



**Planning Committee
Electronic Meeting**

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

**Wednesday, September 7, 2022
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on July 19, 2022.*



NEXT COMMITTEE MEETING DATE

September 20, 2022, (tentative date) at 4:00 p.m. in Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY GBL ARCHITECTS FOR REZONING AT 8880 COOK ROAD/8751 CITATION DRIVE FROM THE “LOW RISE APARTMENT AND TOWN HOUSING (ZLR32) – BRIGHOUSE VILLAGE (CITY CENTRE)” ZONE TO THE “LOW RISE RENTAL APARTMENT (ZLR44) – BRIGHOUSE VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. RZ 21-932698) (REDMS No. 6916478)

PLN-16

See Page PLN-16 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 10395, to amend Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan), to permit alternate housing forms (i.e. other than high-density townhouses), on a site-specific basis for rezoning applications that provide additional affordable housing and/or market rental housing to address community need, be introduced and given first reading;*
- (2) *That Bylaw 10395, having been considered in conjunction with:*
 - *The City's Financial Plan and Capital Program*
 - *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 10395, 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 10396 to:*
 - (a) *Discharge "Land Use Contract (LUC 025)", entered into pursuant to "Imperial Ventures Ltd. Land Use Contract Bylaw No. 3108 (RD19308)", from the Title of 8880 Cook Road/8751 Citation Drive;*
 - (b) *Amend the "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" zone to remove all references to 8880 Cook Road/8751 Citation Drive;*
 - (c) *Create the "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" zone, and rezone 8880 Cook Road/8751 Citation Drive from the "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" zone to "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" zone;**be introduced and given first reading.*



2. **APPLICATION BY RANDY SCHUETTE AND UPDESH JOHAL FOR REZONING AT 7600 & 7620 ASH STREET FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “SINGLE DETACHED (RS2/E)” ZONE AND “SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)” ZONE**

(File Ref. No. RZ 19-853820) (REDMS No. 6383850)

PLN-123

[See Page PLN-123 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10126, for the rezoning of 7600 & 7620 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and the “Single Detached (ZS14) – South McLennan (City Centre)” zone, be introduced and given first reading.



3. **APPLICATION BY GROOTENDORST'S FLOWERLAND NURSERY LTD. FOR AN AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE AT 15140 WESTMINSTER HIGHWAY**

(File Ref. No. AG 22-007162) (REDMS No. 6940472)

PLN-152

[See Page PLN-152 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That the application by Grootendorst's Flowerland Nursery Ltd., for an Agricultural Land Reserve Non-Adhering Residential Use to allow an addition to an existing single-family dwelling at 15140 Westminister Highway for the purpose of accommodating accessibility features, be forwarded to the Agricultural Land Commission.



4. **MANAGER'S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, July 19, 2022

Place: Council Chambers
Richmond City Hall

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

Also Present: Councillor Linda McPhail (by teleconference)
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:27 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on July 5, 2022, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY DELUXE CUSTOM HOMES LTD. FOR REZONING AT 7480 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COACH HOUSE (ZS12) – BROADMOOR”ZONE**

(File Ref. No. RZ 21-930951) (REDMS No. 6931455)

Staff highlighted that the application is to permit the property to be subdivided into two Coach house lots with shared vehicle access. Each new lot will have a principle dwelling and an additional rental dwelling above the detached garage.

Planning Committee
Tuesday, July 19, 2022

Discussion ensued regarding concerns about parking location and placement and public notification of the proposed application.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10404, for the rezoning of 7480 Williams Road from the “Single Detached (RS1/E)” zone to the “Coach House (ZS12) - Broadmoor” zone, be introduced and given first reading.

CARRIED

2. **AGRICULTURAL LAND RESERVE EXCLUSION APPLICATION BY MONTROSE INDUSTRIES LTD. AT 7011 NO. 7 ROAD & PID 024-397-423**

(File Ref. No. AG 20-914852) (REDMS No. 6839458)

Staff highlighted that Montrose Industries Ltd., has applied to the city to remove approximately 150 acres of land from the Agricultural Land Reserve (ALR). The purpose of the exclusion is to allow the landfill to operate beyond the current 2035 term of operation and to increase the amount of fill by an additional 10 metres in height for a total landfill height of 28 metres. Staff recommend denial of this application because (i) the lands are designated for ALR, the removal of the land from the ALR will not be consistent with this designation or the Metro Vancouver Regional Growth strategy, (ii) current non-farm use approvals require the land to be remediated to a state capable of supporting soil based agricultural use, removing the land from the ALR will also remove the conditions associated with the non-farm use, and (iii) the proposal is contrary to agricultural policies in the City's Official Community Plan (OCP) and the Farming First strategy.

With the aid of a PowerPoint presentation (copy on file) Michael Kennedy, President and CEO, Montrose Industries and John Moonen, ALR Consultant, urged Committee to support the proposed exclusion application, stating that they would like to operate the landfill until 2055 and are asking for an increase in height of 10 metres.

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In response to queries from Committee the delegation responded (i) to continue to operate the landfill to 2055 and implement the recycling activities they will need to increase the height of the landfill by an additional 10 metres, (ii) uncertainty around the term of the landfill operation is the main factor in the landfill potentially beginning to close in 2023, (iii) Agricultural Land Commission (ALC) has recommended that these properties should not be in the ALR, (iv) if the landfill closes, construction and demolition waste will be sent to landfills across the border or to other facilities further away, (v) the Provincial government is looking at ways to keep the landfill open, including exclusion or changing ALR use regulations, (vi) the landfill is filling up much more rapidly than anticipated, (vii) the volume of construction and demolition waste is increasing, and (viii) there would be more airspace available if the building of the material recovery facility (MRF) had not been delayed.

It was moved and seconded

- (1) *That authorization for Montrose Industries Ltd. to forward an Exclusion Application to the Agricultural Land Commission for removal of 7011 No. 7 Road & PID 024-397-423 from the Agricultural Land Reserve (ALR) be denied.*
- (2) *That staff be directed to prepare a letter signed by the Mayor to the Minister of Agriculture, Minister of Environment, Richmond Members of Legislative Assembly (MLAs) and the Premier of BC requesting the Provincial Government consider all options to allow the existing landfill at the site to operate in the ALR under a non-farm use approval.*

The question on the motion was not called as staff responded to Committee queries regarding (i) the denial of this exclusion application, (ii) the province's consideration of allow landfills to operate in the ALR under a non farm use approval, (iii) the addition of the proposed MRF has already been approved by Council and the ALC, (iv) the delay in the installation of the MRF is due to the potential long term cost recovery of the initial capital investment, (v) the City has written to the province on multiple occasions appealing the denial of the most recent non farm use application and requesting the Province find a way to allow the landfill to operate via a non farm use application, and (vi) the landfill is coming close to filling their current capacity limit which is 18 metres in height.

The question on the motion was then called and **CARRIED.**

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3. REFERRAL RESPONSE – RESIDENTIAL DATA AND APPLICATION TIMING

(File Ref. No. 08-4105-00) (REDMS No. 6903088)

Discussion ensued regarding (i) the volume of issued permits fluctuating from year to year as reflective of development industry factors that result in applications appearing to go in starts and stops, (ii) staff will provide a memorandum of the feedback received after they consult with the development community in the fall of 2022, (iii) criteria for fast track applications, (iv) AMANDA once updated will aid in better measuring and comparing segments of the approval process, (v) timeline of initial comments for building plans for single family homes is generally within 3 weeks, with a policy that sets expectation for initial review comments to be communicated within 6 weeks, and (vi) difficult to compare timelines with other municipalities as they have different approval processes.

It was moved and seconded

That the staff report titled “Referral Response – Residential Data and Application Timing”, dated June 29, 2022, from the Director, Development and Director, Building Approvals be received for information.

CARRIED

4. MANAGER’S REPORT

(i) New Planning Technician- Design

Staff introduced and welcomed new Planning Technician- Design, Alex Costin to the Development Applications department.

(ii) OCP Review Update

Staff advised that they are in the research stage of the OCP review. Staff will have a report to Council at the end of the year that will summarize the research and have information outlining a public consultation program planned for 2023 with policy options. Staff will provide a memorandum with an update to Council this summer.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:45 p.m.).

CARRIED

Planning Committee
Tuesday, July 19, 2022

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 19, 2022.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate

City of Richmond Exclusion Application



City of Richmond 19th July 2022

Current Reality & Status

- Waste management “crisis” in the lower mainland is growing – this is adding to the housing crisis and costs
- Our landfill is filling rapidly, we are now restricting tonnage – we will close in 2024 and have to start closure steps in 2023
- City of Vancouver landfill in Delta – scheduled to close in 2032 – probably restricting tonnage in 2022, as in 2021
- EVERYONE wants our C&D landfill to continue....EVERYONE
- Over the past 2-3 years, at the urging of all stakeholders - we have pursued two streams to resolve

1. This exclusion application
2. Amendments to the ALR Use Regulation

Reasons to Exclude

1. Proposed by the ALC (twice)...this is unprecedented.
2. These properties have never been farmed, are not being farmed and in a conventional sense will not be farmed in the future
3. Ecowaste has proposed the following benefits to the City of Richmond -
 - Establish a natural wetland on our property at No6 Road
 - Support for two other of our adjacent properties to be brought in agricultural production
 - \$3.75m contribution to City infrastructure projects
4. Finally.....approving exclusion / deferring a decision – the City of Richmond maintains “control” of everything

We have pursued two “parallel streams”

1. This exclusion application

- Our preferred option - allows the City and Ecowaste to work together solely on a long term plan
- We recognise its “delicate” - especially this year
- City of Richmond always controls the zoning / permits / height / term / use

2. Amendments to the ALR Use Regulation

- Ministry of Agriculture have confirmed this is in active consideration.
Ministry of Environment also supporting.
- Government conducting on-going consultations

4 options for you today

1. Forward the exclusion application to the ALC with Council's support
2. Forward the exclusion application to the ALC without Council's support
3. Deny the application (staff recommendation)
4. Defer –to allow the Prov Gov to continue consultations on the Reg Amendment (Minister Popham request March 29, 2022)

If you choose option 3 then there is a much stronger likelihood the landfill will close – loss of a vital regional amenity, significant capacity to deal with regional recycling issues, jobs and investment.

Our Intentions and Vision

1. Operate our landfill to 2055 – the City has already approved this term
2. We are seeking an increase in height of 10m
3. We want to invest (at our sole risk) \$50-100m in a “world class” MRF (material recovery facility) – this have a material impact on regional recycling rates which are currently stuck
4. Properties remain zoned for agriculture – the City controls the zoning always
5. Beyond 2055 – we want to explore “agri tech” uses for this property



To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 22, 2022
File: RZ 21-932698

Re: **Application by GBL Architects for Rezoning at 8880 Cook Road/8751 Citation Drive from the "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" Zone to the "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" Zone**

Staff Recommendation

1. That Official Community Plan Bylaw 7100, Amendment Bylaw 10395, to amend Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan), to permit alternate housing forms (i.e. other than high-density townhouses), on a site-specific basis for rezoning applications that provide additional affordable housing and/or market rental housing to address community need, be introduced and given first reading.
2. That Bylaw 10395, having been considered in conjunction with:
 - The City's Financial Plan and Capital Program.
 - 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 10395, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10396 to:
 - a) Discharge "Land Use Contract (LUC 025)", entered in to pursuant to "Imperial Ventures Ltd. Land Use Contract Bylaw No. 3108 (RD19308)", from the Title of 8880 Cook Road/8751 Citation Drive.
 - b) Amend the "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" zone to remove all references to 8880 Cook Road/8751 Citation Drive.

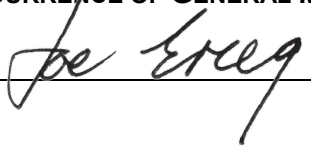
- c) Create the "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" zone, and rezone 8880 Cook Road/8751 Citation Drive from the "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" zone to "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" zone.

be introduced and given first reading.



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

WC/EL:js
Att. 10

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Sustainability and District Energy	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

GBL Architects, on the behalf of 1165225 BC Ltd. (Incorporation number: BC1165225; Directors: Yechuan Wu and Hongda Wu), has applied to the City of Richmond for permission to rezone 8880 Cook Road/8751 Citation Drive (Attachment 1) from "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" to a new "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" site specific zone in order to permit the development of a 100% rental residential apartment development consisting of two 6-storey buildings, containing approximately 338 units.

Project Description

The key components of the proposal include:

- Two apartment buildings on top of a parking structure with approximately 338 rental units including 272 market rental units and 66 moderate income rental units based on BC Housing's Housing Income Limits (HILs).
- Approximately 20,510 m² (220,764 ft²) of purpose-built market rental housing, and approximately 3,374 m² (36,316 ft²) of purpose-built moderate income rental housing based on BC Housing's Housing Income Limits (HILs).
- All purpose-built market rental units and moderate income rental units will be secured in perpetuity with rental tenure zoning and housing agreements registered on Title. The units in each tenure type will be maintained under a single ownership.
- The building will meet Energy Step Code step 3 and will provide an on-site low carbon energy plant designed to connect to the future off-site City Centre district energy utility (DEU) system.
- A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Road and Engineering improvement works required with respect to the subject development will be secured through the City's standard Servicing Agreement process prior to rezoning adoption. Works including road widening, traffic signal improvements, frontage improvements along all road frontages, publicly accessible open spaces (mini-pocket parks) along the periphery of the development, and utility upgrades will be designed and constructed at the owner's sole cost.

To facilitate the subject development, amendments are proposed to Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan). The purpose of the amendments is to permit alternate housing forms (i.e. other than high-density townhouses), on a site-specific basis for rezoning applications that provide additional affordable housing and/or market rental housing to address community need. The proposed bylaw would apply to the subject site and future rezoning applications by others elsewhere in the City Centre, on a site specific basis.

In addition, discharge of the existing Land Use Contract from the Title of the subject property is required. The subject "Land Use Contract (LUC 025)" was registered on 8880 Cook Road/8751 Citation Drive along with other properties on Pimlico Way and

Citation Drive at the time of the subdivision of the area in 1975. The *Local Government Act* provides that all LUCs will expire on June 30, 2024 and requires municipalities to establish underlying zoning for LUC properties. The underlying zoning for this property is "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)", and was established by the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9801 on March 19, 2018.

Findings of Fact

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

Subject Site Existing Housing Profile

The site currently contains two apartment buildings with a total of 102 units, which will be demolished. The subject property was a strata owner occupied apartment condo development that completed a "strata windup" process in July 2018 and then sold to the developer for redevelopment. The applicant has advised that approximately 90% of the units are currently rented on a month-to-month basis.

Surrounding Development

To the North: Across Cook Road, a number of two-storey townhouses on properties zoned "Low Density Townhouses (RTL1)".

To the South: Across Citation Drive, a four storey apartment condo on a property on "Land Use Contract (LUC 025)", with the underlying "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" zone.

To the East: Across Garden City Road, a 16 storey apartment condo on Cook Road zoned "Residential/Limited Commercial (ZMU3) – North McLennan (City Centre)" zone, and Garden City Park located to the south of Alberta Road.

To the West: Across Pimlico Way, a number of two-storey townhouses on a property on "Land Use Contract (LUC 025)", with the underlying "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" zone.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject development site is "Apartment Residential". This redevelopment proposal is consistent with this designation.

Specific Land Use Map: Brighthouse Village (2031)

In the City Centre Area Plan (CCAP), the subject site is designated "General Urban T4" in the Specific Land Use Map: Brighthouse Village (2031) (Attachment 4), where residential uses are limited to High-Density Townhouses, except that other housing types are permitted to accommodate residents with special needs (e.g., seniors).

In order to accommodate the proposed development, the applicant is seeking an amendment to the CCAP. The proposed amendment to the Implementation & Phasing Strategies of the CCAP would permit alternative housing form be considered (in this case apartments instead of townhouses) when a rezoning application provides additional affordable housing and/or market rental housing on site. The proposed OCP Amendment is further discussed in the “Analysis” section of this report.

In addition, park spaces are envisioned in the general area of the subject site (see the “Park-Configuration & location to be determined” notation on the Specific Land Use Map: Brighthouse Village (2031) provided in Attachment 4). The proposal responds to this designation by identifying publicly accessible open spaces along the periphery of the development (Attachment 5). The proposed mini-pocket parks are further discussed in the “Analysis” section of this report.

Sub-Area Guidelines

Under the Development Permit Guidelines in the CCAP, the subject site is located within “Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial”, which is intended for grade-oriented housing in the form of higher-density townhouses (built over common parking structures). In order to accommodate alternative housing form when bonus density is allowed for the provision of additional affordable housing and/or market rental housing on site, amendments to the sub-area residential development guidelines are required. The proposed amendments would accommodate different typologies based on the net development density, on a case by case basis, to meet objectives of the Development Permit Guidelines. The proposed amendments are further discussed in the “Analysis” section of this report.

City Centre Development

The subject development site is surrounded by properties with development potential subject to the CCAP. 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 development that may be approved within the City Centre.

Market Rental Housing Policy

In recognition of market rental housing comprising an important piece of the City’s housing supply, the OCP, in Section 3.3 (Diverse Range of Housing Types, Tenure and Affordability), encourages the development of new purpose-built market rental housing. A series of incentives are identified in Section 3.3 of the OCP to encourage the development of new market rental housing. Such incentives include:

- A bonus density of 0.20 FAR above the base density set out in the OCP or Area Plan for wood frame apartments on sites that provide 100% of the residential use as market rental.
- Additional density bonus on a site specific basis for projects that provide additional rental housing to address community need.
- Parking rate reductions for rental housing.
- Exemptions from Public Art, community planning, and affordable housing contributions.

The proposal is consistent with the intent of the Market Rental Housing Policy in that 100% of the units are proposed to be rental units secured through residential rental tenure zoning and registration of housing agreements on Title. The total density proposed with this project is 2.10 FAR, which includes:

- 1.2 FAR base density for residential as per the CCAP.
- 0.2 FAR density bonus for 100% market rental wood frame apartments as per OCP.
- A 0.70 FAR additional density bonus; 57.5% (0.40 FAR) is allocated to market rental units and 42.5 % (0.3 FAR) is allocated to moderate income rental units.

The bonus density and residential rental tenure housing are further discussed in the “Analysis” section of this report.

Tenant Relocation Plan

The subject property was a strata owner occupied apartment condo development that completed a “strata windup” process in July 2018. The units are being rented out on a month-to-month basis during the planning and development stage of the redevelopment project and are currently approximately 90% occupied. Therefore, the subject proposal is not considered a redevelopment of an existing market rental housing property and is not subject to the market rental replacement requirement under the Market Rental Housing Policy. However, a Tenant Relocation Plan (Attachment 6) for the existing residents at 8880 Cook Road/8751 Citation Drive has been provided by the applicant. The proposed Tenant Relocation Plan complies with the Market Rental Housing Policy in the OCP, which includes:

- A minimum four months’ notice to end the tenancy.
- A right-of-first-refusal for displaced tenants to return to the new buildings.
- Housing relocation assistance.
- Three months’ free rent for tenants who have resided in the applicable rental units longer than one year.

A legal document will be registered on Title, prior to final adoption of the Rezoning Bylaw, to ensure that the proposed tenant relocation plan will be implemented prior to any demolition construction activity occurs on-site.

OCP Aircraft Noise Sensitive Development (ANSO) Policy

The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. An Aircraft Noise Sensitive Use Covenant will be registered on Title to address aircraft noise mitigation and public awareness is required prior to final adoption of the rezoning bylaw.

At the Development Permit stage, submission of an acoustic report, prepared by a qualified professional, will be required to address indoor sound level mitigation criteria as set out in the OCP and identify how noise mitigation measures will be incorporated into the building design.

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

Rezoning signs have been installed on all four frontages of the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

OCP Consultation Summary

Richmond OCP Bylaw 7100, Amendment Bylaw 10395, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation. Attachment 7 includes a summary of 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*.

Analysis

The applicant has applied to rezone the subject site to permit the construction of a low-rise residential development comprising two 6-storey buildings with approximately 272 market rental units and 66 moderate income rental units, together with significant road dedication for road widening and frontage improvements, and the provision of statutory right-of ways (SRW's) for open spaces (mini-pocket parks) along the periphery of the development.

Bonus Density and Residential Rental Tenure Housing

Policy 4.1n of the CCAP (Density Bonusing – Affordable Housing & Market Rental Housing) allows for additional density bonus on a site specific basis for projects that provide additional rental housing to address community needs. The applicant is proposing a 0.70 FAR additional density bonus, in which 0.40 FAR will be allocated to market rental units and 0.3 FAR will be allocated to moderate income rental units.

The proposed moderate income rentals are considered affordable housing by definition as they will be subject to a Moderate Income Rental Housing Agreement which limits the occupancy of the dwelling units based on household income level and prescribes a maximum rental rate for the dwelling unit. The income thresholds of these moderate income rental units will be based on BC Housing's Housing Income Limits (HILs) and the maximum rental rates will be restricted to no higher than 30% of the income thresholds. These rates and income thresholds are higher than those under the City's Low End Market Rental (LEMR) Program, but are typically lower than the prevailing market rates.

	Proposed initial Moderate Income Rental Rates and Income Thresholds based on HILs (2021)		Minimum Unit Size based on Affordable Housing Strategy
Unit Type	Maximum Rental Rates	Income Thresholds	Minimum Unit Size (ft²)
Studio	\$1,438	\$57,500	400
1 Bedroom	\$1,438	\$57,500	535
2 Bedroom	\$1,725	\$69,000	741
3 Bedroom	\$2,000	\$80,000	980

The applicant is proposing approximately 272 units comprising 20,510 m² (220,764 ft²) of purpose-built market rental units. There will be no City imposed restriction on tenant incomes or rental rates for the market rental units.

Staff support the proposed 0.70 FAR bonus density based on the following:

- The proposal is consistent with the Density Bonusing – Affordable Housing & Market Rental Housing (Policy 4.1n) in the CCAP and the provision of approximately 66 moderate income rental units would provide a new housing option for the community.
- Unit sizes proposed for all market rental and moderate income rental units meet the minimum unit sizes required under the City’s Affordable Housing Strategy.
- The market rental unit type distribution exceeds the unit mix requirements for market rental housing developments with over 40% of the units are family friendly (i.e., 44%).
- The moderate income rental unit type distribution meets the family friendly unit mix requirement for affordable housing with 15% 2-bedroom units and 5% 3-bedroom units.
- All single level apartment units would meet the City’s Basic Universal Housing (BUH) standards.
- Significant road dedication (approx. 2,487 m² or 26,769 ft²) is required to accommodate road widening and frontage improvement works on all four frontages of the site.

Consistent with the incentives identified in the OCP to encourage market rental housing, this application is exempt from the affordable housing requirements, public art contribution and community planning contribution.

Dwelling Unit Mix

The OCP and CCAP encourage the development of a variety of unit types and sizes supportive of the diverse needs of Richmond’s population including, but not limited to, households with children. Staff support the applicant’s proposal, which includes the following mix of rental unit sizes:

Unit Type	Market Rentals					Moderate Income Rentals			
	Number of Units	Min. Size (ft ²)	% Family Units	%BUH Units		Number of Units	Min. Size (ft ²)	% Family Units	%BUH Units
Studio	50	400		18%		42	400		63%
1 Bedroom	102	535		38%		10	535		15%
2 Bedroom	72	741	26%	26%		7	741	11%	11%
3 Bedroom	15	980	6%	6%		2	980	3%	3%
Townhouse (2 bed)	29	741	11%			4	741	6%	
Townhouse (3 bed)	4	980	1%			1	980	1%	
Total	272		44%	88%		66		21%	92%

* The proposed minimum unit sizes for the various types of units listed above meet the minimum unit size requirements for Low End Market Rental units under the City's Affordable Housing Strategy.

Accessibility

The OCP seeks to meet the needs of the city's aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical or sensory disabilities.

Staff support the applicant's proposal, which is consistent with City Policy and includes:

- Barrier-free lobbies, common areas, and amenity spaces.
- Aging-in-place features in all units (e.g., blocking for grab bars, lever handles, etc.).
- 100% of the single level apartment units, including 239 market rental units and 61 moderate income rental units, will meet the Basic Universal Housing (BUH) provisions.

Housing Agreements

Separate housing agreements and covenants are required to be registered on Title for the market rental units and the moderate income rental units. The legal agreements will provide that:

- 100% of the units (except for multiple-level townhouse units) be designed to meet the City's Basic Universal Housing standard.
- Occupants of the units in each tenure type enjoy full and unlimited access and use of all on-site indoor and outdoor amenity spaces at no additional cost.
- The units in each tenure type be maintained under a single ownership.
- Developers/owners may not impose restrictions on the age of tenants within any residential units.
- The terms of the Housing Agreement shall apply in perpetuity.

In addition to the above-noted common terms of the agreements, the Moderate Income Rental Housing Agreement for the moderate income rental units must ensure that:

- The maximum rental rates, income thresholds, and minimum unit sizes for the moderate income rental units apply in the table above. Subject to Council approval, the maximum monthly rents and annual household incomes may be adjusted based on the latest HILs released by BC Housing, or increased annually based on the Consumer Price index if BC Housing no longer publishes HILs, consistent with the *Residential Tenancy Act*.
- No parking fees are charged to residents of the moderate income rental units.
- At least 15% of the moderate income rental units are required to be provided as 2-bedroom units, and at least 5% must be provided as 3-bedroom units.
- At least of 50% of parking stalls allocated to moderate income rental units be standard parking spaces or accessible parking space.
- All other property management requirements and tenant selection guidelines should be based on the City's LEMR program, unless otherwise specified in the Moderate Income Rental Housing Agreement.

In addition to the above-noted common terms of the agreements, the housing agreement for the market rental units must ensure that:

- A minimum of 40% of market rental units with two or more bedrooms so they are suitable for families with children (e.g. "family-friendly" units).

Proposed OCP Bylaw Amendment

Proposed Amendment to the City Centre Area Plan

The subject site is designated "General Urban T4" in the Specific Land Use Map: Brighthouse Village (2031) (Attachment 4), where residential uses are limited to high density townhouses. Since the applicant is proposing to increase the density for this site from 1.2 FAR to 2.10 FAR to accommodate a 100% rental project with market rental units and moderate income rental units, the envisioned townhouse typology is no longer appropriate.

Similar to the typical high density townhouse developments located within the "General Urban T4" area of the Brighthouse Village, ground oriented townhouse units with direct access from the fronting streets are proposed as part of the development proposal to conceal the parking structure from street view. An additional four levels of apartment units are proposed on top of the two-storey townhouses and the parking podium, bringing the total building height to six storeys. The proposed low rise apartment typology would accommodate the addition density for rental housing and provide for additional opportunities for tree preservation and provision of public accessible open space on site.

To facilitate the proposed development, an amendment to the Implementation & Phasing Strategies of the CCAP is required to permit alternative housing form be considered (in this case apartments instead of townhouses) when a rezoning application provides additional affordable housing and/or market rental housing on site.

This proposed amendment is consistent with the current Policy 4.1n of the CCAP (which allows for additional density bonus for additional affordable housing and market rental housing to address community need) and would allow for a more appropriate housing form to accommodate the additional density for rental housing.

Proposed Amendment to the CCAP Development Permit Guidelines

Under the CCAP Development Permit Guidelines, the subject site is located within “Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial”, which is intended for grade-oriented housing in the form of higher-density townhouses (built over common parking structures). In order to accommodate an alternative housing form (i.e., apartment buildings) for the subject proposed, an amendment to the sub-area residential development guidelines is required. The proposed amendment would allow a project to be considered under a different set of residential sub-area guidelines based on the net density (including the bonus density) with the provision of additional affordable housing and/or market rental housing on site. In this case, the subject proposal would be subject to the guidelines under “Sub-Area B.2 - Mixed Use - Mid-Rise Residential & Limited Commercial” (which is intended for medium-density, mid-rise (4-8 storeys) housing) instead of the guidelines under “Sub-Area B.1” (which is intended for townhouse developments).

Staff proposed to expand this minor text amendment to all of the residential sub-area guidelines in the CCAP to accommodate different typologies based on the net development density, on a case by case basis to meet objectives of the Development Permit Guidelines.

Proposed Zoning Amendment

The site specific zone is drafted based on the standard High Density Low Rise Apartments (RAH) zone. To accommodate the site specific conditions, the proposed ZLR44 zone includes:

- Permitted land uses: townhouse, apartment and related land uses.
- Maximum density: 2.10 FAR calculated against the net site area. The zone also includes the typical 0.1 FAR density bonus for common indoor amenity space for residents.
- Residential rental tenure restriction relating to the provision of rental units, including at least 3,417.6 m² (36,786 ft²) of moderate income rental housing and a maximum of 20,505.6 m² (220,720 ft²) of market rental housing.
- Maximum lot coverage: 60% for buildings, which is the same as in the RAH zone.
- Minimum road setbacks: 3.0 m from the new property lines after required road dedications.
- Maximum building height: 25 m to accommodate the proposed 6-storey building.
- Minimum lot size: 11,000 m², which is based on the net site area after all required road dedications.
- Specific parking provision based on the Transportation Demand Management (TDM) measures, accepted by Transportation Department.

Land Use Contract (LUC 025) and Underlying Zone (ZLR32)

The subject site is governed by “Land Use Contract (LUC 025)”, which is set to automatically expire on June 30, 2024 and be replaced with the underlying “Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)” zone. This underlying zoning for this property was established by the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9801 on March 19, 2018. The owner has requested to discharge “Land Use Contract (LUC 025)” and rezone to a new site specific zone to facilitate the proposed development.

In addition, if Council approves rezoning of the subject site, its underlying zone, ZLR32, which applies to multiple properties in the Citation Drive/Pimlico Way neighbourhood, will be amended to remove all references to the subject site.

Built Form and Architectural Character

The proposed development will be six storeys high and provides a transition between the 16-storey apartment blocks east of Garden City Road and the two-storey townhouse complex west of Pimlico Way. The proposed parkade podium is designed around the critical root zones of the protected trees located in the central courtyard. The two-level parkade podium would be half-storey sunken and would be screened from the road frontages by series of two-storey townhouse units. An additional four levels of apartment units are proposed on top of the parking podium bringing the total height of the building to six storeys. Vehicle access to the parkade would be through an open service/loading area with a driveway from Pimlico Way.

Parks and Open Space

In compliance with the CCAP’s “Park-Configuration & location to be determined” designation, the developer proposes to provide approximately 380 m² (4,095 ft²) for publicly accessible open spaces (mini-pocket parks) in strategic locations along the periphery of the development (Attachment 5). These spaces are provided for the benefit of both the residents of the project and the wider community. Considering the close proximity of the site to a large community park, sports fields and other active open spaces, as well as adjacent bicycle pathway within the road frontages, these mini-pocket parks or greenspaces along the edge of the development would be most suitable for passive uses. A conceptual design for the proposed public open space improvements has been prepared by the developer (Attachment 5).

Parks Services staff have reviewed the subject proposal and accepted the design rationale. The proposed public open spaces along the periphery of the development will be secured by way of SRWs prior to final adoption of the rezoning bylaw; detailed design of these public open space areas will be the undertaken and secured through the development’s Servicing Agreement and Development Permit processes, including the provision of Letters of Credit. These SRWs will be maintained by the developer and owners of the development.

Existing Legal Encumbrances

There is an exiting BC Hydro right-of-way (ROW) along the site’s Cook Road frontage and an existing city utility ROW along the site’s Pimlico Drive and Citation Drive frontages. These areas will be transferred to the City as part of the road dedication mentioned above.

Transportation Requirements and Site Access

Road dedication along all of the site's four road frontages is required to accommodate road widening and frontage improvement works. Frontage improvements include but not limited to:

- Cook Road – addition of a grass/tree boulevard and a multi-use path.
- Garden City Road – addition of a bike lane, sidewalk, and grass/tree boulevards.
- Citation Drive – addition of a travel lane, a parking lane, a grass/tree boulevards, and a multi-use path.
- Pimlico Way – addition of a parking lane and a grass/tree boulevard; and relocation of the existing sidewalk.

No vehicular access off Cook Road, Garden City Road and Citation Drive will be allowed. The vehicle parkade entrance is located approximately mid point of the site's Pimlico Way frontage.

Vehicle Parking

The conceptual design plans (Attachment 2) provide for 169 resident parking spaces and 54 visitor parking spaces. The proposed number of parking spaces is consistent with the OCP Market Rental Housing Policy where up to a total of 50% parking reduction may be considered on 100% rental development sites that are within 800 m of a Canada Line Station, subject to the provision of Transportation Demand Measures (TDM) to the satisfaction of the City. The following TDM measures are to be secured through registration of a legal agreement on Title prior to final adoption of the rezoning bylaw:

- Car Share Vehicles and Designated Parking Spaces - provision of two (2) car share vehicles and designated car share parking spaces.
- Car Share Membership - provision of a car share membership for each dwelling unit.
- Subsidized Transit Passes - provision of a Transit Pass Program offering a monthly two-zone pass for the each dwelling unit, for one year.
- Additional Class 1 Bicycle Parking - Provision of Class 1 bicycle parking at a rate of 1.9 spaces per unit (instead of 1.25 spaces per units) for units that are one bedroom or larger. The net increase of secured bike storage spaces for the project is 161 spaces. Bike storage rooms will have outlets for bicycle charging.
- Bicycle Maintenance Facility - provision of a bicycle maintenance room for resident use to include a bike stand, repair tools, bike washing area and opportunities for charging of e-devices.
- Shared Bike and Micro Mobility Station - provision of a SRW and access to an area for a future shared e-bike and e-scooter parking corral on the site.
- Implementation of cycling facilities and enhancements along the site's frontage to be secured through the associated site Servicing Agreement for the application.
- Unassigned Parking - registration of a restrictive covenant on Title to ensure that all residential parking spaces are unassigned and assignment is managed by the property manager.

- Delivery vehicle parking - provision of additional delivery vehicle parking for e-commerce vans (Amazon, etc.) and food delivery vehicles, and registration of a legal agreement on Title to outline the operation of the parkade gate to provide access to the delivery vehicle parking and to encourage use of visitor parking on site during day time hours (i.e., from 8 am to 7 pm).

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 146 bylaw-sized trees on the subject property.

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

- Ten trees identified in good condition (tag# 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896) are noted to be retained and protected in the central courtyard as per Arborist Tree Management Plan (Attachment 8).
- Four trees (tag# 1956, 1957, 1958 and 1959) located at the southwest corner of the site and one tree (tag# 1852) located at the northeast corner of the site are identified in good condition and should be retained and protected.
- A 94 cm caliper Western Red Cedar tree (tag# 1857) and a 31cm caliper Douglas Fir tree (tag# 1858) located along Cook Road are identified in good condition and but in conflict with the proposed building envelope. In order to retain these trees, approximately 14 rental units would have to be eliminated. These trees are also too large to be relocated on site; therefore, these trees are proposed to be removed. The applicant has agreed to plant two large specimen trees on site and make a total contribution of \$20,000 to compensate for the removal of these two trees.
- Three trees (tag# 1928, 1929, and 1930) located at the northwest corner of the site are in good condition, and 14 trees (tag# 1950, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916 and 1917) located at the southeast corner of the site are identified in fair condition; however, they are in direct conflict with offsite public realm upgrades such that they cannot be retained.
- 112 trees located on site are all in poor condition - either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.

Tree Replacement

The applicant wishes to remove 130 bylaw-sized on-site trees; the 2:1 replacement ratio would require 260 replacement trees. In addition, the applicant wishes to remove one significant tree on site, the 3:1 replacement ratio would required an additional three replacement trees. Therefore, the total number of replacement trees required for the proposed removal of 131 trees on site is 263 trees.

The conceptual development plans (Attachment 2) include approximately 105 replacement trees. 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 \$750 to the City's Tree Compensation Fund for each and any number of trees short of the required 263 replacement trees included within the Development Permit landscape plans.

Tree Protection

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 8).

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 \$150,000 to ensure that the 15 trees identified for retention on site, 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 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.

Sustainability and Renewable Energy

District Energy

The developer is required to design, construct, and transfer ownership to the City of a Low Carbon Energy Plant (LCEP) and related infrastructure on site to facilitate a future connection to a City Centre District Energy Utility (DEU) system. Registration of a legal agreement on Title to secure the owner's commitment to connect to DEU and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s) is required prior to final adoption of the rezoning bylaw.

Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements. Under current requirements, the development would be expected to achieve Step 3 of the Energy Step Code for Part 3 construction.

A commitment letter is presented as Attachment 9. Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Amenity Space

The conceptual development plans include 690 m² (7,429 ft²) of indoor amenity, which would meet the minimum requirements in the OCP. The proposed indoor amenity includes a fitness room and a number of multi-purpose spaces with piano rooms, meeting rooms, study rooms, lounge seating, work tables, kitchenettes, and fully accessible washrooms.

The proposed outdoor amenity spaces include an approximately a 1,932 m² (20,797 ft²) central courtyard at grade with amphitheatre seating and children's play area; a 183 m² (1,971 ft²) children's play area on Level 2, and a 318 m² (3,421 ft²) outdoor space on Level 3, adjacent to the indoor amenity space, with fire pit and BBQ etc. Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP.

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, secured with a Letters of Credit, for the design and construction of:

- Road widening and frontage improvement works on all of the site's four road frontages.
- Traffic signals improvements at the Cook Road & Garden City Road intersection and at the Cook Road & Pimlico Way intersection.
- Sanitary and storm sewer upgrades and service connections.

Detailed site servicing and frontage improvement requirements are presented in Attachment 10. All works are at the developer's sole cost (i.e., no credits apply). The developer is also required to pay Development Cost Charges (DCC's) (City & Metro Vancouver), TransLink DCC's, School Site Acquisition Charge and Address Assignment Fee.

Design Review and Future Development Permit Considerations

A Development Permit processed to a satisfactory level is a requirement of zoning 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 OCP and the CCAP.
- Refinement of the site plan to ensure all the aboveground private utility infrastructure improvements required as part of this development will be located on site and screened from street view.
- Design development of vehicle parking and circulation, truck manoeuvring, waste management activities, and related features and spaces at the proposed vehicle entrance and open air service area.

- Refinement of the site plan and tree management scheme to ensure protection and long term health of retained trees, which may include registration of additional legal documents or right of ways on title, as well as submission of additional security deposits.
- Opportunities to enhance individual building identity, skyline and streetscape visual interest along all road frontages; to provide different building masses, forms and characters, in response to the road hierarchy, pedestrian and bike circulation routes, and adjacent developments; and to enhance building performance in coordination with architectural expression.
- Design development of the parkade walls and landscaping around the central courtyard.
- Refinement of landscape design, including the size and configuration of the outdoor amenity spaces, as well as choice and location of various play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Further design of the publicly accessible open spaces along the periphery of the development including the programming and landscaping of these spaces to ensure they satisfy City's objectives.
- Opportunities to enhance pedestrian circulation and accessibility throughout the site.
- Opportunities to design the two-storey townhouse units in accordance to the city's convertible unit checklist.
- Detailed design of the offsite frontage elements to be constructed as part of the Servicing Agreement.

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, street lights, street trees and traffic signals).

Conclusion

GBL Architects has applied to the City of Richmond for permission to discharge "Land Use Contract (LUC 025)" from 8880 Cook Road/8751 Citation Drive and to rezone the site from the "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" to a new "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" site specific zone. The proposed rezoning would permit the development of a mixed tenure rental development with approximately 272 market rental housing units and 66 moderate income rental housing units.

Associated with the proposed zoning amendment are amendments to the CCAP in order to allow alternative housing forms be considered on a site-specific basis, and project be considered under a different set of residential sub-area guidelines based on the net density, for rezoning applications that provide additional affordable housing and/or market rental housing to address community need.

The proposed site specific “Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)” zone will, if approved, accommodate the proposal, including a market rental housing density bonus.

An analysis of the subject proposal shows it to be consistent with current Market Rental Policy in the OCP, which encourage the development of new purpose-built market rental housing units. The proposal is also considered to be consistent with the OCP CCAP’s development, livability, sustainability, and urban design objectives. Further review of the project design is required to ensure a high quality project and design consistency 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 as Attachment 10; which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Official Community Plan Bylaw 7100, Amendment Bylaw 10395 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10396 be introduced and given first reading.



Edwin Lee
Planner 2
(604-276-4121)

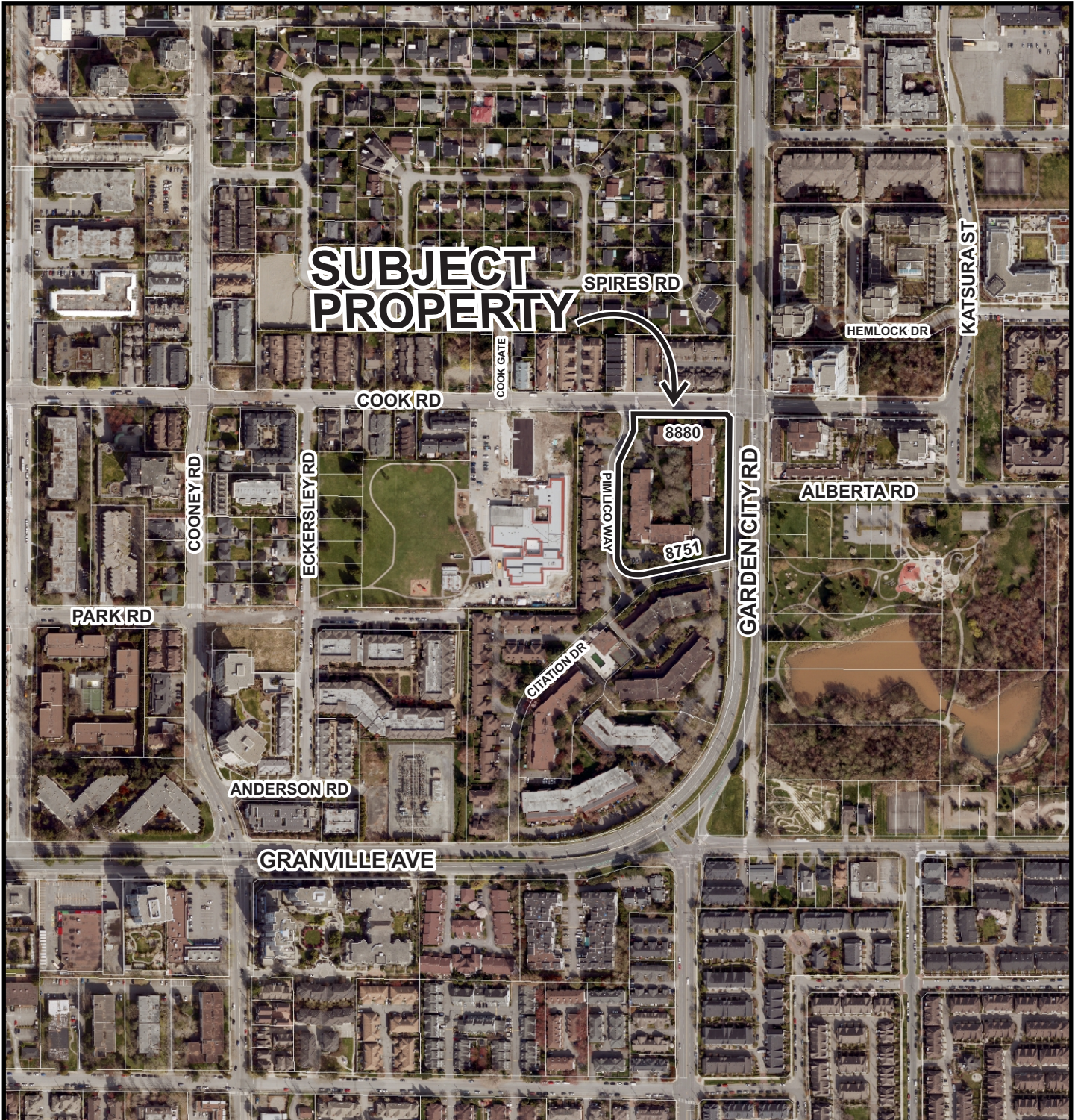
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Attachments:

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Specific Land Use Map: Brighthouse Village (2031)
- Attachment 5: Conceptual Publicly Accessible Open Space Plan
- Attachment 6: Tenant Relocation Plan
- Attachment 7: OCP Consultation Policy & Summary of Consultation with Key Stakeholders
- Attachment 8: Tree Management Plan
- Attachment 9: Energy Step Code Commitment Letter
- Attachment 10: Rezoning Considerations



City of
Richmond

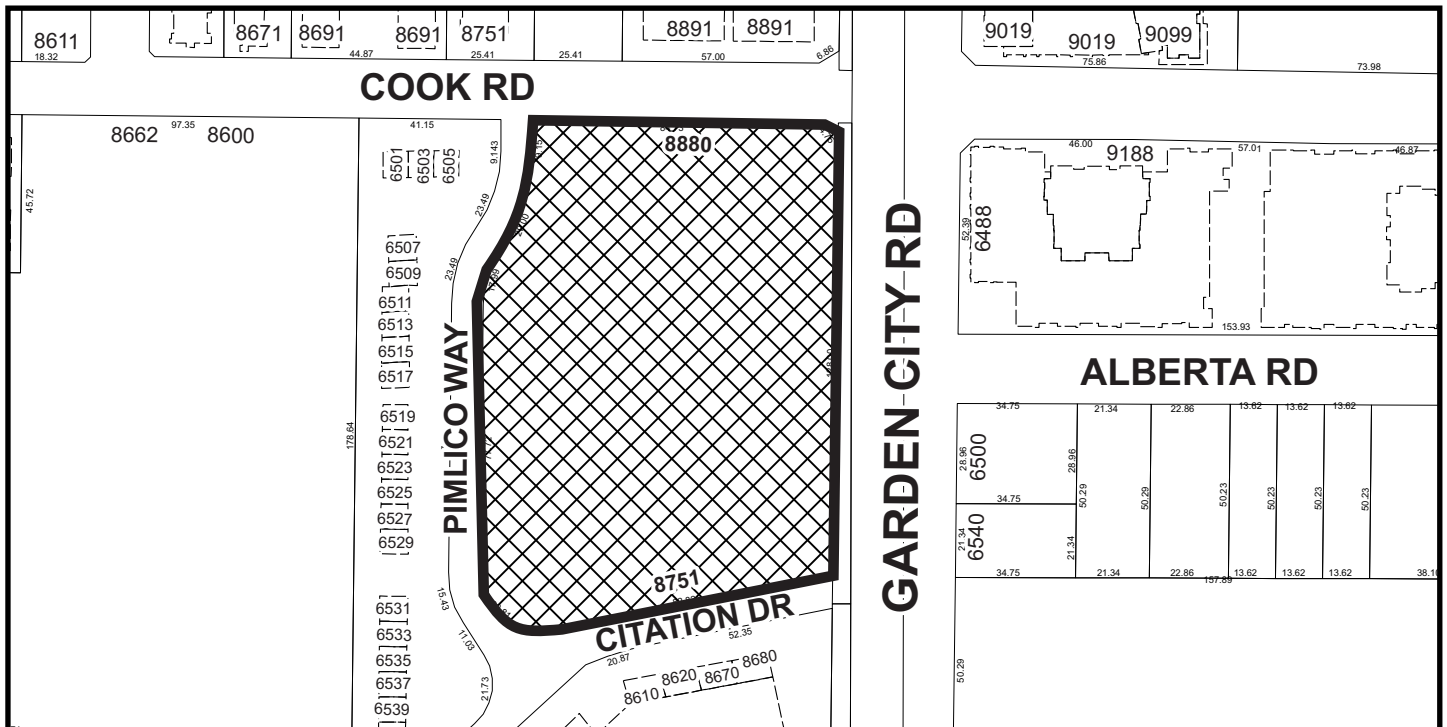


RZ 21-932698

Original Date: 06/04/21

Revision Date:

Note: Dimensions are in METRES



Note: Dimensions are in METRES

8880 COOK ROAD RZ APPLICATION



PLN - 35

PROJECT TEAM:

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2022 05 19

Drawing Number	Revision
A-01-00	COVER
A-02-01	STAIRS
A-02-02	SHOWER
A-02-03	FLOOR PLAN
A-02-04	STREETSCAPE
A-02-05	STREETSCAPE
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A-02-98	STREETSCAPE
A-02-99	STREETSCAPE
A-03-00	STREETSCAPE



WEST SOUTH CORNER VIEW



SOUTH VIEW

gbl

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NOTES

REVISIONS	NO.	DATE	DESCRIPTION
1	MAY 19 2021	RE - ISSUED FOR RZ	
2	JULY 1 2021	RE - ISSUED FOR RZ 18	
3	AUG 1 2021	RE - ISSUED FOR RZ 18	

8880 COOK ROAD

RZ APPLICATION

3D VIEWS

DATE: MAY 19 2021 1:30:33 PM
DRAWN BY: JAM
CHECKED BY: CRL
SCALE:
JOB NUMBER: 200039

A-07.01

NO.	DATE	DESCRIPTION
1	MAY 11 2022	RE - ISSUED FOR RZ
2	JULY 4 2022	RE - ISSUED FOR RZ B
3	AUG 11 2022	RE - ISSUED FOR RZ B

8880 COOK ROAD

RZ APPLICATION

3D VIEWS

DATE	REVIEWED
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	20039

A-07.02



SOUTH EAST CORNER VIEW



NORTH WEST CORNER VIEW

NO.	DATE	DESCRIPTION
1	MAY 19 2022	RE - ISSUED FOR RZ
2	JUN 15 2022	RE - ISSUED FOR RZ
3	AUG 2 2022	RE - ISSUED FOR RZ

8880 COOK ROAD

RZ APPLICATION

3D VIEWS

DATE	MAY 02 2023 12:35 PM
DRAWN BY	AM
CHECKED BY	GBL
SCALE	
JOB NUMBER	20039

A-07.03



GARDEN CITY ROAD / COOK ROAD VIEW



WEST NORTH ENTRANCE VIEW

WEST SOUTH ENTRANCE VIEW



COARTYARD VIEW LOOKING TO SOUTH WEST - LEVEL TWO



COARTYARD VIEW LOOKING TO NORTH EAST - LEVEL TWO



COARTYARD VIEW LOOKING TO EAST - GROUND LEVEL



COARTYARD VIEW LOOKING TO SOUTH EAST - LEVEL TWO

REVISIONS	NO.	DATE	DESCRIPTION
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8880 COOK ROAD

RZ APPLICATION

3D VIEWS

DATE	10/02/2013 1:23:36 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	200039

A-07.04

SITE PLAN LEGEND	
EXISTING	PROPERTY LINE
2nd FAR	CALCULATION
S.R.W.	NEW PL

REVISIONS	NO.	DATE	DESCRIPTION
1	NOV 19 2022	RE-CHECKED FOR RZ	
2	JUL 12 2023	RE-CHECKED FOR RZ	
3	NOV 15 2023	RE-CHECKED FOR RZ	

