE
11	WOOD FASCIA
12	COLOR TO MATCH BENJAMIN MOORE - UNIVERSAL BLACK 2119-10
13	DOWNSPOUTS AND GUTTERS
14	COLOR TO MATCH BENJAMIN MOORE - CHANTILLY LACE 2121-70
15	UNIVERSAL BLACK 2119-10
16	METAL FLASHING
17	COLOR TO MATCH BENJAMIN MOORE - OVERBOAT 00-64
18	HARDIE EXPERT
19	VERTED CEDAR/MILL - MITT BROWN
20	COLOR TO MATCH BENJAMIN MOORE - UNIVERSAL BLACK 2119-10
21	WYLL WINDOWS - GREY
22	GARAGE DOOR - CLORPLAY BRONZE
23	ELECTRICAL CLOSET DOOR
24	COLOR TO MATCH BENJAMIN MOORE - OVERBOAT 00-64
25	GLASS AND ALUMINUM RAILING
26	WOOD POCKET FILING
27	WOOD POCKET FILING WITH METAL FRAME AND GLASS

ELEVATIONS

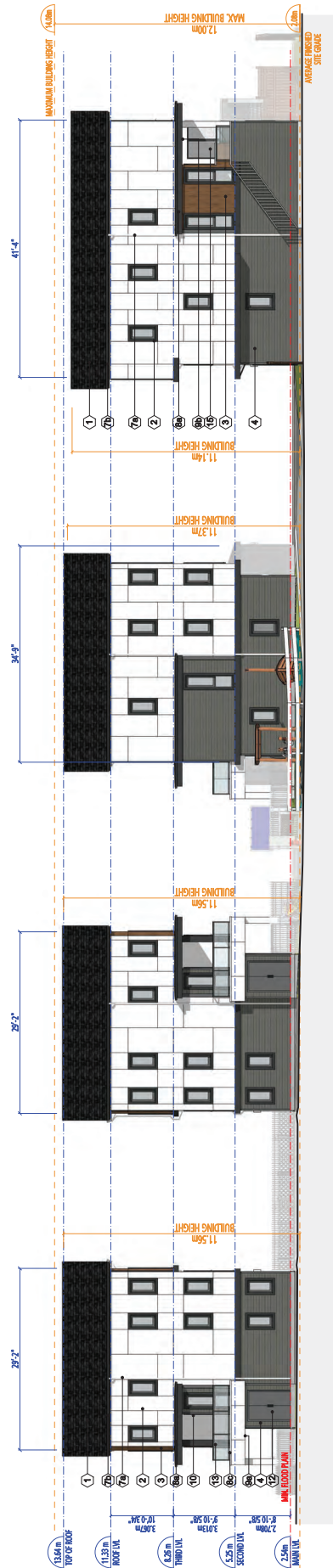


9511
Granville Avenue
for
Western Construction

RZ 22-023116 & DP 22-023117
AUGUST 01, 2024



ELEVATION - WEST



ELEVATION - EAST

EXTERIOR FINISHES	
1	SP SHINGLES SHADOW BLACK
2	HARDE PANE, SMOOTH COLOUR TO MATCH BENJAMIN MOORE - CHANTILLY LACE 2121-70
3	HARDE PANE, SELECT CEDAR/MILL NUT BROWN
4	HARDE LAP SIDING COLOUR TO MATCH BENJAMIN MOORE - OVERBOAT OC-44
5	ENTRY DOORS COLOUR TO MATCH BENJAMIN MOORE - 2007-30 MAPLES BLUE
6	WOOD FASCIA COLOUR TO MATCH BENJAMIN MOORE - UNIVERSAL BLACK 2119-10
7	DOWNSPOUTS AND GUTTERS COLOUR TO MATCH BENJAMIN MOORE - CHANTILLY LACE 2121-70
8	UNIVERSAL BLACK 2119-10
9	METAL FLASHING COLOUR TO MATCH BENJAMIN MOORE - UNIVERSAL BLACK 2119-10
10	OVERBOAT OC-44
11	CHANTILLY LACE 2121-70
12	HARDE SIDING
13	VERTED CEDAR/MILL - NUT BROWN
14	COLOUR TO MATCH BENJAMIN MOORE - UNIVERSAL BLACK 2119-10
15	WYLL WINDOWS - GREY
16	GARAGE DOOR - CLORPLAY BRONZE
17	ELECTRICAL CLOSET DOOR
18	COLOUR TO MATCH BENJAMIN MOORE - OVERBOAT OC-44
19	GLASS AND ALUMINUM FINISH
20	WOOD POCKET FILING
21	WOOD POCKET FILING WITH METAL FRAME AND GLASS

ELEVATIONS



9511
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for
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RZ 22-023116 & DP 22-023117
AUGUST 01, 2024

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200-2425 Oakleaf Street
Newmarket, ON L4Y 4L6
905.873.2007
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12



BUILDING 3 ELEVATION - SOUTH

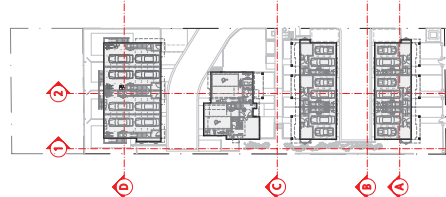
BUILDING 1 ELEVATION - SOUTH BUILDING 2 ELEVATION - NORTH (MIRRORED)

PLN - 78

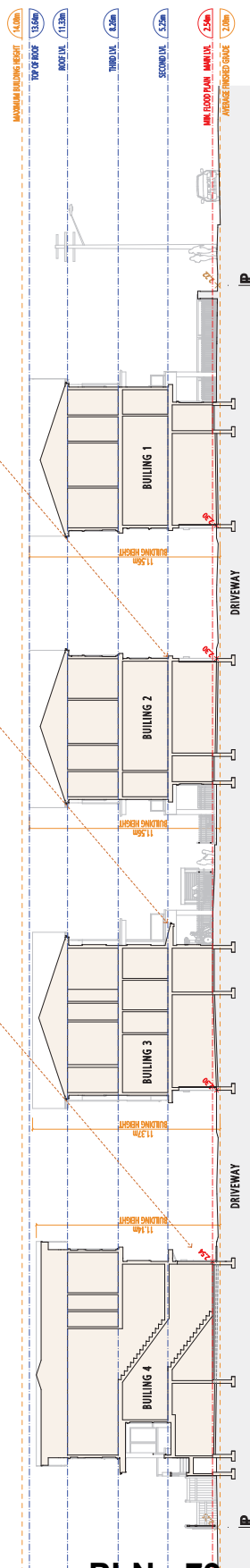


BUILDING 3 ELEVATION - NORTH

BUILDING 4 ELEVATION - NORTH



SECTION 1

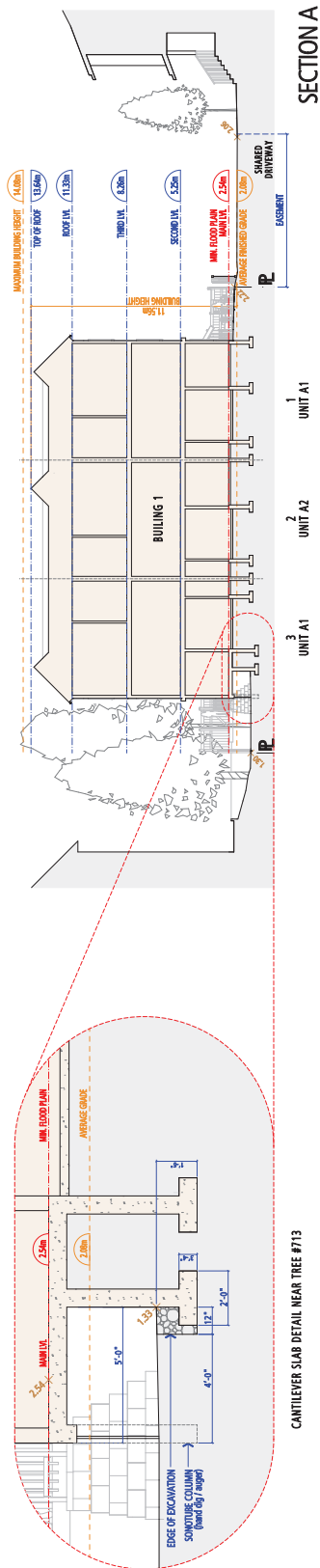


SITE SECTIONS

SCALE 1 : 125



SECTION 2



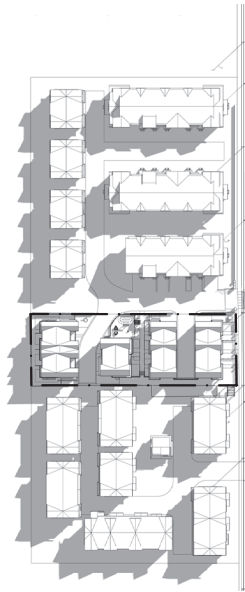
CANTILEVER SLAB DETAIL NEAR TREE #713

**9511
Granville Avenue**
for
Western Construction

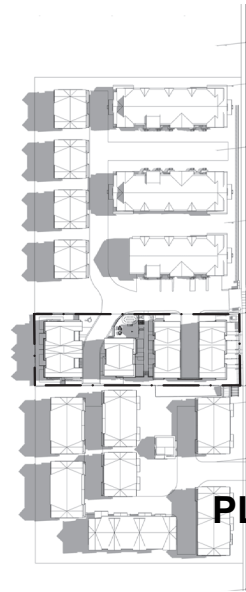
RZ 22-023116 & DP 22-023117
AUGUST 01, 2024



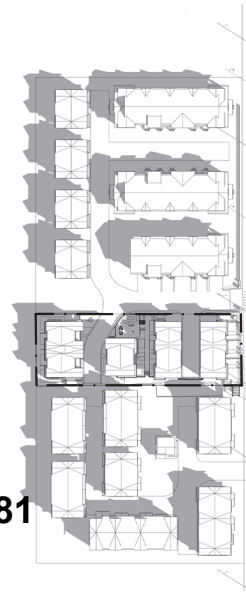
FOUGERE
architecture inc.



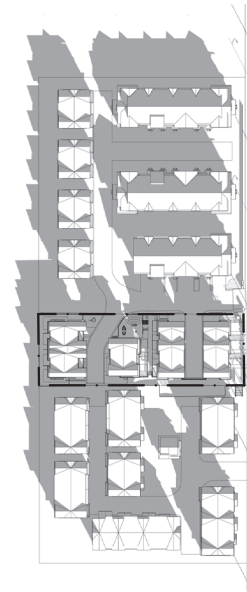
MARCH 21 - 10 A.M.



MARCH 21 - 12 P.M.



MARCH 21 - 2 P.M.



MARCH 21 - 4 P.M.



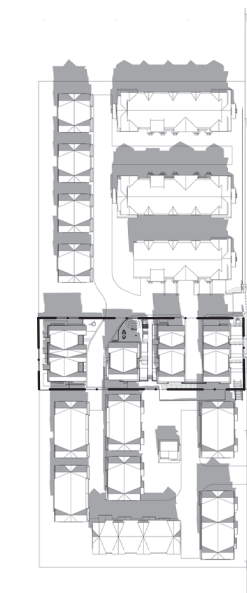
JUNE 21 - 10 A.M.



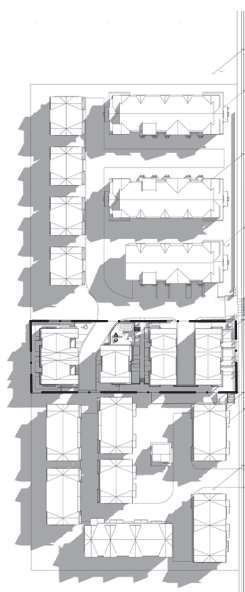
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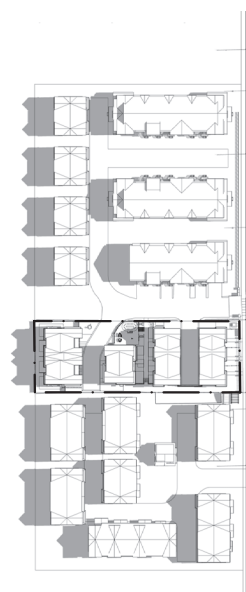
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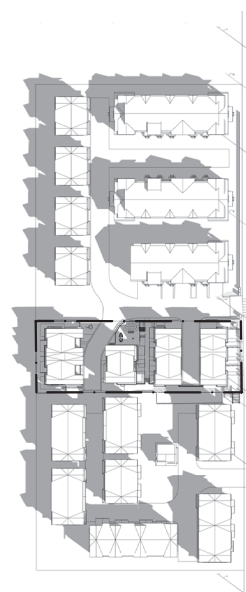
JUNE 21 - 4 P.M.



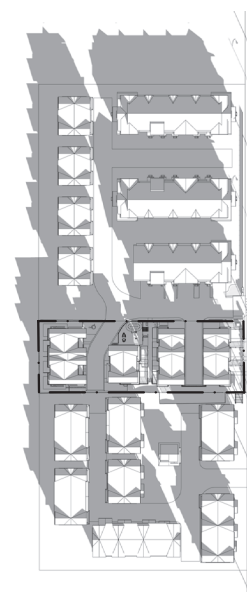
SEPTEMBER 21 - 10 A.M.



SEPTEMBER 21 - 12 P.M.



SEPTEMBER 21 - 2 P.M.



SEPTEMBER 21 - 4 P.M.

PLN - 81

SHADOW STUDY



9511
Granville Avenue
for
Western Construction
RZ 22-023116 & DP 22-023117
AUGUST 01, 2024

FOUGERE
architecture inc.
200-2450 Oakleaf Street
Vancouver, BC V6T 4E5
604.673.2007
fougerearchitects.ca



KEY PLAN



PERSPECTIVES



9511
Granville Avenue
for
Western Construction
RZ 22-023116 & DP 22-023117
AUGUST 01, 2024

FOUGERE
architecture inc.
200 - 2425 Oakleaf Street
Vancouver, BC V6T 4L6
604.673.2907
fougerearchitecture.ca



PERSPECTIVES



9511
Granville Avenue
for
Western Construction
RZ 22-023116 & DP 22-023117
AUGUST 01, 2024

FOUGERE
architecture inc.
200-2425 Oakleaf Street
Vancouver, BC V6T 4L6
604.673.2907
fougerearchitecture.ca
17



KEY PLAN



PERSPECTIVES



9511
Granville Avenue
for
Western Construction
RZ 22-023116 & DP 22-023117
AUGUST 08, 2024

FOUGERE
architecture inc.
200-2425 Quebec Street
Westmount, QC H3T 4E6
514-342-1000
fougerearchitecture.ca

DRAWING LIST

NOTES AND KEYS

AREAS PLAN
LANDSCAPE CONTEXT
PLANTING KEY
GRADING PLAN
SOFT LANDSCAPE DETAILS
HARD LANDSCAPE DETAILS
HARD LANDSCAPE DETAILS
HARD LANDSCAPE DETAILS

DECIDUOUS TREES

Populus tremula 'Erecta'

CONIFEROUS TREES

Picea omorika

CONIFEROUS SHRUBS

Pinus mugo mughus

VINES

Hydrangea petiolaris

GRASSES

Pennisetum rubrum

BROADLEAF EVERGREEN SHRUBS

Metasequoia glyptostroboides

DECIDUOUS TREES

Cornus stolonifera

CONIFEROUS TREES

Pinus mugo mughus

CONIFEROUS SHRUBS

Taxus x media 'Hicksii'

VINES

Clematis integrifolia

GRASSES

Pennisetum rubrum

BROADLEAF EVERGREEN SHRUBS

Metasequoia glyptostroboides

DECIDUOUS TREES

Cornus stolonifera

CONIFEROUS TREES

Pinus mugo mughus

CONIFEROUS SHRUBS

Taxus x media 'Hicksii'

VINES

Clematis integrifolia

GRASSES

Pennisetum rubrum

BROADLEAF EVERGREEN SHRUBS

Metasequoia glyptostroboides

DECIDUOUS TREES

Cornus stolonifera

CONIFEROUS TREES

Pinus mugo mughus

CONIFEROUS SHRUBS

Taxus x media 'Hicksii'

VINES

Clematis integrifolia

GRASSES

Pennisetum rubrum

BROADLEAF EVERGREEN SHRUBS

Metasequoia glyptostroboides

DECIDUOUS TREES

Cornus stolonifera

CONIFEROUS TREES

Pinus mugo mughus

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Metasequoia glyptostroboides

DECIDUOUS TREES

Cornus stolonifera

CONIFEROUS TREES

Pinus mugo mughus

CONIFEROUS SHRUBS

Taxus x media 'Hicks

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architectural: Fougere Architecture Inc.
Arboret:
Civil:
Structural:
Mechanical:
Electrical:



**D.V.
S.D.**
Donald V.S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT
603 - 220 Eleventh Street
New Westminster BC
Canada V3M 6N9
778-791-4323
dvsduncan@gmail.com

Richmond Project #
RZ 22-023116

C	Project Leader	D. Duncan
	Revision	Drawn D. Duncan

Multi-Family Residential
9511 Granville Avenue
prepared for:
Western Granville Dev.Ltd
Unit 250 - 8833 Odlin Crescent
Richmond BC V6X 3Z7

Drawing Title

Check Scale (may be photo reduced)

11

Project No. 22-0141 (WGD# 2022-02)

Drawing No.

DATE	ISSUED FOR	REV
2022-08-22	D.P.	A
2024-02-15	D.P.	B
2024-03-20	D.P.	C

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the CLIENT and shall not be used for any other purpose without the written consent of Donald V. S. Duncan. Donald V. S. Duncan has not performed a site inspection and therefore cannot be held responsible for any errors or omissions.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architect: Fugère Architecture Inc.

Structural: Mechanical: Electrical:



Donald V. S. Duncan
Landscape Architect
New Westminster BC
Canada V3M 6N9
dvduncan@gmail.com

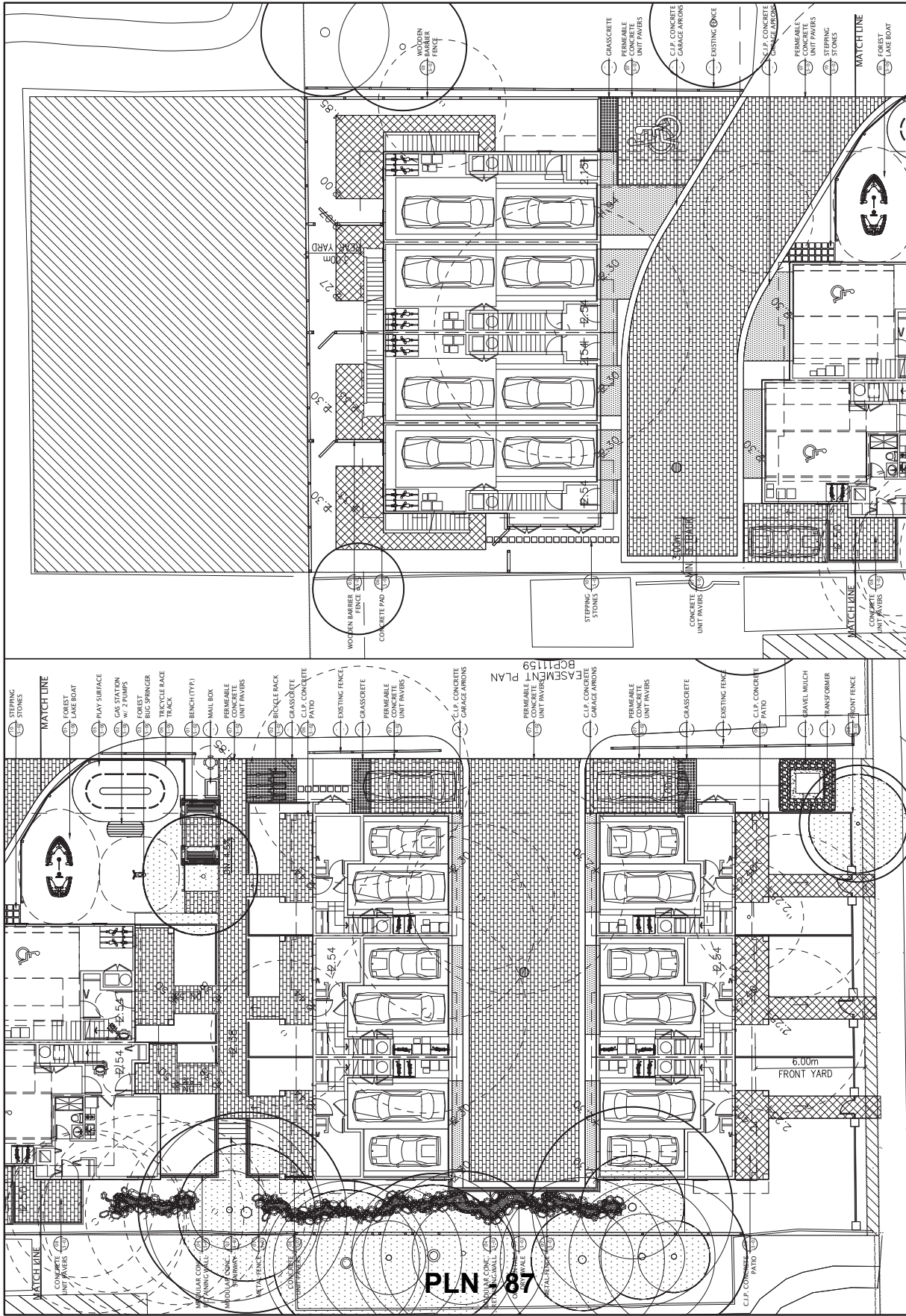
Richmond Project #
RZ 22-023116

Project: Multi-Family Residential
Drawn: D. Duncan

9511 Granville Avenue
prepared for:
Western Granville Dev Ltd
Unit 250 - 8833 Odlin Crescent
Richmond BC V6X 3Z7

Drawing Title
HARD LANDSCAPE PLAN

Client's Scale may be photo reduced
0 10m
0 10m
Project No. 22-0141 (WCD# 2022-02)
Drawing No. L2-01



01 GRADING PLAN
SCALE 1:100

L2-01

REV	DATE	ISSUED FOR
A	2022-08-22	D.P.
B	2024-02-15	D.P.
C	2024-03-20	D.P.

