

## **Public Hearing Agenda**

Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

# Public Hearing Agenda Electronic Meeting

Monday, October 17, 2022 – 7 p.m.

Council Chambers, 1<sup>st</sup> Floor

Richmond City Hall

6911 No. 3 Road

Richmond, BC V6Y 2C1

## **OPENING STATEMENT**

#### **Page**

1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10126 (RZ 19-853820)

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

#### **PH-6**

#### See Page PH-6 for full report

**Location:** 7600 and 7620 Ash Street

**Applicant:** Randy Schuette and Updesh Johal

**Purpose:** To rezone the subject properties from the "Single Detached

(RS1/F)" zone to the "Single Detached (RS2/E)" zone and the "Single Detached (ZS14)" zone to permit the properties to be subdivided to create five lots with two fronting Ash Street and three fronting the proposed extension of

Armstrong Street.

First Reading: September 12, 2022

#### **Order of Business:**

1. Presentation from the applicant.

- 2. Acknowledgement of written submissions received by the City Clerk since first reading.
- 3. Submissions from the floor.

#### **Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10126.

2. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 10395 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10396 (RZ 21-932698)

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

#### PH-35

#### See Page PH-35 for full report

**Location:** 8880 Cook Road/8751 Citation Drive

**Applicant:** GBL Architects

Purpose of OCP Designation Amendment:

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.

Purpose of Zoning Amendment:

- 1. To 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;
- To amend the "Low Rise Apartment and Town Housing (ZLR32) – Brighouse Village (City Centre)" zone to remove all references to 8880 Cook Road/8751 Citation Drive;
- 3. To create the "Low Rise Rental Apartment (ZLR44) Brighouse Village (City Centre)" zone; and
- 4. To rezone 8880 Cook Road/8751 Citation Drive from the "Low Rise Apartment and Town Housing (ZLR32) Brighouse Village (City Centre)" zone to "Low Rise Rental Apartment (ZLR44) Brighouse Village (City Centre)" zone; in order to permit development of a 100% rental residential apartment development consisting of two six-storey buildings, containing approximately 338 units.

First Reading: September 12, 2022

#### **Order of Business:**

- 1. Presentation from the applicant.
- 2. Acknowledgement of written submissions received by the City Clerk since first reading.
- Submissions from the floor. 3.

#### **Council Consideration:**

- Action on second and third readings of Official Community Plan Bylaw 7100, Amendment Bylaw 10395.
- 2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10396.
- 3. OFFICIAL COMMUNITY PLAN BYLAW 9000, **AMENDMENT BYLAW ZONING BYLAW** 10407 **AND RICHMOND** 8500, **AMENDMENT BYLAW 10406 (RZ 21-931122)**

(File Ref. No. RZ 21-931122) (REDMS No. 6943918)

#### PH-143

See Page PH-143 for staff memorandum dated October 6, 2022

#### PH-157

See Page **PH-157** for full report

Location: 6071 Azure Road **Applicant:** 0923745 BC Ltd.

Purpose of **OCP** 

To redesignate the property from "Neighbourhood

Residential" to "Apartment Residential".

Designation Amendment:

Purpose of Zoning

To rezone the subject property from the "Low Density Townhouses (RTL1)" zone to a new "Low to Mid Rise Amendment: Apartment (ZLR45) - Thompson" zone, to permit

development of approximately 330 residential rental units in

two four-storey buildings and one six-storey building.

First Reading: September 26, 2022

#### **Order of Business:**

- 1. Presentation from the applicant.
- 2. Acknowledgement of written submissions received by the City Clerk since first reading.
- 3. Submissions from the floor.

#### **Council Consideration:**

- 1. Action on second and third readings of Official Community Plan Bylaw 9000, Amendment Bylaw 10407.
- 2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10406.
- 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10414 (RZ 19-864731)

(File Ref. No. RZ 19-864731) (REDMS No. 6715562)

#### PH-282

#### See Page PH-282 for full report

**Location:** 9100 Cambie Road **Applicant:** Pacific Land Group

**Purpose:** To rezone the subject property from "Gas & Service Stations"

(CG2)" to a new site-specific zone, "Gas Station Commercial (ZC50) – West Cambie", to permit a gas station, convenience

store and restaurant.

First Reading: September 26, 2022

#### **Order of Business:**

- 1. Presentation from the applicant.
- 2. Acknowledgement of written submissions received by the City Clerk since first reading.
- 3. Submissions from the floor.

#### **Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10414.

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## 5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9842

(File Ref. No. 01-0105-06-01) (REDMS No. 6250306)

#### **PH-308**

See Page PH-308 for full report

**Location:** City Wide

**Applicant:** City of Richmond

**Purpose:** To increase the notification area for a public hearing from

50 metres to 100 metres from the proposed development.

First Reading: September 26, 2022

#### **Order of Business:**

- 1. Presentation from the applicant.
- 2. Acknowledgement of written submissions received by the City Clerk since first reading.
- 3. Submissions from the floor.

#### **Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9842.

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# **Report to Committee**

To: Planning Committee Date: August 22, 2022

From: Wayne Craig File: RZ 19-853820

Director, Development

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	abla	be Erceg

#### **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 m<sup>2</sup> (5,920 ft<sup>2</sup>) minimum area) and along Armstrong Street (minimum 11.3 m (37 ft.) frontage and 320.0 m<sup>2</sup> (3,444 ft<sup>2</sup>) 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 m<sup>2</sup> in area and the proposed lots along Armstrong Street will be approximately 12 m wide and minimum 464 m<sup>2</sup> 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.
  - O 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.

- O 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.
- o 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):
  - o 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:
  - o 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 postconstruction 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

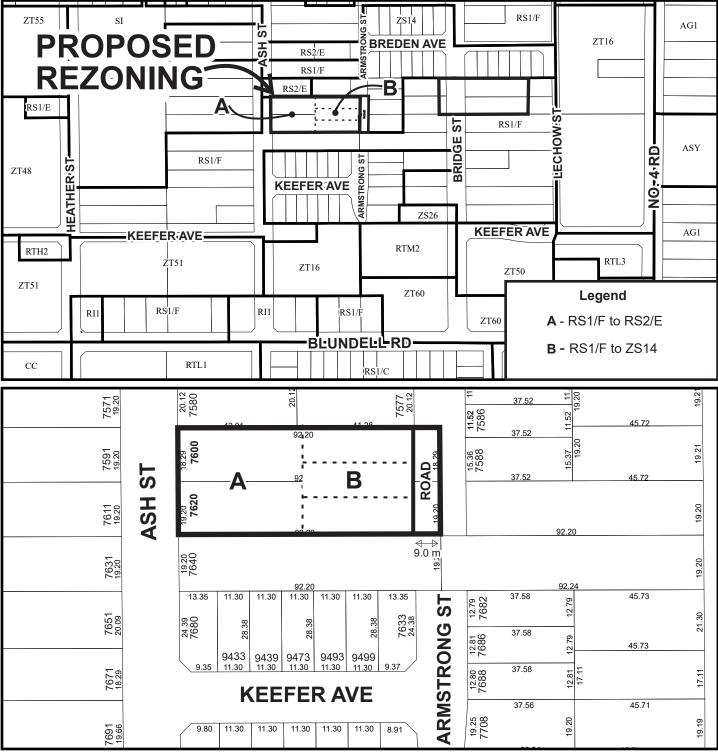
Attachment 5: 7640 Ash St – Neighbour Letter regarding development

Attachment 6: Conceptual Development Plan Attachment 7: Neighbouring Applications Map

Attachment 8: Tree Retention Plan

Attachment 9: Rezoning Considerations







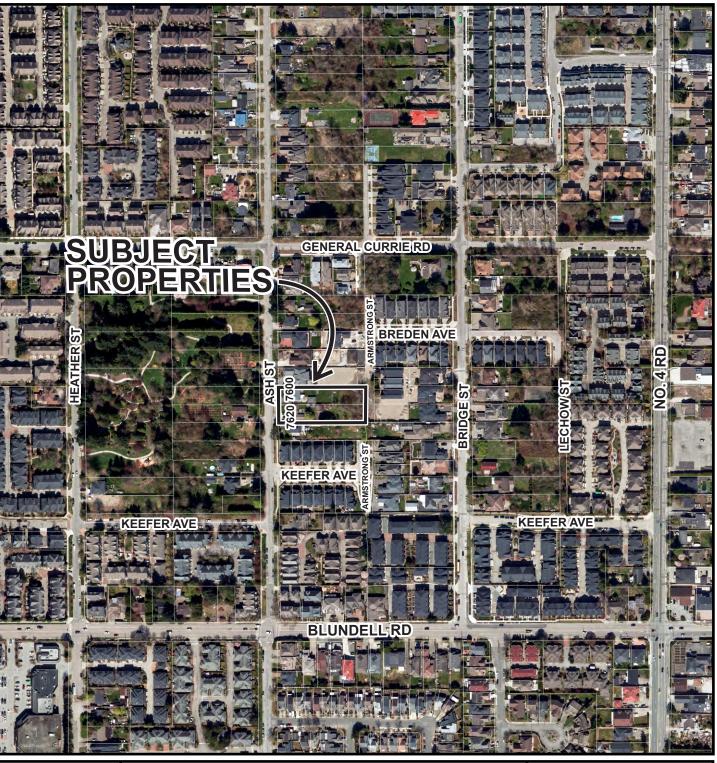
RZ 19-853820

Original Date: 04/15/19

Revision Date: 07/21/22

Note: Dimensions are in METRES







RZ 19-853820

Original Date: 04/15/19

Revision Date: 07/21/22

Note: Dimensions are in METRES



# **Development Application Data Sheet**

**Development Applications Department** 

RZ 19-853820 Attachment 3

Address: 7600 & 7620 Ash Street

Applicant: Randy Schuette and Updesh Johal

Planning Area(s): <u>City Centre – McLennan South</u>

	Existing	Proposed
Owner:	Randy Schuette Updesh Johal	To be determined
	7600 Ash St: 1,685 m <sup>2</sup>	Lot 1: 824.7 m <sup>2</sup> Lot 2: 865.9 m <sup>2</sup>
Site Size (m²):	7620 Ash St: 1,769 m <sup>2</sup>	Lot 3: 475.9 m <sup>2</sup> Lot 4: 464.8 m <sup>2</sup> Lot 5: 487.4 m <sup>2</sup>
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

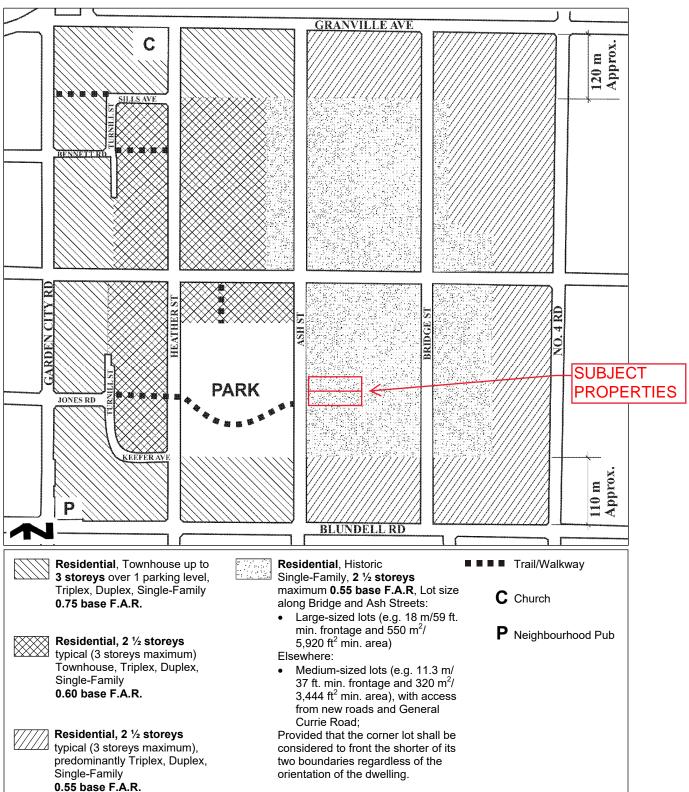
On Future Subdivided Lots	Bylaw Requirement (Lot 1 & 2 – RS2/E)	Proposed (Lot 1 & 2)	Bylaw Requirement (Lot 3, 4, 5 – ZS14)	Proposed (Lot 3, 4, 5)	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	None Permitted
Buildable Floor Area:*	Lot 1 Max. 363.5 m <sup>2</sup> (3,912.7 ft <sup>2</sup> ) Lot 2 Max. 375.9 m <sup>2</sup> (4,046.1 ft <sup>2</sup> )	Lot 1 Max. 363.5 m <sup>2</sup> (3,912.7 ft <sup>2</sup> ) Lot 2 Max. 375.9 m <sup>2</sup> (4,046.1 ft <sup>2</sup> )	Lot 3: Max. 258.9 m <sup>2</sup> (2,786.7 ft <sup>2</sup> ) Lot 4: Max. 255.6 m <sup>2</sup> (2,751.2 ft <sup>2</sup> ) Lot 5: Max. 262.3 m <sup>2</sup> (2,823.4 ft <sup>2</sup> )	Lot 3: Max. 258.9 m <sup>2</sup> (2,786.7 ft <sup>2</sup> ) Lot 4: Max. 255.6 m <sup>2</sup> (2,751.2 ft <sup>2</sup> ) Lot 5: Max. 262.3 m <sup>2</sup> (2,823.4 ft <sup>2</sup> )	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 m²	Lot 1: 824.7.0 m <sup>2</sup> Lot 2: 865.9 m <sup>2</sup>	Min. 320.0 m²	Lot 3: 475.9 m <sup>2</sup> Lot 4: 464.8 m <sup>2</sup> Lot 5: 487.4 m <sup>2</sup>	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	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:

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

# Land Use Map Bylaw 9106 2015/09/14



**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

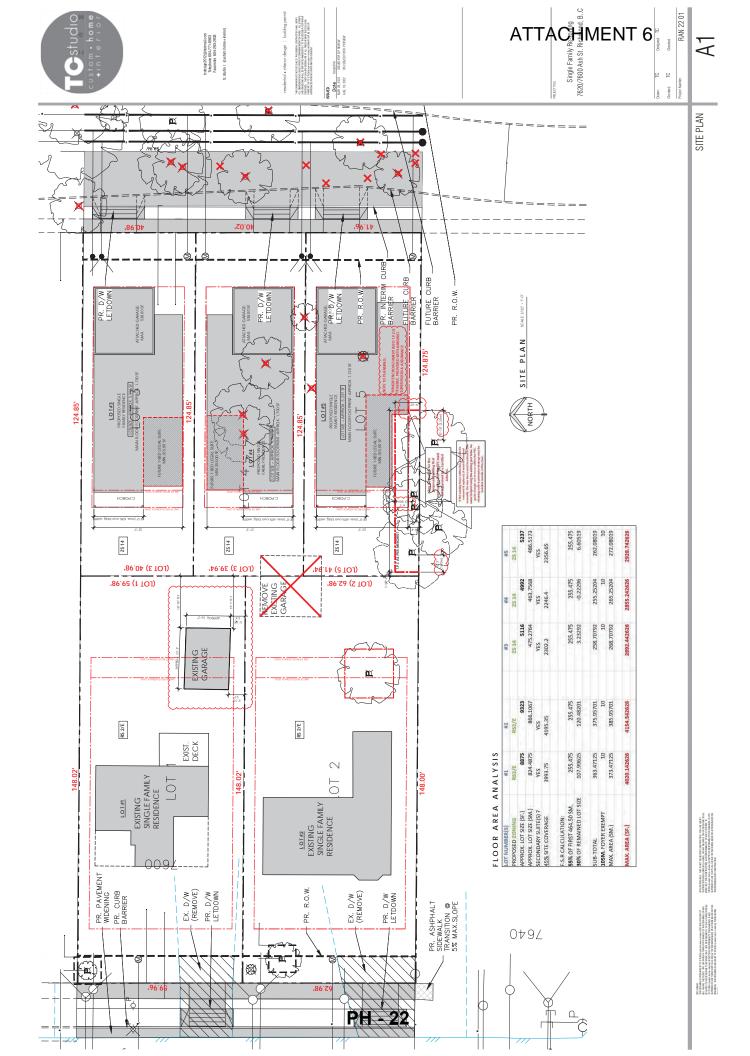
Surjeet Sidhu

Owner of 7600 Ash St.

Acknowledgement by owner of 7640

Randy Schuette

Owner of 7620 Ash St.







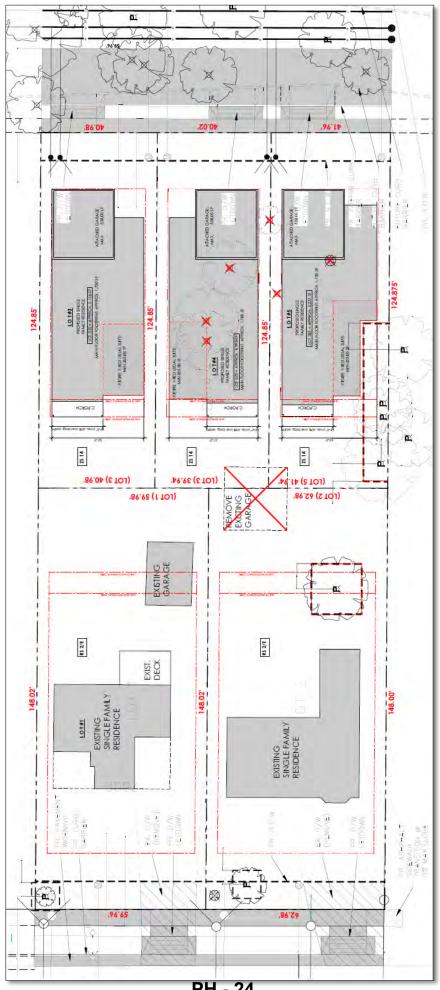


RZ 19-853820

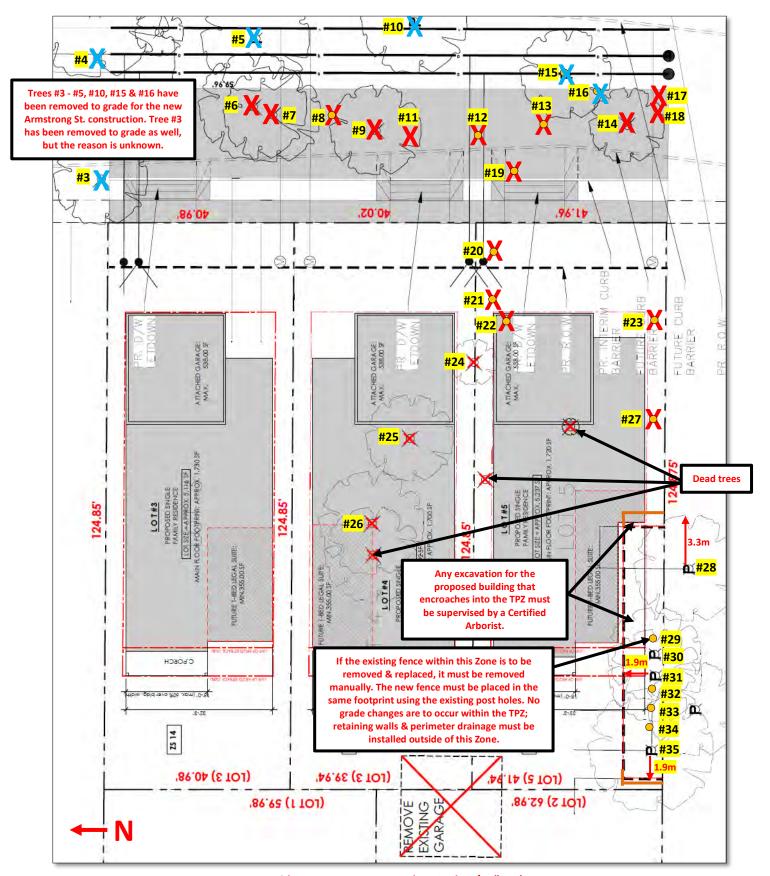
Original Date: 04/15/19

Revision Date: 07/21/22

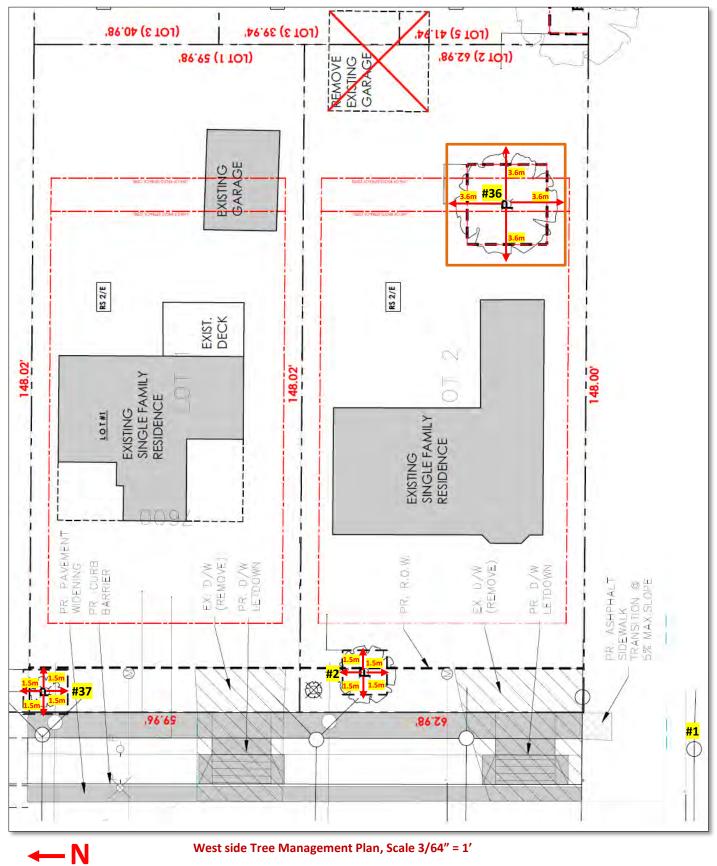
Note: Dimensions are in METRES



Tree Management Plan - 20t to Scale



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



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



#### **ATTACHMENT 9**

# **Rezoning Considerations**

Development Applications Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

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 m<sup>2</sup> in area for the extension of Armstrong Street.
- 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.

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- 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:

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- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City
- 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. <u>Frontage improvements (cross-section)</u>: 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. <u>Frontage improvements (cross-section)</u>: 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

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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) <u>Frontage improvements (transition sections)</u>: 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. <u>Parks/Tree Bylaw requirements</u>: Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- 5. <u>Engineering requirements</u>: 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

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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  $-1.0 \times 1.0 \text{ m}$
- Shaw cable  $kiosk 1.0 \times 1.0 \text{ m}$
- 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 1<sup>st</sup> 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, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

- 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

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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)" and "SINGLE DETACHED (ZS14)".

P.I.D. 012-032-123

Parcel "A" (Explanatory Plan 33316) Lot 4 Block "F" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-720-594

The North Half of Lot 5 Block "F" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

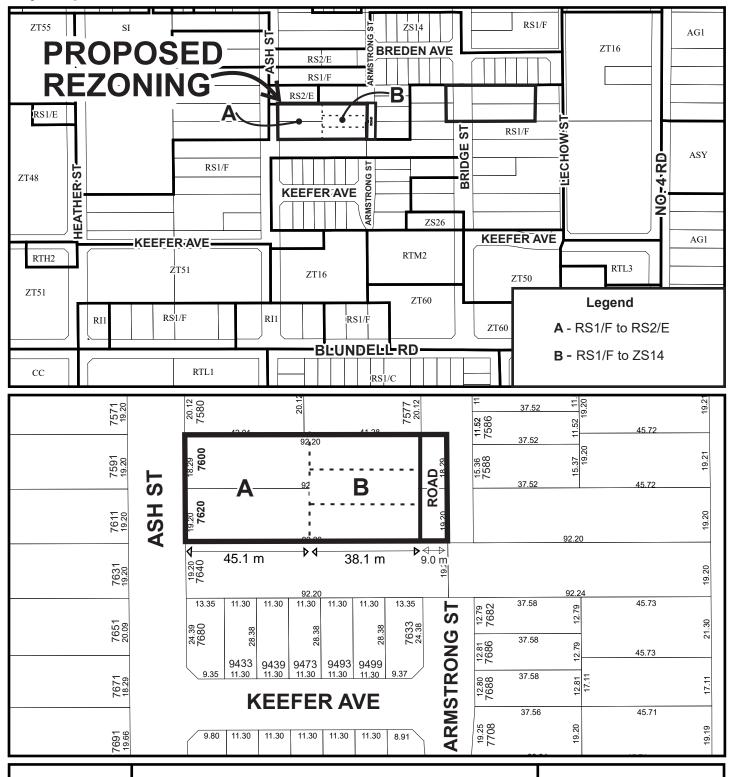
That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 10126"

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10126".