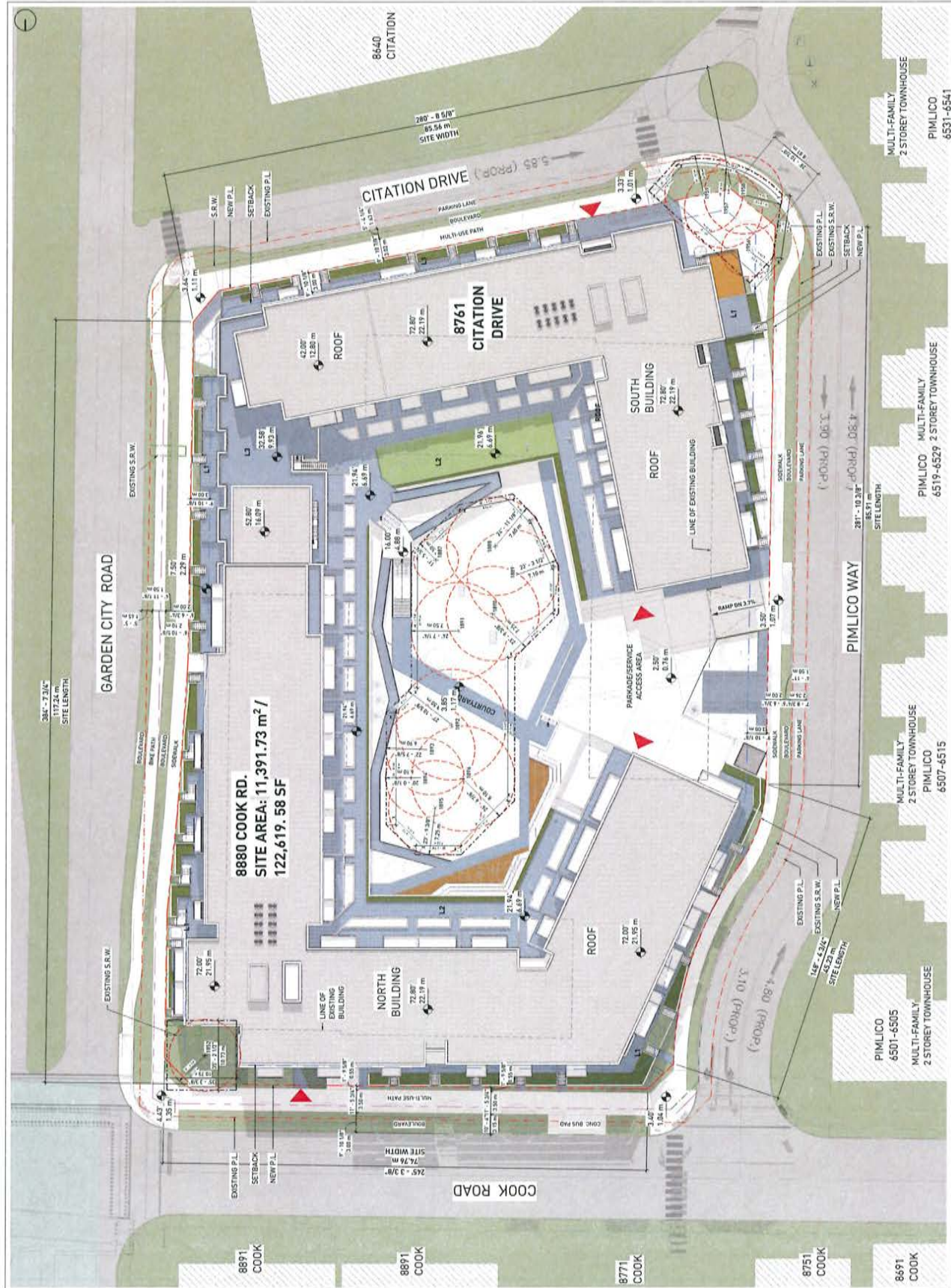
8880 COOK ROAD

RZ APPLICATION

SITE PLAN

DATE	NOV 02 2021 12:42 PM
DRAWN BY	Author
CHECKED BY	As-Noted
SCALE	
JOB NUMBER	20039

A-01.01



SITE PLAN LEGEND	
EXISTING	PROPERTY LINE
2m FAR	CALCULATION
S.R.W.	NEW PL

NO.	DATE	DESCRIPTION
1	MAY 17 2022	RE - ISSUED FOR RZ
2	JULY 1 2022	RE - ISSUED FOR RZ
3	AUG 1 2022	RE - ISSUED FOR RZ

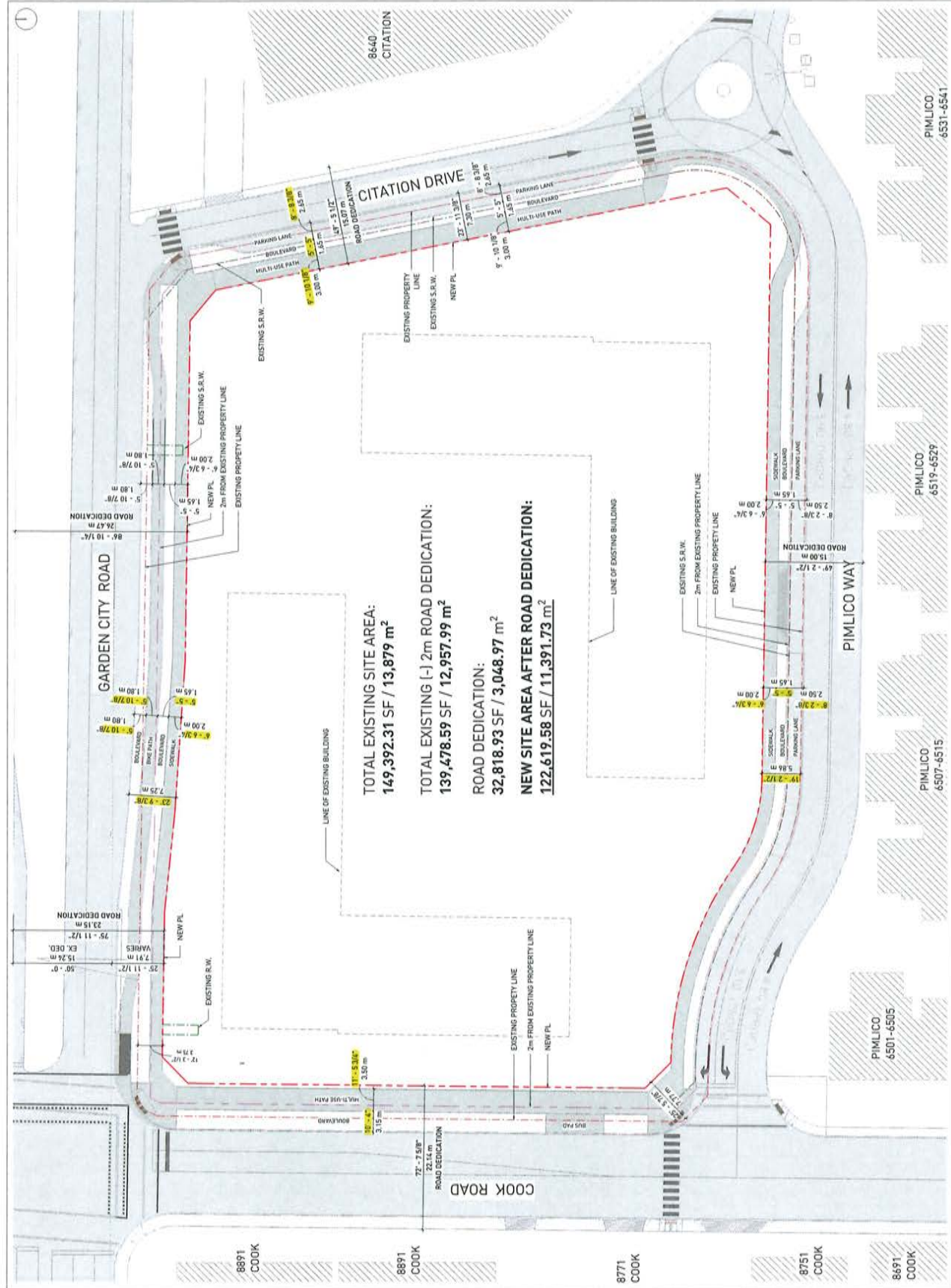
8880 COOK ROAD

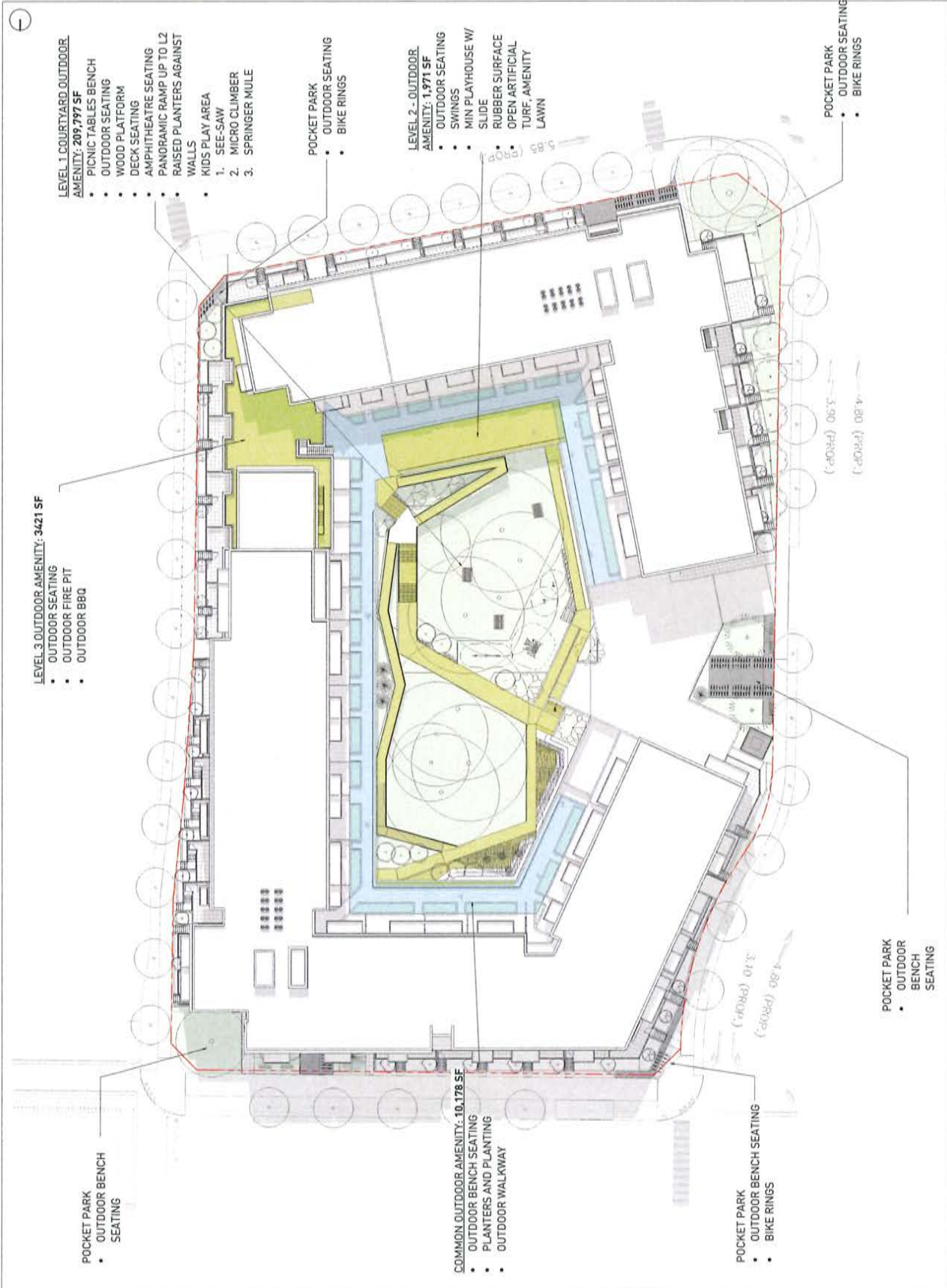
RZ APPLICATION

SITE AREA PLAN

DATE: 8/1/2022 1:34:43 PM
 DRAWN BY: Author
 CHECKED BY: Designer
 SCALE: As Indicated
 JOB NUMBER: 20039

A-01.02





NOTES

PARKING - P1

TYPE	COUNT
CAR (STANDARD)	2
CLASIA & LOADING STALL	2
DELIVERY TRUCK	1
TRUCK	1
REGULAR CAR STALL	29
REGULAR CAR STALL	29
TRUCK	1
DELIVERY TRUCK	1
CLASIA & LOADING STALL	2
CAR (STANDARD)	2
TOTAL	100

PARKING - BIKES P1

TYPE	COUNT
BIKE - CLASS 1	21
BIKE - CLASS 2	14
BIKE - CLASS 3	13
BIKE - CLASS 4	13
TOTAL	100

PARKING USE LEGEND

RESIDENTIAL USE
VISITOR USE
LOADING USE
CAR SHARE

REVISIONS

NO.	DATE	DESCRIPTION
1	NOV 19 2022	REVISED FOR RZ
2	NOV 19 2022	REVISED FOR RZ
3	NOV 19 2022	REVISED FOR RZ

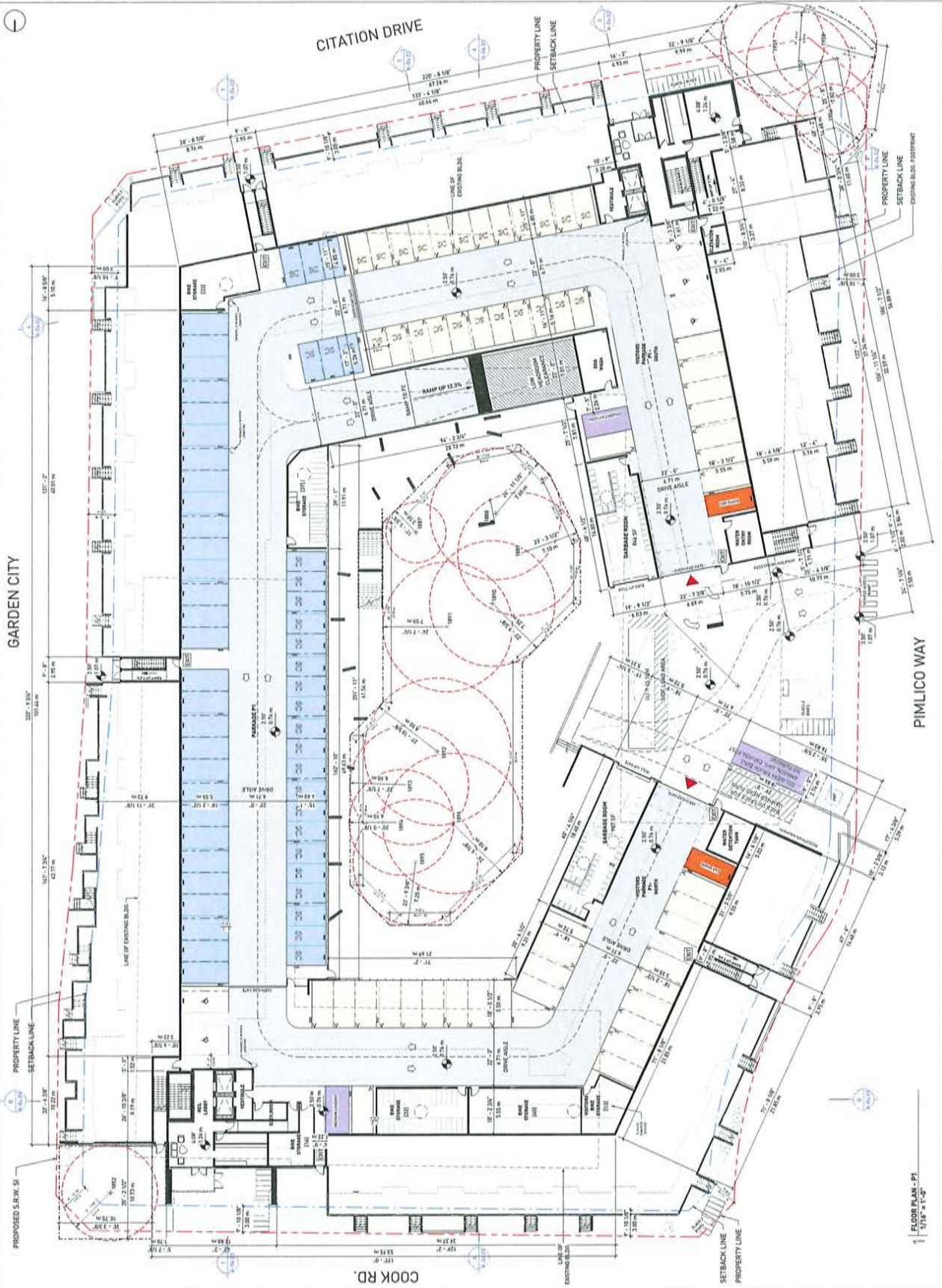
8880 COOK ROAD

RZ APPLICATION

FLOOR PLANS P1

DATE: 8/11/2023 12:00 PM
 DRAWN BY: AM
 CHECKED BY: GBL
 SCALE: As Required
 JOB NUMBER: 200039

A-02.01



gbl

• GBL ARCHITECTS INC.
3800 WEST EXETER AVE
VANCOUVER, BC CANADA V6S 1K6
TEL: 604.725.1576
FAX: 604.725.1578
WWW.GBLARCHITECTS.COM

NOTES

PARKING - P2	
TYPE	COUNT
STREET SIDE PARKING	10
REAR SIDE PARKING	48
TOTAL	58

PARKING - BIKES P2	
TYPE	COUNT
BIKEVALE - HOV CLASS 1	225
BIKEVALE - HOV CLASS 2	175
BIKEVALE - HOV CLASS 3	175
TOTAL	575

PARKING USE LEGEND	
RESIDENTIAL USE	
VISITOR USE	
LOADING USE	
CAR SHARE	

REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 19 2022	REV. ISSUED FOR IZ
2	JULY 1 2022	REV. ISSUED FOR IZ
3	AUG 2 2022	REV. ISSUED FOR IZ

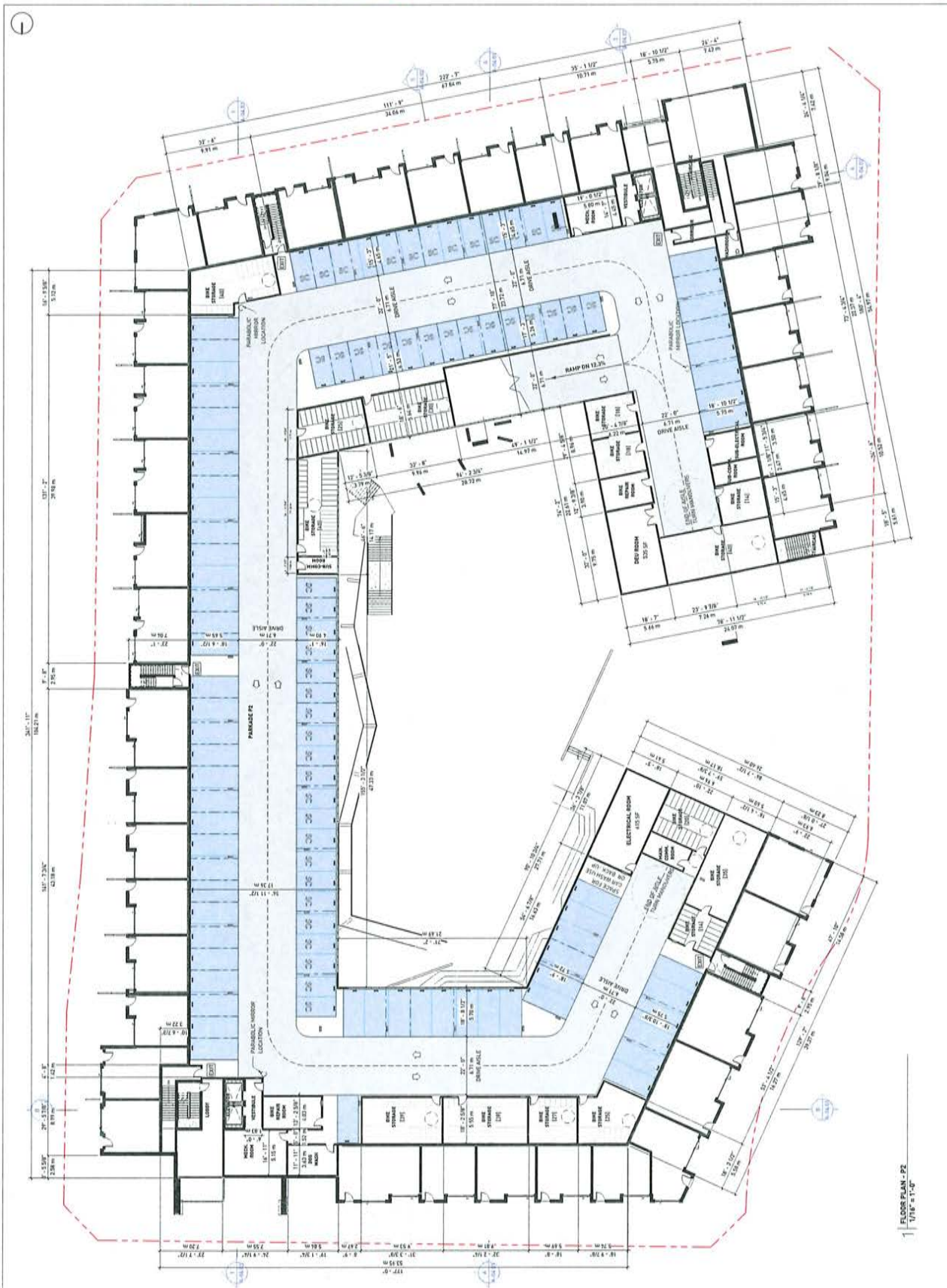
8880 COOK ROAD

RZ APPLICATION

FLOOR PLANS P2

DATE: MAY 19 2022 1:30 PM
DRAWN BY: AM
CHECKED BY: As indicated
SCALE: 1/8" = 1'-0"
JOB NUMBER: 20039

A-02.02



gbl

• GBL ARCHITECTS, INC.
300.234 WEST PARKWAY
MADISON, WI 53703
TEL: 608.771.1200
FAX: 608.771.1207
WWW.GBLARCHITECTS.COM

NOTES

AREAS SHOWN ARE NET FLOOR
AREAS MEASURED TO INSIDE OF
PARTY WALLS, CORRIDOR WALLS
AND EXTERIOR WALLS.

NO.	DATE	DESCRIPTION
1	04/17/2021	RE: ISSUED FOR RFP
2	04/17/2021	RE: ISSUED FOR RFP
3	04/17/2021	RE: ISSUED FOR RFP

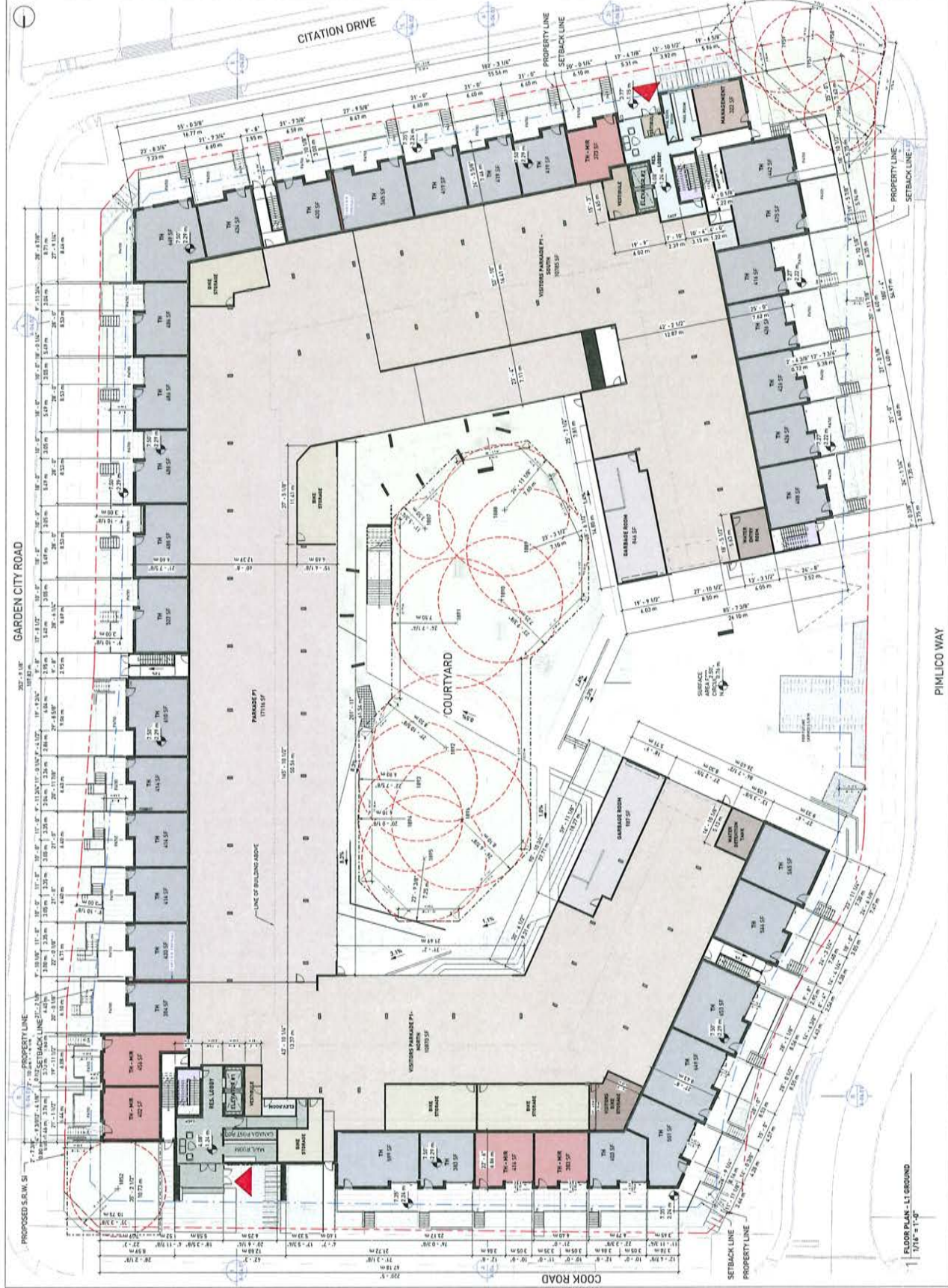
8880 COOK ROAD

RZ APPLICATION

FLOOR PLANS L1

DATE: 04/17/2021 1:50:21 PM
DRAWN BY: JAM
CHECKED BY: GBL
SCALE: 1/8" = 1'-0"
JOB NUMBER: 200039

A-02.03



PLN - 45

NOTES

UNIT AREAS SHOWN ARE NET FLOOR AREAS.
 WALLS AND EXTERIOR BALCONIES.

REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 19, 2022	REV. ISSUED FOR IZ
2	JULY 1, 2022	ISSUED FOR IZ
3	AUG 1, 2022	REV. ISSUED FOR IZ

8880 COOK ROAD

RZ APPLICATION

FLOOR PLANS L2

DATE: 01/10/2023 12:27 PM
 DRAWN BY: AM
 CHECKED BY: GBL
 SCALE: As indicated
 JOB NUMBER: 20039

A-02.04





gbl

• GBL ARCHITECTS INC.
300-201 WEST 8TH AVENUE
VANCOUVER, BC CANADA V6T 1V6
TEL: 604.726.1200
FAX: 604.726.1201
WWW.GBLARCHITECTS.COM

NOTES

UNIT AREAS SHOWN ARE NET FLOOR AREAS.
MEASURED TO INSIDE OF PARTITION WALLS.
HALLS AND CORRIDORS ARE NOT INCLUDED.

REVISIONS

NO.	DATE	DESCRIPTION
1	1987-10-22	REVISED FOR RZ
2	1987-11-02	REVISED FOR RZ
3	1987-11-02	REVISED FOR RZ

8880 COOK ROAD

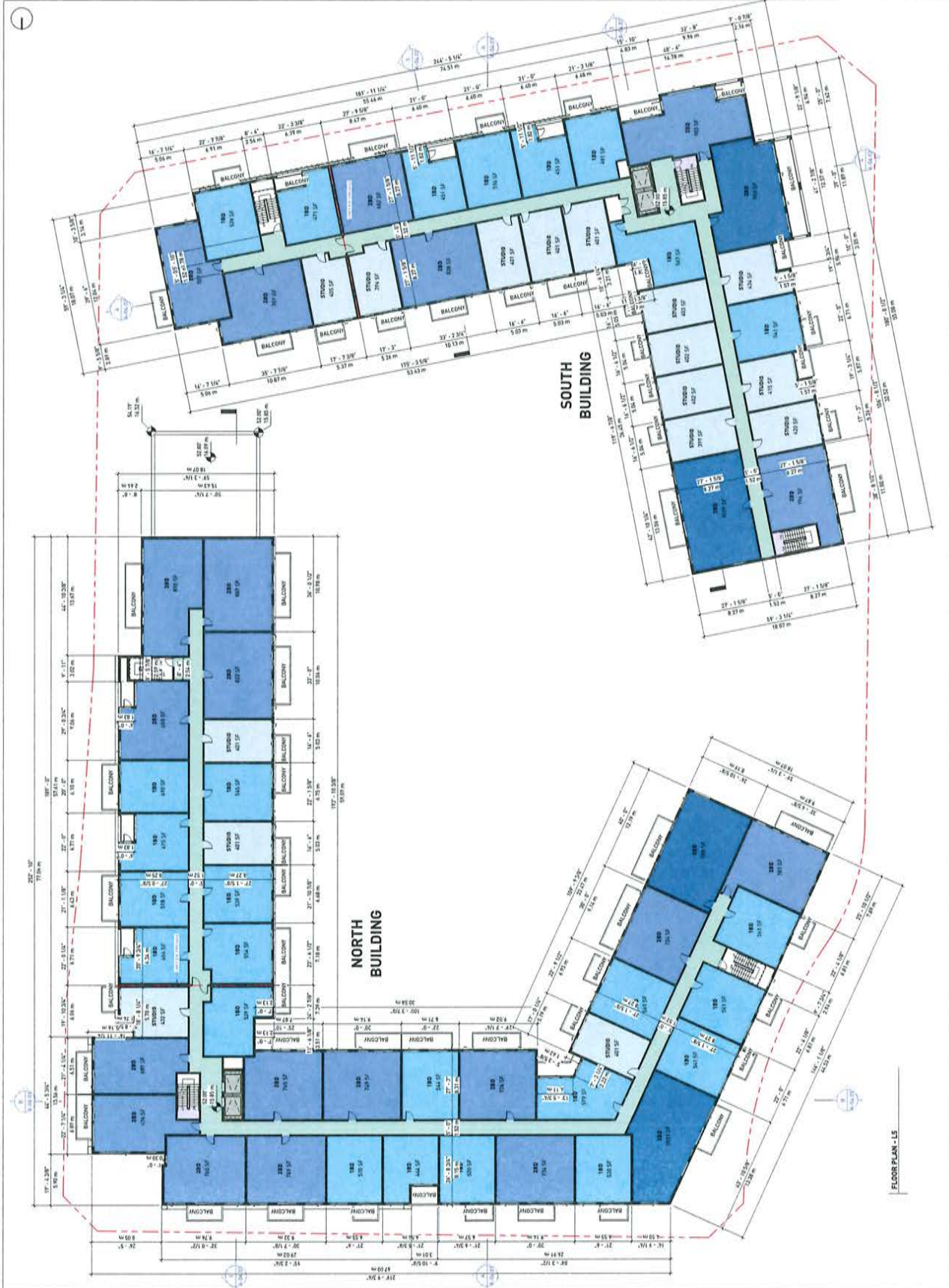
RZ APPLICATION

FLOOR PLANS L4

DATE: 10/02/2023 1:58:27 PM
DRAWN BY: JAM
CHECKED BY: JAM
SCALE: As Shown
JOB NUMBER: 20039

A-02.06





gbl

GBL ARCHITECTS INC.
300 SOUTH PRAIRIE AVENUE
CHICAGO, IL 60606
TEL: 312.779.1700
FAX: 312.779.1701
WWW.GBLARCHITECTS.COM

NOTES

UNIT AREAS SHOWN ARE NET FLOOR AREAS.
MEASURED TO INSIDE OF PARTITION WALLS.
WALLS AND EXTERIOR WALLS.

NO.	DATE	REVISION
1	MAY 17 2022	REVISED FOR SET
2	MAY 17 2022	REVISED FOR SET
3	MAY 17 2022	REVISED FOR SET

8880 COOK ROAD

RZ APPLICATION

FLOOR PLANS L6

DATE: MAY 17 2022 1:30:00 PM
DRAWN BY: AM
CHECKED BY: GH
SCALE: As Indicated
JOB NUMBER: 200339

A-02.08



REVISIONS	DATE	DESCRIPTION
1	MAY 17 2022	REV. CLOSED FOR RE
2	MAY 17 2022	REV. CLOSED FOR RE
3	MAY 17 2022	REV. CLOSED FOR RE

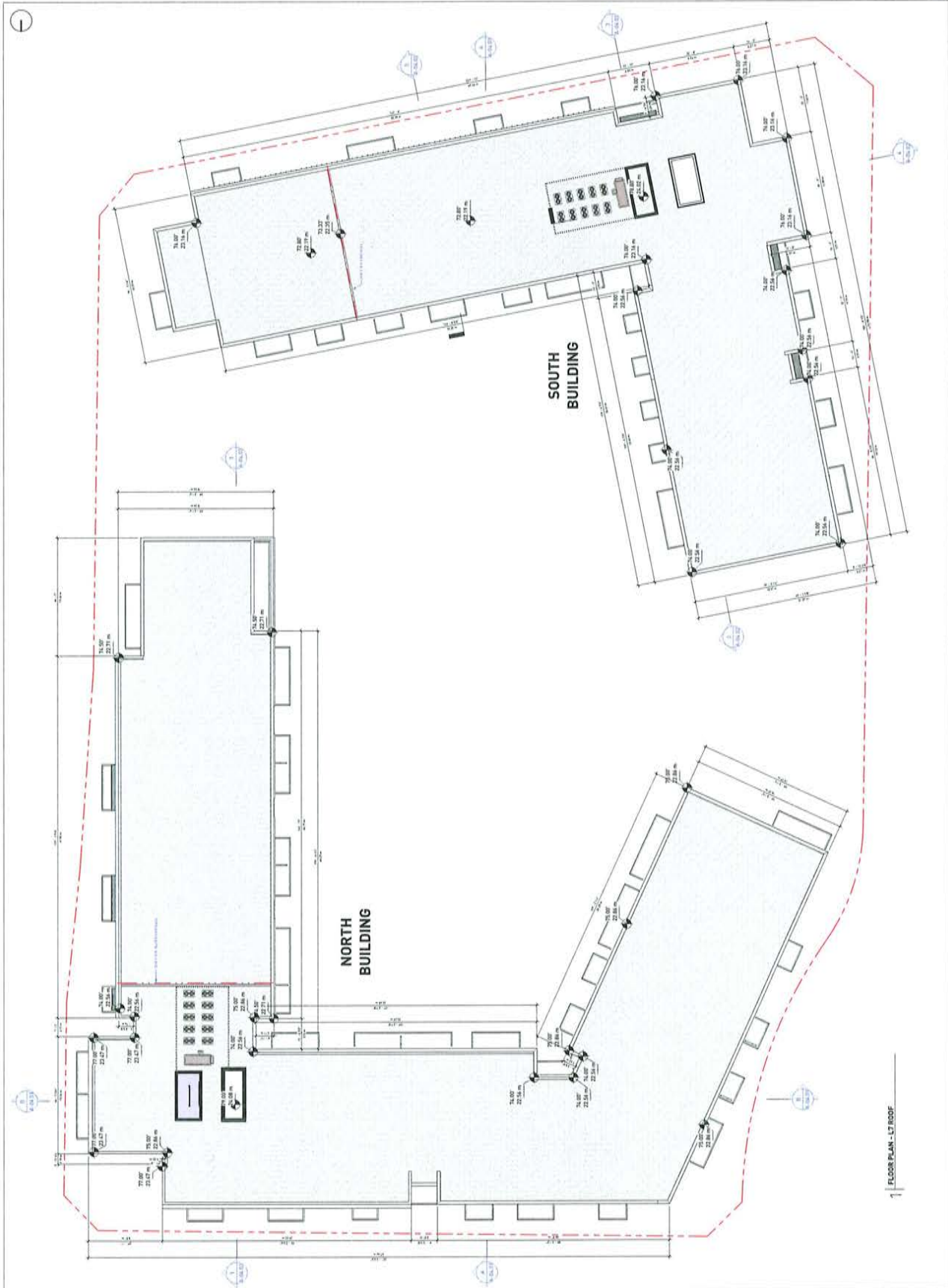
8880 COOK ROAD

RZ APPLICATION

FLOOR PLANS R00F

DATE	8/11/2022 1:26:54 PM
DRAWN BY	AM
CHECKED BY	SHL - 11/1/22
SCALE	1/8" = 1'-0"
JOB NUMBER	200339

A-02.09



PLN - 51

FLOOR PLAN - LT ROOF

EXTERIOR RAMP

- EXTERIOR DESIGN
- CONCRETE OR GRATE SURFACE ON RAMP
- CONTINUOUS GUARDRAIL AND HANDRAIL FOR ACCESSIBILITY
- LANDSCAPE TO GO UNDER WHERE POSSIBLE
- CREATES NATURAL WALKWAY TO CHANGE LEVELS
- MIX OF MICROPERFORATED PANELS AND SOLID PANELS TO SCREEN COURTYARD FROM PARKADE



OPEN GREEN
SEATING AREA

- EXTERIOR DESIGN**
- CHANGE IN ELEVATION WITH THE USE OF LANDSCAPED STEPS
 - MIX OF STAIRS, RAMPS AND WALKWAYS
 - PROVISION OF PLANTS AND SHRUBS
 - USE OF NATURAL MATERIALS AND TREATED WOOD IN BENCHES
 - BENCH SEATING TO PROVIDE COMMUNITY INTERACTION AT DIFFERENT LEVELS
 - MIX OF MICROPERFORATED PANELS AND SOLID PANELS TO SCREEN COURTYARD FROM PARKADE



MICROPERFORATED
PANEL SCREEN

- PANEL ON STEEL FRAME STRUCTURE
- MICROPERFORATED PANEL SYSTEM
- ALLOWS FOR LIGHT AND VENTILATION TO PARKADE
- CREATES PRIVACY BETWEEN AREAS
- NON-COMBUSTIBLE



DECK SEATING AREA

- EXTERIOR DECK DESIGN
- WOODEN STEPS TO PROVIDE OUTDOOR SEATING AND PASSIVE INTERACTION BETWEEN NEIGHBOURS
- WOOD DECK LOOK AND FEEL
- EXTERIOR LIGHTING FOR EVENING AMBIENCE AND USE
- CONSISTENT WOOD PANEL UP WALL

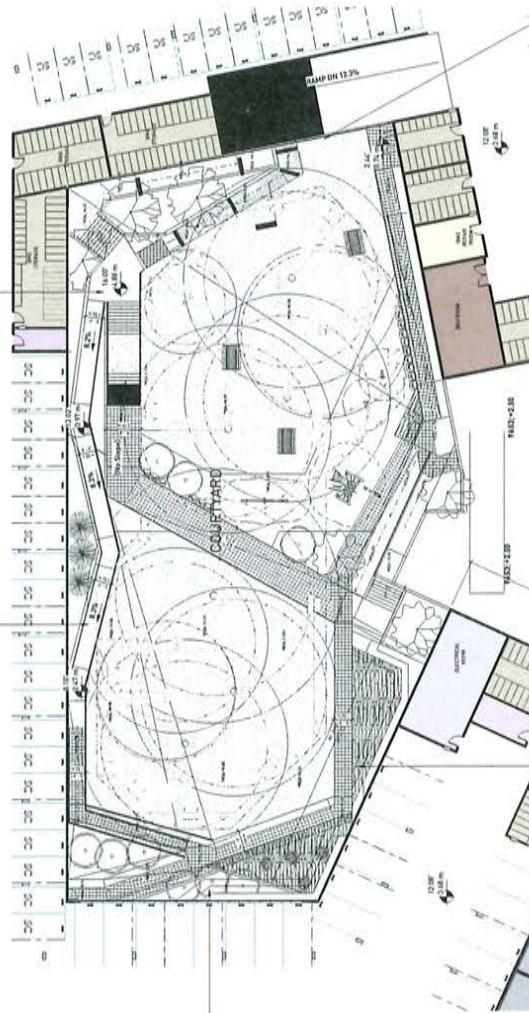


WALL TREATMENT AND LANDSCAPE PLANTERS

- EXTERIOR LANDSCAPE DESIGN**
- CONCRETE STEPS WITH INTEGRATED PLANTERS
 - WIDE STEPS SOFTEN CHANGE OF GRADE AND ELEVATION ONTO VERTICAL WALL
 - SHRUBS AND LOW PLANTING CREATE A CONSISTENT CHANGE OF GRADE USING NATURAL ELEMENTS



COURTYARD FLOOR PLAN
9'9" x 9'0"



REV.	DATE	DESCRIPTION
1	MAY 19 2022	RE - ISSUED FOR R2
2	JULY 4 2022	RE - ISSUED FOR R2 R
3	AUG 2 2022	RE - ISSUED FOR R2 R

8880 COOK ROAD

RZ APPLICATION

ENLARGED FLOOR
PLANS

DATE	8/11/2022 1:29:52 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/1" = 1'-0"
JOB NUMBER	20039

A-02.12

gbl

GBL ARCHITECTS INC.
 200 224 WEST PLYMOUTH AVENUE
 MONTREAL, QC H3A 2T4
 TEL: 468 729 1758
 FAX: 468 727 5279
 WWW.GBLARCHITECTS.COM

NOTES

#	COLOR	DESCRIPTION
01	WHITE	FIBRECEMENT PANEL
02	DARK BROWN	FIBRECEMENT PANEL
03	LIGHT GREY	BRICK
04	GREEN/BLACK	TEMPERED GLASS
05	GREY	FIBRECEMENT PANEL
06	CHOCOLATE	SPANDREL GLASS
07	WOOD BROWN	SPANDREL GLASS
08	WOOD	WOOD COMPOSITE
09	COPPER	PACARIS ELEMENT
10	ALUMINUM COMPOSITE	PANEL
11	DARK GREY	FIBRECEMENT PANEL
12	NATURAL	ALUMINUM COMPOSITE
13	CONCRETE	CONCRETE
14	BROWN	METAL SHADINGS

REVISIONS	DATE	DESCRIPTION
1	10/17/2022	REVISED FOR IZ
2	10/17/2022	REVISED FOR IZ
3	10/17/2022	REVISED FOR IZ

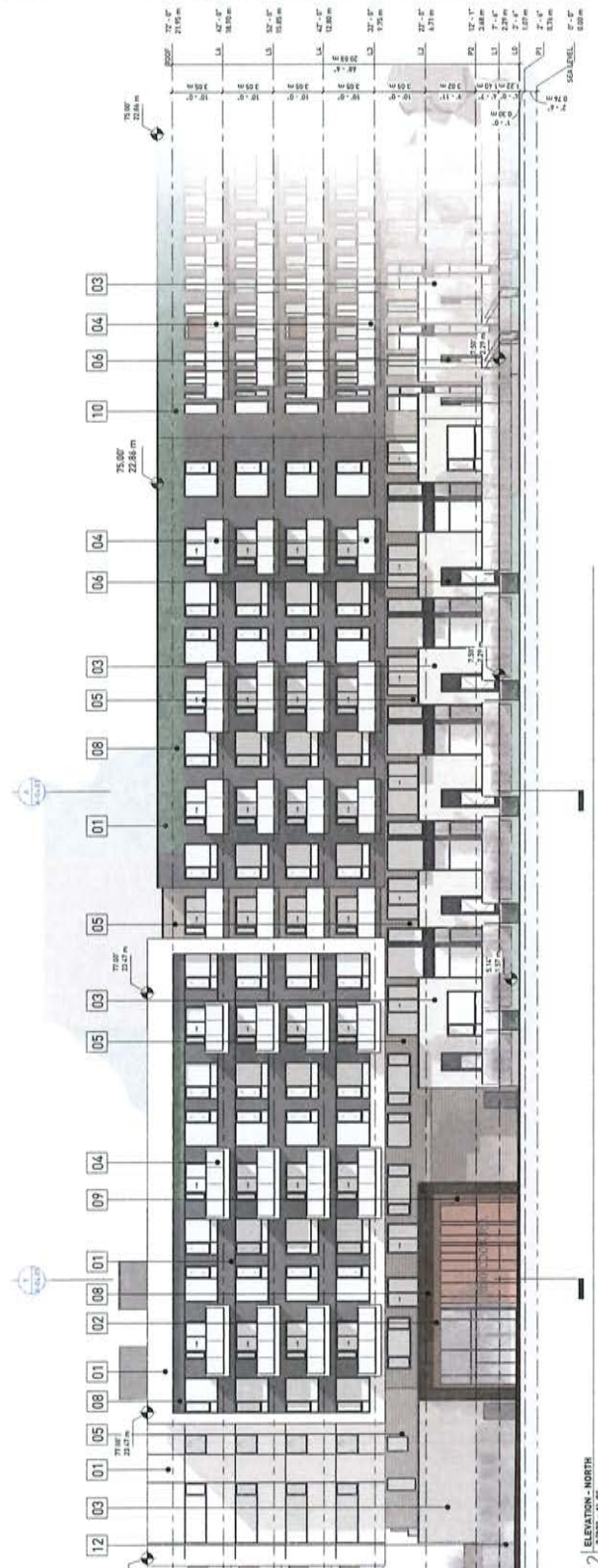
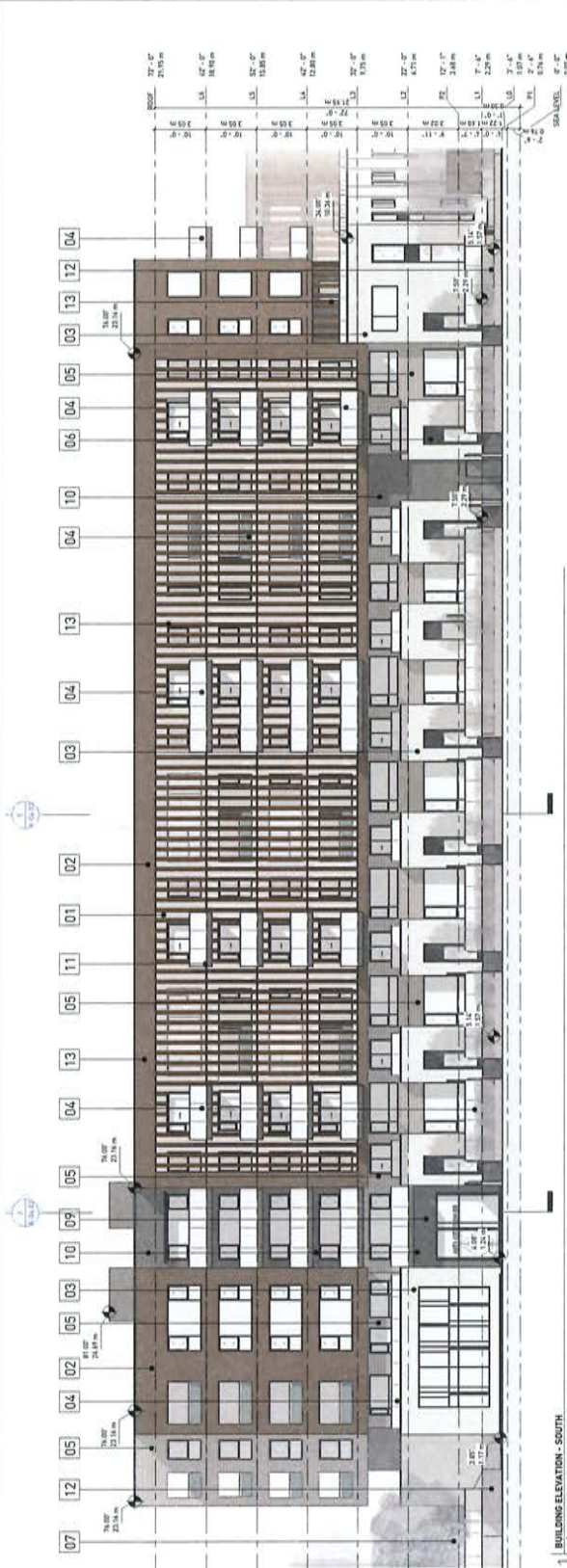
8880 COOK ROAD

RZ APPLICATION

ELEVATIONS

DATE	10/17/2022
DRAWN BY	AM
CHECKED BY	AM
SCALE	1/8" = 1'-0"
JOB NUMBER	20039

A-03.01



#	COLOR	DESCRIPTION
01	WHITE	FIBRECEMENT PANEL
02	DARK BROWN	FIBRECEMENT PANEL
03	LIGHT GREY	BRICK
04	GREEN/BLACK	TEMPERED GLASS
05	GREY	FIBRECEMENT PANEL
06	CHARCOAL	SPANDREL GLASS
07	DARK BROWN	SPANDREL GLASS
08	WOOD	SPANDREL GLASS
09	COPPER	ALUMINUM COMPOSITE PANEL
10	DARK GREY	FIBRECEMENT PANEL
11	DARK GREY	ALUMINUM COMPOSITE PANEL
12	NATURAL GREY	CONCRETE
13	BROWN	METAL SHADINGS

REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 17 2022	REVISED FOR RZ
2	MAY 17 2022	REVISED FOR RZ
3	AUG 2 2022	REVISED FOR RZ

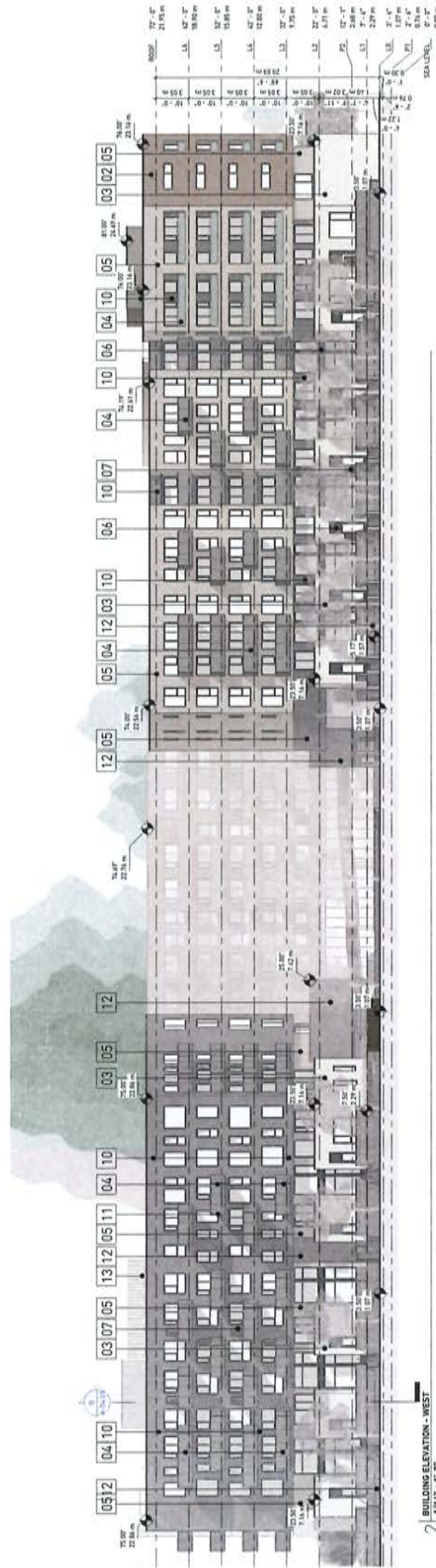
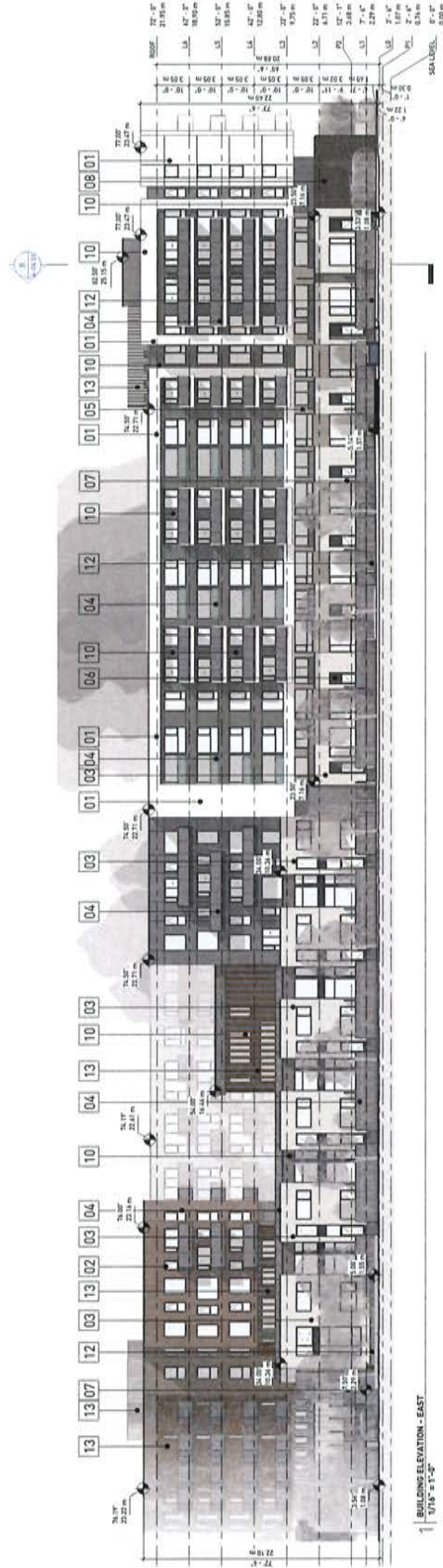
8880 COOK ROAD