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the CLIENT and is not to be used for any other purpose and made by Donald V. S. Duncan to any party and made by Donald V. S. Duncan has not been used for any other purpose.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architect: Fugate Architecture Inc.
Arboreal: S. Duncan
Structural: S. Duncan
Mechanical: S. Duncan
Electrical: S. Duncan



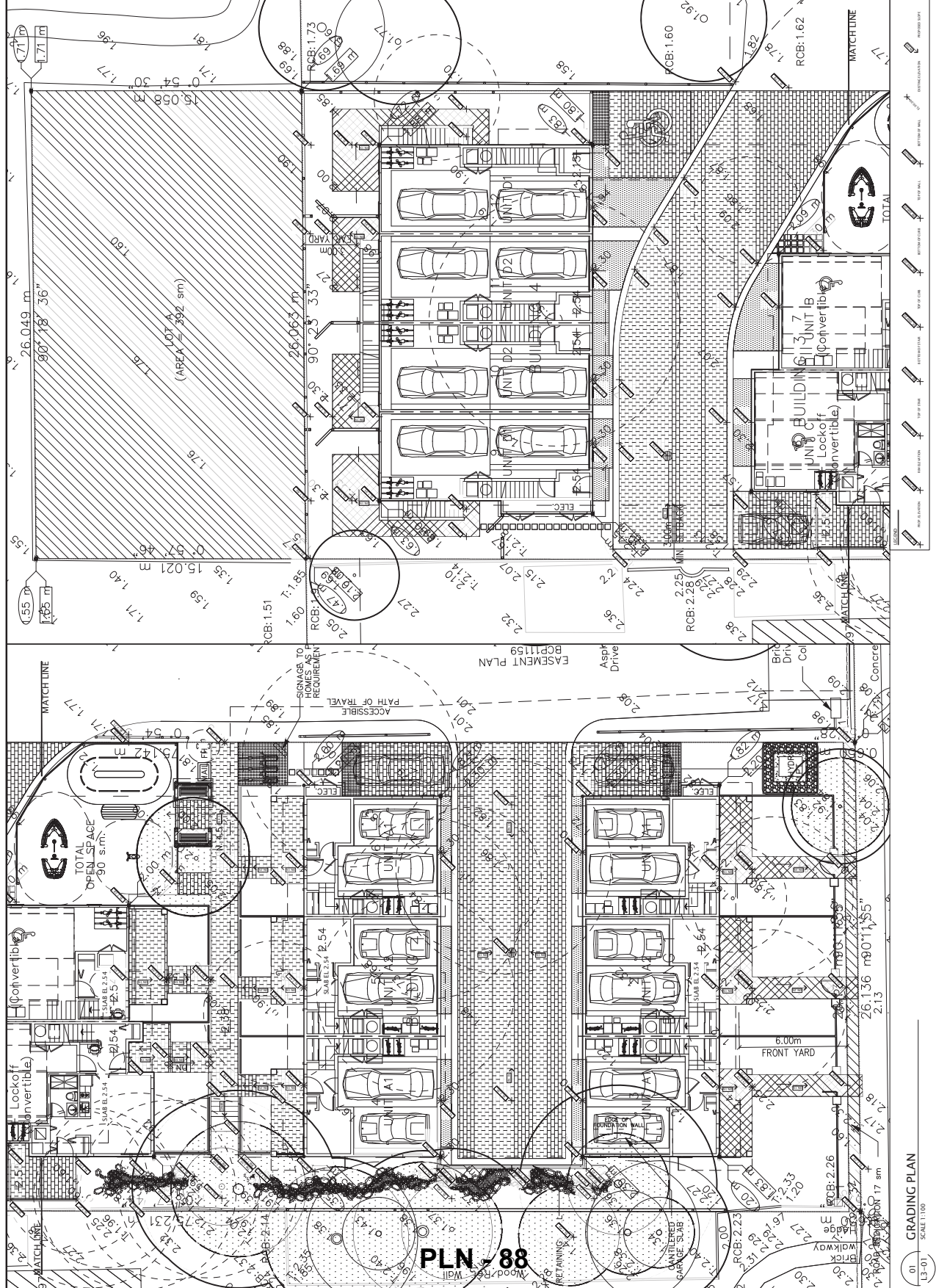
Donald V. S. Duncan
Landscape Architect
New Westminster BC
Canada V3M 0N9
dvduncan@gmail.com

Richmond Project #
RZ 22-023116

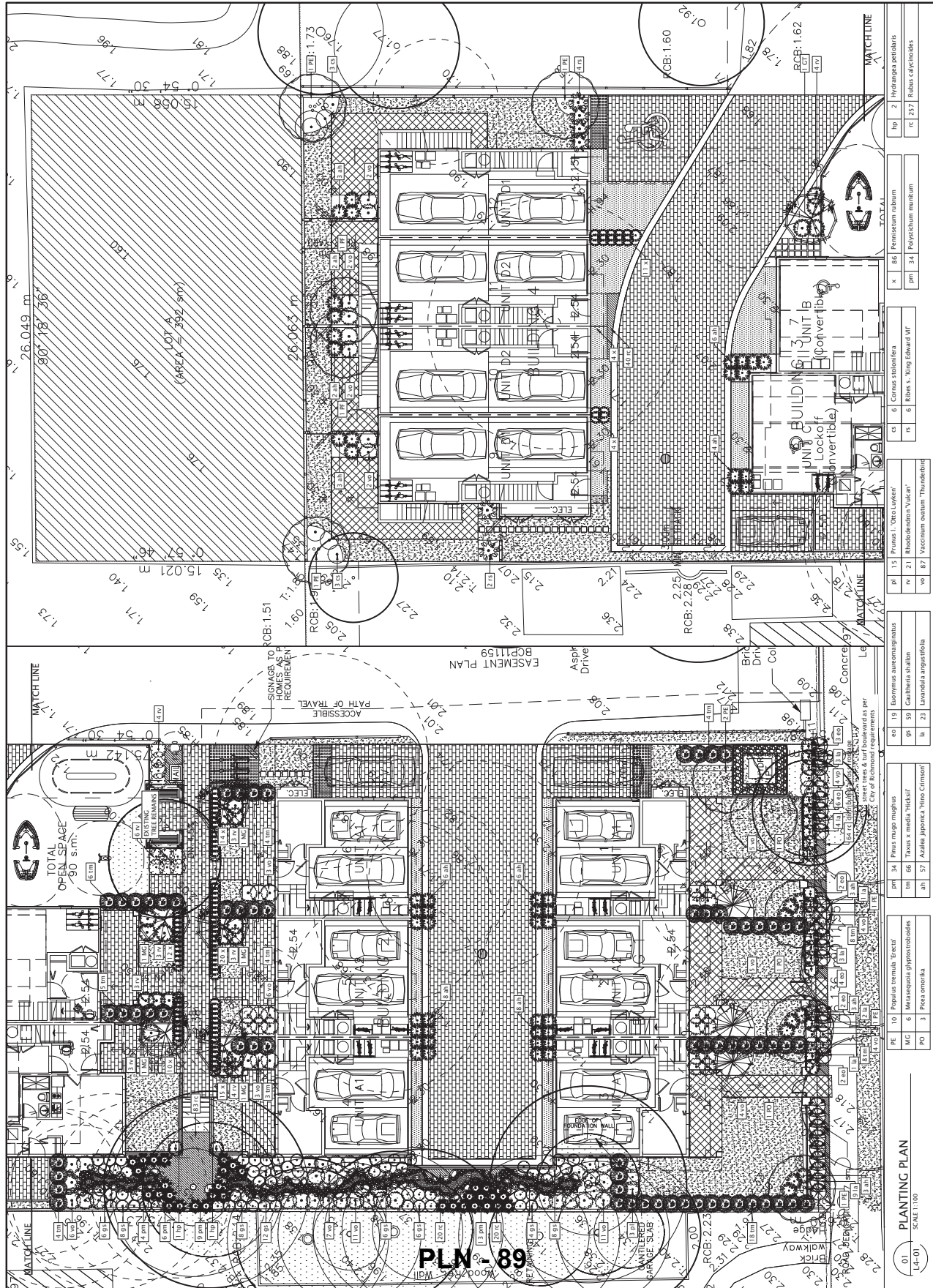
Project Location: D. Duncan
Revision: D. Duncan
Multi-Family Residential
9511 Granville Avenue
Prepared for:
Western Granville Dev Ltd
Unit 250 - 8833 Odlin Crescent
Richmond BC V6X 3Z7

Grading Plan
Drawing Title

Client's Scale may be photo reduced
0 10m
0 10m
Project No: 22-0141 (WCD# 2022-02)
Drawing No: L3-01



01 GRADING PLAN
SCALE 1:100



DATE

ISSUED FOR

REV

2022-08-22

D.P.

A

2024-02-15

D.P.

B

2024-03-20

D.P.

C

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the CLIENT and is not to be used for any other purpose without the written consent of the architect. Any use of this drawing for any other purpose without the written consent of the architect is strictly prohibited.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architectural: Fugate Architecture Inc.

Architect: Donald V.S. Duncan

Structural: Mechanical: Electrical:

Donald V.S. Duncan

Development Consultant / Landscape Architect

1000 West 10th Avenue

New Westminster BC

Canada V3M 6N9

604-681-1111

dduncan@gmail.com

Richmond Project #

RZ 22-403116

Project Lead

Drawn

Revision

D. Duncan

Multi-Family Residential

9511 Granville Avenue

prepared for:

Western Granville Dev Ltd

Unit 250 - 8833 Odlin Crescent

Richmond BC V6X 3Z7

PLANTING PLAN

Scale may be photo reduced

0 10m 0 10m

Project No. 22-0141 (WCD# 2022-02)

Drawing No. L4-01

PLANTING PLAN
01
L4-01
SCALE 1:100

REV	DATE	ISSUED FOR
A	2022-08-22	D.P.
B	2024-02-15	D.P.
C	2024-03-20	D.P.

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases. The client has been informed of the location of any land made by Donald V. S. Duncan to any party and that the client has been informed of the location of any land made by Donald V. S. Duncan to any party and that the client has been informed of the location of any land made by Donald V. S. Duncan to any party.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants
Architectural: Frayne Architecture Inc.
Arboreal:
Structural:
Mechanical:
Electrical:

Donald V. S. Duncan
Landscape Architect
New Westminster BC
Canada V3M 6N9
dvduncan@gmail.com

Richmond Project #
RZ-22-4023116

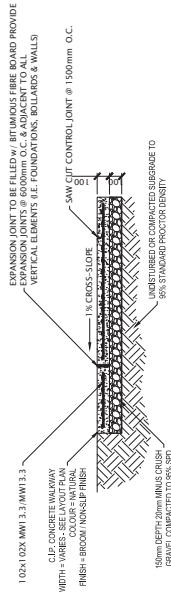
Project Library
Revision
Drawn
D. Duncan

Multi-Family Residential
9511 Granville Avenue
prepared for:
Western Granville Dev Ltd
Unit 250 - 8833 Odlin Crescent
Richmond BC V6X 3Z7

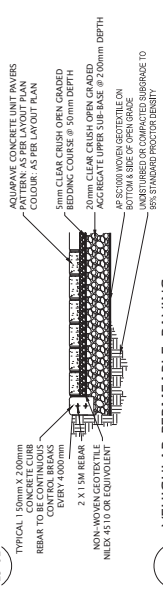
Drawing Title
HARD DETAILS

Client's Scale may be photo reduced
Scale
0 10mm
1 inch
Project No. 22-0141 (WCD# 2022-02)
Drawing No. L5-02

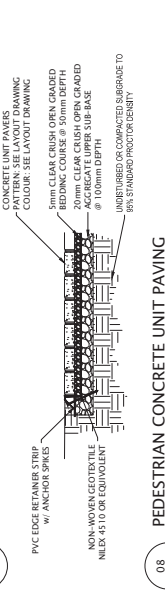
EXPANSION JOINT TO BE FILLER - OPTIMISING FIBRE REINFORCED PROVIDE EXPANSION JOINTS TO BE FILLER - OPTIMISING FIBRE REINFORCED PROVIDE VERTICAL ELEMENTS (E. FOUNDATIONS, BOLLARDS & WALLS)



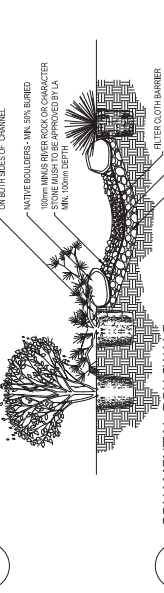
06 PEDESTRIAN CONCRETE PAVING SCALE 1:20



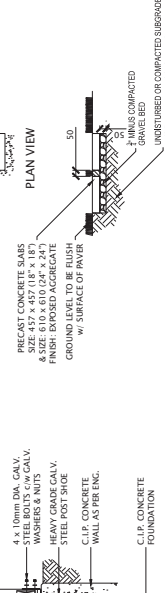
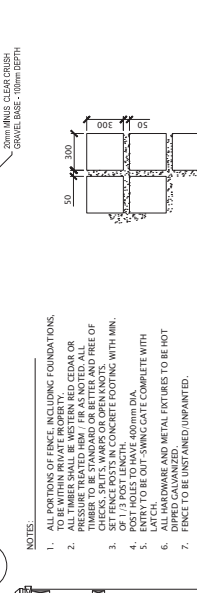
07 VEHICULAR PERMEABLE PAVING SCALE 1:20



08 PEDESTRIAN CONCRETE UNIT PAVING SCALE 1:20

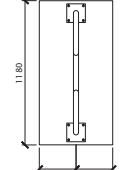


09 ORNAMENTAL DRY SWALE SCALE 1:20

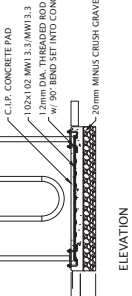


SECTION @ GRADE & ON WALL SCALE 1:20

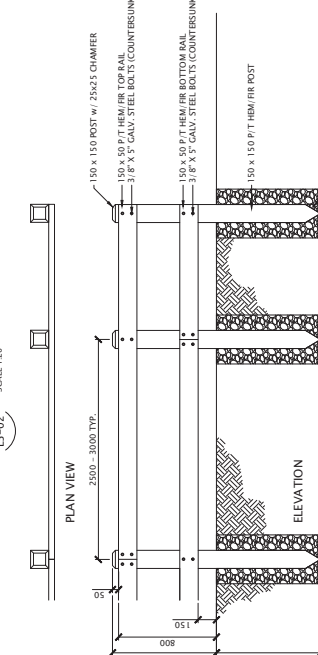
10 STEPPING STONES SCALE 1:20



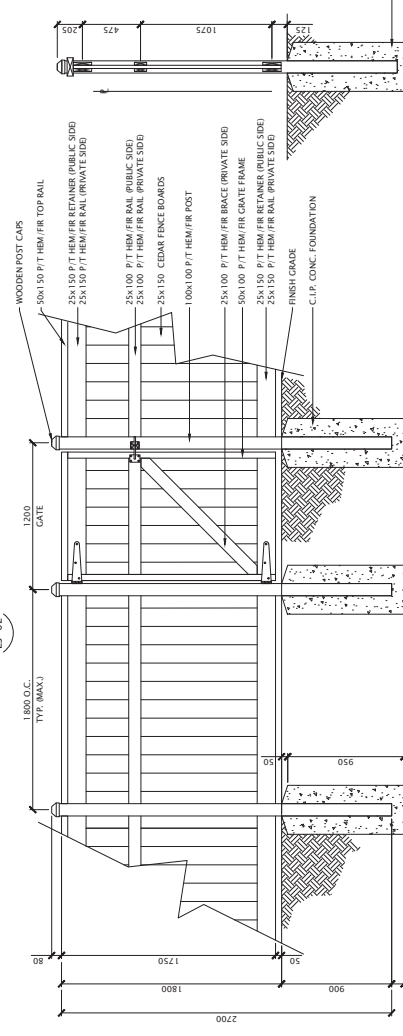
04 BICYCLE RACK SCALE 1:20



05 PLAYGROUND FENCE SCALE 1:20

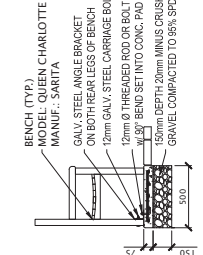


06 PRIVATE UNIT CONCRETE STAIR SCALE 1:20

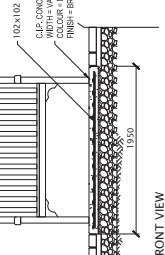


07 WOODEN BENCH SCALE 1:20

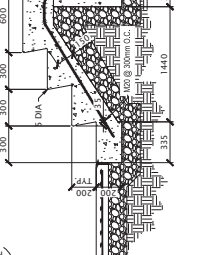
08 WOODEN BARRIER FENCE SCALE 1:20



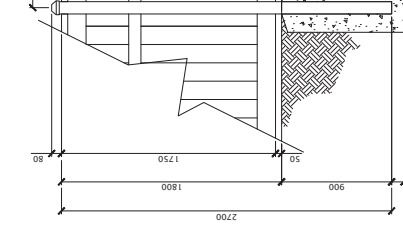
09 WOODEN BARRIER FENCE SCALE 1:20



10 INTERIOR ELEVATION - GATE ENTRANCE SCALE 1:20



11 INTERIOR ELEVATION - GATE ENTRANCE SCALE 1:20



12 INTERIOR ELEVATION - GATE ENTRANCE SCALE 1:20

13 INTERIOR ELEVATION - GATE ENTRANCE SCALE 1:20

PLN - 91

DATE	ISSUED FOR	REV
2022-08-22	D.P.	A
2024-02-15	D.P.	B
2024-03-20	D.P.	C

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architectural: Fragere Architecture Inc.