FIRST READING A PUBLIC HEARING WAS HELD ON	SEP 1 2 2022	CITY OF RICHMOND APPROVED by
SECOND READING		APPROVED by Director or Solicitor
THIRD READING OTHER CONDITIONS SATISFIED		
ADOPTED		
MANOR	CORPORATE OFFICE	
MAYOR	CORPORATE OFFICER	



# City of Richmond





RZ 19-853820

Original Date: 04/15/19

Revision Date: 07/21/22

Note: Dimensions are in METRES



# **Report to Committee**

To: Planning Committee Date: August 22, 2022

From: Wayne Craig File: RZ 21-932698

Director, Development

Re: 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** 

#### **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) Brighouse Village (City Centre)" zone to remove all references to 8880 Cook Road/8751 Citation Drive.

c) Create the "Low Rise Rental Apartment (ZLR44) – Brighouse Village (City Centre)" zone, and rezone 8880 Cook Road/8751 Citation Drive from the "Low Rise Apartment and Town Housing (ZLR32) – Brighouse Village (City Centre)" zone to "Low Rise Rental Apartment (ZLR44) – Brighouse 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 Parks Services Policy Planning Sustainability and District Energy Transportation	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \	pe Erceg		

### **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) – Brighouse Village (City Centre)" to a new "Low Rise Rental Apartment (ZLR44) – Brighouse 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 m<sup>2</sup> (220,764 ft<sup>2</sup>) of purpose-built market rental housing, and approximately 3,374 m<sup>2</sup> (36,316 ft<sup>2</sup>) 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) – Brighouse 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) – Brighouse 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) – Brighouse 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: Brighouse Village (2031)

In the City Centre Area Plan (CCAP), the subject site is designated "General Urban T4" in the Specific Land Use Map: Brighouse 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: Brighouse 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 (ANSD) 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 M Rental Rates and based on HILs (20	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 m<sup>2</sup> (220,764 ft<sup>2</sup>) 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 m<sup>2</sup> or 26,769 ft<sup>2</sup>) 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 (ft²)	% Family Units	%BUH Units	Number of Units	Min. Size (ft²)	% 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%

<sup>\*</sup> 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: Brighouse 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 Brighouse 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 m<sup>2</sup> (36,786 ft<sup>2</sup>) of moderate income rental housing and a maximum of 20,505.6 m<sup>2</sup> (220,720 ft<sup>2</sup>) 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 m<sup>2</sup>, 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) – Brighouse 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 m<sup>2</sup> (7,429 ft<sup>2</sup>) 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 m<sup>2</sup> (20,797 ft<sup>2</sup>) central courtyard at grade with amphitheatre seating and children's play area; a 183 m<sup>2</sup> (1,971 ft<sup>2</sup>) children's play area on Level 2, and a 318 m<sup>2</sup> (3,421 ft<sup>2</sup>) 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) – Brighouse Village (City Centre)" to a new "Low Rise Rental Apartment (ZLR44) – Brighouse 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) – Brighouse 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)

EL:js

### Attachments:

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Specific Land Use Map: Brighouse Village (2031) Attachment 5: Conceptual Publicly Accessible Open Space Plan

Attachment 6: Tenant Relocation Plan

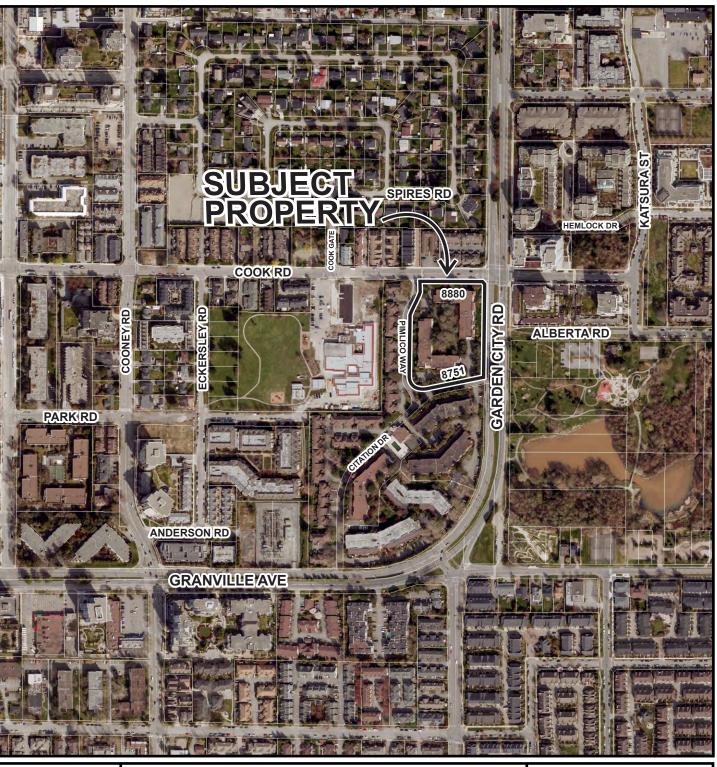
Attachment 7: OCP Consultation Policy & Summary of Consultation with Key Stakeholders

Attachment 8: Tree Management Plan

Attachment 9: Energy Step Code Commitment Letter

Attachment 10: Rezoning Considerations







RZ 21-932698

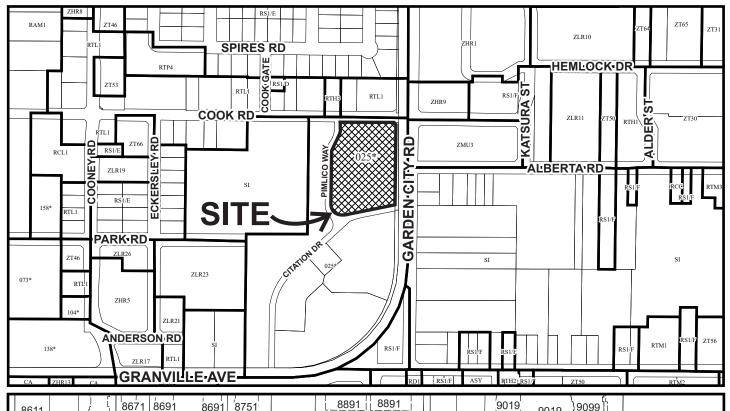
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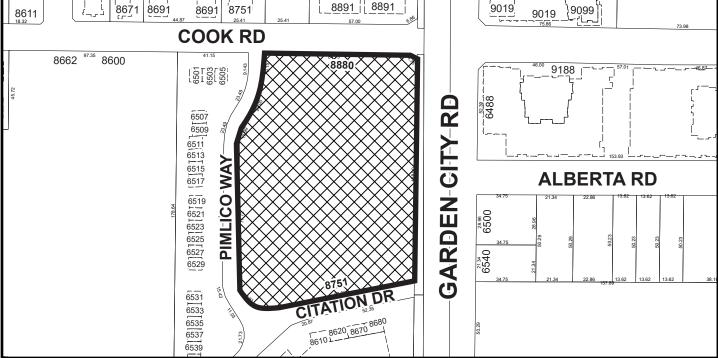
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Note: Dimensions are in METRES



# City of Richmond







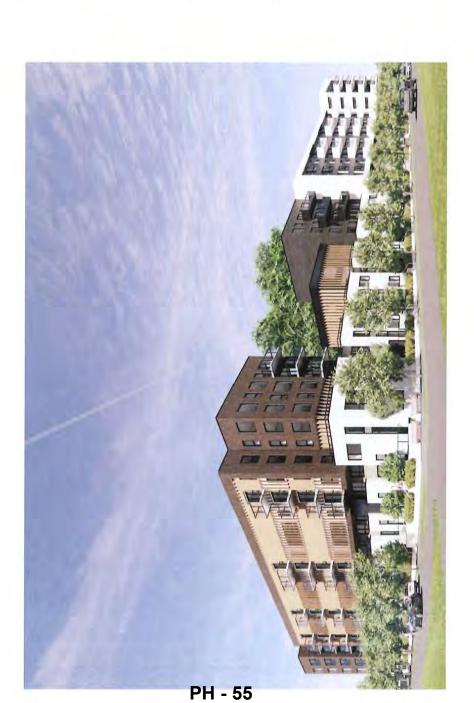
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Original Date: 06/04/21

**Revision Date:** 

Note: Dimensions are in METRES

RZ APPLICATION



# PROJECT TEAM:

ARCHITECT SR. ARCHITECTS NO.

STRUCTURAL

MECHANICAL

PLORGAN FISCH THEY SELLAND Serven SELLAND LANDSCAPE + ARBORIST

ELECTRICAL

TRAFFIC + TRANSPORTATION

GEOTECHNICAL MORDN PROMEBNA NG. JONAN SCHOOLS PROME BANK.

ENVELOPE CONSULANT COMPANY

SUSTAINABILITY NOVE CONSULTING

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DEVELOPMENT STRATEGIST
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RZ APPLICATION

3D VIEWS





RZ APPLICATION

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RZ APPLICATION

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RZ APPLICATION



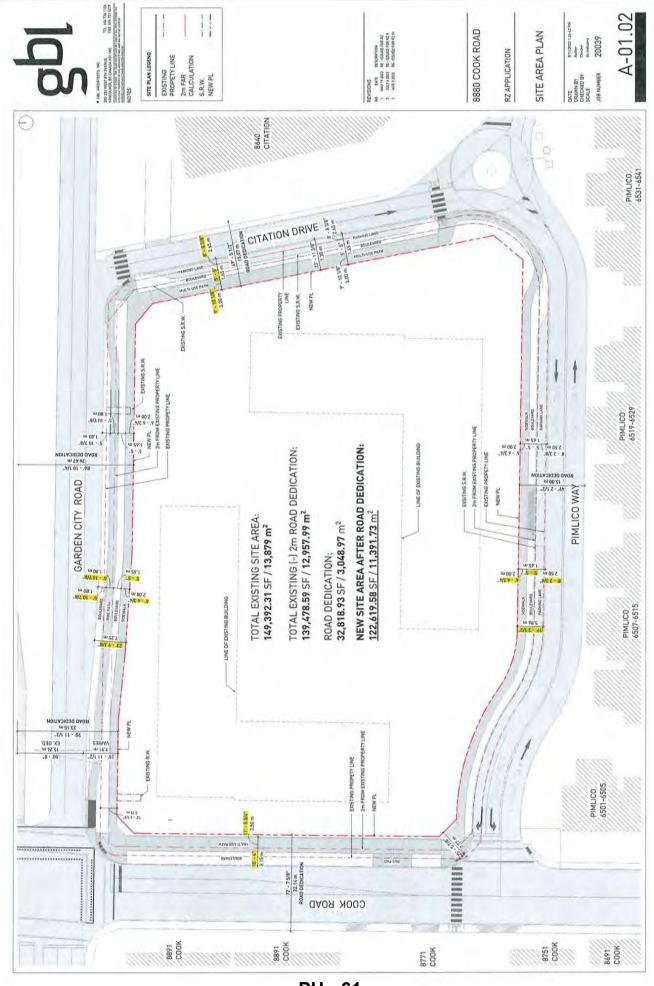




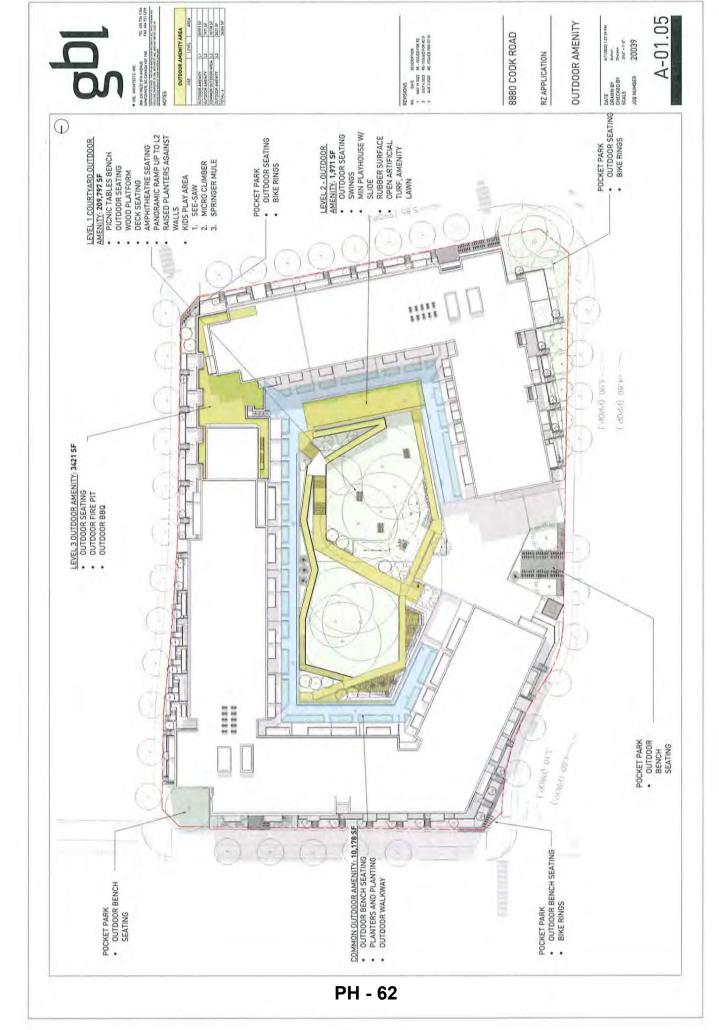
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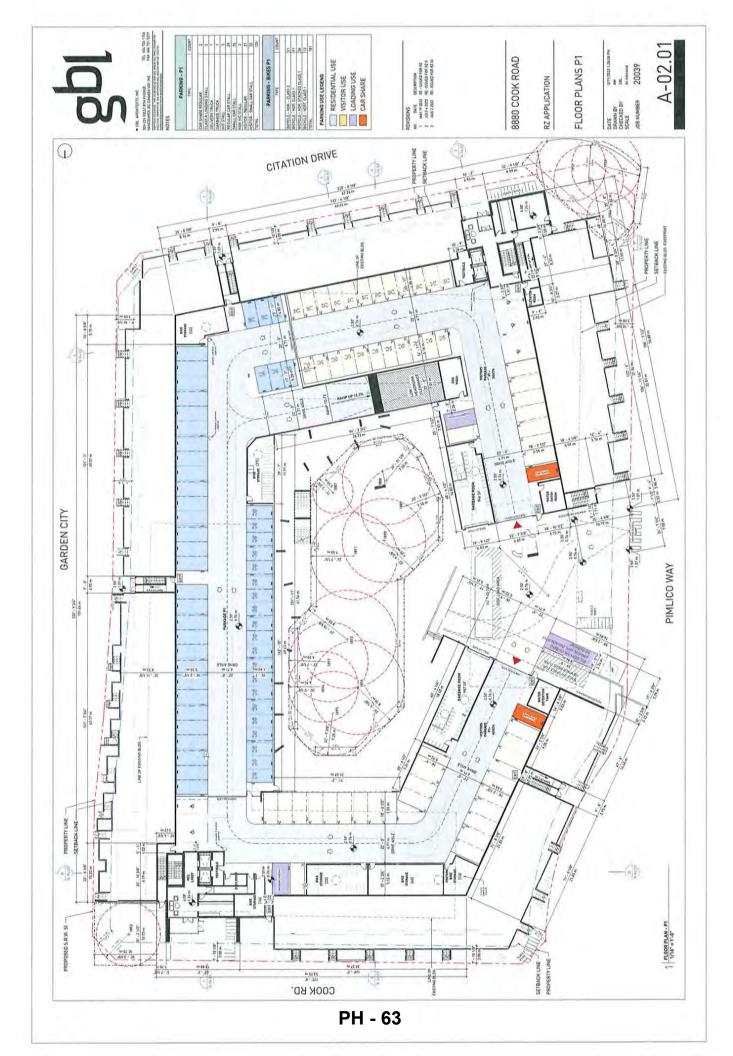


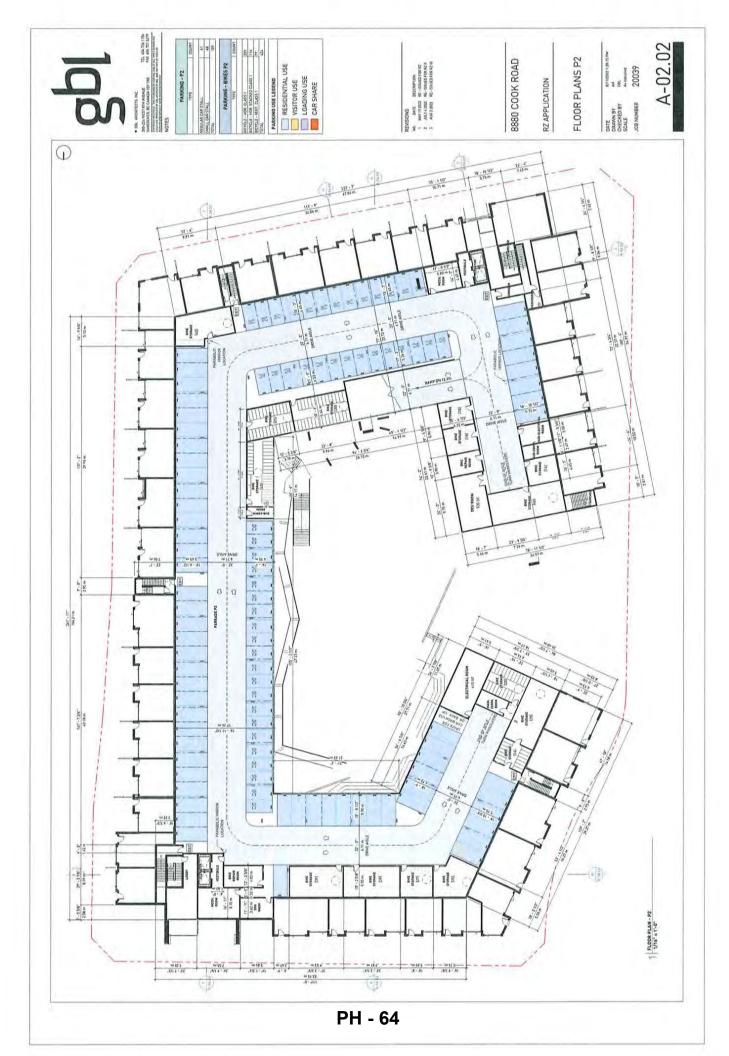
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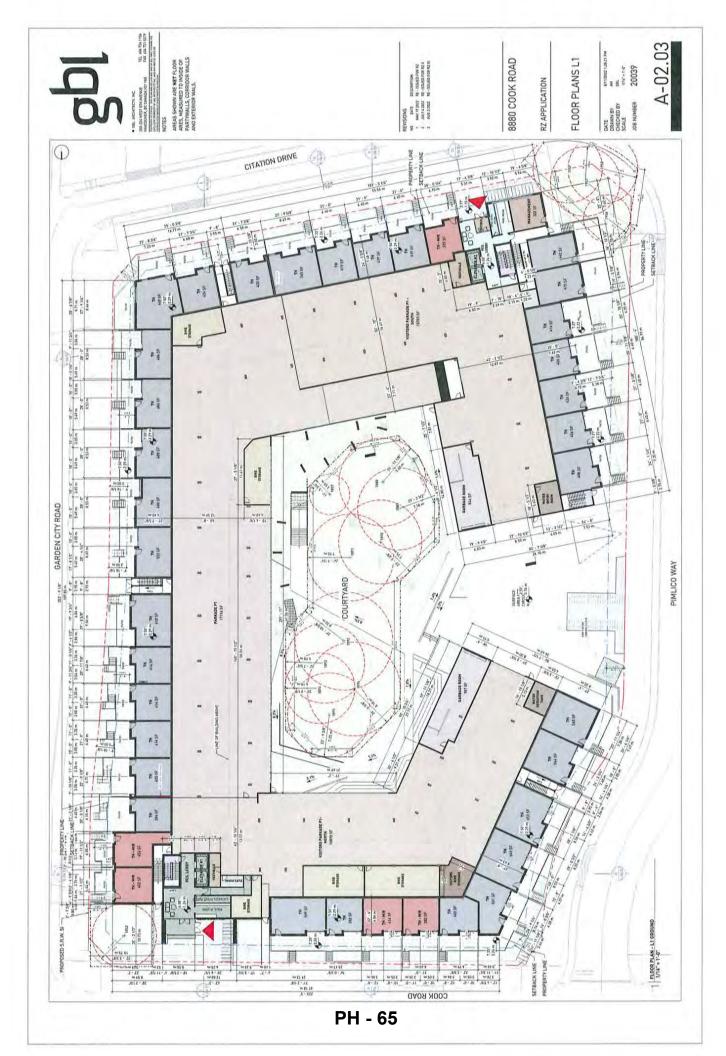


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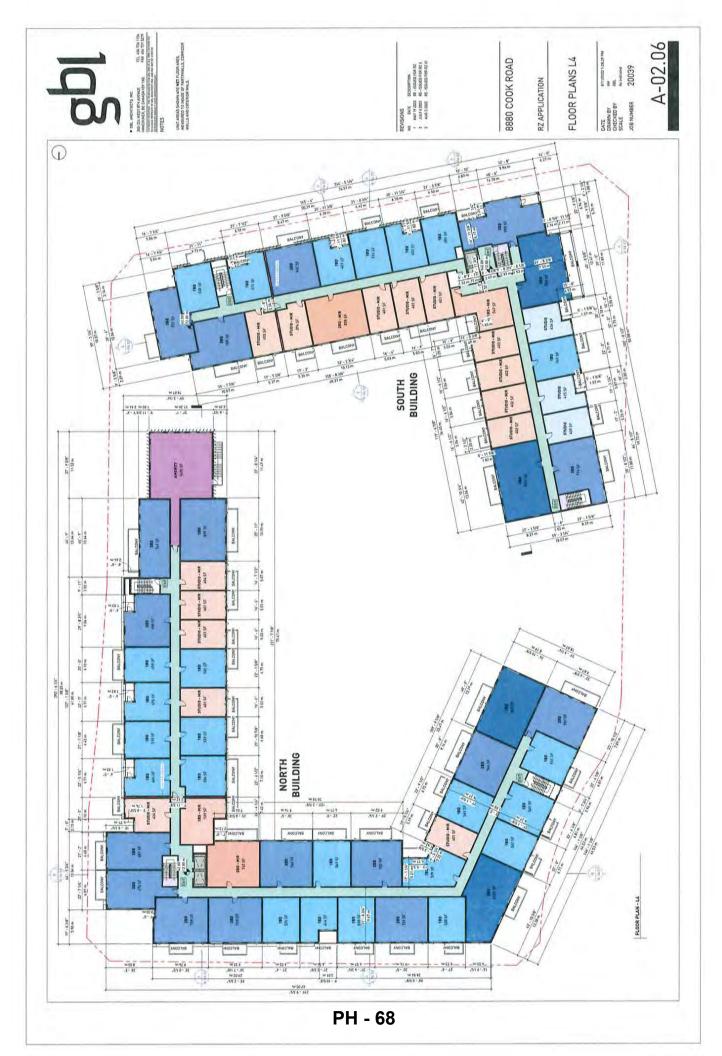






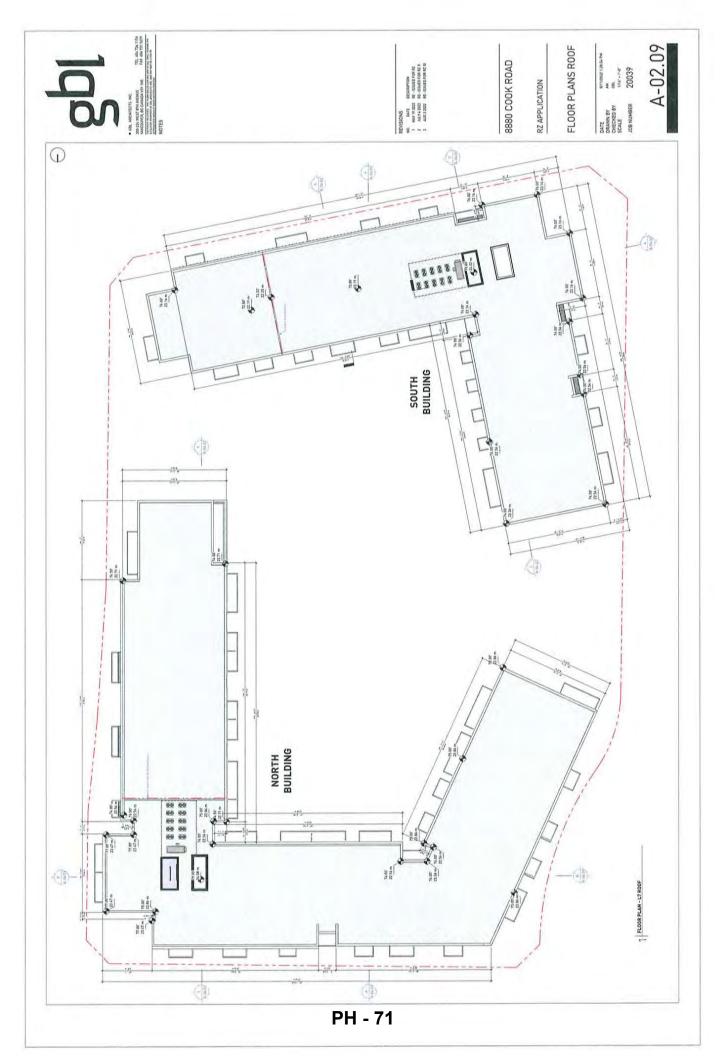












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8880 COOK ROAD



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RZ APPLICATION

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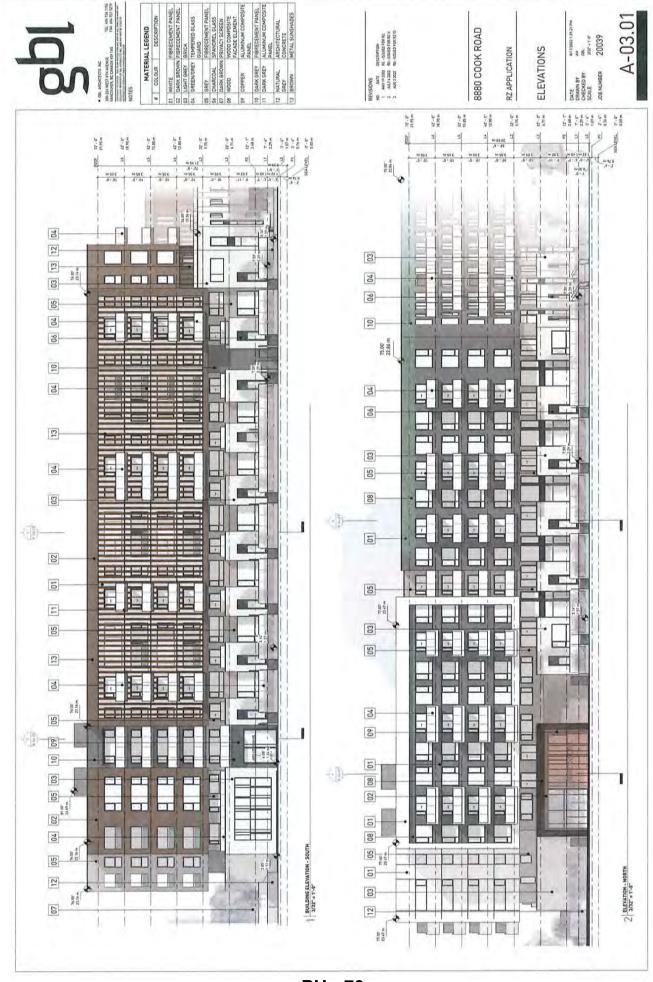
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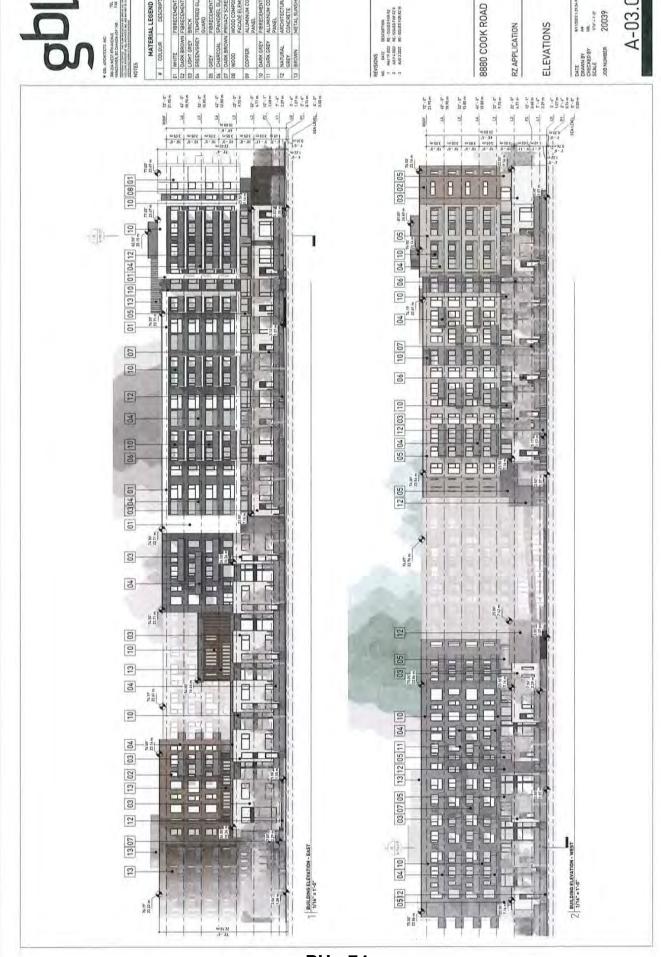
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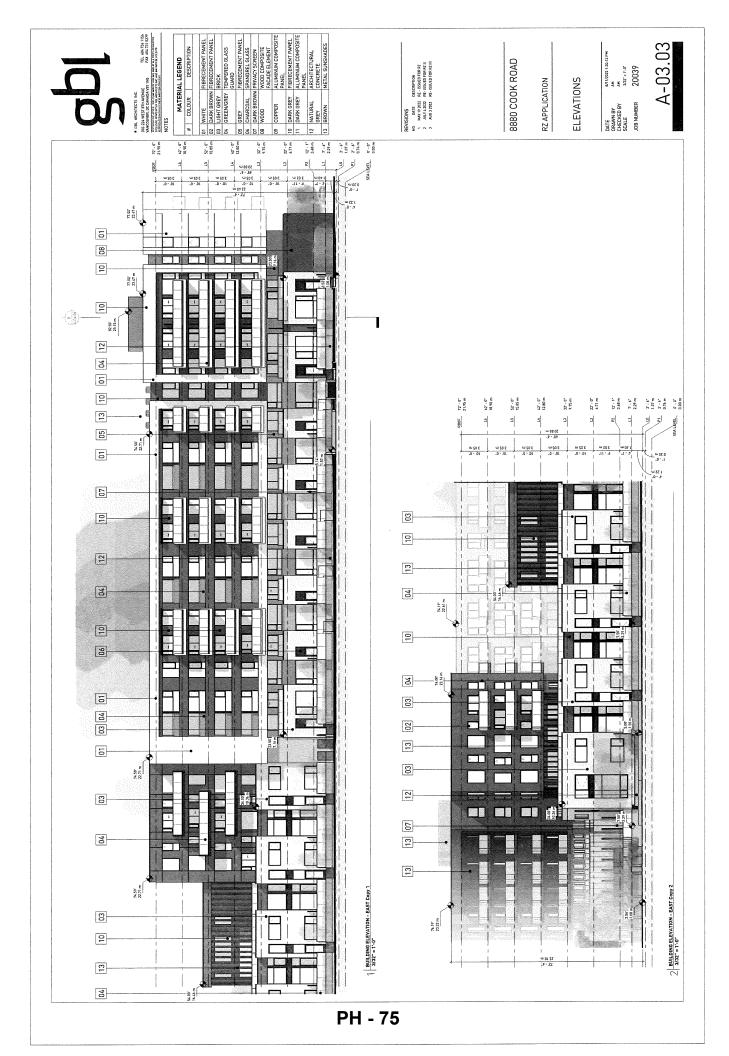
WALL TREATMENT AND LANDSCAPE PLANTERS