RZ APPLICATION

ELEVATIONS

DATE: MAY 17 2022 12:56 PM
 DRAWN BY: AM
 CHECKED BY: OM
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 20039

A-03.02



#	COLOR	DESCRIPTION
01	WHITE	FIBRECEMENT PANEL
02	DARK BROWN	FIBRECEMENT PANEL
03	LIGHT GREY	BRICK
04	GREEN/BLACK	TEMPERED GLASS
05	GREY	FIBRECEMENT PANEL
06	CHARCOAL	SPANDREL GLASS
07	DARK BROWN	FRANCY SCREEN
08	WOOD	WOOD COMPOSITE
09	COPPER	PACADE ELEMENT
10	DARK GREY	FIBRECEMENT PANEL
11	DARK GREY	ALUMINUM COMPOSITE
12	NATURAL GREY	ARCHITECTURAL CONCRETE
13	BROWN	METAL SUNSHADES

NO.	DATE	DESCRIPTION
1	MAY 19 2022	REVISED FOR RZ
2	MAY 19 2022	REVISED FOR RZ
3	JULY 20 2022	REVISED FOR RZ

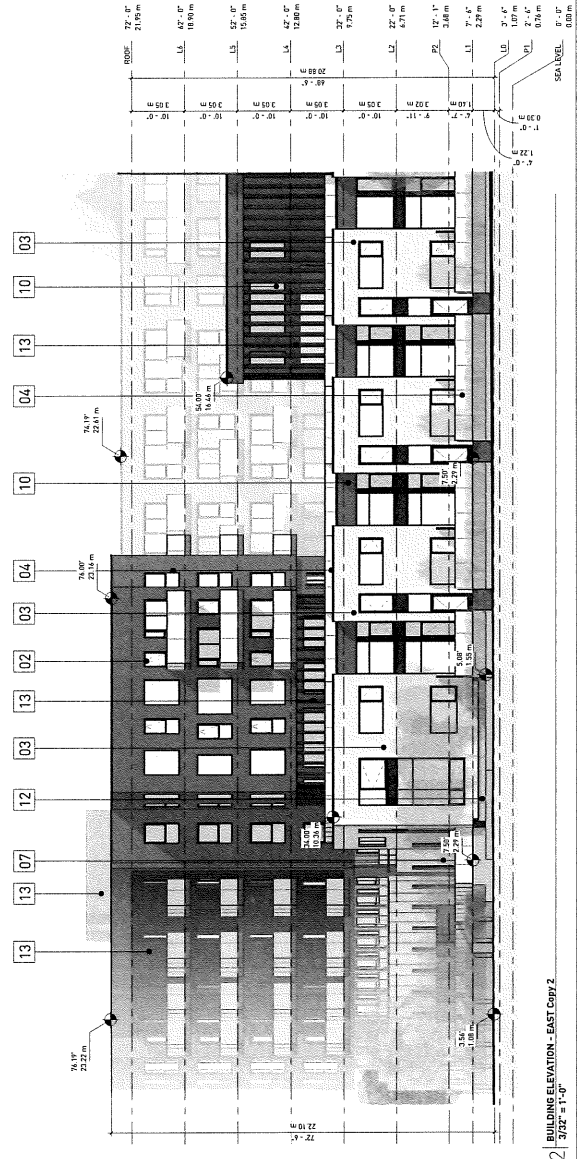
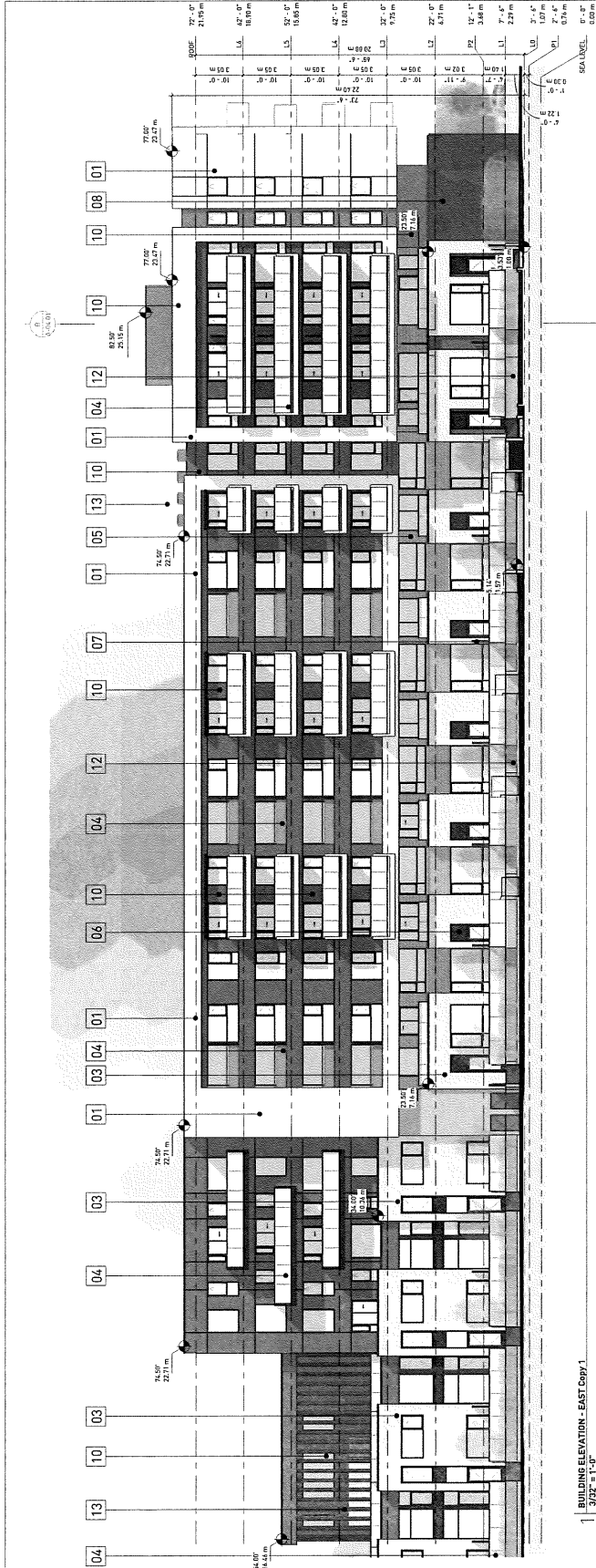
8880 COOK ROAD

RZ APPLICATION

ELEVATIONS

DATE: MAY 19 2022 1:30:10 PM
 DRAWN BY: AM
 CHECKED BY: AM
 SCALE: 3/32" = 1'-0"
 JOB NUMBER: 20039

A-03.03



#	COLOR	DESCRIPTION
01	WHITE	FIBRECEMENT PANEL
02	DARK BROWN	FIBRECEMENT PANEL
03	LIGHT GREY	BRICK
04	GREEN/GREY	TEMPERED GLASS
05	GREY	FIBRECEMENT PANEL
06	CHARCOAL	SPANDREL GLASS
07	DARK BROWN	PRIVACY SCREEN
08	WOOD	WOOD COMPOSITE
09	COPPER	ALUMINUM COMPOSITE
10	DARK GREY	FIBRECEMENT PANEL
11	DARK GREY	ALUMINUM COMPOSITE
12	NATURAL	ARCHITECTURAL
13	BROWN	METAL SUNSHADES

NO.	DATE	DESCRIPTION
1	MAY 19 2022	REVISED FOR RZ
2	MAY 19 2022	REVISED FOR RZ
3	MAY 19 2022	REVISED FOR RZ

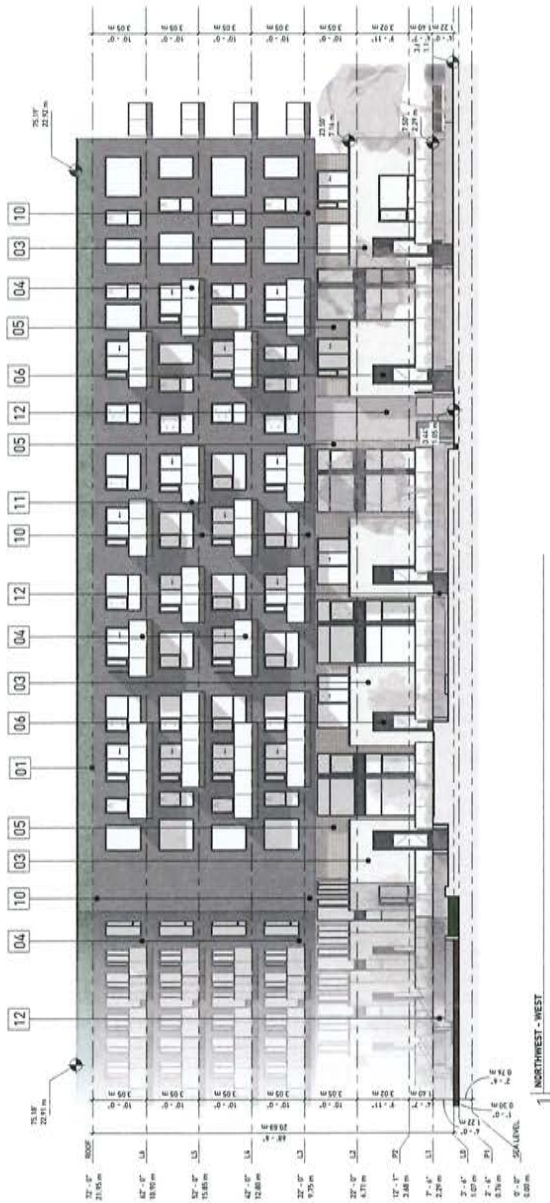
8880 COOK ROAD

RZ APPLICATION

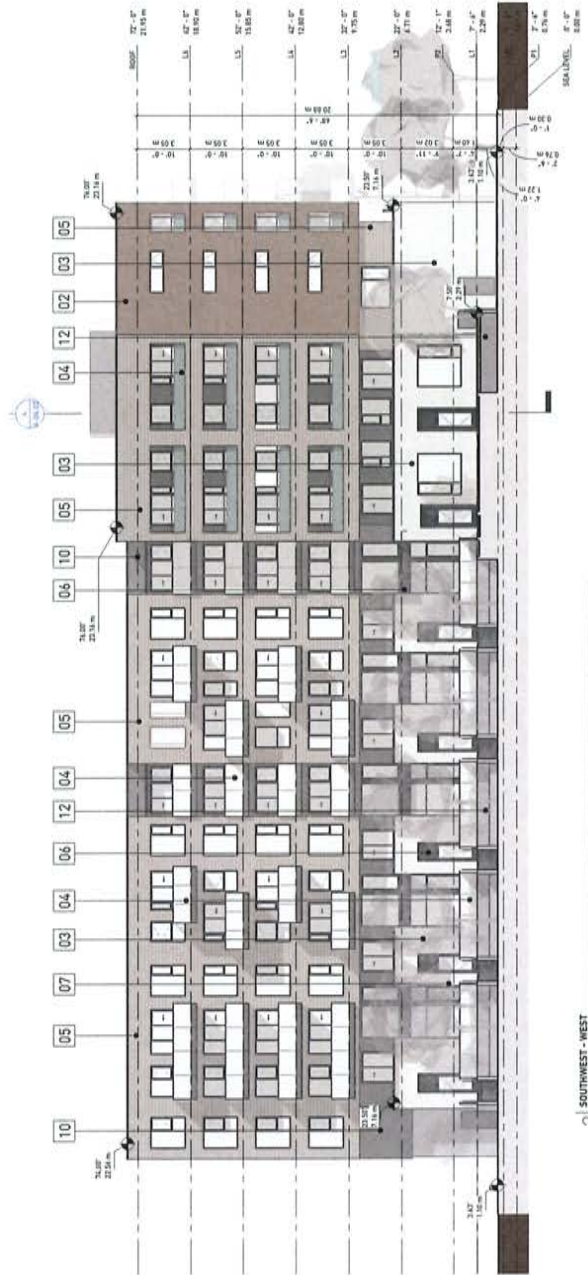
ELEVATIONS

DATE	MAY 2022 1:50:23 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	3/8" = 1'-0"
JOB NUMBER	20039

A-03.04

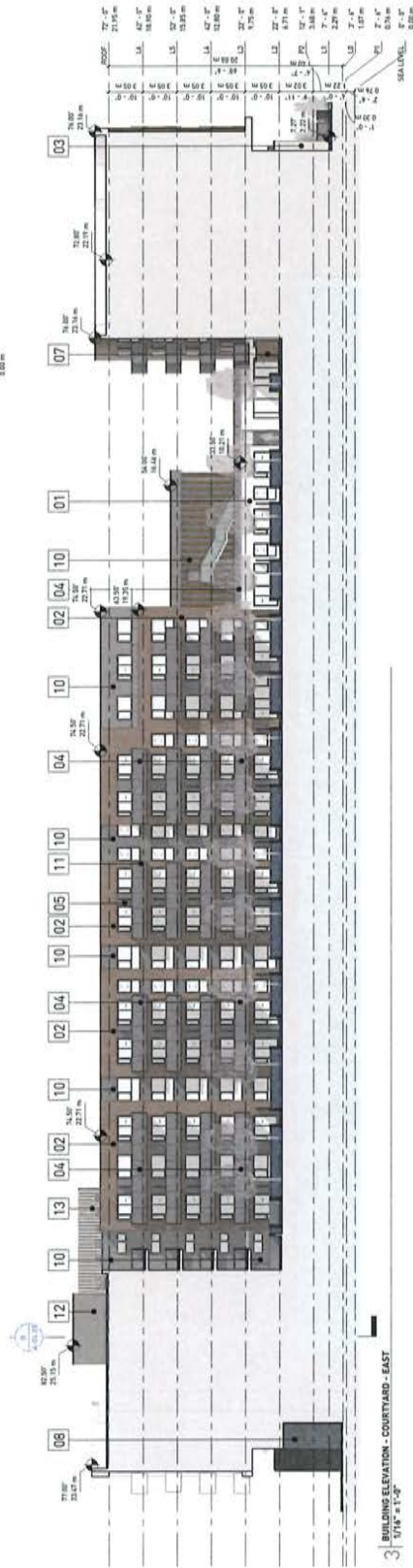
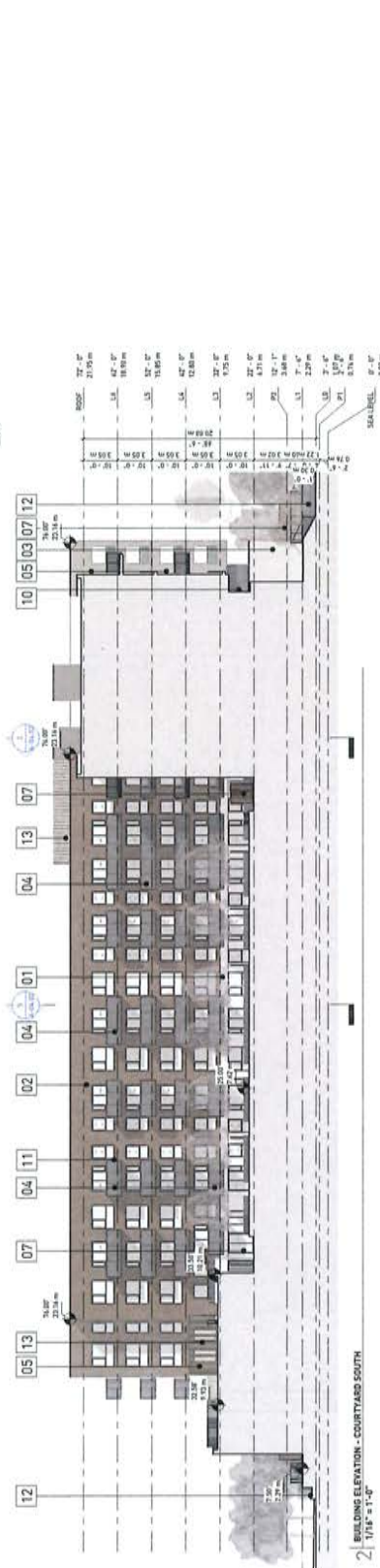
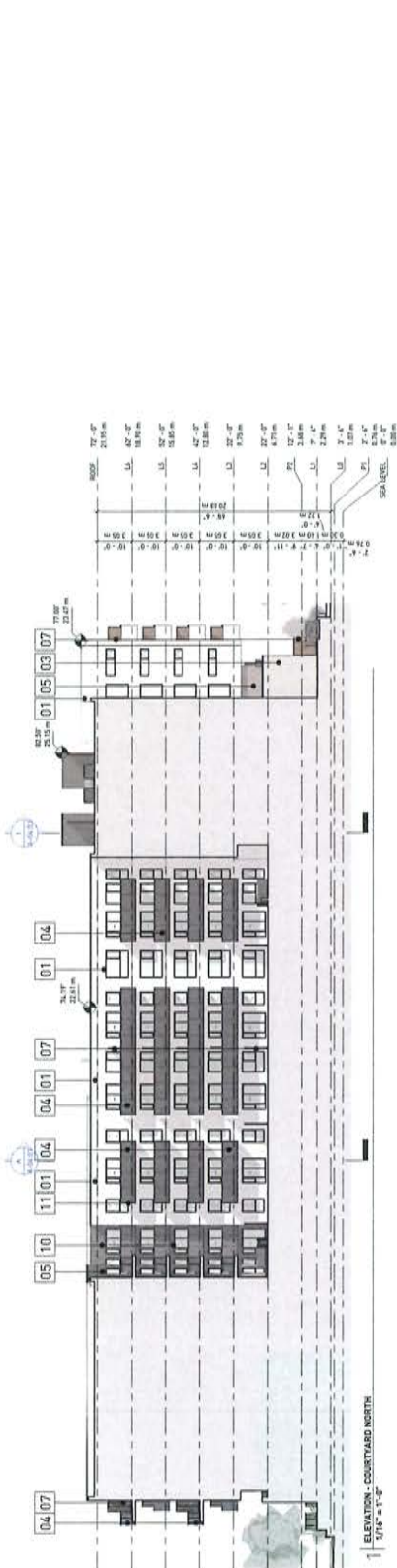


PLN - 56



#	COLOR	DESCRIPTION
01	WHITE	FIBRECEMENT PANEL
02	DARK BROWN	FIBRECEMENT PANEL
03	LIGHT GREY	BRICK
04	GREEN/BLACK	TEMPERED GLASS
05	GREY	FIBRECEMENT PANEL
06	NATURAL	WOOD COMPOSITE
07	DARK BROWN	WOOD COMPOSITE
08	WOOD	WOOD COMPOSITE
09	COPPER	WOOD COMPOSITE
10	DARK GREY	FIBRECEMENT PANEL
11	DARK GREY	ALUMINUM COMPOSITE
12	NATURAL	CONCRETE
13	BROWN	METAL SUNSHADES

NO.	DATE	DESCRIPTION
1	MAY 18 2022	REV. GROUND FLOOR
2	JULY 12 2022	REV. GROUND FLOOR
3	AUG 17 2022	REV. GROUND FLOOR



#	COLOR	DESCRIPTION
01	WHITE	FIBRECEMENT PANEL
02	DARK BROWN	FIBRECEMENT PANEL
03	LIGHT GREY	BRICK
04	GREEN/GREY	TEMPERED GLASS
05	GREY	FIBRECEMENT PANEL
06	CHARCOAL	SPANDREL GLASS
07	DARK BROWN	PRIVATE SCREEN
08	WOOD	WOOD COMPOSITE
09	COPPER	ALUMINUM COMPOSITE
10	DARK GREY	FIBRECEMENT PANEL
11	DARK GREY	ALUMINUM COMPOSITE
12	NATURAL	ARCHITECTURAL CONCRETE
13	BROWN	METAL SANDWICHES

NO.	DATE	DESCRIPTION
1	MAY 18 2022	RE-DESIGNED FOR RZ
2	FEB 14 2022	RE-DESIGNED FOR RZ
3	AUG 1 2021	RE-DESIGNED FOR RZ

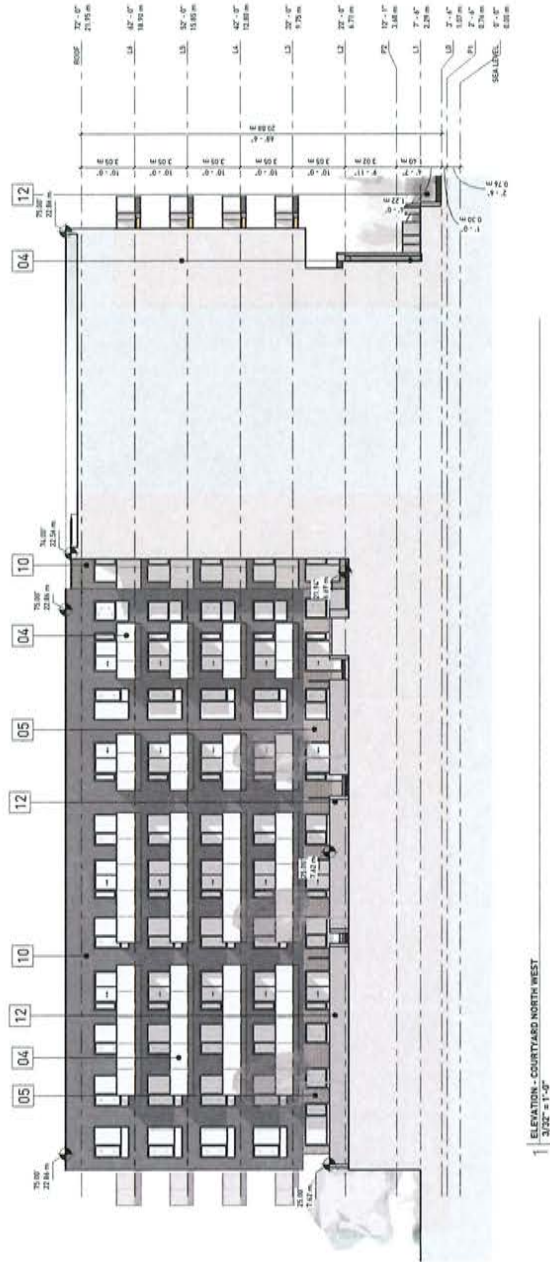
8880 COOK ROAD

RZ APPLICATION

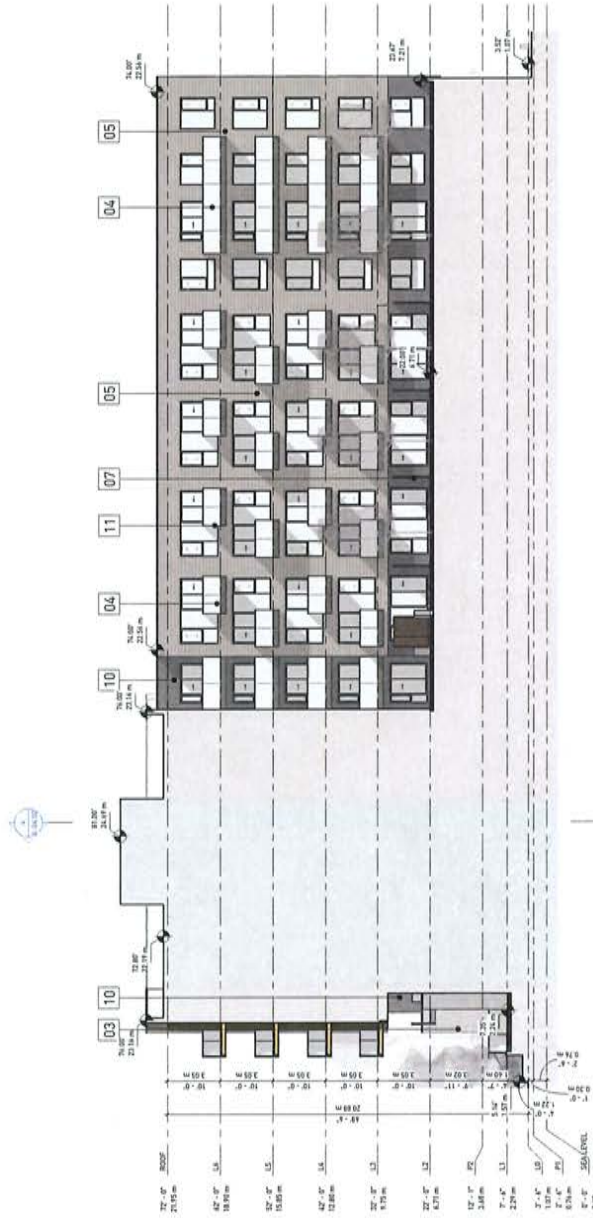
ELEVATIONS

DATE: MAY 18 2022 1:30:03 PM
DRAWN BY: JAM
CHECKED BY: JAM
SCALE: 3/32" = 1'-0"
JOB NUMBER: 20039

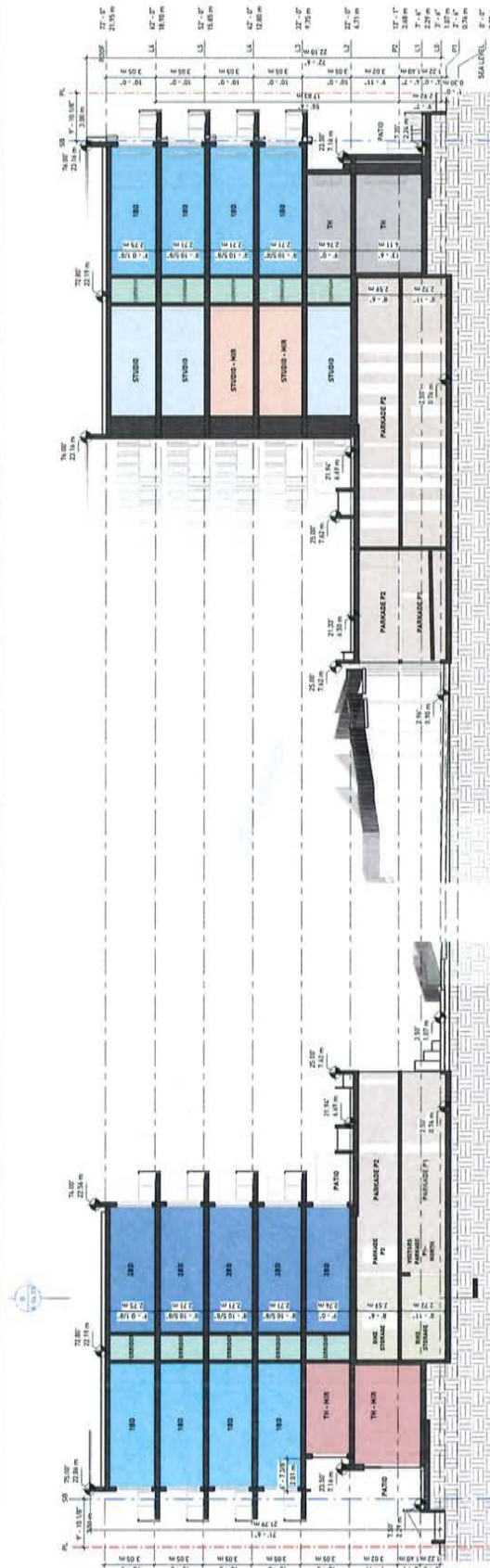
A-03.06



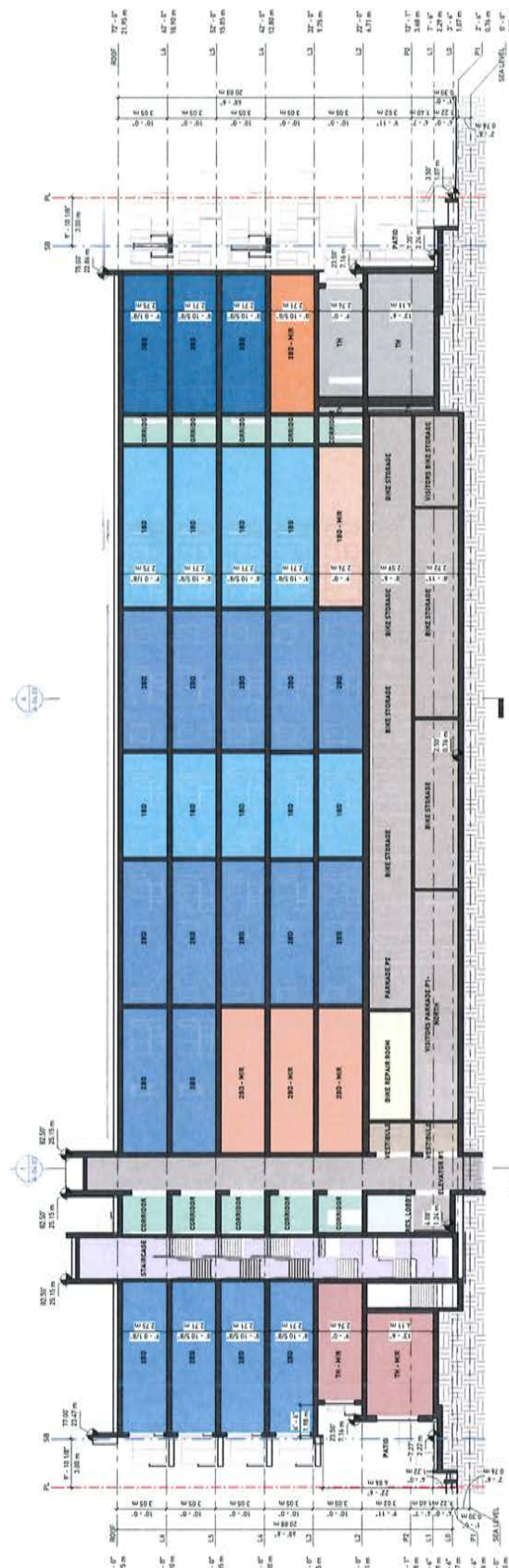
1 ELEVATION - COURTYARD NORTH WEST
3/32" = 1'-0"



2 ELEVATION - COURTYARD WEST
3/32" = 1'-0"



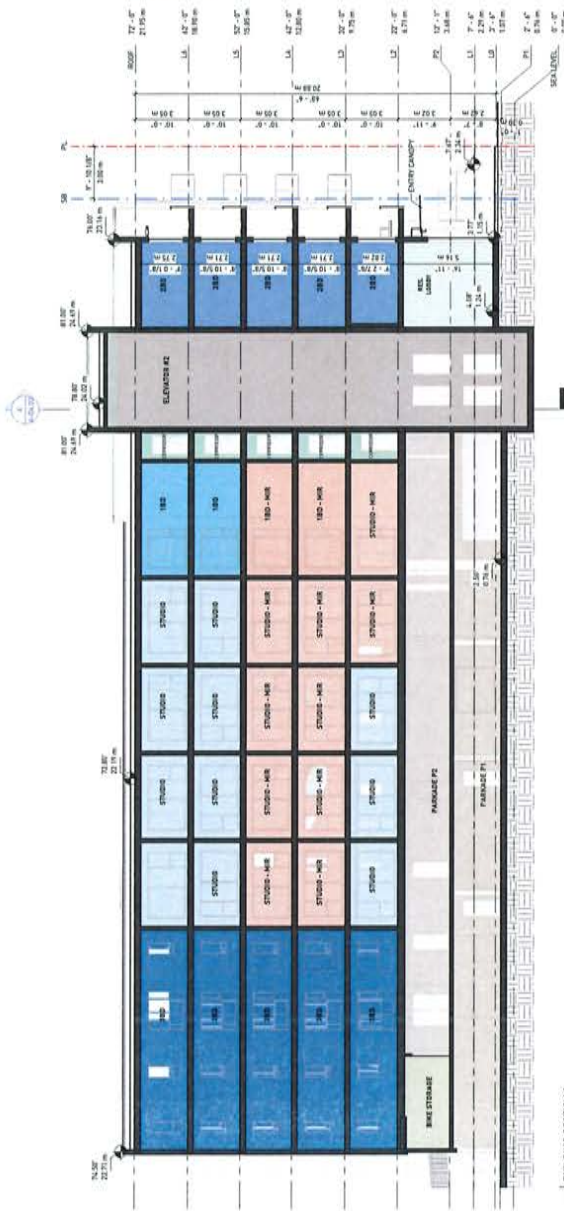
A BUILDING SECTION
3/32" = 1'-0"



B BUILDING SECTION - NORTH BLOQ, EAST WEST

UNIT TYPE

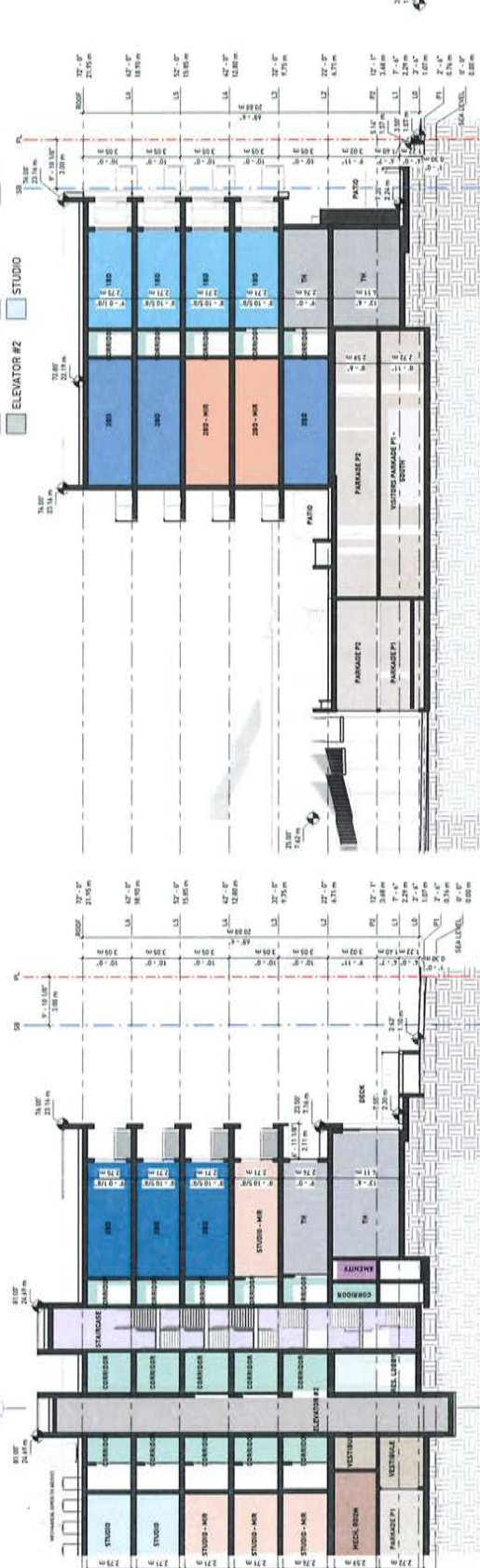
- 180
- 180 - MIR
- 280
- 380
- BIKE STORAGE
- CORRIDOR
- ELEVATOR #2
- PARKADE P2
- RES. LOBBY
- STUDIO
- STUDIO - MIR
- VISITORS PARKADE P1 - SOUTH



3 BUILDING SECTION 8
3/22' x 1'-0"

UNIT TYPE

- 380
- AMENITY
- CORRIDOR
- ELEVATOR #2
- MECH. ROOM
- RES. LOBBY
- STAIRCASE
- STUDIO
- STUDIO - MIR
- TH
- VESTIBULE
- VISITORS PARKADE P1 - SOUTH



4 BUILDING SECTION 9
3/22' x 1'-0"

REVISIONS	NO.	DATE	DESCRIPTION
1	MAY 17 2023	RE-DESIGN FOR RZ	
2	JULY 12 2023	RE-DESIGN FOR RZ	
3	AUG 17 2023	RE-DESIGN FOR RZ	

8880 COOK ROAD

RZ APPLICATION

SECTION II

DATE	MAY 2023 13:10 PM
DRAWN BY	AM
CHECKED BY	300' x 1'-0"
SCALE	300' x 1'-0"
JOB NUMBER	20039

A-04.02

NO.	DATE	DESCRIPTION
1	04/11/2022	REVISED FOR IZ
2	04/11/2022	REVISED FOR IZ
3	04/02/2022	REVISED FOR IZ

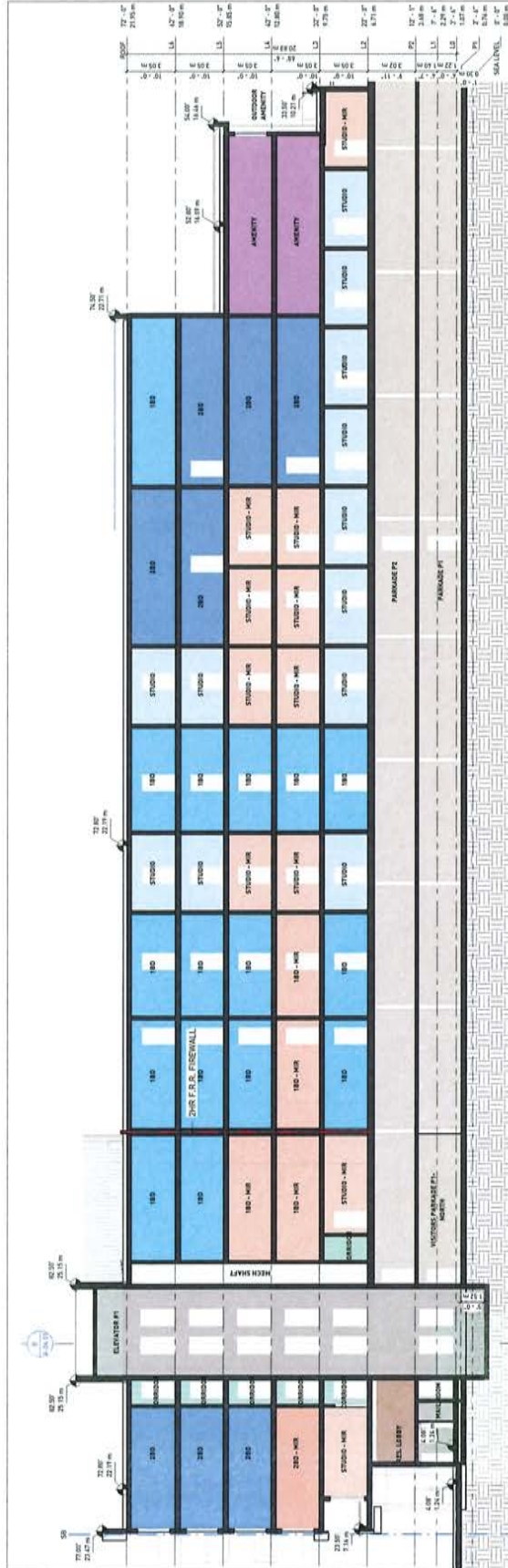
8880 COOK ROAD

RZ APPLICATION

SECTIONS III

DATE: 01/10/2021 13:21 PM
DRAWN BY: Author
CHECKED BY: Designer
SCALE: 3/32" = 1'-0"
JOB NUMBER: 20039

A-04.03

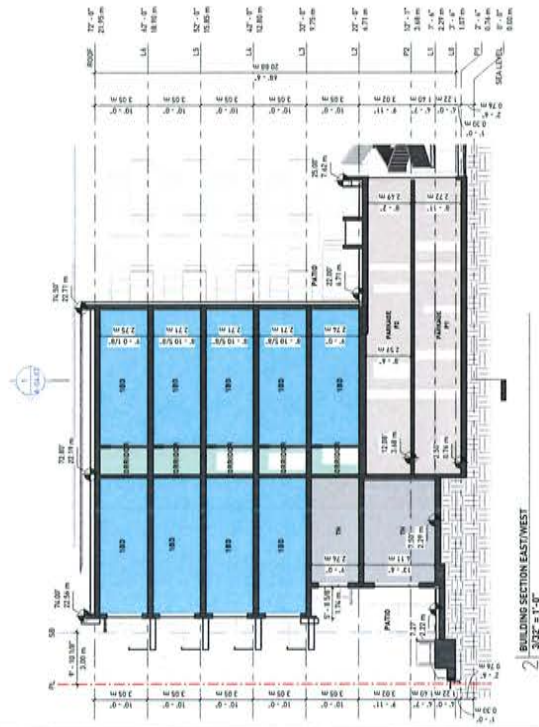


1 BUILDING SECTION - NORTH/SOUTH
3/32" = 1'-0"

PLN - 61

UNIT TYPE

- 1BD
- 1BD - MIR
- 2BD
- 2BD - MIR
- AMENITY
- CORRIDOR
- ELEVATOR #1
- MAIL ROOM
- MECH. ROOM
- PARKADE P1
- PARKADE P2
- RES. LOBBY
- STUDIO
- STUDIO - MIR
- VISITORS
- PARKADE P1-NORTH



2 BUILDING SECTION EAST/WEST
3/32" = 1'-0"

STW	STYMBOLICAL NAME	COMMON NAME	SIZE
	<i>Acer glabrum</i>	Peppercorn Maple	6m tall, 8.6L
	<i>Acer palmatoides</i> "Crimson Sentry"	Crimson Sentry Maple	6m tall, 9.6L
	<i>Acer rubrum</i> "Autumn Spice"	Autumn Spice Maple	6m tall, 9.6L
	<i>Acer palmatum</i> "Wood Gnome"	Wood Gnome Japanese Maple	6m tall, 9.6L
	<i>Acer palmatum</i> "Crimson King"	Crimson King Japanese Maple	6m tall, 9.6L
	<i>Cercidiphyllum japonicum</i>	Katsura Tree	6m tall, 9.6L
	<i>Chaenactis elegans</i> "Petalink"	Winging South Cypress	2m H, 9.6L
	<i>Chaenactis elegans</i> "Gracilis"	Slender South Cypress	2m H, 9.6L
	<i>Fragaria virginiana</i> "Autumn Applause"	Autumn Applause Ash	6m tall, 9.6L
	<i>Hamamelis virginiana</i> "Yellow Bell"	Yellow Bell Hamamelis	6m tall, 9.6L
	<i>Picea canadica</i>	Scots Pine	2m H, 9.6L
	<i>Picea canadica</i> "Glauca"	Japanese White Pine	2.5m H, 9.6L
	<i>Pinus serotina</i> "Balsam"	Balsam Flowering Cherry	6m tall, 9.6L
	<i>Pinus serotina</i> "Kensai"	Korean Flowering Cherry	6m tall, 9.6L
	<i>Quercus coccinea</i>	Scarlet Oak	7m tall, 9.6L

[illegible][illegible]

1. All work shall meet or exceed the requirements as outlined in the current Edition of the L.C. Landscape Standards.
2. The L.C. Landscape Standards for container are specified according to the B.C. Landscape Standard current Edition. For container classes V3 and smaller, plant material shall be as shown in the plant list and for standard, for all other plants, blooming size and container class shall be as shown in the plant list. Specifically, when the plant list call for V5 class containers, those shall be as defined in the B.C. Landscape Standards.
3. All trees to be installed in accordance with BCNA Standards.
4. All Street Trees installed 8' x 24" Deep Root Barrier centered on each tree between all street and sidewalk (ON BOTH SIDES CURB AND SIDEWALK).
5. For all existing on site services and survey symbols refer to survey drawings.
6. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the start of the project.
7. The proposed development shall not require an occupancy permit, and therefore permanently maintained in good conditions.
7. All Poros shall be equipped with hose bibs.
8. All irrigation valve boxes equipped with quick-couplers.