Architect: Donald V. S. Duncan

Structural: Donald V. S. Duncan

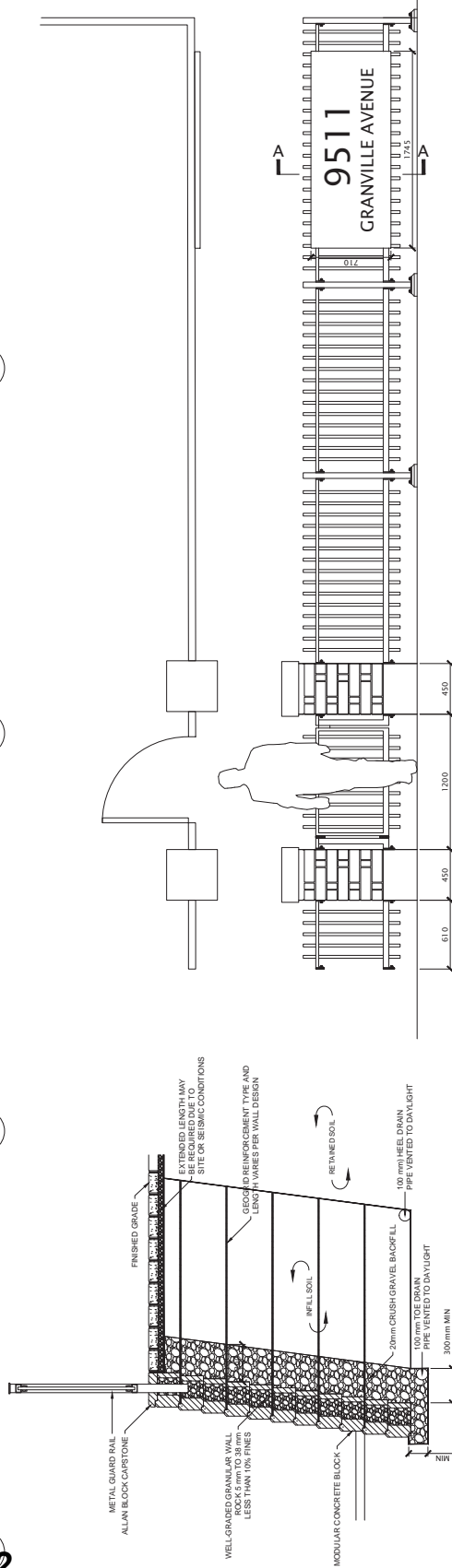
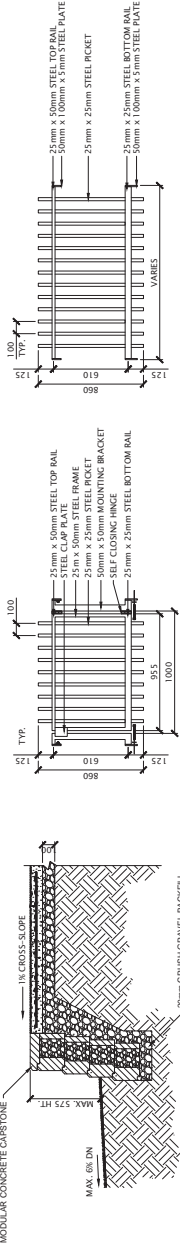
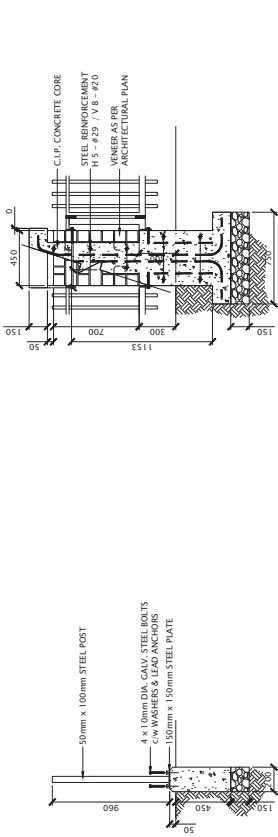
Mechanical: Donald V. S. Duncan

Electrical: Donald V. S. Duncan

Donald V. S. Duncan
Landscape Architect
1000 West 10th Avenue
New Westminster BC
Canada V3M 0N9
Phone: 604-271-1111
dvduncan@gmail.com

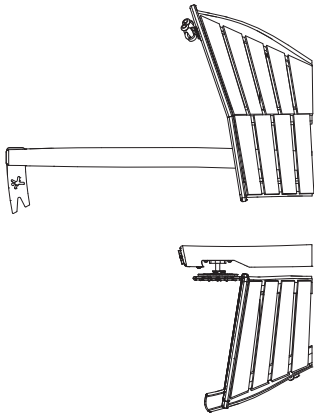
Richmond Project #
RZ-22-023116

Project Location	D. Duncan
Revision	D. Duncan
Drawn	D. Duncan
Multi-Family Residential	9511 Granville Avenue
prepared for:	Western Granville Dev Ltd
Unit 250 - 8833 Odlin Crescent	Richmond BC V6X 3Z7
Drawing Title	HARD DETAILS
Client's Scale (may be photo reduced)	0 10mm 1 inch
Project No.	22-0141 (WCD# 2022-02)
Drawing No.	L5-03

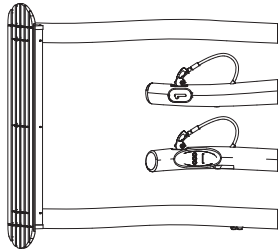




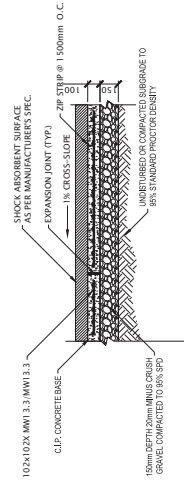
NRO112 – FOREST BUG SPRINGER



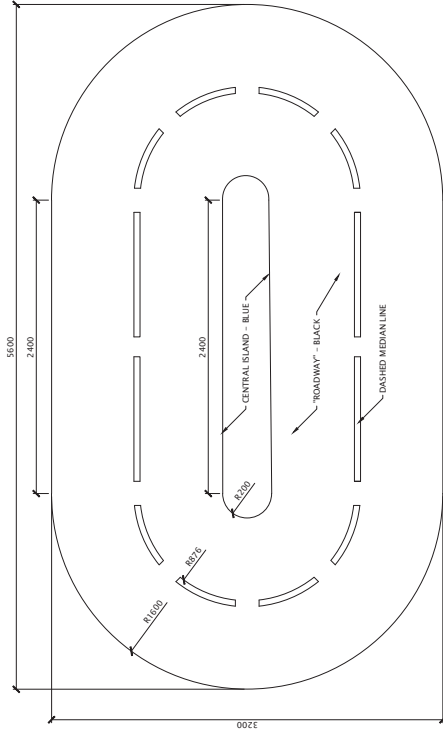
NRO520 – FOREST LAKE BOAT w/o FLOOR



22
NRO513 - GAS STATION w/ 2 PUMPS



IMPACT ABSORBANT PLAY SURFACE



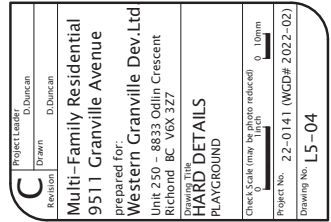
TRICYCLE RACE TRACK



PLAYGROUND - PERSPECTIVE



Richmond Project #
RZ 22-023116



DATE	ISSUED FOR	REV
2022-08-22	D.P.	A
2024-02-15	D.P.	B
2024-03-20	D.P.	C

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared by the firm of the CLINT for the use of the CLINT and the responsibility of any and all made by Donald V. S. Duncan to any party other than the CLINT shall be void.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architectural: Frugere Architecture Inc.
Arboret: CLINT
Civil: CLINT
Mechanical: CLINT
Electrical: CLINT

Donald V. S. Duncan
Landscape Architect
New Westminster BC
Canada V3M 6N9
Phone: 604-271-1111
dvduncan@gmail.com

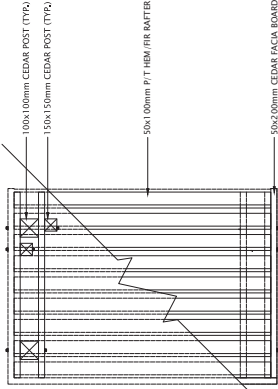
Richmond Project #
RZ-22-4023116

Project Lead: D. Duncan
Drawn: D. Duncan

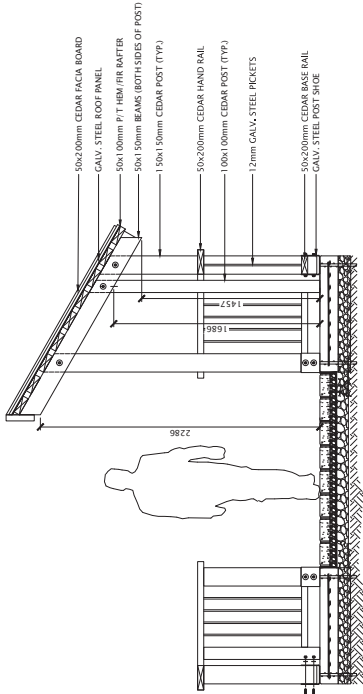
Multi-Family Residential
9511 Granville Avenue
prepared for:
Western Granville Dev Ltd
Unit 250 - 8833 Odlin Crescent
Richmond BC V6X 3Z7

Drawing Title
HARD DETAILS
ADULT AMENITY AREA

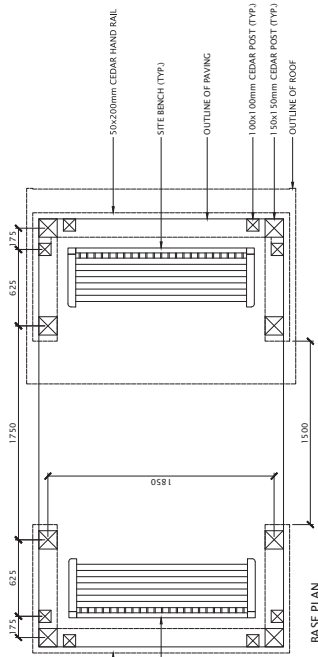
Check Scale (may be photo reduced)
0 10mm
0 1 inch
Project No: 22-0141 (WCD# 2022-02)
Drawing No: L5-05



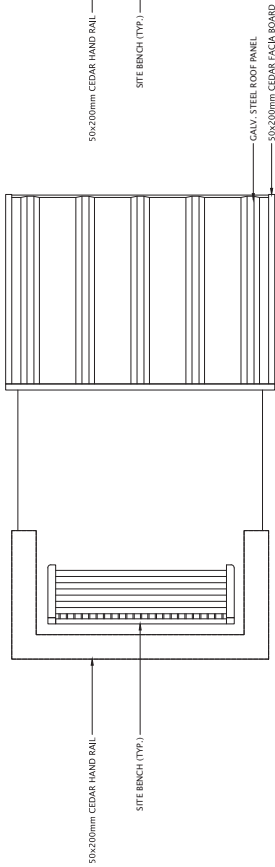
RAFTER LAYOUT



SECTIONAL VIEW



BASE PLAN



PLAN VIEW

PLN - 94

01 ADULT SEATING AREA
SCALE: 1/20



RZ 22-023116

Attachment 3

Address: 9511 Granville Avenue

Applicant: Wayne Fougere

Planning Area(s): McLennan North Sub-Area Plan

	Existing	Proposed
Owner	Western Granville Developments Ltd.	Western Granville Developments Ltd.
Site Size	2,371.0 m ²	Lot A: 392.0 m ² Lot B: 1,962.0 m ²
Land Uses	Single Family Residential	Townhouses and School
OCP Designation	Neighbourhood Residential (NRES)	Neighbourhood Residential (NRES) and School (SCH)
CCAP Designation	General Urban T4	General Urban T4 and School
Area Plan Designation	Residential Area 3	Residential Area 3 and School
Zoning	Small-Scale Multi-Unit Housing (RSM/XL)	Town Housing (ZT105) – North McLennan (City Centre) and School & Institutional Use (SI)
Number of Units	1	12

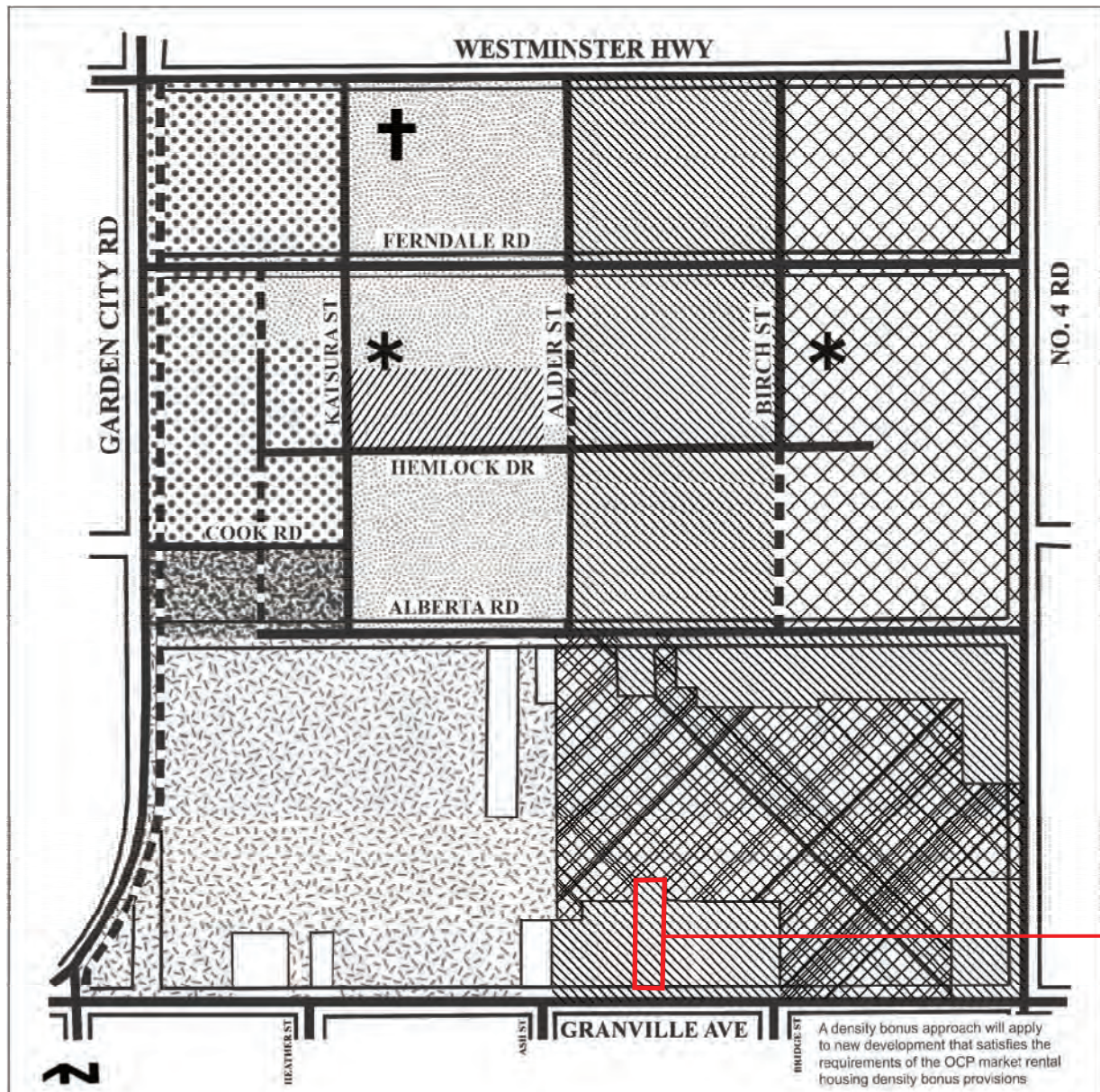
Lot B		Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)		Max. 0.70	0.70	None Permitted
Buildable Floor Area*		Max. 1,373.4 m ² (14,783.15 ft ²)	Max. 1,373.4 m ² (14,783.15 ft ²)	None Permitted
Lot Coverage	Building	Max. 40.0 %	38.0 %	none
	Non-porous Surfaces	Max. 65.0 %	50.0 %	none
	Live Landscaping	Max. 25.0 %	25.0 %	none
Lot Width		Min. 25.0 m	26.1 m	none
Lot Depth		Min. 70.0 m	75.1 m	none
Lot Size		Min. 1,950.0 m ²	1,962.0 m ²	none
Setback – Front Yard		Min. 6.0 m	6.03 m	none
Setback – East Side Yard		Min. 3.0 m	3.00 m	none
Setback – West Side Yard		Min. 3.0 m	3.02 m	none
Setback – Rear Yard		Min. 3.0 m	4.28 m	none
Height – Building		Max. 12.0 m at 3 storeys	11.6 m	none

Lot B	Bylaw Requirement	Proposed	Variance
Parking Spaces (Zone 3) – Resident	Min. 1.4/unit (Min. 17 spaces)	23 spaces	none
Parking Spaces – Visitor	Min. 0.2/unit (Min. 3 spaces)	3 spaces	none
Parking Spaces – Total	Min. 20 spaces	26 spaces	none
Parking Spaces – Accessible	Min. 1 space	3 spaces	none
Small Car Parking Spaces	Max. 7 spaces	7 spaces	none
Tandem Parking Spaces	Max. 50% (11 spaces)	17% (4 spaces)	none
Bicycle Parking Spaces – Class 1	Min. 1.25/unit (Min. 15 spaces)	24	none
Bicycle Parking Spaces – Class 2	Min. 0.20/unit (Min. 3 spaces)	3	none
Amenity Space – Indoor	50.0 m ² / Cash in lieu	Cash in lieu	none
Amenity Space – Outdoor	6.0 m ² (64.59 ft ²)/unit Min. 72.0 m ² (775.0 ft ²)	90.0 m ²	none

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

Land Use Map

Bylaw 10375
2022/06/20



	Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) /Mid-rise Apts. (Up to 8-storeys) /High-rise Apts. (Up to 45 m)		Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2 -storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved).		School
	Residential Area 2 0.95 base F.A.R. 2,3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)		Residential Area 5 0.55 base F.A.R. One-Family Dwelling		Neighbourhood Parks
	Residential Area 2A 0.95 base F.A.R. 2, 3,4 & 5-storey Townhouses, low-rise apts. (5-storey max. Up to 19 m)		Mixed Residential/ Retail/Community Uses		Trail
	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses		Community Park		Principal Roads
					Church

Alabi, Tolu

From: Alabi,Tolu
Sent: December 20, 2023 4:31 PM
To: 'Sam Young'
Subject: RE: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

Hello Sam,

Thanks for your email. My apologies for the late response. This application is still in review. The applicant has been provided with staff comments. No formal resubmission has been received from the applicant. There is no approximate date for a public hearing.

Let me know if any additional information is required. Thanks.

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



From: Sam Young <samsamyoung@gmail.com>
Sent: December 4, 2023 9:00 AM
To: Alabi,Tolu <TAlabi@richmond.ca>
Subject: Re: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

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

Good morning Tolu,

Following up on my e-mail below. Thanks.

Sam

On Fri, Nov 10, 2023 at 11:22 AM Sam Young <samsamyoung@gmail.com> wrote:

Hi Tolu, it has been a while since we connected. Do you have any updates from the developer or any approximate timelines for the public hearings associated with the rezoning?

Cheers,

Sam

On Wed, Aug 30, 2023 at 4:34 PM Alabi,Tolu <TAlabi@richmond.ca> wrote:

Hello Sam,

PLN - 98

Thanks for your email. Please see my response (in blue) to your email below.

1) A few residents have previously e-mailed the City about their concerns on this rezoning application, but did not get a response back from the City. Can you please confirm that the City has received their feedback? Thanks for bringing this to my attention. I am unaware of any other concerns received regarding this application. If your fellow residents have any concerns respecting the land use and development proposed, they can contact me directly.

2) Under Clause 2 of the easement agreement, of which the City is a signatory, it says that "The Easement Area may not be used by the Grantee until (a) a multi-family development is **constructed** on Lot 29..." Does that mean that our development has no obligation to allow the developer to use our driveway as access during construction, as the development is not yet considered "constructed"? If the developer requires driveway access for construction purposes, does that mean that we can charge them for using our driveway during construction? The developer would be required to obtain construction access to/from Granville from their property. We will be advising the applicant that the easement area is not to be used for construction access. Any alternative construction access would need to be negotiated between yourselves and the developer. Please consult your legal representative with respect to the interpretation of the easement agreement.

3) The easement agreement with the City appears to be silent on what happens to existing infrastructure that needs to be removed in order to allow access, such as the existing fence that we had newly built a few years ago. Can the City provide any legal guidance on this matter? Is our strata entitled to a cost recovery of the fence, under the easement agreement? City staff cannot provide any legal advice on this matter. We recommend that you consult with your legal representation.

4) The developer has argued that the floor space ratio of the development will be the same as our existing development. Can you please provide and confirm the FSR of our current development, vs. the proposed development next door? The density proposed with this development is consistent with the policy requirements and is generally consistent with the zoning of the adjacent townhouse sites. The current zoning for the property at 9533 Granville Ave permits a maximum floor area ratio (FAR) of 0.70, together with an additional 0.03-floor area ratio provided that it is used exclusively for covered areas of the principal building which are open on one or more sides.

5) Our strata council has a lot of questions about the easement agreement and what our rights are. Would City planning staff be open to a meeting to answer some of our questions and to hear out some of our concerns ahead of the public hearing? Please contact your legal counsel for specific information regarding the easement agreement. Following this, if you have any specific questions you can send them to me and I will follow up with the appropriate staff as needed. In the event that a meeting is required, I can also set up a meeting with the required attendees.