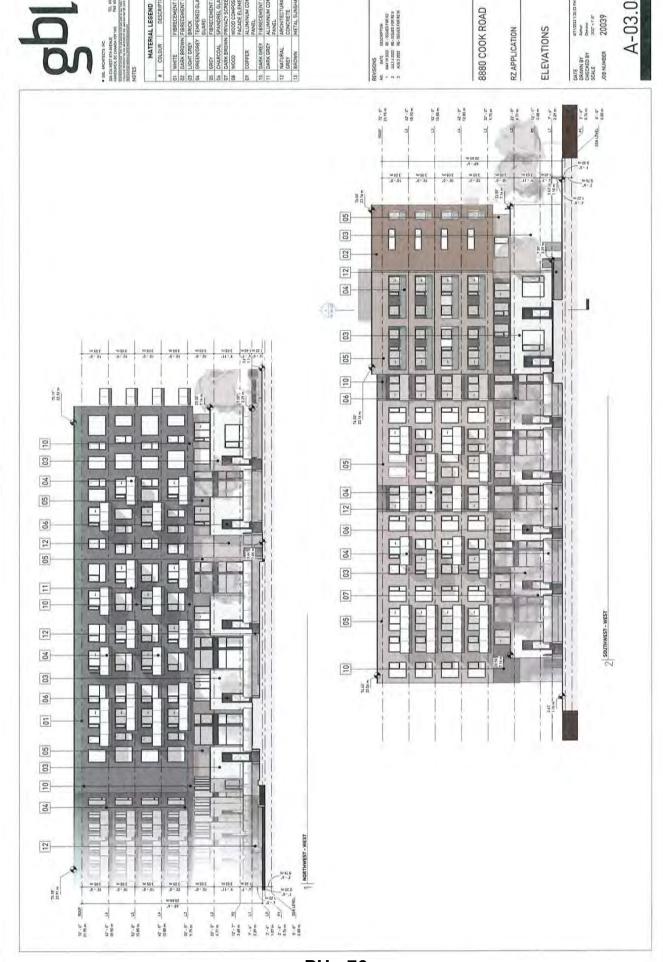


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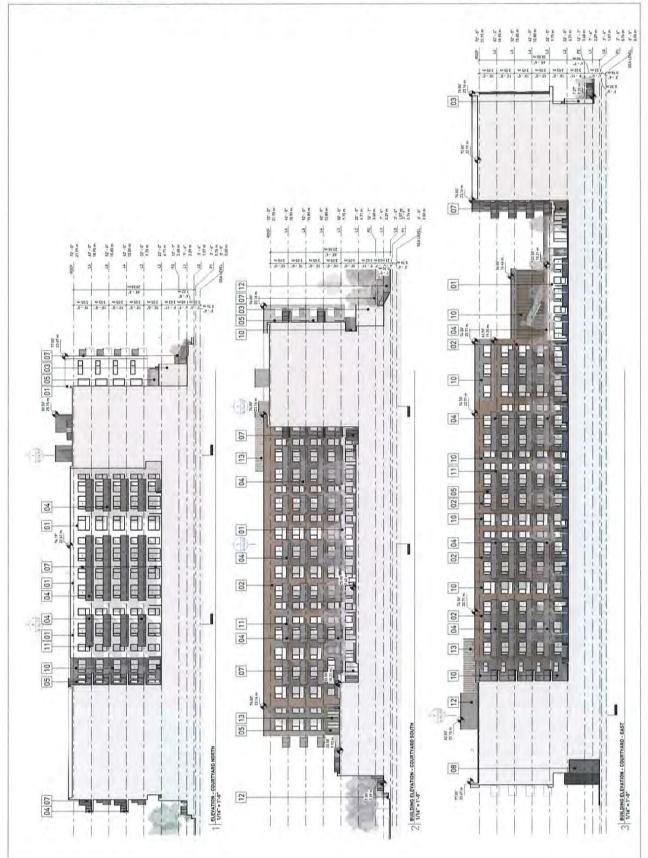
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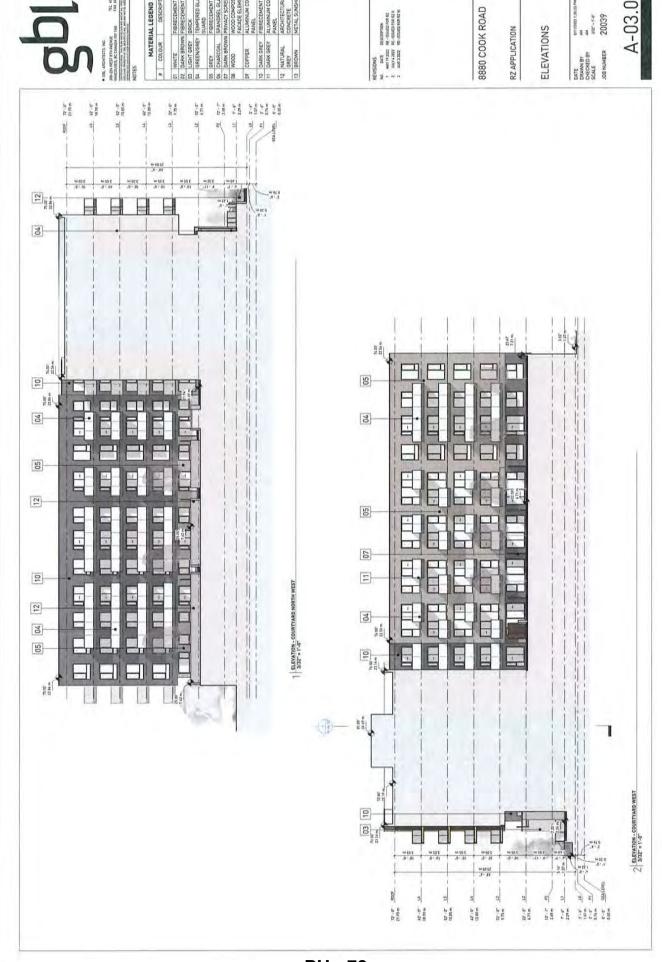


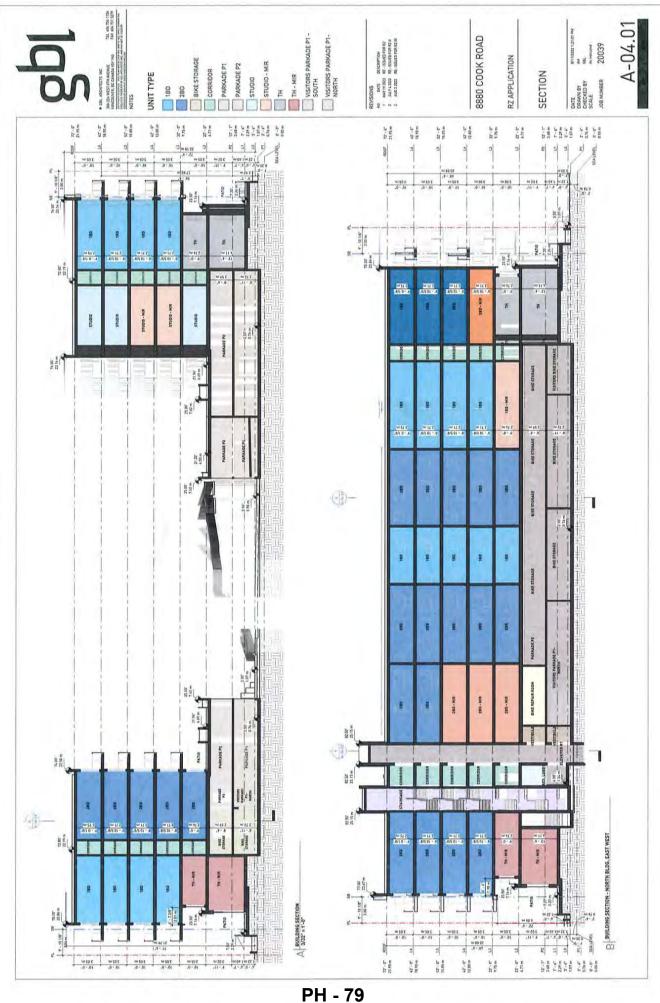


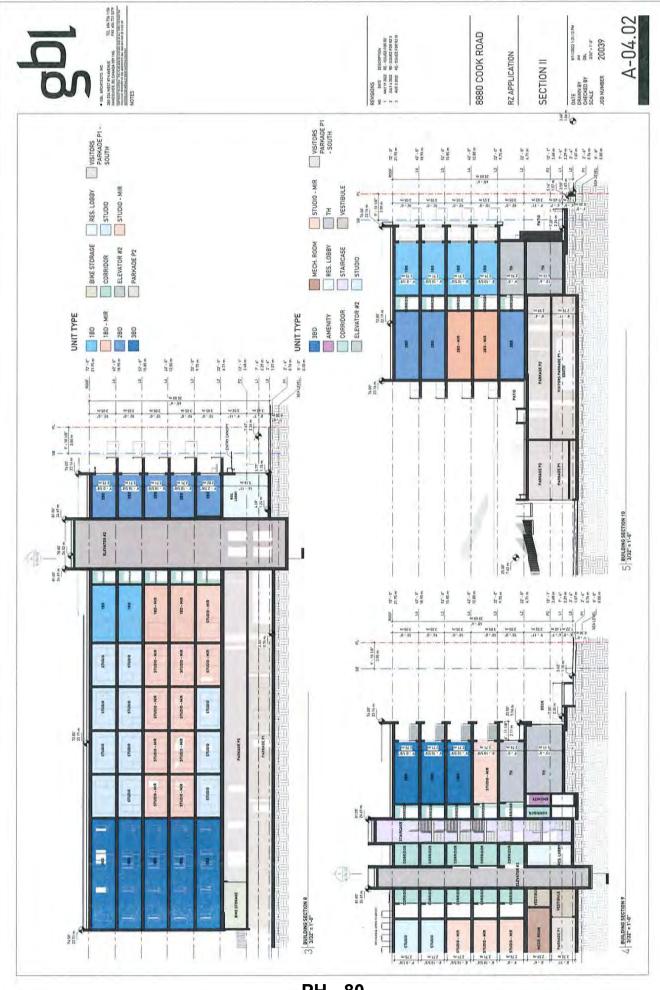
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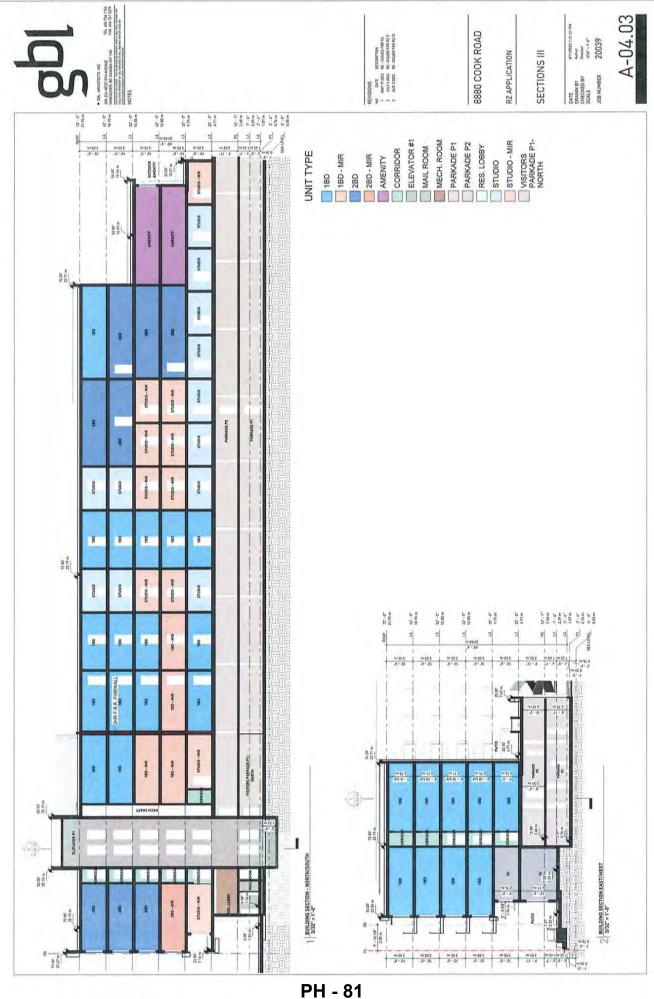








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## PROPOSED PLANT LIST

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1	Street seasons	Continue County		11	Pachyanda leminas	Pachyanda	Som pol, 12 oc.
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(	CORP. CONT.	The state of the s	-	4	Ruthectia biggs Gottstom	Black Eye Susans.	F2 pct, 15 a.c.
-	Departs severally Bancher	Barrelos Donnelas Chara	No down or of the line	òn	Salvia nemerota	Woodand Sage	FIDEL IZ DE
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### LANDSCAPE NOTES

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6-0" BENCH SEATING

PATIO SEATING

88

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, Ar	Azana x Gumpo Red	Gumpo Red Azeles	4200 15 0c	1. All west chall of
1/2	Azaida x TSumpo Pinti	Gumpo Pink Azaless	42 pcf. 18" 0 c.	of the B.C. Long
4	Surus macro var, japonica	Winter Gens Bornsood	\$2 000, 15 0.C.	Company of the last of the las
8	Optys lenals	Mexican Moor Orange	10 pot, 24" o.c.	Z Pidni sees dro
2	Exonymus aporticus Paloma Stanca	Palona Benca Euchymus	\$2 pol. 36" b.c.	Landscape 3/a
HOLD	Hydranges particulate Limelight	Limelett Pancle Hyndarpsa	45 pot, 36 p.c.	stees shall be a
×.	Jangerus horazontals Bue Origi	Sue Org Oreging Junior	10 pol. 30" 9 c.	bolhpioni ste
5	Contras pients	Pavs Honeyscole	\$2 300, Of 0.C.	when the plan
9	Nandria domestica Fire Poem	Fire Power Heaventy Santono	F3 pot, 26" p.c.	SCHIA IANCH
SAN	Pices ables Noblemis'	Med Spruce	#5 pot. 35 o.c.	And Livery
2	Sparra, cons trust	Dwarf Mood Pins	FD 200, 24" 0.C.	3. All trees to be
2	Physocepius apulibilus 'Carts Gold'	Clert's Gold Minebark	A2 300, 34" 0.0.	4. ALL SHEEF IRE
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£	Polydonin number	Sept For	#2 pol, 15" o.c.	5. For oil existing
ā	Prododenden Jean Marie de Montague	Red Phododondon	F3 304, 24" 6 C.	6. All landscopin
ň	Producerdan s P.J.M.	7.3 M Photodendon	45 pcl, 24' 0 tz	or management
'n	Prododendan Unique	Lingue Phodoperation	A3 pot. 24" p.c.	the delay of he
8	Rose pyeniocates	Bald-Hp Rose	PORK 30 0c	Secure of the
51	Saroscoca tookerana humis	Count Sevent Box	#2 pot 15 oc.	accupancy of
8	Serococca fusciolis	Fingrant Servit Box	F2pol, 15 pc	and thereafter
ø	Stemma japonica Tubelta'	Science Public	#3 pot, 34" o.c.	7, All Patios shall
84	Speties japonics 'Sold Plans	Gold Plans Sprins	42 pct, 22 0 c	8. All mootoon v
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7	Vitamam devils	Davids Vibration	12 pot 25' 0.E.	

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COOK ROAD RICHMOND, BC

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CIP CONCRETE RETAINING WALL

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SEA-SAW

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ARTHCIAL TURS

SOD LAWN ON CRADE

RUBBER PLAY SURFACING ON SAN, POPIED IN PACE

LANDSCAPE BOLLARD LIGHTING BETTE DESCREAM FOR REPORT DEAD

HANGING STRING LIGHTS

LANDSCAFE BOULDERS

BULLET DOWN-UGHT

RECESSED STEP LIGHTING STIRLIGHT OF REPORT DEAL

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CIP CONCESTE STAIRS

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COVERSHEET

19073 EXISTING TREES
MANAGEMENT PLAN
EXISTING TREES INVENTORY

11.1

11.01 LANDSCAPE SITE PLAN
11.02 MATERIAIS & GRADING PLAN
11.03 MATERIAIS & GRADING PLAN
11.04 MATERIAIS & GRADING PLAN
11.05 MATERIAIS & GRADING PLAN

10.00 COVER SHEET

DRAWING LIST

11.2

10.00

PH - 82

# PROPOSED PLANT LIST

	1	form cal. B&B	6cm cal. B&B	6cm cal, B&B	6cm cal. B&B	6cm cal. B&B	6cm cal. 8&B	3m ht B&B	3m ht. 8&5	Tom cal. B&B	5cm cal. B&B	3m ht. B&B	2.5m ht. 888	6cm cal. 8&8	6cm cal B&B	7cm cal. B&B
COMMON NAME		Paperbark Maple	Crimson Sentry Maple	Autumn Spire Maple	Blood Good Japanese Maple	Osakakazuki Japanese Maple	Katsura Tree	Weeping Nootka Cypress	Slender Hinoki Cypress		Yellow Bird Magnolia	Serbian Spruce	Japanese White Pine	Rancho Flowering Cherry	Kwanzan Flowering Cherry	Scarlet Oak
BOTANICAL NAME		Acer griseum	Acer platanoides 'Crimson Sentry'	Acer rubrum "Autumn Spire"	Acer palmatum 'Blood Good"	Acer palmatum 'Osakakazuki'	Cercidiphyllum japonicum	Chamaecyparis nootkatensis 'Pendula' Weeping Nootka Cypress	Chamaecyparis obtusa 'Gracilis'	Frexinus americana 'Autumn Applause' Autumn Applause Ash	Magnolia acuminata "Yellow Bird"	Picea omorika	Pinus parvillora 'Glauca'	Prunus sargentii 'Rancho'	Prunus serrulata 'Kwanzan'	Querous coccinea

### Blue Fescue Shanghai Purple Coral Bells Triamisu Coral Belis Amber Waves Coral Belis Stella D'oro Daylity Green Spice Coral Bells Maiden Grass Wakers Low Catmint Pachysandra Russian Sage Ghost Fern Feather Reed Grass Ice Dance Evergreen Candyfult Hidoote Blue Lavender Creeping Dichondra Winter Heather COMMON NAME Red Barremont Sedge White Heather Plantain Lily Calamagrotis x acutiflora \* Karl Foerster\* Carex morrown 'Insh Green' Lavandula angustifolia "Hidoote Blue" Miscariffus sinensis 'Gracillimus' Nepeta 'Walkers Low' Enica carnea "Kramer's Red Epimedium x rubrum Festuca glauca 'Elijah Blue' Heuchera 'Shanghai Purplo' Carex oshimensis 'Evergold' Calluna wilgaris 'Alicia' Hosta sieboldiana 'Elegans' Heuchera 'Amber Waves' Hemerocalis 'Stella D'oro' Liriope muscari 'Big Blue' Heuchera 'Green Spice' BOTANICAL NAME Athryium niponicum Heuchera Tiramisu Dichondra repens

#1 pot, 15' o.c. #1 pot, 12' o.c. #1 pot, 12' o.c. #1 pot, 12' o.c. #1 pot, 6' o.c.

SIZE

IIALS/GRASSES

#1 pot, 12" o.c. #1 pot, 12" o.c. #1 pot, 12" o.c. #1 pot, 12" o.c. #1 pot, 12" o.c.

#1 pot, 12° o.c. #1 pot, 15° o.c. #1 pot, 15° o.c. #1 pot, 12° o.c. #1 pot, 14° o.c. #1 pot, 14° o.c.

## LANDSCAPE NOTES

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. All work shall meet or exceed the requirements as outlined in the current Ec	f the B.C. Landscape Standard.
4	= 0

#2 pot, 18" o.c. #2 pot, 18" o.c. #2 pot, 18" o.c.

Gumpo White Azalea Gumpo Red Azalea

COMMON NAME

**BOTANICAL NAME** 

SHRUBS/FERNS

Gumpo Pink Azalea

Winter Gem Boxwood Mexican Mock Change Paloma Blanca Euonymus Limelight Panicle Hyndrangea

Euonymus japonicus 'Paloma Blanca'

Bunus macro var. japonica Azalea x 'Gumpo White' Azalea x 'Gumpo Red' Azalea x 'Gumpo Pink'

Choisya temata

Hydrangea paniculata Limelight' Juniperus horizontalis 'Blue Chip' Vandina domestica. Fire Power

conicera pileata

bothplant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANS)) Standard. 2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants,

#2 pot, 15" o.c. #3 pot, 24" o.c. #3 pot, 24" o.c. #3 pot, 30" o.c. #3 pot, 30" o.c. #3 pot, 34" o.c. #3 pot, 24" o.c. #3 pot, 24" o.c. #3 pot, 34" o.c. #3 pot, 34" o.c.

Fire Power Heavenly Bamboo Blue Chip Greeping Juriper

Privet Honeysuckle

Dwarf Mugo Pine Dart's Gold Ninebark

hysocarpus opulifolus 'Darts Gold'

hoea abies "Nidiformis"

Pinus mugo 'pumilio'

Mock Orange

4. ALL STREET TREES Install 8'  $\times$  24" Deep Roof Barrier centred on each tree between tree pit and sidewalk (ON BOTH SIDES; CURB AND SIDEWALK). 3. All trees to be staked in accordance with BCNTA Standards.

occupancy of the proposed develop ment not requiring an occupancy permit, 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 date of issuance of any required occupancy permit, or any use or 5. For all existing on site services and survey symbols refer to survey drawings.

and thereafter permanently maintained in good conditions. 7. All Patios shall be equipped with hose bibs. 8. All inigation valve boxes equipped with quick-couplers.

#2 pot, 18" o.c. #2 pot, 15" o.c. #3 pot, 24" o.c. #2 pot, 20" o.c. #5 pot, 36" o.c.

faxus Hedge (Male Species Only) David's Viburnum

Gold Flame Spiraea Fragrant Sweet Box Skimmia Rubella

Common Lilac

Syringa vulgaris Taxus x media 'Hicksir'

// Nburnum davidi

#3 pol, 24" o.c. #3 pol, 24" o.c. #3 pol, 24" o.c. #3pol, 30" o.c.

Red Rhododendron P.J.M Rhododendron Unique Rhododendron Bald-Hip Rose

Rhododendron Vean Marie de Montague Rhododendron X 'P.J.M'

dodendron "Unique"

Dwarf Sweet Box

cococca hookeriana frumilis Skimmia japonica 'rubella' Spiraea japonica 'Gold Plame'

roococca ruscifolia



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9em pot, 12" o.c. #2 pot, 18" o.c.

#2 pot, 15" o.c. #1 pot, 12" o.c. #1 pot, 12" o.c. #1 pot, 18" o.c.

Dwarf Fountain Grass Black Eye Susans Woodland Sage Mexican Feather Grass

Pennisetum alopecuroides 'Hamein' Rudbeckia fulgida 'Goldstrum' Salvia nemerosa

Stipe terruissima

Pachysandra terminalis Perovskia atriplicifelia

#2 pot, 20" o.c. #1 pot, 15" o.c.