[illegible]

L0.00 COVER SHEET			
L1.01 LANDSCAPE SITE PLAN			
L1.02 MATERIALS & GRADING PLAN			
L1.03 MATERIALS & GRADING PLAN			
L1.04 MATERIALS & GRADING PLAN			
L1.05 MATERIALS & GRADING PLAN			
		T1.1 EXISTING TREES MANAGEMENT PLAN	L3.1 LANDSCAPE SECTIONS
		T1.2 EXISTING TREES INVENTORY	L3.2 LANDSCAPE SECTIONS

Project No.: **19073**

Order No.: **10.00**



3 AUG 2-22 RE-ISSUED FOR REDLINING
2 MAY 19-22 RE-ISSUED FOR REDLINING
1 APR 9-21 ISSUED FOR REDLINING
no. | scale | item.
Revision:

Durante Group Ltd.
102 - 1037 West 26th Avenue
Vancouver BC V6J 1N5
T: 604 684 6277
www.dg.bc.ca



Project:
COOK ROAD
RICHMOND, BC

Drawn by: AG
Checked by: PK
Date: MAR 2020
Scale: 1:200
Drawing Title:

LANDSCAPE SITE PLAN

Project No.:
19073
Sheet No.:

10.01



PLN - 64

11.01



GARDEN CITY ROAD

STEPPED & TIERED PLANTING TO
SCREEN EDGE OF PARKADE

CORNER PLAZA WITH B&E
RACES & BENCH SEATING

CITATION DRIVE

PLN 66

- 3 AUG 2-22 RE-ISSUED FOR REDLINING
2 MAY 19-22 RE-ISSUED FOR REDLINING
1 APR 18-21 ISSUED FOR REDLINING
- Rev: | Date: | Notes: |
- Revisions:

Design: Kiewit Ltd.
1100 - 1037 West 5th Avenue
Richmond BC V6Y 1G2
Tel: 604 684 0071
Fax: 604 684 0072
www.kiewit.ca



Project:
COOK ROAD
RICHMOND, BC

Drawn by: AG
Checked by: PK
Date: MAR 2020
Scale: 1:100
Drawing Title:

LANDSCAPE -
ENLARGEMENT

Project No.:
19073

Sheet No.:

L1.02



COOK ROAD
RICHMOND, BC

Drawn by:	AG
Checked by:	PK
Date:	MAR 2020
Scale:	1:100
Drawing Title:	

LANDSCAPE -
ENLARGEMENT

Project No.:
19073
Sheet No.:
L1.03





3 AUG 2 22 RE-USED FOR REDLINING
2 MAY 19 22 RE-USED FOR REDLINING
1 APR 19 21 ISSUED FOR REDLINING
REV: 0000
DATE: MAR 2020
SCALE: 1:100
DRAWING TITLE: LANDSCAPE - ENLARGEMENT

Project:
COOK ROAD
RICHMOND, BC

Drawn by: AG
Checked by: PK
Date: MAR 2020
Scale: 1:100
Drawing Title: LANDSCAPE - ENLARGEMENT

Project No.:
19073
Sheet No.:

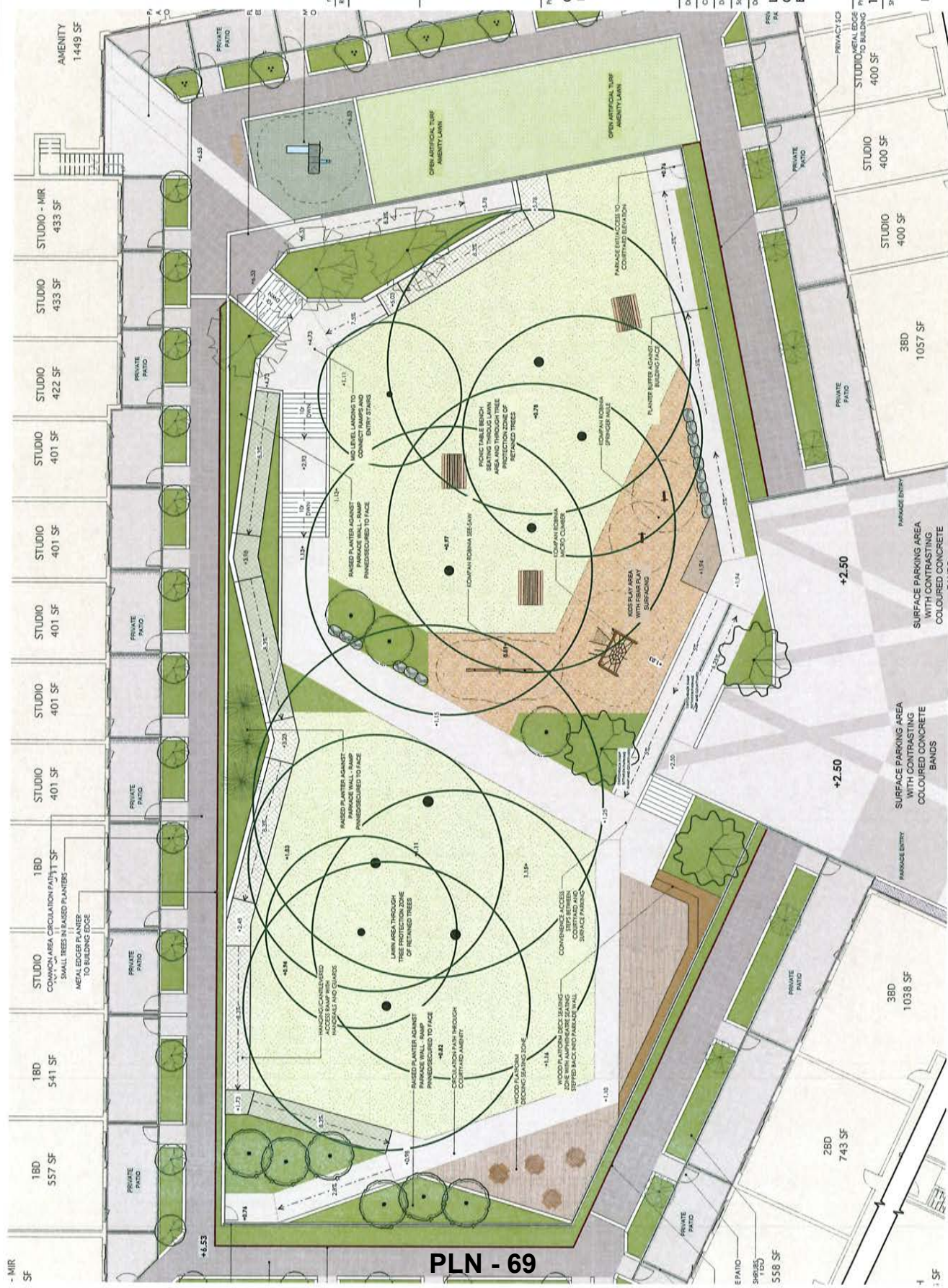
L1.01



Project:
COOK ROAD
RICHMOND, BC

LANDSCAPE -
COURTYARD
ENLARGEMENTProject No.:
19073

Sheet No.:
11.05





RZ 21-932698

Attachment 3

Address: 8880 Cook Road/8751 Citation Drive

Applicant: GBL Architects

Planning Area(s): Brighthouse Village (City Centre)

	Existing	Proposed
Owner:	1165225 BC Ltd.	No Change
Site Size (m²):	13,879 m ²	11,392 m ²
Land Uses:	Apartment Residential	No Change
OCP Designation:	Apartment Residential	No Change
Area Plan Designation:	City Centre Area Plan: General Urban T4 – High Density Townhouses	No Change
Zoning:	Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)	Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)
Land Use Contracts:	Land Use Contract (LUC 025)	Discharge
Number of Units:	102	338

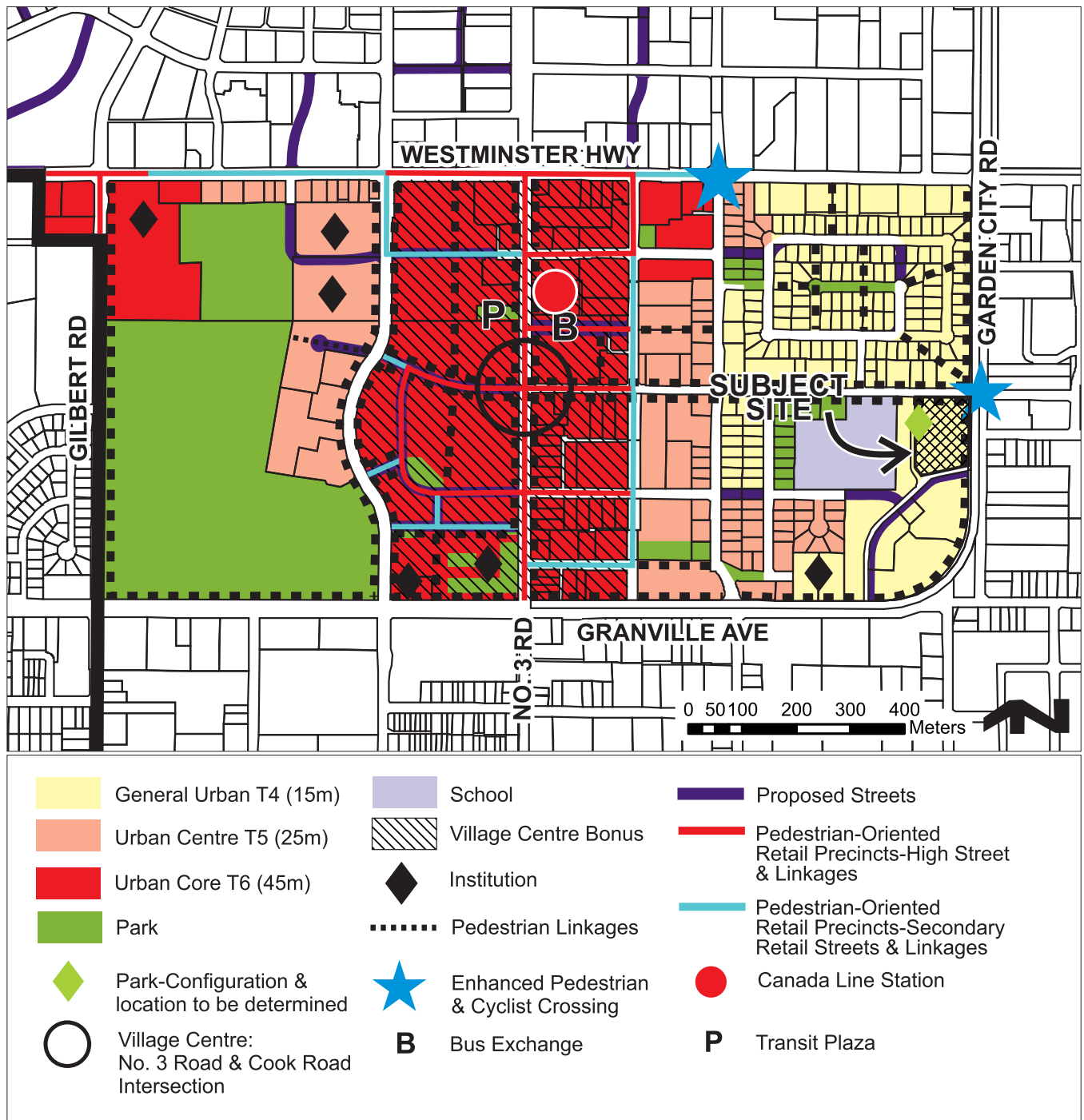
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	- 1.8 FAR Market Rentals - 0.3 FAR Moderate Income Rentals	- Max. 1.8 FAR Market Rentals - Min. 0.3 FAR Moderate Income Rentals	none permitted
Buildable Floor Area (m ²):*	- Market Rental: Max. 20,505.6 m ² (220,720 ft ²) - Moderate Income Rental: Min. 3,417.6 m ² (36,786 ft ²)	- Market Rental: Max. 20,505.6 m ² (220,720 ft ²) - Moderate Income Rental: Min. 3,417.6 m ² (36,786 ft ²)	none permitted
Lot Coverage (% of lot area):	- Building: Max. 60% - Non-porous Surfaces: Max. 80% - Landscaping with Live Plant Material: Min. 20%	- Building: Max. 60% - Non-porous Surfaces: Max. 80% - Landscaping with Live Plant Material: Min. 20%	none
Lot Size:	Min. 11,000 m ²	11,391 m ²	none
Setbacks (m):	Road: Min. 3.0 m	Cook Road: Min. 3.0 m Garden City Road: Min. 3.0 m Citation Drive: Min. 3.0 m Pimlico Way: Min. 3.0 m	none
Height (m):	Max. 25.0 m	25.0 m Max.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R):	Total: 163 (R), including: - Market Rental Unit: 272 x 1 space/unit, with 50% TDM Reduction = 136 (R) - Moderate Income Rental: 66 units x 0.8 space/unit with 50% TDM Reduction = 27 (R)	169	none
Off-street Parking Spaces – Visitor (V):	338 units x 0.2 space/unit with 20% TDM Reduction = 55 (V)	Min. 55	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (218 x Max. 50% = 109)	96	none
Accessible Parking Spaces (Residential):	Min. 2% when 11 or more spaces are required (163x 2% = 4 spaces)	Min. 4	none
Accessible Parking Spaces (Visitor):	Min. 2% when 11 or more spaces are required (55x 2% = 2 spaces)	Min. 2	none
Bicycle Parking Spaces – Class 1	Total: 583, including: - Studio: 1.25 spaces per unit x 92 = 115 space - All other unit types: 1.9 spaces per unit x 246 = 468 space	584	none
Amenity Space – Indoor:	Min. 2 m ² per unit = 676 m ²	690 m ²	none
Amenity Space – Outdoor:	Min. 6 m ² per unit + 10% of the net development site area = 2,028 m ² + 1,139.2 m ² = 3,167.2 m ²	3,401 m ²	none

Other: Tree replacement compensation required for loss of significant trees.

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

Specific Land Use Map: Brighthouse Village (2031)



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

GARDEN CITY ROAD

S.R.W. TOTAL:
4094.67SF/
380.41m²

S.R.W.
609.21 SF/56.60m²

IN COORDINATION WITH THE PROJECT ARBORIST, CITY ENGINEERING AND PLANNING DEPARTMENTS THE MAIN FEATURE OF THE NE CORNER OF THE SITE IS THE RETENTION OF THE MATURE EXISTING TREE. THE CRITICAL ROOT ZONE OF THIS TREE FEATURES AN UNUNDULATING GROUND PLANE NOT CONDUCTIVE TO A FORMAL SEATING AREA WITHOUT POTENTIALLY IMPACTING SIGNIFICANT ROOT STRUCTURES WHILE MEETING THE EXISTING AND PROPOSED GRADES OF THE NEW SIDEWALK INSTALLATION. TO FURTHER ENHANCE AND SUPPORT THE PUBLIC REALM IN THIS LOCATION, WE WOULD LIKE TO PROPOSE BENCH SEATING IN THE PUBLIC REALM JUST WEST OF THIS RETAINED TREE THAT STRONGLY RELATES TO THE BUILDING ENTRY, BUT IS ORIENTED TO THE PUBLIC REALM. GIVEN THE PL LOCATION AND THE GENEROUS BACK "BOULEVARD" THAT HAS BEEN DIAGRAMMED TO SUPPORT THE EXISTING TREES, THE OWNER-SUPPLIED BENCHES WILL BE SITUATED INSIDE OF THE PROPERTY, AND MAINTAINED BY THE DEVELOPMENT. THE ADJACENT GRASSY AREAS AND PLANTING BEDS WILL SOFTEN THE EXPERIENCE BETWEEN THE PRIVATE AND PUBLIC REALM WHILE KEEPING THE LANDSCAPE AT THE BUILDING CORNER ACCESSIBLE AND OPEN TO THE PUBLIC.

S.R.W.
135.44 SF/12.58m²

AT THE REQUEST OF THE CITY, WE HAVE PULLED BACK THE PLANTER WALLS AND RETAINING STRUCTURES AT THIS CORNER TO CREATE A SMALL POCKET PLAZA FACING THE PUBLIC REALM. THIS SPACE WILL SIT WITHIN OUR PL AND BE DEDICATED TO THE PUBLIC BUT MAINTAINED BY THE DEVELOPMENT. FEATURES BENCH SEATING AND VISITOR BIKE RACKS FULLY ACCESSIBLE TO PEDESTRIANS AND THE PUBLIC. TO SOFTEN THE BUILDING CORNER AND PROVIDE SOME BUFFER TO THE ADJACENT CORNER UNIT, A RAISED PLANTER HAS BEEN PROPOSED FEATURING LAYERED SHRUBS AND COLUMNAR TREES. THE CHANGE IN GRADE BETWEEN THE CITY SIDEWALK AND THE ADJACENT PATIOS WILL VISUALLY ENSURE THAT THIS SPACE READS AS PUBLIC REALM. TO ENHANCE THE SPACE, WE ARE PROPOSING FEATURE CONCRETE PAVERS THROUGHOUT. THERE IS AN OPPORTUNITY IN THIS CORNER TO EXTEND THIS PAVING INTO THE CITY PROPERTY (WITH ENGINEERING APPROVAL) TO BLEND THE DIVIDE AND HAVE THE SPACE READ LARGER.

CITATION DRIVE

S.R.W.
1100.75SF/102.26m²

IN COORDINATION WITH THE PROJECT ARBORIST, CITY ENGINEERING AND PLANNING DEPARTMENTS THE MAIN FEATURE OF THE SW CORNER OF THE SITE IS THE RETENTION OF MATURE EXISTING TREES. EXTENSIVE COORDINATION HAS BEEN UNDERTAKEN TO ENSURE THE PROPOSED NEW SIDEWALK AND THE PARKADE STRUCTURE WILL NOT IMPACT THE CRITICAL ROOT ZONE OF THE FOUR MATURE TREES TO BE RETAINED. THIS CORNER ALSO FEATURES RAISED PATIOS FOR THE ADJACENT PRIVATE UNITS, A PLANTING BUFFER TO PROVIDE PRIVACY AND SCREENING AS WELL AS OPEN LAWN AREA BENEATH THE TREE CROWNS WITHIN THE CRITICAL ROOT ZONE. DUE TO THE UNUNDULATING NATURE OF THE EXISTING GRADE WE ARE NOT PROPOSING ADDITIONAL PAVING OR SEATING IN THIS AREA AS THE EXCAVATION AND CONSTRUCTION WOULD HAVE A NEGATIVE IMPACT ON THE SIGNIFICANT ROOTS. TO FURTHER SUPPORT THIS SPACE, WE ARE PROVIDING A LARGE BANK OF VISITOR BIKE PARKING STALLS DIRECTLY EAST THAT RELATE STRONGLY TO THE FRONT ENTRY OF THE BUILDING.

S.R.W.
222.18SF/20.64m²

WE HAVE PULLED BACK THE PLANTER WALLS AND RETAINING STRUCTURES AT THIS CORNER TO CREATE A SMALL POCKET PLAZA FACING THE PUBLIC REALM. THIS SPACE WILL SIT WITHIN OUR PL AND BE DEDICATED TO THE PUBLIC BUT MAINTAINED BY THE DEVELOPMENT. IT FEATURES BENCH SEATING AND VISITOR BIKE RACKS FULLY ACCESSIBLE TO PEDESTRIANS AND THE PUBLIC. TO SOFTEN THE BUILDING CORNER AND PROVIDE SOME BUFFER TO THE ADJACENT CORNER UNIT, A RAISED PLANTER HAS BEEN PROPOSED FEATURING LAYERED SHRUBS AND COLUMNAR TREES. THE CHANGE IN GRADE BETWEEN THE CITY SIDEWALK AND THE ADJACENT PATIOS WILL VISUALLY ENSURE THAT THIS SPACE READS AS PUBLIC REALM. TO ENHANCE THE SPACE, WE ARE PROPOSING FEATURE CONCRETE PAVERS THROUGHOUT. THERE IS AN OPPORTUNITY IN THIS CORNER TO EXTEND THIS PAVING INTO THE CITY PROPERTY (WITH ENGINEERING APPROVAL) TO BLEND THE DIVIDE AND HAVE THE SPACE READ LARGER.

S.R.W.
2027.09SF/188.32m²

AT THIS STAGE OF REZONING, OUR HOPE IS THAT THIS SPACE ADJACENT TO THE PIMLICO WAY PL CAN BE UTILIZED TO PROVIDE A PUBLIC REALM SPACE THAT WILL INCLUDE A LARGE BANK OF VISITOR BIKE PARKING, BENCH SEATING AND FEATURE PAVING. THE SPACE IS DESIGNED WITH A LARGE PLANTING BUFFER AGAINST THE ADJACENT PARKING ENTRY THAT WILL FEATURE LARGE CANOPY FLOWERING CHERRY BLOSSOMS TO ENRICH THE SPACE. THIS AREA IS FULLY ORIENTED TO THE PUBLIC REALM AND WILL BE MAINTAINED BY THE DEVELOPMENT. THROUGH THE DESIGN PROCESS AND PERMITTING PROCESS AS WE WORK ON THE SITE WITHOUT OTHER CONSULTANTS, THIS SPACE MAY BE REDESIGNED TO HOUSE OUR SERVICING CONNECTIONS OR SITE PMT. WE WILL STRIVE TO ENSURE THAT A PUBLIC REALM CONTRIBUTION IS STILL ENACTED IN THIS AREA TO OFFSET THIS CHANGE.

PIMLICO WAY

8880 COOK ROAD

RZ APPLICATION

SITE S.R.W.

DATE 8/11/2022 9:41:48 AM
DRAWN BY AM
CHECKED BY GBL
SCALE 3/64" = 1'-0"
JOB NUMBER 20039

A-01.04

TENANT RELOCATION PLAN

July 2022

8880 COOK ROAD AND 8751 CITATION
DRIVE, RICHMOND
EVERBRIGHT PROPERTIES INC.

INTRODUCTION

Everbright Properties Inc. on behalf of the owner, has been proudly managing and operating two apartment buildings at 8880 Cook and 8751 Citation Drive, Richmond, since 2020.

The Tenant Relocation Plan (TRP) has been created to provide guidance to our Tenants and it is intended to be used in conjunction with is aligned “*Policy 2B: Ending Tenancy to Demolish, Renovate, or Convert a Rental Unit to a Permitted Use*” under section and Section 49(6) of the Residential Tenancy Act (RTA). Please refer to Summary Table of TRP.

We encourage and inform our Tenants to review and visit the website for further information:

<https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/residential-tenancies/policy-guidelines/gl2b.pdf>

The following relocation plan provides details about communication, commitment and assistance provided to our Tenants.

COMMUNICATION STRATEGY

Everbright Properties Inc. is committed to early and ongoing communication with Tenants, including the following:

- A letter to all Tenants outlining the proposed project and expected timeline following 2nd/3rd Reading of the draft zoning bylaw, and a copy of Richmond Tenant Protections and Relocation Assistance due to Redevelopment. Notifications will be provided directly to Tenants by mail and posted in conspicuous places within the building(s).
- Ongoing communications in the progress of the development and tenant relocations process. This includes updating all tenants immediately after achieving each major milestone, including: public hearing, DPP, DP issuance, BP application and demolition application.
- All tenants will be provided with a formal four months 'notice', as per the Residential Tenancy Act any time after development permit issuance or building permit issuance. A draft copy of the End of Tendency Notice and Relocation Assistance Information Package will be submitted for staff's review prior to Provisional Demo Permit issuance.

TENANT RELOCATION PLAN

a) FINANCIAL COMPENSATION

The owner will provide three-month free rent or equivalent financial compensation for the tenants with tenancy of 1+ years.

b) RELOCATION ASSISTANCE

The owner will appoint a Tenant Relocation Coordinator and provide tenants with contact information to facilitate communication with tenants, answer questions about the moving process, and assist in finding a new accommodation. Two companies, RE/MAX and Rancho have been selected to handle the tenant relocation process. Formal proposals will be obtained prior to DP Issuance when a detailed scope of work can be further defined and agreed upon with the selected companies.

The Tenant Relocation Assistance will arrange to each eligible tenant household:

- A list of three comparably priced rental units available in Richmond area or in another location at the tenant's discretion, when possible, options will be tailored to the tenants' needs and requirements including pet-friendly, accessible, smoke-free, and other specific preferences. Every reasonable effort will be made to provide every tenants seeking relocation assistance with three unique and comparable listings based on available rental inventory.
- Tenants will be regularly notified as the availability rental inventory fluctuates. When no comparably priced rental units are available, then available units' closest to the comparable price will be provided, unless otherwise specified by the tenant.
- Options will be comparable to the average rents in Richmond, as published on the monthly Rental Market Report by Liv.rent or other qualified research institute.
- Help secure the unit, providing references and setting up viewing times when desired.
- In special circumstances or in cases involving vulnerable tenants, (e.g., seniors, person with disabilities, tenant with low income, etc.) will be provided additional support to tenants to source out suitable rental accommodation. These may include access to BC Housing rent supplement assistance (e.g., Shelter Aid Elderly Residents (SAFER) or Rental Assistance Program (RAP) and when appropriate partnering with health organizations and other non-profit services.

Tenants Privacy

Everbright Properties Inc. and Tenant Relocation Coordinator will grant to store and use tenant information appropriately protecting tenants' privacy.

c) RIGHT OF FIRST REFUSAL

According to the Residential Tenancy Act, s.49(6), "if your tenancy must be ended for renovations or repairs and if your rental unit is in a residential property containing 5 or more rental units, you have a right of first refusal. You must give your landlord notice (using form RTB-28) that you are exercising your right of first refusal before you move out. If you exercise this right, at least 45 days before the rental unit is available, your landlord must provide you with the first opportunity to enter into a new tenancy agreement."

Since the nature of redevelopment of this project, any eligible Tenants will be provided with Right of First Refusal to return into the new building market rental units with market rents or non-market rental units with moderate income housing rents. Tenants will be contacted 6 months prior to the expected occupancy of the new building. Tenants will have 45 days to respond with their continued interest in returning to the building, via email or letter. Note: expressing an interest in returning to the building via the Right of First Refusal Form does not require the tenant to return.

DOCUMENTS REPORTING

The owner will provide to the City of Richmond with an interim tenant relocation report prior to provisional demolition permit issuance and a final tenant relocation report that documents the result of the tenant relocation process prior to demolition permit issuance.

➤ **The Interim Report must include:**

- Names of tenants who have ended tenancy, the reason for its end and the outcomes of their search for alternate accommodation (if assistance requested);
- Names of tenants remaining in the building and the status of the applicant's search for relocation options (if assistance requested) or additional assistance as required through their Tenant Relocation Plan;

- **The Final Tenant Relocation Report:** outcome of the relocation plan, including name of tenants, options provided, a summary of the monetary compensation, and information about returning tenants (Right of First Refusal). See **Appendix A attached**.

Summary Table of Tenant Relocation Plan

(A) Current Site Information

Site Address:	8880 Cook Road & 8751 Citation Drive, Richmond
Legal Description:	SEC 9 BLK 4N RG 6W PL EPP83741 Parcel A, Block 4N, Plan EPP83741, Section 9, Range 6W, New Westminster Land District, & SEC 10
Owner Name:	1166225 BC LTD
Applicant Name:	
Phone:	604-620 9199
E-mail:	info@ebproperties.ca
Current Zoning:	LUC 025 / Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)
Current Rental Type: (Select all that apply)	<input checked="" type="checkbox"/> Market The subject site is not an existing rental property but for temporary rental use only during the City approvals period. <input type="checkbox"/> Non-market <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (please specify): _____

(B) Current Total Rental Units

Unit Type	Number of Current Units			Average Monthly Rent	Average Size (m ²)
	Total	Occupied	Ground-Oriented*		
Studio	2	2		\$ 950.00	28
1 BR	36	35		\$ 1184.62	59
2 BR	44	41		\$ 1578.10	81
3 BR	22	16		\$ 1818.18	91
3+ BR					
Total	102	94		n/a	n/a

(C) New Rental Units

Unit Type	New Rental Units			
	Number of Units	Ground-Oriented*	Initial Average Monthly Rent	Average Size (m ²)
Studio	92	No	n/a	40
1 BR	112	No	n/a	53
2 BR	79	No	n/a	75
3 BR	17	No	n/a	98
TH	38	Yes	n/a	98
Total	338	n/a	n/a	n/a

*Ground-oriented unit means a unit that is directly accessible from the road.

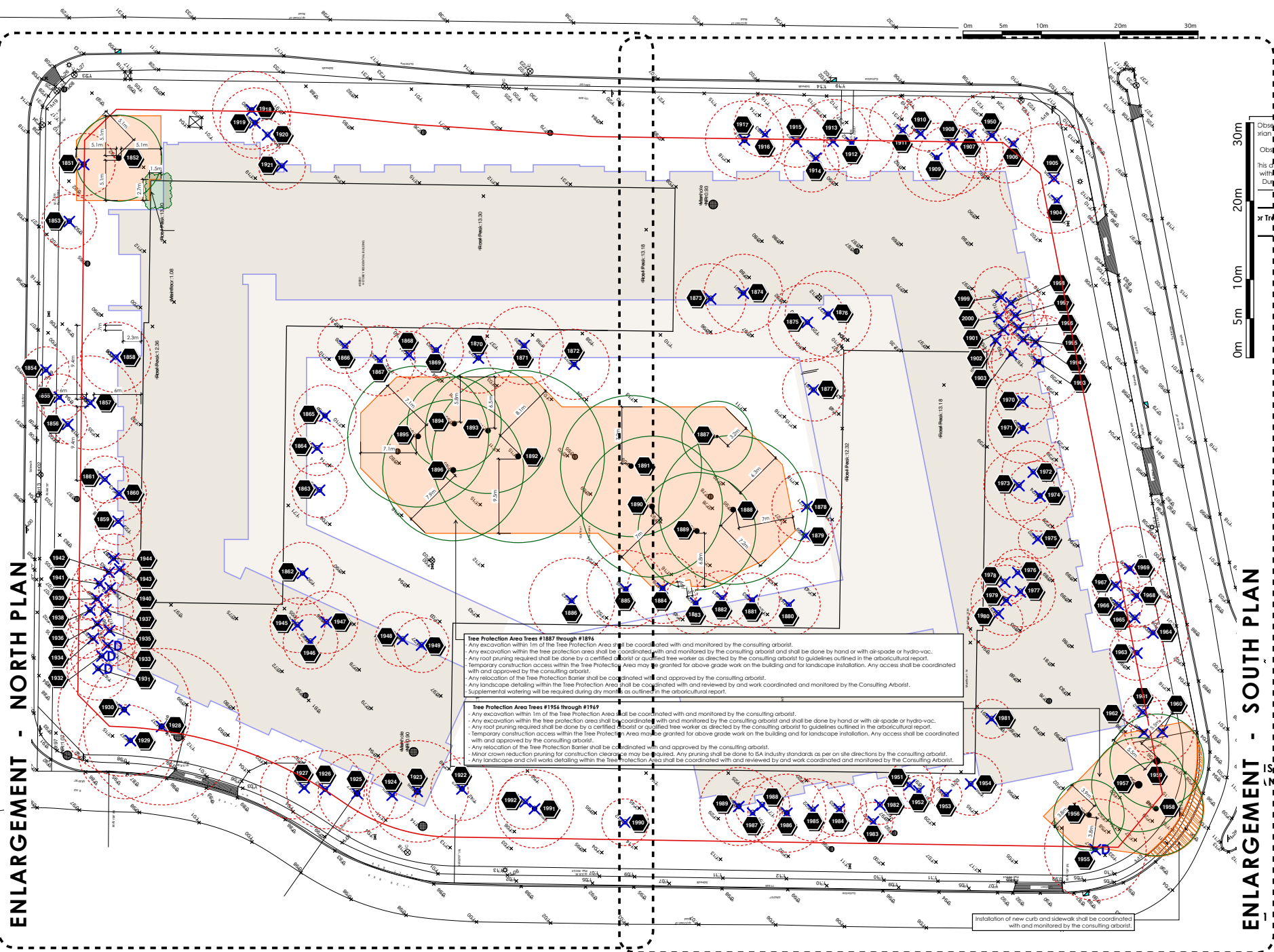
(D) Tenant Relocation Plan

Tenant Relocation Plan Components	Tenant Relocation Plan	Comply with the policy?
Notification: <ul style="list-style-type: none"> A minimum 4 months' notice to end tenancy, and otherwise as set out in the provincial <i>Residential Tenancy Act</i> 	<ul style="list-style-type: none"> Early communication with tenants, a letter will be sent to all tenants outlining the proposed project and expected timeline. These notifications will be provided directly to tenants and where possible, posted in conspicuous places within the building(s). All tenants will be provided four months' notice, as per the Residential Tenancy Act. 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Right of First Refusal: <ul style="list-style-type: none"> Offer to return to the building, with rent rates set at low-end market rental (LEMR) rates (without having to meet income thresholds) 	<ul style="list-style-type: none"> Existing tenants shall be provided Right of First Refusal to move back into the new building market rental units with market rents or non-market rental units with moderate income housing rents. 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Relocation Assistance: <i>(Only required for tenants with tenancy of 1+ years)</i> <ul style="list-style-type: none"> Accommodation must meet the tenant's needs Accommodation should be located in Richmond or in another location at the tenant's discretion Rents at the new location should not exceed CMHC average area rents for Richmond 	All eligible tenants will be offered the option of assistance with identifying alternate accommodations: <ul style="list-style-type: none"> providing letter of references to the tenants. three options will be offered that are comparable with the average market rent and unit type, unless otherwise agreed to; where possible, options will be tailored to the tenant's needs (e.g. pet-friendly, accessible, smoke-free, etc.); 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Compensation: <i>(Only required for tenants with tenancy of 1+ years)</i> <ul style="list-style-type: none"> 3 months' free rent or lump sum equivalent 	Three months' free rent or lump sum equivalent at the discretion of the tenant.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Communication with Tenants:	<ul style="list-style-type: none"> Ongoing communication regarding the progress of the development and tenant relocation process. Provision of a primary point of contact for tenants Prioritize assistance for those who need it most 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

OCP Consultation Policy

Staff have reviewed the proposed OCP amendments, with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements and recommend 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 Land Reserve is not affected.
Richmond School Board	A courtesy referral has been forwarded to Richmond School Board. None of the proposed OCP amendments affect the density allowed on this site since bonus density for rental housing is supported by the current OCP. The School District reviewed the proposal and concluded that it has no objections to the proposed land use changes. A formal referral to Richmond School Board is not required by the consultation policy.
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 significant 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 (ANSO) Policy.
Richmond Coastal Health Authority	No referral necessary because the Health Authority is not affected.
Stakeholder	Referral Comment (No Referral necessary)
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.



The diagram shows two overlapping circles. The top circle is solid green and contains a black dot. The bottom circle is dashed red and contains a blue 'X'. The text to the right of the top circle reads: 'Extent of drip line of existing tree recommended for retention (location from survey by BCLS Land Surveyor)'. The text to the right of the bottom circle reads: 'Extent of drip line of existing tree recommended for removal (location from survey by BCLS Land Surveyor)'.

D


Tree Number corresponds to table on BCLSSurvey and Tree Tags in Field

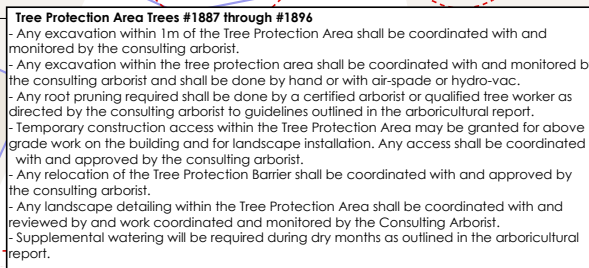
D Dead Tree

Existing site condition per BCLS Site Survey

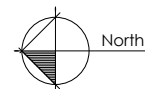
Proposed site condition per current architectural site plan

Location of Tree Protection Barrier to enclose Tree Protection Area (Refer to Report and Details for additional information).

 Location of Tree Protection Barrier to enclose Tree Protection Area (Refer to Report and Details for additional information).

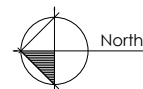
**PLN 83**

NOT TO SCALE / ISSUED WITH DURANTE KREUK ARBORIST REPORT



 Location of Tree Protection Barrier to enclose Tree Protection Area (Refer to Report and Details for additional information).

 Location of Tree Protection Barrier to enclose Tree Protection Area (Refer to Report and Details for additional information).



Tree No.	Species	# of Stems	DBH-cm	Spread - m	Height - m	Field Observations	Dead	Poor	Fair	Good	Remove	Relocate	Retain	Note
ON SITE														
1851	<i>Prunus</i> var. (cherry)		65	8	8	Co-dominant leaders.			◆		◆			c)
1852	<i>Chamaecyparis</i> (false cypress)		64	11	18	Reduced vigor. 60 % LCR.			◆				◆	
1853	<i>Prunus</i> var. (cherry)		47	7	8	Multiple Ganoderma conks at lower trunk. Watersprouts. Dieback from top.		◆			◆			c)
1854	unidentified deciduous (unidentified)	6	34	6	8	Other stems 10, 10, 9. 1 stem dead. Poor structure. Suppressed by adjacent trees. Next to power pole.		◆			◆			c)
1855	<i>Ilex</i> var. (holly)	2	27	6	8	Suppressed by adjacent trees. Asymmetrical crown. 2 Co-dominant leaders.			◆		◆			a) c)
1856	<i>Thuja occidentalis</i> (white cedar)	2	37	4	11	Joint crown Asymmetrical crown. Phototropic lean 100 % LCR.			◆		◆			c)
1857	<i>Thuja plicata</i> (western red cedar)		94	13	26	2 Co-dominant leaders. Reduced vigor. Joint crown. 95 % LCR.			◆		◆			
1858	<i>Pseudotsuga menziesii</i> (Douglas fir)		31	9	26	Joint crown 90 % LCR. Dieback (minimal) lower crown. 3m from retaining wall.				◆	◆			
1859	<i>Acer palmatum</i> (Japanese maple)	3	28	6	6	Suppressed by adjacent trees. Asymmetrical crown. Surface root(s).				◆	◆			
1860	<i>Prunus</i> var. (cherry or plum)		28	7	7	Surface root(s). Along retaining wall. Heavily pruned. Poor structure.			◆		◆			
1861	<i>Prunus</i> var. (cherry or plum)		22	6	6	Surface root(s). Heavily pruned. Poor structure. Asymmetrical crown.			◆		◆			
1862	<i>Pinus contorta</i> (lodgepole pine)		40	8	3	Corrected lean. 2m from building. Dieback (minimal). Asymmetrical crown. 85 % LCR.				◆	◆			
1863	<i>Cedrus atlantica</i> (atlas cedar)		63	7	3	Asymmetrical crown. Limbed up on bulding side. Woundwood development is moderate. Poor structure. Reduced vigor. 80% LCR.			◆		◆			
1864	<i>Cedrus atlantica</i> (atlas cedar)		33	7	3	Asymmetrical crown. Limbed up on bulding side. Woundwood development is moderate. Poor structure. Reduced vigor. 65% LCR.			◆		◆			
1865	<i>Cedrus atlantica</i> (atlas cedar)		45	8	3	Asymmetrical crown. Limbed up on bulding side. Woundwood development is moderate. Poor structure. Reduced vigor. 65% LCR.			◆		◆			
1866	<i>Prunus</i> var. (cherry)		21	7	10	Heavily pruned. Poor structure. Close to building. Surface root(s).			◆		◆			
1867	<i>Prunus</i> var. (cherry)		30	9	10	Heavily pruned. Poor structure.			◆		◆			
1868	<i>Prunus</i> var. (cherry)		21	6	10	Heavily pruned. Poor structure.			◆		◆			
1869	<i>Acer</i> var. (maple)	2	40	7	11	Ram's horn from base to 2m above ground. Asymmetrical crown.			◆		◆			
1870	<i>Acer</i> var. (maple)	3	52	9	10	Asymmetrical crown. 10cm ø stem dead middle crown.			◆		◆			
1871	<i>Acer</i> var. (maple)		38	10	10	Asymmetrical crown. Histroically dropped structural limbs. Potential decay column mid crown. Close to building.			◆		◆			

Tree No.	Species	# of Stems	DBH-cm	Spread - m	Height - m	Field Observations	Dead	Poor	Fair	Good	Remove	Relocate	Retain	Note
1872	<i>Cedrus atlantica</i> (atlas cedar)		41	9	3	Limbed up to 65% LCR. Dieback lower crown. Pruning wound(s). Woundwood development is good.			◆		◆			
1873	<i>Pinus contorta</i> (lodgepole pine)		36	9	15	Joint crown. Surface root(s). Heaving pavement. 80 % LCR. Deadwood in lower crown.			◆		◆			
1874	<i>Pinus contorta</i> (lodgepole pine)		40	10	15	Joint crown. Surface root(s). Heaving pavement. 80 % LCR. Deadwood in lower crown.			◆		◆			
1875	<i>Pinus contorta</i> (lodgepole pine)		35	10	15	Joint crown. Surface root(s). Heaving pavement. 80 % LCR. Deadwood in lower crown.			◆		◆			
1876	<i>Pinus contorta</i> (lodgepole pine)		40	11	15	Joint crown. Surface root(s). Heaving pavement. 80 % LCR. Deadwood in lower crown.			◆		◆			
1877	<i>Pinus contorta</i> (lodgepole pine)		30	8	15	Joint crown. Surface root(s). Heaving pavement. 80 % LCR. Deadwood in lower crown.			◆		◆			
1878	<i>Prunus</i> var. (cherry)		28	9	10	Surface root(s). Poor structure. Watersprouts from roots.			◆		◆			
1879	<i>Prunus</i> var. (cherry)		25	7	10	Surface root(s). Poor structure. Watersprouts from roots.			◆		◆			
1880	<i>Prunus</i> var. (cherry)		23	8	9	Surface root(s). Poor structure. Watersprouts from roots.			◆		◆			
1881	<i>Acer</i> var. (maple)	2	39	7	10	Phototropic lean. Asymmetrical crown. Included bark.				◆	◆			
1882	<i>Acer</i> var. (maple)	4	38	7	10	Included bark. Other stems 10cm ø. 12cm ø Pruning wound(s) 1m above ground. Woundwood development is poor. Girdling root(s).			◆		◆			
1883	<i>Cedrus deodara</i> (deodar cedar)		51	8	22	Corrected lean. Close to building. Asymmetrical crown. Limbed up on building side. Poor structure. Joint crown. 60 % LCR.			◆		◆			
1884	<i>Cedrus deodara</i> (deodar cedar)		47	9	22	Corrected lean. Close to building. Asymmetrical crown. Limbed up on building side. Poor structure. Joint crown. 90 % LCR.			◆		◆			
1885	<i>Cedrus deodara</i> (deodar cedar)		52	10	22	Corrected lean. Close to building. Asymmetrical crown. Limbed up on building side. Poor structure. Joint crown. 85 % LCR.			◆		◆			
1886	<i>Acer</i> var. (maple)		35	11	9	Girdling root(s). Asymmetrical trunk. Included bark. Asymmetrical crown. Pruning wound(s). Woundwood development is poor. Surface root(s).			◆		◆			
1887	<i>Acer platanoides</i> (Norway maple)		28	9	12	Corrected lean. Sub-dominant. Deadwood lower crown.				◆			◆	b)
1888	<i>Quercus rubra</i> Northern red oak		61	19	26	Surface root(s). Asymmetrical trunk, flat on north side. Corrected lean. Joint crown. Asymmetrical crown. Dieback lower crown.				◆			◆	b)
1889	<i>Quercus rubra</i> Northern red oak		57	15	29	Surface root(s). Corrected lean. Joint crown. Asymmetrical crown. Dieback lower crown.				◆			◆	b)

Tree No.	Species	# of Stems	DBH-cm	Spread - m	Height - m	Field Observations	Dead	Poor	Fair	Good	Remove	Relocate	Retain	Note
1890	<i>Quercus rubra</i> Northern red oak		58	18	27	Surface root(s). Corrected lean. Joint crown. Asymmetrical crown. Dieback lower crown.				◆			◆	b)
1891	<i>Quercus rubra</i> Northern red oak		60	18	26	Surface root(s). Jog mid trunk. Reaction wood good. Asymmetrical crown. Dieback middle crown. Hanger.				◆			◆	b)
1892	<i>Quercus rubra</i> Northern red oak		66	22	37	Joint crown. Dieback lower crown.				◆			◆	b)
1893	<i>Quercus rubra</i> Northern red oak		55	16	41	Joint crown. Asymmetrical crown. Dieback lower crown. Hanger.				◆			◆	b)
1894	<i>Quercus rubra</i> Northern red oak		48	12	43	Joint crown. Asymmetrical crown. Dieback lower crown. Hanger.				◆			◆	b)
1895	<i>Quercus rubra</i> Northern red oak		58	18	42	Joint crown. Asymmetrical crown. Dieback lower crown. Hanger.				◆			◆	b)
1896	<i>Quercus rubra</i> Northern red oak		65	18	44	Joint crown. Asymmetrical crown. Dieback lower crown. Hanger.				◆			◆	b)
1901	<i>Thuja plicata</i> (western red cedar)		21	4	12	Joint crown. Asymmetrical crown. Deadwood inner crown. 100 % LCR.				◆	◆			
1902	<i>Thuja plicata</i> (western red cedar)		26	5	12	Joint crown. Asymmetrical crown. Deadwood inner crown. 100 % LCR.				◆	◆			
1903	<i>Thuja plicata</i> (western red cedar)		26	6	12	Joint crown. Asymmetrical crown. Deadwood inner crown. 100 % LCR.				◆	◆			
1904	<i>Pinus contorta</i> (lodgepole pine)		23	5	6	Main leader previously removed. Woundwood development is poor. Suppressed by adjacent trees. 80 % LCR at 1m above ground.			◆	◆				c)
1905	<i>Pinus contorta</i> (lodgepole pine)		72	14	15	Subdominant leader leaning on street light. 70 % LCR.				◆	◆			c)
1906	<i>Pinus contorta</i> (lodgepole pine)		29	7	15	Joint crown Asymmetrical crown. Deadwood lower crown. 80 % LCR.			◆	◆				c)
1907	<i>Pinus contorta</i> (lodgepole pine)		26	7	15	Joint crown Asymmetrical crown. Deadwood lower crown. 85 % LCR. Phototropic lean.			◆	◆				c)
1908	<i>Pinus contorta</i> (lodgepole pine)		34	9	15	Joint crown Asymmetrical crown. Deadwood lower crown. 80 % LCR. Phototropic lean.			◆	◆				
1909	<i>Pinus contorta</i> (lodgepole pine)	2	56	10	15	Joint crown Asymmetrical crown. Deadwood lower crown. 90 % LCR. Phototropic lean.			◆	◆				
1910	<i>Pinus contorta</i> (lodgepole pine)		30	7	15	Joint crown Asymmetrical crown. Deadwood lower crown. 85 % LCR. Phototropic lean.			◆	◆				c)
1911	<i>Pinus contorta</i> (lodgepole pine)		21	6	15	Phototropic lean. Asymmetrical crown. Deadwood lower crown. Joint crown.			◆	◆				c)
1912	<i>Pinus contorta</i> (lodgepole pine)		40	9	15	Phototropic lean. Asymmetrical crown. Deadwood lower crown. Joint crown.			◆	◆				
1913	<i>Pinus contorta</i> (lodgepole pine)		41	9	15	Phototropic lean. Asymmetrical crown. Deadwood lower crown. Joint crown.			◆	◆				
1914	<i>Pinus contorta</i> (lodgepole pine)		30	7	15	Phototropic lean. Asymmetrical crown. Deadwood lower crown. Joint crown.			◆	◆				

Tree No.	Species	# of Stems	DBH-cm	Spread - m	Height - m	Field Observations	Dead	Poor	Fair	Good	Remove	Relocate	Retain	Note
1915	<i>Pinus contorta</i> (lodgepole pine)		50	8	15	Deadwood lower crown. Reduced vigor. Joint crown. Hanger. Heavily pruned.			◆		◆			b)
1916	<i>Pinus contorta</i> (lodgepole pine)		29	8	15	Deadwood lower crown. Reduced vigor. Joint crown. Hanger. Heavily pruned.			◆		◆			b) c)
1917	<i>Pinus contorta</i> (lodgepole pine)	2	67	10	15	Deadwood lower crown. Reduced vigor. Joint crown. Hanger. Heavily pruned. Lhistorically large structural limb dropped.			◆		◆			b)
1918	<i>Corylus</i> var. (hazel and filbert)	3	48	10	7	Deadwood substantial. Dead co-dominant leaders. Decay column. Reduced vigor.		◆			◆			c)
1919	<i>Corylus</i> var. (hazel and filbert)	5	52	9	7	Other stems 10cm ø. One co-dominant leader is dead. Decay column. Reduced vigor.		◆			◆			
1920	<i>Pieris japonica</i> (Japanese pieris)	2	24	9	5	Deadwood inner crown. Reduced vigor.			◆		◆			
1921	<i>Acer</i> var. (maple)	3	36	6	7	Previously heavily pruned. Poor structure.			◆		◆			
1922	<i>Pinus contorta</i> (lodgepole pine)	2	57	8	16	Joint crown. Deadwood minimal lower crown. Asymmetrical crown.				◆	◆			
1923	<i>Pinus contorta</i> (lodgepole pine)	2	82	13	18	Included bark. Joint crown. Deadwood inner crown. Ivy on lower trunk.				◆	◆			
1924	<i>Pinus contorta</i> (lodgepole pine)		35	6	14	Sweep. Asymmetrical crown. Joint crown. Deadwood inner crown.			◆		◆			
1925	<i>Pinus contorta</i> (lodgepole pine)	2	75	10	16	Included bark. Joint crown. Deadwood in crown.				◆	◆			
1926	<i>Pinus contorta</i> (lodgepole pine)		48	10	13	Phototropic lean Joint crown.				◆	◆			
1927	<i>Pinus contorta</i> (lodgepole pine)		35	8	9	Heavy phototropic lean. Joint crown.			◆		◆			c)
1928	<i>Cedrus deodara</i> (deodar cedar)		70	20	21	Corrected lean. Asymmetrical crown. Joint crown. 2 subdominant leaders. Surface root(s).				◆	◆			
1929	<i>Cedrus deodara</i> (deodar cedar)		50	12	21	Asymmetrical crown. Joint crown. Deadwood in crown. Surface root(s).				◆	◆			c)
1930	<i>Cedrus deodara</i> (deodar cedar)		60	17	21	Joint crown. Surface root(s). Deadwood in crown.				◆	◆			
1931	<i>Thuja plicata</i> (western red cedar)		34	8	7	Part of hedge.	❖				❖			
1932	<i>Thuja plicata</i> (western red cedar)		37	8	7	Part of hedge.	❖				❖			
1933	<i>Thuja plicata</i> (western red cedar)		21	4	7	Part of hedge. Asymmetrical crown.	❖				❖			
1934	<i>Thuja plicata</i> (western red cedar)		32	5	7	Part of hedge. Asymmetrical crown. 80% dead.		◆			◆			
1935	<i>Thuja plicata</i> (western red cedar)		30	4	8	Part of hedge. Asymmetrical crown. 90% dead.		◆			◆			
1936	<i>Thuja plicata</i> (western red cedar)	2	27	5	8	Part of hedge. Asymmetrical crown. 60% dead. Reduced vigor.		◆			◆			
1937	<i>Thuja plicata</i> (western red cedar)		25	5	8	Part of hedge. Asymmetrical crown. Reduced vigor. 100% LCR.		◆			◆			

Tree No.	Species	# of Stems	DBH-cm	Spread - m	Height - m	Field Observations	Dead	Poor	Fair	Good	Remove	Relocate	Retain	Note
1938	<i>Thuja plicata</i> (western red cedar)	2	34	5	8	Part of hedge. Asymmetrical crown. Reduced vigor. 100% LCR.		◆			◆			
1939	<i>Thuja plicata</i> (western red cedar)		14	5	9	Part of hedge. Asymmetrical crown. 100% LCR.			❖		❖			
1940	<i>Thuja plicata</i> (western red cedar)		22	5	9	Part of hedge. Asymmetrical crown. 100% LCR.			◆		◆			
1941	<i>Thuja plicata</i> (western red cedar)	2	36	5	9	Part of hedge. Asymmetrical crown. 100% LCR.			◆		◆			
1942	<i>Thuja plicata</i> (western red cedar)		35	6	9	Part of hedge. Asymmetrical crown. 100% LCR.			◆		◆			
1943	<i>Thuja plicata</i> (western red cedar)		20	4	9	Part of hedge. Asymmetrical crown. 100% LCR.			◆		◆			
1944	<i>Thuja plicata</i> (western red cedar)		36	5	9	Part of hedge. Asymmetrical crown. 100% LCR.			◆		◆			
1945	<i>Pinus contorta</i> (lodgepole pine)		30	7	15	Girdling root(s). Asymmetrical crown. Joint crown. Previously heavily pruned. Deadwood lower crown. Surface root(s). 80 % LCR.			◆		◆			
1946	<i>Pinus contorta</i> (lodgepole pine)		29	7	13	Asymmetrical crown. Joint crown. Corrected lean. Deadwood lower crown. Surface root(s). 80 % LCR.			◆		◆			
1947	<i>Pinus contorta</i> (lodgepole pine)		30	8	14	Joint crown deadwood lower crown. Surface root(s). 80 % LCR.			◆		◆			
1948	<i>Pinus contorta</i> (lodgepole pine)		34	7	14	Joint crown. Deadwood. Reduced vigor. Surface root(s). 75 % LCR.			◆		◆			
1949	<i>Pinus contorta</i> (lodgepole pine)		31	7	13	Joint crown. Deadwood. Reduced vigor. Surface root(s). 60 % LCR.			◆		◆			
1950	<i>Pinus contorta</i> (lodgepole pine)		46	10	15	Included bark. Joint crown.			◆		◆			c)
1951	<i>Thuja plicata</i> (western red cedar)		29	6	12	Reduced vigor. Corrected lean. Base near building.			◆		◆			
1952	<i>Thuja plicata</i> (western red cedar)	2	23	4	5	Heavily pruned. Decay column. Suppressed by adjacent trees. Poor structure.			◆		◆			
1953	<i>Acer</i> var. (maple)	3	29	4	5	Heavily pruned. Suppressed by adjacent trees. Poor structure.			◆		◆			
1954	<i>Acer</i> var. (maple)	2	43	8	12	Reduced vigor. 2 Co-dominant leaders. Base near building. Included bark.			◆		◆			
1955	<i>Pinus contorta</i> (lodgepole pine)		54	13	9	Dieback (minimal). Phototropic lean. Ivy on lower trunk. 70 % LCR. Joint crown.	◆				◆			c)
1956	<i>Pinus contorta</i> (lodgepole pine)		45	9	20	Dieback (minimal). Phototropic lean. Ivy on lower trunk. 70 % LCR. Joint crown.			◆				◆	
1957	<i>Pinus contorta</i> (lodgepole pine)		86	12	10	2 Co-dominant leaders at 2m above ground. Ivy on lower trunk. 85 % LCR. Joint crown.				◆			◆	
1958	<i>Pinus contorta</i> (lodgepole pine)		49	12	23	3 Co-dominant leaders at 2m above ground. Ivy on lower trunk. 85 % LCR. Joint crown. Asymmetrical crown.			◆				◆	c)
1959	<i>Pinus contorta</i> (lodgepole pine)	2	82	12	20	Deadwood minimal. Ivy on lower trunk. 85 % LCR. Joint crown.			◆				◆	c)

Tree No.	Species	# of Stems	DBH-cm	Spread - m	Height - m	Field Observations	Dead	Poor	Fair	Good	Remove	Relocate	Retain	Note
1960	<i>Betula</i> var. (birch)		21	8	8	Dieback from top.		◆			◆			c)
1961	<i>Cornus</i> var. (dogwood)	3	30	5	8	Deadwood minimal.				◆	◆			
1962	<i>Pinus contorta</i> (lodgepole pine)	4	27	5	6	Deadwood minimal. Phototropic lean. Other stems 7cm ø.				◆	◆			
1963	<i>Pinus contorta</i> (lodgepole pine)		40	7	14	Joint crown. Deadwood lower crown.			◆		◆			c)
1964	<i>Pinus contorta</i> (lodgepole pine)		37	9	13	Joint crown. Deadwood lower crown.			◆		◆			c)
1965	<i>Pinus contorta</i> (lodgepole pine)		28	6	14	Joint crown. Deadwood lower crown.			◆		◆			c)
1966	<i>Pinus contorta</i> (lodgepole pine)		25	6	14	Joint crown. Deadwood lower crown.			◆		◆			
1967	<i>Pinus contorta</i> (lodgepole pine)		30	6	13	Joint crown. Deadwood lower crown.			◆		◆			
1968	<i>Pinus contorta</i> (lodgepole pine)		37	8	15	Joint crown. Deadwood lower crown.			◆		◆			c)
1969	<i>Pinus contorta</i> (lodgepole pine)		36	8	10	Joint crown. Deadwood lower crown. Heavy phototropic lean east.			◆		◆			c)
1970	<i>Betula</i> var. (birch)		21	7	18	Main leader dropped at 13m above ground.			◆		◆			
1971	<i>Betula</i> var. (birch)	2	57	9	20					◆	◆			
1972	<i>Pinus contorta</i> (lodgepole pine)		31	8	11	Deadwood minimal.			◆		◆			
1973	<i>Betula</i> var. (birch)		30	9	20				◆		◆			
1974	<i>Betula</i> var. #	2	54	9	21	Included bark.			◆		◆			
1975	<i>Prunus</i> var. (cherry or plum)		21	4	5	Previously heavily pruned. Poor structure. Sput bark.		◆			◆			
1976	<i>Prunus</i> var. (cherry or plum)		20	6	6	Previously heavily pruned. Poor structure. Woundwood development is poor.			◆		◆			
1977	<i>Chamaecyparis</i> (false cypress)		27	9	18	Joint crown. Reduced vigor.		◆			◆			
1978	<i>Prunus</i> var. (cherry or plum)		20	6	6	Previously heavily pruned. Poor structure. Woundwood development is poor.			◆		◆			
1979	<i>Chamaecyparis</i> (false cypress)	2	37	9	18	Joint crown. Included bark. 2 Co- dominant leaders. Reduced vigor.		◆			◆			
1980	<i>Chamaecyparis</i> (false cypress)		20	7	18	Joint crown. Asymmetrical crown. Reduced vigor. Subdominant leader removed near base. Woundwood development is poor.		◆			◆			
1981	<i>Prunus</i> var. (cherry or plum)		25	5	6	Previously havily pruned. Woundwood development is poor. Split bark. Poor structure.			◆		◆			
1982	<i>Thuja plicata</i> (western red cedar)	2	21	5	4	Shaped. Joint crown.			◆		◆			
1983	<i>Thuja plicata</i> (western red cedar)	2	21	5	4	Shaped. Joint crown.			◆		◆			

Tree No.	Species	# of Stems	DBH-cm	Spread - m	Height - m	Field Observations	Dead	Poor	Fair	Good	Remove	Relocate	Retain	Note
1984	<i>Pinus contorta</i> (lodgepole pine)		27	7	6	Stunted top. Joint crown.			◆		◆			
1985	<i>Pinus contorta</i> (lodgepole pine)		25	7	10	Stunted top. Joint crown. Suppressed by adjacent trees. Phototropic lean.			◆		◆			
1986	<i>Pinus contorta</i> (lodgepole pine)	2	60	10	14	Joint crown.				◆	◆			
1987	<i>Betula</i> var. (birch)	2	29	7	18	Joint crown.				◆	◆			
1988	<i>Betula</i> var. (birch)		26	7	18	Joint crown. Suppressed by adjacent trees.			◆		◆			
1989	<i>Betula</i> var. (birch)	2	58	10	18	Joint crown.				◆	◆			
1990	<i>Cornus</i> var. (dogwood)	2	22	6	5	Asymmetrical crown. Lean west. Pruning wound(s). Woundwood development is poor.				◆	◆			
1991	<i>Pinus contorta</i> (lodgepole pine)		46	10	11	Deadwood in crown.				◆	◆			
1992	<i>Prunus lusitanica</i> (Portuguese laurel)		24	7	7	Asymmetrical crown. Suppressed by adjacent trees.				◆	◆			
1993	<i>Pinus contorta</i> (lodgepole pine)		56	12	18	Main leader dropped at 16m above ground. Deadwood. Girdling root(s).			◆		◆			
1994	<i>Thuja plicata</i> (western red cedar)		27	12	12	Asymmetrical crown. Part of hedge. 100 % LCR. Deadwood inner crown. Previously topped at 10m above ground.				◆	◆			
1995	<i>Thuja plicata</i> (western red cedar)	2	28		12	Part of hedge. 40 % LCR. Deadwood lower crown. Previously topped at 10m above ground.			◆		◆			
1996	<i>Thuja plicata</i> (western red cedar)		22		12	Asymmetrical crown. Part of hedge. 100 % LCR. Deadwood inner crown. Previously topped at 10m above ground.				◆	◆			
1997	<i>Thuja plicata</i> (western red cedar)		28		12	Asymmetrical crown. Part of hedge. 100 % LCR. Deadwood inner crown. Previously topped at 10m above ground.				◆	◆			
1998	<i>Thuja plicata</i> (western red cedar)		24		12	Asymmetrical crown. Part of hedge. 100 % LCR. Deadwood inner crown. Previously topped at 10m above ground.				◆	◆			
1999	<i>Thuja plicata</i> (western red cedar)		30		12	Asymmetrical crown. Part of hedge. 100 % LCR. Deadwood inner crown. Previously topped at 10m above ground.				◆	◆			
2000	<i>Thuja plicata</i> (western red cedar)		25		12	Asymmetrical crown. Part of hedge. 100 % LCR. Deadwood inner crown. Previously topped at 10m above ground.				◆	◆			
TREE NOTES														
❖	Non- bylaw trees under 0.20 DBH and dead trees listed on shaded background.													
◆	Bylaw trees over 0.20 DBH are listed on a white background.													
a)	Considered an invasive species per ISC Invasive Species Council of BC. Removal recommended.													a)
b)	Crown cleaning be required would this tree be retained.													b)
c)	Tree falling inside of the original property line but outside of the adjusted property line.													c)

April 28, 2022

To: City of Richmond

Re: 8880 Cook Rd and 8761 Citation Drive – Energy Step Code Performance

GBL ARCHITECTS
300 - 224 WEST 8TH AVENUE
VANCOUVER, CANADA V5Y 1N5
T 604 736 1156 INFO@GBLARCHITECTS.COM
F 604 731 5279 GBLARCHITECTS.COM

This letter is to confirm that GBL are aware of the City of Richmond's Energy Step Code requirements for Part 3 buildings.