Please let me know if any additional information is required.

Regards,

Tolu Alabi | Planner I (Development Review)

Planning and Development Division | City of Richmond

E: talabi@richmond.ca | P: 604-276-4092



From: Sam Young <samsamyoung@gmail.com>
Sent: August 29, 2023 9:30 AM
To: Alabi,Tolu <TAlabi@richmond.ca>
Subject: Re: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

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

Hi Tolu,

I would like to follow up on my e-mail below. Thanks for your help.

Cheers,

Sam

On Tue, Aug 22, 2023 at 10:50 AM Alabi,Tolu <TAlabi@richmond.ca> wrote:

Hello Sam,

Thanks for your email. This is a confirmation that it has been received. I will follow up with you as needed.

Regards,

Tolu Alabi | Planner I (Development Review)

Planning and Development Division | City of Richmond

E: talabi@richmond.ca | P: 604-276-4092

From: Sam Young <samsamyoung@gmail.com>
Sent: August 8, 2023 10:18 PM
To: Alabi,Tolu <TAlabi@richmond.ca>
Subject: Re: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

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

Hi Tolu,

Thanks for your reply from June. The developer has reached out to our strata council directly, hoping to negotiate an agreement with us in order to address some of our concerns. After consulting with our strata council, we have the following additional questions for the City before we enter into more discussions with the developer. I appreciate your time and help on this matter.

- 1) A few residents have previously e-mailed the City about their concerns on this rezoning application, but did not get a response back from the City. Can you please confirm that the City has received their feedback?

- 2) Under Clause 2 of the easement agreement, of which the City is a signatory, it says that "The Easement Area may not be used by the Grantee until (a) a multi-family development is **constructed** on Lot 29..." Does that mean that our development has no obligation to allow the developer to use our driveway as access during construction, as the development is not yet considered "constructed"? If the developer requires driveway access for construction purposes, does that mean that we can charge them for using our driveway during construction?

- 3) The easement agreement with the City appears to be silent on what happens to existing infrastructure that needs to be removed in order to allow access, such as the existing fence that we had newly built a few years ago. Can the City provide any legal guidance on this matter? Is our strata entitled to a cost recovery of the fence, under the easement agreement?

- 4) The developer has argued that the floor space ratio of the development will be the same as our existing development. Can you please provide and confirm the FSR of our current development, vs. the proposed development next door?

5) Our strata council has a lot of questions about the easement agreement and what our rights are. Would City planning staff be open to a meeting to answer some of our questions and to hear out some of our concerns ahead of the public hearing?

Thanks for your help and I look forward to your response.

Cheers,

Sam Young

604.813.5685

samsamyoung@gmail.com

On Wed, Jun 28, 2023 at 5:29 PM Alabi,Tolu <TAlabi@richmond.ca> wrote:

Hello Sam,

Thanks for your email and interest in the rezoning and development permit applications at 9511 Granville Avenue. This is an acknowledgement that your comments have been received. This application is currently being reviewed by various City departments. Your email has been saved on file. It will be reviewed and included as part of the report that will be provided to Council at the appropriate time.

If you or your complex would like to provide further input on this application you or any other member of the public can email me directly.

The architectural form and character of the proposal will be reviewed for consistency with City's design guidelines for this area. The area plan designates the property as Residential Area 3 and it allows for Two-Family Dwellings/2 & 3-storey Townhouses. The proposed density will be consistent with the policy requirements. Should the rezoning and development permit be approved and issued, the applicant will be required to submit a construction traffic and parking management plan to the City for approval prior to building permit issuance. The applicant will be advised that the easement area is not to be used for construction access.

A Public Hearing date has not been scheduled for this application. Following a review of the application and provided the applicant has addressed City department comments satisfactorily, staff will move the application to the Planning Committee. If Council allows the application to proceed to a Public Hearing, information regarding the Public Hearing will be posted on the signage on the site. A notice will also be mailed to properties within a 100.0 m radius of the site with details of the Public Hearing. It is advisable that you provide me with your comments prior to the Public Hearing so City staff have the opportunity to review and address any potential concerns ahead of time.

Your concerns will also be provided to the developer for a response. If you have any further comments or questions please contact me.

Regards,

Tolu Alabi | Planner I (Development Review)

Planning and Development Division | City of Richmond

E: talabi@richmond.ca | P: 604-276-4092



From: Sam Young <samsamyoung@gmail.com>

Sent: June 27, 2023 9:15 AM

To: DevApps <DevApps@richmond.ca>

Subject: Re: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

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

Hi,

I am writing this e-mail to follow up on my comments from March, regarding rezoning application (RZ 22-023116) / development permit (DP 22-023117).

- as I did not receive a response back, can the City please confirm receipt?
- may I inquire if the City is working with the developer to address the comments raised?

PLN-103

- I was also wondering if it would be possible for my townhouse complex to put a petition or letter together to communicate our collective concerns to the City.

- has public hearing dates been set yet?

Thanks for your help and I look forward to hearing from you.

Cheers,

Sam

On Wed, Mar 8, 2023 at 8:56 AM Sam Young <samsamyoung@gmail.com> wrote:

Hi,

My name is Sam Young, and I live in the complex immediately east of the subject property that is undergoing the rezoning application (RZ 22-023116) / development permit (DP 22-023117) application. I have the following concerns that I would like to request City staff to consider during your review of the developer's rezoning and dev permit applications.

I understand that there is an easement on our property (9533 Granville Avenue) for a shared use driveway with the adjacent property, should it be redeveloped. In light of this, my concerns are as follows:

1. Building Architecture - Since we will be sharing a driveway, I am concerned that the architectural look of the new complex will be very different than our complex. Efforts should be made to ensure an architectural consistent look and feel, including colours, exterior fencing and landscaping.

2. Unit size / site layout / floor area ratio - our complex at 9533 Granville is unique in that the driveways and drive aisles are very spacious, with lots of landscaping. In contrast, the site being redeveloped is very narrow and squeezing in 12 townhouse units will likely mean extremely narrow drive aisles and limited space for landscaping. Due to the above concerns, I am of the opinion that the adjacent property should stay as Single Detached, or the number of townhouse units significantly reduced so that it's more consistent with the floor area ratio of our existing complex at 9533 Granville Avenue. Having 12 townhouse units in such a narrow and tight parcel will not be consistent with our complex, as well as the townhouse complex immediately to the west (9451 Granville Avenue).

3. **Driveway use during construction** - even though there is an easement for shared driveway use, it is my understanding that the easement does not allow for construction use. I would request that staff impose a condition that our existing driveway not be used for constructing the adjacent development, as it will cause pavement damage. A fence should also be erected at our property line to ensure all construction activities and vehicle access are confined to the adjacent property lines.

4. **Visitor parking** - I have concerns that by sharing a driveway, it is inevitable that our visitor parking spots would be used by the adjacent complex. I would like to understand how this will be mitigated.

5. **Wooden fence along property line** - our complex installed a new wooden fence along our west property line a few years ago. Despite our best attempt, the adjacent property did not contribute to the cost of the new fence. I understand that as part of the site redevelopment, the new fence that we installed will be removed. I would like to understand if it would be possible to recover the cost of this fence from the developer or imposed as a condition of the dev permit, as each unit in our strata spent a large amount of money for this upgrade. If such cost recovery is not possible, I would like the City to request the developer to replace our fence facing Granville Avenue (it's in a very bad state at the moment), so that the street facing fence for both our property and the new development can have a new and consistent looking fence.

I appreciate City staff's time in reviewing my concerns about the rezoning and development permit applications. Can I please request the next steps in the City's review process, as well as public hearing dates?

Thanks.

Regards,

Sam Young

16-9533 Granville Avenue, Richmond

cell: 604-813-5685

Alabi, Tolu

From: Alabi,Tolu
Sent: August 31, 2023 8:58 AM
To: 'Carmen Mah'
Subject: RE: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

Hello Carmen,

Thanks for your email. This is an acknowledgement that it has been received. Your email has been saved on file and will be included as part of the report to council. I have responded to Sam Young, please follow up with him as needed. If you have any specific questions regarding the land use and development proposed you can follow up with me. This application is currently under review by City staff. Following the application review, recommendations and requirements will be provided to the applicant. In the event of a Public Hearing, a notice will be sent via mail to residents within 100 m of the proposed development ahead of the scheduled public hearing.

If you have any further comments or questions, you can contact me directly

Regards,
Tolu Alabi | Planner I (Development Review)
Planning and Development Division | City of Richmond
E: talabi@richmond.ca | P: 604-276-4092



From: Carmen Mah <camah@yahoo.com>
Sent: August 30, 2023 8:39 PM
To: Alabi,Tolu <TAlabi@richmond.ca>
Subject: Fw: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)

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

Hi,

I had sent an email on April 6 which I attached below for your ease of reference and had never had any reply from the city.

Best regards,
Carmen

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Carmen Mah" <camah@yahoo.com>
To: "DevApps@richmond.ca" <devapps@richmond.ca>
Cc:
Sent: Thu, Apr 6, 2023 at 2:50 p.m.
Subject: Concerns regarding RZ 22-023116 and DP 22-023117 (9511 Granville Avenue)
Good afternoon,

PLN - 106

My name is Carmen Duong and I live at the complex 9533 Granville Avenue next to the property that is undergoing the rezoning application. Further to one my neighbor Sam Young who emailed you on March 8, 2023, I have the same concerns he addressed in the email as this will affect our complex and would like answers to his questions. Please advise when there will be a public hearing date for this and also advise what the next steps in the City's review process.

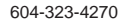
Best Regards,
Carmen Duong
24 - 9533 Granville Avenue, Richmond
Cell# 778-895-6088

OCP Consultation Summary

Staff have reviewed the proposed Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10587, in accordance with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and determined that this report does not require referral to external stakeholders. The table below clarifies this recommendation as it relates to the proposed OCP amendment.

Stakeholder	Referral Comment (No Referral necessary)
Agricultural Land Commission (ALC)	No referral necessary, because the Agricultural Land Commission (ALC) is not affected
Richmond School Board	<p>The applicant consulted with the Richmond School Board (School District No. 38) and voluntarily offered to transfer a portion (approximately 392.0 m²) of the subject site to the School Board (School District No. 38). A letter has been received from the Richmond School District confirming acceptance of the developer's proposal to voluntarily transfer the northern portion of the subject site to the adjoining Henry Anderson Elementary school site.</p> <p>For the residential portion of the site, no additional referral to the Richmond School Board is necessary as this application does not have the potential to generate 25 or more school aged children (an additional 150 or more multiple family housing units or 60 or more single-family housing units), above what the current OCP allows for.</p> <p>According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves 12 townhouse units.</p>
The Board of Metro Vancouver	No referral necessary because the Regional District is not affected.
The Councils of adjacent Municipalities	No referral necessary because adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary because First Nations are not affected.
TransLink	No referral necessary because the proposed amendments will not result in road network changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary because the proposed amendments do not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development (ANSND) Policy.
Richmond Coastal Health Authority	No referral necessary because the Health Authority is not affected.
Community Groups and Neighbours	Public notification for the Public Hearing will be provided as per the <i>Local Government Act</i> .
All relevant Federal and Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.

Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10587, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation. The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.



Mailbox #460
Unit 130 - 1959 152 St.
Surrey, BC
V4A 0C4

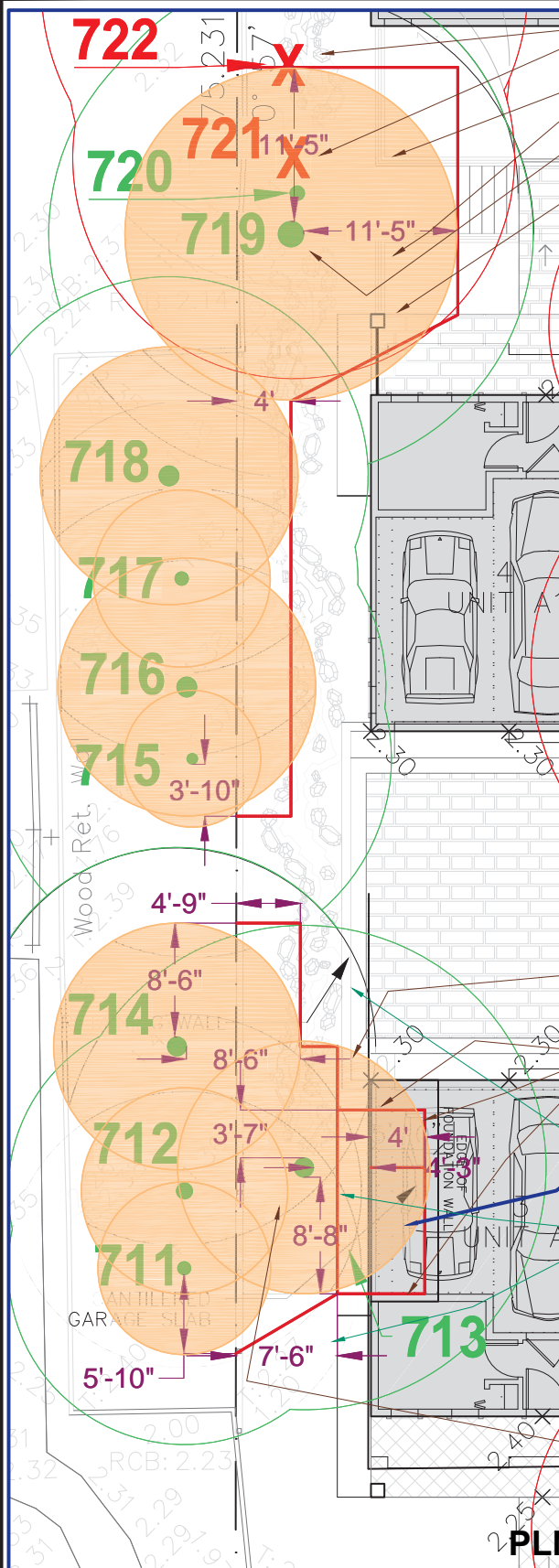
Retention & Protection

Project Address:
9511 Granville Ave
Richmond, BC

Crown Dripline
for Remove Tree:

NOTES:

1. Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
2. Trees recommended for retention are illustrated with DBH to scale. Multistemmed trees will reflect calculation for purposes of establishing critical root zone.
3. Calculations and measurements for Tree Barriers, TPZ, CRZ etc, are from the outside trunk of the subject tree.



Within 4 feet of Tree #713 will be Bark Mulch only, placed at a max depth of 6 inches over top existing grade on landscape fabric for weed control. Throughout remainder of Critical Root Zone, soil can be overlaid the existing grade, on top of landscape fabric for weed control. This planting area should be for smaller growing plants only, without developing continuous coverage.



Address: 9511 Granville Avenue

File No.: RZ 22-023116

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10588, the developer is required to complete the following:

1. **(OCP Amendment Adoption)** Final Adoption of OCP Amendment Bylaw 10587.
2. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
3. **(Road Dedication)** a minimum 0.65 m wide road dedication along the entire Granville Avenue frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area.
4. **(Voluntary Land Transfer)** Transfer and Consolidation of the northern portion of 9511 Granville Avenue (approximately 392.0 m²) with Henry Anderson Elementary School (6611 No 4 Road). Prior to subdivision and transfer, the developer shall be required to demolish the rear storage barn. The developer shall be responsible for all costs associated with the transfer and consolidation unless otherwise agreed to by the developer and the Richmond School District.
5. **(Tandem Parking – No Conversion)** Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
6. **(Voluntary Tree Contribution)** City acceptance of the developer's offer to voluntarily contribute \$13,056.00 (\$768/tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City in lieu of planting the balance (17 trees) of required replacement trees on-site.
7. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$35,840 for the four on-site trees (tag# 707, 713, 719 and 720) to be retained.
9. **(Tree Protection Fencing)** As per Arborist report, installation of appropriate tree protection fencing around all 19 trees [Four on-site trees (tag# 707, 713, 719 and 720) located at the Granville Avenue frontage and along the west property line, along with and 15 trees (tag# A, B, C, D, E, F, G, H, 711, 712, 714, 715, 716, 717 and 718) located adjacent to the east and west property lines of the subject property on neighbouring properties] to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
10. **(Aircraft Noise Sensitive Use)** Discharge of the Aircraft Noise Sensitive Development Covenant [BW495680] and registration of a new aircraft noise sensitive use covenant on title.
11. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (2.9 m GSC - Area A).
12. **(Housing Tenure and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
13. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that:
 - a) No Occupancy Certificate is granted until a minimum of one secondary suite with a minimum size of 29.0 m² (312.15 ft²) is constructed onsite, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 - b) The secondary suite cannot be stratified or otherwise held under a separate Title.

14. **(City Centre Future Development Impacts)** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
15. **(Contribution – Indoor Amenity)** Contribution of \$2,066 per dwelling unit (e.g. \$24,792.00) in-lieu of on-site indoor amenity space. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically by the City.
16. **(Contribution – Affordable Housing)** City acceptance of the developer's offer of a voluntary cash-in-lieu contribution of \$18.00 per buildable square foot (e.g. \$266,096.78) to the City's Affordable Housing Reserve Fund.
17. **(Contribution – Market Rental Housing)** City acceptance of the developer's offer of a voluntary cash-in-lieu contribution of \$2.65 per buildable square foot (e.g. \$39,175.36) to the City's Affordable Housing Reserve Fund.
18. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:

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

Building Type	Rate/ft ²	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$1.02	14,783.15 ft ²	\$15,079

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.

19. **(CCAP Community Planning)** City acceptance of the developer's voluntary contribution to future City community planning studies (as set out in the City Centre Area Plan) and as indicated in the table below.

	Site Area for Density Purposes (ZT105)	Maximum FAR	Maximum Permitted Floor Area	CCAP Community Planning Rate	Minimum Voluntary Developer Contribution
TOTAL	1,962.0 m ²	0.70	14,783.15 ft ²	\$0.34/ft ²	\$5,026.27

Note: In the event the developer contribution is not provided (cash) within one year of the Rezoning Bylaw receiving third reading of Council (Public Hearing), the contribution rate shall be changed to the Council-approved rate in effect at the time the contribution is provided and the value of the contribution shall be changed accordingly, where the change is positive.

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

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

1. **(Landscape Plan and Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency. If the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City's Tree Compensation Fund for off-site planting is required.
2. **(Acoustical and Thermal Report)** Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards

comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

3. **(Energy Efficiency Report)** Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required BC Energy Step Code and/or Zero Carbon Code, in compliance with the City's Official Community Plan and Building Regulation Bylaw No. 7230.

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

1. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Servicing Agreement)** Enter into a Servicing Agreement (SA)* for the design and construction of the servicing and frontage improvements described herein. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

I. Frontage Improvements

Frontage improvements are required to meet Engineering Design Specifications, Official Community Plan ("OCP") guidance, and City of Richmond bylaws. The following frontage improvements shall be completed by the development along its Granville Avenue frontage. From north to south, starting at the new south property line:

- (i) Install a 2.0 m sidewalk.
- (ii) Install a 1.5 m landscaped and treed boulevard up to the new curb.
- (iii) Install a new 0.15 m wide curb and gutter to be aligned with the existing curb and gutter along the east and west of the proposed development.
- (iv) Relocation, modification, upgrade, or installation of City-owned and third party assets along the southern frontage of the development site, including but not limited to bus stops, utility and light poles, pre-ducting, fire hydrants, railings and signage, to accommodate the frontage works outlined above.
- (v) Removal of the existing driveway letdown to support the above frontage works.

Note: A 0.65 m road dedication along the entire Granville Avenue frontage is to be provided to support the required frontage improvements. The exact dimensions of the above frontage improvements are to be determined as part of the road functional design process and legal surveys at SA stage.

II. Water Works

- (i) Using the OCP Model, there is 795.0 L/s of water available at a 20 psi residual at the Granville Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- (ii) At Applicant's cost, the Applicant is required to:
 - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.

- (c) 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 W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

(iii) At Applicant's cost, the City will:

- (a) Complete all tie-ins for the proposed works to existing City infrastructure.
- (b) Cut and cap and remove the existing water service connection fronting Granville Avenue.
- (c) Install a new water service connection. The tie-in shall be to the existing 300 mm watermain along Granville Avenue frontage.

III. Storm Sewer Works

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

- (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- (b) Replace the existing 525 mm storm sewer along the Granville Avenue frontage of the site with a new 600 mm storm sewer that spans the entire 9511 Granville Avenue frontage. Approximate length of required upgrade is 26.0 m. Tie-in the newly proposed storm sewer to manhole STMH107355 and to a newly installed manhole fronting the east property line of the site.