COOK ROAD

RICHMOND, BC

A 2020

19073

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### **Development Application Data Sheet**

**Development Applications Department** 

RZ 21-932698 Attachment 3

Address: 8880 Cook Road/8751 Citation Drive

Applicant: GBL Architects

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

	Existing	Proposed
Owner:	1165225 BC Ltd.	No Change
Site Size (m²):	13,879 m <sup>2</sup>	11,392 m <sup>2</sup>
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) – Brighouse Village (City Centre)	Low Rise Rental Apartment (ZLR44) – Brighouse 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:	<ul><li>1.8 FAR Market Rentals</li><li>0.3 FAR Moderate Income Rentals</li></ul>	Max. 1.8 FAR Market Rentals     Min. 0.3 FAR Moderate Income Rentals	none permitted
Buildable Floor Area (m²):*	<ul> <li>Market Rental: Max. 20,505.6 m² (220,720 ft²)</li> <li>Moderate Income Rental: Min. 3,417.6 m² (36,786 ft²)</li> </ul>	<ul> <li>Market Rental: Max. 20,505.6 m² (220,720 ft²)</li> <li>Moderate Income Rental: Min. 3,417.6 m² (36,786 ft²)</li> </ul>	none permitted
Lot Coverage (% of lot area):	<ul><li>Building: Max. 60%</li><li>Non-porous Surfaces: Max. 80%</li><li>Landscaping with Live Plant Material: Min. 20%</li></ul>	<ul><li>Building: Max. 60%</li><li>Non-porous Surfaces: Max. 80%</li><li>Landscaping with Live Plant Material: Min. 20%</li></ul>	none
Lot Size:	Min. 11,000 m²	11,391 m²	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

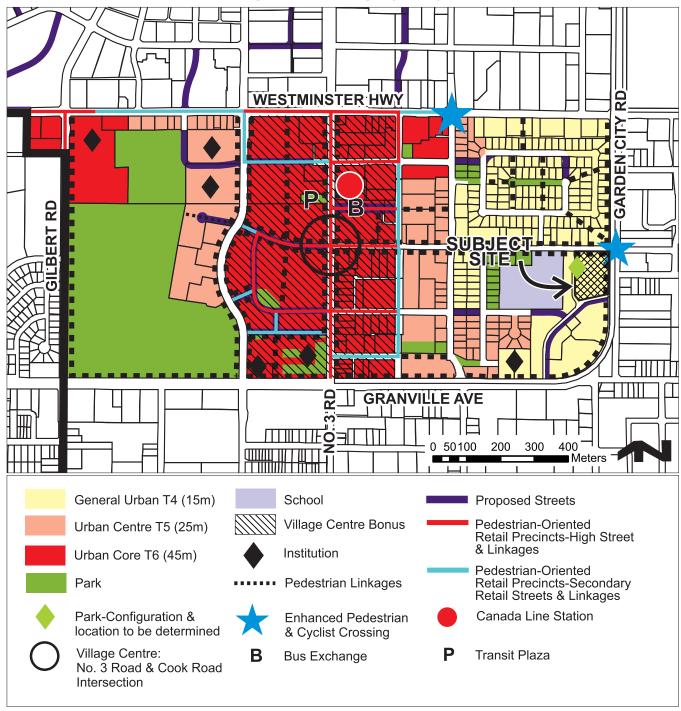
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R):	Total: 163 (R), including:  - Market Rental Unit: 272 x 1 space/unit, with 50% TDM Reduction = 136 (R)  - Moderate Income Rental: 66 units x 0.8 space/unit with 50% TDM Reduction = 27 (R)	169	none
Off-street 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 <sup>2</sup> per unit = 676 m <sup>2</sup>	690 m <sup>2</sup>	none
Amenity Space  – Outdoor:	Min. 6 m <sup>2</sup> per unit + 10% of the net development site area = 2,028 m <sup>2</sup> + 1,139.2 m <sup>2</sup> = 3,167.2 m <sup>2</sup>	3,401 m <sup>2</sup>	none

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

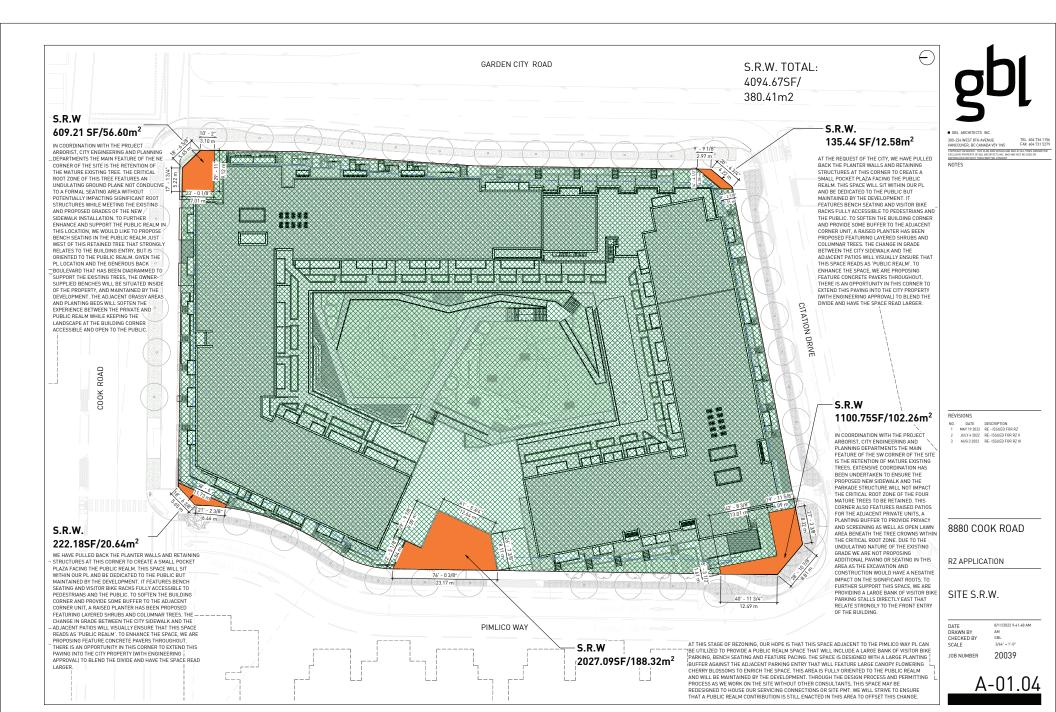
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<sup>\*</sup> Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

### Specific Land Use Map: Brighouse Village (2031)



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





8880 COOK ROAD AND 8751 CITATION DRIVE, RICHMOND

**EVERBRIGHT PROPERTIES INC.** 

EVER BRIGHT PROPERTIES

### 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 <u>after</u> achieving each major milestone, including: public hearing, DPP, DP issuance, BP application and demolition application.
- All tenants will be provided with <u>a formal four months 'notice</u>, 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 interesting 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) – Brighouse Village (City Centre)
Current Rental Type: (Select all that apply)	X Market The subject site is not an existing rental property but for temporary rental use only during the City approvals period.  ☐ Non-market ☐ Cooperative ☐ Other (please specify):

### (B) Current Total Rental Units

	Nu	ımber of Current Un	its	Average	Average	
Unit Type	Total	Occupied	Ground- Oriented*	Monthly Rent	Size (m <sup>2</sup> )	
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 Tyma	New Rental Units						
Unit Type	Number of Units	Ground-Oriented*	Initial Average Monthly Rent	Average Size (m <sup>2</sup> )			
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			

<sup>\*</sup>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:  • A minimum 4 months' notice to end tenancy, and otherwise as set out in the provincial Residential Tenancy Act	<ul> <li>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).</li> <li>All tenants will be provided four months' notice, as per the Residential Tenancy Act.</li> </ul>	☑ Yes □ No
Right of First Refusal:     Offer to return to the building, with rent rates set at low-end market rental (LEMR) rates (without having to meet income thresholds)	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.	☑ Yes □ No
Relocation Assistance: (Only required for tenants with tenancy of 1+ years)  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	<ul> <li>All eligible tenants will be offered the option of assistance with identifying alternate accommodations:</li> <li>providing letter of references to the tenants.</li> <li>three options will be offered that are comparable with the average market rent and unit type, unless otherwise agreed to;</li> <li>where possible, options will be tailored to the tenant's needs (e.g. pet-friendly, accessible, smoke-free, etc.);</li> </ul>	☑ Yes □ No
Compensation:  (Only required for tenants with tenancy of 1+ years)  • 3 months' free rent or lump sum equivalent	Three months' free rent or lump sum equivalent at the discretion of the tenant.	☑ Yes □ No
Communication with Tenants:	<ul> <li>Ongoing communication regarding the progress of the development and tenant relocation process.</li> <li>Provision of a primary point of contact for tenants</li> <li>Prioritize assistance for those who need it most</li> </ul>	☑ Yes □ No



### **Appendix A**

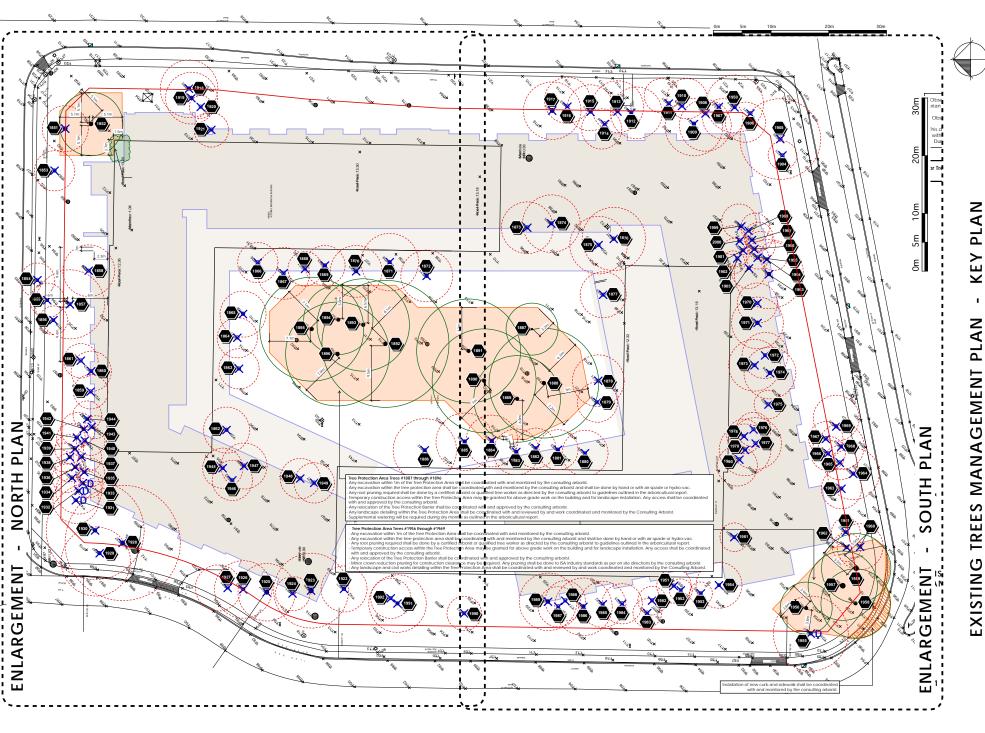
Tenant Relocation Report - Appendix B 8880 Cook & 9751 Citation Drive, Richmond

	Appendix A																	
	Did the renter require additional support or assistance as per the TRP? If yes, summarize additional assistance received (e.g. securing an affordable unit, assistance packing, translation services).																	
Report Date:	Did the renter request help finding alternate accommodation?  Total  Compensation   fyes, summarize the outcomes or efforts to assist them, including options provided and the area the tenant relocated to, with the starting rent of their units.																	
	Total Compensation Paid to Tenant (\$)																	
	Other Compensation (\$)																	
	Moving Expense (\$)																	
	Month's Rent (\$)																	
	Has the tenant taken up the Right of First Refusal?*																	
	Was the tenant determined to be eligible under the TRP? Yes / No																	
	Move-out / Tenancy Ended Date																	
	Initial Move- in Date																	
	Unit #																	
	Email																	
	Phone																	
	₹5																	
	8																	
	Name of Tenant																	

### **OCP Consultation Policy**

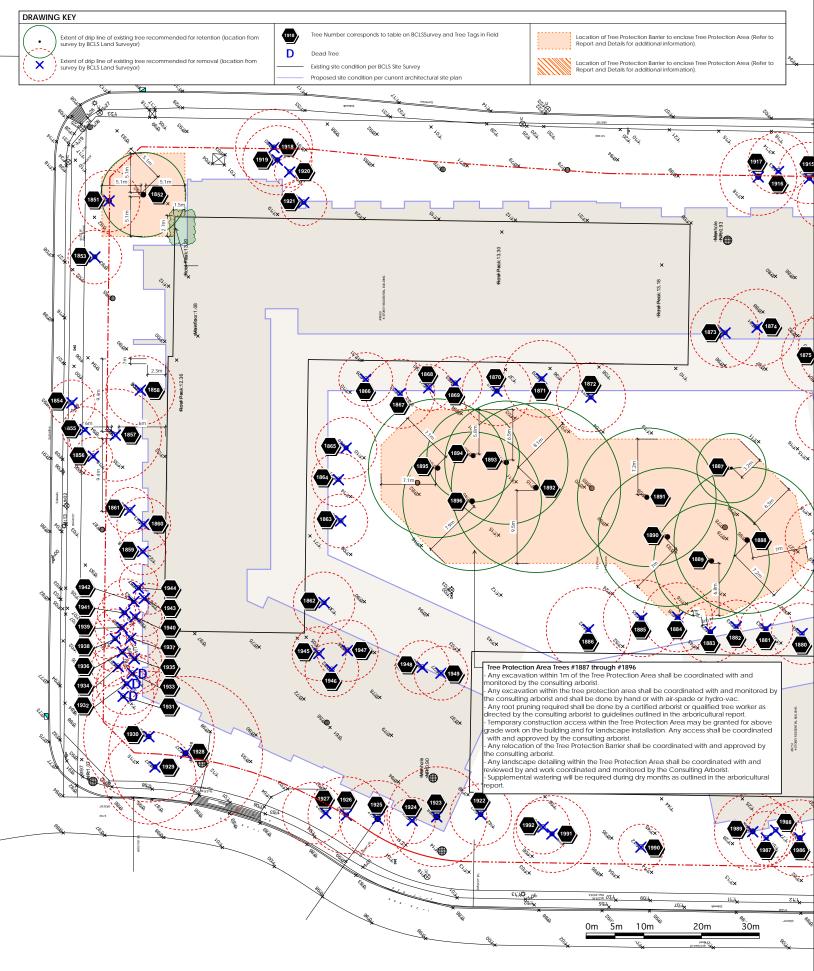
Staff have reviewed the proposed OCP amendments, with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements and recommend that this report does not require referral to external stakeholders. The table below clarifies this recommendation as 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 (ANSD) 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 Local Government Act
All relevant Federal and Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.



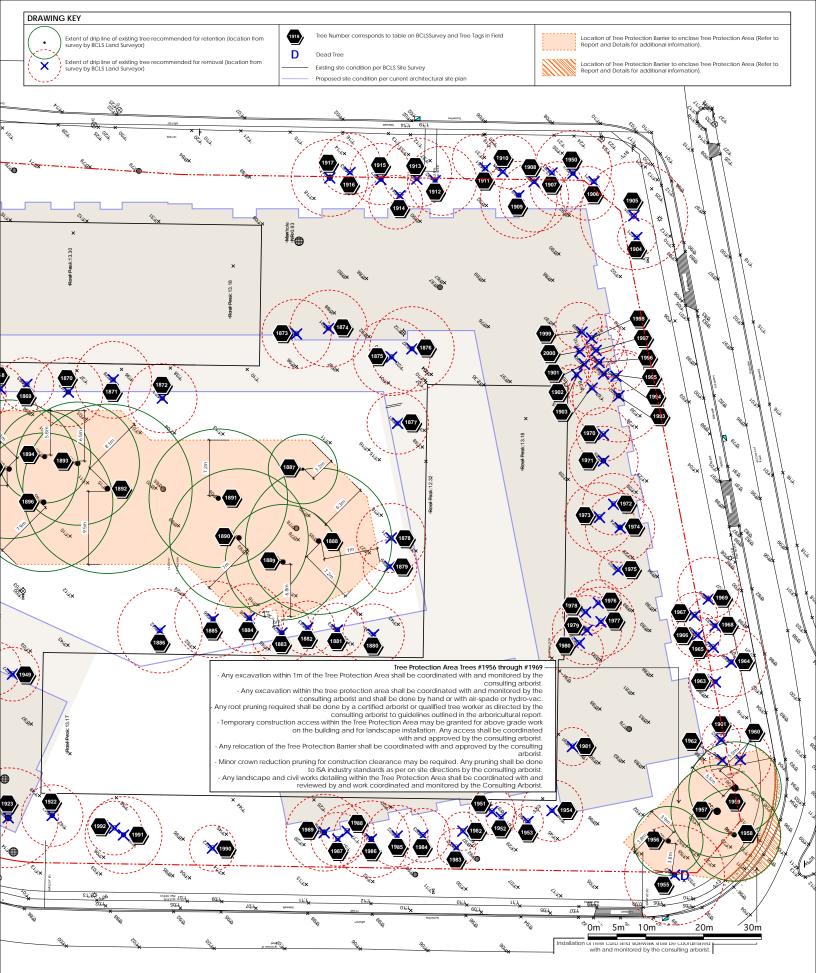
NOT TO SCALE / ISSUED WITH DURANTE KREUK ARBORIST REPORT

PH - 102











Tree No.	Species	# of Stems	DBH-cm	Spread - m	Height - m	Field Observations ON SITE	Dead	Poor	Fair	Good	Remove	Relocate	Retain	Note
	Prunus var.	Т					T	Т		т				
1851	(cherry)		65	8	8	Co-dominant leaders.			•		•			c)
1852	Chamaecyparis (false cypress)		64	11	18	Reduced vigor. 60 % LCR.			<b>*</b>				•	
1853	Prunus 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.		<b>*</b>			•			c)
1855	llex var. (holly)	2	27	6	8	Suppressed by adjacent trees. Asymmetrical crown. 2 Co-dominant leaders.			<b>*</b>		•			a) c)
1856	Thuja occidentalis (white cedar)	2	37	4	11	Joint crown Asymmetrical crown. Phototropic lean 100 % LCR.			<b>*</b>		•			c)
1857	Thuja plicata (western red cedar)		94	13	26	2 Co-dominant leaders. Reduced vigor. Joint crown. 95 % LCR.			<b>•</b>		•			
1858	Pseudotsuga menziesii (Douglas fir)		31	9	26	Joint crown 90 % LCR. Dieback (minimal) lower crown. 3m from retaining wall.				<b>*</b>	•			
1859	Acer palmatum (Japanese maple)	3	28	6	6	Suppressed by adjacent trees. Asymmetrical crown. Surface root(s).				•	•			
1860	Prunus var. (cherry or plum)		28	7	7	Surface root(s). Along retaining wall. Heavily pruned. Poor structure.			•		•			
1861	Prunus var. (cherry or plum)		22	6	6	Surface root(s). Heavily pruned. Poor structure. Asymmetrical crown.			•		•			
1862	Pinus contorta (lodgepole pine)		40	8	3	Corrected lean. 2m from building. Dieback (minimal). Asymmetrical crown. 85 % LCR.				•	•			
1863	Cedrus atlantica (atlas cedar)		63	7	3	Asymmetrical crown. Limbed up on bulding side. Woundwood development is moderate. Poor			<b>*</b>		•			
1864	Cedrus atlantica (atlas cedar)		33	7	3	structure. Reduced vigor. 80% LCR. Asymmetrical crown. Limbed up on building side. Woundwood development is moderate. Poor			•		•			
1865	Cedrus atlantica (atlas cedar)		45	8	3	structure. Reduced vigor. 65% LCR. Asymmetrical crown. Limbed up on bulding side. Woundwood development is moderate. Poor structure. Reduced vigor. 65% LCR.			<b>*</b>		•			
1866	Prunus var. (cherry)		21	7	10	Heavily pruned. Poor structure. Close to building. Surface root(s).			<b>*</b>		•			
1867	Prunus var. (cherry)		30	9	10	Heavily pruned. Poor structure.			<b>•</b>		•			
1868	Prunus var. (cherry)		21	6	10	Heavily pruned. Poor structure.			•		•			
1869	Acer var. (maple)	2	40	7	11	Ram's horn from base to 2m above ground. Asymmetrical crown.			•		•			
1870	Acer var. (maple)	3	52	9	10	Asymmetrical crown. 10cm ø stem dead middle crown.			<b>•</b>		•			
1871	Acer var. (maple)		38	10	10	Asymmetrical crown. Histroically dropped structural limbs. Potential decay column mid crown. Close to building.			<b>*</b>		•			

Tree No.	Species	# of Stems	DBH-cm	Spread - m	Height - m	Field Observations	Dead	Poor	Fair	Good	Remove	Relocate	Retain	Note
1872	Cedrus atlantica (atlas cedar)		41	9	3	Limbed up to 65% LCR. Dieback lower crown. Pruning wound(s). Woundwood development is good.			<b>*</b>		•			
1873	Pinus contorta (lodgepole pine)		36	9	15	Joint crown. Surface root(s). Heaving pavement. 80 % LCR. Deadwood in lower crown.			•		•			
1874	Pinus contorta (lodgepole pine)		40	10	15	Joint crown. Surface root(s). Heaving pavement. 80 % LCR. Deadwood in lower crown.			•		•			
1875	Pinus contorta (lodgepole pine)		35	10	15	Joint crown. Surface root(s). Heaving pavement. 80 % LCR. Deadwood in lower crown.			<b>•</b>		•			
1876	Pinus contorta (lodgepole pine)		40	11	15	Joint crown. Surface root(s). Heaving pavement. 80 % LCR. Deadwood in lower crown.			<b>*</b>		•			
1877	Pinus contorta (lodgepole pine)		30	8	15	Joint crown. Surface root(s). Heaving pavement. 80 % LCR. Deadwood in lower crown.			<b>*</b>		•			
1878	Prunus var. (cherry)		28	9	10	Surface root(s). Poor structure. Watersprouts from roots.			•		•			
1879	Prunus var. (cherry)		25	7	10	Surface root(s). Poor structure. Watersprouts from roots.			•		•			
1880	Prunus var. (cherry)		23	8	9	Surface root(s). Poor structure. Watersprouts from roots.			•		•			
1881	Acer var. (maple)	2	39	7	10	Phototropic lean. Asymmetrical crown. Included bark.				•	•			
1882	Acer 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).			<b>*</b>		•			
1883	Cedrus deodara (deodar cedar)		51	8	22	Corrected lean. Close to building. Asymmetrical crown. Limbed up on building side. Poor structure. Joint crown. 60 % LCR.			•		•			
1884	Cedrus deodara (deodar cedar)		47	9	22	Corrected lean. Close to building. Asymmetrical crown. Limbed up on building side. Poor structure. Joint crown. 90 % LCR.			•	-	•			
1885	Cedrus deodara (deodar cedar)		52	10	22	Corrected lean. Close to building. Asymmetrical crown. Limbed up on building side. Poor structure. Joint crown. 85 % LCR.			•		•		_	
1886	Acer 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	Acer platanoides (Norway maple)		28	9	12	Corrected lean. Sub-dominant. Deadwood lower crown.				•			•	b)
1888	Quercus rubra  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>*</b>			•	b)
1889	Quercus rubra 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	Quercus rubra Northern red oak		58	18	27	Surface root(s). Corrected lean. Joint crown. Asymmetrical crown. Dieback lower crown.				<b>*</b>			•	b)
1891	Quercus rubra  Northern red oak		60	18	26	Surface root(s). Jog mid trunk. Reaction wood good. Asymmetrical crown. Dieback middle crown. Hanger.				<b>*</b>			•	b)
1892	Quercus rubra Northern red oak		66	22	37	Joint crown. Dieback lower crown.				<b>*</b>			•	b)
1893	Quercus rubra Northern red oak		55	16	41	Joint crown. Asymmetrical crown. Dieback lower crown. Hanger.				<b>•</b>			•	b)
1894	Quercus rubra Northern red oak		48	12	43	Joint crown. Asymmetrical crown. Dieback lower crown. Hanger.				•			•	b)
1895	Quercus rubra Northern red oak		58	18	42	Joint crown. Asymmetrical crown. Dieback lower crown. Hanger.				<b>*</b>			•	b)
1896	Quercus rubra Northern red oak		65	18	44	Joint crown. Asymmetrical crown. Dieback lower crown. Hanger.				<b>*</b>			•	b)
1901	Thuja plicata (western red cedar)		21	4	12	Joint crown. Asymmetrical crown. Deadwood inner crown. 100 % LCR.				<b>*</b>	•			
1902	Thuja plicata (western red cedar)		26	5	12	Joint crown. Asymmetrical crown. Deadwood inner crown. 100 % LCR.				<b>*</b>	•			
1903	Thuja plicata (western red cedar)		26	6	12	Joint crown. Asymmetrical crown. Deadwood inner crown. 100 % LCR.				<b>•</b>	•			
1904	Pinus contorta (lodgepole pine)		23	5	6	Main leader previously removed. Woundwood development is poor. Suppressed by adjacent trees. 80 % LCR at 1m above ground.			<b>*</b>		•			c)
1905	Pinus contorta (lodgepole pine)		72	14	15	Subdominant leader leaning on street light. 70 % LCR.				<b>•</b>	•			c)
1906	Pinus contorta (lodgepole pine)		29	7	15	Joint crown Asymmetrical crown. Deadwood lower crown. 80 % LCR.			<b>*</b>		<b>*</b>			c)
1907	Pinus contorta (lodgepole pine)		26	7	15	Joint crown Asymmetrical crown. Deadwood lower crown. 85 % LCR. Phototropic lean.			<b>*</b>		•			c)
1908	Pinus contorta (lodgepole pine)		34	9	15	Joint crown Asymmetrical crown. Deadwood lower crown. 80 % LCR. Phototropic lean.			<b>*</b>		•			
1909	Pinus contorta (lodgepole pine)	2	56	10	15	Joint crown Asymmetrical crown. Deadwood lower crown. 90 % LCR. Phototropic lean.			<b>*</b>		•			
1910	Pinus contorta (lodgepole pine)		30	7	15	Joint crown Asymmetrical crown. Deadwood lower crown. 85 % LCR. Phototropic lean.			<b>*</b>		<b>*</b>			c)
1911	Pinus contorta (lodgepole pine)		21	6	15	Phototropic lean. Asymmetrical crown. Deadwood lower crown. Joint crown.			<b>*</b>		•			c)
1912	Pinus contorta (lodgepole pine)		40	9	15	Phototropic lean. Asymmetrical crown. Deadwood lower crown. Joint crown.			•		•			
1913	Pinus contorta (lodgepole pine)		41	9	15	Phototropic lean. Asymmetrical crown. Deadwood lower crown. Joint crown.			•		•			
1914	Pinus contorta (lodgepole pine)		30	7	15	Phototropic lean. Asymmetrical crown. Deadwood lower crown. Joint crown.			<b>*</b>		•			

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

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

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

Pinus contorta (lodgepole pine)   27 7 6   Stunted top. Joint crown.   ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑	Tree No.	Species	# of Stems	DBH-cm	Spread - m	Height - m	Field Observations	Dead	Poor	Fair	Good	Remove	Relocate	Retain	Note
Pinus contorta   Chicch   Pinus contorta   Pinus pin	1984			27	7	6	Stunted top. Joint crown.		<b>*</b>		•				
1986   (lodgepole pine)   2	1985			25	7	10				<b>*</b>		•			
Setula var.   2	1986		2	60	10	14	14 Joint crown.			•	•				
1988   (birch)   26 7 18   trees.   ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑	1987	Betula var.	2	29	7	18	Joint crown.				<b>•</b>	•			
1999	1988			26	7	18				<b>*</b>		•			
1990 (dogwood)  2 2 22 6 5 Pruning wound(s). Woundwood development is poor.  1991 Pinus contorta (lodgepole pine)  1992 Prunus lusitanica (Portuguese laurel)  1993 (lodgepole pine)  1993 (lodgepole pine)  1994 (westem red cedar)  1995 (westem red cedar)  1996 (westem red cedar)  1997 (westem red cedar)  1998 (westem red cedar)  1999 (westem red cedar)  1997 (westem red cedar)  1998 (westem red cedar)  1999 (westem red cedar)  1999 (westem red cedar)  1999 (westem red cedar)  1990 (westem red cedar)  1991 Thuja plicata  28 12   12   12   12   12   12   12   12	1989		2	58	10	18	Joint crown.				<b>•</b>	•			
1999   (lodgepole pine)   46   10   11   Deadwood in crown.	1990		2	22	6	5	Pruning wound(s). Woundwood				•	•			
Portuguese laurel   24    7    7	1991			46	10	11	Deadwood in crown.				<b>♦</b>	•			
Thuja plicata   27   12   12   12   12   12   12   12	1992			24	7	7					•	•			
Thuja plicata  (western red cedar)  Thuja plicata	1993			56	12	18				<b>*</b>		•			
Thuja plicata    Part of hedge. 40 % LCR. Deadwood	1994	Thuja plicata		27	12	12	100 % LCR. Deadwood inner crown. Previously topped at 10m above				•	•			
Thuja plicata  (western red cedar)  Thuja plicata  22 12 12 2	1995	Thuja plicata	2	28		12	Part of hedge. 40 % LCR. Deadwood lower crown. Previously topped at 10m			•		•			
Thuja plicata  28 12 12 12 12 12 12 12 13 14 15 14 15 1998 (western red cedar)  Thuja plicata  1997 (western red cedar)  Thuja plicata  1998 (western red cedar)  Thuja plicata  Thuja plicata  (western red cedar)  Thuja plicata  Thuja pli	1996			22		12	Asymmetrical crown. Part of hedge. 100 % LCR. Deadwood inner crown. Previously topped at 10m above				•	•			
Thuja plicata  (western red cedar)  Thuja plicata  Thuja plicata  Thuja plicata  (western red cedar)  Thuja plicata  Thuja plicata  Thuja plicata  Symmetrical 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.  Considered an invasive species per ISC Invasive Species Council of BC. Removal recommended.	1997			28		12	Asymmetrical crown. Part of hedge. 100 % LCR. Deadwood inner crown. Previously topped at 10m above				•	•			
Thuja plicata  1999 (western red cedar)  Thuja plicata  25  12  Thuja plicata  25  12  Thuja plicata  25  12  Thuja plicata  25  25  12  Thuja plicata  25  25  25  Non- bylaw trees under 0.20 DBH and dead trees listed on shaded background.  Symmetrical 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.  Considered an invasive species per ISC Invasive Species Council of BC. Removal recommended.	1998	Thuja plicata		24		12	Asymmetrical crown. Part of hedge. 100 % LCR. Deadwood inner crown. Previously topped at 10m above				•	•			
Thuja plicata  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.  Considered an invasive species per ISC Invasive Species Council of BC. Removal recommended.	1999	Thuja plicata		30		12	Asymmetrical crown. Part of hedge. 100 % LCR. Deadwood inner crown.				•	•			
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.  Considered an invasive species per ISC Invasive Species Council of BC. Removal recommended.	2000	Thuja plicata		25		12	Asymmetrical crown. Part of hedge. 100 % LCR. Deadwood inner crown. Previously topped at 10m above				•	•			
<ul> <li>Non- bylaw trees under 0.20 DBH and dead trees listed on shaded background.</li> <li>Bylaw trees over 0.20 DBH are listed on a white background.</li> <li>Considered an invasive species per ISC Invasive Species Council of BC. Removal recommended.</li> </ul>															
<ul> <li>Bylaw trees over 0.20 DBH are listed on a white background.</li> <li>a) Considered an invasive species per ISC Invasive Species Council of BC. Removal recommended.</li> </ul>	*	Non- bylaw trees under 0	).20 I	DBH a	and	dea									
	•						*								ĺ
	a)	Considered an invasive s	рес	ies pe	er IS0	C In	vasive Species Council of BC. Removal	ecc	mr	ner	ide	d.			a)
	b)														b)
c) Tree falling inside of the original property line but outside of the adjusted property line.	c)							line						_	c)

April 28, 2022

To: City of Richmond

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

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.

gbl

Best regards,

Amela Brudar

ARCHITECT AIBC, MRAIC, LEED AP Principal

#### **ATTACHMENT 10**



# **Rezoning Considerations**

Development Applications Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

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\*.