The above mentioned rental residential building will be designed and constructed to the energy efficiency targets set out in the BC Energy Step Code that will be in place at the time of the Building Permit application.



Best regards,

A handwritten signature in black ink, appearing to read 'Amela Brudar'.

Amela Brudar

ARCHITECT AIBC, MRAIC, LEED AP
Principal



Address: 8880 Cook Road/8751 Citation Drive

File No.: RZ 21-932698

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10396, the developer is required to complete the following:

1. **(OCP Amendment)** Final Adoption of OCP Amendment Bylaw 10395.
2. **(Subdivision)** Registration of a subdivision plan for the subject site that satisfies the following conditions:
 - Approximately 5.07 m road dedication along the entire Cook Road frontage;
 - Approximately 6.34 m road dedication along the entire Garden City Road frontage;
 - Approximately 5.93 m road dedication along the entire Citation Drive frontage;
 - Approximately 5.86 m road dedication along the entire Pimlico Way frontage;
 - Minimum 4m x 4m corner cuts on all intersections where public roads intersect;
 - Road dedications to accommodate the interim and ultimate road design described under the Servicing Agreement section below; and
 - Exact widths are to be confirmed with survey information and functional road plan to be submitted by the applicant as part of the Development Permit.
3. **(City Centre 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.
4. **(Tenant Relocation Plan)** Registration of a legal agreement(s) regarding the developer's commitment to implement the proposed Tenant Relocation Plan. Language should be included in the legal document to confirm adherence to the Tenant Relocation Plan prior to any demolition construction activity on site.
5. **(Aircraft Noise)** Registration of an aircraft noise sensitive use covenant on title.
6. **(Flood Construction Level)** Registration of a flood indemnity covenant on title.
7. **(Market Rental Units)** Entering into the City's standard Market Rental Agreement and registration of a Covenant to secure the provision of market rental housing, to the satisfaction of the City. The terms shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements:
 - a) All market rental housing units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director of Development; subdivisions into individual strata lots are prohibited).
 - b) The imposition of any age-based restrictions on occupants of any market rental housing unit is prohibited.
 - c) Occupants of the market rental units shall enjoy full and unlimited access to and use of all on-site indoor amenity spaces provided for residents of the building and outdoor amenity spaces provided on the lot as per OCP, City Centre Area Plan, and Development Permit* requirements, at no additional charge (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).
 - d) The terms of the market rental agreement shall indicate that they apply in perpetuity, that no more than prevailing market rent will be charged, and provide for the following Unit Mix and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director of Development through an approved Development Permit*.

Unit Type	Number of Units*	BUH Units as a % of the total number of units
Studio	50	18% (50 units)
1 Bedroom	102	38% (102 units)
2 Bedroom	72	26% (72 units)
3 Bedroom	15	6% (15 units)
Townhouse (2 bed)	29	
Townhouse (3 bed)	4	
Total:	272	88% (239 units)

* The number of units and unit mix will be confirmed to the satisfaction of the City through the DP* process. The proposed unit mix is indicated in the table; however, based on approved design, the unit mix may be varied provided that at least 40% of market rental units have 2 or more bedrooms so they are suitable for families with children (e.g. "family-friendly" units), in keeping with the City's Market Rental Housing Policy.

8. **(Moderate Income Rental Units)** The City's acceptance of the developer's offer to voluntarily contribute towards moderate income rental housing, in the form of moderate income rental units, constructed to a turnkey level of finish, at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of a Moderate Income Housing Agreement and Covenant on Title to secure the affordable housing units. The form of the Moderate Income Housing Agreement and Covenant shall be agreed to by the developer and the City prior to final adoption of the subject rezoning; after which time, only the Housing Covenants may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit* and other non-material changes resulting thereof and made necessary by the Development Permit* approval requirements, as determined to the satisfaction of the Director of Development. The terms of the Moderate Income Housing Agreement and Covenant shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements.

- a) The required minimum floor area of the moderate income rental units shall be equal to a combined habitable floor area of at least 3,417.6 m² (36,786 ft²), excluding standard Floor Area Ratio (FAR) exemptions, for the provision of approximately 66 moderate income rental units.
- b) All moderate income rental units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director of Development; subdivisions into individual strata lots are prohibited).
- c) The developer shall, as generally indicated in the table below:
 - i) enforce the maximum rental rates and income thresholds secured through the Moderate Income Housing Agreement registered on title and will verify all tenant household incomes using personal income tax documents.
 - ii) confirm ongoing compliance with income and rental rate requirements through the Statutory Declaration process.
 - iii) achieve the Project Targets for unit mix, minimum unit size, and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director of Development through an approved Development Permit*.

Unit Type	Minimum Unit Size (ft ²)	Number of Units ⁽¹⁾	Maximum Monthly Unit Rental ⁽²⁾	Total Max. Household Income ⁽³⁾	BUH Units as a % of the total number of units
Studio	400	42	\$1,438	\$57,500	63% (42 units)
1 Bedroom	535	10	\$1,438	\$57,500	15% (10 units)
2 Bedroom	741	7	\$1,725	\$69,000	11% (7 units)
3 Bedroom	980	2	\$2,000	\$80,000	3% (2 units)
Townhouse (2 bed)	741	4	\$1,725	\$69,000	
Townhouse (3 bed)	980	1	\$2,000	\$80,000	
Total:		66			92% (61 units)

1. The number of units and unit mix will be confirmed to the satisfaction of the City through the DP* process. The proposed unit mix is indicated in the table; however, based on approved design, the unit mix may be varied provided that at least 15% of the moderate income rental units have 2 bedrooms and 5% of the moderate income rental units have 3 bedrooms, in keeping with the objectives of the City's Affordable Housing Strategy.
 2. Based on BC Housing's Housing Income Limits (HILs). The maximum monthly rents may be adjusted in accordance with the Moderate Income Housing Agreement.
 3. Based on BC Housing's Housing Income Limits (HILs). The maximum household income may be adjusted in accordance with the Moderate Income Housing Agreement.
- d) Finishing in all moderate income rental units should be of similar quality/appearance to market rental units.
- e) The developer shall,
- i) not impose restrictions on the age of tenants within any moderate income rental unit;
 - ii) allocate at least 27 residential parking spaces to the moderate income rental units and ensure at least of 50% of these parking stalls be standard parking spaces or accessible parking space.
 - iii) allocate at least 1.25 Class-1 bicycle parking spaces for each moderate income rental studio units and at least 2 Class-1 bicycle parking spaces for each of the other types of moderate income rental units.
 - iv) not require moderate income rental tenants to pay any of the following fees:
 - move in/move out fees;
 - any fees for the use of parking spaces and Class-1 bicycle parking spaces allocated to the exclusive use of moderate income rental tenants;
 - any fees for the use of common property, common spaces or amenities; or
 - any fees for the use of sanitary sewer, storm sewer, water or other utilities;
 - v) allow moderate income rental tenants and any of their visitors to have full access to all on-site common indoor and outdoor amenity spaces that are available to residents of the market rental units contained within the same building as the moderate income rental units;
 - vi) not permit a moderate income rental unit to be subleased or for the tenancy agreement to be assigned.
 - vii) not permit a moderate income rental unit to be used for short-term rental purposes (for example, units rented through Airbnb or VRBO), or any other purposes that do not constitute a permanent residence of an eligible tenant.
9. **(Mini-Pocket Parks)** Granting of an approximately 380 m² (4,095 ft²) statutory right-of-way for the purposes of publicly accessible open spaces (mini-pocket parks) along the periphery of the development, as generally shown on Schedule 1, to the satisfaction of the Director of Parks Services. Exact configurations and dimensions are to be confirmed as part of the Development Permit* process; additional design guidelines are included in Schedule 2 under Parks Servicing Works requirement. The owners are responsible for the maintenance & liability within the required statutory right-of-way (SRW). Any works essential for public access within the SRW are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA.
10. **(Parking Reduction Strategy)** Registration of legal agreement on title securing the developer's offer to voluntarily contribute, at the owner's cost, towards various transportation-related improvements and secure parking for various uses in compliance with Zoning Bylaw requirements and transportation demand management (TDM) parking reductions, to the satisfaction of the Director of Transportation, including, but not limited to, the following:
- a) All residential parking spaces are unassigned and assignment is managed by the property manager.
 - b) Transit Pass Program: Execution and completion of a transit pass program, including the following method of administration and terms:
 - i) Provide one year of two-zone monthly transit passes for 100% of the dwelling units (338 units).
 - ii) Enter into a security agreement and submission of a Letter of Credit in the amount of \$50,000. The Letter of Credit will be released at the time of 100% subscription of the transit pass program, i.e. all 338 units have utilized the one year 2-zone pass.

- iii) The owner or property manager is to provide documentation on an annual basis for the subscription of the transit passes until such time that they have been exhausted. The owner is not responsible for the monitoring of use of transit passes but only noting number of “subscribed” users to the program, until full unit count is exhausted over a period of one year;
 - iv) If the transit pass program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation demand management measures at the City’s discretion.
 - v) The availability and method of accessing the two-zone transit passes is to be clearly explained in the tenancy agreements and any rental materials.
- c) Car Share Parking: Registration of a restrictive covenant and Statutory Right-of-Way(s) on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide a car share facility and car share equipment to a car share operator or the City, at no cost to the car share operator or the City, both as the case may be, the terms of which shall be generally as follows:
- i) a minimum of two (2) car share parking spaces within the development, along with pedestrian and vehicular access, designed, constructed, equipped and maintained by the owner, at the owner’s cost, to be:
 - (1) co-located and located on the ground level of the parkade;
 - (2) provided with satisfactory pedestrian access;
 - (3) designed to be safe, convenient and universally-accessible;
 - (4) provided with design features, decorative finishing, lighting and signage, as determined through the Development Permit* and Servicing Agreement* processes;
 - (5) each provided with one EV quick-charge (240 volt) charging station for it’s exclusive use;
 - (6) accessible to all intended users (e.g. general public, car share operator personnel and car share operator members) at no added cost;
 - (7) accessible to all intended users as follows:
 - general public – 365 days a year for a time period equalling the lengthiest combination of standard business hours and the standard operating hours of local rapid transit; and
 - car share operator personnel and members – 365 days a year for a 24 hours per day (e.g. code entry);
 - (8) identify the car share stalls in the Development Permit plans;
 - (9) identify the car share stalls in the Building Permit plans; and
 - (10) prior to building inspection permitting occupancy , provide wayfinding and stall identification signage for the car share stalls, to the satisfaction of the Director of Transportation;
 - ii) terms of agreement between the owner and the car share operator which shall include:
 - (1) a minimum contractual period for the provision of car share services of three years from the first date of building occupancy; and
 - (2) additional provisions as negotiated by the owner and car share operator (e.g. maintenance, repair and replacement by car share vehicles by the car share operator), or as required by the City, subject to the approval of the Director of Transportation;
 - iii) supporting submissions provided to the City (Transportation Department) as follows:
 - (1) prior to the Public Hearing, a copy of the letter of intent addressed to the owner from the car share operator outlining the terms of the provision of car sharing services;
 - (2) prior to Development Permit issuance, a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services;
 - (3) prior to building inspection permitting occupancy , a copy of the executed contract between the owner and the car share operator describing the terms of the provision of car sharing services;
 - iv) granting of a Public Right of Passage Statutory Right of Way, in favour of the City, to secure the car share spaces and the vehicular and pedestrian accesses, subject to the final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation; and

- v) in the event that the car-share facilities are not operated for car-share purposes as intended via the subject rezoning application (e.g., operator's contract is terminated or expires), transfer control of the car-share facilities, to the City, at no cost to the City, with the understanding that the City at its sole discretion, without penalty or cost, shall determine how the facilities shall be used going forward.
 - d) Car share memberships: Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide a car share membership for all 338 units throughout the life of the program, at the owner's cost.
 - e) Enhanced Bicycle Facilities: The developer/owner shall, at its sole cost, design, install, and maintain on the lot, to the satisfaction of the City as determined via the Development Permit*:
 - i) Bicycle maintenance and repair facility: one facility for the shared use of all the residents of all the buildings, including bicycle repair stand (with tools); foot pump, and faucet, hose and drain for bicycle washing. A note is required on the Development Permit* and Building Permit*. Appropriate signage is required.
 - ii) E-bike and e-scooter storage: provision of a shared e-bike and e-scooter parking within the parking structure with outlets/chargers to support charging of e-bikes and e-scooters.
 - iii) "No development" shall be permitted, restricting Development Permit* issuance for any building on the lot, until the developer provides for the required enhanced bicycle facilities.
 - iv) No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required enhanced bicycle facilities and a letter of confirmation is submitted by the architect assuring that the facilities satisfy all applicable City's requirements.
 - v) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required enhanced bicycle facilities are completed and have received final Building Permit inspection granting occupancy.
 - f) Shared Bike and Micro Mobility Station: Registration of a restrictive covenant and Statutory Right-of-Way(s) on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide a shared e-bike and e-scooter parking corral on the site at no cost to the operator or the City.
 - g) Delivery vehicle parking: Registration of a legal agreement on Title to ensure additional delivery vehicle parking for e-commerce vans (Amazon, etc.) and food delivery vehicles will be provided on site, and to outline the operation of the parkade gate to provide access to the delivery vehicle parking, and encourage use of visitor parking on site during day time hours (i.e., from 8 am to 7pm).
11. **(Bicycle Parking)** Registration of a legal agreement on title ensuring that:
- a) conversion of any of the bicycle parking storage rooms and bicycle maintenance and repair facility into habitable space or general storage area is prohibited; and
 - b) all of the bicycle parking storage rooms must be available for shared common use and for the sole purpose of bicycle storage.
12. **(District Energy Utility)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
- a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - b) If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building permit will be issued for a building on the subject site unless:
 - i. the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
 - ii. the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the

City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;

- c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
 - d) If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:
 - i. the building is connected to the DEU;
 - ii. the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - iii. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
 - e) If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted unless and until:
 - i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii. the building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide heating, cooling and domestic hot water heating to the building(s), which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the City and the City's service provider, LIEC;
 - iii. the owner transfers ownership of the low carbon energy plant on the subject site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;
 - iv. prior to depositing a Strata Plan, the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and
 - v. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or easements necessary for supplying the services to the building and the operation of the low carbon energy plant by the City and/or the City's DEU service provider, LIEC.
 - f) If a DEU is not available for connection, and a LCDEU service area bylaw which applies to the site has not been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted until:
 - i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
 - ii. the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).
13. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily plant two large specimen trees on site and contribute \$20,000 to the City's Tree Compensation Fund for the removal of a 94 cm caliper Western Red Cedar tree (tag# 1857) and a 31 cm caliper Douglas Fir tree (tag# 1858) located along Cook Road. Planting location, size and species of the proposed specimen trees are to be determined through the Development Permit* process.

14. **(On-Site Replacement Trees)** Submission of an on-site landscape plan for the subject project site that includes at least 263 replacement trees for the removal of 131 bylaw sized tree on-site. Replacement trees shall be provided and planted as per Tree Protection Bylaw No. 8057. The developer will be required to provide \$750 to the City's Tree Compensation Fund for each and any number of trees short of the required 263 replacement trees included within the Development Permit* landscape plans.
15. **(Arborist 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.
16. **(Tree Survival Security)** Enter into a legal agreement and Submission of a Tree Survival Security to the City in the amount of \$150,000 for the 15 trees (tag# 1852, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1956, 1957, 1958 and 1959) 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. The security is to be released 50% upon project completion inspection confirming tree survival and 10% after FIVE year maintenance period inspection confirming tree survival.
17. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of the Engineering, Transportation and Parks works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the Engineering, Transportation and Parks works in Schedule 2.
18. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. **(Replacement Trees)** Incorporation of 263 replacement trees in the Development Permit* plans (including landscape plan and landscaping cost estimates) to replace the removal of 131 bylaw sized trees on site, or a combination of the provision of replacement trees onsite and City's acceptance of the developer's offer to voluntarily contribute to the City's Tree Compensation Fund for each replacement tree not able to be accommodated onsite.
2. **(Aircraft Noise)** Complete acoustical and thermal reports and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

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

1. Provide written confirmation and supporting documents to demonstrate that the proposed Tenant Relocation Plan has been implemented.
2. 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.

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

1. Confirm that "Land Use Contract (LUC 025)" has been discharged from the subject site.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

[signed copy on file]

Signed _____

Date _____

SCHEDULE 1

NO.	DATE	DESCRIPTION
1	MAY 17 2022	RE: ISSUED FOR RZ
2	JULY 1 2022	RE: ISSUED FOR RZ
3	AUG 1 2022	RE: ISSUED FOR RZ

8880 COOK ROAD

RZ APPLICATION

SITE S.R.W.

DATE	MAY 2022	4.4.4.4.4.4
DRAWN BY	AM	
CHECKED BY		
SCALE	3/4" = 1'-0"	
JOB NUMBER	20039	

A-01.04

S.R.W. TOTAL:
4094.67SF/
380.41m²

S.R.W.
135.44 SF/12.58m²

AT THE REQUEST OF THE CITY, WE HAVE PULLED BACK THE PLANTER WALLS AND RETAINING STRUCTURES AT THIS CORNER TO CREATE A SMALL POCKET PLAZA FACING THE PUBLIC REALM. THIS SPACE WILL SIT WITHIN OUR PLANNED SIDEWALK AND BE FULLY ACCESSIBLE TO PEDESTRIANS AND BICYCLISTS. THE PLAZA WILL BE MAINTAINED BY THE DEVELOPMENT. IT FEATURES BENCH SEATING AND VISITOR BIKE RACKS FULLY ACCESSIBLE TO PEDESTRIANS AND THE PUBLIC. TO SOFTEN THE BUILDING CORNER, A RAISED PLANTER HAS BEEN PROPOSED FEATURING LAYERED SHRUBS AND COLUMNAR TREES. THE CHANGE IN GRADE BETWEEN THE CITY SIDEWALK AND THERE THAT THIS SPACE READS AS 'PUBLIC REALM'. TO ENHANCE THE SPACE, WE ARE PROPOSING FEATURE CONCRETE PAVERS THROUGHOUT. THESE PAVERS WILL SOFTEN THE BUILDING CORNER AND EXTEND THIS PAVING INTO THE CITY PROPERTY WITH ENGINEERING APPROVAL TO BLEND THE DIVIDE AND HAVE THE SPACE READ LARGER.

S.R.W.
1100.75SF/102.26m²

IN COORDINATION WITH THE PROJECT ARCHITECT, CITY ENGINEERING AND PLANNING DEPARTMENTS THE MAIN FEATURE OF THE SW CORNER OF THE SITE IS THE RETENTION OF MATURE EXISTING TREES. THESE TREES HAVE BEEN IDENTIFIED AND PRESERVED. WE HAVE BEEN UNDERTAKEN TO ENSURE THE PROPOSED NEW SIDEWALK AND THE PARADE STRUCTURE WILL NOT IMPACT THE CRITICAL ROOT ZONE OF THE FOUR TREES. THE PROPOSED SIDEWALK CORNER ALSO FEATURES RAISED PATIOS FOR THE ADJACENT PRIVATE UNITS. A PLANTING BUFFER TO PROVIDE PRIVACY AND SCREENING AS WELL AS OPEN LAWN SPACE WILL BE PROVIDED. TO SOFTEN THE CRITICAL ROOT ZONE, DUE TO THE UNULATING NATURE OF THE EXISTING GRADE WE ARE NOT PROPOSING A CHANGE IN GRADE. AS AN ALTERNATIVE AREA AS THE EXCAVATION AND CONSTRUCTION SHOULD HAVE A NEGATIVE IMPACT ON THE SIGNIFICANT ROOTS. TO FURTHER SUPPORT THIS SPACE, WE ARE PROPOSING LAYERED SHRUBS AND VISITOR BIKE PARKING STALLS DIRECTLY EAST THAT RELATE STRONGLY TO THE FRONT ENTRY OF THE BUILDING.

AT THIS STAGE OF REZONING, OUR HOPE IS THAT THIS SPACE ADJACENT TO THE PIMLICO WAY PL CAN BE UTILIZED AS A SMALL POCKET PLAZA. THIS SPACE WILL BE FULLY ACCESSIBLE TO PEDESTRIANS AND BICYCLISTS. THE PLAZA WILL BE MAINTAINED BY THE DEVELOPMENT. IT FEATURES BENCH SEATING AND VISITOR BIKE RACKS FULLY ACCESSIBLE TO PEDESTRIANS AND THE PUBLIC. TO SOFTEN THE BUILDING CORNER, A RAISED PLANTER HAS BEEN PROPOSED FEATURING LAYERED SHRUBS AND COLUMNAR TREES. THE CHANGE IN GRADE BETWEEN THE CITY SIDEWALK AND THERE THAT THIS SPACE READS AS 'PUBLIC REALM'. TO ENHANCE THE SPACE, WE ARE PROPOSING FEATURE CONCRETE PAVERS THROUGHOUT. THESE PAVERS WILL SOFTEN THE BUILDING CORNER AND EXTEND THIS PAVING INTO THE CITY PROPERTY WITH ENGINEERING APPROVAL TO BLEND THE DIVIDE AND HAVE THE SPACE READ LARGER.

S.R.W.
2027.09SF/188.32m²

S.R.W.
222.18SF/20.64m²

WE HAVE PULLED BACK THE PLANTER WALLS AND RETAINING STRUCTURES AT THIS CORNER TO CREATE A SMALL POCKET PLAZA FACING THE PUBLIC REALM. THIS SPACE WILL SIT WITHIN OUR PLANNED SIDEWALK AND BE FULLY ACCESSIBLE TO PEDESTRIANS AND BICYCLISTS. THE PLAZA WILL BE MAINTAINED BY THE DEVELOPMENT. IT FEATURES BENCH SEATING AND VISITOR BIKE RACKS FULLY ACCESSIBLE TO PEDESTRIANS AND THE PUBLIC. TO SOFTEN THE BUILDING CORNER, A RAISED PLANTER HAS BEEN PROPOSED FEATURING LAYERED SHRUBS AND COLUMNAR TREES. THE CHANGE IN GRADE BETWEEN THE CITY SIDEWALK AND THERE THAT THIS SPACE READS AS 'PUBLIC REALM'. TO ENHANCE THE SPACE, WE ARE PROPOSING FEATURE CONCRETE PAVERS THROUGHOUT. THESE PAVERS WILL SOFTEN THE BUILDING CORNER AND EXTEND THIS PAVING INTO THE CITY PROPERTY WITH ENGINEERING APPROVAL TO BLEND THE DIVIDE AND HAVE THE SPACE READ LARGER.

COOK ROAD

Schedule 2

Servicing Agreement Works

A. Engineering Servicing Works

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

1) Water Works:

- a) Using the OCP Model, there is 910.0 L/s of water available at a 20 psi residual at the Cook Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. Subject to the modeling results, the developer will be required to upgrade the existing water main complete with hydrants as per city specifications along the west side of Pimlico Way and south side of Citation Drive. The new water main diameter will be confirmed through the servicing agreement design.
- b) Additional hydrants are required along Pimlico frontage to meet the City's standards.
- c) The Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the west side of Garden City Road. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.
- d) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- e) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

2) Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Subject to a capacity analysis and Transportation requirements, provide a storm sewer along the west side of Garden City Road.
 - iii) Provide 600mm storm sewers along Pimlico Way, in the roadway. With connection to the existing 600mm storm sewer on Cook Road, complete with manhole to City standards.
 - iv) Provide 600mm storm sewers along Citation Drive, in the roadway. With connection to new storm sewer on Pimlico Way and Garden City Rd if required.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

3) Sanitary Sewer Works:

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

- i) Provide a sanitary sewer on Cook Road. Extent of the new sanitary sewer will be from the west property line of the Cook Road frontage to the City's new Eckersley B Sanitary Pump Station at 8600 Cook Rd. Alignment of the sanitary sewer will be in the same alignment as the new gravity sewer constructed as part of the new Eckersley B Sanitary Pump Station. The new sanitary sewer main diameter will be confirmed through the servicing agreement design.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

4) Street Lighting:

- a) At Developer's cost, the Developer is required to:
 - i) Review street lighting levels along all road and lane frontages, and upgrade as required.
 - ii) Coordinate with the City Planner for pole and luminaire specifications for this project.

5) General Items:

- a) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements.
 - ii) Subject to Transportation's requirements, the existing overhead lines (e.g., BC Hydro, Telus, Shaw, etc.) and poles, street lights and hydrants along the Cook Road frontage may conflict with the ultimate sidewalk alignment. Relocate as required the overhead lines and poles, street lights and hydrants.
 - iii) The cost to relocate, if required for the overhead lines and poles and street lights along the Cook Road frontage, shall be included in the servicing agreement security. Written confirmation from BC Hydro, Telus and other private communication service providers are required to confirm the relocation cost.
 - iv) Existing traffic signal box and BC Hydro Box along the Garden City frontage, south of Cook Road, shall be related into the proposed development site.
 - v) 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.
 - vi) 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

- vii) 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.
- viii) 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.
- ix) 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.
- x) 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.
- i) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- ii) 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.
- iii) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- iv) 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.

B. Transportation Works:

The Developer is to enter into a Servicing Agreement for the design and construction of the frontage improvements (as generally shown in Appendix 1 and as described below) and other Transportation-related works described below. All works are to be completed at the cost of the Developer and to the satisfaction of the City. A functional road plan and Transportation Impact Assessment are required based on the following comments:

1) Offsite Frontage Improvement Requirements

General Notes:

1. Reinstate/back-fill street signage and pavement marking affected by the frontage works.
2. The exact dimensions of the frontage works are to be determined based on legal surveys and the functional road plan design process.
3. Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works and design off site works to accommodate tree preservation requirements and Transportation elements as noted.
4. Consult Engineering on lighting and other utility requirements as part of the frontage works.

Cook Road

1. Along the Cook Rd. site frontage, construct a new frontage. The new frontage works must transition to meet the existing frontage treatments to the east and west of the subject site, i.e. curb and crosswalk alignment. The frontage improvements are to have the following cross-section (measuring southwards from existing north curb line):
 - a. 6.4m-wide travel lane
 - b. 3.2m-wide travel lane
 - c. 3.25m-wide travel lane
 - d. 0.15m-wide curb and gutter
 - e. 3.0m-wide grass/tree boulevard and 3.7m-wide multi-use path, OR 1.5m-wide grass/tree boulevard, 2.0m-wide bike lane (width includes 0.15m concrete buffer strips), 1.25m-wide grass/tree boulevard and 2.0m-wide sidewalk

Garden City Road

1. Along Garden City Road, construct a new frontage. The new frontage must transition to meet the new and existing frontage treatments to the north and south respectively of the subject site. The frontage improvements are to have the following cross-section (measuring westward from existing west curb line):
 - a. 1.5m-wide grass/tree boulevard
 - b. 1.8m-wide bike lane
 - c. 1.5m-wide grass/tree boulevard
 - d. 2.0m-wide sidewalk

Citation Drive

1. Along Citation Drive, construct a new frontage. The new frontage must transition to meet the new and existing frontage treatments to the north and south respectively of the subject site. The frontage improvements are to have the following cross-section (measuring northwards from existing south curb line):
 - a. 2.75m-wide travel lane
 - b. 3.1m-wide travel lane
 - c. 2.3m-wide parking lane

- d. 0.15m-wide curb and gutter
- e. 1.5m-wide grass/tree boulevard
- f. 3.0m-wide multi-use path

Pimlico Way

1. Along Pimlico Way, construct a new frontage. The new frontage must transition to meet the new and existing frontage treatments to the north and south respectively of the subject site. The frontage improvements are to have the following cross-section (measuring eastwards from existing west curb line):
 - a. 4.8m-wide travel lane
 - b. 3.9m-wide travel lane
 - c. 2.5m-wide parking lane
 - d. 0.15m-wide curb and gutter
 - e. 1.5m-wide grass/tree boulevard
 - f. 2.0m-wide sidewalk

Pimlico Way & Citation Drive Traffic Circle

A functional plan of the Pimlico Way & Citation Drive traffic intersection and adjacent roadways is required to demonstrate improvements to the intersection traffic flow. These requirements are to be finalized through the functional plan design review.

2) Traffic Signals Improvements

The following improvements to traffic signals are required:

1. Cook Road & Pimlico Way
 - a. Traffic signal warrant for Cook Road and Pimlico Way.
 - b. New overhead special crosswalk at Cook Road and Pimlico Way or, coordination of off site frontage and signal works with existing pedestrian signal as required.
2. Cook Road & Garden City Road
 - a. New traffic signal cabinet to be located within a ROW on the development property.
 - b. New UPS backup power system cabinet to be located within a ROW on the development.
 - c. New LED street light luminaires.
 - d. New LED street name signs.
 - e. New traffic cameras (4).
 - f. Installation of a new westbound left turn arrow.

3) Site Access

Vehicle access from Pimlico Way is supported, subject to the following:

1. All existing driveways along the subject development to be closed permanently.
2. Vehicle access to the subject development is to be provided by a single mid-block driveway on Pimlico Way.
3. The location and design of the site access is to be confirmed through functional plans and Transportation Impact Study.

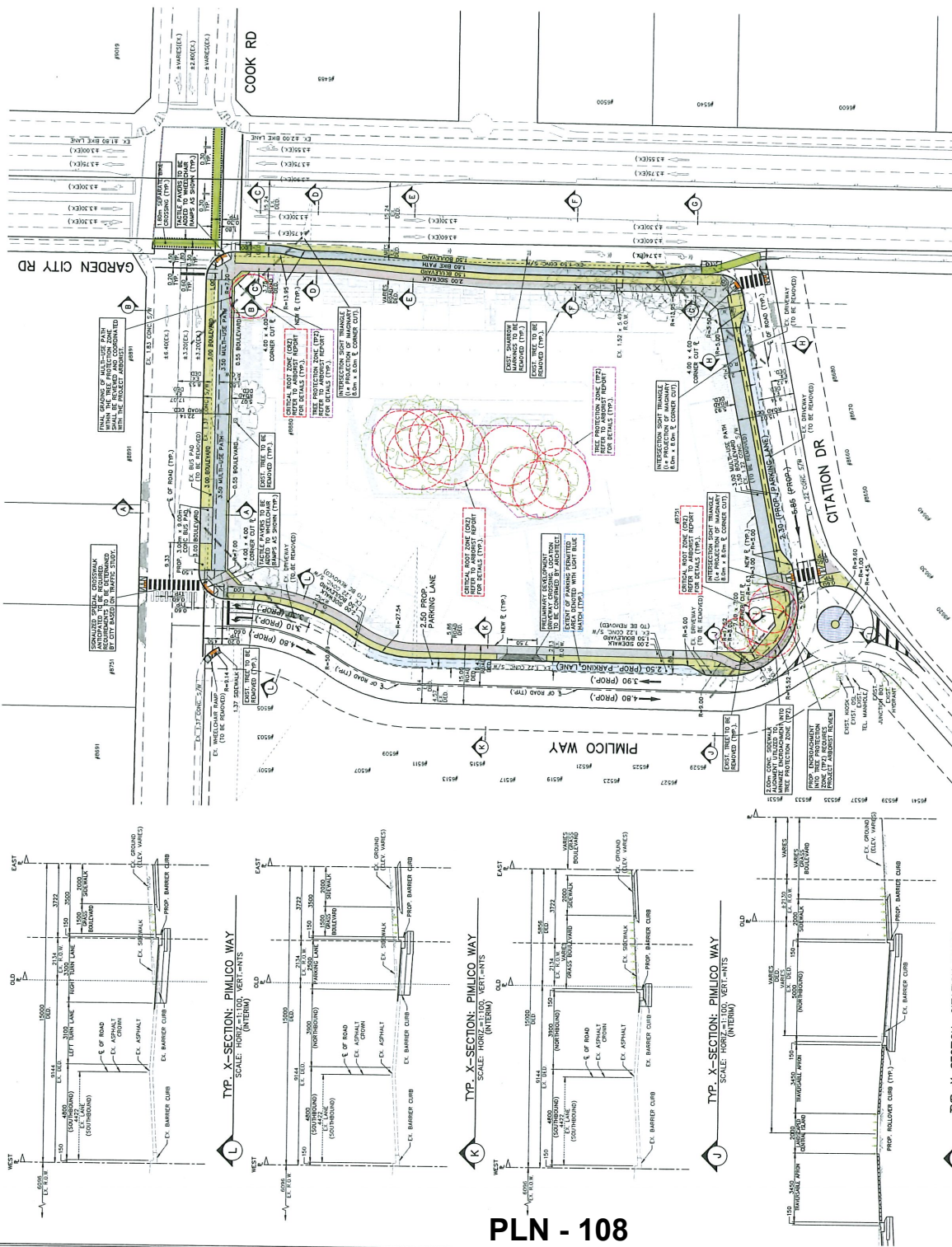
Parks Servicing Works

The Developer is to enter into a Servicing Agreement for the design and construction of the proposed publicly accessible open spaces (mini-pocket parks) along the periphery of the development. All works

are to be completed at the cost of the Developer and to the satisfaction of the City. Detailed design are required based on the following comments:

1. Public open spaces may be provided:
 - at locations which create neighbourhood links through the development to a nearby park and/or greenway (existing/future) ;
 - at prominent cross-roads with southern exposure and/or access to sunlight; and/or
 - at locations where existing landscape features are to be retained on site.
2. Public open spaces on site should be provide in one area and designed to encourage social gathering, facilitate informal recreation, and provide a sense of place.
3. The applicant will be responsible to design, construct and provide ongoing maintenance to all elements within these areas, including drainage, irrigation for planting areas, any required servicing, lighting (if required), etc.
4. Given that these pocket areas along Cook Road, Pimlico Way and Citation Drive are along vehicular roadways where roadway light standards are expected along the sidewalk, additional pedestrian level lighting is not requested for these secured public open space areas. However, if that is not the case and lighting is insufficient, the applicant will be required to provide pedestrian level lighting to these areas for public safety from dusk to dawn. These pedestrian level lights are to be designed and constructed in such a way that minimizes or avoids glaring and any adverse impact to the adjacent residents.

Preliminary Functional Road Plan



PLN - 108

TYP. X-SECTION: CITATION DRIVE
SCALE: HORIZ.=1:100, VERT.=NTS
(INTERIM)

ALL WORKS IN OR WITHIN 100M OF THE CRITICAL ROOT ZONES (CRZ) SHALL BE STOPPED IMMEDIATELY UNTIL THE FOLLOWING DOCUMENTATION AND APPROVALS ARE OBTAINED:

- ANY EXCAVATION DEEPER THAN THE CRZ ROOT TREATMENT (CRZ) SHALL BE APPROVED BY EXCAVATION WITHIN A CRZ (UNDESIRABLE), ANY EXCAVATION AND BELOW GRADE WORK SHALL BE APPROVED BY THE CRZ SPECIALIST, AND LIMITED UNDER THE SUPERVISION OF THE PROJECT MANAGER.
- WHEN POSSIBLE, PROPOSED HAND SURFACE TREATMENT WITHIN CRITICAL ROOT ZONES (CRZ) SHALL BE FORMERABLE AND EFFORT SHALL BE MADE TO RETURN THE EXISTING GROUND SURFACE IN PLACE TO UNALTERED CONDITIONS.
- ALL EXISTING CRZ ZONES ASSOCIATED WITH TREE PROTECTION ZONES OR WITHIN 100M OF THE PROTECTION ZONES SHALL BE CORROBORATED AND PERFORMED UNDER THE SUPERVISION OF THE PROJECT MANAGER.

NOTES: 1. ALL CITY TREE TRUNK INFRASTRUCTURE WILL BE RECORDED TO CITY TREE TRUNK MAP BY CONDUCTING VISUAL INSPECTION OF ALL TREE TRUNKS AND AGREEMENT DESIGN / HIGH IMPACT BY CONDUCTING VISUAL INSPECTION OF ALL TREE TRUNKS.

City of Richmond

TITLE: FUNCTIONAL PLAN
INTERIM

COOK ROAD/8751 CITATION DRIVE
CITY FILE: RZ 21-932698

DATE: JAN/19	SCALE: 1:500	DWG. No.: 1
SHEET NO. OF 3	DES. NO. OF 4-6	CHECKED: JWC
		ENGINEER: MPT

EMPT ENGINEERING CO. LTD.
120 HORSESHOE WAY, RICHMOND, BC V7A 5H7 TEL: 604-270-9331 FAX: 604-270-9332

EVERBRIGHT PROPERTIES INC

MPT DWG. No.: R15968-FP
SHT. No.: 1 OF 9

NOTES:

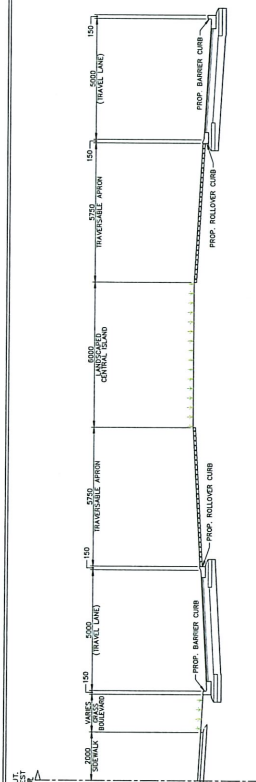
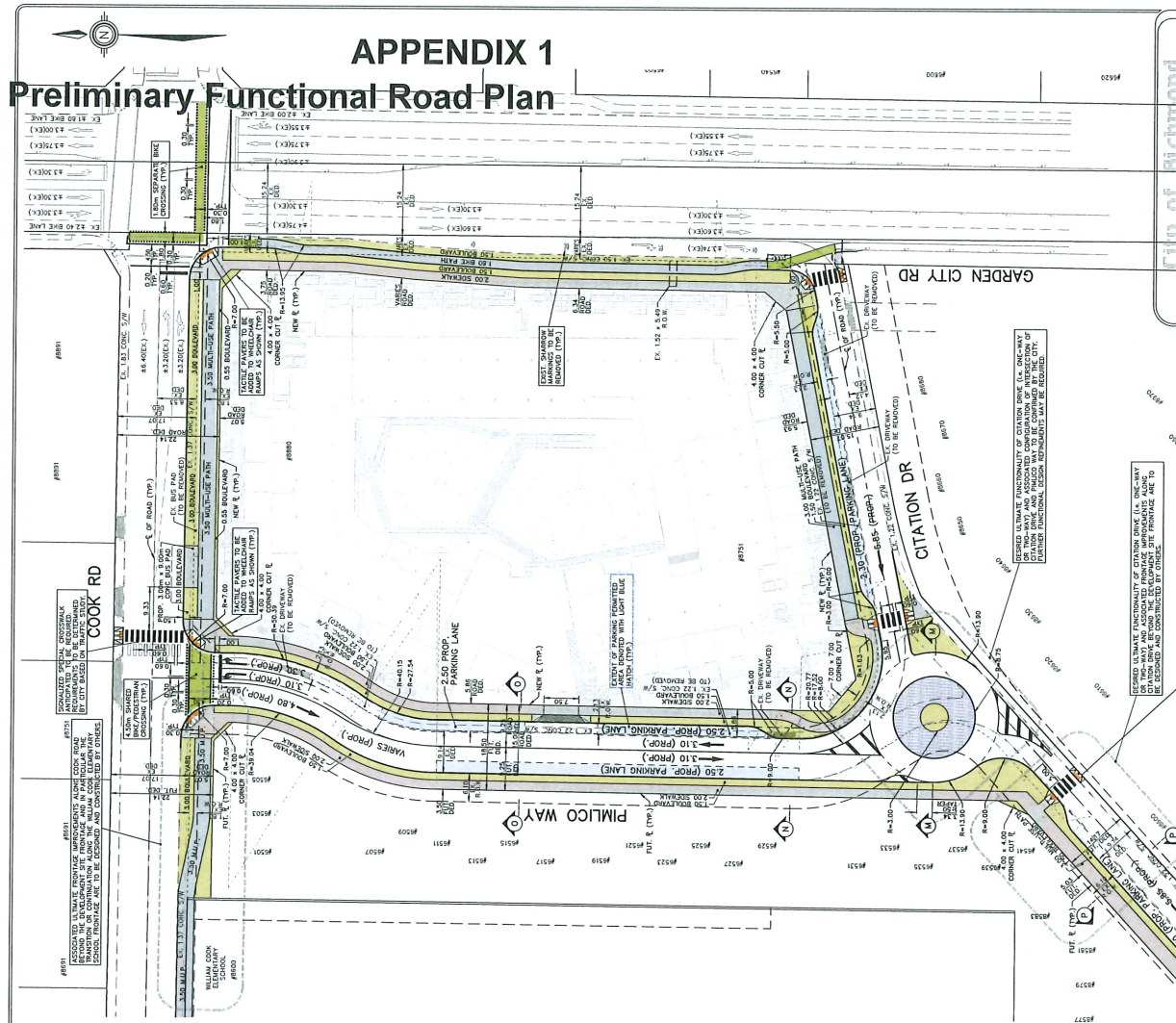
[illegible]

FORNISCING GAS SERVICES

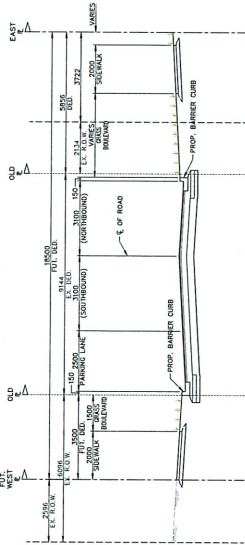
THE STUDENTS OF COLLEGE OF HUMAN RESOURCES ARE LEARNING THE IMPORTANCE OF CLOSING A SALE. THEY MUST FIRST FIND OUT WHAT THE CUSTOMER'S NEEDS ARE, THEN PRESENT AN OFFER TO FACILITATE THE SATISFACTION OF THE CUSTOMER ON THEIR OWN TERMS. A LIST OF 2500 USED CARS MAY BE OBTAINED FROM

ONE MONTHS REQUIRED TO DAYS NOTICE FROM THE COMMENCEMENT OF ANY WORK

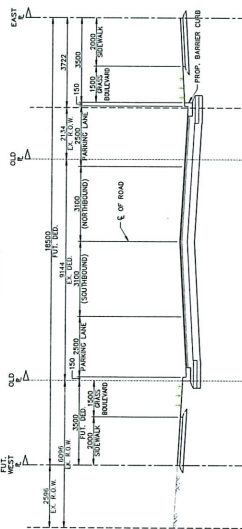
APPENDIX 1 Preliminary Functional Road Plan



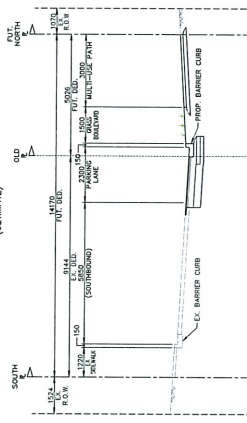
TYP. X-SECTION: CITATION DRIVE
SCALE: HORIZ=1"=100', VERT=1"=10'



TYP. X-SECTION: PIMILICO WAY
SCALE: HORIZ=1"=100', VERT=1"=10'



TYP. X-SECTION: CITATION DRIVE
SCALE: HORIZ=1"=100', VERT=1"=10'



TYP. X-SECTION: PIMILICO WAY
SCALE: HORIZ=1"=100', VERT=1"=10'

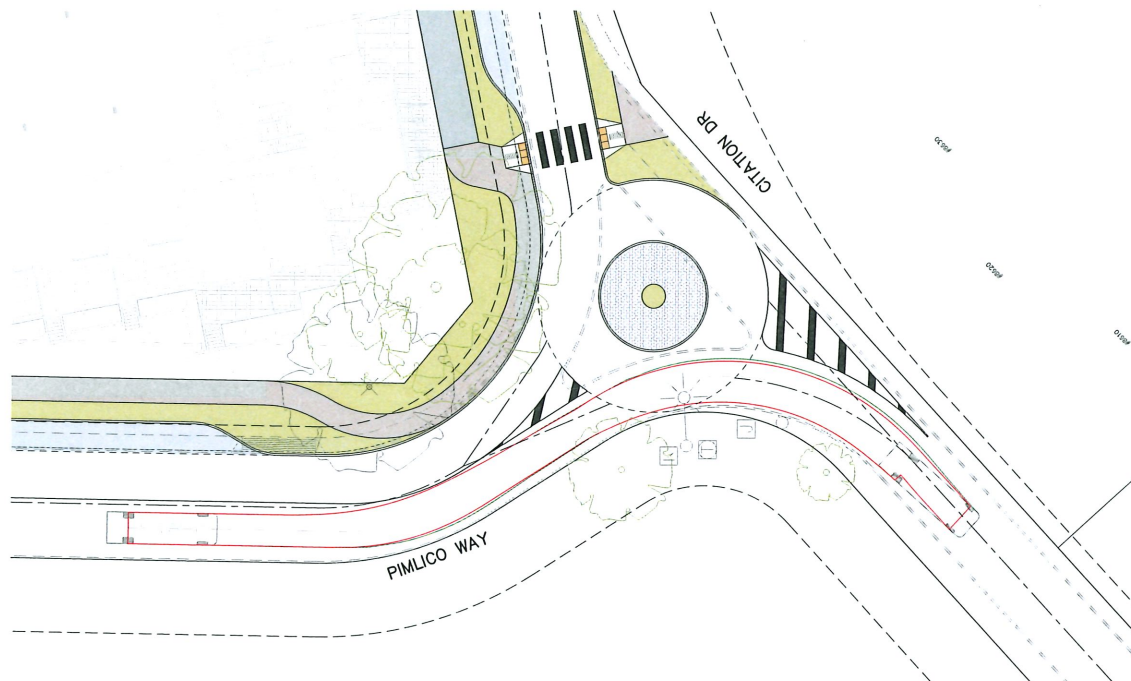
MPT ENGINEERING CO. LTD.
EVERBRIGHT PROPERTIES INC

NOTES:
1. ALL L&E PLANS ARE TO BE SUBMITTED TO THE CITY OF RICHMOND FOR REVIEW AND APPROVAL.
2. CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM THE CITY OF RICHMOND.
3. CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM THE CITY OF RICHMOND.
4. ALL MATERIALS AND CONSTRUCTION DOCUMENTS MUST BE APPROVED BY THE CITY OF RICHMOND.
5. ALL MATERIALS AND CONSTRUCTION DOCUMENTS MUST BE APPROVED BY THE CITY OF RICHMOND.