(ii) At Applicant's cost, the City will:

- (a) Complete all tie-ins for the proposed works to existing City infrastructure.
- (b) Cut and cap and remove three existing storm service connections and inspection chambers located at the frontage along Granville Avenue. Confirm the capacity and condition of the one existing storm connection and inspection chamber. Retain the existing connection and inspection chamber if they are in good condition and have capacity to service the proposed development. If not install a new storm service connection off of the new 600 mm storm sewer along the Granville Avenue Frontage, complete with inspection chamber to service the site.

IV. Sanitary Sewer Works

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

- (a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.

(ii) At Applicant's cost, the City will:

- (a) Complete all tie-ins for the proposed works to existing City infrastructure.
- (b) Install a new sanitary service connection off of the existing 200 mm sanitary sewer along the rear-yard of the proposed site, complete with inspection chamber. The tie-in shall be at the West-face of the existing manhole SMH50796 at the Northwest corner of 9533 Granville Avenue.

V. Street Lighting

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

- (a) Review street lighting levels along the road frontage, and upgrade as required.

VI. General Items

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

- (a) Complete other frontage improvements as per Transportation requirements.
- (b) Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
- (c) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review

process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- (d) 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.
- (e) 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:
- Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
- (f) 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, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
4. **(Construction Hoarding)** Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed concurrence on file)

Signed

Date



**Richmond Official Community Plan Bylaw 9000 and Bylaw 7100
Amendment Bylaw 10587 (RZ 22-023116)
9511 Granville Avenue**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 1, Attachment 1 (2041 OCP Land Use Map) for the area marked as “A” on Schedule A attached to and forming part of this Bylaw, by designating the area marked as “A” as “School”, together with related minor map amendments to accommodate the identified bylaw amendment, as applicable;
2. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.10 (City Centre Area Plan) by:
 - 2.1. at the Generalized Land Use Map (2031) map, for the area marked as “A” on Schedule A attached to and forming part of this Bylaw, by designating the area marked as “A” as “School”;
 - 2.2. at Schedule 2.10C (McLennan North Sub-Area Plan), for the area marked as “A” on Schedule A attached to and forming part of this Bylaw, by designating the area marked as “A” as “School”; and
 - 2.3. making various text and graphic amendments to accommodate the identified bylaw amendments and to ensure consistency with the Generalized Land Use Map (2031) and McLennan North Sub-Area Plan Land Use Map, as amended.
3. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10587”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

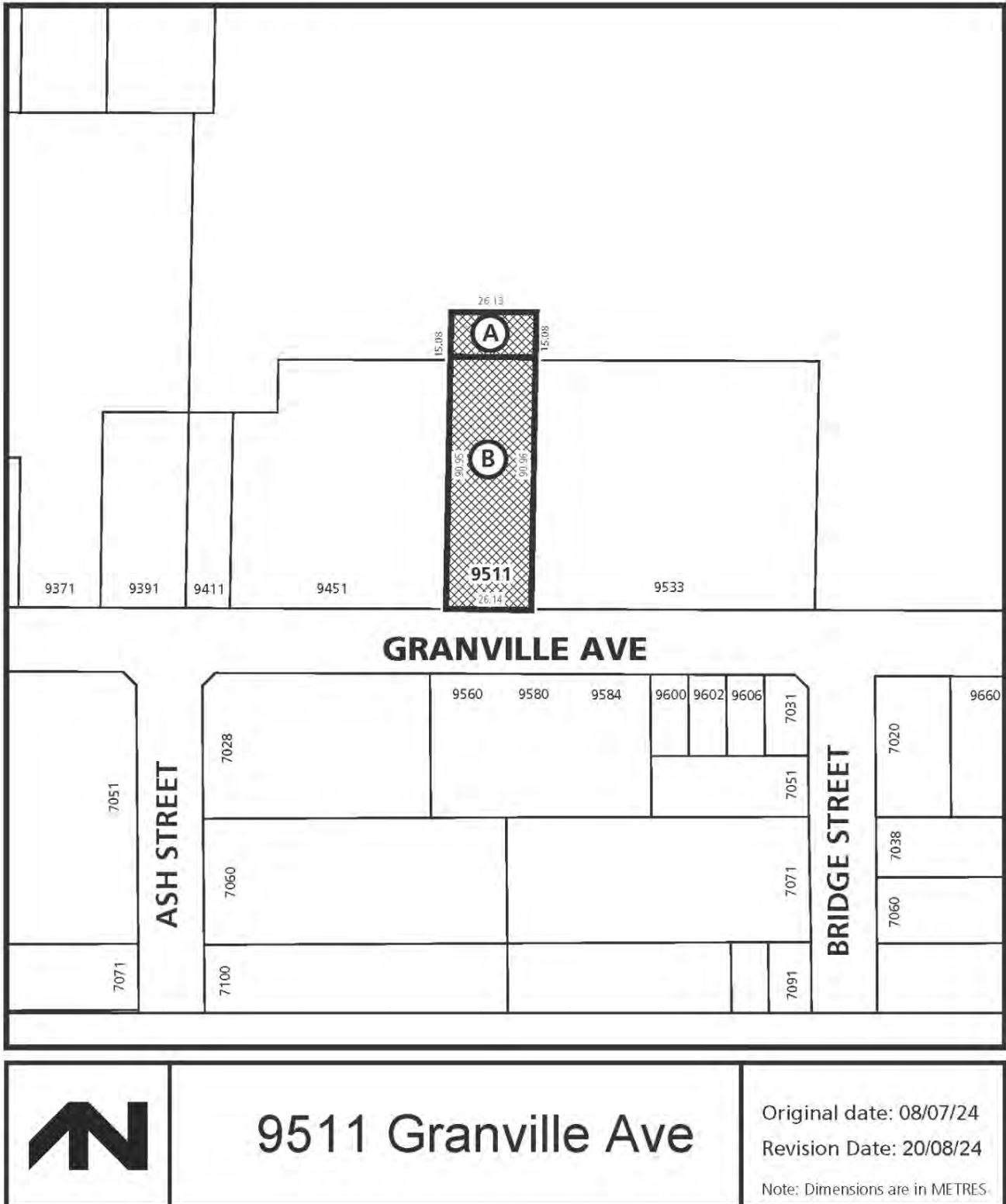
_____	CITY OF RICHMOND
_____	APPROVED by T.A.
_____	APPROVED by Manager or Solicitor DN

MAYOR

CORPORATE OFFICE



City of
Richmond





**Richmond Zoning Bylaw 8500
Amendment Bylaw 10588 (RZ 22-023116)
9511 Granville Avenue**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting into Section 17 (Site Specific Residential (Town Housing) Zones) in numerical order:

“17.105 Town Housing (ZT105) – North McLennan (City Centre)

17.105.1 Purpose

The **zone** provides for **two-unit housing** and **town housing**, along with other compatible **uses**.

17.105.2 Permitted Uses

- **child care**
- **housing, town**

17.105.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

17.105.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.70 together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.105.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.105.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** and **rear yard** is 3.0 m.
3. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming parts of the **principal building** may project into the any **yard** or **setbacks** for a distance of not more than 1.2 m.

17.105.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.

2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.105.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 25.0 m.
2. The minimum **lot depth** is 70.0 m.
3. The minimum **lot area** is 1,950.0 m².

17.105.9 Landscaping & Screening

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

17.105.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0; except that not more than 7 of the required residential **parking spaces** shall be small spaces.

17.105.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following areas and by designating them as follows:

- **“SCHOOL & INSTITUTIONAL USE (SI)”.**

That portion of PID 000-472-689 LOT 29, EXCEPT: PART ON PLAN BCP14107 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 23818 shown hatched and indicated as area “A” on Schedule “A” attached to and forming part of this bylaw.

- **“TOWN HOUSING (ZT105) – NORTH MCLENNAN (CITY CENTRE)”.**

That portion of PID 000-472-689 LOT 29, EXCEPT: PART ON PLAN BCP14107 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 23818 shown hatched and indicated as area “B” on Schedule “A” attached to and forming part of this bylaw.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10588”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

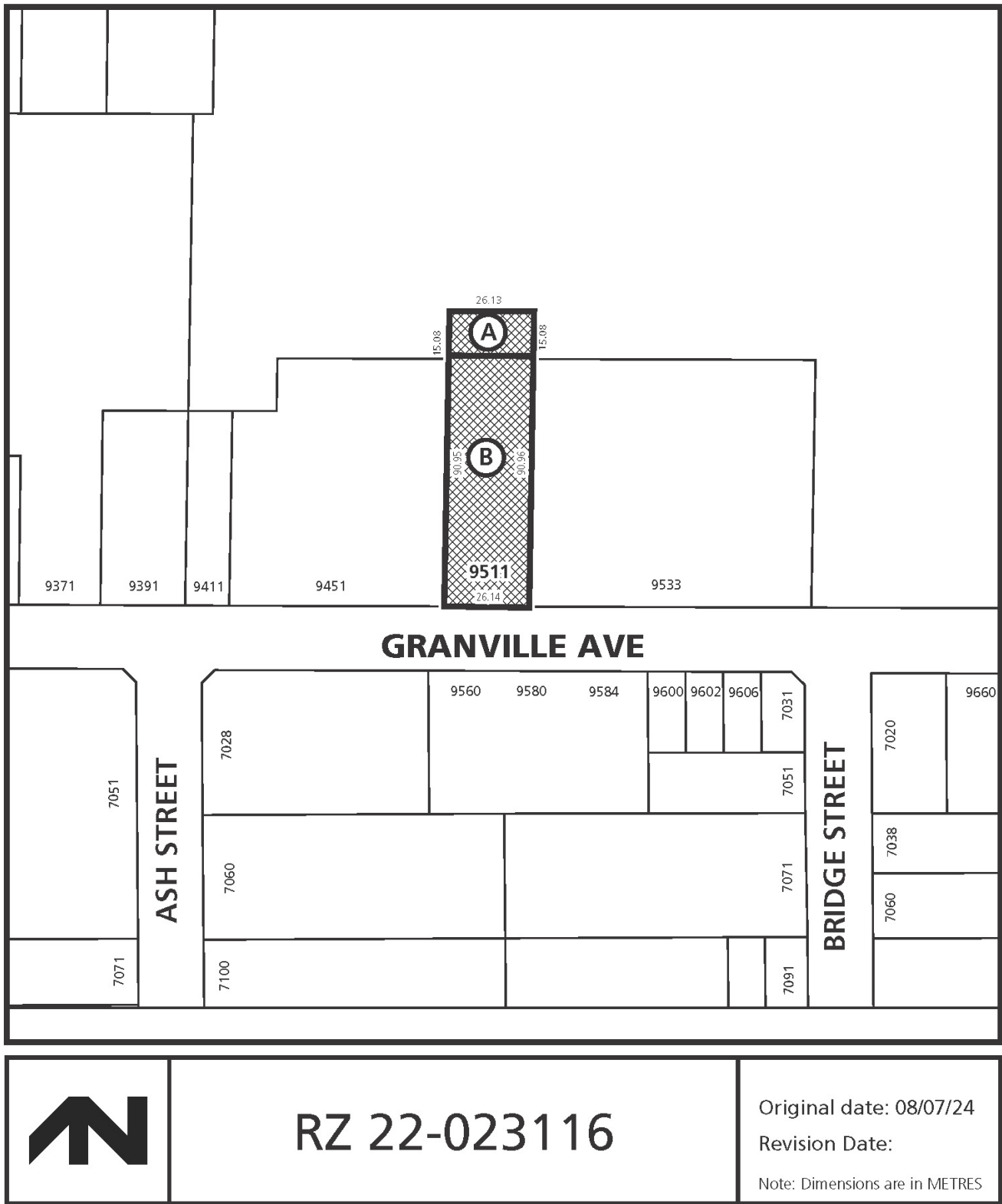
CITY OF RICHMOND
APPROVED by T.A.
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of
Richmond





City of Richmond

Report to Committee

To: Planning Committee
From: Joshua Reis
Director, Development

Date: August 19, 2024
File: RZ 22-023114

Re: Application by Wayne Fougere Inc. for Rezoning at 9311/9331 Ferndale Road from "Small-Scale Multi-Unit Housing (RSM/XL)" Zone to the "Town Housing (ZT104) - North McLennan (City Centre)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10586 to create the "Town Housing (ZT104) – North McLennan (City Centre)" zone, and to rezone 9311/9331 Ferndale Road from "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the "Town Housing (ZT104) - North McLennan (City Centre)" zone, be introduced and given first, second and third reading.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:ak
Att. 7

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

Staff Report

Origin

Fougere Architecture Inc., on behalf of Western Ferndale Garden 4 Holdings Ltd. (Director: Thomas C. Leung), has applied to the City of Richmond for permission to rezone 9311/9331 Ferndale Road (Attachment 1) from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Town Housing (ZT104) – North McLennan (City Centre)” zone in order to permit the development of eight townhouse units with vehicle access from 9333 Ferndale Road.

A Development Permit application is required to further address the form and character of the proposed townhouse development. Conceptual development plans are provided for reference in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site currently contains a non-conforming two-unit dwelling that is tenant occupied. The applicant has notified the tenants of the proposed development and have not received any concerns to date. The applicant is committed to providing notice in keeping with the Residential Tenancy Act. The existing dwelling is proposed to be demolished.

Surrounding Development

Existing development immediately surround the subject site is as follows:

To the North and West: Richmond Pentecostal Church on property zoned “Small-Scale Multi-Unit Housing (RSM/XL)” and “Assembly (ASY)”.

To the South: Across Ferndale Road, the Katsura Neighbourhood Park on property zoned “School & Institutional Use (SI)”.

To the East: A 30-unit townhouse complex zoned “Town Housing (ZT63) – North McLennan (City Centre)”, with vehicle access from Ferndale Road and Alder Street. This property will provide shared vehicle access for the subject site through an easement along a portion of the Ferndale driveway access.

Related Policies & Studies

Official Community Plan/McLennan North Sub-Area Plan

The subject site is designated as “Apartment Residential” in the Official Community Plan (OCP) and is located in the City Centre Area Plan (CCAP).

The City Centre Area Plan designates the subject site as “General Urban T4” and the McLennan North Sub-Area Plan (Schedule 2.10C of the City Centre Area Plan, OCP Bylaw 7100) designates the subject site as “Residential Area 2”, which permits two to four-storey townhouses and low-rise apartments (four-storeys maximum) and a base density of 0.95 FAR (Attachment 4). The proposed development provides similar form to the adjacent development to the east and the preliminary design complies with the Sub-Area Plan. The application is generally consistent with the OCP and CCAP.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to provide a contribution at the current rate of \$0.34 per buildable square foot, for a total of \$3,618.52 prior to the final adoption of the rezoning bylaw.

Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other developments that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy “Area 4”. All new aircraft sensitive noise uses may be considered in this area, in accordance with the ANSD policies contained within the OCP. Prior to rezoning bylaw adoption, a Noise Indemnity Covenant on is required to be registered on Title.

Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to demonstrate that the interior noise levels and noise mitigation standards comply with the City’s OCP for both aircraft and traffic noise.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

Built Form and Architectural Character

The proposal consists of eight three-storey townhouses arranged into two clusters and generally complies with the property's designation in the North McLennan Sub-Area Plan. The townhouse units are oriented around an east-west driveway with access to the site from Ferndale Road through an easement, through the east abutting property at 9333 Ferndale Road. A building containing four units (including a convertible unit) will front Ferndale Road and another building with four units will be located in the rear. The proposed conceptual development plans are included in Attachment 2.

The proposed three-storey form is consistent with adjacent townhouse developments, keeping with the park-like setting envisioned in the Sub-Area Plan. Detailed design will be reviewed through the Development Permit process.

Proposed Site-Specific Zone

The applicant proposes to create a new "Town Housing (ZT104) – North McLennan (City Centre)" zone, which permits a maximum density of "0.90" and reduced setbacks along portions of the front yard and east side yard. The proposed zone is consistent with the Sub-Area Plan and its objective to redevelop the area from a predominantly single-family neighbourhood to a higher density neighbourhood with varied housing clusters. This proposed townhouse building type and density is also consistent with the density approved for the surrounding townhouse developments.

Staff support the proposed density, building height and setbacks of this new zone based on the following:

- A 0.65 m wide road dedication along Ferndale Road will be provided prior to rezoning adoption to facilitate frontage improvements to be secured through a subsequent Servicing Agreement as part of the future Building Permit.
- Applicant's voluntary contribution of \$78,670.00 towards the McLennan North Road Implementation Strategy Fund, which helped facilitate the acquisition of land and construction of the road network in the North-McLennan Area.
- The proposed setbacks respond to the proposed development while balancing tree retention. The setbacks also respond to the location of the easement area on the neighbouring property that is providing access to the subject site.
- The proposal to construct three-storey townhouse units is generally consistent with existing development in the area and what was envisioned at the time the neighbouring property to the east (9333 Ferndale Road) was developed.

Housing Type and Tenure

The proposed development is a market townhouse development. Consistent with OCP policy respecting townhouse and multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting

(a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Amenity Space

The outdoor amenity space is proposed to be situated at the northwest corner of the site. Based on the preliminary design, the total area of the proposed outdoor amenity space is 107 m² which is generally consistent with the OCP and CCAP amenity space guidelines which require 48 m². Staff will work with the applicant at Development Permit stage to ensure that the design of the outdoor amenity space meets Development Permit Guidelines.

The applicant is proposing to provide a cash contribution in lieu of providing the required indoor amenity space on site. The total cash contribution required for the eight-unit townhouse development is \$16,528.00 based on \$2,066.00 per unit based on the current OCP rate and must be provided prior to rezoning adoption.

Transportation and Site Access

Access to Ferndale Road is proposed to be provided through an easement located on the neighbouring townhouse development at 9333 Ferndale Road which was registered over a portion of the drive aisle. The easement was registered at the time of the rezoning of 9333 Ferndale Road, at which time that development had anticipated providing vehicle access to the adjacent property. It was also envisioned that the subject site would redevelop as townhouses. A legal opinion from the applicant's lawyer confirming they have the legal right to use the easement area for access has been provided on file. The legal opinion has also been reviewed by the City's law department.

The developer has also worked closely with the adjacent strata on the driveway access design including the removal of fencing on the neighbour's site, to be completed at the developer's cost. Costing sharing arrangements for repair and maintenance of the shared driveways and fire hydrant have been negotiated between the developer and the strata at 9333 Ferndale Road. A letter from the strata confirming their agreement is on file.

Pedestrian access to each unit is proposed via individual pathways from the public sidewalks and interior pathways within the site.

Consistent with Richmond Zoning Bylaw 8500, a total of 12 resident vehicle parking spaces are provided within the eight individual garages in addition to two visitor parking spaces located at the west end of the drive aisle. Four parking spaces are arranged in two tandem garages. Prior to rezoning adoption, an agreement prohibiting the conversion of tandem parking area into habitable space will be registered on Title. Also consistent with the parking requirements, 11 resident (Class 1) bicycle parking spaces and 2 visitor (Class 2) bicycle parking spaces are proposed on site.

A 0.65 m wide road dedication is required across the entire Ferndale Road frontage in order to accommodate the City's standard sidewalk and boulevard widths. Road dedication is required prior to final adoption of the rezoning bylaw.

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 three bylaw-sized trees on the subject property and 14 trees on neighbouring properties.

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

- One tree located on site, specifically tag# 181 (41 cm cal English oak) is in fair condition and is identified for removal due to grade change impacts, conflict with the proposed utility kiosk location and the required frontage improvements.
- One tree located on site, specifically tag# 182 (31 cm cal Honey locust) is identified to be in good condition and to be protected and retained.
- One tree located on site, specifically tag# 183 (multi-stem cedar) is identified to have sustained historical damage on all stems and sections of bark have been stripped. As a result, this tree is not a good candidate for retention and should be removed and replaced.
- Two trees located on the adjacent north property, specifically tag# OS2 & OS8 (19 and 18 cm cal hemlocks) are dead. These trees are not in conflict with the proposed development but the application has voluntarily agreed to remove the trees with the neighbour's approval.
- One tree located on the adjacent east property, specifically tag# OS13 (16 cm cal spruce) is an undersized tree proposed to be removed to facilitate on-site driveway works. The applicant has acquired the neighbour's approval for the removal. 11 trees (tag# OS1, OS3, OS4, OS5, OS6, OS7, OS9, OS10, OS11, OS12, OS14) located on adjacent neighbouring properties are identified to be retained and protected.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove two on-site trees (tag# 181 and 183). The 2:1 replacement ratio requires a total of four replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

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

The applicant's preliminary Landscape Plan (Attachment 5) proposes to plant eight trees on-site. As part of the Development Permit application review process, the number and species of proposed replacement trees is to be refined and additional planting opportunities are to be further examined where appropriate. To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscape Security prior to DP issuance in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and 10 per cent contingency).