Initial	i
Initial	•

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)

<sup>\*</sup> 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 m<sup>2</sup> (36,786 ft<sup>2</sup>), 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 (ft²)	Number of Units	Maximum Monthly Unit Rental <sup>(2)</sup>	Total Max. Household Income <sup>(3)</sup>	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 m<sup>2</sup> (4,095 ft<sup>2</sup>) 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) <u>Transit Pass Program</u>: 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.

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- 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) <u>Car Share Parking</u>: 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

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- 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) <u>Car share memberships:</u> 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) <u>Delivery vehicle parking:</u> 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.

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- 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:

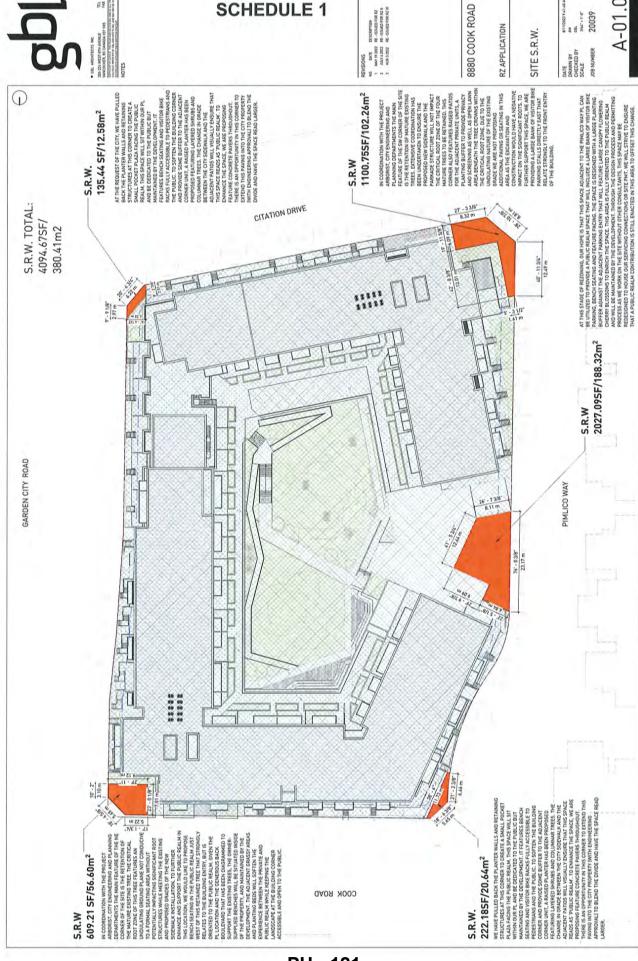
- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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** 

#### 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:
  - 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 1<sup>st</sup> 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:

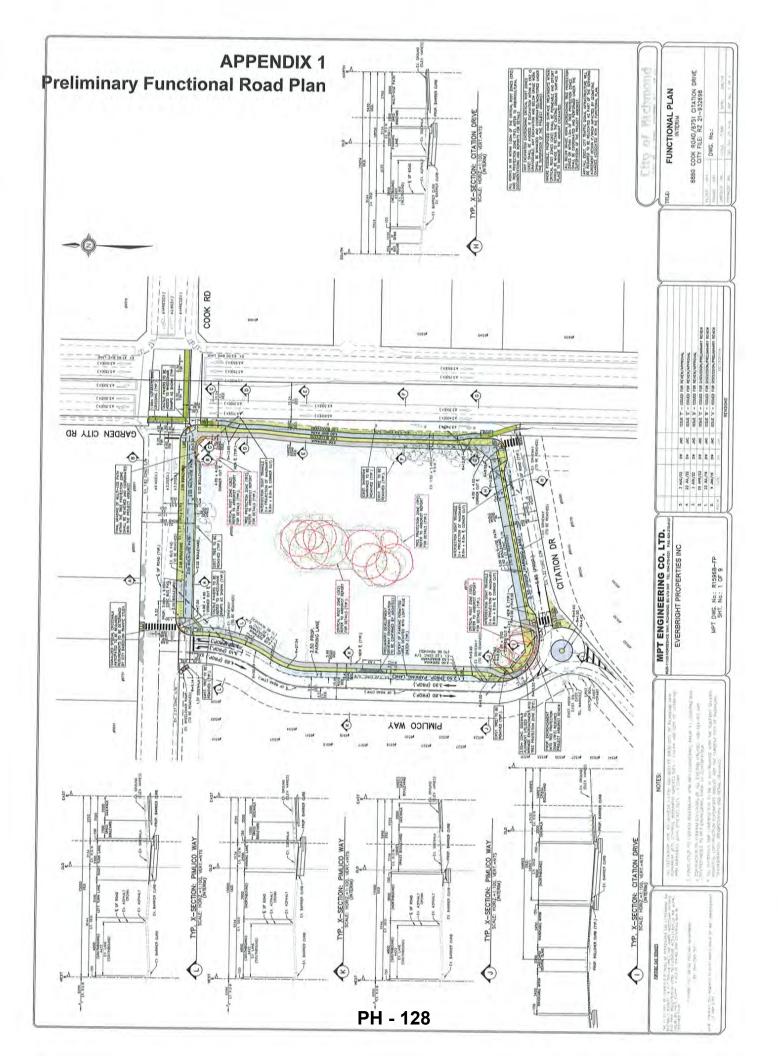
- 1. All existing driveways along the subject development to be closed permanently.
- Vehicle access to the subject development is to be provided by a single mid-block driveway on Pimlico Way.
- 3. The location and design of the site access is to be confirmed through functional plans and Transportation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

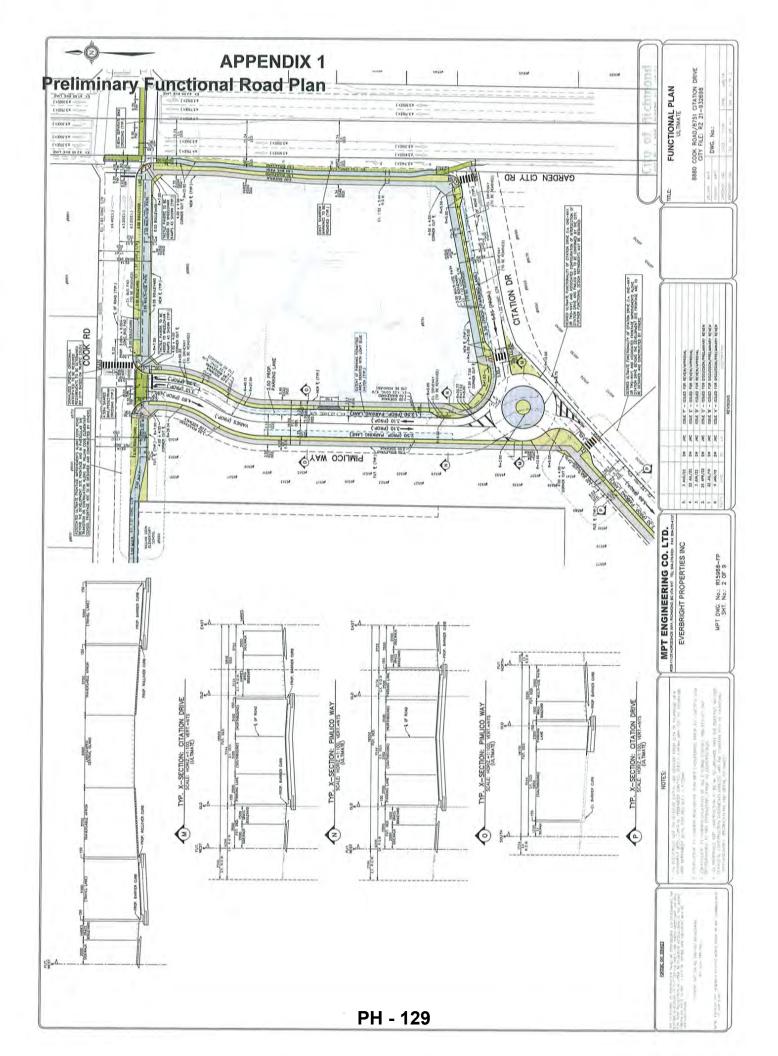
#### **Parks Servicing Works**

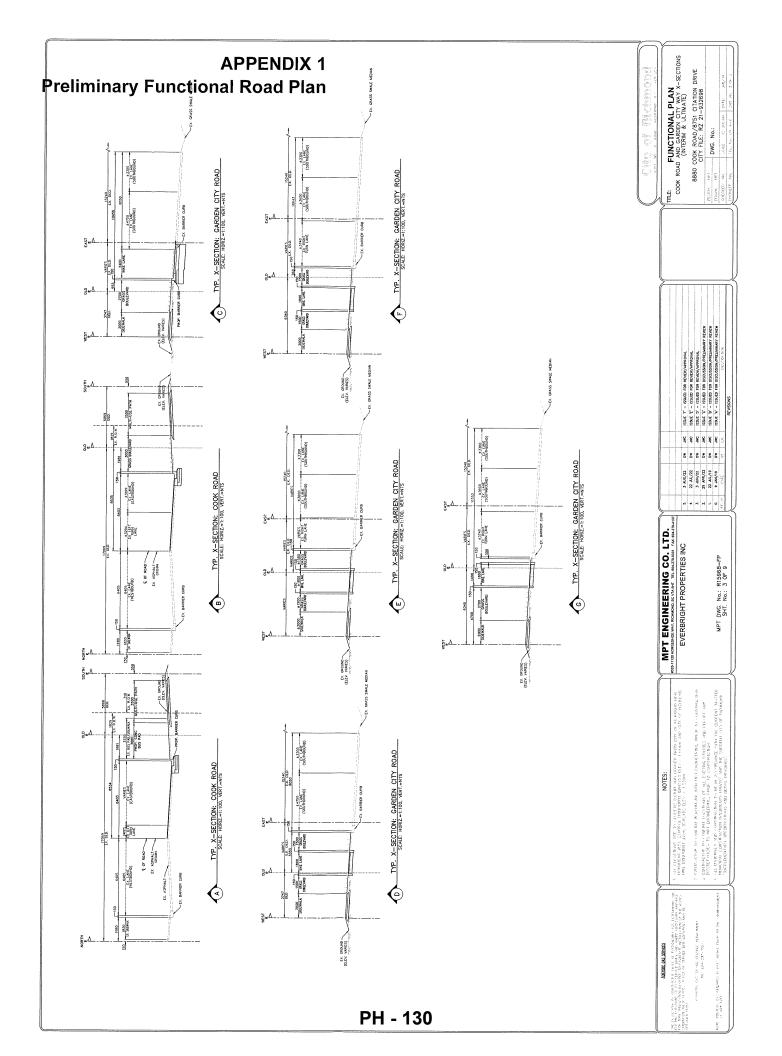
The Developer is to enter into a Servicing Agreement for the design and construction of the proposed publicly accessible open spaces (mini-pocket parks) along the periphery of the development. All works

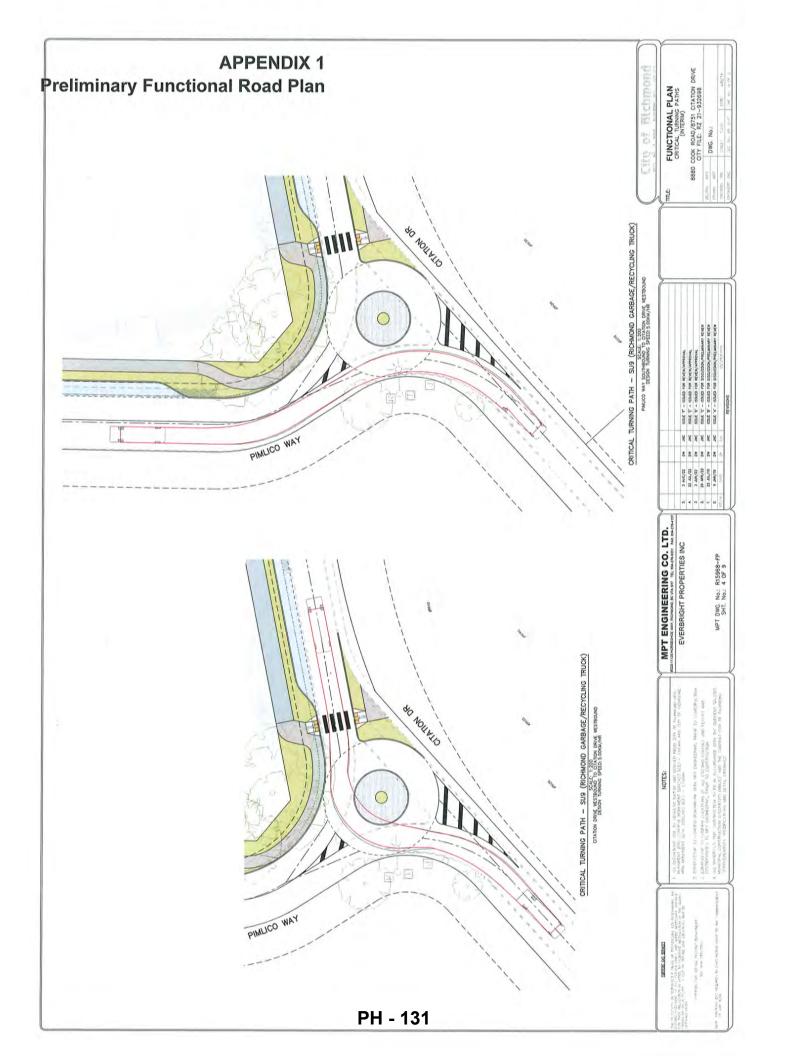
are to be completed at the cost of the Developer and to the satisfaction of the City. Detailed design are required based on the following comments:

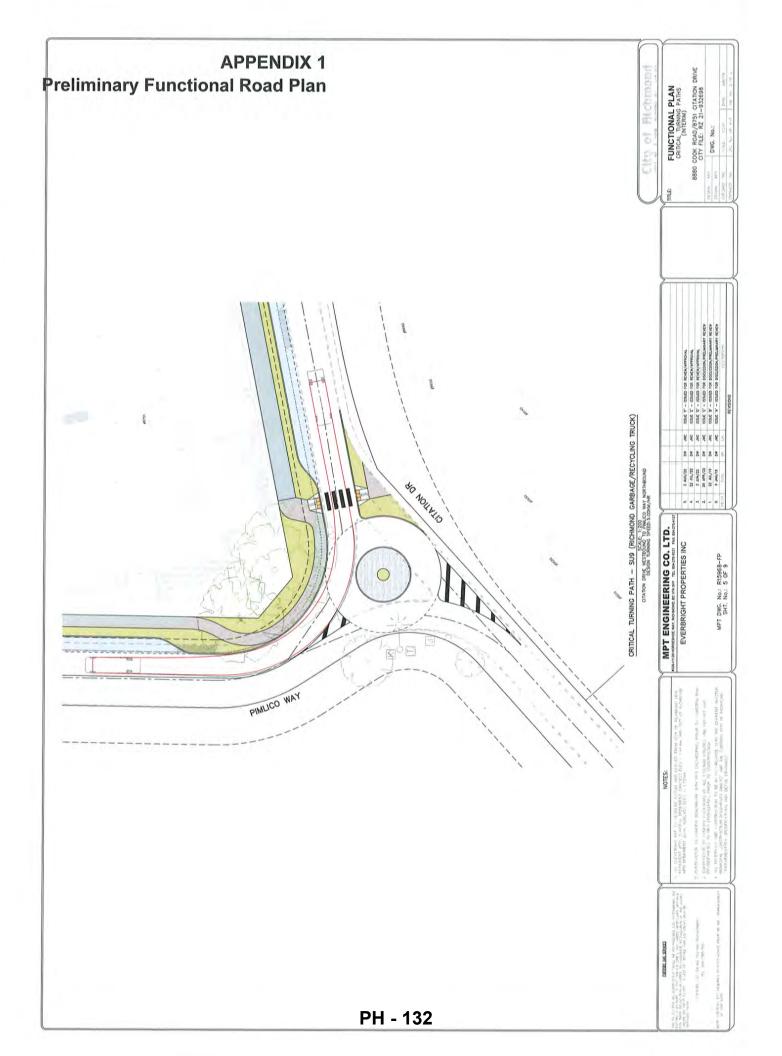
- 1. Public open spaces may be provided:
  - at locations which create neighbourhood links through the development to a nearby park and/or greenway (existing/future);
  - at prominent cross-roads with southern exposure and/or access to sunlight; and/or
  - at locations where existing landscape features 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.

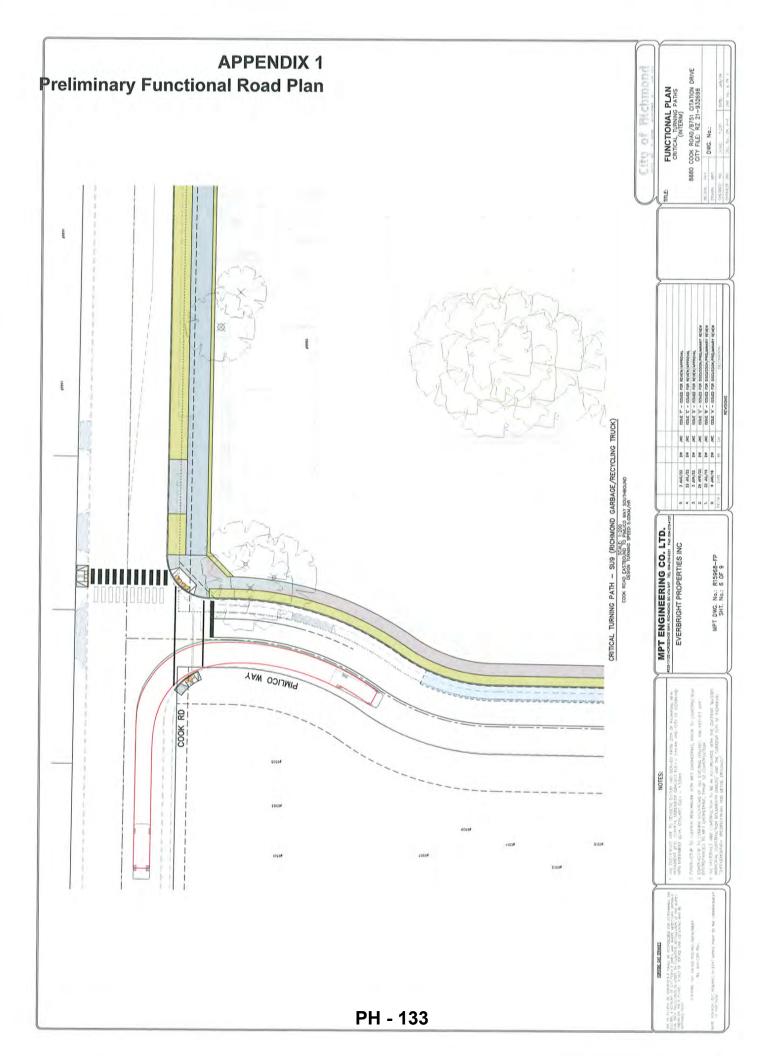


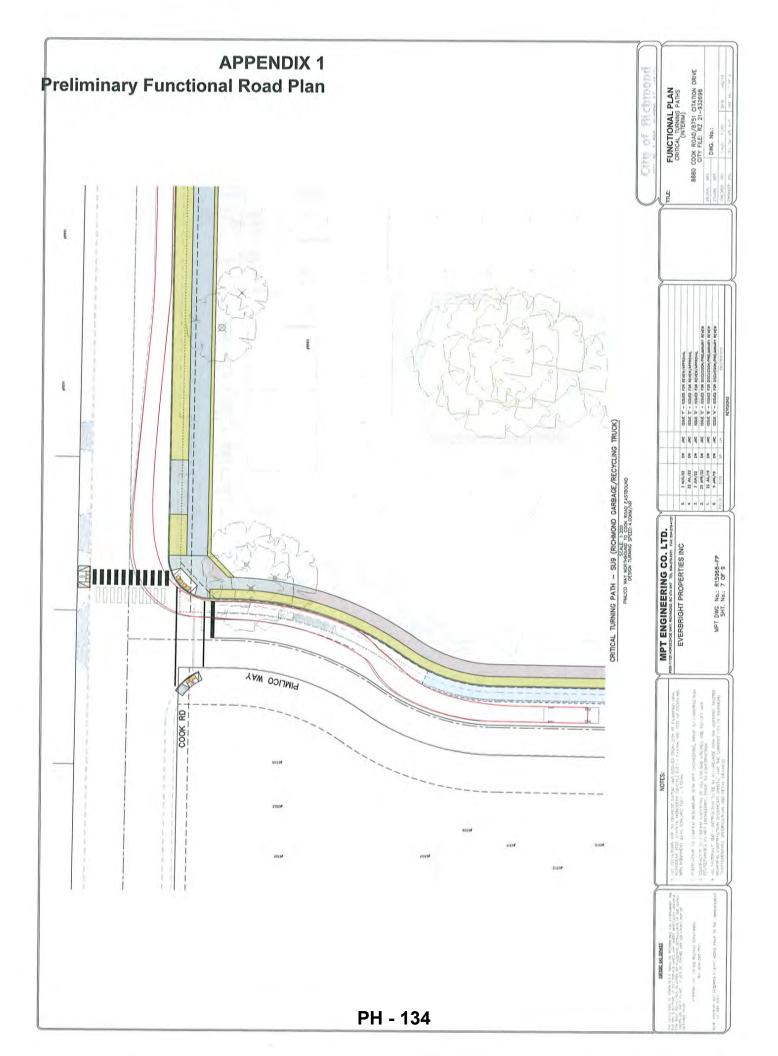


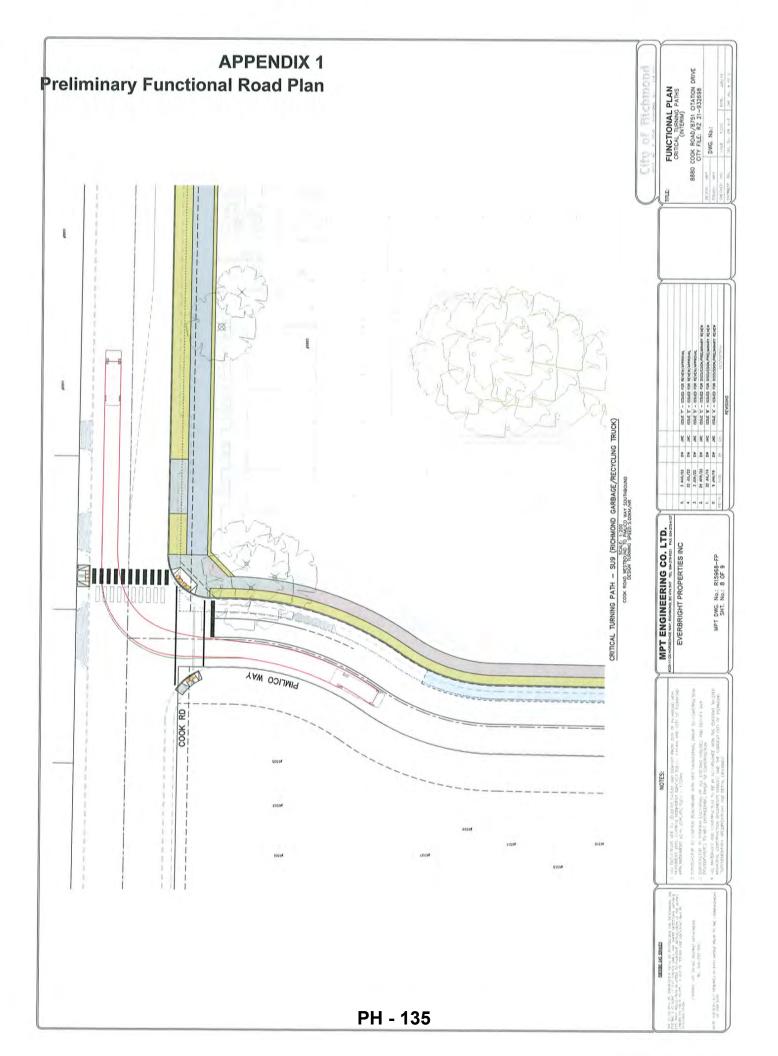


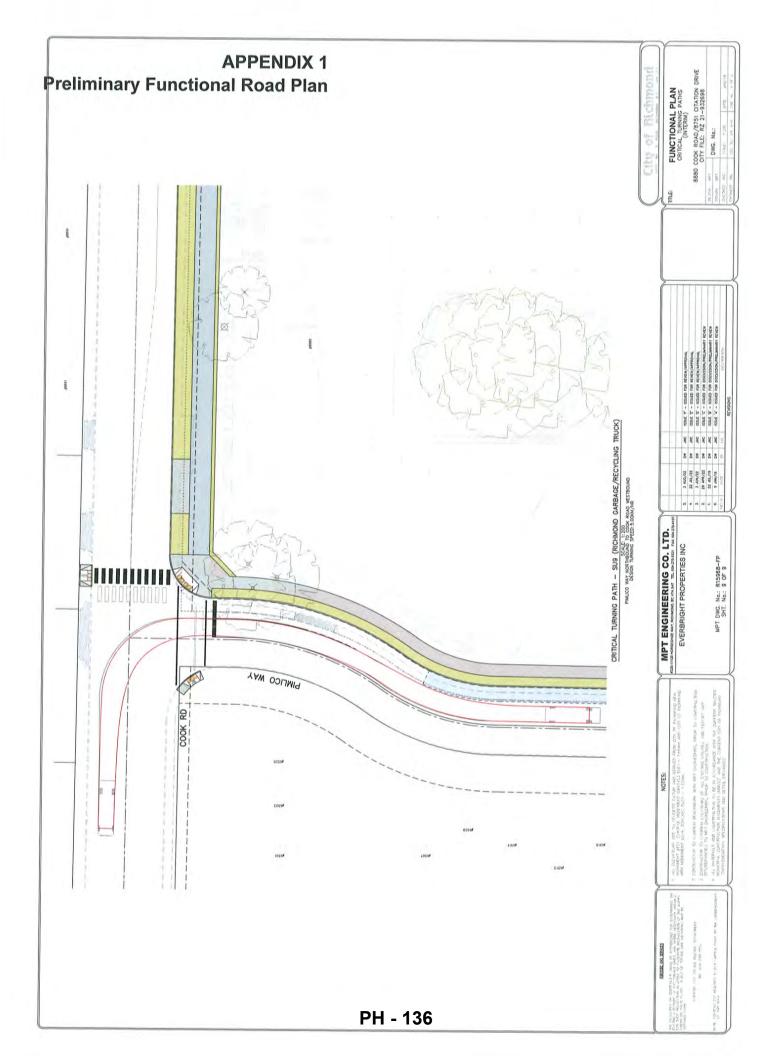














# Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 10395

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	SEP 1 2 2022	CITY OF RICHMOND
PUBLIC HEARING		APPROVED by EL
SECOND READING	***************************************	APPROVED by Manager
THIRD READING		or Solicitor JH
ADOPTED		
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) Brighouse 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.