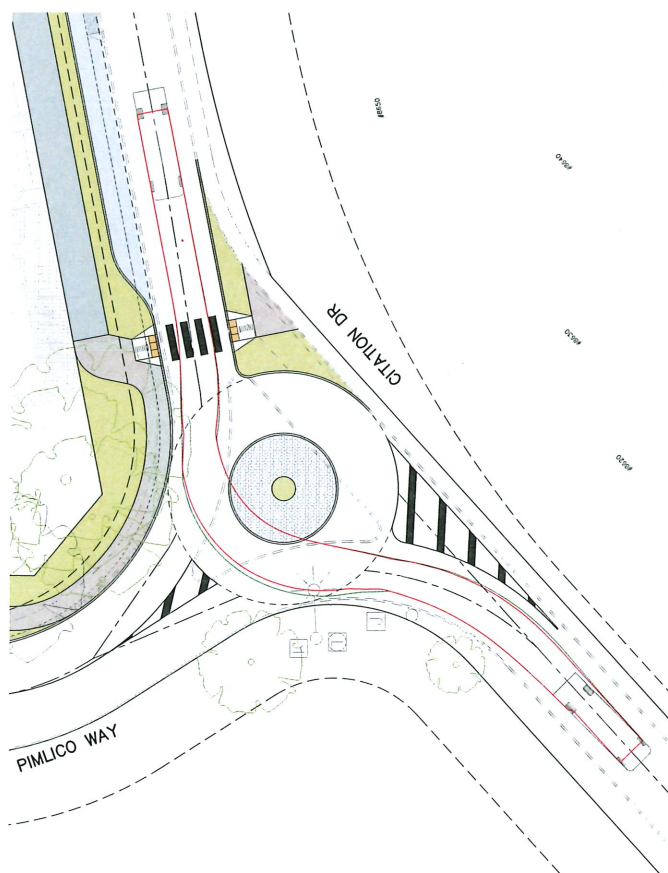
REVISIONS:
1. ALL L&E PLANS ARE TO BE SUBMITTED TO THE CITY OF RICHMOND FOR REVIEW AND APPROVAL.
2. CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM THE CITY OF RICHMOND.
3. CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM THE CITY OF RICHMOND.
4. ALL MATERIALS AND CONSTRUCTION DOCUMENTS MUST BE APPROVED BY THE CITY OF RICHMOND.
5. ALL MATERIALS AND CONSTRUCTION DOCUMENTS MUST BE APPROVED BY THE CITY OF RICHMOND.

FUNCTIONAL PLAN	
ULTIMATE	
8880 COOK ROAD/8751 CITATION DRIVE	
CITY FILE: RZ 21-932898	
DATE: 11/19	DATE: 11/19
DRAWN: MPT	DWG. No.:
CHECKED: MPT	SCALE: 1"=100'
APPROVED: MPT	TEL: 604-273-7442
DATE: 11/19	SHT. No. 2 OF 2

Preliminary Functional Road Plan



CRITICAL TURNING PATH - SU9 (RICHMOND GARBAGE/RECYCLING TRUCK)



CRITICAL TURNING PATH - SU9 (RICHMOND GARBAGE/RECYCLING TRUCK)

		REVIEW/PERSONAL	
5	3 AUG/22	DW	ISSUE 'A' - ISSUED FOR REVIEW/PERSONAL
4	23 JAN/22	DW	ISSUE 'B' - ISSUED FOR REVIEW/PERSONAL
3	3 JUN/22	DW	ISSUE 'C' - ISSUED FOR REVIEW/PERSONAL
2	29 APR/22	DW	ISSUE 'D' - ISSUED FOR DISCUSSION/PERSONAL REVIEW
1	23 APR/22	DW	ISSUE 'E' - ISSUED FOR DISCUSSION/PERSONAL REVIEW
0	9 JAN/19	DW	ISSUE 'F' - ISSUED FOR DISCUSSION/PERSONAL REVIEW
	DATE	BY	REVIEW/PERSONAL

MPT ENGINEERING CO. LTD.
3320-1120 KINGSPIKE WAY, RICHMOND, BC V6V 4P7 TEL. 604-278-3331 FAX. 604-278-4137

EVERBRIGHT PROPERTIES INC

MPT DWG. No.: R15968-FP
SHT. No.: 4 OF 9

NOTES:

ALL ELEVATIONS ARE TO GEODETIC DATUM AND DERIVED FROM CITY OF INDIANAPOLIS HIGH WATER AND CONTROL POINTS 015-155 (ELEV = 104.00) AND CITY OF INDIANAPOLIS AND INDIANAPOLIS CANAL CONTROL ELEV = 103.00.

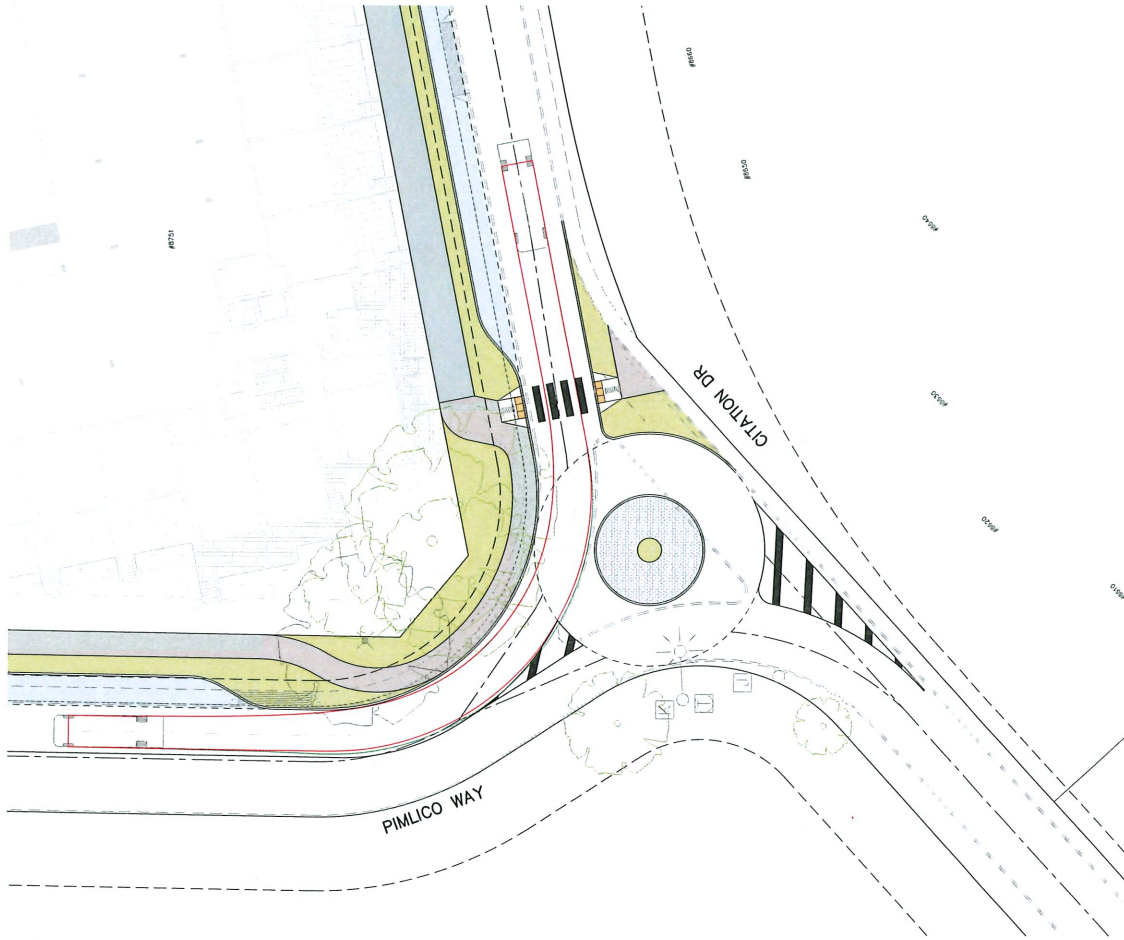
CONTRACTOR TO CONSULT BENCHMARK WITH NEPT ENGINEERING, PRIOR TO CONSTRUCTION CONTRACT. TO LOCATE LOCATIONS OF ALL EXISTING UTILITIES AND REVEAL ANY INCONGRUITIES TO NEPT ENGINEERING, PRIOR TO CONSTRUCTION.

REVEAL ALL CONSTRUCTION POINTS, MARKS AND PIERCE WITH CURRENT MASTER SURVEY. REVEAL ALL CONSTRUCTION POINTS, MARKS AND PIERCE WITH CURRENT MASTER SURVEY. REVEAL ALL CONSTRUCTION POINTS AND DETAIL DRAWING.

[illegible]

APPENDIX 1

Preliminary Functional Road Plan



CRITICAL TURNING PATH - SU9 (RICHMOND GARBAGE/RECYCLING TRUCK)

SCALE: 1" = 200'
CITATION DRIVE WESTBOUND
DESIGN TURNING SPEED: 35.0 KM/H

MPT ENGINEERING CO. LTD.
EVERBRIGHT PROPERTIES INC

MPT DWG. No.: R19688-FP
SHT. No.: 5 OF 9

NOTES:

1. ALL DESIGNERS ARE TO BEWARE OF THE CITY OF RICHMOND'S DESIGN STANDARDS. THE CITY OF RICHMOND'S DESIGN STANDARDS ARE AVAILABLE ON THE CITY OF RICHMOND'S WEBSITE. THE CITY OF RICHMOND'S DESIGN STANDARDS ARE AVAILABLE ON THE CITY OF RICHMOND'S WEBSITE.
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REVISIONS

NO.	DATE	DESCRIPTION
1	2019-07-10	ISSUED FOR REVIEW/REVISION
2	2019-07-10	ISSUED FOR REVIEW/REVISION
3	2019-07-10	ISSUED FOR REVIEW/REVISION
4	2019-07-10	ISSUED FOR REVIEW/REVISION
5	2019-07-10	ISSUED FOR REVIEW/REVISION

City of Richmond
2019-07-10 2:00 PM 2019-07-10 2:00 PM

TITLE:

FUNCTIONAL PLAN
CRITICAL TURNING PATHS

8880 COOK ROAD/8751 CITATION DRIVE
CITY FILE: RZ 21-932698

DWG. No.:

1001

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APPENDIX 1



COOK ROAD EASTBOUND TO PIMLICO WAY SOUTHBOUND
DESIGN TURNING SPEED: 5.00KM/HR

City of Richmond

FUNCTIONAL PLAN

38880 COOK ROAD/8751 CITATION DRIVE
CITY FILE: RZ 21-932698

DWG. No.:	
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DESIGN: MPT
DRAWN: MPT
CHECKED: JWC
ENGINEER: JWC

		REVISIONS	
		REVISIONS	
5.	3 AUG/72	DR	ISSUE 'Y' - ISSUED FOR REVIEW/APPROVAL
2.	22 JUL/72	DR	ISSUE 'X' - ISSUED FOR REVIEW/APPROVAL
3.	3 JUN/72	DR	ISSUE 'D' - ISSUED FOR REVIEW/APPROVAL
2.	3 JUN/72	DR	ISSUE 'C' - ISSUED FOR REVIEW/APPROVAL
2.	29 APR/72	DR	ISSUE 'B' - ISSUED FOR DISCUSSION/PRELIMINARY REVIEW
2.	29 APR/72	DR	ISSUE 'A' - ISSUED FOR DISCUSSION/PRELIMINARY REVIEW
0.	29 APR/72	DR	ISSUE 'X' - ISSUED FOR DISCUSSION/PRELIMINARY REVIEW
1.	29 APR/72	DR	ISSUE 'Y' - ISSUED FOR DISCUSSION/PRELIMINARY REVIEW

MPT ENGINEERING CO. LTD.
3235-1122 HORSESHOE WAY, RICHMOND, BC V7A 5H7 TEL. 604-270-8331 FAX: 604-270-4137

EVERBRIGHT PROPERTIES INC

MPT DWG. No.: R15968-FP
SHT. No.: 6 OF 9

NOTES:

3. ALL ELEVATIONS ARE TO GEOMETRIC DATUM AND DERIVED FROM CITY OF CHICAGO HIGH ELEVATION DATUM. ALL ELEVATIONS ARE CITY OF CHICAGO HIGH ELEVATION DATUM. 624.031-624.031 ELEV. 1559.
4. CONTRACTOR TO VERIFY REINFORCEMENT WITH ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO ALL ENGINEERING, PAGE TO CONSTRUCTION.
5. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT MASTER MUNICIPAL SPECIFICATIONS DOCUMENTS (MMSO) AND THE CURRENT CITY OF CHICAGO SUPPLEMENTAL SPECIFICATIONS AND DETAIL DRAWINGS.

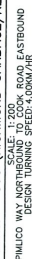
CONTINUOUS GAS SERVICES

THE TERMS ON CONTRACTS shall be REVISABLE FOR CANCELLING THE CONTRACT, IN CASE OF CANCELLATION, AND AFTER CANCELLATION, AS WELL AS FOR THE PURPOSE OF FACILITATING RETAILING OF THE GOODS, IN CASE OF THEIR PLACING. A LIST OF SERVICES FOR LOGISTICS MAY BE OBTAINED FROM

6011906, HAS 20-WILE PEG4005 DOPAC/MENTH
REL: 004-237-7952

NOTE: FUELING GAS REQUIRED TO BURN 1000 BTU TO THE COMBUSTION

Preliminary Functional Road Plan



PLN - 114

City of Richmond

TITLE: **FUNCTIONAL PLAN**
CRITICAL TURNING PATHS
(INTERIM)

38880 COOK ROAD/8751 CITATION DRIVE
CITY FILE: RZ 21-932698

DESIGN:	DEPT:	DWG. No.:
CITY FILE: RZ		

ORGANIC	UNIT	DWG. NO..
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CHECKED: JAC	SCALE: 1200
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MPT ENGINEERING CO. LTD.
3235-1125 HORSESHOE WAY, RICHMOND, BC V7A 5H7 TEL. 604-270-9331 FAX: 604-270-4137

EVERBRIGHT PROPERTIES INC

MPT DWG. No.: R15968-FP
SHT No.: 7 OF 9

NOTES:

NOTES:
1. ALL ELEVATIONS ARE TO GEODETIC DATUM AND DERIVED FROM CITY OF RICHMOND HIGH MONUMENT #20. CONTROL MONUMENT 0212523 ELEV = 1.646m AND CITY OF RICHMOND HIGH MONUMENT 42346, 00H-450 ELEV = 1.550m.

A CONTRACTOR TO CONCRETE BENCHMARK WITH HPT ENGINEERING, PRIOR TO CONSTRUCTION

CONTRACTOR TO CONFIRM LOCATIONS OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO MEET ENGINEERING, PRIOR TO CONSTRUCTION

4. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT 'MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MUNCO)' AND THE CURRENT CITY OF RICHMOND, 'SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS'.

CORTESE GAS SERVICES

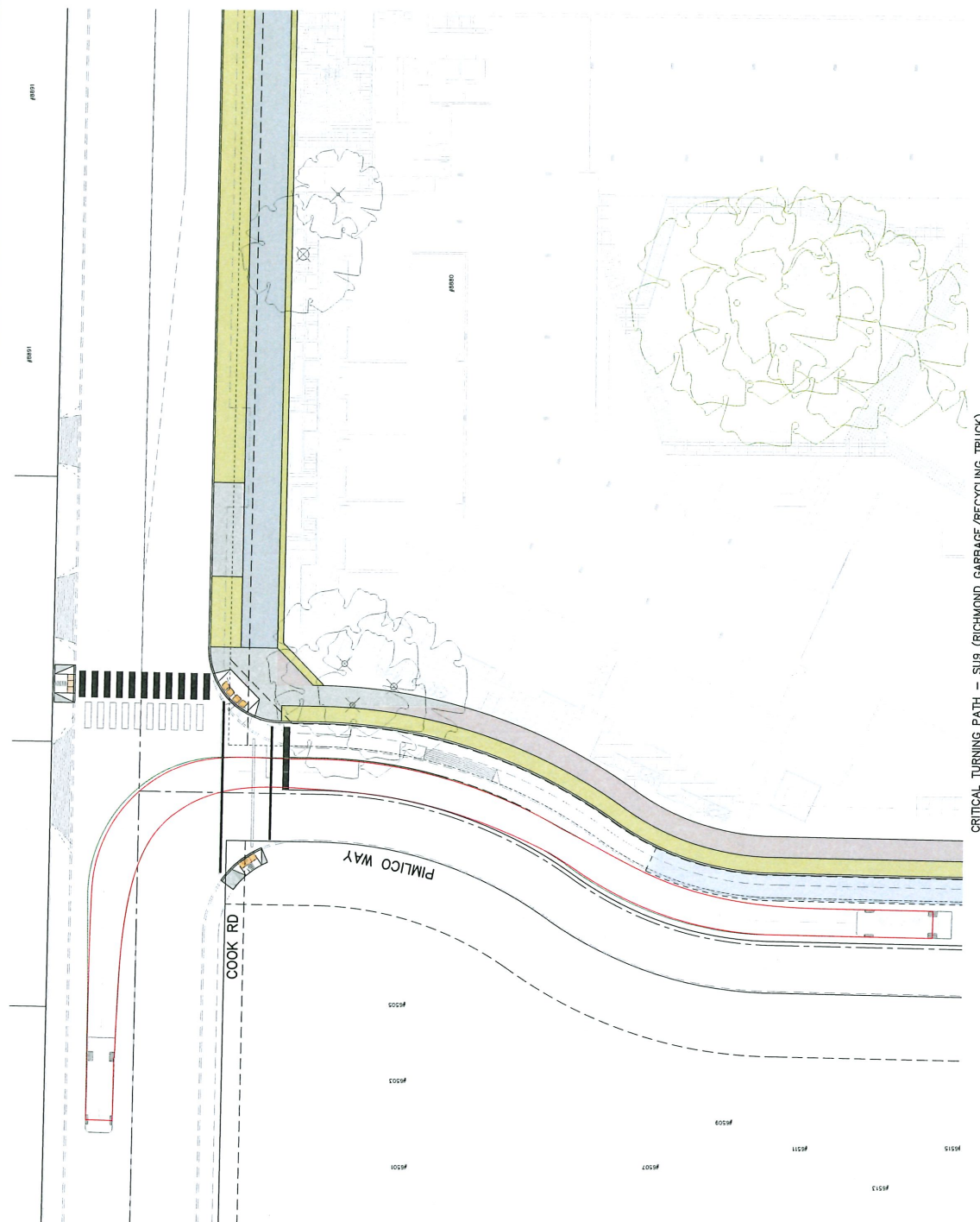
THE FEATURES OF STIMULUS SHOULD BE PRESENTABLE FOR ESTIMATING THE ATTENTION LEVELS OF THE SUBJECTS. IN THE PRESENT CASE, THE STIMULUS SHOULD BE PRESENTED IN ORDER TO FACILITATE RECALLING OF THE STIMULUS PRESENTED ON THE FLASK. A LIST OF THINGS LIKE LOG-BOOK MAY BE PREPARED FOR THE SUBJECTS.

01-604-235-9952

NOTE: FOUNDRY GAS REQUIRES TO HAVE NOTICE FROM THE COMMENCEMENT OF ANY WORK

100

Preliminary Functional Road Plan



CRITICAL TURNING PATH - SU9 (RICHMOND GARBAGE/RECYCLING TRUCK)

SCALE: 1:200
MIMILCO WAY NORTHBOUND TO COOK ROAD WESTBOUND
DESIGN TURNING SPEED: 5.00KM/HR

City of Richmond
2011 No. 2 BOLD RICHMOND D.C. V. 351

NAME:

FUNCTIONAL PLAN

3880 COOK ROAD/8751 CITATION DRIVE
CITY FILE: RZ 21-932698

CHIT FILE: KZ	DWG. No.:
APT	

EXPT	DWG. NO..

INC	DATE: 7/20/00
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MPT ENGINEERING CO. LTD.

EVERBRIGHT PROPERTIES INC

MPT DWG. No.: R15968-FP

NOTES:

- ALL ELEVATIONS ARE TO GEODETIC DATUM AND DERIVED FROM CITY OF RICHMOND HPI
 CITY CENTER CONTROL POINTS: 3004552 ELEV = 144.6m AFD; CITY OF RICHMOND
 HPI MONUMENT 3004552 ELEV = 143.6m

STANBIS GAS SERVICES

CONTRACTOR'S COMMENTS

THE LOCATIONS ON CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTING LOCATION OF GAS TRUNK LINES AND MAKE NECESSARY ADJUSTMENTS ON THEIR BEHALF IN ORDER TO FACILITATE INSTALLATION OF THE WORKS SHOWN ON THIS PLAN. A LIST OF TRUNK LINE LOCATIONS MAY BE OBTAINED FROM THE FIELD OFFICE.

TEL: 604-232-9952

NOTE: FOURTEEN CAS ACQUIRES IN DAY 2, ACTIVE PHASE TO THE COMMENCEMENT OF DAY 2004.



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 10395**

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

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

- a) At Section 3.2.5 Sub-Area B.1, by deleting the following:

“Capstan Station Bonus

Development sites for which net density is permitted to exceed 2.0 FAR in the Capstan Station Bonus area may be considered under 3.2.6 Sub-Area B.2.”;

and replacing it with:

“Density Consideration

Development sites for which net density is permitted to exceed 1.2 FAR may be considered under 3.2.6 Sub-Area B.2.”;

- b) At Section 3.2.6 Sub-Area B.2, by deleting the following:

“Capstan Station Bonus and Spires Road Area

Development sites in these areas for which net density is permitted to exceed 2.0 FAR may be considered under 3.2.7 Sub-Area B.3.”;

and replacing it with:

“Density Consideration

Development sites for which net density is permitted to exceed 2.0 FAR may be considered under 3.2.7 Sub-Area B.3.”

- c) At Section 3.2.7 Sub-Area B.3, by deleting the following:

“Capstan Station Bonus

Development sites for which net density is permitted to exceed 3.0 FAR in the Capstan Station Bonus area may be considered under 3.2.8 Sub-Area B.4.”;

and replacing it with:

“Density Consideration

Development sites for which net density is permitted to exceed 3.0 FAR may be considered under 3.2.8 Sub-Area B.4.”

- d) At Section 4.0 Implementation & Phasing Strategies, Policy 4.1(n), by deleting the existing text:

“Furthermore, as determined to the satisfaction of the City, the applicable density bonus may be increased on a site-specific basis for rezoning applications that provide additional affordable housing and/or market rental housing to address community need.”;

and replacing it with:

“Furthermore, as determined to the satisfaction of the City, the applicable density bonus may be increased and alternative housing forms may be considered, on a site-specific basis for rezoning applications that provide additional affordable housing and/or market rental housing to address community need.”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10395”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by EL
_____	APPROVED by Manager or Solicitor JH

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10396 (RZ 21-932698)
8880 Cook Road/8751 Citation Drive**

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

1. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge “Land Use Contract (LUC 025)”, having charge number RD19308, including all amendments, modifications and extensions to charge number RD19308 from the following area:

P.I.D. 030-506-981
Parcel A Sections 9 and 10 Block 4 North Range 6 West New Westminster District Plan EPP83741
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by adding the following new definitions in the correct alphabetical order:
 - a) “**Moderate income rental unit** means a **dwelling unit** that is subject to a **moderate income rental housing agreement**”; and
 - b) “**Moderate income rental housing agreement** means an agreement in a form satisfactory to the **City** that limits the occupancy of the **dwelling unit** that is subject to the agreement to persons, families and **households** that qualify for moderate income housing based on their **household** income level, that restricts the occupancy of the **dwelling unit** to rental tenure, and that prescribes a maximum rental rate and rate of increase of rental rate for the **dwelling unit**.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.32 [Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)] by:
 - a) Deleting all references to the “area identified as “B” on Diagram 1, Section 18.32.4.7”;
 - b) Deleting the label “B” identifying the area as “B” on Diagram 1, Section 18.32.4.7; and
 - c) Making numbering, text and graphic amendments as required to accommodate the identified bylaw amendments.

4. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting as Section 18.44 thereof the following:

“ 18.44 Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)

18.44.1 Purpose

This **zone** provides for low rise **residential rental tenure apartment housing** and compatible **secondary uses**. Additional **density** is provided to achieve, among other things, **City objectives** in respect to **moderate income rental units**, and **market rental units**.

18.44.2 Permitted Uses

- **housing, apartment**
- **housing, town**

18.44.3 Secondary Uses

- **boarding and lodging**
- **home business**

18.44.4 Permitted Density

1. For the purpose of this **zone**, the calculation of **floor area ratio** is based on a **site** area of 11,392 m².
2. The maximum **floor area ratio** is 0.6 together with an additional 0.1 **floor area ratio**, provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.
3. Notwithstanding Section 18.44.5.1, the reference to “0.6” is further increased to a higher **floor area ratio** of “2.10” provided that:
 - a) the **owner** provides **moderate income rental units** on the **site**, having a combined **building** area of at least 3,417.6 m² or 0.3 FAR, whichever is greater, which **building** area shall comprise the combined **habitable space** of the total number of **moderate income rental units** and a proportional share of the **floor area** of common space in the **building** (e.g., circulation and lobbies), excluding the **building** area of **market rental units** and indoor **amenity space**;
 - b) the **owner** enters into a **moderate income rental housing agreement** with respect to the **moderate income rental units** and registers the **moderate income rental housing agreement** against title to the **lot** and files a notice in the Land Title Office;
 - c) the **owner** provides **market rental units** on the **site**, having a combined **building** area of no more than 20,505.6 m² or 1.8 FAR, whichever is less, which **building** area shall comprise the combined **habitable space** of the total number of **market rental units** and a proportional share of the **floor area** of common space in the **building** (e.g., circulation and lobbies), excluding the **building** area of **moderate income rental units** and indoor **amenity space**; and

- d) the **owner** enters into a **market rental agreement** with respect to the **market rental units** and registers the **market rental agreement** against title to the **lot** and files a notice in the Land Title Office;

18.44.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 60%.
2. No more than 80% 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.

18.44.6 Yards & Setbacks

1. The minimum **setback** from any **road** is 3.0 m.

18.44.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, except this may be increased to 25.0 m if a proper interface is provided with adjacent **buildings** and areas secured by the City for **road** and **park** purposes, as specified in a Development Permit approved by the City.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

18.44.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 11,000 m².

18.44.9 Landscaping & Screening

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

18.44.10 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:
 - a) the minimum number of **parking spaces** shall be:
 - i) for **moderate income rental unit** residents: 0.4 **parking spaces** per **dwelling unit**;
 - ii) for **market rental unit** residents: 0.5 **parking spaces** per **dwelling unit**;
 - iii) for visitor **parking**: 0.16 **parking spaces** per **dwelling unit**; and

- b) the minimum number of Class 1 on-site bicycle parking spaces for **apartment housing** units with one or more bedrooms shall be 1.9 spaces per **dwelling unit**.
- c) The minimum number of on-site **loading spaces** required for residential **uses** is one medium size **loading space**.

18.44.11 Residential Rental Tenure

- 1. A **dwelling unit** located anywhere in this **zone** shall only be **used** for **residential rental tenure**.

18.44.12 Other Regulations

- 1. **Telecommunication antenna** must be **building-mounted** and located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
- 2. 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.
- 5. 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 “**Low Rise Rental Apartment (ZLR44) – Brighouse Village (City Centre)**”:

P.I.D. 030-506-981

Parcel A Sections 9 and 10 Block 4 North Range 6 West New Westminster District Plan EPP83741.

- 6. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10396**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by EL
_____	APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 22, 2022
File: RZ 19-853820

Re: Application by Randy Schuette and Updesh Johal for Rezoning at 7600 & 7620 Ash Street from the "Single Detached (RS1/F)" Zone to the "Single Detached (RS2/E)" Zone and "Single Detached (ZS14) – South McLennan (City Centre)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10126, for the rezoning of 7600 & 7620 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone and the "Single Detached (ZS14) – South McLennan (City Centre)" zone, be introduced and given first reading.

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

WC/NA:js
Att. 9

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

Staff Report

Origin

Randy Schuette and Updesh Johal have applied to the City of Richmond for permission to rezone the western portion of the subject properties from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and to rezone the eastern portion of the subject sites from “Single Detached (RS1/F)” zone to the “Single Detached (ZS14) – South McLennan (City Centre)” zone, in order to subdivide into five single family lots with two fronting Ash Street and three fronting the proposed extension of Armstrong Street. The two existing homes on the subject properties are proposed to be retained. A location map and aerial photo is provided in Attachment 1. A survey of the subject properties and proposed lot configurations are provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

Two single-family dwellings currently exist on the western portion of the subject sites, are owner occupied with no secondary suites. A site survey showing the existing single-family dwellings, road dedication and future property lines is included in Attachment 2.

Surrounding Development

Development immediately surrounding the site is as follows:

- | | |
|---------------|--|
| To the North: | Property zoned “Single Detached (RS2/E)” and “Single Detached (ZS14) – South McLennan (City Centre)” with a council adopted rezoning and subdivision application to create two single-family lots with one fronting Ash Street and one fronting a new extension of Armstrong Street (RZ 16-732500 and SD 16-732501). |
| To the South: | A single-family dwelling on a lot zoned “Single Detached (RS1/F)”. |
| To the East: | Across the proposed extension of Armstrong Street, single-family dwellings on lots zoned “Single Detached (ZS14) – South McLennan (City Centre)” (RZ 10-539727 and RZ 18-802621). |
| To the West: | Across Ash Street, property zoned “School and Institutional Use (SI)” and used as City Park land (Paulik Neighbourhood Park). |

Related Policies & Studies

Official Community Plan/City Centre Area – McLennan South Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject properties is “Neighbourhood Residential”.

The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject properties is “Residential, Historic Single Family” (Attachment 4). The Plan identifies minimum lot sizes along Bridge Street and Ash Street (minimum 18 m (59 ft.) frontage and 550.0 m² (5,920 ft²) minimum area) and along Armstrong Street (minimum 11.3 m (37 ft.) frontage and 320.0 m² (3,444 ft²) minimum area). The proposed rezoning and subdivision would comply with these designations and lot configuration requirements.

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 properties. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the properties.

The applicant has contacted the adjacent property owner to the south at 7640 Ash Street to make them aware of the application and to determine if they were interested in rezoning at this time. The applicant advised staff in writing that the property owner is aware of the proposed rezoning and has no specific objections to the rezoning application as proposed (Attachment 5).

Should the Planning Committee endorse this application and Council grant first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10126 (the “Rezoning Bylaw”), the Rezoning Bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Proposed Rezoning and Subdivision Plan

The applicant is proposing to rezone the subject sites with the intention of subdividing 7600 and 7620 Ash Street to create a total of five single-family lots with two fronting Ash street and three fronting a new extension of Armstrong Street. A 9.0 m wide road dedication along the eastern property line for the extension of Armstrong Street is proposed as part of the rezoning and subdivision. The proposed subdivision plan is provided in Attachment 2 and conceptual development plan in Attachment 6. The proposed rezoning and subdivision is consistent with lot pattern and zoning of the properties in the area fronting onto the new Armstrong Street.

The applicant has provided a signed and sealed plan from a registered BC Land Surveyor confirming the existing buildings and structures proposed to be retained on proposed Lot 1 and Lot 2 meet the lot size, setback, coverage, and density requirements of the “Single Detached (RS2/E)” zoning upon subdivision, with the exception of the existing accessory building (detached garage) on Lot 1 which requires a variance for the side yard setback (see Variance section below). The existing detached garage on Lot 2 is proposed to be demolished prior to subdivision.

The proposed lots along Ash Street are a minimum of 18 m wide and minimum 824 m² in area and the proposed lots along Armstrong Street will be approximately 12 m wide and minimum 464 m² in area, each in compliance with their respective new zones.

Staff worked with the applicant team to ensure that the proposed Lot 5 building envelope has been purposely modified to facilitate the retention of a hedgerow (tree tag # 29-35) and one neighbouring tree (tag #28) located along the south property line (see Tree Retention and Replacement section below). A legal agreement will be registered on Title as a condition of rezoning to ensure that upon Building Permit issuance the Tree Protection Zones and additional setback requirements are maintained.

Variance

The existing buildings on proposed Lot 1 are generally in compliance with the “Single Detached (RS2/E)” zone in Richmond Zoning Bylaw 8500. However, in order to retain an existing detached garage at the rear of the proposed Lot 1 and comply with zoning, a decreased side yard setback for accessory buildings with a wall length greater than 6.0 m per Zoning Bylaw Section 4.7.7.f.ii) from 2.4 m to 1.5 m is required.

Staff generally support the requested variance as the variance does not facilitate new construction and would maintain the existing condition between the two lots fronting Ash Street (7600 and 7620 Ash Street). The proposed variance must be issued by Council prior to subdivision approval or the detached garage must be removed or relocated.

Transportation and Site Access

Vehicle access to the western lots (Lot 1 and Lot 2) is to be from the existing driveways on Ash Street and vehicle access to the eastern lots (Lots 3, 4, and 5) is to be from the extension of Armstrong Street.

Vehicle access to the proposed properties fronting onto the extension of Armstrong Street is dependent on the completion of the road works associated with the required Servicing Agreement. Prior to final adoption of the rezoning bylaw, the developer is required to register a legal agreement on Title of the existing lots to ensure that prior to Subdivision approval, construction of all road works required as part of the associated Servicing Agreement are completed.

This application and three other rezoning applications to the northeast (7531 and 7551 Bridge Street RZ 10-539727), to the north (7580 Ash Street RZ 16-732500), and east (7571 Bridge Street RZ 18-802621), which have been approved, are connected to each other by means of a Servicing Agreement and road allocation along Armstrong Street. The required road works associated with all applications identified in Attachment 7 will facilitate the continuation of Armstrong Street south, with the ultimate goal for the connection of Armstrong Street from Braeden Avenue (to the north) to Keefer Avenue (to the south) as indicated in the McLennan South Area Plan.

The length of the Armstrong Street extension creates a road which is greater than 90 m without a secondary emergency access. Prior to Subdivision approval, the application will be required to register a restrictive covenant on Title to ensure the proposed new dwellings fronting Armstrong Street (Lots 3, 4, and 5) will have a fire sprinkling system installed. The Fire Department has reviewed the proposal and has no other concerns. Furthermore, prior to Subdivision approval, granting of a statutory right-of-way (PROP) over the driveway of the proposed Lot 5 to allow vehicles to turn around at the dead-end, including a swept-path analysis showing access is functional will also need to be provided.

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 18 trees on the subject property (Tag# 2, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, and 37), one tree on the neighbouring 7640 Ash Street property to the south (Tag# 28), and one street tree on City property (Tag # 1) in the boulevard in front of 7640 Ash Street.
- The Arborist's report also identifies six trees (Tag# 3, 4, 5, 10, 15, and 16) that were located on the adjacent properties to the north and east but have since been removed for the construction of the Armstrong Street road extension approved as part of the adjacent rezoning applications. There are 11 trees located within the proposed road right-of-way (Tag# 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, and 19).

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 (not within the future road right-of-way):
 - One tree (tag# 36) a multi-branching (a Curley willow) is in good condition and should be retained and protected. Retain and protect as per City of Richmond Tree Protection Information Bulletin Tree-03. A Tree Survival Security of \$10,000.00 is required.
 - Seven trees (tag# 29, 30, 31, 32, 33, 34, and 35) located on the southern edge (proposed lot 5) of the development site comprise a hedgerow of Western red cedars in good condition. Retain and protect as per Arborist report recommendation. A Tree Survival Security of \$10,000.00 is required and a covenant is to be registered on Title to ensure additional building envelope setbacks are maintained to accommodate the trees.

- Two non bylaw-sized trees located on site, specifically, tag# 2 (Japanese maple) and #37 (Palm) are in good condition and are to be retained and protected (a min. 1.5m out from the base of the trees).
- Eight trees located on site (tag# 20, 21, 22, 23, 24, 25, 26 and 27) are all in very poor condition, either dead or infected with Bronze Birch Borer - remove and replace.
- Replacement trees should be specified at 2:1 ratio as per the O.C.P.
- If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.
- On-site trees (within the future road right-of-way):
 - 11 trees located on new road right-of-way (Tag# 6, 7, 8, 9, 11, 12, 13, 14, 17, 18 and 19) to be removed so as to facilitate the new Armstrong Street road construction. The 2:1 ratio as per the O.C.P. for replacement trees does not apply to the trees identified within a planned future neighbourhood roadway.
- Neighbouring Tree:
 - One tree located on neighbouring property (tag#28) to be retained and protected as per as per City of Richmond Tree Protection Information Bulletin Tree-03.
- City Tree Review:
 - One City tree (Tag#1) is to be retained and protected with a Tree Survival Security of \$10,000.00.

Tree Replacement

The applicant wishes to remove eight on-site trees (Trees # 20-27). The 2:1 replacement ratio would require a total of sixteen replacement trees. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of 10 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
10	8 cm	4 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$4,500.00 (\$750/tree) to the City's Tree Compensation Fund in lieu of the remaining six (6) trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

Four trees (Tag# 1, 2, 36, 37) and one Cedar hedgerow containing tree tag# 29-35 and tag# 28 on the neighbouring site to the south are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 8).

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 of a Tree Survival Security of \$30,000.00. A legal agreement setting the terms for release of security is also required.
- 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, a legal agreement is required to be registered on Title to ensure that the future building permit application for the dwelling on proposed Lot 5 contains modified building setbacks to ensure retention of the cedar hedgerow (Tag# 28-35) identified on the Tree Retention Plan (Attachment 8).
- Prior to any demolition or construction activity on the subject site the applicant is required to install 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.

Affordable Housing Strategy

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

The existing dwellings at 7600 and 7620 Ash Street on the proposed Lots 1 and 2 do not contain a secondary suite and are proposed to remain for the time being. According to the applicant, future plans to rebuild on the property will include the addition of a secondary suite on each lot. A secondary suite covenant (for a minimum of two-bedroom secondary suites) for the future development of Lot 1 and Lot 2 is required.

On the proposed eastern lots (Lot 3, 4, and 5), the applicant proposes to provide a one-bedroom secondary suite that meets the minimum Zoning Bylaw requirements in each lot. To ensure that the secondary suite is built to the satisfaction of the City, in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until a one-bedroom secondary suite on Lot 3, 4, and 5 is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 9.0 m wide road dedication along the entire east property line of the subject property to provide for the extension of Armstrong Street.

At Subdivision stage, the developer is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 9. Frontage improvements include, but are not limited to, the following:

- Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- Ash Street: pavement widening, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.

Also at Subdivision stage, the developer is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements as described in Attachment 9.

Financial Impact

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

Conclusion

The purpose of this rezoning application is to rezone the properties at 7600 and 7620 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E) zone and “Single Detached (ZS14) – South McLennan (City Centre)” zone, to permit a subdivision to create two single-family lots fronting Ash Street and three single-family lots fronting an extension to Armstrong Street.

This rezoning application complies with the land use designations and applicable policies contained within the OCP and Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 9, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10126 be introduced and given first reading.

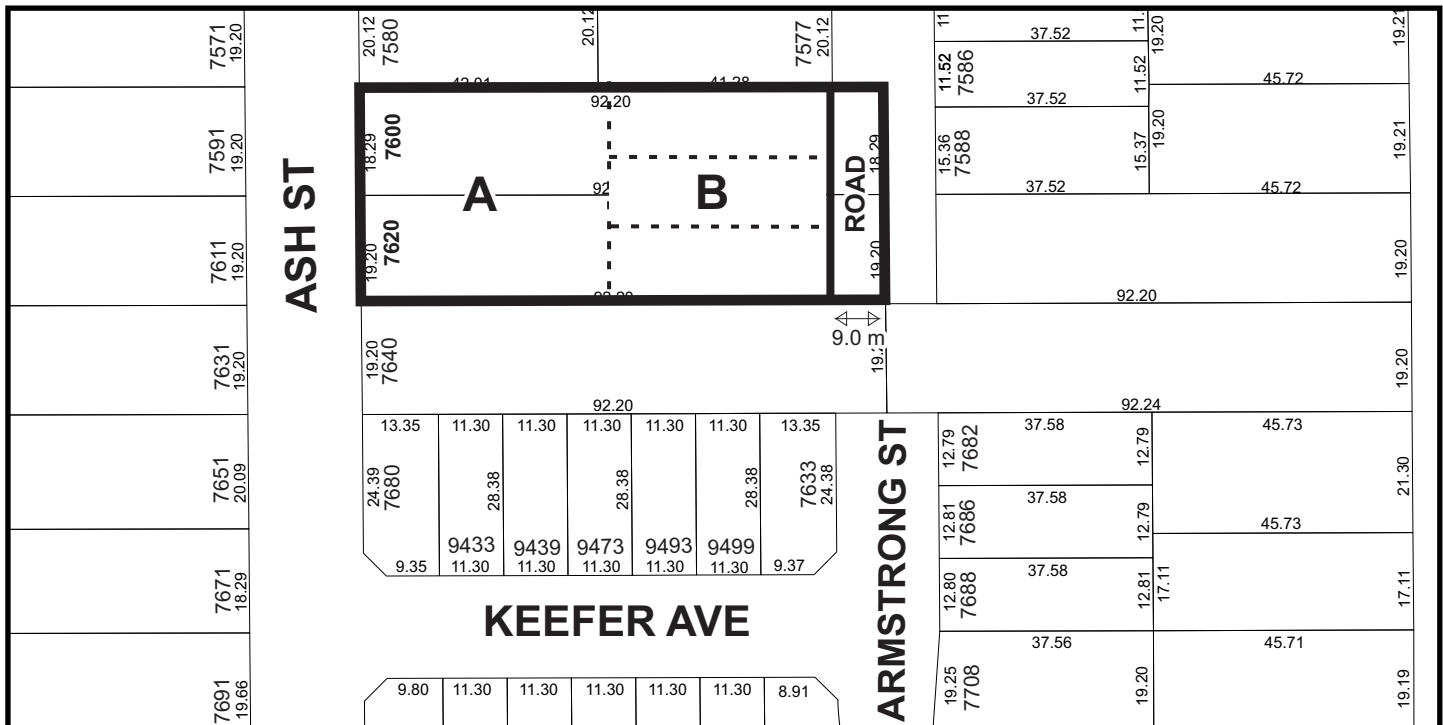
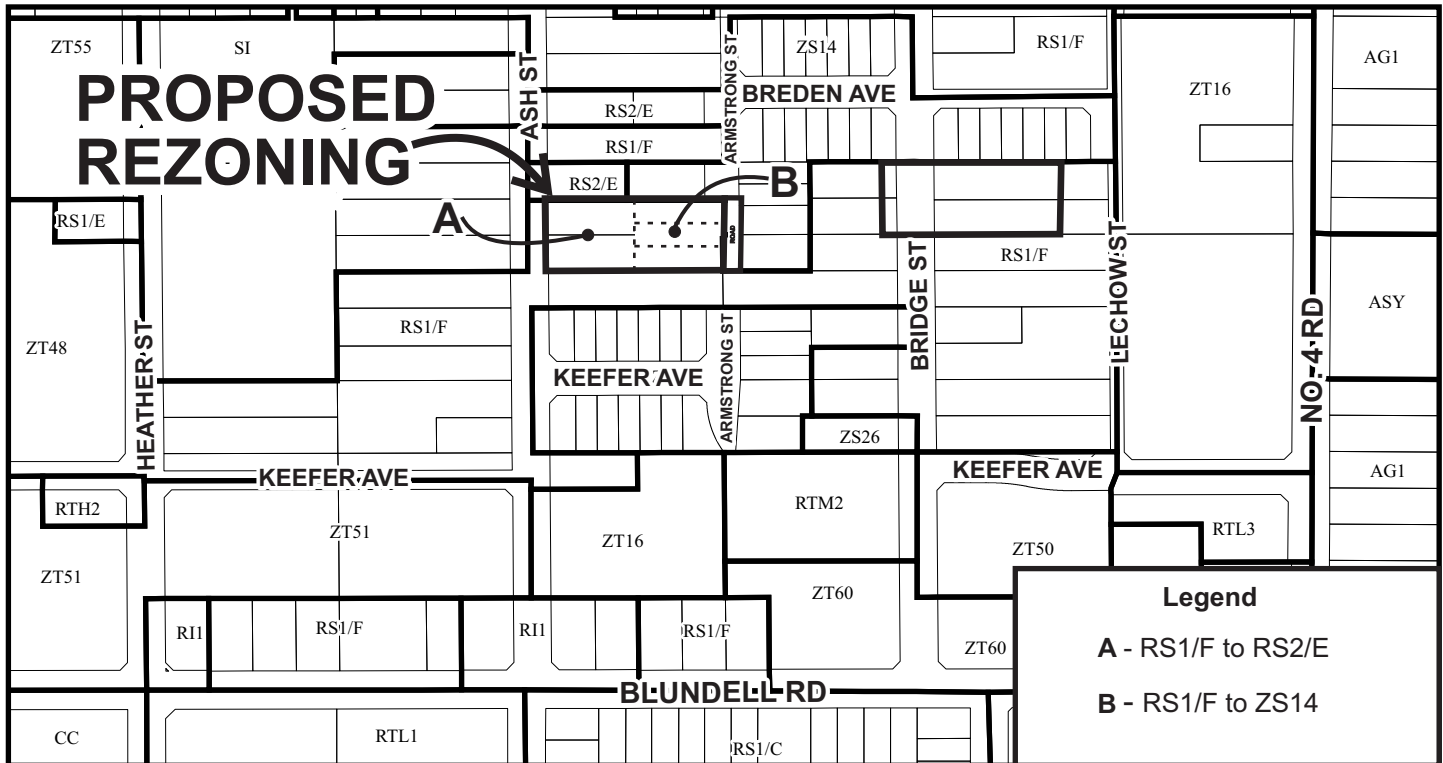


Nathan Andrews
Planning Technician
(604-247-4911)

NA:js

Attachments

- Attachment 1: Location Map
- Attachment 2: Site Survey and Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: South McLennan Sub Area Plan
- Attachment 5: 7640 Ash St – Neighbour Letter regarding development
- Attachment 6: Conceptual Development Plan
- Attachment 7: Neighbouring Applications Map
- Attachment 8: Tree Retention Plan
- Attachment 9: Rezoning Considerations



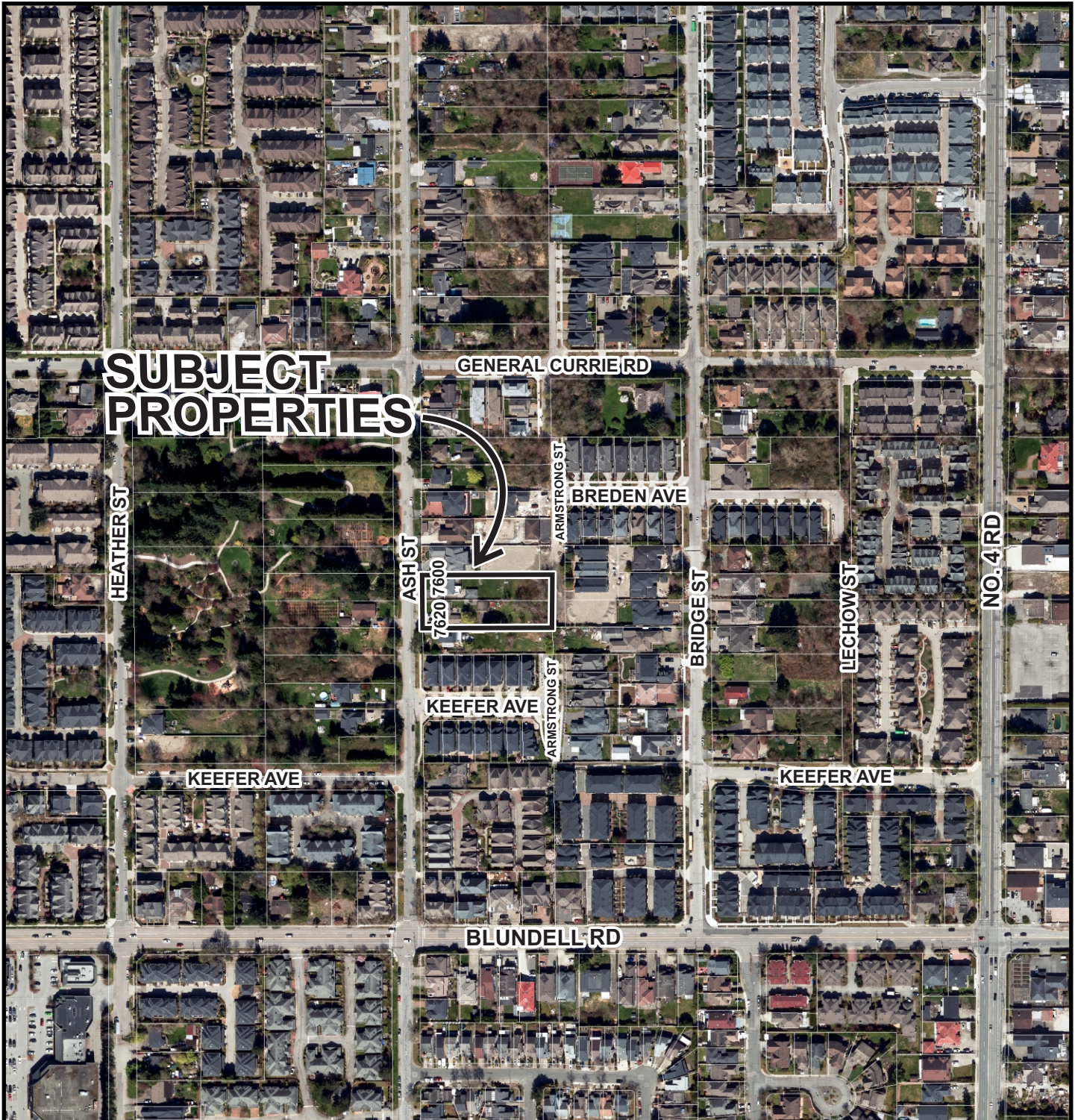


RZ 19-853820

Original Date: 04/15/19
Revision Date: 07/21/22
Note: Dimensions are in METRES



City of Richmond



RZ 19-853820

Original Date: 04/15/19

Revision Date: 07/21/22

Note: Dimensions are in METRES

SITE PLAN OF THE NORTH HALF OF LOT 5; PARCEL "A" (EXPLANATORY PLAN 33316) LOT 4; BOTH OF BLOCK "F", SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NWD, PLAN 1207

CIVIC ADDRESS'S

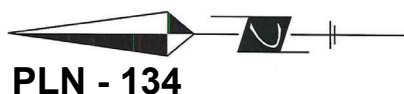
- 7600 Ash Street, Richmond
- 7620 Ash Street, Richmond



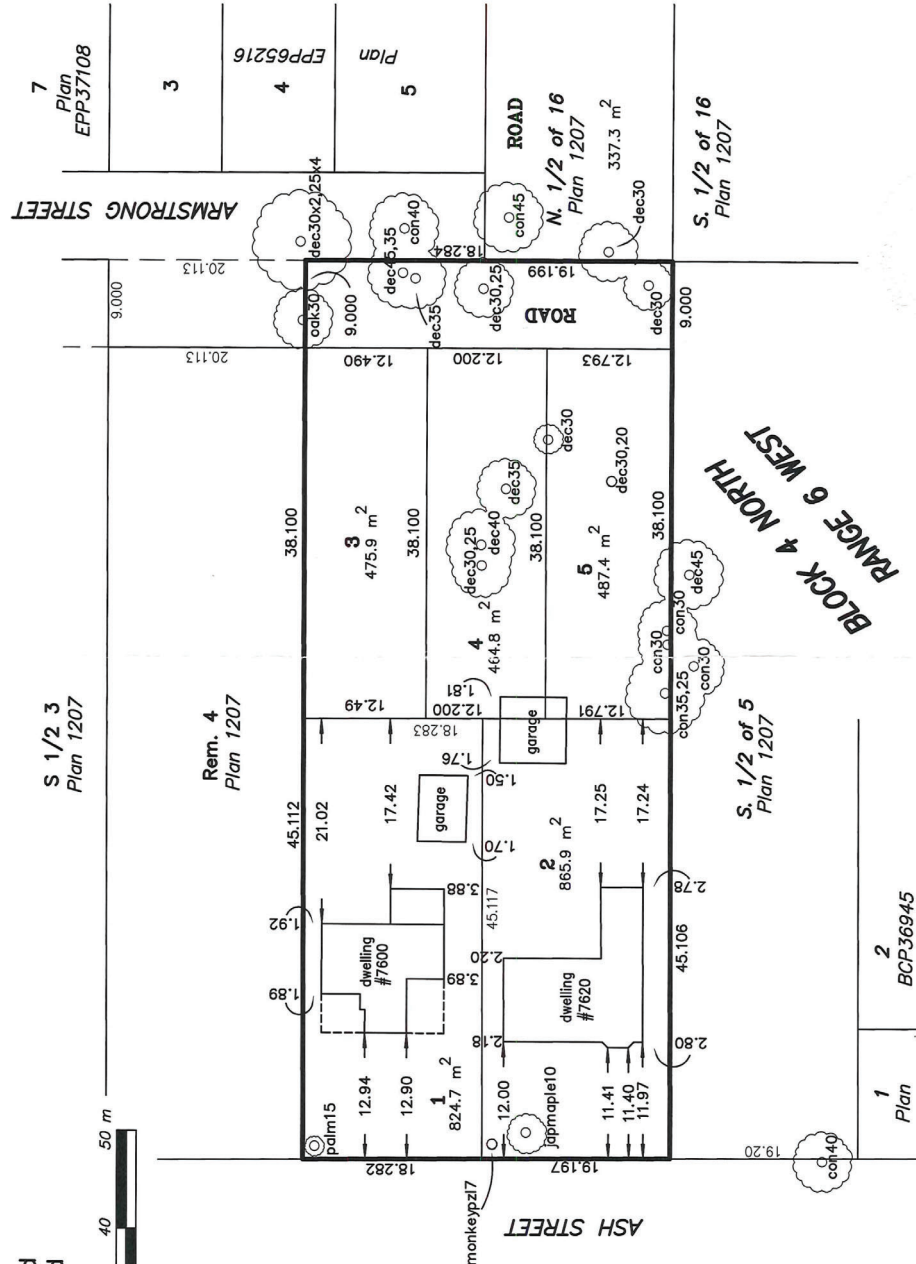
SCALE - 1 : 500
All distances are in metres

Legend:

- oak30 ○ 30cm dia Oak tree
- monkeyp27 ○ 17cm dia Monkey puzzle tree
- japmaple10 ○ 10cm dia Japanese maple tree
- palml5 ○ 15cm dia Palm tree
- dec35 ○ 35cm dia Deciduous tree



PLN - 134



This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 7th day of May, 2019.