Tree Protection

The applicant is committed to retain and protect one on-site tree (tag# 182) and 11 off-site trees (tag# OS1, OS3, OS4, OS5, OS6, OS7, OS9, OS10, OS11, OS12, OS14). The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$10,240.00 to ensure that the on-site tree (tag# 182) identified for retention, will be protected.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy (AHS) seeks cash-in-lieu (CIL) contributions to the City's Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units; the contributions are sought in lieu of built low-end-of-market (LEMR) housing units. In this case, the application proposes an eight-unit townhouse development.

Section 5.15 of Richmond Zoning Bylaw No. 8500 outlines the CIL rates for townhome developments within the City Centre. In this case, the rate is \$18.00 per buildable square foot. Accordingly, for this proposal, the contribution amount is \$191,568.78 and must be provided to the City prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

The OCP establishes a policy framework for the provision of market rental housing. Smaller-scale projects including townhome proposals with more than five units are not required to provide purpose-built market rental units so long as a cash-in-lieu (CIL) contribution is made to the City's Affordable Housing Reserve Fund.

The CIL contribution amount for townhouse developments is \$2.65 per buildable square foot. Consistent with the OCP, the CIL contribution applicable to this proposal is \$28,203.18 and must be provided to the City prior to final adoption of the rezoning bylaw.

Energy Efficiency

Consistent with the City's Energy Step Code requirements, the applicant has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposed development is anticipated to achieve Step 3 of the Energy Step Code with EL-4. A confirmation letter has been provided on file. Further details on how the proposal will meet this commitment will be reviewed as part of the Development Permit and Building Permit application review process.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following items are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the OCP.
- Further review of the environmental sustainability features (i.e. EV charging) to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.
- Confirmation that all aging-in-place and convertible unit feature have been incorporated into the dwelling design.
- Review of the proposed exterior building material and colour palette.
- Review of acoustical and thermal reports and recommendations prepared by an appropriate registered professional, demonstrating that the interior noise levels and noise mitigation standards comply with the OCP and Noise Bylaw requirements.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.

Site Servicing and Frontage Improvements

Prior to Building Permit issuance, the applicant is required to enter into a Servicing Agreement for the design and construction of the following, including but not limited to:

- Frontage improvements including the installation of a 2.0 m sidewalk and 1.5 m landscaped and treed boulevard.
- Installation of new water, storm and sanitary service connections.

Completed details on the scope of the frontage improvements and site servicing are included in Attachment 7.

Financial Impact or Economic Impact

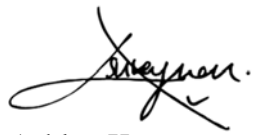
The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

This application is to rezone the property at 9311/9331 Ferndale Road from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Town Housing (ZT104) – North McLennan (City Centre)” zone in order to permit the development of eight townhouse units with vehicle access from 9333 Ferndale Road.

This rezoning application generally complies with the land use designation and applicable policies for the subject site contained with the OCP and McLennan North Sub-Area Plan. Further design review will be undertaken as part of the associated Development Permit application review process. Road and engineering improvement works required with respect to the subject development will be secured through the City’s standard Servicing Agreement. 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 10586 be introduced and given first, second, and third reading.



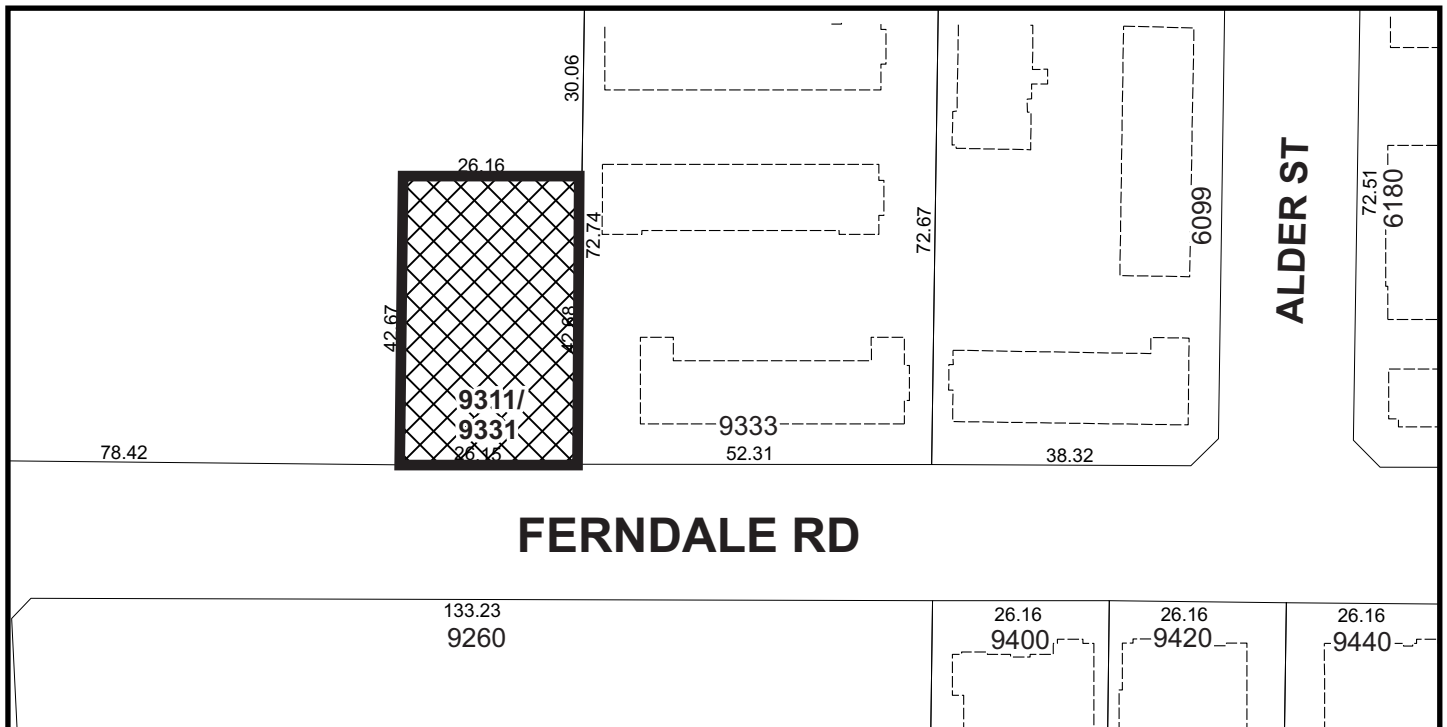
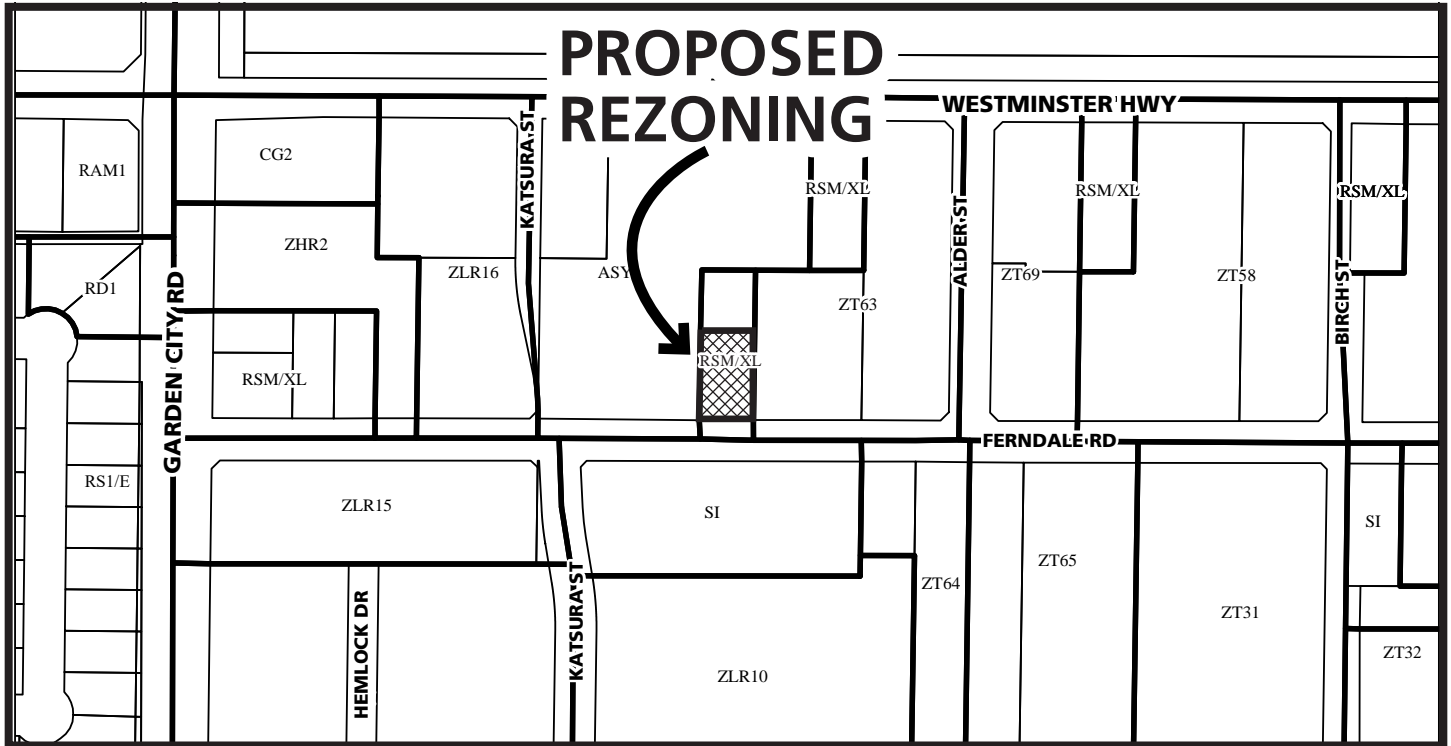
Ashley Kwan
Planner I
(604-276-4173)

AK:he

- Att. 1: Location Map
 2: Conceptual Development Plans
 3: Development Application Data Sheet
 4: McLennan North Sub-Area Plan
 5: Preliminary Landscape Plan
 6: Tree Management Plan
 7: Rezoning Considerations



City of Richmond



RZ 22-023114

PLN - 134

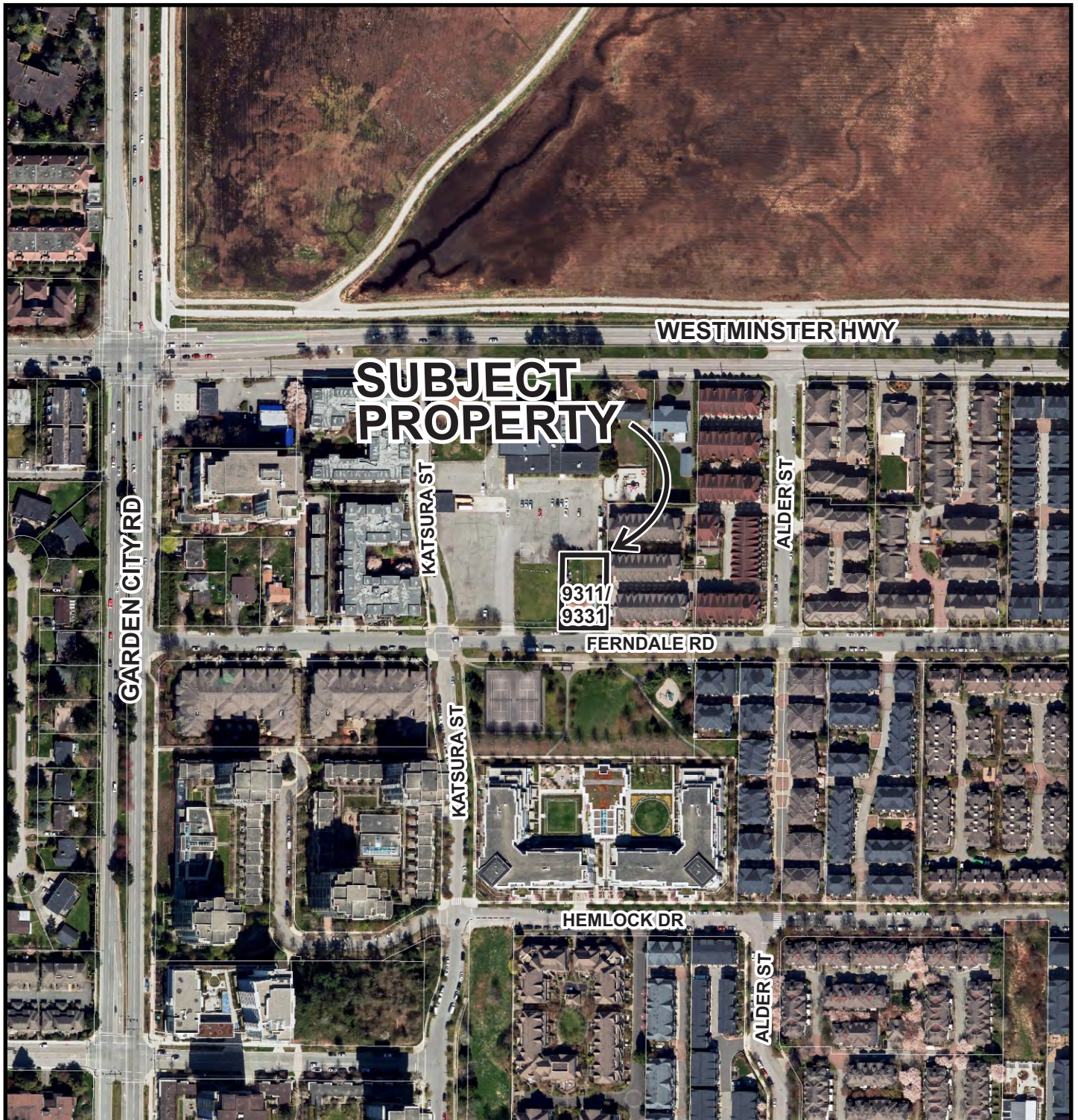
Original Date: 10/12/22

Revision Date: 08/08/24

Note: Dimensions are in METRES



City of
Richmond



RZ 22-023114

PLN - 135

Original Date: 10/12/22

Revision Date: 10/19/22

Note: Dimensions are in METRES

REZONING & DP RESUBMISSION
JULY 30, 2024

FERNDALE IV
9331 Ferndale Road
for
Western Construction

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SITE PLAN



SITE DATA

9331 FERNDALE ROAD
PITCHWAY & CO.
P.L.D. 103-580-664

LOT 108 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 64615

GROSS SITE AREA 1115.6 sm
Road Dedication 17.1 sm
NET SITE AREA 1098.6 sm

EXISTING ZONING RS1F

PROPOSED ZONING CD

PROPOSED UNITS 8

NET FLOOR AREA 976.0 sm

FAR 0.89 FSR

Max. Building HEIGHT 11.7m

Building FOOTPRINT 487 sm

LOT COVERAGE (Buildings) 44.3%

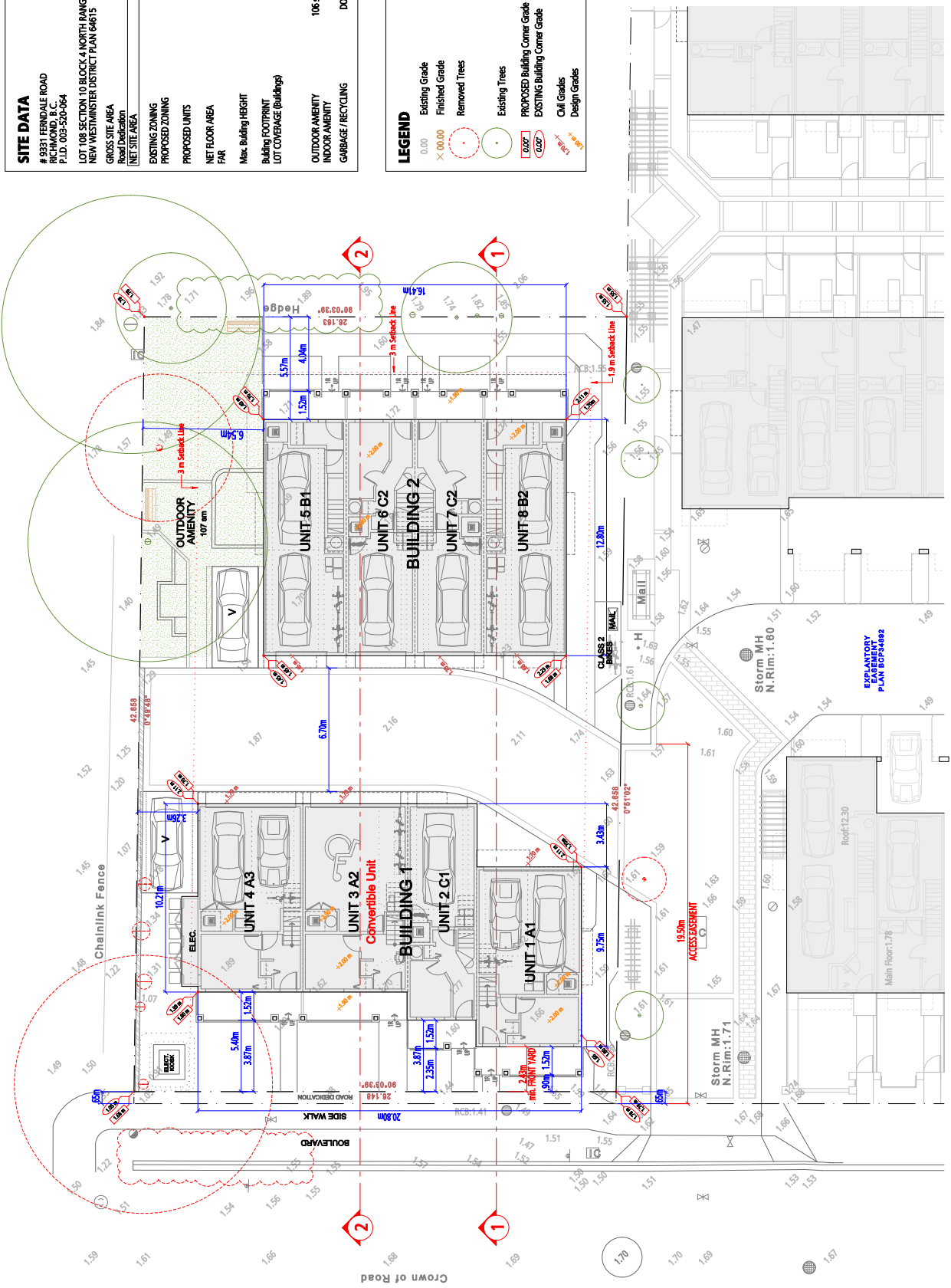
OUTDOOR AMENITY 106 sm (13.2 sm per home)

INDOOR AMENITY CASH IN LIEU

GARBAGE / RECYCLING DOOR TO DOOR PICK UP

LEGEND

- Existing Grade
- Finished Grade
- Removed Trees
- Existing Trees
- PROPOSED Building Corner Grade
- EXISTING Building Corner Grade
- Civil Grades
- Design Grades



9331 FERNDALE ROAD

Storm MH
N.Rim:1.60

Storm MH
N.Rim:1.71


Storm MH
N.Rim:1.60

Storm MH
N.Rim:1.71

Storm MH
N.Rim:1.60

Storm MH
N.Rim:1.71

A top-down line drawing of a car. To the left of the car is a vertical dashed red line, representing a lane boundary.