Bylaw 10396 Page 2

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) – Brighouse 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

18.44.3 Secondary Uses

- housing, apartment
- housing, town

- 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 m<sup>2</sup>.
- 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 m<sup>2</sup> 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 m<sup>2</sup> 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

Bylaw 10396 Page 3

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  $11,000 \text{ m}^2$ .

#### 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

Bylaw 10396 Page 4

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	SEP 1 2 2022	CITY OF RICHMOND
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OTHER CONDITIONS SATISFIED		
ADOPTED		
MANOR	CORPORATE OFFICE	
MAYOR	CORPORATE OFFIC	EK



# **Memorandum**

Planning and Development Division Development Applications

**To:** Mayor and Councillors **Date:** October 6, 2022

From: Wayne Craig File: RZ 21-931122

Director of Development

Re: Application by 0923745 BC Ltd. for Rezoning at 6071 Azure Road from the "Low

Density Townhouses (RTL1)" Zone to the "Low to Mid Rise Apartment (ZLR45) -

Thompson" Zone

The purpose of this memo is to provide information regarding the above referenced rezoning application in response to discussion at the Council meeting held on September 26, 2022 regarding the proposed low carbon building energy system and the use of rooftop areas. Following staff review and discussion with the applicant, the rezoning considerations have been revised to secure the applicant's commitment to design the buildings to enable a future District Energy Utility connection for domestic hot water heating and to provide a large rooftop garden for urban agriculture.

## Low Carbon Building Energy System and Future DEU Connection for Domestic Hot Water

As noted in the rezoning staff report, the sustainability requirements of Richmond's BC Energy Step Code for the proposed wood-frame residential buildings is either Step 4, or Step 3 with the provision of a low carbon building energy system (LCES).

The requirements to qualify for the Step Code reduction are outlined in the City's Building Regulation Bylaw No. 7230. To qualify as an LCES, a minimum 70% of a building's annual heating, cooling and domestic hot water energy demand must be supplied from an acceptable onsite renewable energy source, or the building must be connected to a district energy utility system owned by the City or a corporate subsidiary of the City. While the subject site is located outside of the City Centre Area currently served by district energy, other applicable renewable energy source technologies include, but are not limited to, air and ground source heat pump systems, waste heat recovery systems and solar collectors. Other system types may be approved by the City's General Manager of Engineering and Public Works.

The LCES systems proposed for this application include electric heat pumps with variable refrigerant flow (VRF) system to provide residential suite heating and cooling needs and air source heat pumps to provide domestic hot water (DHW) preheating. The systems are electrically powered, but natural gas fired make-up air units (MAU) and natural gas fired condensing gas boilers to increase the temperature of the domestic hot water are also included in the building energy systems. The applicant will be required to provide energy modelling outputs at the Building Permit stage confirming that the proposed energy system as designed meets the City's LCES requirements.



The subject site is located outside of the City Centre Area currently served by the City's District Energy Utility; however, Lulu Island Energy Company staff have reviewed and identified the site for a potential future connection for provision of domestic hot water heating. The applicant has agreed to construct the development's domestic hot water heating systems with the ability to connect in the future.

## Rooftop Urban Agriculture Garden

The applicant has also agreed to incorporate a large rooftop garden for urban agriculture as discussed at the Council meeting held on September 26, 2022. The rooftop garden will be located on the fifth floor level of the six-storey building, in the northeast corner of the site, for the use of all residents of all three of the buildings. The rooftop garden will have a minimum area of 603.8 m<sup>2</sup> (6,500 ft<sup>2</sup>) and access by elevator and stairs. The rooftop garden is proposed to be furnished with raised planting beds, a potting table, lighting and hose bibs for irrigation.

# **Revised Rezoning Considerations**

The rezoning considerations have been revised accordingly to include registration of legal agreements to secure the commitment to design for and connect to a future District Energy Utility for domestic hot water heating and to secure the provision of the rooftop urban agriculture garden (rezoning considerations #17 and 18 in attached Revised Attachment 8). These revised rezoning considerations replace the rezoning considerations attached to the staff report dated September 6, 2022 and considered at the Council meeting held on September 26, 2022.

The rooftop garden will be designed and reviewed as part of the required Development Permit application process.

The applicant has agreed to the attached revised rezoning considerations (Revised Attachment 8).

Should you have any questions, please contact the undersigned at 604-247-4625, or wcraig@richmond.ca.

for

Wayne Craig,

Director, Development

(604-247-4625)

SB:js

Revised Attachment 8: Red-lined Version of Revised Rezoning Considerations



### **Rezoning Considerations**

Development Applications Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** <u>6071 Azure Road</u> File No.: <u>RZ 21-931122</u>

### Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10406, the developer is required to complete the following:

- 1. (OCP Amendment Bylaw) Final Adoption of OCP Amendment Bylaw 10407.
- 2. (Road Dedication) Land dedication to accommodate required road cross-section, including a bus landing pad and transition works, and visibility at corners. Subject to applicant providing a road functional plan and detailed design drawings to the satisfaction of the Director of Transportation, it is estimated that the following land dedication is required:
  - a) Westminster Highway: Approximately 1.9m wide strip of land along entire frontage, widening to 2.4 m wide for the 9m long bus landing pad location, and minimum 5:1 tapered transition on both sides.
  - b) Corner Cuts: 4m x 4m corner cuts (if necessary) at:
    - i) Westminster Highway and Azure Boulevard intersection, measured from new property lines.
    - j) Azure Road and Azure Boulevard intersection, measured from existing property lines.
- 3. (Tree Protection Fencing) Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 4. (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.
- 5. (Tree Survival Security) Enter into a legal agreement and submission of a Tree Survival Security to the City in the amount of \$35,000 for the 3 existing trees (tag #754, 755 and 763) to be retained along the west property line. The security is to be released 90% upon project completion inspection confirming tree survival and 10% after one year maintenance period inspection confirming tree survival.
- 6. (Floodplain) Registration of a flood indemnity covenant on title.
- 7. (Aircraft Noise) Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
  - a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
- 8. (Large Loading Truck Restriction) Registration of a restrictive covenant on title, securing the owner's commitment to ensure that the maximum truck size for any truck servicing the site is a medium size truck (e.g. SU9). (Note: No WB-17 size trucks are permitted.)
- 9. (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) <u>Enhanced Bicycle Facilities</u>: 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) "Class 1" bicycle storage: provided at an increased rate of 2.0 spaces per dwelling unit,
  - ii) 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.
  - iii) E-bike and e-scooter storage: provision of a shared e-bike and e-scooter parking corral on the site.
  - iv) "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.
  - v) 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.
  - vi) "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.
- c) <u>Transit Pass Program</u>: 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 (330 units).
  - ii) Enter into a security agreement and submission of a Letter of Credit in the amount of \$55,000. The Letter of Credit will be released at the time of 100% subscription of the transit pass program, i.e. all 330 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.
- d) <u>Car Share Parking</u>: 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;

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(6) accessible to all intended users (e.g. general public, car share operator personnel and car share operator members) at no added cost;

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- (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.
- 10. (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.
- 11. (Low-End Market Rental Housing) The City's acceptance of the developer's offer to voluntarily contribute affordable housing, in the form of low-end market rental (LEMR) 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 the City's standard Housing Agreement and Covenant on title to secure the affordable housing units. The form of the 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-materials changes resulting thereof and made necessary by the Development Permit\* approval requirements, as determined to the satisfaction of the Director of Development and Director, Community Social Development. The terms of the Housing Agreements and Covenants 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 affordable (low-end market rental) housing shall be equal to a combined habitable floor area of at least 4,384 m<sup>2</sup> (47,196 ft<sup>2</sup>), excluding standard Floor Area Ratio (FAR) exemptions, for the provision of 50 affordable housing units to replace the 50 existing rental units on the subject site.
  - b) All affordable 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).
  - c) The imposition of any place age-based restrictions on occupants of any affordable housing unit is prohibited.

nitial:	

- d) The developer shall, as generally indicated in the table below:
  - Ensure that the types, sizes, rental rates, and occupant income restrictions for the affordable housing units are in accordance with the City's Affordable Housing Strategy and guidelines for Low End Market Rental (LEMR) housing, unless otherwise agreed to by the Director of Development and Director, Community Social Development; and
  - ii) Achieve the Project Targets for unit mix and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director, Community Social Development through an approved Development Permit\*.

	Affordable Housing Strategy Requirements (1) (2) (3)			Project Targets	argets (2)	
Unit Type	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH	
Studio	37 m <sup>2</sup> (400 ft <sup>2</sup> )	\$811/month	\$34,650 or less	N/A	N/A	
1-Bedroom	50 m <sup>2</sup> (535 ft <sup>2</sup> )	\$975/month	\$38,250 or less	8% (4 units)	100%	
2-Bedroom	69 m <sup>2</sup> (741 ft <sup>2</sup> )	\$1,218/month	\$46,800 or less	28% (14 units)	100%	
3-Bedroom	91 m <sup>2</sup> (980 ft <sup>2</sup> )	\$1,480/month	\$58,050 or less	58% (29 units)	100%	
In Addition to Affordable Housing Strategy Requirements (2) (3)						
4-Bedroom	111 m <sup>2</sup> (1,200 ft <sup>2</sup> )	\$1,541/month	\$61,650 or less	6% (3 units)	100%	
Total	N/A	N/A	N/A	100% (50 units) 4,384 m² (47,196 ft²)	100%	

- (1) Values adopted by Council on July 24, 2017. May be adjusted periodically, as provided for under City policy.
- (2) Project Targets may be revised through an approved Development Permit\* process provided that at least 50 LEMR units are provided.
- (3) The proposed unit mix includes 4-Bedroom units to replace existing rental units on the subject site. The site specific criteria for 4-bedroom units is based on the methodology used for the criteria of other unit types in the City's Affordable Housing Strategy.
- e) Single ownership is required for the affordable housing units (single owner for all affordable housing units).

The affordable housing unit locations are to be as determined to the satisfaction of the Director of Development and Director, Community Social Development through an approved Development Permit\*. Dispersed or clustered unit configurations may be considered; however, dispersed units are generally encouraged unless a non-profit operator (that requires a clustered unit arrangement) is involved with a development.

<u>NOTE</u>: The applicant has indicated to the City that it plans to pursue an agreement with a non-profit organization to manage the development's required LEMR units. To support this partnership, the City is willing to accept clustering of the required units and, in light of this, recommends clustering of other building features intended for the exclusive use of the affordable housing tenants (e.g., parking and Class 1 bike storage). Prior to Development Permit\* approval, the applicant is requested to submit, for consideration by the City, a memorandum of understanding with a non-profit operator(s) demonstrating, among other things, support for the developer's proposed clustered affordable housing unit arrangement

- f) Occupants of the affordable housing units shall, to the satisfaction of the City (as determined prior to Development Permit\* approval), 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 to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).
- g) On-site parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit\* at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit\* issuance.
- h) The affordable housing units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Community Social Development.
- i) "No development" shall be permitted, restricting Development Permit\* issuance for any building in whole or in part, until the developer, to the City's satisfaction:

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- i) Designs the lot to provide for the affordable housing units and ancillary spaces and uses;
- ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the affordable housing units and ancillary spaces and uses as per the approved Development Permit\*; and
- iii) As required, registers additional legal agreements on title to the lots to facilitate the detailed design, construction, operation, and/or management of the affordable housing units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit\* review and approval processes.
- j) No Building Permit\* shall be issued for any building, in whole or in part, until the developer provides for the required affordable housing units and ancillary spaces and uses to the satisfaction of the City.
- k) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required affordable housing units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.
- 12. (Moderate Income Rental Housing) The City's acceptance of the developer's offer to voluntarily contribute 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 Housing Affordability Agreement and Covenant on title to secure the affordable housing units. The form of the Housing Affordability 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-materials 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 Housing Affordability 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 5,941 m<sup>2</sup> (63,951 ft<sup>2</sup>), excluding standard Floor Area Ratio (FAR) exemptions, for the provision of 110 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) on a building-by-building basis.
  - c) The imposition of any place age-based restrictions on occupants of any moderate income rental unit is prohibited.
  - d) The developer shall, as generally indicated in the table below:
    - i) Ensure that the rental rates, and occupant income restrictions for the moderate income rental units are in accordance with the Housing Income Limits (HILs) rates and guidelines, unless otherwise agreed to by the Director of Development; and
    - ii) Achieve the Project Targets for 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	Max. Rent Charge(1)	Max. Household Income (1)(2)	Unit Mix (3)
Studio	\$1,437/month	\$57,500 or less	22% (24 units)
1-Bedroom	\$1,437/month	\$57,500 or less	57% (63 units)
2-Bedroom	\$1,725/month	\$69,000 or less	18% (20 units)
3-Bedroom	\$2,000/month	\$80,000 or less	3% (3 units)
4-Bedroom	N/A	N/A	None
Total	Varies	Varies	100% (110 units) 5,941 m <sup>2</sup> (63,951 ft <sup>2</sup> )

- (1) May be adjusted periodically subject to the Housing Affordability Agreement and compliance with the Residential Tenancy Act.
- (2) Maximum household income as per BC Housing 2021 Housing Income Limits (HILs) values and may be adjusted periodically subject to the Housing Affordability Agreement.
- (3) Unit mix in the above table may be adjusted through the Development Permit Process provided that at least 110 moderate income rental units are provided.

- e) Occupants of the moderate income rental units shall, to the satisfaction of the City (as determined prior to Development Permit\* approval), 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 to the moderate income rental unit tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).
- f) On-site parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of moderate income rental units as per the OCP, Zoning Bylaw, and approved Development Permit\* at no additional charge to the moderate income rental unit tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit\* issuance.
- g) The moderate income rental units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director of Development.
- h) "No development" shall be permitted, restricting Development Permit\* issuance for any building in whole or in part, until the developer, to the City's satisfaction:
  - i) Designs the lot to provide for the moderate income rental units and ancillary spaces and uses;
  - ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the moderate income rental units and ancillary spaces and uses as per the approved Development Permit\*; and
  - iii) As required, registers additional legal agreements on title to the lots to facilitate the detailed design and/or construction of the moderate income rental units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit\* review and approval processes.
- i) No Building Permit\* shall be issued for any building, in whole or in part, until the developer provides for the required moderate income rental units and ancillary spaces and uses to the satisfaction of the City.
- j) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required moderate income rental units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.
- 13. (Market Rental Housing) 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) on a building-by-building basis.
  - b) The imposition of any place age-based restrictions on occupants of any market rental housing unit is prohibited.
  - c) Occupants of the units subject to the market rental agreement shall enjoy full and unlimited access to and use of the following at no additional charge (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use):
    - i) All indoor amenity spaces and outdoor amenity spaces provided for residents of the building as per OCP, City Centre Area Plan, and Development Permit\* requirements.
    - ii) All parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations provided for the use of market rental housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit\*.

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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 or as otherwise determined to the satisfaction of the Director of Development through an approved Development Permit\*.

Unit Type	Number of Units (1)	% of Units (1)	
Studio	4	2%	
1-Bedroom	56	33%	
2-Bedroom	88	52%	
3-Bedroom	22	13%	
4-Bedroom	N/A	N/A	
Total	170 units	100%	

- (1) Unit mix in the above table may be adjusted through the Development Permit Process.
- e) "No development" shall be permitted, restricting Development Permit\* issuance for a building, in whole or in part, until the developer:
  - i) Designs the lot to provide for the market rental housing units and ancillary spaces;
  - ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the market rental housing units and ancillary spaces as per the approved Development Permit\*.
- f) No Building Permit\* shall be issued for a building, in whole or in part, until the developer provides for the required market rental housing units and ancillary spaces.
- g) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required market rental housing units and ancillary spaces are completed and have received final Building Permit inspection granting occupancy.
- 14. Discharge of the portion of existing utilities statutory right of way (SRW) along the entire east property line of the subject site (portion of utilities SRW charge number A13275 regarding plan 26276 located along entire east property line).
- 15. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
- 16. Enter into a Servicing Agreement\* for the design and construction of road network and servicing improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

### A. Transportation Works:

Applicant will be required to complete the following frontage improvements:

- a) Frontage works:
  - i) Along the Westminster Highway frontage, provide the following cross-section (from north to south):
    - Maintain the existing yellow dividing lane for westbound traffic
    - 6.5m wide driving surface for two eastbound lanes
    - 0.15m wide curb/gutter
    - 1.5m wide boulevard
    - 2m wide off-road bicycle path
    - 1m wide buffer complete with pedestrian lighting
    - 2m wide sidewalk

Minimum 20 to 1 taper is to be used to transition of the above cross-section to existing outside the development frontage.

Note: At the existing bus stop location, south of the proposed curb/gutter, provide a 3m x 9m bus landing pad, followed by a 2m wide off-road pathway and a 2m wide sidewalk.

- ii) Along the Azure Boulevard frontage, provide the following x-section (from east to west):
  - Maintain existing 0.15m wide curb/gutter
  - 1.5m wide boulevard

- 2m wide sidewalk
- iii) Along the Azure Road frontage, provide the following x-section (from south to north):
  - Maintain existing 0.15m wide curb/gutter
  - 1.5m wide boulevard
  - 2m wide sidewalk
- iv) Intersection improvements:
  - Azure Boulevard/Azure Road- provide curb extensions on the west side of the intersection and a traffic circle. Exact configuration to be confirmed through the SA process.
  - Azure Boulevard/Westminster Highway- City's expectation is that a special crosswalk with downward lighting and associated equipment will be required, subject to staff's review of the warrant analysis to be provided by the owner's transportation engineer.

### **B.** Water Works:

- a) Using the OCP Model, there is 444.0 L/s of water available at a 20 psi residual at the Azure Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
  - i) Install a new water service connection at the south side of the property, complete with water meter and meter box as per standard City specifications
  - ii) 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.
  - iii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  - iv) If required due to boulevard space constraints, 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. Right-of-way dimensions to be finalized during the servicing agreement process.
- c) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

### C. Storm Sewer Works:

- j) 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) Locate and decommission the existing storm sewer service connection(s).
  - iii) Install a new storm sewer service connection complete with IC along the Azure Boulevard frontage of the lot.
- k) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

### **D.** Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
  - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - ii) Install new sanitary sewers and manholes along Westminster Highway to convey sewage from SMH23 to the existing sanitary sewer at the intersection of Westminster Highway and Elmbridge Way. The size of the sanitary sewers are to be confirmed through the servicing agreement design.
  - iii) Remove, cut and cap approximately 62m of the existing sanitary sewer along the west property line of the site between SMH23 and SIC6263. This section of sanitary sewer is contained within an existing City utilities SRW and may be discharged after removal of the sanitary sewer.
  - iv) Maintain a 3.0m by 3.0m wide SRW at SMH23.

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- v) Install a new sanitary sewer service connection complete with IC on the Westminster Highway frontage of the site.
- vi) Maintain the existing SRW between SIC6263 and SMH27.
- vii) Decommission the existing sanitary sewer service connection near the west property line of the site.
- viii) Replace the existing sanitary sewer along the west property line of the site, between SMH25 and SMH27, with a 200mm PVC sanitary sewer.
- ix) Remove the existing sanitary sewer, manhole and service connection along the south property line of the site between SMH26 and SMH27. This section of sanitary sewer is contained within an existing City utilities SRW and may be discharged after removal of the sanitary sewer.
- x) Maintain a 3.0m by 3.0m wide SRW at SMH27.
- xi) Remove the existing sanitary sewer, manhole and service connection along the north property line of the site between SMH23 and SMH22. This section of sanitary sewer is contained within an existing City utilities SRW and may be discharged after removal of the sanitary sewer.
- b) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.
- c) At the City's cost, the Developer will:
  - i) Subject to funding approval, re-line the sanitary sewer crossing Azure Road between SMH27 and SMH42. The proposed methodology for re-lining the sewer will be reviewed through the Servicing Agreement design.

### E. Street Lighting:

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

### F. General Items:

- a) At Developer's cost, the Developer is required to:
  - i) Complete other frontage improvement as per Transportation requirements.
  - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - (3) To underground overhead service lines.
  - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
    - BC Hydro PMT 4.0 x 5.0 m
    - BC Hydro LPT 3.5 x 3.5 m
    - Street light kiosk 1.5 x 1.5 m
    - Traffic signal kiosk 2.0 x 1.5 m
    - Traffic signal UPS 1.0 x 1.0 m
    - Shaw cable  $kiosk 1.0 \times 1.0 \text{ m}$
    - Telus FDH cabinet 1.1 x 1.0 m
  - iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil

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

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- 17. (District Energy Utility for Domestic Hot Water DEU) 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) for domestic hot water heating 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 for domestic hot water heating and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
  - b. The owner agrees that the building(s) will connect to a DEU for domestic hot water heating when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
  - c. If a DEU is available for connection and the City has directed the owner to connect for domestic hot water heating, 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.
  - d. If a DEU is not available for connection, 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).
- 18. (Urban Agriculture) Registration of a legal agreement on title securing the provision of at least 603.8 m<sup>2</sup> (6,500 ft<sup>2</sup>) finished area on the roof of the building, complete with raised vegetable gardening planters, work table, lighting, and hose bib(s), and access by elevator and stair for the purposes of providing all residents of all buildings with access to and use of an urban agriculture garden.

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

- 1. (Replacement Trees) Incorporation of 90 replacement trees in the Development Permit\* plans to replace the removal of 45 trees under 0.78cm DBH, 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

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

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

### Note:

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
  - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
  - The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- 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 onfile]	
Signed	Date



### **Report to Committee**

To: Planning Committee Date: September 6, 2022

From: Wayne Craig File: RZ 21-931122

Director, Development

Re: Application by 0923745 BC Ltd. for Rezoning at 6071 Azure Road from the "Low

Density Townhouses (RTL1)" Zone to the "Low to Mid Rise Apartment (ZLR45) -

Thompson" Zone

### **Staff Recommendation**

1. That Official Community Plan Bylaw 9000, Amendment Bylaw 10407, to change the designation of 6071 Azure Road from "Neighbourhood Residential" to "Apartment Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading.

- 2. That Bylaw 10407, 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 10407, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Board of Education of School District No. 38 (Richmond) for comment and response by October 17, 2022.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10406 to create the "Low to Mid Rise Apartment (ZLR45) - Thompson" zone, and to rezone 6071 Azure Road from the "Low Density Townhouses (RTL1)" zone to the "Low to Mid Rise Apartment (ZLR45) - Thompson" zone, be introduced and given first reading.

Wayne Craig

Director, Development

(604-247-4625)

WC:sb Att. 8

	REPORT CONCURRE	ENCE
<b>ROUTED TO:</b>	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing Policy Planning Transportation	고 고 고	pe Erceg

### **Staff Report**

### Origin

0923745 BC Ltd. has applied to the City of Richmond for permission to rezone the site at 6071 Azure Road (Attachment 1) from the "Low Density Townhouses (RTL1)" zone to a new "Low to Mid Rise Apartment (ZLR45) – Thompson" site specific zone to permit the development of a residential rental tenure low-rise and mid-rise development. The subject site is located adjacent to City Centre in the Thompson planning area.

An amendment to the City's Official Community Plan (OCP) is associated with the rezoning application to change the designation of the subject site from "Neighbourhood Residential" to "Apartment Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map).

The applicant is a company incorporated in BC under the number BC0923745 and is the owner of the subject property. The directors of the company are Yiwei Xuan, Hanping Xuan and Minrong Zhang. The application was submitted by director Yiwei Xuan.

Key components of the proposal (Attachments 2, 3 & 4) include:

- Redevelopment of an existing rental residential site with 330 new residential rental units including 50 Low-End Market Rental (LEMR) units, 110 moderate income rental units and 170 market rental units.
- Two four-storey apartment buildings located at the west and south edges of the subject site and one six-storey apartment building located in the northeast corner of the subject site. All three buildings are located over a single level parking structure.
- A total floor area of approximately 24,355 m<sup>2</sup> (262,156 ft<sup>2</sup>) comprised of:
  - o Approximately 4,385 m<sup>2</sup> (47,196 ft<sup>2</sup>) of LEMR housing units clustered together in a single building.
  - o Approximately 5,941 m<sup>2</sup> (63,951 ft<sup>2</sup>) of moderate income rental housing units provided over two buildings.
  - o Approximately 11,581 m<sup>2</sup> (124,653 ft<sup>2</sup>) of market rental housing units provided over two buildings.
- Additional approximately 606 m<sup>2</sup> (6,518 ft<sup>2</sup>) indoor amenity space provided over the three buildings.

Road and engineering improvement works will be secured through the City's standard Servicing Agreement processes prior to final adoption of the rezoning bylaw. The works include Westminster Highway widening, Azure Road traffic calming, frontage improvements, sanitary sewer upgrades, and utility connections.

### **Findings of Fact**

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

### Subject Site Existing Housing Profile

On the subject site, there are currently eight older two-storey, multiple-family buildings, containing a total of 50 existing market rental townhouse units. The site's existing zoning was recently amended by Council to restrict residential use to rental tenure only in keeping with the City's objectives to better protect existing rental properties.

### **Surrounding Development**

To the North: Across Westminster Highway, in the Oval Neighbourhood (City Centre) is the

WorkSafe BC complex and a warehousing complex. The WorkSafe BC site is designated in the CCAP for high-rise residential, commercial, mixed-use and institutional development (Urban Core T6 (45m) and Institution). The warehousing is located in an area designated in the CCAP for low-rise residential

and limited commercial development (General Urban T4 (15m)).

To the South: Across Azure Road, are single-family dwellings, Brighouse Neighbourhood

School City Park, and further to the south, Samuel Brighouse Elementary School.

To the East: Across Azure Boulevard, is a three-storey rental apartment complex. The site is

designated in the OCP for multi-family apartment development

(Apartment Residential).

To the West: Along the west edge of the site, are five adjacent single-family dwellings fronting

onto Azure Road and Camsell Crescent.