Sean Costello

B.C.L.S.(900)

This plan lies within the Metro Vancouver Regional District

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
File: 6768-SitePlan



RZ 19-853820

Attachment 3

Address: 7600 & 7620 Ash Street

Applicant: Randy Schuette and Updesh Johal

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
Owner:	Randy Schuette Updesh Johal	To be determined
Site Size (m²):	7600 Ash St: 1,685 m ² 7620 Ash St: 1,769 m ²	Lot 1: 824.7 m ² Lot 2: 865.9 m ² Lot 3: 475.9 m ² Lot 4: 464.8 m ² Lot 5: 487.4 m ²
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential, Historic Single-Family	Complies
Zoning:	Single Detached (RS1/F)	Lot 1 and 2: Single Detached (RS2/E) Lots 3, 4 and 5: Single Detached (ZS14) – South McLennan (City Centre)
Number of Units:	2	5

On Future Subdivided Lots	Bylaw Requirement (Lot 1 & 2 – RS2/E)	Proposed (Lot 1 & 2)	Bylaw Requirement (Lot 3, 4, 5 – ZS14)	Proposed (Lot 3, 4, 5)	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	None Permitted
Buildable Floor Area:*	Lot 1 Max. 363.5 m ² (3,912.7 ft ²) Lot 2 Max. 375.9 m ² (4,046.1 ft ²)	Lot 1 Max. 363.5 m ² (3,912.7 ft ²) Lot 2 Max. 375.9 m ² (4,046.1 ft ²)	Lot 3: Max. 258.9 m ² (2,786.7 ft ²) Lot 4: Max. 255.6 m ² (2,751.2 ft ²) Lot 5: Max. 262.3 m ² (2,823.4 ft ²)	Lot 3: Max. 258.9 m ² (2,786.7 ft ²) Lot 4: Max. 255.6 m ² (2,751.2 ft ²) Lot 5: Max. 262.3 m ² (2,823.4 ft ²)	None Permitted
Lot Coverage Building: Non-Porous: Landscaping:	Max. 45% Max. 70% Min. 30%	Max. 45% Max. 70% Min. 30%	Max. 45% Max. 70% Min. 25%	Max. 45% Max. 70% Min. 25%	None

On Future Subdivided Lots	Bylaw Requirement (Lot 1 & 2 – RS2/E)	Proposed (Lot 1 & 2)	Bylaw Requirement (Lot 3, 4, 5 – ZS14)	Proposed (Lot 3, 4, 5)	Variance
Lot Size:	Min. 550.0 m ²	Lot 1: 824.7.0 m ² Lot 2: 865.9 m ²	Min. 320.0 m ²	Lot 3: 475.9 m ² Lot 4: 464.8 m ² Lot 5: 487.4 m ²	None
Lot Dimensions:	Min. Width: 18.0 m Min. Depth: 24.0 m	Lot 1 Width: 18.3 m Lot 1 Depth: 45.1 m Lot 2 Width: 19.1 m Lot 2 Depth: 45.1 m	Min. Width: 11.3 m Min. Depth: 24.0 m	Lot 3 Width: 12.5 m Lot 3 Depth: 38.1 m Lot 4 Width: 12.2 m Lot 4 Depth: 45.1 m Lot 5 Width: 12.8 m Lot 5 Depth: 45.1 m	None
Setbacks:	Front: Min. 6.0 m Rear (60%): Min. 8.4 m Rear (40%): Min. 10.5 m Side: Min. 1.8 m	Front: 7.6 m Rear (60%): 8.6 m Rear (40%): 10.5 m Side: Min. 1.8 m and Min. 1.5 m for existing detached garage on proposed Lot 1	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: 6.0 m Rear: 6.0 m Side: 1.2 m	Variance for existing detached garage side yard setback on proposed Lot 1 only
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	Max. 2 ½ storeys	Max. 2 ½ storeys	None

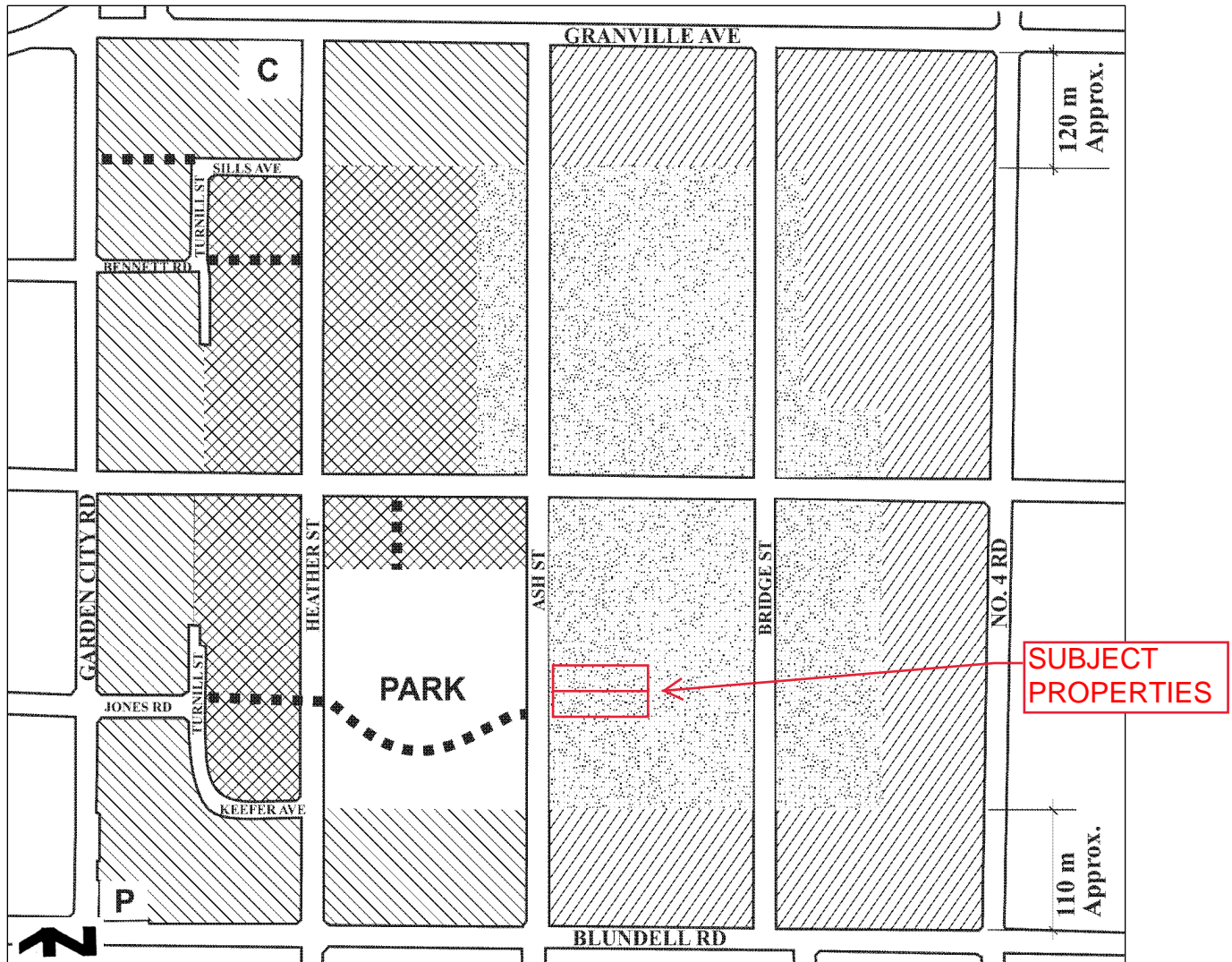
Other:


* 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 9106
2015/09/14



 **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”.

To the owner of 7640 Ash street, Richmond

Date: Nov. 13/19

re: To inform you about the proposed rezoning of 7600 & 7620 Ash Street RZ 18-853820.

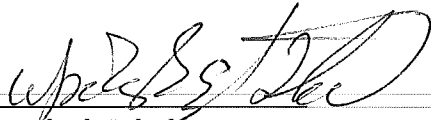
We the owner/applicants of 7600 & 7620 Ash Street have applied to the City of Richmond under file number RZ 18-853820, for the rezoning and subdivision of our two properties.

This application is to subdivide the back portions of 7600 and 7620 to create 5 new single-family lots under zoning ZS14. This zoning will allow us to create 3 lots of approximately 40 feet wide and 120 feet deep facing the new extension of Armstrong Street on the east property line and leave two lots facing Ash Street. Once Armstrong street is dedicated, it will end at your northern property line and give you an opportunity to subdivide your property to create two new single family lots – one facing Ash street and one facing Armstrong street.

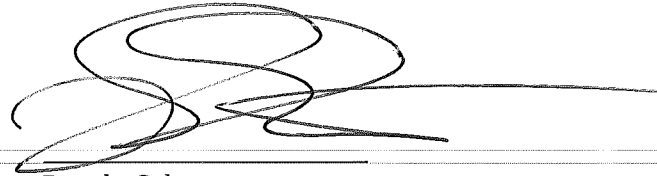
If you have any questions or concerns about this proposed development you can contact the City of Richmond at 604-276-4000 and ask for the area Planner Nathan Andrews or call his direct line at 604-247-4911.

You can also contact me if you have any questions or concerns at 778-870-7642.

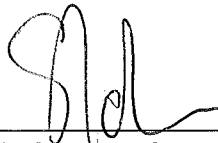
Thanks,



Updesh Johal
Owner of 7600 Ash St.

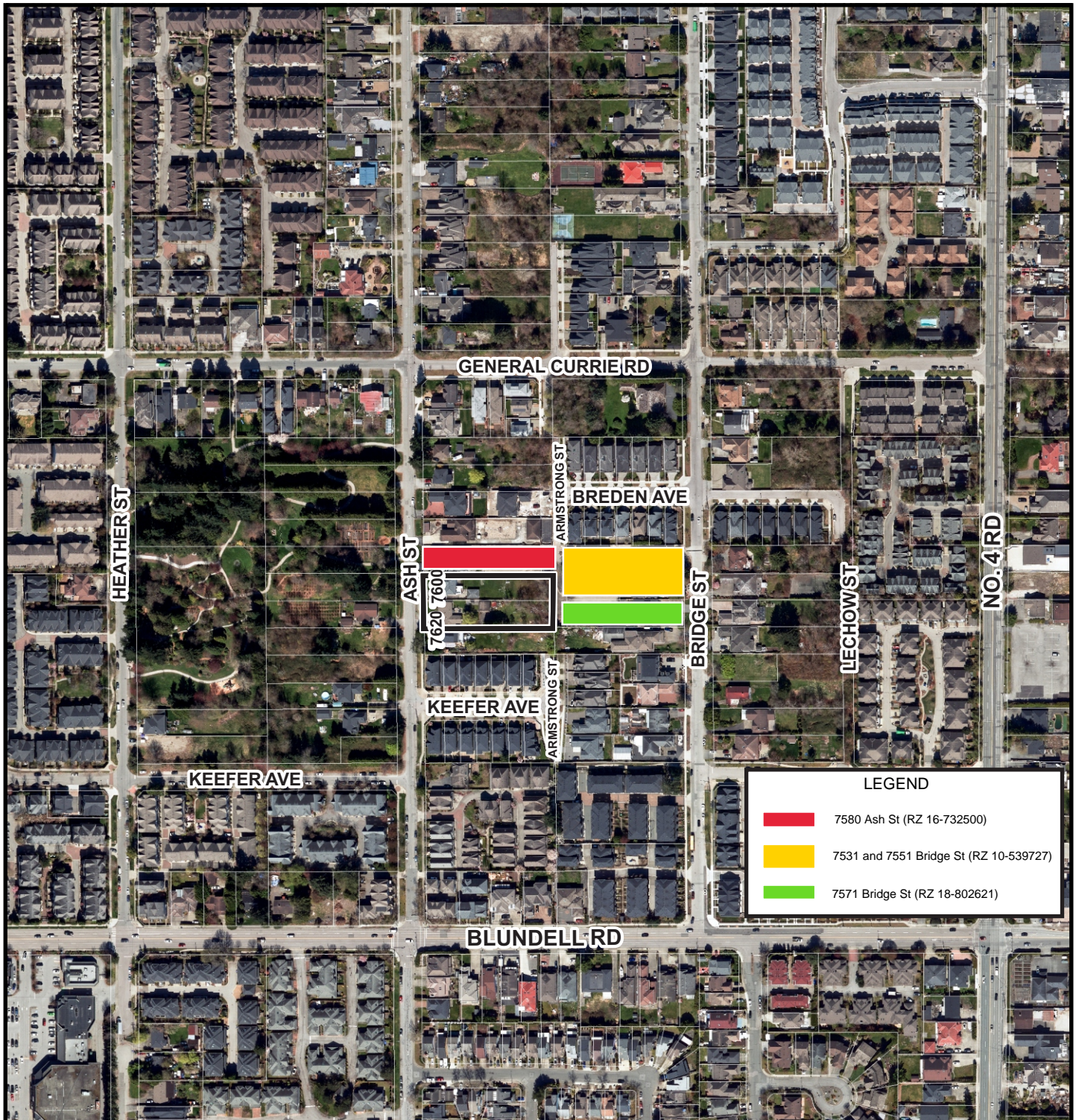


Randy Schuette
Owner of 7620 Ash St.



13/11/19

Acknowledgement by owner of 7640 Ash Street.
Surjeet Sidhu

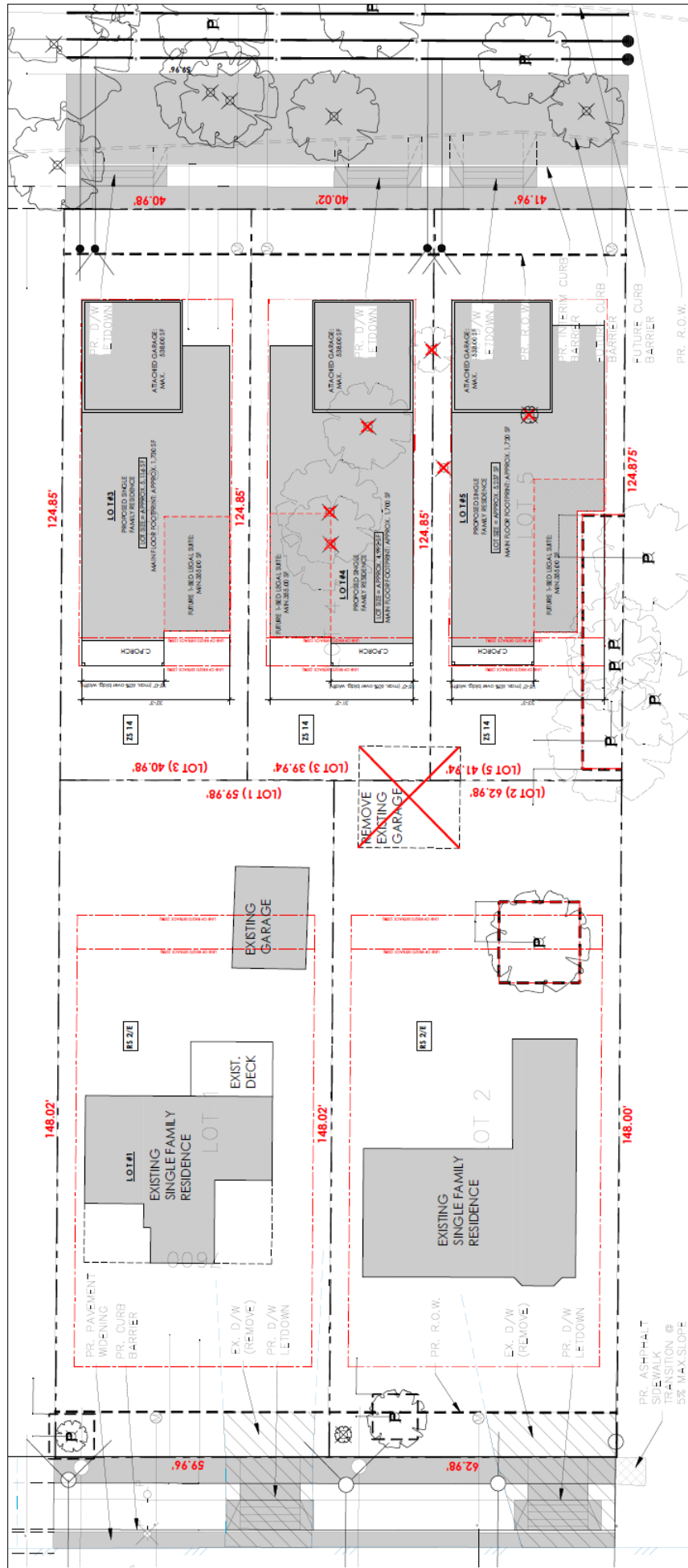


RZ 19-853820

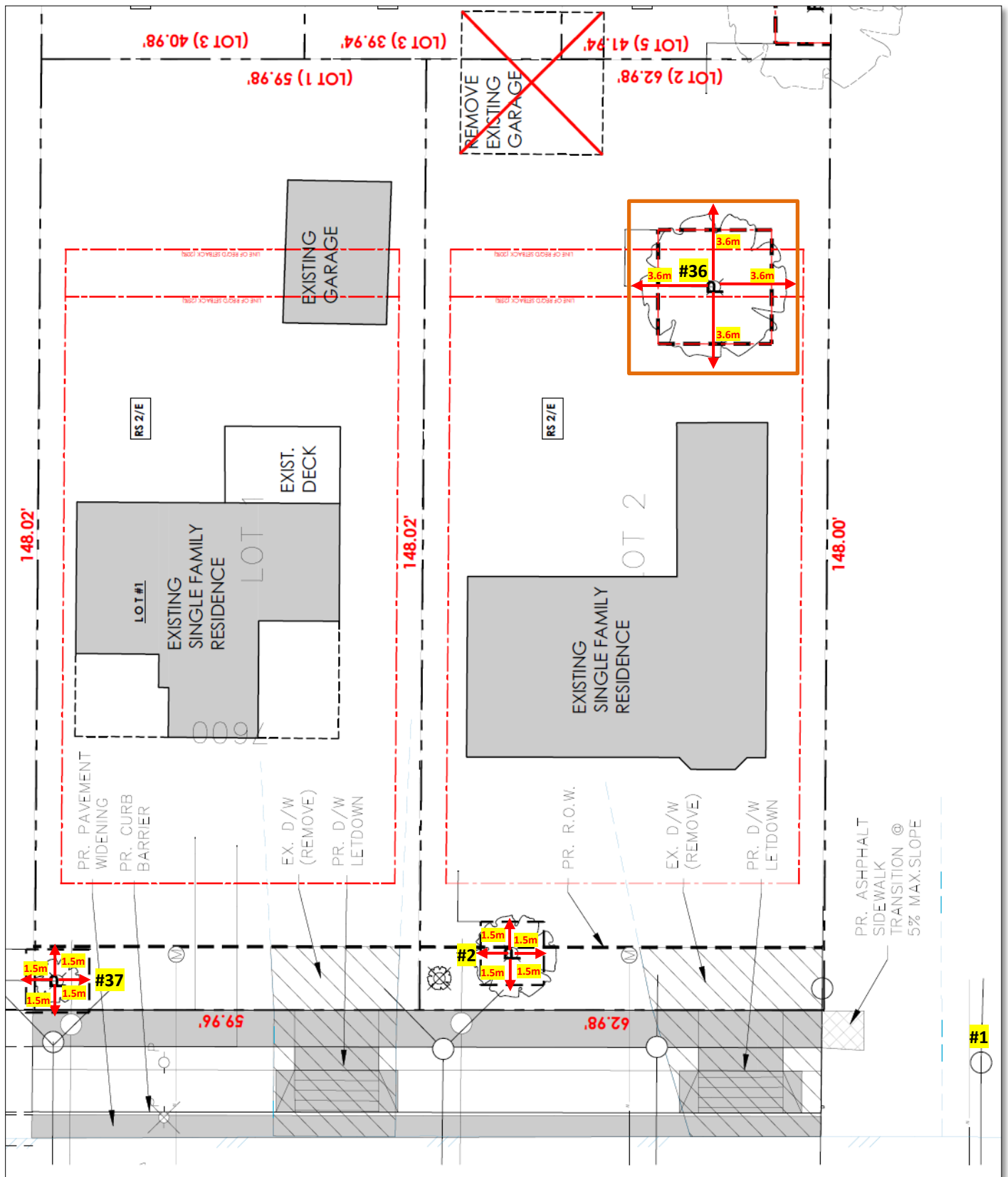
Original Date: 04/15/19

Revision Date: 07/21/22

Note: Dimensions are in METRES



PLN - 141
Tree Management Plan - Not to Scale



West side Tree Management Plan, Scale 3/64" = 1'



Address: 7600 & 7620 Ash Street

File No.: RZ 19-853820

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10126, the developer is required to complete the following:

1. Road dedication along the entire east property line measuring 9.0 m wide and 337.3 m² in area for the extension of Armstrong Street.
2. Submission of a Landscape Security in the amount of \$7,500.00 (10 x \$750/tree) to ensure that a minimum of two replacement trees per lot is provided (for a total of ten trees); minimum 8 cm deciduous caliper or 4 m high conifers).
NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.
3. City acceptance of the developer's offer to voluntarily contribute \$4,500 for 6 replacement trees that cannot be accommodated on-site to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$30,000.00 for the one City tree (Tag #1), three on-site trees (Tag #2, 36 and 37) and the hedgerow to be retained.
6. Registration of a flood indemnity covenant on title (2.9 m GSC- Area A).
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite with a minimum of two-bedrooms is constructed on Lot 1 and Lot 2 fronting Ash Street, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite with a minimum of one-bedroom is constructed on each of Lot 3, 4, 5 fronting Armstrong Street, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
9. Prior to final adoption of the rezoning bylaw, upon subdivision, a legal agreement is required to be registered on Title to ensure that the future building permit application for the dwelling on proposed Lot 5 contains modified building setbacks to ensure retention of the cedar hedgerow (Tag# 28-35) identified on the Tree Retention Plan (Attachment 8).
10. Registration of a legal agreement on Title to ensure that prior to Subdivision approval, the road works associated with the Servicing Agreement for the subject property are completed.

Prior to Demolition Permit* Issuance, the developer is required to complete the following:

1. 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 must remain in place until construction and landscaping on-site is completed.

Prior to Subdivision* Approval, the developer is required to complete the following:

1. Issuance of a Development Variance Permit to vary the side yard setback respecting the existing detached garage on Lot 1 (7600 Ash Street), or confirmation of removal of the detached garage.
2. Removal of the detached garage on Lot 2 (7620 Ash Street).
3. Modification of the building setbacks covenant (Rezoning Consideration #9) such that the covenant is registered against Lot 5 only.

4. Registration of a legal agreement on Title to ensure the proposed dwellings on Armstrong Street have a fire sprinkling system installed (the length of the Armstrong Street extension creates a road which is greater than 90 m without a secondary emergency access).
5. Granting of a statutory right-of-way (PROP) over the entire length and width of the driveway of the proposed Lot 5 to allow vehicles to turn around at the dead-end of this section of Armstrong Street, including swept-path analysis showing access is functional.
6. Payment of the current year's property taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements.
7. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements, including (but not limited to) the following. All road works and behind-the-curb frontage improvements are to be completed at the cost of the Developer and to the satisfaction of the City before Occupancy Permit issuance:

Water Works:

- Using the OCP Model, there is 370.0 L/s of water available at a 20 psi residual at the Ash Street frontage and 217 L/s of water available at a 20 psi residual along the Armstrong Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- a) 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) Cut and cap at main the two existing water service connections and remove water meters on the Ash Street frontage.
 - iii) Install two new service connections complete with water meters per City standards on the Ash Street frontage to service Lot 1 and Lot 2.
 - iv) Install three new service connections complete with water meters per City standards on the Armstrong Street frontage to service Lot 3, Lot 4, and Lot 5.
 - v) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
 - b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- c) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Inspect all existing storm service connections near the Ash Street frontage. Reuse if in good condition to service Lot 1 and Lot 2.
 - iii) Install three new storm service connections complete with inspection chambers near the Armstrong Street frontage to service Lot 3, Lot 4, and Lot 5.
- d) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

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

- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Inspect the two existing sanitary sewer service connections near the West property line of Lot 1 and Lot 2. Reuse if in good condition to service Lot 1 and Lot 2.
 - iii) Install three new sanitary sewer service connections complete with inspection chamber near the Armstrong Street frontage to service Lot 1, Lot 2, and Lot 3.
- f) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

- g) At Developer's cost, the Developer is required to:
- i) Review street lighting levels along all road and lane frontages, and upgrade as required.
 - ii) Replace the Hydro lease light on Ash Street with a new City street light, and provide street lighting conduit along the development frontage.
 - iii) Provide Type 1 decorative luminaire poles with Powder Coated TX Gloss Black RAL 9005 along the development's new Armstrong Street frontage.

General Items:

- h) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements:

A. Frontage Improvements (Armstrong Street)

The Developer is required to complete the following frontage improvements. The frontage works are to be consistent with the requirements included in the 7580 Ash Street Servicing Agreement (SA 20-913007).

1. Frontage improvements (cross-section): Across the subject site's entire Armstrong Street frontage, construct a new 1.5 m wide concrete sidewalk at the property line and a landscaped boulevard with street trees over the remaining width between the new sidewalk and the new west curb of Armstrong Street. The road widening is to include 5.9 m wide new pavement. A 9.0 m wide dedication is required to support these frontage improvements. The cross-section of the frontage improvements (west to east) is to include:
 - New east property line of the subject site.
 - 1.5 m wide concrete sidewalk.
 - 1.5 m wide landscaped boulevard with street trees.
 - 0.15 m wide curb.
 - 5.9 m wide pavement.
2. Road Works: The Developer is required to complete the following road works:
 - a) Road widening cross the subject site's frontage: Construct new 5.9 m wide pavement or adequate road widening to meet existing edge of pavement along the as-built east section of Armstrong Street. The road widening will require the removal of the retaining wall approximately along the centreline of the ultimate road width.
 - b) North end of road widening: Remove the 1.5 m deep gravel setback and no post concrete barriers. Back-fill this area with pavement per standards for overall road widening.
 - c) Road end treatments: At the south end of the road widening, install no-post concrete barriers setback 1.5 m from adjoining perimeter fence. Setback area is to have a gravel surface. Checker board sign (WA-8) is required.

B. Frontage Improvements (Ash Street)

The Developer is required to complete the following frontage improvements. The frontage works are to be consistent with the requirements included in the 7580 Ash Street Servicing Agreement (SA 20-913007).

1. Frontage improvements (cross-section): Across the subject site's entire Ash Street frontage, construct a new 1.75 m wide concrete sidewalk at the property line and a landscaped boulevard with street trees over the remaining width between the new sidewalk and the new east curb of Ash Street. The road works include

pavement widening between the new curb and existing edge of pavement. The cross-section of the frontage improvements (east to west) is to include:

- Subject site's west property line.
 - 1.75 m wide concrete sidewalk.
 - 3.1 m wide landscaped boulevard with street trees.
 - 0.15 m wide curb.
 - Road widening to meet existing edge of pavement.
2. Road Works: The Developer is required to complete the following road works:
- a) Road widening: Ash Street has a road right-of-way of 20.12 m. Design standards require a total pavement width of 8.5 m. The subject site's road works are to include widening the pavement between the new east curb of Ash Street and the existing edge of pavement.
- b) Frontage improvements (transition sections): The frontage improvements are to include the following transition sections to connect to the frontage treatments to the north and south neighbouring sites:
- Sidewalk/boulevard: The new sidewalk and boulevard are to meet those to be established at 7580 Ash Street to the north and transition to meet the existing frontage treatments at 7640 Ash Street to the south.
 - Road alignment: The curb line fronting the subject site is to meet that to be established at 7580 Ash Street to the north. To the south, the subject site's new curb is to transition to meet the existing edge of pavement (20:1 taper ratio).
3. Driveway closures/backfills/re-construction:
- a) All existing driveways along the subject site's Ash Street frontage are to be closed permanently. 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 under Item D (1) above.
- b) One new vehicle driveway is to be provided for each subdivided properties (Lots 1/2). The new driveways are to be constructed per City design standards. Refer to Item F below for details.
4. 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.
5. Engineering requirements: Consult Engineering on lighting and other utility requirements as part of the frontage works.

C. Vehicular Access

1. Driveway locations:
- Vehicular access to the proposed eastern lots (Lots 3/4/5) and to the western lots (Lots 1/2) are to be via the subject site's Armstrong Street and Ash Street frontages respectively. Each subdivided lot is to have its own driveway.
 - Driveways are to be paired if possible to optimize on-street parking spaces, i.e. Lots (4/5). The driveway for Lot 3 is to be placed at the northern end of the subject site.
2. Driveway design:
- Per Bylaw 7222, the following design standards are to be met:
 - Minimum 1.65 m separation between the top of driveway letdown to the closest common property line with the immediate neighbouring site.
 - The width of each driveway is to be set at 4.0 m maximum at the property line.
 - 0.9 m wide flares (at the curb) both sides of the 4.0 m wide letdown.
- ii) Coordinate with BC Hydro, Telus and other private communication service providers:
- (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
- iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic

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

- BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- iv) 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.
- v) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
- (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- vi) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10126 (RZ 19-853820)
7600 and 7620 Ash Street**

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 **“SINGLE DETACHED (RS2/E)”**.

That area shown as block “A” on “Schedule A attached to and forming part of Bylaw No. 10126”.

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 **“SINGLE DETACHED (ZS14) – South McLennan (City Centre)”**.

That area shown as block “B” on “Schedule A attached to and forming part of Bylaw No. 10126”.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10126”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



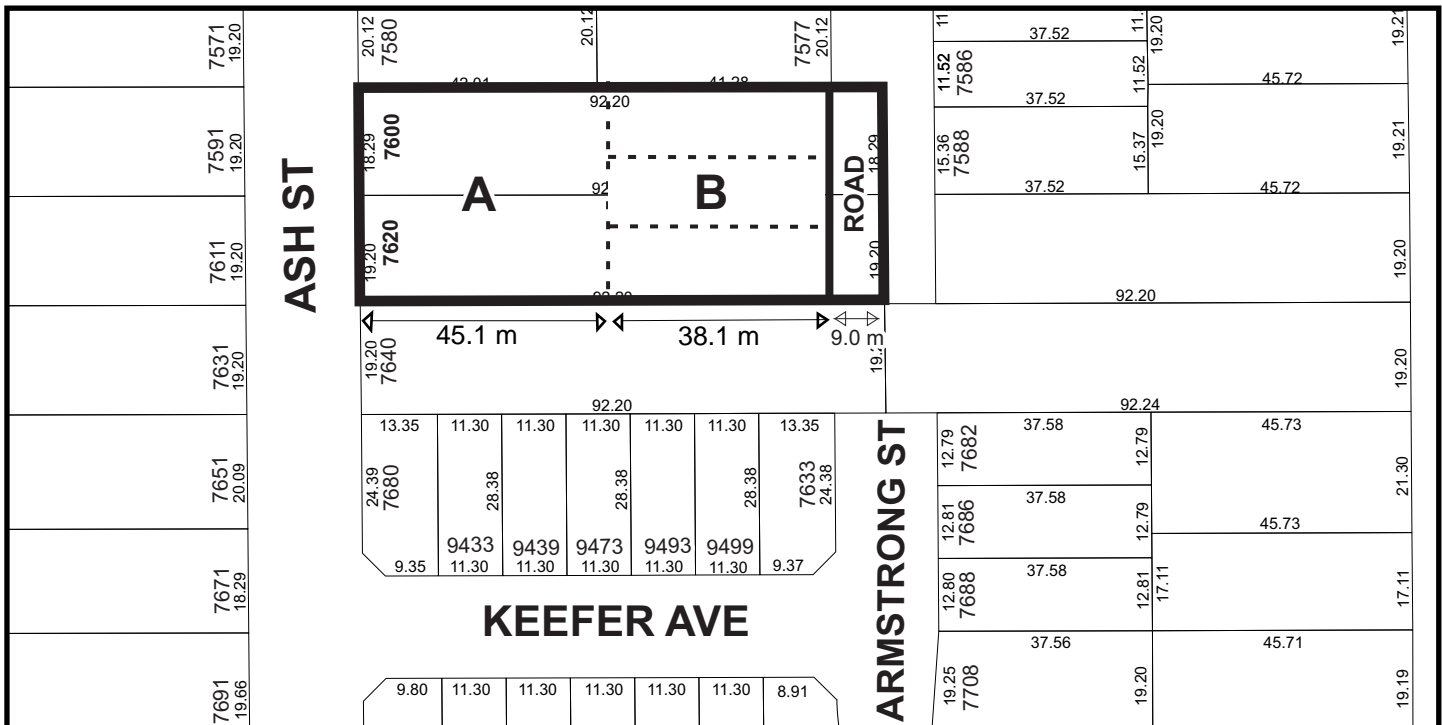
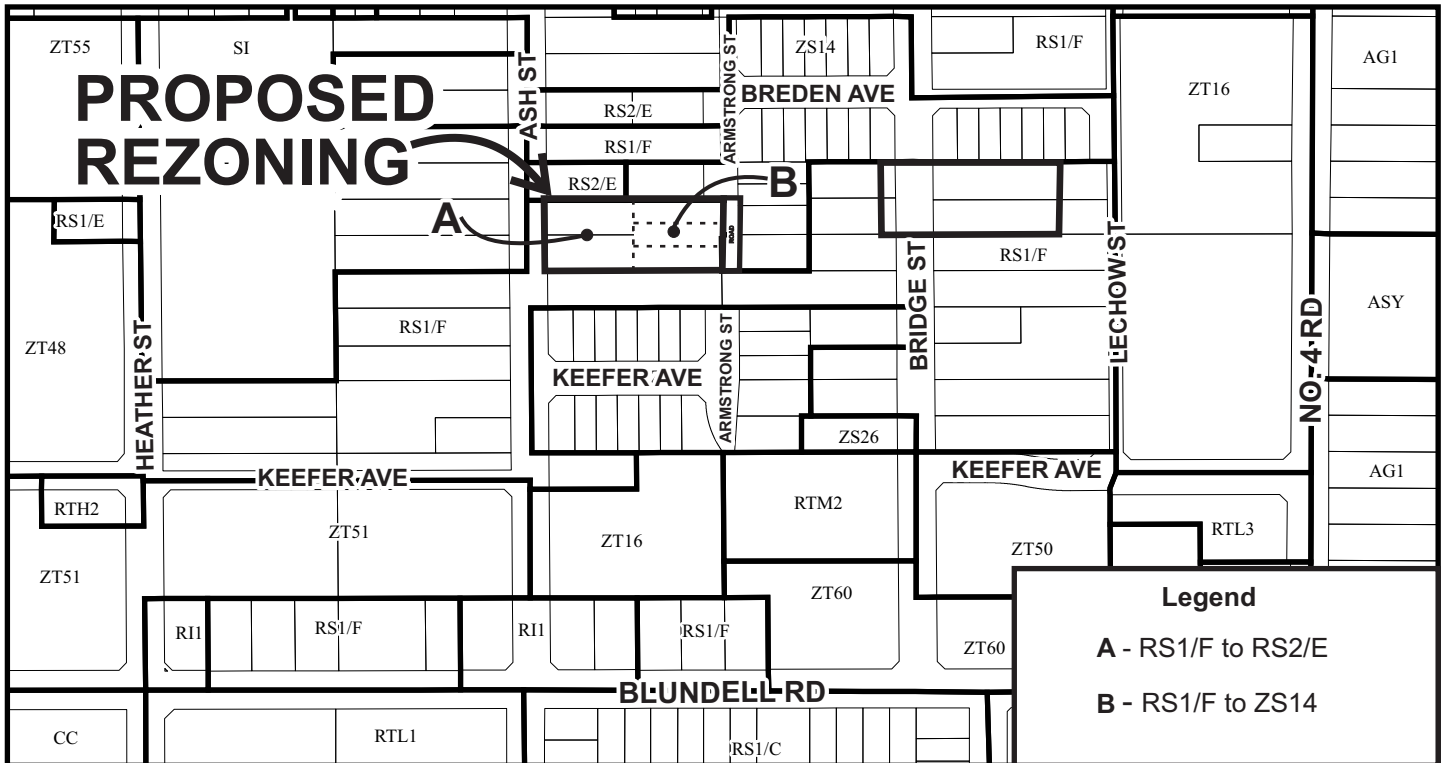
MAYOR

CORPORATE OFFICER



City of Richmond

"Schedule A attached to and forming part of Bylaw No. 10126"



RZ 19-853820

Original Date: 04/15/19

Revision Date: 07/21/22

Note: Dimensions are in METRES



To: Planning Committee

Date: August 22, 2022

From: Wayne Craig
Director, Development

File: AG 22-007162

Re: Application by Grootendorst's Flowerland Nursery Ltd. for an Agricultural Land Reserve Non-Adhering Residential Use at 15140 Westminster Highway

Staff Recommendation

That the application by Grootendorst's Flowerland Nursery Ltd. for an Agricultural Land Reserve Non-Adhering Residential Use to allow an addition to an existing single-family dwelling at 15140 Westminster Highway for the purpose of accommodating accessibility features be forwarded to the Agricultural Land Commission.

Wayne Craig
Director, Development

WC:sds
Att. 5

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Grootendorst's Flowerland Nursery Ltd. has submitted an Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) application to allow an addition to an existing single-family dwelling at 15140 Westminster Highway for the purpose of accommodating accessibility features. A location map and aerial photograph are provided in Attachment 1. The subject property is currently occupied by a principal single-family dwelling, additional single-family dwelling (the subject of this application), and an active farming operation.

Background

The existing principal dwelling (304.1 m² (3,273 ft²)) and additional dwelling (256.9 m² (2,765 ft²)) on the subject site were constructed in the 1980s when the City's Zoning Bylaw allowed additional dwellings on agriculturally zoned lots based on lot area. The existing additional dwelling, which is the subject of this application, is considered non-conforming, as the current "Agriculture (AG1)" zone permits a maximum one dwelling per lot.

The existing additional dwelling also exceeds the current 90 m² (968 ft²) maximum size limit identified in the Agricultural Land Reserve (ALR) Use Regulation. An ALR Non-Adhering Residential Use (NARU) application is required for requests for residential uses in excess of those residential uses permitted. This includes applications to alter existing residences that exceed the current requirements.

In order to allow the proposed addition (64.0 m² (689 ft²)) to the additional dwelling for the purpose of accommodating accessibility features, an ALR NARU application is required to be considered by Council and the ALC. As per the *Agricultural Land Commission Act* (ALCA), an ALR NARU application may not proceed to the ALC unless authorized by a resolution of the local government. Should Council and the ALC approve the subject ALR NARU application, a subsequent rezoning application would also be required to permit a secondary dwelling to facilitate the proposed addition.

Findings of Fact

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

Surrounding Development

- | | |
|---------------------|---|
| To the North: | Across Westminster Highway, an active farming operation on a property zoned "Agriculture (AG1)" and located in the Agricultural Land Reserve (ALR). |
| To the South: | Across the Granville Avenue unopened road allowance, an active landfill operation on a property zoned "Agriculture (AG1)" and located in the ALR, operating under previous ALR non-farm use approvals from Council and the ALC (AG 14-654361 / AG 19-863866). |
| To the East & West: | Active farming operations on properties zoned "Agriculture (AG1)" and located in the ALR. |

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Agriculture (AGR)”, which comprises of those areas of the City where the principal use is agriculture and food production, but may also include other uses as permitted under the *Agricultural Land Commission Act* (ALCA). The proposal is consistent with this designation.

OCP policy includes limiting the number of dwelling units to one on lots within the ALR and any proposal for additional dwelling units require approval from both Council and the ALC.

Floodplain Management Implementation Strategy

The proposed addition complies with the exemption provisions in the Flood Plain Designation and Protection Bylaw 8204, as the addition would increase the size of the existing additional dwelling by less than 25%.

Riparian Management Area & Environmentally Sensitive Area Designation

The property contains a small portion of Riparian Management Area (RMA) & Environmentally Sensitive Area (ESA) designation at the rear of the property. No impact to the RMA or ESA is proposed as part of this application.

Food Security and Agricultural Advisory Committee

The proposal was reviewed and supported by the Food Security and Agricultural Advisory Committee (FSAAC) at its meeting held on July 7, 2022. An excerpt from the July 7, 2022 FSAAC meeting minutes is provided in Attachment 3.

Analysis

Proposal

The purpose of the Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) application is to allow a 64.0 m² (689 ft²) addition to the existing 256.9 m² (2,765 ft²) additional dwelling for the purpose of accommodating accessibility features. The subject site is approximately 40 acres (16 hectares), has farm status as per BC Assessment, and is actively farmed (nursery, including shrubs, trees, plants, vegetables, and ornamental flowers). The applicant has indicated that the associated farm operation has operated in Richmond since 1953 and was incorporated in 1970. In addition to the subject site, the farm operation also farms 6360 No. 7 Road, an additional 9.1 acres (3.7 hectares). The farm operation currently includes 18 full-time farm workers and 5 seasonal farm workers. The proposed addition would not impact the current farm operation as it is located within the existing farm home plate. In addition, no changes are proposed to the existing site access or septic system.

The additional dwelling is occupied by the head grower of the farm operation and son of the property owner. Responsibilities include ordering cuttings, seeds, pots, containers, overseeing watering, fertilizing, time schedules, writing invoices, and general assistance for customers. The

occupant of the additional dwelling was involved in an accident in 2020 and now requires a wheelchair. The purpose of the proposed addition is to incorporate accessibility features into the existing additional dwelling in order for the occupant to continue living in the dwelling and supporting the farm's operations. The applicant's statement is provided in Attachment 4.

The applicant has provided plans demonstrating that the intent of the proposed addition is solely to accommodate a variety of accessibility features, including wheelchair maneuverability (clearances and turning radiuses), space for physical therapy equipment, and storage for different types of wheelchairs. The City's Accessibility Coordinator has reviewed the plans and deemed it reasonable based on current established accessibility standards. The proposed plans are provided in Attachment 5.

Non-Adhering Residential Use

Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) applications are requests for residential uses and permissions in excess of those permitted by the *Agricultural Land Commission Act* (ALCA) or its regulations. This includes applications to alter existing residences that exceed the current requirements.

The current ALR Use Regulation permits a small secondary dwelling based on lot size. In this case, an additional residence with a total floor area of 90 m² (968 ft²) would be permitted under the Regulation. In addition, the Regulation allows local governments to further regulate or prohibit additional residences. As per the City's current "Agriculture (AG1)" zone, a maximum one dwelling is permitted per lot (additional dwellings are not permitted). The existing additional dwelling on the subject site exceeds the requirements contained in both the ALR Use Regulation and Zoning Bylaw 8500.

Zoning

As per the City's current "Agriculture (AG1)" zone, a maximum one dwelling is permitted per lot. The existing additional dwelling on the site is approximately 256.9 m² (2,765 ft²) and the proposed addition is 64.0 m² (689 ft²), for a total of 320.9 m² (3,454 ft²). The existing principal dwelling is 304.1 m² (3,273 ft²) and is occupied by the property owner. The existing principal dwelling and additional dwelling on the subject site were constructed in the 1980s when the City's Zoning Bylaw allowed additional dwellings on agriculturally zoned lots based on lot size, and is considered non-conforming.

In addition, the existing additional dwelling was constructed prior to the adoption of farm home plate area, farm home plate setback, single-detached housing maximum setback from a public road, and farm house footprint requirements contained in the "Agriculture (AG1)" zone. The table below provides an analysis comparing current bylaw requirements and the proposal.

	Bylaw Requirement (AG1)	Proposal
Residential Density:	Max. one dwelling unit per lot	Principal dwelling and additional dwelling (existing)
Farm Home Plate Area:	Max. 1,000 m ²	Approx. 3,500 m ² (existing)
Setback – Farm Home Plate:	Max. 75 m	85 m (existing)

Setback – Single-Detached Housing Building:	Max. 50 m	62 m (existing), 68 m (proposed)
Farm House Footprint	Max. 60%	100% (existing)

Should Council and the ALC approve the subject ALR NARU application, a subsequent rezoning application would also be required to be considered by Council to allow the proposed addition. As part of the rezoning application, a legal agreement will be required to ensure non-stratification and limiting the occupancy of the additional dwelling to farm labour or immediate family only.

Financial Impact

None.

Conclusion

Grootendorst's Flowerland Nursery Ltd. has submitted an Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) application to allow an addition to an existing single-family dwelling at 15140 Westminster Highway for the purpose of accommodating accessibility features.

It is recommended that the ALR NARU application be forwarded to the Agricultural Land Commission (ALC).