SMALL CAR STALL
SIZE: 2.3m* x 4.6m

SMALL CAR STALL
SIZE: 2.3m* x 4.6m



**AS PER CONVERTIBLE
UNIT GUIDELINE
SIZE: 4.0m x 5.5m**

* +0.3m IF BESIDE WALL

PARKING DATA

VEHICLE PARKING

Bylaw reference	Unit Count	Required	Proposed
7.9.3 Residential use at City centre parking - Zone 3	1.4 per unit	12	12
Visitor parking	0.2 per unit	2	2
Total		14	14
7.5.6 Max. 50% tandem parking		max. 6	4(23.3%)
Small Spaces		0	2(15.6%)
7.5.13		Violations Requested	
7.5.14 Min. 2% Accessible Spaces		min. 1	1 (8.3%)

BICYCLE PARKING

Bylaw Reference	Unit Count	Required	Proposed
7.14.10	1.25 per Unit	10	11
Horizontal Values Vertical Values	Max. 33%		8 3 (04%)
Class 2	0.2 per Unit	2	
Total		12	12

PARKING PLAN

SCALE 1/8" = 1'-0"

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FERNDALE IV

**9331 Ferndale Road
for
Western Construction**

REZONING & DP RESUBMISSION

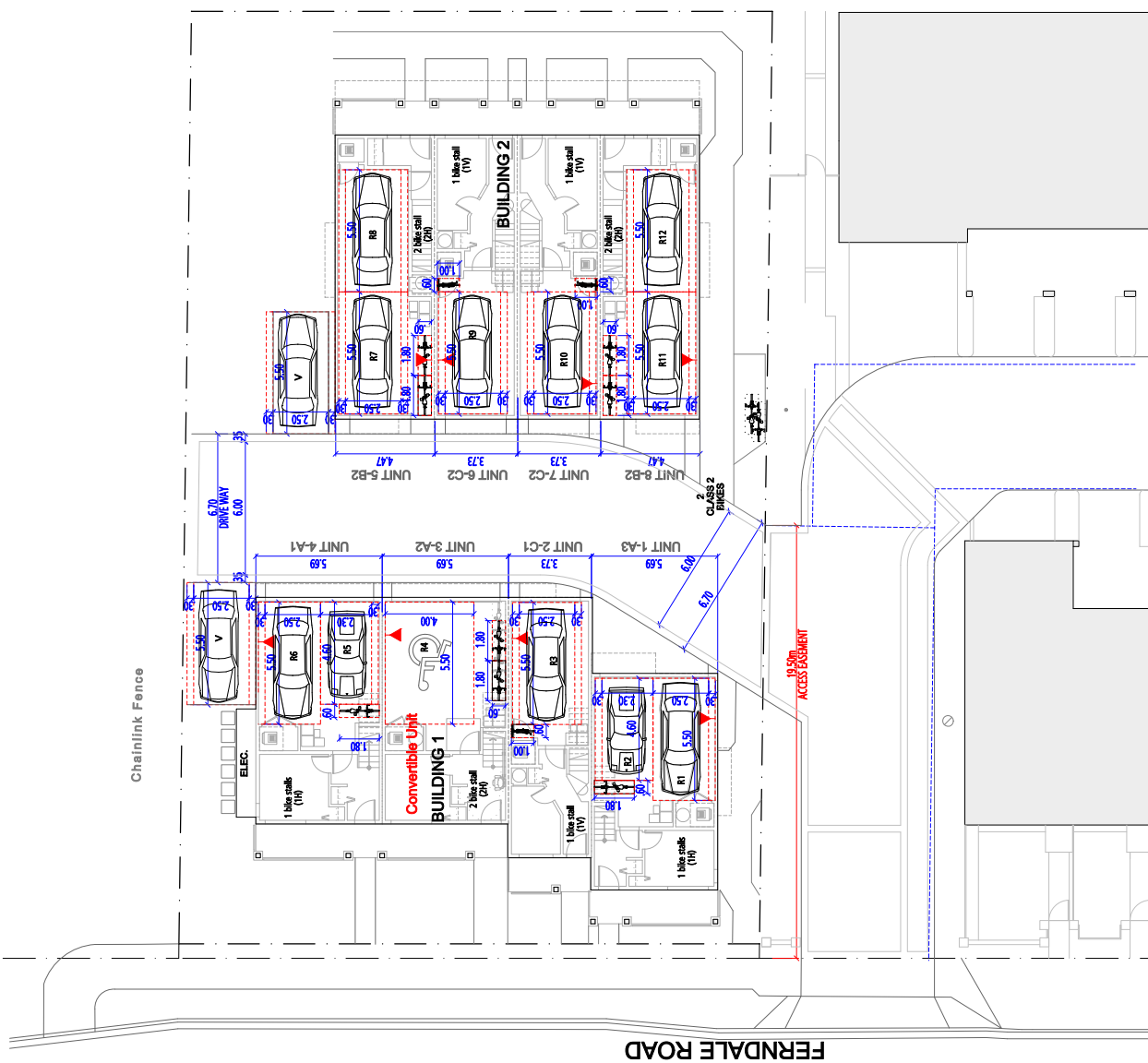
MAY 22, 2024

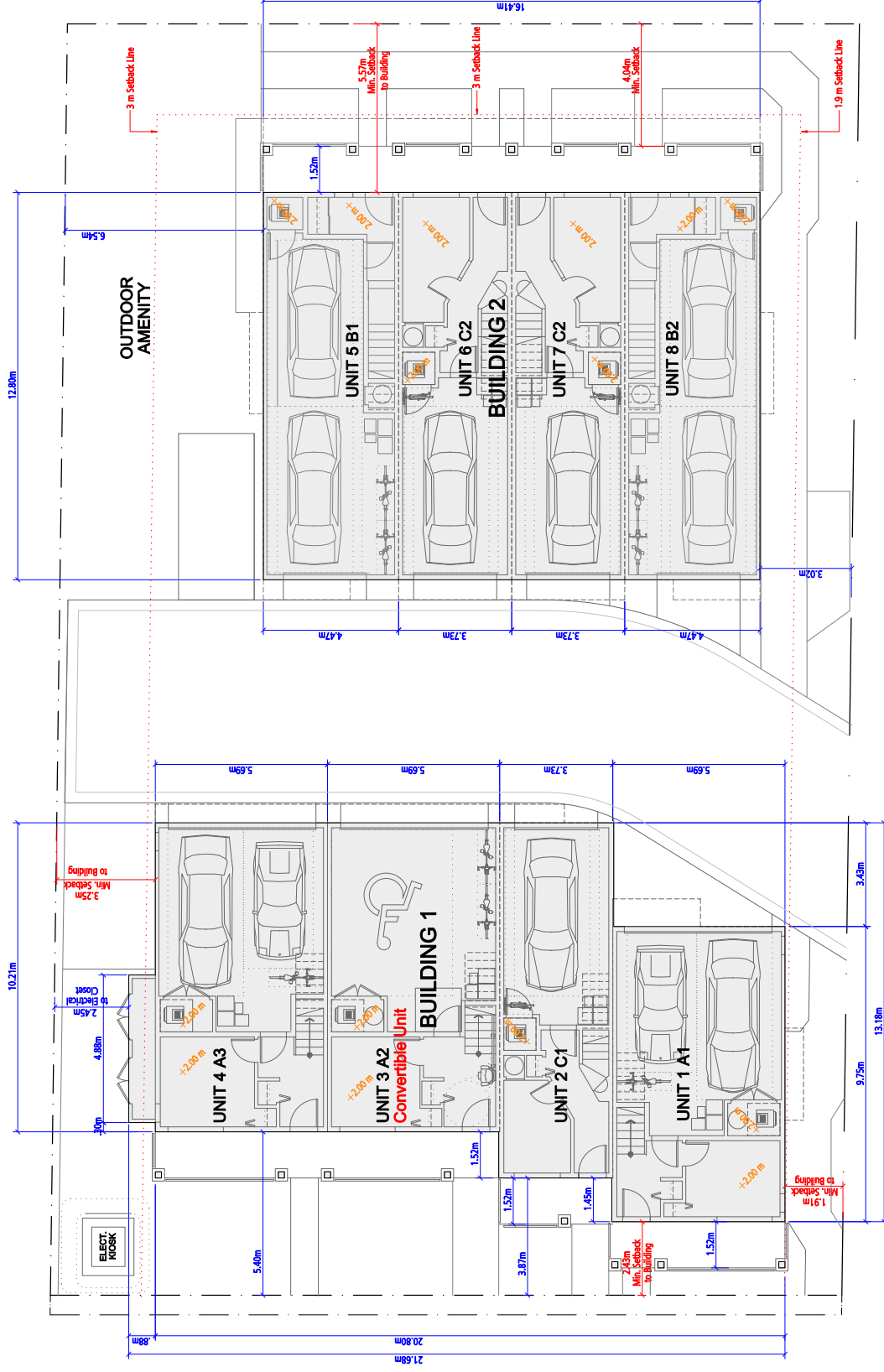


FOUGERE
architecture inc.

3b

202-2425 Quebec Street
Vancouver, BC V5T 4L6
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fougerearchitecture.ca

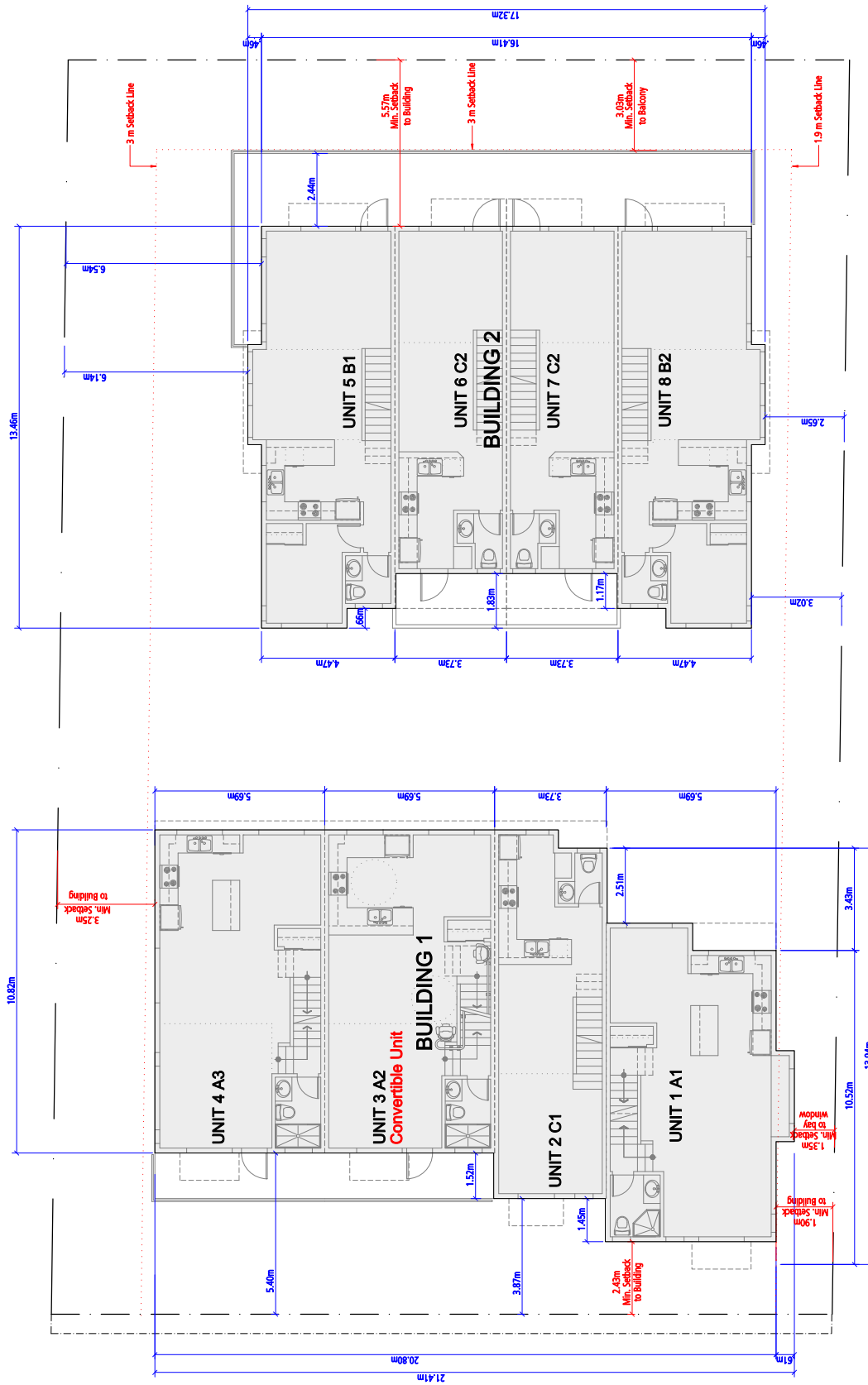




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This architectural floor plan shows a building layout with several units and setbacks. The plan is oriented with a dashed line indicating the building's footprint. Key features include:

- Units:** UNIT 1 A1, UNIT 2 C1, UNIT 3 A2 (Convertible Unit), UNIT 4 A3, UNIT 5 B1, UNIT 6 C2, UNIT 7 C2, and UNIT 8 B2.
- Setbacks:**
 - 3 m Setback Line (indicated by a red dashed line).
 - 5.57 m Min. Setback to Building (indicated by a red dashed line).
 - 3 m Setback Line (indicated by a red dashed line).
 - 1.90 m Min. Setback to Building (indicated by a red dashed line).
- Dimensions:**
 - Overall width: 21.41m.
 - Overall depth: 17.63m.
 - Unit 1 A1: 4.80m x 3.02m.
 - Unit 2 C1: 4.47m x 3.73m.
 - Unit 3 A2: 4.47m x 3.73m.
 - Unit 4 A3: 4.47m x 3.73m.
 - Unit 5 B1: 4.47m x 3.73m.
 - Unit 6 C2: 4.47m x 3.73m.
 - Unit 7 C2: 4.47m x 3.73m.
 - Unit 8 B2: 4.47m x 3.73m.
- Other Features:**
 - Staircases and elevators are shown within the units.
 - Windows and doors are indicated by lines and symbols.
 - Setback lines are shown as red dashed lines.

SCALE 3/16" = 1'0"

[illegible]REZONING & DP RESUBMISSION
JUNE 21, 2024

JUNE 21 2024



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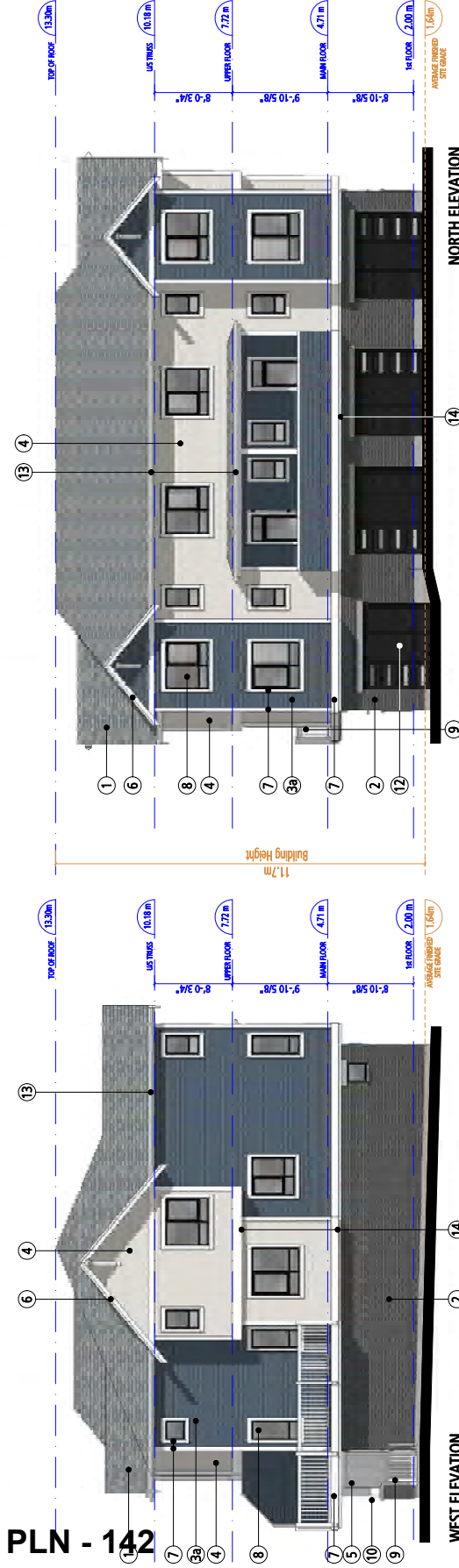


EXTERIOR FINISHES SCHEDULE	
1	ASPHALT FINISHES
2	BRICK
3	HAIRD HORIZONTAL SLANG
4	HAIRD VERTICAL SLANG
5	HANDS SINGLE-Straight Edge Panel
6	FRONT GREEN
7	WOOD TRIMS
8	VINTI IRONING
9	WINDING MORE-C-68 Distant Gray
10	WOOD PUT
11	SAMCARE PRESSURE DOOR
12	GAMCARE PRESSURE DOOR
13	GUTTER AND DOWNPOUT
14	ELECTRICAL CLOSET DOOR
15	WINDING MORE-124-10 Wrought Iron
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JUNE 21 2024



EXTERIOR FINISHES SCHEDULE	
1	CONCRETE FINISHES
2	BRICK
3	CLAY TILE
4	HAIRDE HORIZONTAL SLATE
5	HAIRDE VERTICAL SLATE
6	HAIRDE SHINGLE
7	HAIRDE SHINGLE EIGHT GAY PIED
8	FRANCIS COHEN
9	FRANCIS COHEN
10	WOOD TRIMS
11	WALL TRIMINGS
12	WOOD TRIMS
13	WOOD TRIMS
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100	WOOD TRIMS



RZ 22-023114

Attachment 3

Address: 9311/9331 Ferndale Road

Applicant: Wayne Fougere Inc.

Planning Area(s): McLennan North Sub-Area Plan

	Existing	Proposed
Owner:	Western Ferndale Garden 4 Holdings Ltd.	No Change
Site Size (m²):	1,115.6 m ²	1,098.6 m ²
Land Uses:	Two-family residential	Townhouse
OCP Designation:	Apartment Residential	No Change
Area Plan Designation:	Residential Area 2	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/XL)	Town Housing (ZT104)- North McLennan (City Centre)
Number of Units:	2	8

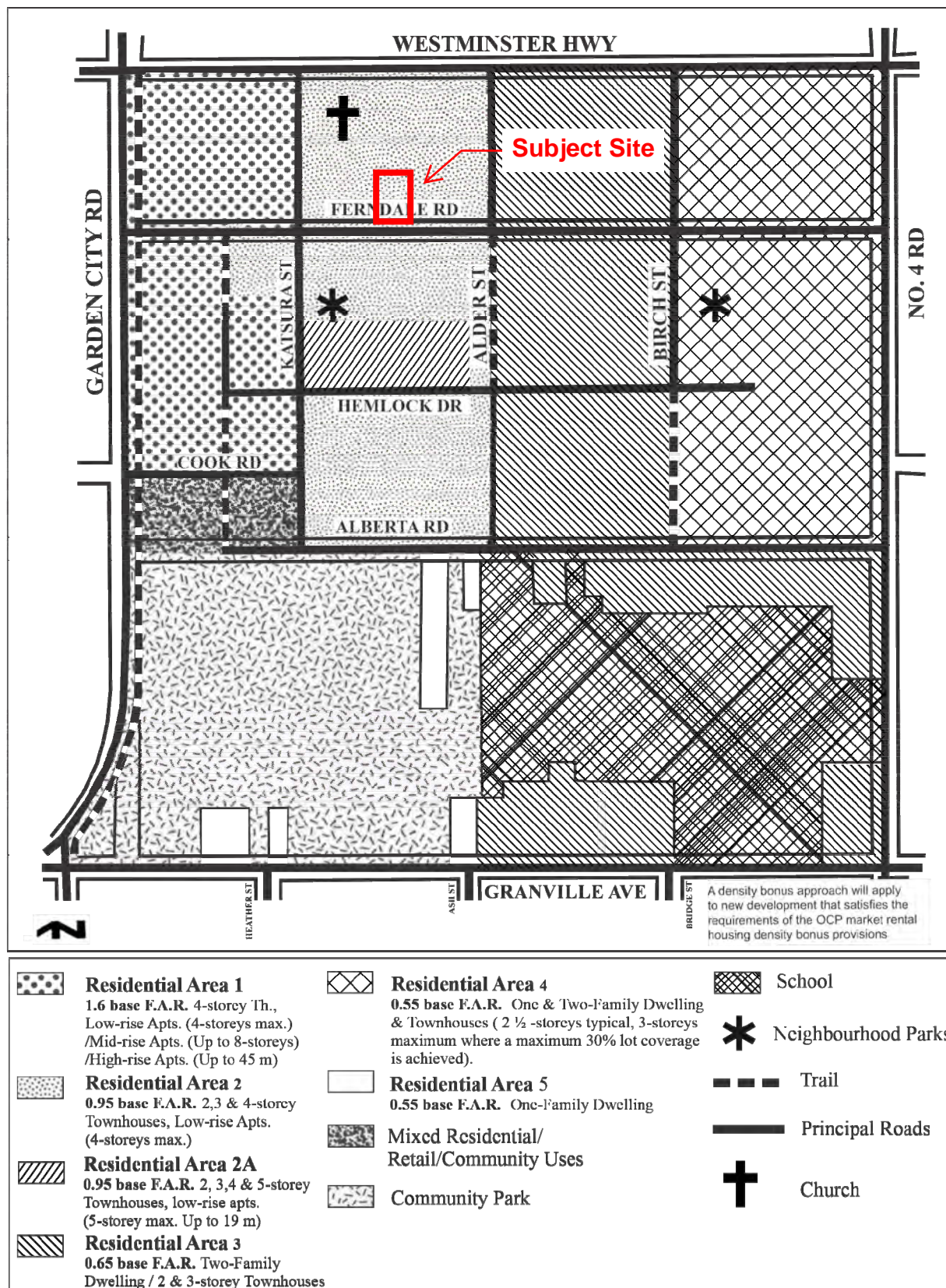
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.90	0.89	none permitted
Buildable Floor Area:	Max. 988.74 m ² (10,642.71 ft ²)	976.0 m ² (10,505.60 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 65% Live Landscaping: 17.5%	Building: 44.3% Non-porous Surfaces: 64.6% Live Landscaping: 17.7%	none
Lot Size:	Min, Area: 1,050 m ²	1,098 m ²	none
Lot Dimension:	Width: 26.0 m Depth: 42.0 m	Width: 26.15 m Depth: 42.65 m	none
Setback – Front Yard	Min. 5.40 m. May be reduced to 2.4 m as specified in a DP..	2.4 m	none
Setback – East Side Yard	Min. 3.0 m. May be reduced to 1.9 m as specified in a DP.	1.9 m	none
Setback – West Side Yard	Min. 3.0 m	3.0 m	none
Setback – Rear Yard	Min. 4.5 m	5.57 m	none
Height:	12.0 m	11.7 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.25 (R) and 0.2 (V) per unit	12 (R) and 2 (V)	none
Off-street Parking Spaces – Total:	14	14	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	33.33% (4 spaces)	none
Amenity Space – Indoor:	Min. 50 m ² or cash in-lieu	Cash in-lieu	none
Amenity Space – Outdoor:	48 m ²	107 m ²	none