### **Related Policies & Studies**

### **Official Community Plan**

The Official Community Plan (OCP) City of Richmond 2041 OCP Land Use Map is proposed to be amended to change the designation of the site from "Neighbourhood Residential" to "Apartment Residential". The OCP rental housing policies support site specific density increases for developments that provide affordable and market rental housing to address community need. The proposal complies with the market rental housing policies as the project is 100% rental housing with rental units supporting three distinct levels of affordability. Further details on the proposed OCP amendment are provided in the analysis section.

### Existing Rental Housing Units

The site currently contains 50 rental townhouse units. The OCP requires existing rental housing development units be replaced at a 1:1 ratio with new affordable housing LEMR units. The proposal complies with the OCP as these existing rental units will be replaced with 50 LEMR units.

### Tenant Relocation Plan

In compliance with OCP policy, the developer has provided a tenant relocation plan (Attachment 5), which will be secured through registration of a legal agreement 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. Key components of the tenant relocation plan include:

- Providing tenants with a minimum of four months' notice to end the tenancy.
- Offering tenants the option of renting a replacement LEMR unit.
- Offering tenants who have resided in the existing development longer than one year, the choice of four months' free rent or lump sum equivalent, exceeding the OCP policy requirement of three months' free rent or lump sum equivalent.
- An acknowledgement that some tenants may require additional assistance throughout the relocation process, and a commitment to work with all tenants and their representatives in striving to meet tenant relocation needs.
- There are six units tenanted by clients of Vancouver Coastal Health and six LEMR units will continue to be offered to Vancouver Coastal Health for occupation with their clients when LEMR unit construction is completed.

### OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located in an area impacted by aircraft noise (Area 3) and registration of an aircraft noise sensitive use legal agreement on Title is required prior to final adoption of the rezoning bylaw. The purpose of the legal agreement is to ensure that the building design satisfies CMHC guidelines for interior noise levels and ASHRAE standards for interior thermal comfort, and potential purchasers are made aware of potential noise conditions.

As part of the required Development Permit application process, the developer will be required to provide confirmation from a qualified acoustic professional that the proposed development is designed in compliance with the ANSD standards.

### 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 signage has been installed along all road frontages of the subject property.

Public correspondence received regarding the rezoning application along with a location map is included in (Attachment 6). The correspondence includes 27 items of correspondence (including 22 form letters) from:

- 12 lots/households in the immediate area surrounding the subject site.
- One lot/household outside of the immediate area surrounding the subject site.
- One unknown address.

The public correspondence regarding the subject rezoning application includes the following concerns:

• The provision of pedestrian and cycling connections.

The proposal will provide bike lane improvements along the site's Westminster Highway, and pedestrian frontage improvements along all three of the site's road frontages.

• The provision of a varied building height skyline.

The proposal includes four and six storey buildings, which will introduce a varied roofline on the subject site and in the neighbourhood and provides for building height stepping down to interface with adjacent single-family neighbourhood.

• The provision of parking and concerns related to existing on-street parking, traffic congestion and safety.

The development proposal accommodates the needs for on-site resident and visitor parking identified by the consultant transportation engineer in a parking study submitted in support of the development and includes the provision of Transportation Demand Management (TDM) measures to enhance use of transit, bicycle and car-share alternate modes of transportation. Further details on the TDM strategy for the development are provided in the Transportation and Site Access section of this report.

Traffic Bylaw 5870 restricts on-street parking to no more than three hours between 8:00 am and 6:00 pm (residents parking in front of their home excluded). Should there be an issue, residents may contact Community Bylaws with concerns for enforcement of the bylaw.

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

### **OCP Consultation Summary**

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10407, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to require further consultation with the Board of Education of School District No. 38 (Richmond), and no other external stakeholders. In response to a preliminary referral, School District staff advised that the School District has no objections to the land use change. 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 developer has applied to rezone the subject site to permit the construction of a three-building, four to six-storey apartment development comprising 330 rental housing units (including 50 LEMR units (replacement of existing units), 110 moderate income rental units, and 170 market rental units). The proposal is consistent with OCP policy encouraging rental housing development and requires an OCP amendment to accommodate apartment development.

### 1. Proposed OCP Amendment

As noted above, an amendment to the City of Richmond 2041 OCP Land Use Map is proposed to change the designation of the site from "Neighbourhood Residential" to "Apartment Residential".

The proposed development includes a density bonus to accommodate rental housing. The OCP allows for consideration of additional density on a site-specific basis for the provision of rental housing that responds to community need. The proposed development responds to this by providing rental units at three distinct levels of affordability with LEMR units, moderate income rental units, and market rental units.

By permitting a higher density form of development in this location, a larger number of rental housing units can be provided at the edge of the City Centre in close proximity to transit and services. The development has been designed to fit within the existing site context with the taller portion of the development located at the intersection of Westminster Highway and Azure Boulevard, Azure Road providing a separation between the proposed development and single-family lots and the neighbourhood park to the south, and the retention of the existing trees along the west edge of the subject site providing a vegetated buffer to the single-family lots to the west. Opportunities for additional landscaping along the West property line will be reviewed through the required Development Permit process. For these reasons staff support the proposed amendment.

### Housing Type and Tenure

a) <u>Dwelling Unit Mix</u>: The OCP encourages multiple residential development to provide at least 40% of units with two or more bedrooms that are suitable for families with children. Staff support the developer's proposed unit mix, which includes 54% family friendly units.

### b) <u>LEMR Housing</u>:

The developer proposes to design and construct 50 LEMR units, to a turnkey level of finish, at the developer's sole cost, comprising 4,384.65 m<sup>2</sup> (47,196 ft<sup>2</sup>) of habitable space. In compliance with the City's rental replacement policy, the 50 LEMR units are proposed to replace the existing 50 market rental units located on the subject site, with the same mix of unit types as the existing market rental units (e.g., 4 one-bedroom units, 14 two-bedroom units, 29 three-bedroom units, and 3 four-bedroom units).

	Affordable Housing	Strategy Require	ments (1) (2) (3)	Project Targets	(2)
Unit Type	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH
Studio	37 m <sup>2</sup> (400 ft <sup>2</sup> )	\$811/month	\$34,650 or less	N/A	N/A
1-Bedroom	50 m <sup>2</sup> (535 ft <sup>2</sup> )	\$975/month	\$38,250 or less	8% (4 units)	100%
2-Bedroom	69 m <sup>2</sup> (741 ft <sup>2</sup> )	\$1,218/month	\$46,800 or less	28% (14 units)	100%
3-Bedroom	91 m <sup>2</sup> (980 ft <sup>2</sup> )	\$1,480/month	\$58,050 or less	58% (29 units)	100%
	In Addition to Affor	dable Housing St	rategy Requirements	(2) (3)	
4-Bedroom	111 m <sup>2</sup> (1,200 ft <sup>2</sup> )	\$1,541/month	\$61,650 or less	6% (3 units)	100%
Total	N/A	N/A	N/A	100% (50 units) 4,384 m² (47,196 ft²)	100%

- (1) Values adopted by Council on July 24, 2017. May be adjusted in accordance with the Housing Agreement.
- (2) The number of units and unit mix will be confirmed to the satisfaction of the City through the DP process, provided that at least 50 LEMR units are provided.
- (3) The proposed unit mix includes 4-bedroom units to replace existing rental units on the subject site. The site specific criteria for 4-bedroom units is based on the methodology applied to other unit types in the City's Affordable Housing Strategy.

The affordable housing units are proposed to be clustered along with some moderate income rental units in the proposed four-storey wood-frame building along the west edge of the subject site. The City's Affordable Housing Strategy supports LEMR units being clustered if the developer has partnered with a non-profit operator for the management of the units. Based on City consultation with non-profit housing providers, they typically prefer clustered units due to the operational efficiencies provided.

The developer is in ongoing discussion with potential non-profit operators and has agreed to secure an agreement with a non-profit housing provider to manage the development's required LEMR units prior to adoption of the rezoning bylaw. More information regarding this arrangement will be provided at Development Permit stage.

In order to promote the development of more family-friendly housing options in Richmond, the Affordable Housing Strategy requires at least 20% of LEMR units to be provided with two or more bedrooms, and encourages that percentage to be increased to 60%. The proposed development exceeds this target, with 92% of LEMR units having two, three and four bedrooms. In proposing to construct 100% of the LEMR units with Basic Universal

Housing features, the proposal also exceeds the target established in the Affordable Housing Strategy of securing 85% of all LEMR units with Basic Universal Housing features.

### c) <u>Moderate Income Rental Housing</u>:

The developer proposes to design and construct 110 moderate income rental units, to a turnkey level of finish, at the developer's sole cost, comprising 5,941 m<sup>2</sup> (63,951 ft<sup>2</sup>) of habitable space. The developer intends to manage these units, which will have restrictions to secure rental rates and household income restrictions targeted at the median income levels in the lower mainland, based on BC Housing's Housing Income Limits (HILS).

The moderate income rental units are proposed to be provided in the proposed four-storey wood-frame building along the west edge of the subject site, and in the proposed six-storey wood-frame building along the east edge of the subject site.

Unit Type	Min. Unit Area (3)	Max. Rent Charge (1)	Max. Household Income (1)(2)	Unit Mix (3)
Studio	37 m <sup>2</sup> (400 ft <sup>2</sup> )	\$1,437/month	\$57,500 or less	22% (24 units)
1-Bedroom	47 m <sup>2</sup> (508 ft <sup>2</sup> )	\$1,437/month	\$57,500 or less	57% (63 units)
2-Bedroom	69 m <sup>2</sup> (745 ft <sup>2</sup> )	\$1,725/month	\$69,000 or less	18% (20 units)
3-Bedroom	90 m <sup>2</sup> (976 ft <sup>2</sup> )	\$2,000/month	\$80,000 or less	3% (3 units)
4-Bedroom	N/A	N/A	N/A	None
Total	N/A	Varies	Varies	100% (110 units) 5,941 m² (63,951 ft²)

- (1) May be adjusted in according with the Moderate Income Housing Agreement.
- (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) Unit area and unit mix in the above table may be adjusted through the Development Permit Process provided that at least 110 moderate income rental units are provided.

### d) Market Rental Housing

The developer proposes to design and construct 170 market rental units, to a turnkey level of finish, at the developer's sole cost, comprising 11,581 m<sup>2</sup> (124,653 ft<sup>2</sup>) of habitable space. The developer intends to manage these units, which will have no restriction on tenant incomes and the ability for the units have prevailing market rent charge rates.

The market rental units are proposed to be provided in the proposed six-storey wood-frame building along the east edge of the subject site, and in the proposed four-storey wood-frame building along the south edge of the subject site.

Unit Type	Min. Unit Area (1)	Number of Units (1)	% of Units (1)
Studio	36 m <sup>2</sup> (395 ft <sup>2</sup> )	4	2%
1-Bedroom	47 m <sup>2</sup> (508 ft <sup>2</sup> )	56	33%
2-Bedroom	67 m <sup>2</sup> (725 ft <sup>2</sup> )	88	52%
3-Bedroom	78 m <sup>2</sup> (846 ft <sup>2</sup> )	22	13%
4-Bedroom	N/A	N/A	N/A
Total	N/A	170 units	100%

<sup>(1)</sup> Unit area and unit mix in the above table may be adjusted through the Development Permit Process.

- e) General Housing Requirements: Prior to final adoption of the rezoning bylaw, registration of Housing Agreements and Market Rental Agreement, and Housing Covenants on Title is required to secure the following in perpetuity for the LEMR units, moderate income rental units, and market rental units:
  - LEMR units are required achieve occupancy prior to any other buildings or uses in the proposed development.
  - Residential use is restricted to residential rental tenure.
  - Age-related occupancy restrictions are prohibited.
  - Single ownership of the LEMR units is maintained (within a single airspace parcel or strata lot). This also applies to the moderate income rental units in each building, and the market rental units in each building.
  - Occupants will enjoy full use of all indoor residential amenity spaces, all outdoor residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the occupants.
- f) Accessibility: Richmond's OCP encourages development to meet the needs of the city's aging population and people facing mobility challenges. Staff support the developer's proposal, which is consistent with City Policy and will include:
  - Barrier-free lobbies, common areas, and amenity spaces.
  - Aging-in-place features in all units (e.g., blocking for grab bars, lever handles, etc.).
  - 15% Basic Universal Housing (BUH) units (i.e., 50 of 330 units), including 100% of LEMR units (i.e., 50 units). Opportunities for additional BUH units will be reviewed at the Development Permit application stage.

### 3. Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary developer contributions in compliance with OCP Policy (i.e., replacement rental housing and rental housing), the developer has requested that the subject site be rezoned to a new site specific zone, "Low to Mid-Rise Apartment (ZLR45) – Thompson", which includes:

- Maximum density: 2.1 FAR calculated against the net site area. This includes density bonus related to the provision of LEMR units, moderate income rental units, and market rental units. The zone also includes the typical 0.1 FAR density bonus for common indoor amenity space for residents.
- Permitted land uses: townhouse, apartment and related land uses.
- Residential rental tenure restriction relating to the provision of 330 rental units (e.g., 50 LEMR units, 110 moderate income rental units and 170 market rental units).

- Maximum building height: 25 m (82 ft.).
- Maximum lot coverage and minimum setbacks in keeping with other multiple family zones, and site specific parking requirements as discussed in the Transportation and Site Access section of this report.

### 4. Sustainability

The sustainability requirements set out in the applicable sections of Richmond's BC Energy Step Code for the proposed wood-frame residential buildings is step 4, or step 3 with the provision of a low carbon building energy system. The architect has provided a letter confirming the project is being designed to achieve step 3 with the provision of a privately owned low carbon building energy system on the site. More information regarding the developments sustainability initiatives will be provided at Development Permit stage.

### 5. Transportation and Site Access

The proposed development provides for transportation improvements and related features, all at the developer's sole cost, to be secured through a combination of road dedication and legal agreements registered on Title, to the satisfaction of the Director of Transportation, and the City's standard Servicing Agreement process (secured with Letter of Credit), as applicable, as per the attached Rezoning Considerations (Attachment 8).

Staff support the developer's proposal, which is consistent with City objectives and includes:

- i) Widening and frontage improvements along Westminster Highway to accommodate road, off-street bike path, sidewalk, and related upgrades, together with a bus landing pad. This includes 1.9m of road dedication along Westminster Highway.
- ii) Frontage improvements along Azure Boulevard and Azure Road to accommodate boulevard and sidewalk upgrades.
- iii) The implementation of traffic calming improvements (e.g., curb extensions and a traffic circle) at the Azure Boulevard and Azure Road intersection.
- iv) The implementation of pedestrian safety improvements (e.g., special crosswalk) at the Westminster Highway and Azure Boulevard intersection, subject to detailed technical review as part of the Servicing Agreement process.

The number of site access driveways is limited to one to minimize potential pedestrian and cycling conflicts with vehicles, and it is proposed to connect to Azure Boulevard.

The City's market rental housing policy indicates that the City will consider parking reductions for rental housing projects. The site specific ZLR45 zone includes site specific required resident parking space rates of 0.6 parking spaces per LEMR unit, 0.6 parking spaces per moderate income rental unit, and 0.72 parking spaces per market rental unit, and 0.16 parking spaces per dwelling for visitor parking. These parking rates are consistent with other comparable developments in the Metro Vancouver region and were also validated through a Transportation

Impact Assessment, which was reviewed and accepted by the City and supported by the following required Transportation Demand Management (TDM) measures, which will be further reviewed through the required Development Permit process:

- Transit Pass Program: monthly bus pass (two-zone) will be offered to 100% of the rental housing units (330 units) for a period of one year and secured with a letter of credit in the amount of \$55,000 and registration of a legal agreement on Title prior to final adoption of the rezoning bylaw.
- Providing secure class 1 bicycle spaces at the rate of two spaces for each rental housing unit and e-bike and e-scooter storage.
- Providing a shared bicycle maintenance and repair facility.
- Providing two car-share parking spaces (equipped with quick charge 240V electric vehicle charging stations).
- Accommodating electrical charging for 100% of resident parking spaces and 10% of resident class 1 secure bicycle storage spaces.

### 6. Servicing and Frontage Improvements

The developer will enter into a standard City Servicing Agreement, secured with a Letter of Credit, for the design and construction of all required off-site works including, but not limited to: road widening, bike path, bus landing pad, pedestrian safety improvements and frontage improvements along Westminster Highway; frontage improvements along Azure Boulevard; traffic calming and frontage improvements along Azure Road; sanitary sewer infrastructure and upgrades; and City utilities connections as set out in the attached Rezoning Considerations (Attachment 8). Development Cost Charge (DCC) credits will be applicable to works identified on the City's DCC Program (e.g., part of the required works along Westminster Highway).

### 7. Tree Retention and Replacement

The developer has submitted a Certified Arborist's Report; which identifies 48 bylaw-sized trees on the subject site, 33 trees on neighbouring properties to the west and 16 trees that are jointly owned with neighbouring properties to the west, assesses tree condition, and provides recommendations on tree retention and removal relative to the proposed development (Attachment 4).

Staff are supportive of the developer's proposal, which includes, among other things:

- i) The protection of all trees on the neighbouring properties to the west is required, including 33 trees located on the neighbouring adjacent properties to the west and 16 trees along the shared property line that are jointly owned with the neighbouring adjacent properties.
- ii) The retention of three existing bylaw-size trees on the subject site along the west property line (secured with \$35,000 tree survival security).

Retention of these trees, together with the protection of the neighbouring and jointly owned trees along the west property line provides a significant buffer to the single-family lots to the west.

iii) Removal of the 45 existing bylaw-size trees on the subject site. The trees proposed for removal includes one dead tree, three trees in poor condition and six trees in declining condition. Extensive investigation was undertaken to see if the healthy trees, especially those along the perimeter of the site could be retained. Due to the need to accommodate the required parking for the development, it was not possible to retain any additional trees. The planting of 90 replacement trees (2:1 ratio) will be secured through the Development Permit application. Replacement trees should be accommodated on the site, but if some trees are not able to be accommodated on site, a voluntary contribution of \$750 would be required for each replacement tree that is not able to be accommodated onsite. Tree removal is proposed to occur after public hearing to allow for site preloading.

The developer is required to complete the following to ensure protection of trees to be retained:

- Prior to final adoption of the rezoning bylaw, submission of a contract with a Certified Arborist for the supervision of all works conducted in close proximity to trees to be protected, monitoring during construction, any needed tree protection measures and a post construction impact assessment report.
- Prior to commencing any works on-site, installation of tree protection fencing around all trees to be retained, which is to be installed in accordance with Tree Protection Information Bulletin Tree-03 and maintained until construction and landscaping on-site is completed.

### 8. Built Form and Architectural Character

The developer proposes to construct a low-rise and mid-rise residential rental development fronting Westminster Highway, Azure Boulevard and Azure Road, across the street from Brighouse Neighbourhood Park (Attachment 1). The proposed development is consistent with City policy for the provision of land dedication to facilitate required transportation improvements. The proposed form of development is four-storey and six-storey apartment buildings over a shared single-level parking structure.

Development Permit approval, to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw. At DP stage, additional design development is encouraged with respect to the following items:

- a) Public Open Space: Opportunities to contribute towards a pedestrian oriented public realm.
- b) Residential Streetscape: Opportunities to enhance individual building identity, skyline, massing, articulation, and streetscape visual interest through design differentiation between buildings. Opportunities to incorporate colour in building design and to provide an enhanced interface with fronting pedestrian sidewalks.

- c) Common Amenity Spaces: The proposal includes 605 m² of shared indoor amenity space and 2,427 m² of shared outdoor amenity spaces, exceeding the OCP DP Guidelines rates (Attachment 2) by 101% for indoor amenity space (Min. 300 m²) and 22% for outdoor amenity space (Min. 1,980 m²). More information is required with respect to the programming, design, and landscaping of these spaces to ensure they satisfy City objectives. The conceptual design includes shared use of all indoor amenity areas by all residents and a common central outdoor amenity area.
- d) Accessibility: Design and distribution of Basic Universal Housing units and common spaces, and opportunities to provide Basic Universal Housing units in all affordability levels.
- e) Sustainability: Opportunities to enhance building performance in coordination with architectural expression.
- f) Crime Prevention through Environmental Design (CPTED): Opportunities to incorporate CPTED measures including surveillance and territoriality to promote a sense of security.
- g) Parking, Loading & Waste Management: The development proposal is consistent with the Zoning Bylaw and related City requirements. Further design of vehicle parking and circulation, truck manoeuvring, waste management activities, and related features and spaces.

### 9. Existing Legal Encumbrances

There are existing City utilities statutory right of way (SRW) along all edges of the subject site.

The existing City utilities statutory right of way (SRW) along the entire east edge of the subject site does not contain City utilities and may be discharged (portion of utilities SRW charge number A13275 regarding plan 26276).

The existing 6m wide City utilities statutory right-of-way (SRW) along the south edge of the subject site contains sanitary sewer connection for the existing development and may be discharged after the sanitary sewer is removed (utilities SRW charge number RD159355 regarding plan 64282).

The existing 6m wide City utilities statutory right-of-way (SRW) along the west edge of the site contains sanitary sewer infrastructure. The northern portion of this sanitary sewer will be abandoned after the required Servicing Agreement works are constructed, and the SRW in this area may be discharged after the sanitary sewer is removed (portion of utilities SRW charge number A13275 regarding plan 26276).

### **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

0923745 BC Ltd. has applied to the City of Richmond to create a new site specific zone, "Low to Mid Rise Apartment (ZLR45) – Thompson" and to rezone the subject site at 6071 Azure Road to the new zone, to permit the development of a residential rental tenure low-rise and mid-rise development containing 330 dwellings (including 50 LEMR units, 110 moderate income rental units, and 170 market rental units). The proposal includes a site specific OCP amendment to change the designation of the subject site from "Neighbourhood Residential" to "Apartment Residential", to provide affordable and rental housing. Off-site works, including utility upgrades, road widening and frontage improvements, will be subject to the City's standard Servicing Agreement process (secured with Letter of Credit). An analysis of the developer's proposal shows it to be considered and consistent with the City's OCP policy objectives regarding rental replacement and rental housing development.

It is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 10407 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10406, be introduced and given first readings.

Sara Badyal,

Planner 3

(604-276-4282)

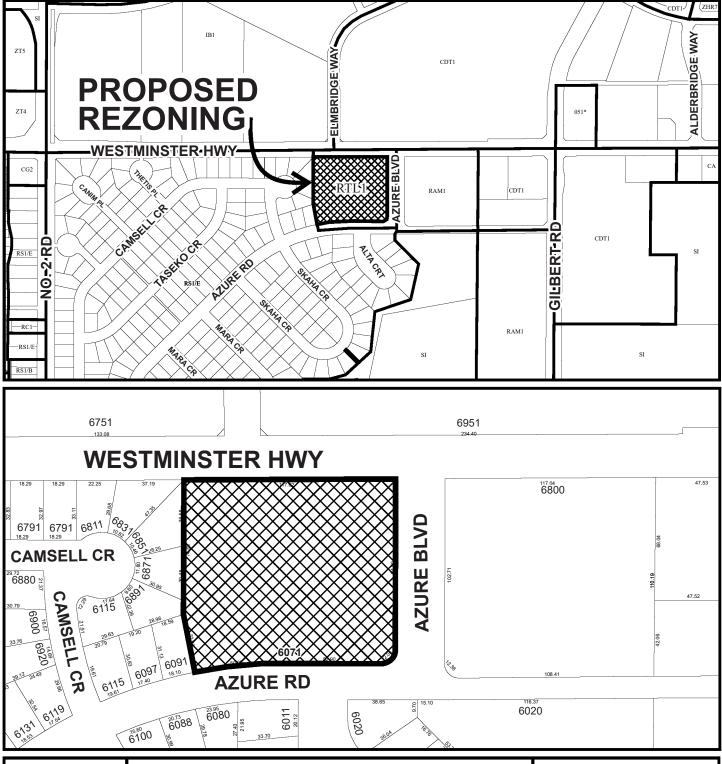
Sara Badyal

SB:js

Att: 1: Location Map and Aerial Photo

- 2: Development Application Data Sheet
- 3: Conceptual Development Plans
- 4: Tree Management Plan
- 5: Tenant Relocation Plan
- 6: Public Correspondence
- 7: OCP Consultation Policy & Summary of Consultation with Key Stakeholders
- 8: Rezoning Considerations







RZ 21-931122

Original Date: 06/07/21

**Revision Date:** 

Note: Dimensions are in METRES







RZ 21-931122

Original Date: 06/07/21

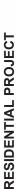
Revision Date:

Note: Dimensions are in METRES



### **Development Application Data Sheet**Development Applications Department

RZ 21-931122			Attachment 2
Address	6071 Azure Road		
Applicant	0923745 BC Ltd.		
Owner	0923745 BC Ltd.		
Planning Area(s)	Thompson		
	Existing	Proposed	
Site Area	12, 005 m²	11,772 m²	
Land Uses	Multiple Family Residential	Multiple Family Residential	
OCP Designation	Neighbourhood Residential	Apartment Residential	
Zoning	Low Density Townhouses (RTL1)	Low to Mid Rise Apartment ( Thompson	ZLR45) –
Number of Units:	50 market rental units	50 LEMR units 110 moderate income rental 170 market rental units	units
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 2.1 (24,721 m²)	2.07 (24,355 m²)	None permitted
Lot Coverage	Max. 90%	50%	None
Setback – Public Road	Min. 4.5 m	4.5 m	None
Setback – Interior Side Yard	Min 4.5 m	4.5 m to 7 m	None
Building Height	Max. 25 m	25 m	None
Lot Size	10,000 m² Width: 80 m Depth: 100 m	11,772 m² Width: 93 m Depth: 117 m	None
Parking Space rates	With TDMs LEMR: 0.6 per dwelling Moderate Income Rental: 0.6 per dwelling Market Rental: 0.72 per dwelling Visitor 0.16 per dwelling, including 2 car-share spaces	With TDMs LEMR: 0.6 per dwelling Moderate Income Rental: 0.6 per dwelling Market Rental: 0.72 per dwelling Visitor 0.16 per dwelling, including 2 car-share spaces	None
Accessible Parking Spaces	Min. 2%	2%	None
Small Car Parking Spaces	Max. 50%	50%	None
Tandem Parking Spaces	Not Permitted	None	None
Loading Spaces	2 medium	2 medium	None
Bicycle Storage	Class 1: 1.25 per dwelling Class 2: 0.2 per dwelling	Class 1: 2.0 per dwelling (TDM) Class 2: 0.2 per dwelling	None
EV (Energized) Car Charging	100% resident parking spaces 100% car share parking spaces	100% resident parking spaces 100% car share parking spaces	None
Amenity Space – Indoor	Min. 300 m²	605 m <sup>2</sup> To be confirmed through DP	None
Amenity Space – Outdoor	Min. 1,980 m²	2,427 m²	None



# **6071 AZURE ROAD**

2983 W. 41ST AVENUE
VANCOUVER BC CANADA V6N 3C8
EMAIL: office@hnpadesign.com
TEL:604-726-1338
604-559-8566

ARCHITECTURE+PLANNING IN

HNPA

AUG 02, 2022 ISSUED FOR: REZONING

REZONING/OCP AMENDMENT APPLICATION

# PROJECT SITE INFORMATION

**CIVIC ADDRESS** 6071 AZURE ROAD, RICHMOND, BC, V7C 2P3

LEGAL DESCRIPTION
LOT 592 SEC 7 BLK 4N RG 6W PL NWP25611 LOT 592, BLOCK 4N, PLAN
NWP25611, SECTION 7, RANGE 6W, NEW WESTMINSTER LAND DISTRICT