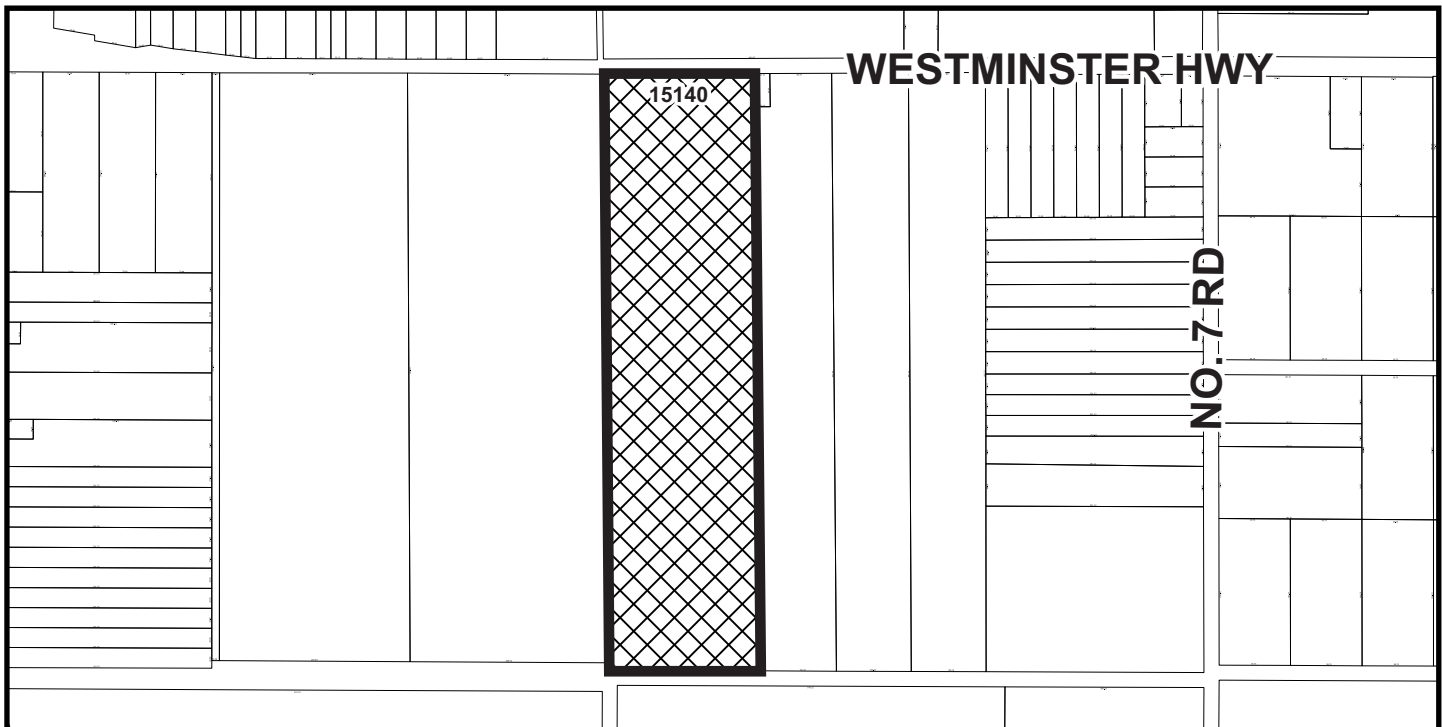
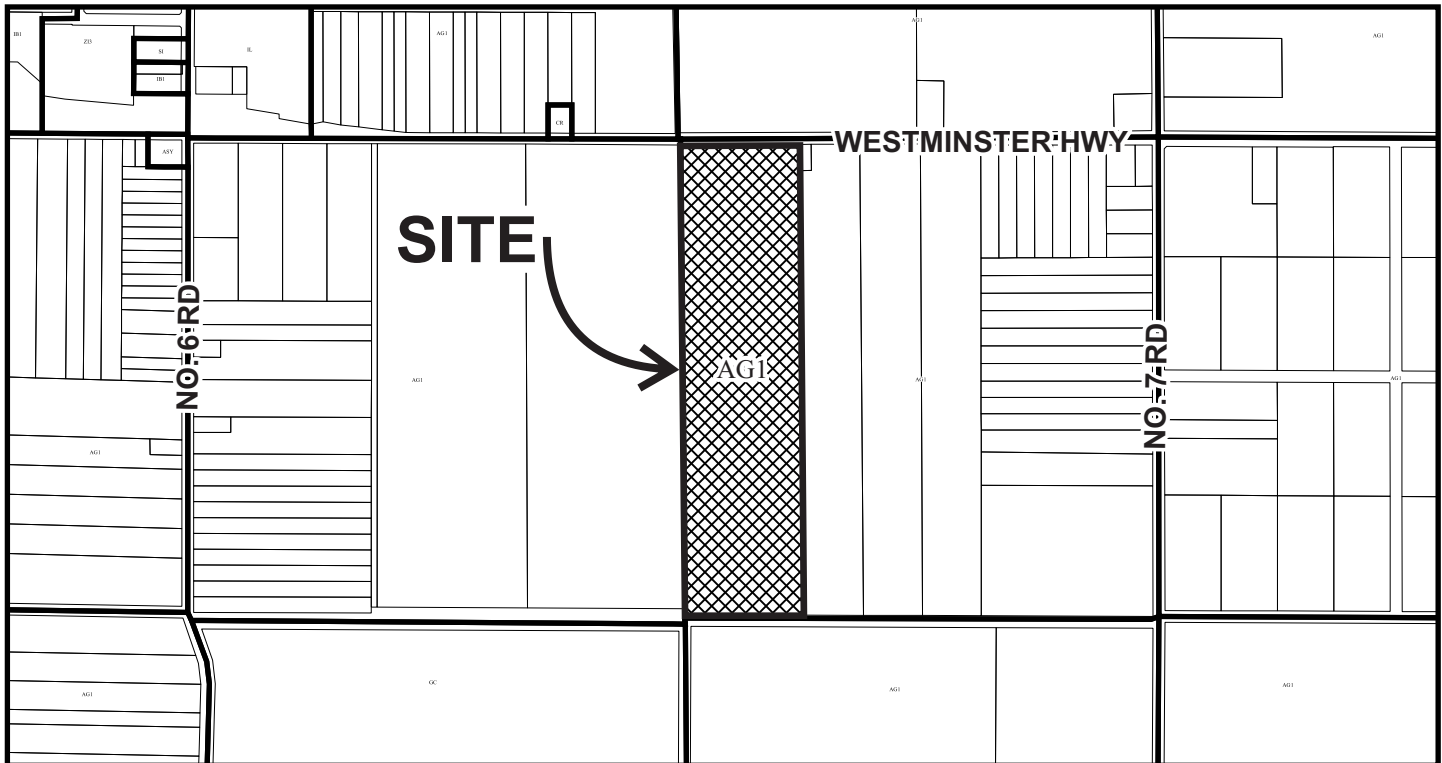
Steven De Sousa
Planner 2

SDS:cas

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Excerpt from the July 7, 2022 FSAAC Meeting Minutes
- Attachment 4: Applicant's Statement
- Attachment 5: Conceptual Development Plan



City of
Richmond



AG 22-007162

Original Date: 02/08/22

Revision Date:

Note: Dimensions are in METRES



City of Richmond



AG 22-007162

Original Date: 02/08/22

Revision Date:

Note: Dimensions are in METRES

**AG 22-007162****Attachment 2**Address: 15140 Westminster HighwayApplicant: Grootendorst's Flowerland Nursery Ltd.Planning Area(s): East Richmond

	Existing	Proposed
Owner:	Grootendorst's Flowerland Nursery Ltd.	No change
Site Size:	40 acres (16 hectares)	No change
Land Uses:	Single-family residential and agriculture	No change
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture (AG1)	Allow an addition to an existing secondary dwelling
Number of Units:	2	No change

	Bylaw Requirement	Proposed*
Residential Density:	Max. one dwelling unit per lot	Principal dwelling and secondary dwelling (existing)
Floor Area Ratio:	Max. 400 m ² (4,305 ft ²)	Principal dwelling (existing): 304.1 m ² (3,273 ft ²) Secondary dwelling (existing): 256.9 m ² (2,765 ft ²) Addition to secondary dwelling (proposed): 64.0 m ² (689 ft ²)
Farm Home Plate Area:	Max. 1,000 m ² (10,763 ft ²)	Approx. 3,500 m ² (37,674 ft ²) (existing)
Setback – Farm Home Plate:	Max. 75 m	85 m (existing)
Setback – Single Detached Housing Building:	Max. 50 m	Secondary dwelling (existing): 62 m Addition to secondary dwelling (proposed): 68 m
Setback – Front Yard:	Min. 6.0 m	Complies
Setback – Side Yard:	Min. 6.0 m	Complies
Setback – Rear Yard:	Min. 10.0 m	Complies
Farm House Footprint:	Max. 60%	Secondary dwelling (existing): 100%
Height:	Max. 9.0 m (2 storeys)	Secondary dwelling (existing): 1 storey

*Note: Should Council and the ALC approve the subject ALR NARU application, a subsequent rezoning application would also be required to be considered by Council to allow the proposed addition.

**Excerpt from the Meeting Minutes of the
Food Security and Agricultural Advisory Committee (FSAAC)**

**Thursday, July 7, 2022 – 7:00 p.m.
Webex**

ALR Non-Adhering Residential Use Application – 15140 Westminster Highway

Steven De Sousa, Planner 2, introduced the ALR Non-Adhering Residential Use Application and provided the following comments:

- ALR Non-Adhering Residential Use applications are required for residential uses in excess of those residential uses permitted by the ALR Regulations, including alterations to existing residences that exceed the current requirements;
- The subject property contains an existing principal dwelling and additional dwelling, both built when the Zoning Bylaw and ALR Regulations allowed additional dwellings based on lot size;
- In order to allow the proposed addition to the existing additional dwelling, an ALR Non-Adhering Residential Use Application is required to be approved by Council and the ALC. Should Council and the ALC approve the application, a subsequent rezoning application would be also be required;
- The occupant of the additional dwelling is the head grower of the farm operation and now requires a wheelchair due to an accident in 2020. The applicant has provided plans demonstrating the intent to accommodate accessibility features into the existing additional dwelling. The City's Accessibility Coordinator has reviewed the plans and deemed it reasonable based on established accessibility standards; and
- The existing additional dwelling was constructed prior to the adoption of farm home plate area, farm home plate setback, single-detached housing setback, and farm house footprint requirements. The existing additional dwelling is considered non-conforming based on these current requirements.

The applicant provided the following additional information:

- Due to an accident in 2020, the occupant of the additional dwelling now requires a wheelchair;
- The proposed addition to the additional dwelling is required in order for the space to be accessible, including wheelchair maneuverability, space for physical therapy equipment, and storage for different types of wheelchairs; and
- The occupant of the additional dwelling is taking over the farm operation and requires a place to live on the farm.

The Committee expressed support for the proposal and acknowledged the applicant's needs to accommodate the proposed accessibility features.

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee support the ALR Non-Adhering Residential Use Application at 15140 Westminster Highway (AG 22-007162).

Carried Unanimously

Proposal

What is the purpose of the proposal?

The purpose of the proposal is to add several feet to an existing farm house in order to make it handicap accessible so that Andre Grootendorst , who, is the primary resident of this house, able to move back home.

Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

Andre Grootendorst (the person who lives in this home) was in a bus which crashed at the Columbia icefields by Jasper July 18, 2020. He suffered multiple injuries which left him paralyzed. A T7 complete spinal injury. He spent 3 months in hospitals and more than a year recuperating at his parents home.. Andre would now like to be able to move back into his house , however he is confined to a wheelchair. Our goal in this application is to be able to make Andre's house wheelchair accessible and make it possible for him to live. This would include making handicap washrooms including showers, making his kitchen larger and replacing the cabinets for wheelchair accessibility and extending his family room several feet in order to accommodate his exercise equipment and for wheelchair maneuverability. Before his accident Andre was fully engaged in the operation of Grootendorst's Flowerland Nursery as head grower. He already is resuming part of his work and as he gets stronger would like to work full time at what he would be able to. He cannot do the same physical work, but will be able to do much needed leadership in planning, ordering, office, and customer service. Grootendorst' Flowerland Nursery has been a family run business in Richmond since 1953, Incorporated 1970. We operate on 50 acres of land, employ between 20 to 25 people. We fully appreciate the agricultural land reserve. We are only asking to add a few feet to a house so that Andre can continue to live in his house. We will not be using any more of the home plate that is already being used.

Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

Residence no. 1 (Andre's house) A 1 story rancher, 3 bedrooms. 194.9 sq. m living space with a 61.9 sq. m garage. Built in 1980
Residence no. 2 Split level , 278.7 sq. m with a 25.36 sq m. garage built in 1984

What is the total floor area of the proposed additional residence in square metres?

64.0 m²

Describe the rationale for the proposed location of the additional residence.

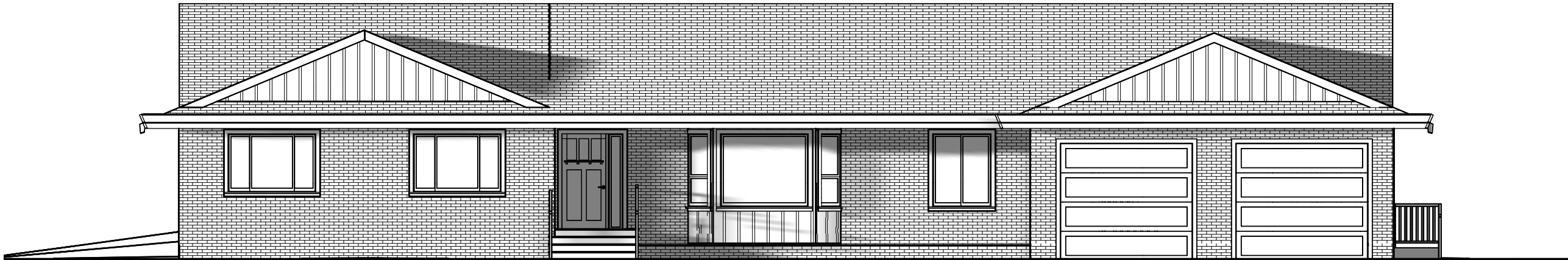
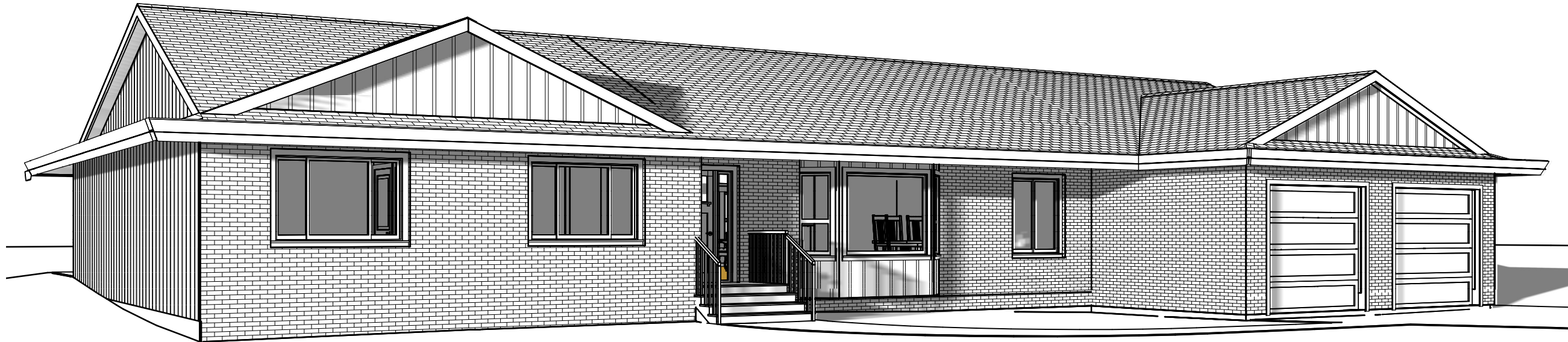
Would like to use the existing sundeck for the addition so we will not be using any agricultural land

What is the total area of infrastructure necessary to support the additional residence?

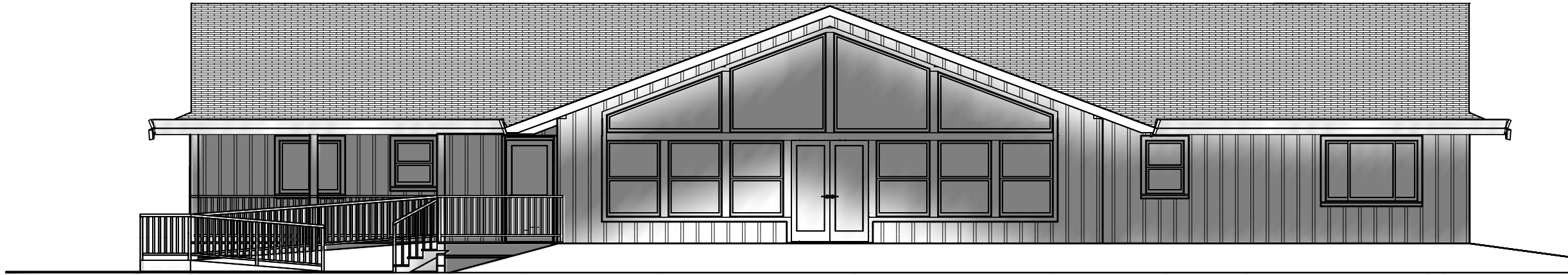
There will not be any extra infrastructure necessary except for a wheelchair ramp.

Do you need to import any fill to construct the additional residence or infrastructure?

No



Presentation Exterior Elevation Front 1/8 in = 1 ft



Presentation Exterior Elevation Back 1/8 in = 1 ft
PLN - 163

VANADE ENTERPRISES

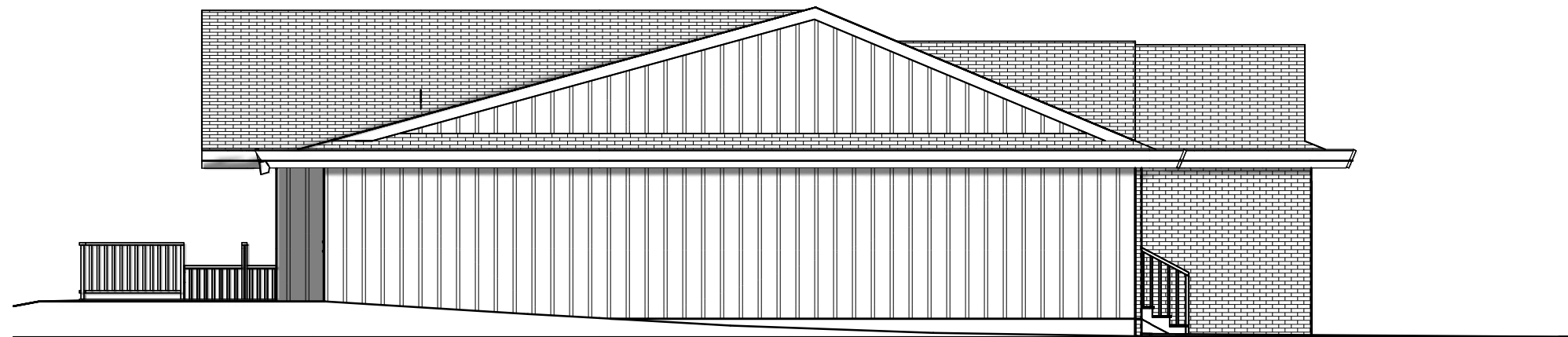
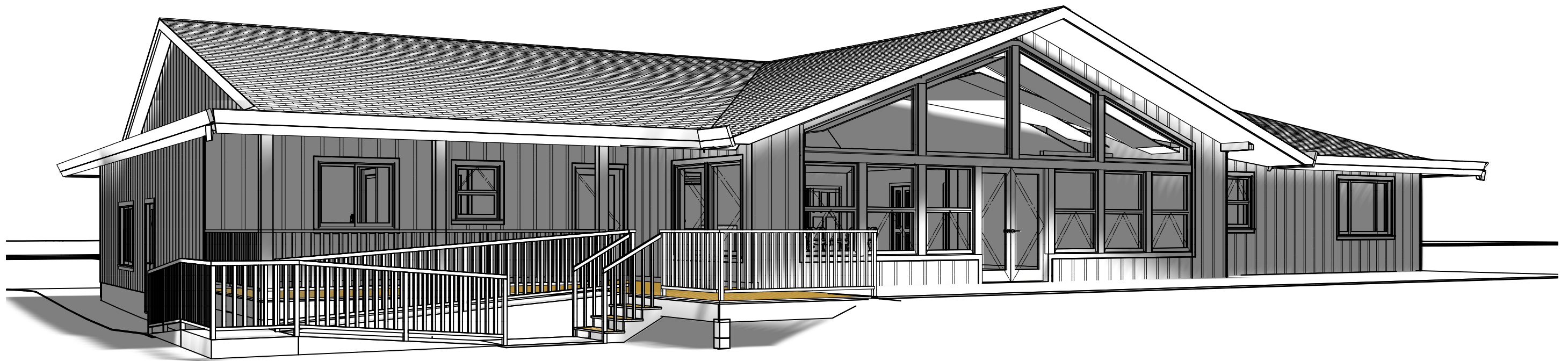
PROPOSED

		Revisions
Number	Date	Description

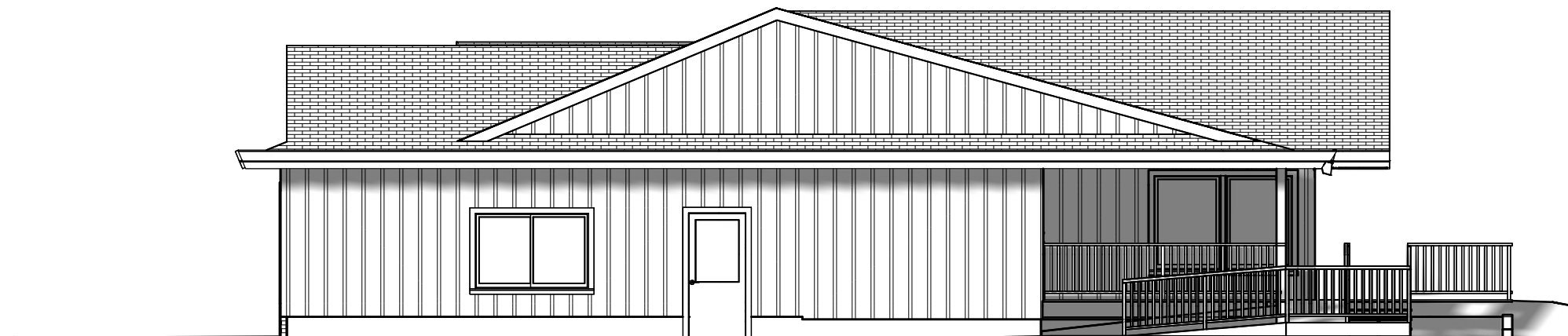
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DATE: 06-01-2022
FILE: Westminster Hwy 15140 14 11x17
PAGE: 1 of 4



Presentation Exterior Elevation Left 1/8 in = 1 ft



Presentation Exterior Elevation Right 1/8 in = 1 ft
PLN - 164

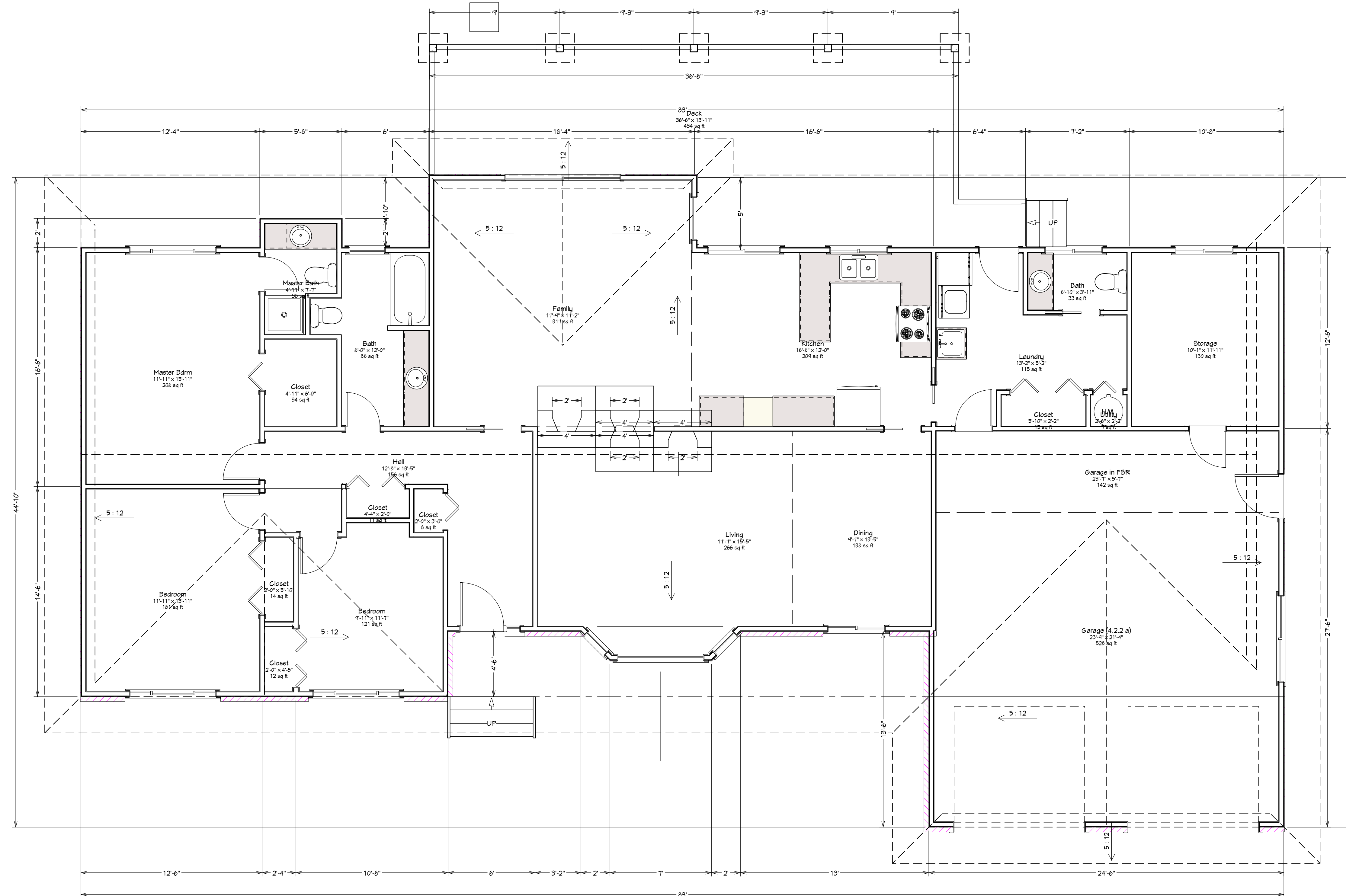
PROPOSED

Number	Date	Revisions
		Description

A2

DRAWN FOR:

DATE: 06-01-2022
FILE: Westminster Hwy 15140 14 11x17
PAGE: 2 of 4



Existing 1st Floor 1/4 in = 1 ft

PROPOSED
Renovation at 15140 Westminster Highway

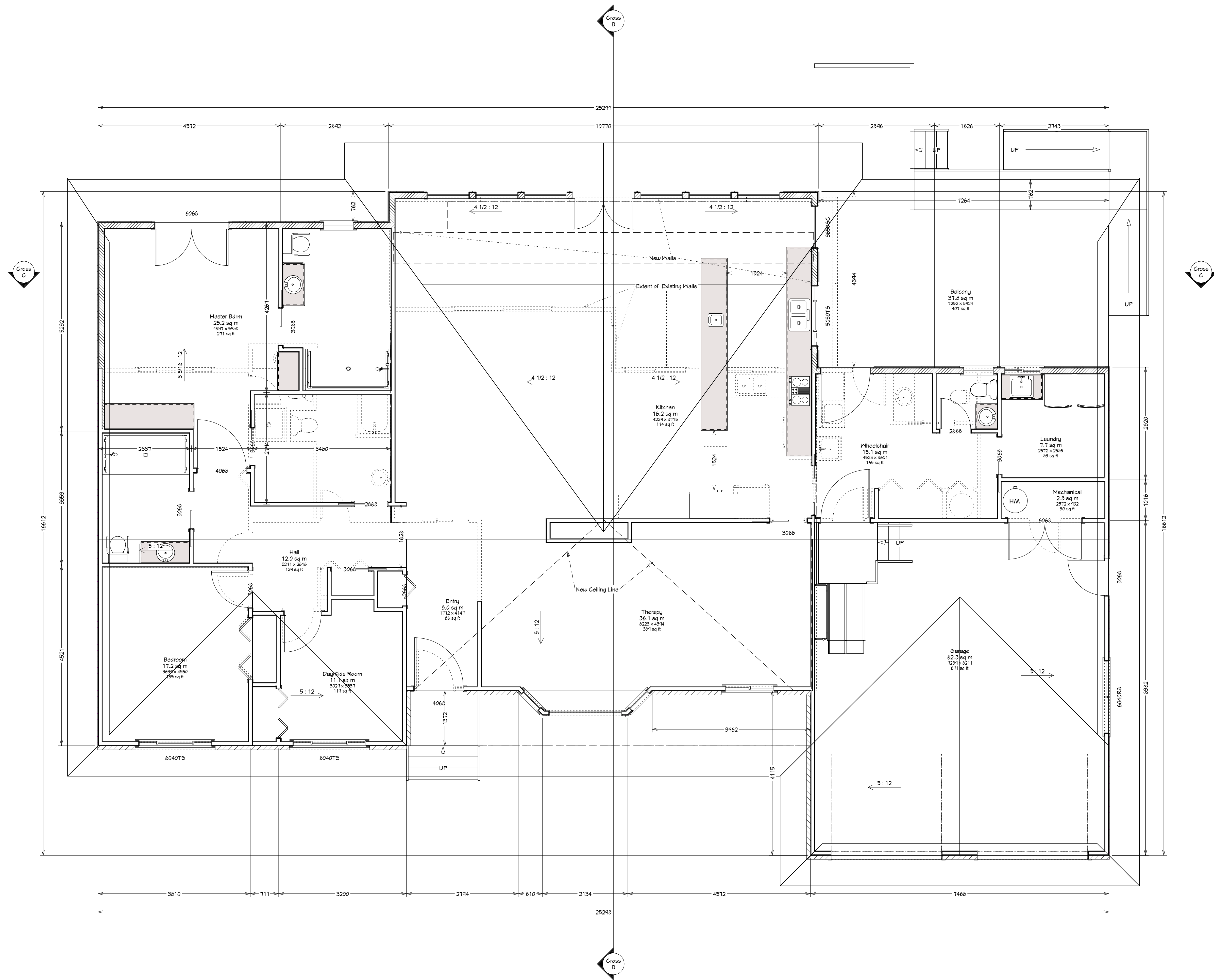
REVISIONS		
NUMBER	DATE	DESCRIPTION

Floorplan

A5

DRAWN FOR:

DATE: 06-01-2022
FILE: Westminster Hwy 15140 14 24x36
PAGE: 5 of 9



Proposed 1st Floor 1/4 in = 1 ft

All Plans and Construction To Conform To BC Building Code 2018
PLN - 166

PROPOSED
Renovation at 15140 Westminster Highway

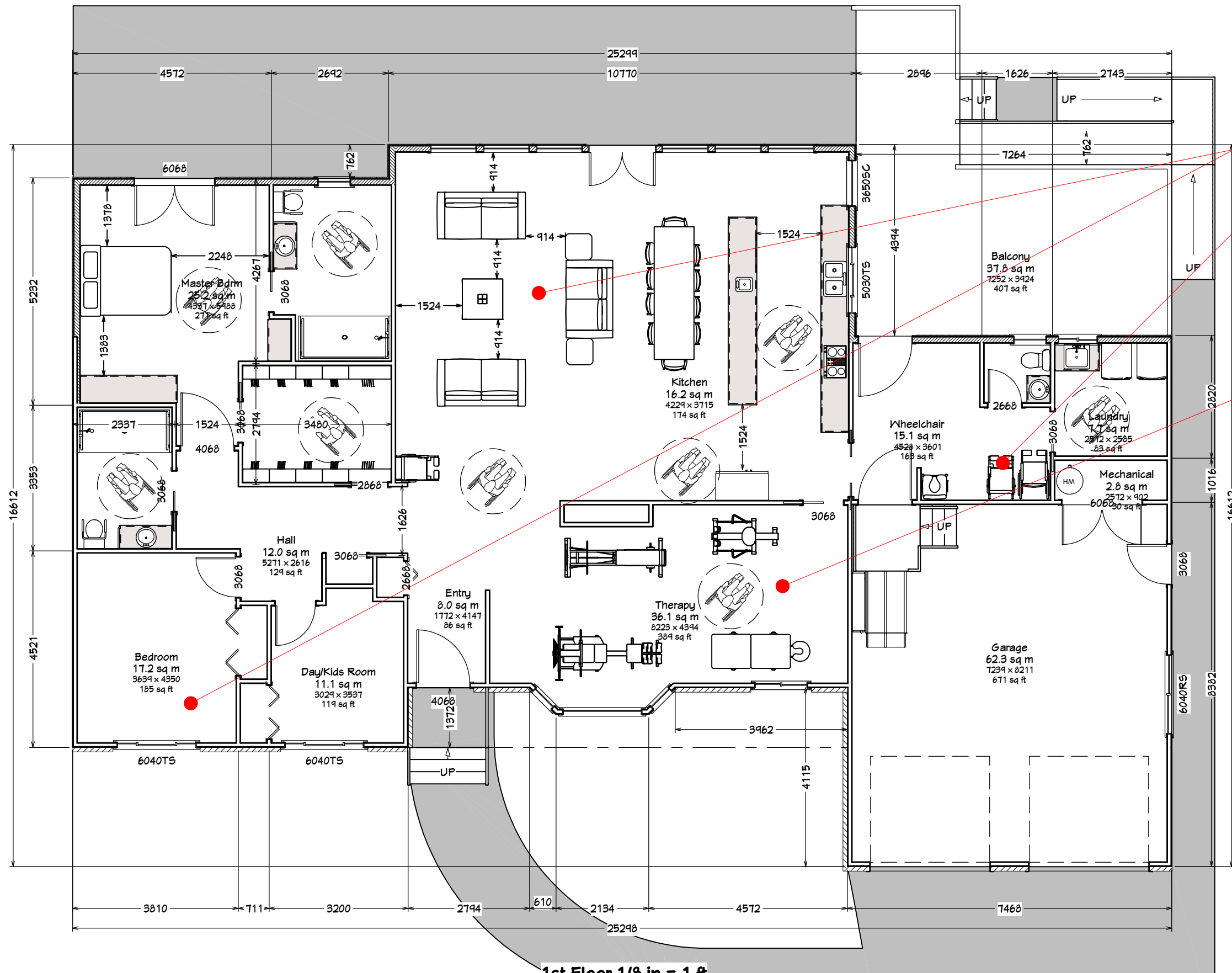
REVISIONS		
NUMBER	DATE	DESCRIPTION

Floorplan

A6

DRAWN FOR:

DATE: 06-01-2022
FILE: Westminster Hwy 15140 14 24x36
PAGE: 6 of 9



Notes

- Need room for roommate/caregiver
- All amenity and furniture needs room to transfer equivalent to another wheelchair
- Wheelchair parking needed
 - off-road chair
 - standing chair
 - second manual chair
 - commode
- All 36" doors except 48" doors
 - front door
 - covered deck
 - garage to wheelchair parking
 - master bedroom
- Workout/therapy equipment room

PROPOSED

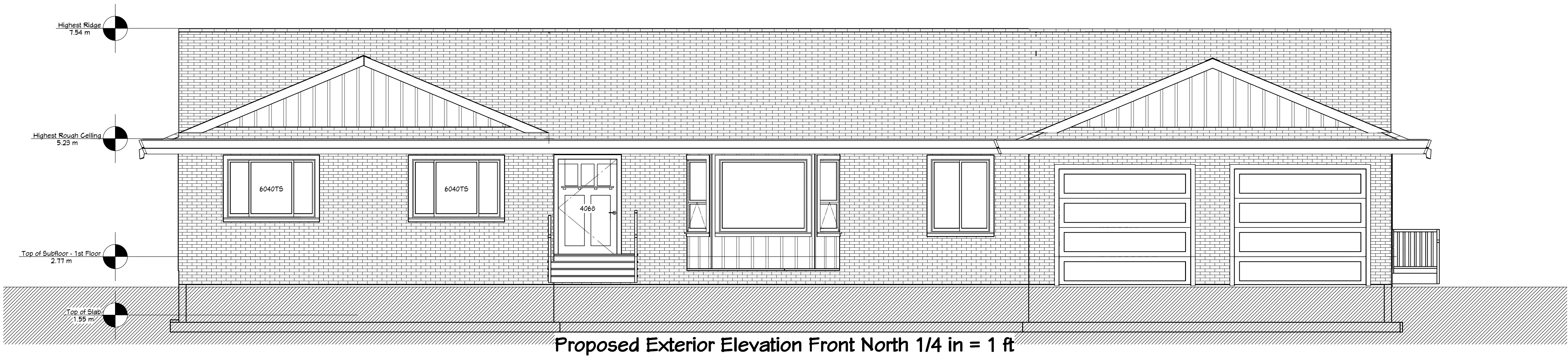
Revisions		
Number	Date	Description

Floor Plan

A3

DRAWN FOR:

DATE: 06-01-2022
FILE: Westminster Hwy 15140 14 11x17
PAGE: 3 of 4



PROPOSED
Renovation at 15140 Westminster Highway

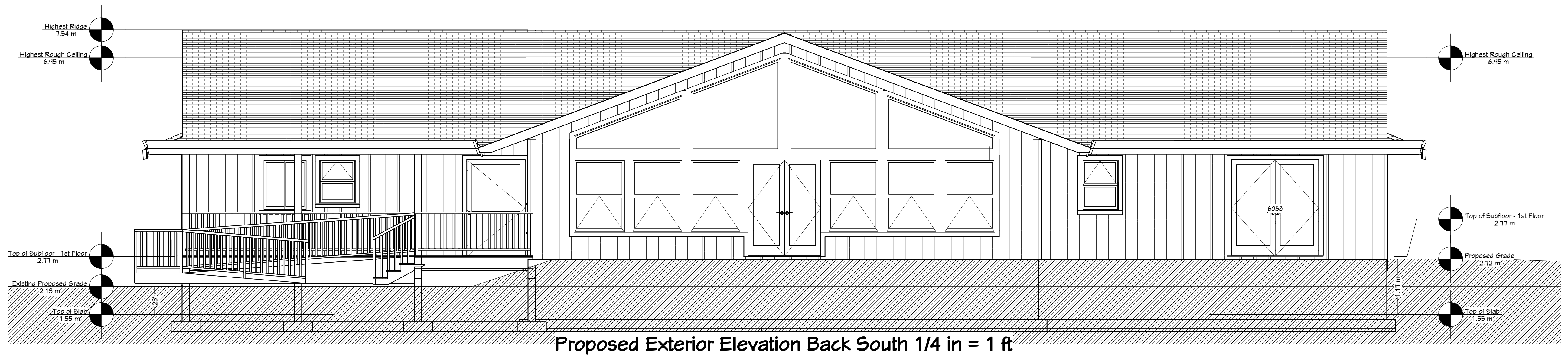
REVISIONS		
NUMBER	DATE	DESCRIPTION

Elevations

A1

DRAWN FOR:

DATE: 06-01-2022
FILE: Westminster Hwy 15140 14 24x36
PAGE: 1 of 9



PROPOSED
Renovation at 15140 Westminster Highway

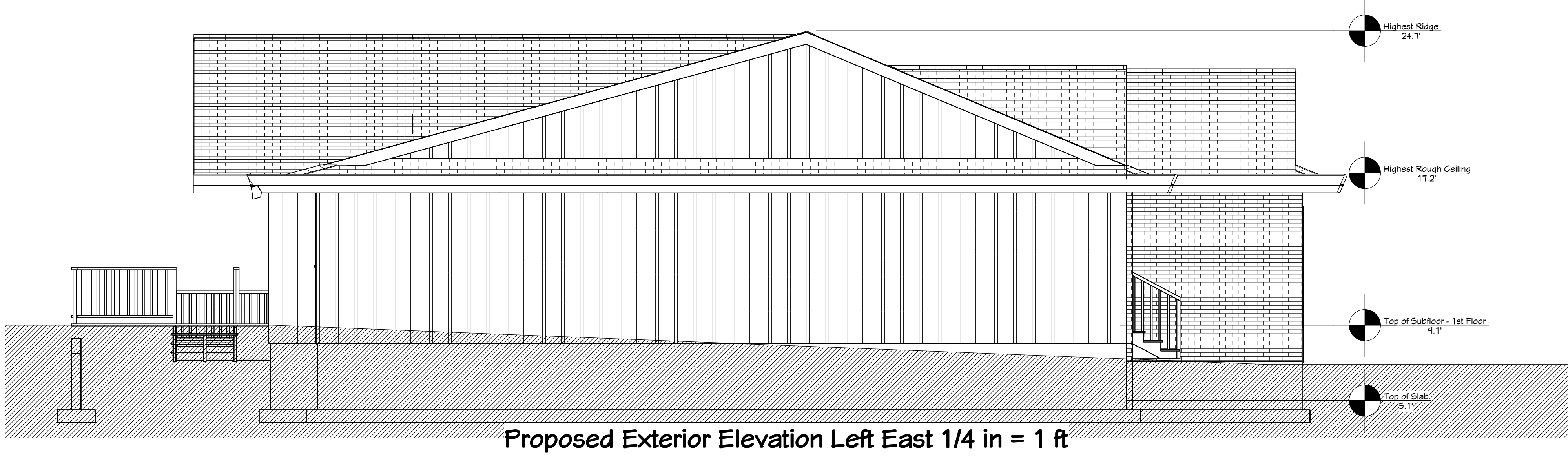
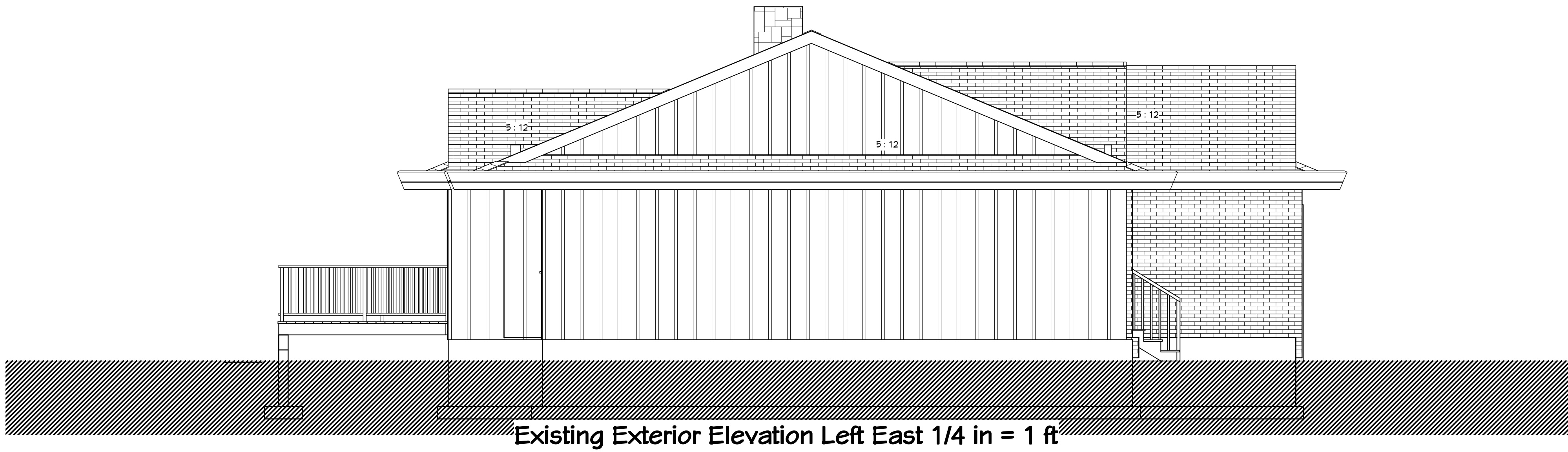
REVISIONS		
NUMBER	DATE	DESCRIPTION

Elevations

A2

DRAWN FOR:

DATE: 06-01-2022
FILE: Westminster Hwy 15140 14 24x36
PAGE: 2 of 4



PROPOSED
Renovation at 15140 Westminster Highway

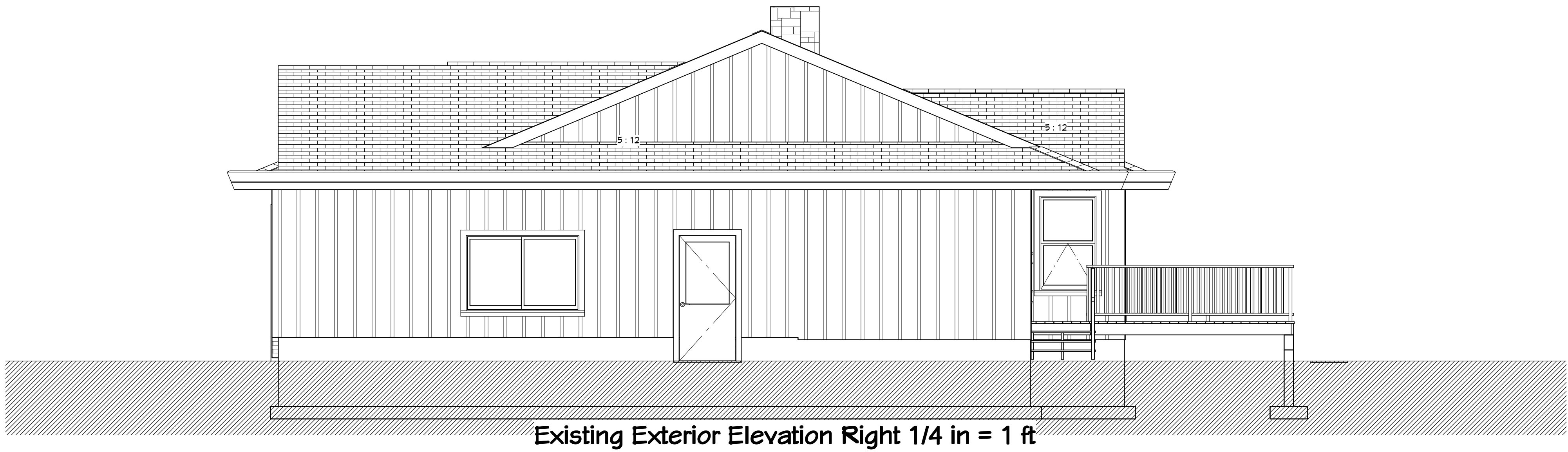
REVISIONS		
NUMBER	DATE	DESCRIPTION

Elevations

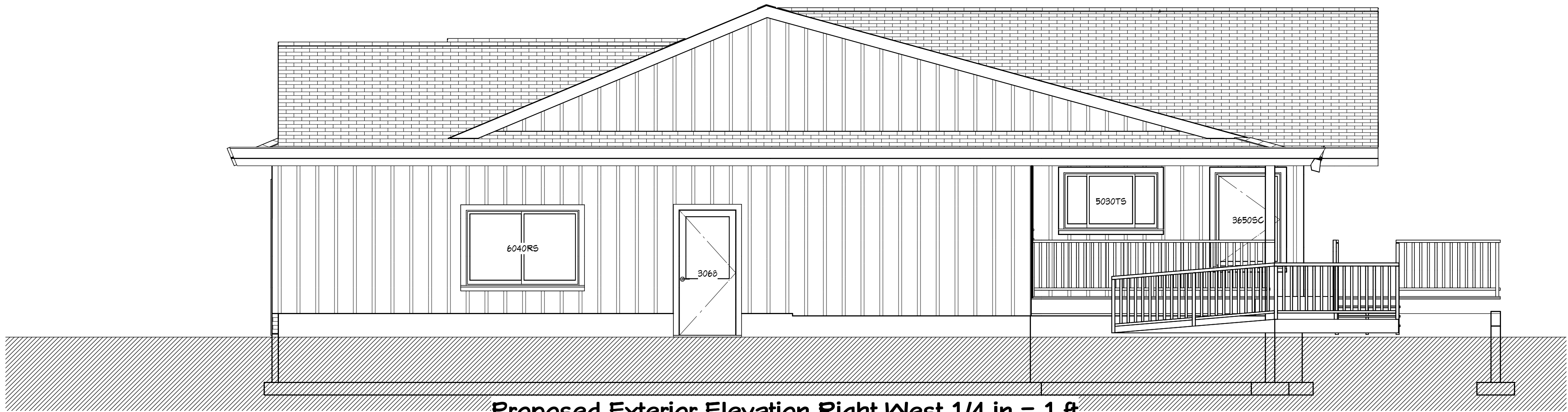
A3

DRAWN FOR:

DATE: 06-01-2022
FILE: Westminster Hwy 15140 14 24x36
PAGE: 3 of 4



Existing Exterior Elevation Right 1/4 in = 1 ft



Proposed Exterior Elevation Right West 1/4 in = 1 ft

PROPOSED
Renovation at 15140 Westminster Highway

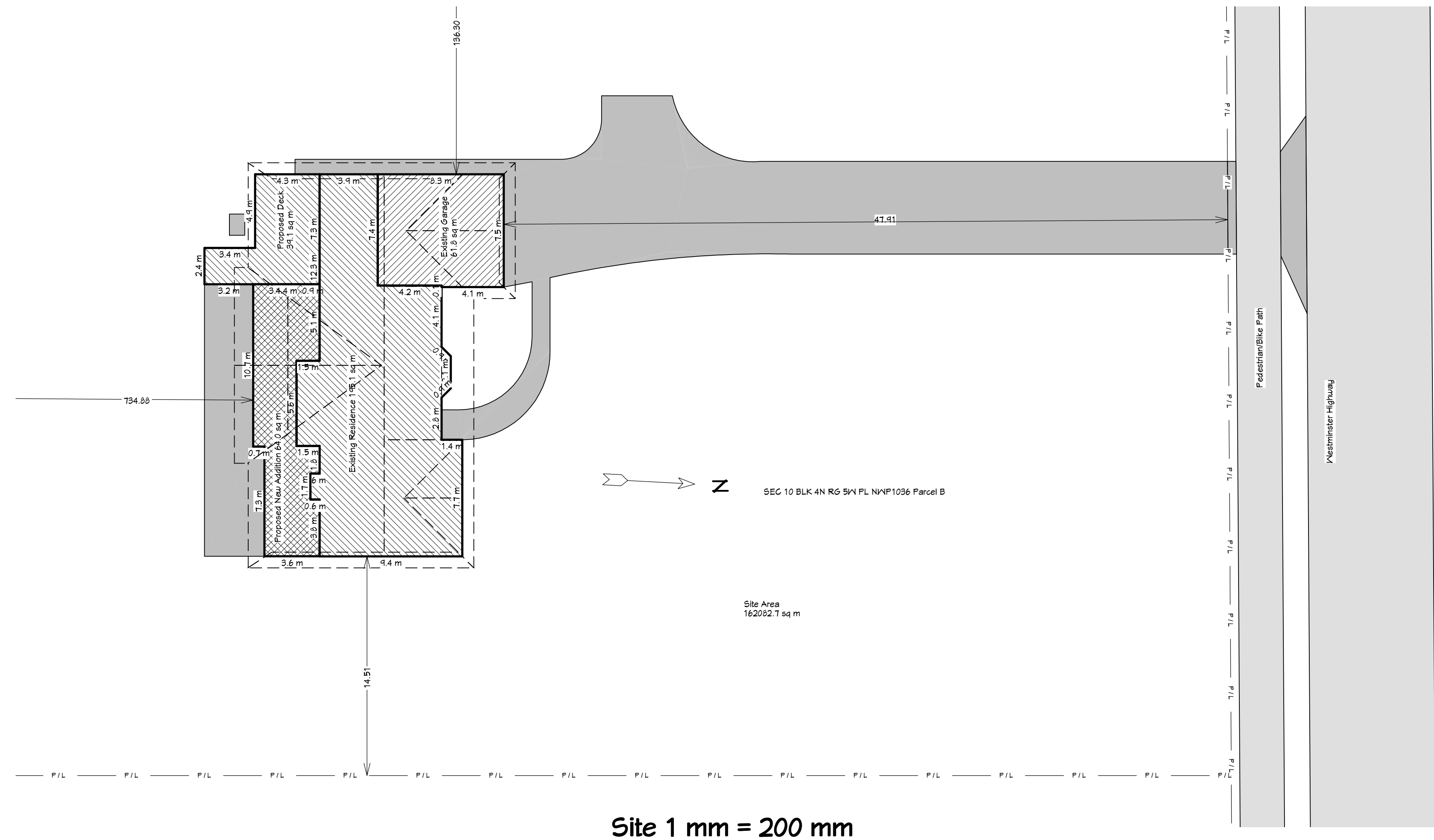
REVISIONS		
NUMBER	DATE	DESCRIPTION

Elevations

A4

DRAWN FOR:

DATE: 06-01-2022
FILE: Westminster Hwy 15140 14 24x36
PAGE: 4 of 9



Rooms		Rooms	
Gross Floor		Site Coverage	
Room Name	Area, Standard (sq ft)	Room Name	Area, Standard (sq ft)
Family	421	Family	421
Family	353	Family	353
Therapu	354	Therapu	354
Entri	56	Entri	56
Kitchen	114	Kitchen	114
Master Bdrn	211	Master Bdrn	211
Bedroom	195	Bedroom	195
Day/Kids Room	114	Day/Kids Room	114
Master Bath	129	Master Bath	129
Bath	106	Bath	106
Bath	25	Bath	25
Laundry	65	Wheelchair	163
Wheelchair	163	Laundry	65
Hall	124	Hall	124
Mechanical	30	Mechanical	30
Balcony	407	Balcony	407
Closet	54	Closet	54
Closet	14	Closet	14
Closet	12	Closet	12
Closet	4	Closet	4
Closet	6	Closet	6
Garage	611	Garage	611
Totals	3845	Totals	3845

Site Analysis		
Richmond AG 1	Area (Sq. ft.)	Area (Sq. m.)
Site Area	1,144,642	162,082.9

Allowed Site Coverage		
1%	17,446	1,620.8
Existing Residence	2,100	195.1
Garage	665	61.9
Proposed Addition	625	54.0
Proposed Deck	421	39.1
Proposed Site Coverage	3,811	360.0

Gross Floor		
400 sq m	4,306	400.0
Existing Residence	2,100	195.1
Garage	665	61.9
Proposed Addition	625	54.0
Gross Floor	3,454	320.9

Gross Floor Existing		
Existing Residence	2,100	195.1
Garage	665	61.9
	2,765	256.9

PROPOSED
Renovation at 15140 Westminister Highway

REVISIONS
NUMBER DATE DESCRIPTION

Site Plan

DRAWN FOR:

DATE: 06-01-2022
FILE: Westminister Hwy 15140 14 24x36
PAGE: 9 of 9

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