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

City of Richmond

Land Use Map

Bylaw 10375
2022/06/20

PLN - 145

Original Adoption: July 15, 1996 / Plan Adoption: February 16, 2004
2443152

McLennan North Sub-Area Plan 23



Address: 9311 & 9331 Ferndale Road

File No.: RZ 22-023114

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10586, the developer is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. **(Road Dedication)** 0.65 m road dedication along the entire south frontage.
3. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$10,240.00 for the one on-site tree (tag# 182) to be retained. To accompany the tree survival securities, the applicant must enter into a legal agreement, which sets the terms for its use and release.
5. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. **(Aircraft Noise – Sensitive Use)** Registration of an aircraft noise sensitive use covenant on Title.
7. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on Title.
8. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
9. **(City Centre Future Development Impacts)** Registration of a legal agreement on Title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
10. **(Contribution – CCAP Community Planning)** City acceptance of the developer's voluntary contribution to future City community planning studies (as set out in the City Centre Area Plan) and as indicated in the table below.

	Site Area for Density Purposes (ZT104)	Maximum FAR	Maximum Permitted Floor Area	CCAP Community Planning Rate	Minimum Voluntary Developer Contribution
TOTAL	1,098.6 m ² (11,825.23 ft ²)	0.90	10,642.71 ft ²	\$0.34/ft ²	\$3,618.52

Note: In the event the developer contribution is not provided (cash) within one year of the Rezoning Bylaw receiving third reading of Council (Public Hearing), the contribution rate shall be changed to the Council-approved rate in effect at the time the contribution is provided and the value of the contribution shall be changed accordingly, where the change is positive.

11. **(Contribution – Road)** City acceptance of the developer's offer to voluntarily contribute \$78,670.00 towards the McLennan North Road Implementation Strategy Fund. This non-refundable contribution applies during the 2024 calendar year and will be adjusted upward by 6% per annum to account for holding carrying costs if the full amount is not received during the 2024 calendar year or subsequent years.
12. **(Contribution – Indoor Amenity)** Contribution of \$16,528.00 per dwelling unit (e.g. \$2,066.00) in-lieu of on-site indoor amenity space. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically by the City.

13. **(Contribution – Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$18.00 per buildable square foot and \$ 2.65 per buildable square foot, (e.g. \$219,771.96) to the City's Affordable Housing Reserve Fund, consistent with the Affordable Housing Strategy and Market Rental Housing Policy respectively.
14. **(Tandem Parking – No Conversion)** Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
15. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. **(Landscape Plan and Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency.
If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City's Tree Compensation Fund for off-site planting is required.
2. **(Acoustic and Thermal Reports)** Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels
3. **(Energy Efficiency Report)** Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (Step 3 of the Energy Step Code with EL-4 or better), in compliance with the City's Official Community Plan.

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

1. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. **(Accessibility measure)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
 - a) Frontage Improvements
 - (1) The Developer will be responsible for the following frontage upgrades, from north to south, along the full length of the proposed development's south frontage along Ferndale Road:
 - (a) Installing a 2.0 m wide concrete sidewalk along the entire south property line tying into existing sidewalk to the east of the proposed development, and a ramp on the west frontage down to existing grade. Design slopes are to conform to the latest Transportation Association of Canada guidelines.
 - (b) Installing a minimum 1.5 m wide landscaped boulevard with street trees between the sidewalk and new curb.

- (c) Installing a new 0.15 m wide concrete curb and gutter along the north side of Ferndale Road that aligns with the existing curb along 9333 Ferndale Road.
- (d) Extend road pavement from the new curb to tie into Ferndale Road.
- (e) Relocation, modification, upgrade, or installation of City-owned and third party assets along the southern frontage of the development site, including but not limited to bus stops, utility and light poles, pre-ducting, fire hydrants, railings and signage, to accommodate the frontage works outlined above.
- (f) Removal of the existing driveway letdown to support the above frontage works.

b) Water Works

- (1) Using the OCP Model, there is 488 L/s of water available at a 20 psi residual at the Ferndale Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- (2) At Developer's cost, the Developer is required to:
 - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (c) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
 - (d) Cut and cap all existing water service connections and remove all existing water meters.
 - (e) Install a new water service connection complete with water meter chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.
- (3) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

c) Storm Sewer Works

- (1) At Developer's cost, the Developer is required to:
 - (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - (b) Cut and cap all existing storm sewer service connections and remove associated inspection chambers.
 - (c) Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.
- (2) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

d) Sanitary Sewer Works

- (1) At Developer's cost, the Developer is required to:
 - (a) Cut and cap all existing sanitary sewer service connections and remove associated inspection chambers.
 - (b) Install a new sanitary service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.
- (2) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

e) Street Lighting

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

f) General Items

- (1) At Developer's cost, the Developer is required to:
 - (a) Complete other frontage improvements as per Transportation requirements.
 - (b) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (i) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (ii) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (iii) To underground overhead service lines.
 - (c) 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
 - (d) 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.
 - (e) Provide a video inspection report of the existing UTILITIES along the ROAD frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - (f) 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.
 - (g) 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.
 - (h) 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:

- (i) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (i) Pipe sizes, material and slopes.
 - (ii) Location of manholes and fire hydrants.
 - (iii) Road grades, high points and low points.
 - (iv) Alignment of ultimate and interim curbs.
 - (v) Proposed street lights design.
- (j) 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.

4. **(Construction Hoarding)** Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10586 (RZ 22-023114)
9311/ 9333 Ferndale Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 17 Site Specific Residential (Town Houses) Zones, in numerical order:

17.104 Town Housing (ZT104) – North McLennan (City Centre)

17.104.1 Purpose

This zone provides for **town housing** and other compatible **uses**.

17.104.2 Permitted Uses

- **child care**
- **housing, town**

17.104.3 Secondary Uses

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

17.104.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.90, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.104.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 65% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material. Reduction in live **landscaping** may be permitted through a development permit or development variance permit process to a minimum live **landscaping** coverage of 17.5%.

17.104.6 Yards & Setbacks

1. The minimum **front yard** is 5.40 m but may be reduced to 2.4 m if a proper interface is provided as specified in a Development Permit approved by the **City**.
2. The minimum east **side yard** is 3.0 m but may be reduced to 1.9 m for portions of the building abutting a drive isle and where a proper interface is provided as specified in a Development Permit approved by the **City**.
3. The minimum west **side yard** is 3.0 m.
4. The minimum **rear yard** is 4.5 m

17.104.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**)
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.104.8 Minimum Lot Size

1. The minimum **lot width** is 26.0 m.
2. The minimum **lot depth** is 42.0 m.
3. The minimum **lot area** is 1,050.0 m².

17.104.9 Landscaping & Screening

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

17.104.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to standards set out in Section 7.0, except that a maximum of 2 **parking spaces** can be small spaces.

17.104.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “Town Housing (ZT104) – North McLennan (City Centre)”

P.I.D. 003-520-064

Lot 108 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615

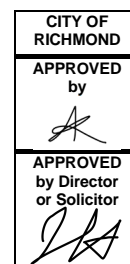
3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10586”**.

FIRST, SECOND, AND THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR



CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** August 12, 2024
From: John Hopkins **File:** 08-4045-30-08/Vol 01
Director, Policy Planning
Re: **Official Community Plan Targeted Update — Phase 1 Public Engagement Overview**

Staff Recommendations

1. That the proposed Phase 1 public engagement framework for the Official Community Plan targeted update, as outlined in the staff report dated August 12, 2024, titled “Official Community Plan Targeted Update — Phase 1 Public Engagement Overview” from the Director, Policy Planning, be approved; and
2. That staff report back with a public engagement summary with next steps in the Official Community Plan targeted update.

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

JH:eh

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Climate & Environment	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Housing Office	<input checked="" type="checkbox"/>	
Intergovernmental Relations	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

In 2022, Council endorsed a proposed scope and process to review and update the City's Official Community Plan (OCP). This included an in-depth analysis to create a more robust policy framework for the provision of affordable housing, addressing issues as they relate to social equity from a land use perspective, improved environmental protection and enhancement policies, and addressing the challenges of climate mitigation and adaptation. This work was interrupted by the introduction and enactment of several pieces of provincial legislation (Bill 16, 44, 46, and 47) which significantly changed the planning landscape to address housing supply, and the tools that are used to create and retain affordable housing. As a result, an extended break in the OCP review was required to review the new legislation and bring forward the necessary bylaw amendments prior to the June 30, 2024 deadline as mandated by the Province.

This report reintroduces the scope of the OCP targeted update and requests Council's endorsement on the first phase of the public engagement framework.

This report supports Council's Strategic Plan 2022–2026 Strategy #1 Proactive in Stakeholder and Civic Engagement.

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

1.1 Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.

1.2 Advocate for the needs of Richmond in collaboration with partners and stakeholders.

1.3 Increase the reach of communication and engagement efforts to connect with Richmond's diverse community.

1.4 Leverage a variety of approaches to make civic engagement and participation easy and accessible.

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.

2.1 Ensure that Richmond's targeted OCP update shapes the direction and character of the City.

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

2.3 Ensure that both built and natural infrastructure supports sustainable development throughout the City.

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

5.2 Support the preservation and enhancement of Richmond's natural environment.

Findings of Fact

Background

Under the *Local Government Act*, an OCP is a comprehensive policy document that outlines the long-term land use goals and objectives, which enable the City to plan, coordinate and manage its environmental, social, and economic interests over the long term. The existing OCP was adopted in 2012 and since then, Richmond's population and economy has grown and various challenges have arisen and/or intensified over the years. These include but are not limited to housing affordability and climate change, with vulnerable populations experiencing the most impacts. Over the past five years, Council has amended the OCP from time to time to keep it relevant and effective in light of social, demographic, environmental, and economic trends and changes in community values. This has included the Industrial Land Intensification Initiative, Farming First Strategy, Lansdowne Master Plan, and updates to the Market Rental Housing Policy, and No. 5 Road Backlands Policy, to name a few. Despite this, a deeper dive into specific issues is required to strengthen the OCP policy framework.

On February 28, 2022, Council endorsed a proposed scope and process to update the OCP. The overarching themes to guide the OCP update included "Resiliency, Equity and Adaptation" with six target areas such as:

1. Housing Affordability
2. Social Equity
3. Environmental Protection & Enhancement
4. Climate Mitigation & Adaptation
5. Long-Term Planning for Emerging Trends & Transformational Technologies
6. Administrative Updates

Since the beginning of the review, a considerable amount of effort has been spent on the issue of housing affordability. Some of the work has included a contextual understanding of Richmond's housing market, a review of federal, provincial and external agency influences on housing affordability, and a review of case studies around the world on the various approaches to address housing affordability. The introduction of the provincial housing bills in early 2023 significantly altered the planning framework in British Columbia by requiring local governments to allow minimum densities and building heights near rapid transit stations, and small-scale multi-unit housing (SSMUH) across all neighbourhoods in Richmond. The legislation focuses more on

increasing housing supply rather than addressing how to increase the supply of affordable housing and other implications of new provincial bills. Further, the “one-size-fits-all” approach to land use planning undermines long-term planning efforts such as the Arterial Road Land Use Policy; allowing three to six dwelling units per lot would essentially diminish the effectiveness of this policy. The enactment of this legislation with its associated deadlines required staffing resources to focus on the required bylaw amendments and place the OCP review and any kind of public consultation on hold.

The first major deadline with respect to the provincial housing bills included the adoption of bylaws to incorporate Transit-Oriented Areas (TOAs) and pre-zone for SSMUH in selected areas by June 30, 2024. The provincial housing bills also required local governments to conduct the following prior to December 31, 2025:

- endorse an interim Housing Needs Report no later than December 31, 2024 which would consider the housing needs of the community over a 20-year horizon; and
- as local governments will lose the ability to secure amenities through density bonusing in areas impacted by TOA by mid-2025:
 - establish a new Amenity Cost Charge (ACC) bylaw for specific amenities (e.g., community & recreation centres, child care facilities); and
 - utilize inclusionary zoning to secure affordable housing.

By the end of 2025, the OCP must:

- incorporate a new policy framework on how amenities are collected;
- update the density bonus framework for items that are not included in the ACC bylaw, and use inclusionary zoning to secure affordable housing;
- reflect and pre-zone for the 20-year total number of housing units required to meet anticipated housing needs as outlined in the interim Housing Needs Report; and
- be consistent with the TOA and SSMUH related bylaws.

According to the new provincial legislation, the OCP must be updated every five years and include housing policies respecting each class of housing need required in the most recent Housing Needs Report.

With the deadlines outlined by the Province combined with the scope of the Council endorsed OCP review, it is critical to begin public consultation on priorities that need to be considered prior to drafting a revised policy framework.

Analysis

Under section 475 of the *Local Government Act*, local municipalities such as Richmond “must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.” These include but are not limited to adjacent municipalities, provincial agencies, and members of the public. Likewise, this is also supported by Council Policy 5043 (OCP Bylaw Preparation Consultation Policy). By providing opportunities for public engagement, the City is also creating a more comprehensive and inclusive process to ensure the OCP reflects the aspirations of its residents in the long term.

OCP Project Principles

The following Project Principles will guide the OCP targeted update planning process and the preparation of the project deliverables:

1. **Policy Context Alignment:** Establish a renewed vision, goals and planning policies to guide the development of an adaptable, sustainable¹, equitable, and liveable city. The OCP will also align with Council adopted strategies, policies and other initiatives, and is both practical and aspirational.
2. **Comprehensive Engagement:** Provide opportunities for the public to participate in engagement activities and to review and provide feedback on OCP update proposals through a variety of means.
3. **Public Reporting:** Provide various types of accessible documentation throughout the OCP planning process in order to communicate project updates with the general public and establish project transparency.

Phasing and Timeline

Staff are recommending that the project be divided into the following three consultation phases:

Consultation Phases	Timeframe
1. Background Research & Public Engagement: Conduct background and contextual research on the six target areas noted above and other implications of provincial bills. Simultaneously, launch public engagements to garner awareness, educate and provide opportunities for the public to share feedback. Public open houses and an online survey would be scheduled for November. Staff will analyze engagement feedback and produce an engagement summary that will be shared with Council in the next stage as it relates to the Strategic Options.	Q3 to Q4 2024
2. Strategic Options: The second phase will involve drafting policy directions that are informed by the background research and the engagement feedback. Interdepartmental staff, advisory committees, and the public will provide input on the draft policy directions. During this period and into the Summer/Fall 2025, specific but related reports will come forward, per provincial requirements, including such matters as inclusionary zoning on TOA areas, DCC/ACC options, etc.	Q1 to Q2 2025
3. Pulling the Plan Together: The third phase will involve drafting clear policies and implementation actions. The public will provide feedback on the draft policies. Staff will seek Council's consideration of the OCP Bylaw, including a required public hearing, to wrap up the third phase of engagement.	Q3 to Q4 2025

¹ Inclusive of a commitment to a zero-carbon and 100% circular community by 2050 per the Community Energy & Emissions Plan 2050 and Circular City Strategy.

Proposed Engagement and Outreach Activities

Opportunities for online and in-person engagement activities and project updates will be shared on Lets Talk Richmond, the City OCP project webpage and social media channels. Other outreach and communication methods include postcards, newsletters, emails, bus shelters, and posters. Key messaging will be mindful of the targeted audience, with branding, design and graphics to support communication efforts.

For the first phase of public and stakeholder engagement in fall 2024, the intention is to conduct the following engagement activities:

- *Get Snapping:* This activity would invite local residents to take part in the photo sharing opportunity to celebrate their favourite place in Richmond and to generate interest throughout the engagement phase. Submitted photos may be shown at the public open house in November 2024.
- *Focus groups and meetings:* Focus groups and meetings will be conducted with advisory committees, community organizations, and interdepartmental staff for the purposes of carrying out targeted feedback on specific topic areas.
- *Pop-up booths:* Pop-up booths will be organized across different locations in the City to raise awareness and for the public to learn about the project and ways to engage. The intent of pop up booths is to 'go where the people are' in order to connect with those who may not be able to share their input online or attend a scheduled engagement activity.
- *Public open houses:* At the end of phase 1, several in-person public open houses will be held in November 2024 to share engagement highlights and provide further opportunity for feedback on high-level goals and objectives for each of the targeted areas of the OCP review and update.
- *Lets Talk Richmond online survey:* A series of questions will be posted on Lets Talk Richmond where residents can provide input on the high-level goals and objectives presented at the public open house and provide input into the purpose, process and outcome of phase 1 of the OCP targeted review.

The expectation from the first phase of engagement is to receive meaningful feedback from member of the public regarding proposed refinements to the OCP vision and goals as well as objectives for each of the targeted areas prior to preparing strategic options and policy frameworks. For example, the first phase of engagement would inquire on the level of support to have higher densities and building heights up to six storeys along arterial roads and near neighbourhood service centres.

Following this first phase of consultation, phase 2 would be conducted in 2025 with proposed strategic policy directions and amendments which would form the basis of the revised OCP to be adopted by the end of 2025.

Financial Impact

The existing OCP review budget will have no financial impact on existing budgets, have any tax implications, or require additional staff resources.

Conclusion

In 2022, Council endorsed a proposed scope and process to update the OCP. The proposed overarching themes to guide the OCP update included “Resiliency, Equity and Adaptation” with the six target areas to include:

1. Housing Affordability
2. Social Equity
3. Environmental Protection & Enhancement
4. Climate Mitigation & Adaptation
5. Long-Term Planning for Emerging Trends & Transformational Technologies
6. Administrative Updates

Since then, new provincial housing legislation has mandated changes to the planning landscaping by requiring minimum densities and building heights for land within 800 m of a rapid transit station, and a minimum number of units for land in traditionally single-family neighbourhoods depending on lot size and proximity to frequent transit service. This has impacted the timing and scope of the OCP review. The OCP process will accommodate public feedback opportunities related to ongoing implementation of new provincial housing bills in an integrated manner.

Staff propose to relaunch the OCP review by conducting three phases of public engagement with a targeted completion of late 2025 as required by the provincial government. The first phase of public engagement is to begin in the fall of 2024 and will include online and in-person public engagement activities with the general public through pop-up booths, open houses, and online surveys.

It is recommended that the proposed Phase 1 public engagement framework for the OCP targeted update be endorsed, and that staff report back with a public engagement summary with next steps.

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