**SITE AREA** 12,005 SQ.M

LAND USE MULTI-FAMILY RESIDENTIAL

RTL1 - LOW DENSITY TOWNHOUSES CURRENT ZONING

## **J**DRAWING LIST

ARCHITECTURAL

44.1 PROJECT STATISTICS
A1.2 POLICY RATIONALE
A2.1 EXISTING SITE ETSCAP
A2.2 EXISTING SITE ETSCAP
A2.1 EXISTING SITE ETSCAP
A3.1 ETSCAP
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A3.3 EXISTING SITE ETSCAP
A3.4 ETSCAP
A3.4 ETSCAP
A4.5 ETSCAP
A4.5 EXISTING SITE ETSCAP
A4.7 EXISTING SITE ETSCAP
A5.1 EXISTING SITE E

EXISTING STREETSCAPE

BUILDING DESIGNATION PROPOSED SITE PLAN PARKING LEVEL PLAN

MAIN FLOOR PLAN

2ND FLOOR PLAN 3RD FLOOR PLAN

4TH FLOOR PLAN 5TH FLOOR PLAN 6TH FLOOR PLAN ROOF PLAN

A3.8 6TH FLOOR PL A3.9 ROOF PLAN A4.1 ELEVATIONS A4.3 SECTIONS A4.4 SECTIONS A5.1 3D VIEWS A5.2 3D VIEWS A5.2 3D VIEWS

Conceptual Only **Design Development** required through separate required Development Permit application DURANTE KREUK LTD. 102-1637 WEST 5TH AVENUE, VANCOUVER BC, V6J 1N5 LANDSCAPE ARCHITECT HNPA ARCHITECTURE AND PLANNING INC 2983 W.41ST AVENUE VANCOUVER BC CANADA V6N 3C8

6071 AZURE ROAD RICHMOND, BC

COVER PAGE

### PROJECT TEAM

OWNER 0923745 BC L.TD. #163 – 11782 HAMMERSMITH WAY RICHMOND, BC V7A 5E2

ARCHITECT

CONTACT: ANDY XUAN ANDY XUAN@IDHT.CA

JUN NAN, ARCHITECT AIBC PRINCIPAL TEL: 604-726-1338 EMAIL: OFFICE@HNPADESIGN.COM

CONTACT:
PETER KREUK, FCSLA, LMBCSLA
PRINCIPAL
TEL: 604-684-4611
EMAIL: PETER@DKL.BC.CA



# PROJECT STATISTICS

FAR	
AREA CALCULATIONS	
GROSS SITE AREA	12,005 m2 (129,221 sqft)
DEDICATION	
NET SITE AREA	11,773 m2 (126,724 sqft)
FAR	2.07
SITE COVERAGE	48.97%
AVERAGE FINISHED GRADE	1.23M

H N P A

ARCHITECTURE PLANNING INC
Z883 W, 41ST AVENUE
VANCOUVER BC CANADA VWN 3CB
EMALL CHEGERPRADESING
TELOBETESIS

BUILD	NG ARE	A CALC	<b>UILDING AREA CALCULATION</b>	Z													l	ı
LEVEL			8	<b>BUILDING A</b>	-					60	BUILDING B						BUILDIN	Ž
	LEMR	STIH	Common					Market	HILS	Соттоп					Market	Common		
	Units	Units	Area		Amenity	Area	Area	Rental	Units	Area		Amenity	Area	Area	Rental	Area		Ā
	Floor	Floor	Floor		Floor	Included	Excluded	Floor	Floor	Floor		Floor	Included	Excluded	Floor	Floor		
	Area	Area	Area	Subtotal	Area	From FSR From FSR	From FSR	Area	Area	Area	Subtotal	Area	From FSR	From FSR	Area	Area	Subtotal	
PARKING	0				480			0				716		0				
LEVEL 1	7,314	3,599	3,317	14,231	1,155		256	14,047	4,592	4,162	22,801	1,560		1,382	14,132	3,105	17,237	
LEVEL 2	12,790	1,157	1,090	15,036		1	474	10,103	12,378	1,979	24,460	-	1	606	17,420	1,346	18,765	
LEVEL 3	13,546	400	1,090	15,036	3	1	474	11,280	11,200	1,979	24,460	,	)	606	17,420	1,346	18,765	
LEVEL 4	13,546	400	1,090	15,036			474	11,280	11,200	1,979	24,460	-		606	17,420	1,346	18,765	
LEVEL 5	1						0	5,776	9,512	1,264	16,552			723				
LEVEL 6							0	5,776	9,512	1,264	16,552	-		723				
Total	47,196	5,556	985'9	59,338	1,634		1,677	58,262	58,395	12,627	129,285	2,277		5,556	66,391	7,142	73,534	
																		ı

ı			FSR CALCULATION	LATION	
ING C				Total	
				Floor	
Amenity		Area	Rental Type	Area	FSR
Floor	Included	Included Excluded	LEMR Units	47,196	0.37
Area	From FSR	From FSR From FSR	HILS Units	63,951	0.50
909		0	Market Rental	124 653	0 98
2,002		215		01000	200
		512	Common Area	26,35b	0.21
		512			
		512	Total	262,156	2.07

1,753

	ENTAL UNIT TYPES CALCULATION						RESIDENTIAL UNIT	TCALCULAT	NOI	
								BUILDINGA	BUILDING A BUILDING B BUILDING C	BUILDINGC
Cear				B. Rendere	Desert of the last	TOTAL	LEVEL			
LEIVIR		Ē	HIS	Market Kental	Kental	O'AL	PARKING			
tal Unit 50		1	110	170	0	330	LEVEL 1	15	26	- 21
o oidn's	%0	24	22%	4	7%	28	LEVEL 2	21	35	25
1BEDROOM 4	8%	63	57%	26	33%	123	LEVEL 3	15	34	25
BEDROOM 14	28%	20	18%	88	52%	122	LEVEL 4	15	34	52
3 REDROOM 29	58%	cr	%E	22	13%	2	LEVEL 5		23	
	%9	0		0		m	LEVEL 6	4	23	٠

			AREA REQUIRED (Sq.ft.)		AREA PROVIDED (Sq.ft.)
INDOOR		21.5 sq.ft per Unit	7,095	6,5	6,519
оотроок		6 sm/64 sq.ft per Unit	21,120	26,	26,132
PARKING PROVISION	NO				
	BYLAWS	TOTAL UNIT	PARKING REQUIRED	PARKING PROVIDE	NOTE
MARKET RENTAL	0.72 PER UNIT	170	123		
HILS UNITS	0.6 PER UNIT	110	98	219	
LEMR UNITS	0.6 PER UNIT	20	30		
VISITOR	O.16 PER UNIT	330	æ	23	
TOTAL			27.2	222	
				6 HC PARKING	( 2% ACESSIBLE STALLS)
				136 SMALL CAR	(50% SMALL CAR STALLS)

BICYCLE PARKI	PARKING PROVISION			
		TOTAL		TOTAL
	BYLAWS	TINO	PARKING REQUIRED	PROVIDED
				699
				(216 VERTICAL=
CLASS 1	2 PER UNIT	330	099	32.5%)
CLASS2	0.2 PER UNIT	330	99	99

	BUILDINGA	BUILDINGB	BUILDINGC
EVEL			
PARKING	,	1	1
EVEL 1	15	56	21
EVEL 2	51	34	25
EVEL 3	15	34	25
EVEL 4	15	34	25
EVEL 5		23	
EVEL6	4	23	6
UBTOTAL	09	174	96
NET TOTAL		330	

COLVIDOR   1970   197	MOLII-FAIVILL WASTE ROOM INFORMATION TABLE	I WASIER	POW INTER	MALIONIAE	375
PARKACE LUVEL.   PARKACE LUVEL.   PARKACE LUVEL.   390	SIZE			1450 sq.f (	135 sq.m)
OPEN TO RESIDE	LOCATION			PARKADE LEV	EEL-AT GRADE
380 BINS BINS 36 36 37 4 1764m2 36 30 2186m2 2 136m2 2 136m2 3 3 126m2 7 536m2 7 536m2 7 536m2 7 133m2 7 133m3	ACCESS INFORMATION			OPEN TO RES	SIDENTS 24/7
10 TOTALSPACE R BMS 14 1756m2 15 6.78m2 2 1.58m2 1 1.56m2 1 1.56m2 1 1.56m2 1 1.56m2 1 1.56m2 1 1.56m2 1 1.55m2 1 1.25m2 1 1.25m2 1 1.25m2 1 1.25m2	NUMBER OF UNITS			36	98
14 17.64m2 7 6.79m2 10 12.65m2 2 13.65m2 13 12.65m2 1 7.67m2 7 53.68m2 112.15m2	WASTE SERVICES PROVIDED	STORAGE ARE REQUIRED FOR ONE	NUMBER OF BINS	TOTALSPAC	ZE REQUIRED
7 6.78m2 2 12.60m2 2 12.61m2 1 7.61m2 7 53.68m2 122.13m2	RESIDENTIAL MIXED CONTAINERS	1.26m2	14	17.64m2	189.88ft2
10 12.68m2 2 11.94m2 13 12.64m2 1 7.67m2 7 53.68m2 122.15m2	RESIDENTIAL REFUNDABLE BEVERAGE CONTAINERS	0.97m2	7	6.79m2	73.09ft2
2 1.94m2 13 12.64m2 1 7.67m2 7 53.68m2 122.94m2	RESIDENTIAL MIXED PAPER	3.26m2	10	12.60m2	135,63ft2
13 12.61m2 1 7.67m2 7 53.69m2 132.34m2	RESIDENTIAL GLASS	0.97m2	2	1.94m2	20.88ft2
1 7.67m2 7 53.69m2 112.94m2	RESIDENTIAL FOOD SCRAPS, AND YARD TRIMININGS		13	12.61m2	135.73ft2
7 53.69m2 112.94m2	CARDBOARD  CARDBOARD	7.67m2	1	7.67m2	82.56/12
112.94m2 122.15m2	RESIDENTIAL GARBAGE	7.67m2	7	53.69m2	577.91ft2
122.15m2	TOTAL			112.94m2	1215,6712
	SPACE ALLOCATION FOR STORAGE	E FACILITY NEEDE	ij	122.15m2	1314,81ft2

PROJECT STATISTICS

26 34 34 34 23 23 174 100%

13 13 13 6 6 6 6 6 6 6 8 33%

%

21

73 42%

3 23 13%

Level 6 Total Percentage

Level 5

Total

4BR

38R

2BR

1BR

Studio

Level 1 Level 2 Level 3 Level 4

	Studio	1BR	2BR	38R	4BR	2
Level 1	0	11	6	Н	0	
Level 2	0	11	13	1	0	
Level 3	0	11	13	H	0	
Level 4	0	11	13	1	0	
Total	0	44	48	4	0	
Percentage	%0	46%	20%	4%	%0	

UNIT COLINT	LNI						0 0	APR 28, 2022	REZONANG RESUBATT APPLIC
		ı	ı	ı	ı		0	APR 06, 2022	REZONNA RESUBAIT APPLIC
BUILDINGA	UILDING A. LEMR+HILS						-	MAR 31, 2022	REZONANG RESUBAIT APPLIC
	Studio	1BR	ZBR	388	4BR	Total	ω w	DEC 23, 2 021 NOV 16, 2021	REZONNO APPLICATION DESIGN PEVISION
Level 1	2	9	2	2	0	15	4	OCT 28, 2021	DRAWING REJUSION
Level 2	7	0	2	00	н	15		NOV. 28, 2019	
Level 3	1	0	5	00	Н	15	1 SEVISIONS	1 JULY 05, 2019 1810NS	
Level 4	1	0	5	00	1	15	100		
Total	S	9	17	29	3	09			
Percentage	%8	10%	28%	48%	2%	100%		6071 A	6071 AZURE ROAD RICHMOND, BC
BUILDING B - HILS+MARKET RENTAL	HILS+MARK	ET RENTAL							

ILDING C-	JILDING C - MARKET RENTAL	NTAL		Ì	Ì	Ī
	Studio	1BR	2BR	3BR	4BR	Total
evel 1	0	11	6	Н	0	21
vel 2	0	11	13	1	0	25
evel 3	0	11	13	1	0	25
evel 4	0	11	13	1	0	25
otal	0	44	48	4	0	96
ercentage	%0	46%	20%	4%	%0	100%

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6071 AZURE ROAD RICHMOND, BC

**EXISTING STREETSCAPE** 

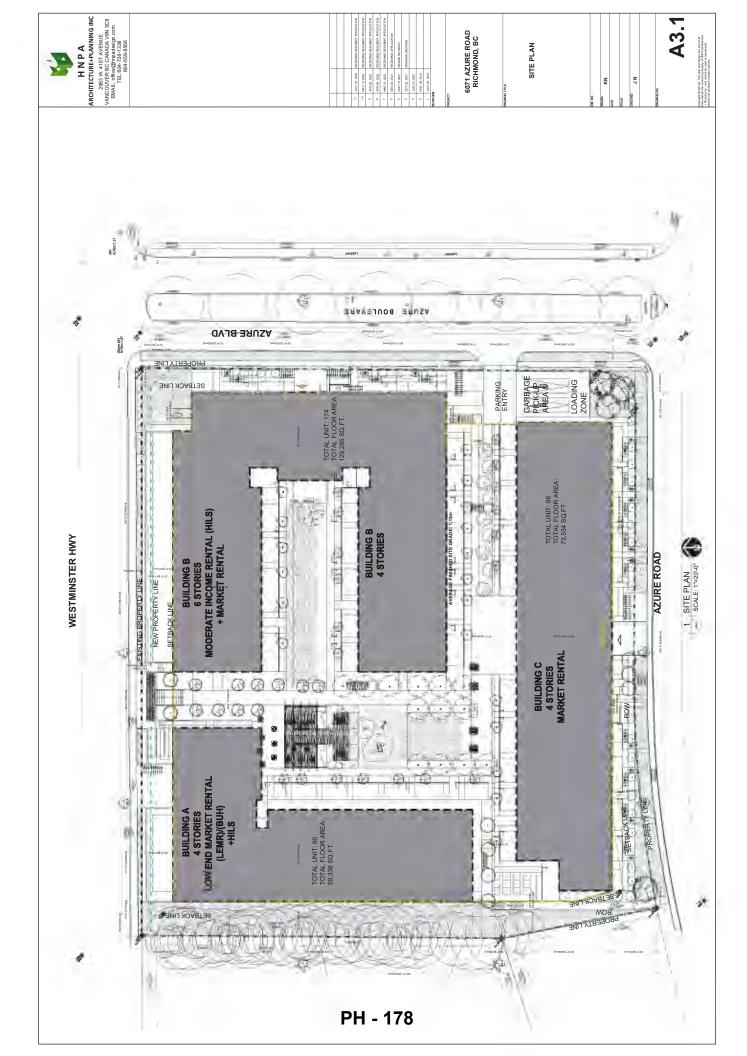
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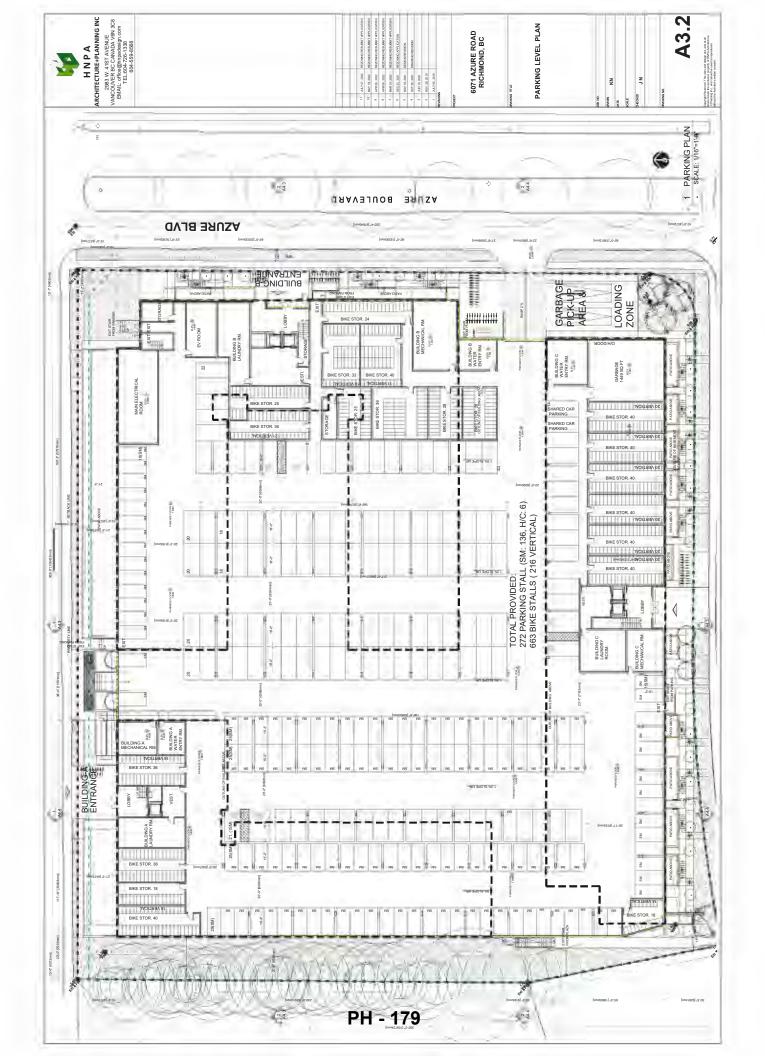
A2.2

2 EXISTING STREETSCAPE - EAST . SCALE: NTS

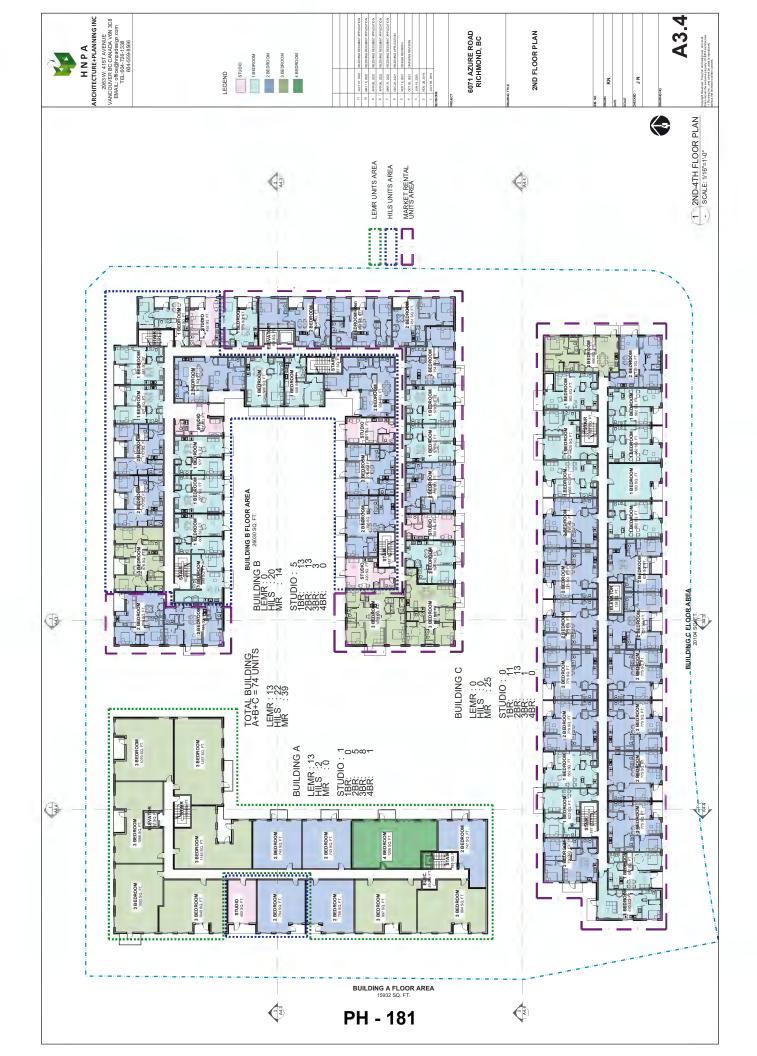
3 EXISTING STREETSCAPE - NORTH . SCALE: NTS

1 EXISTING STREETSCAPE - SOUTH . SCALE: NTS



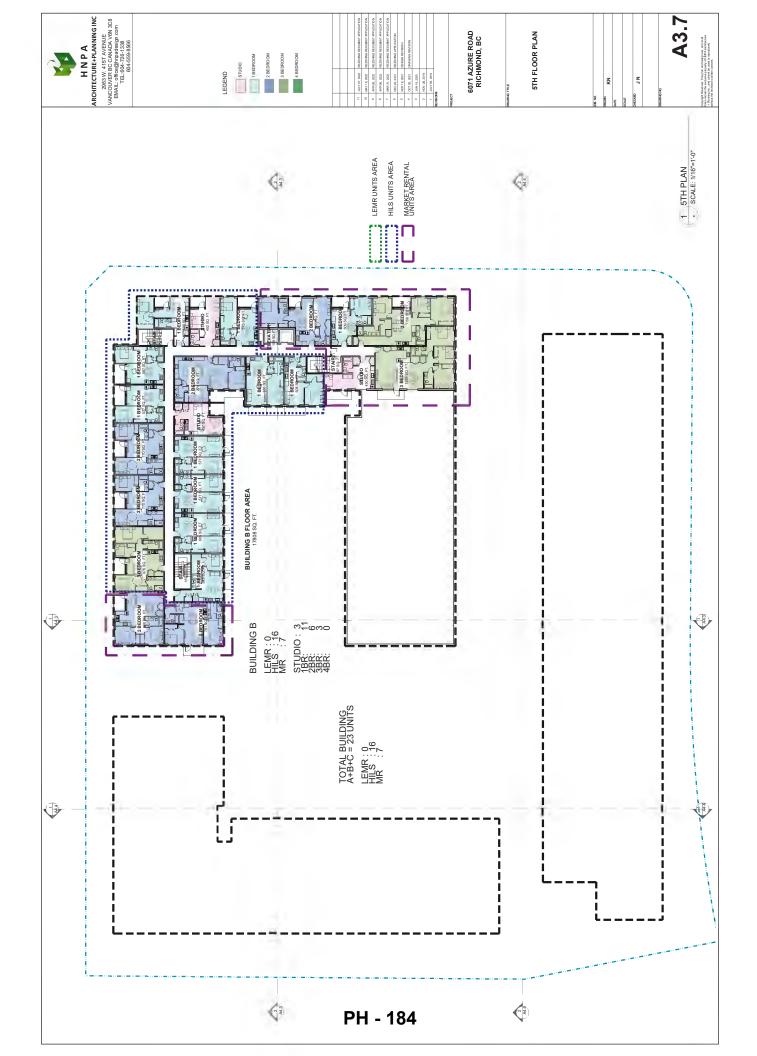




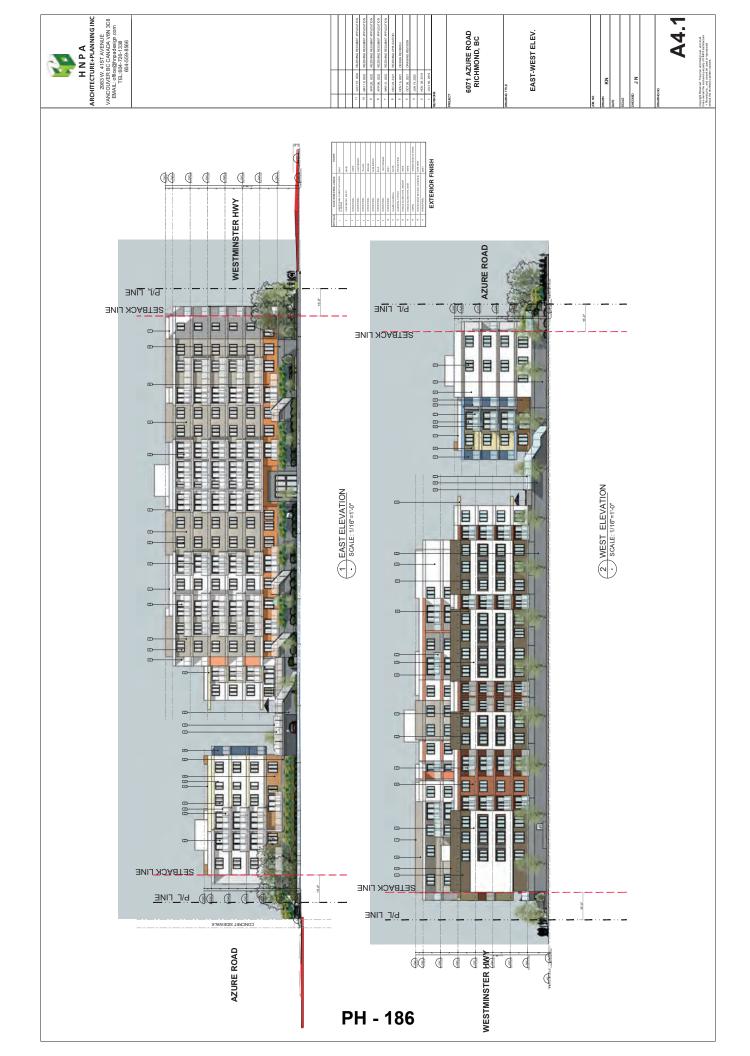


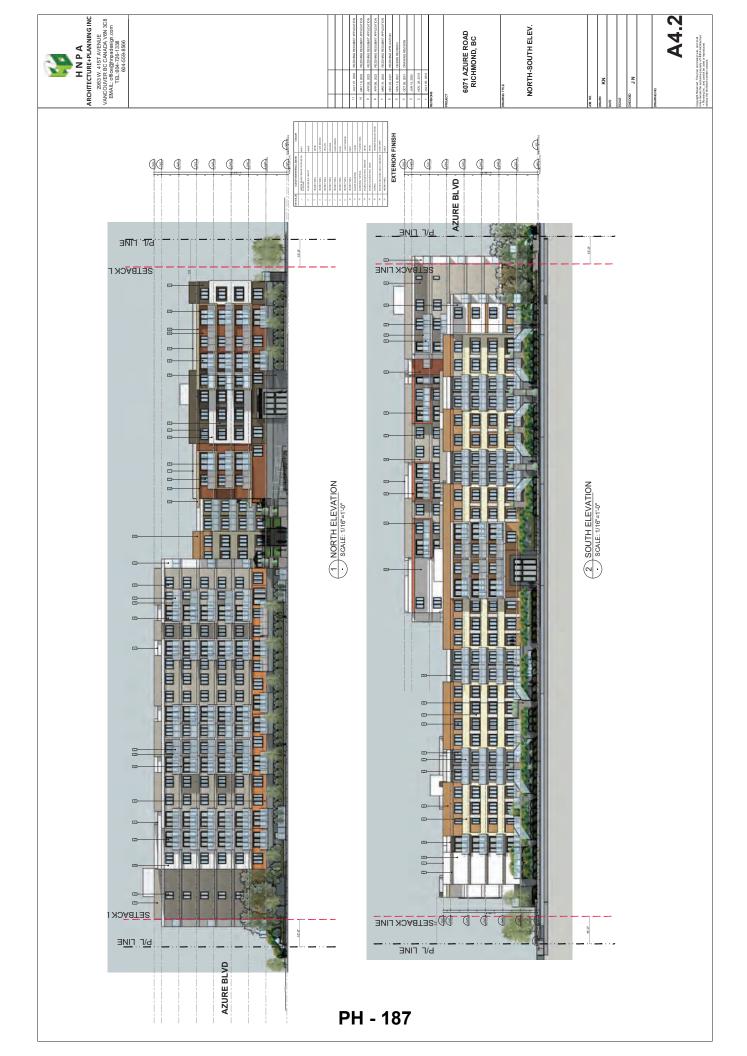


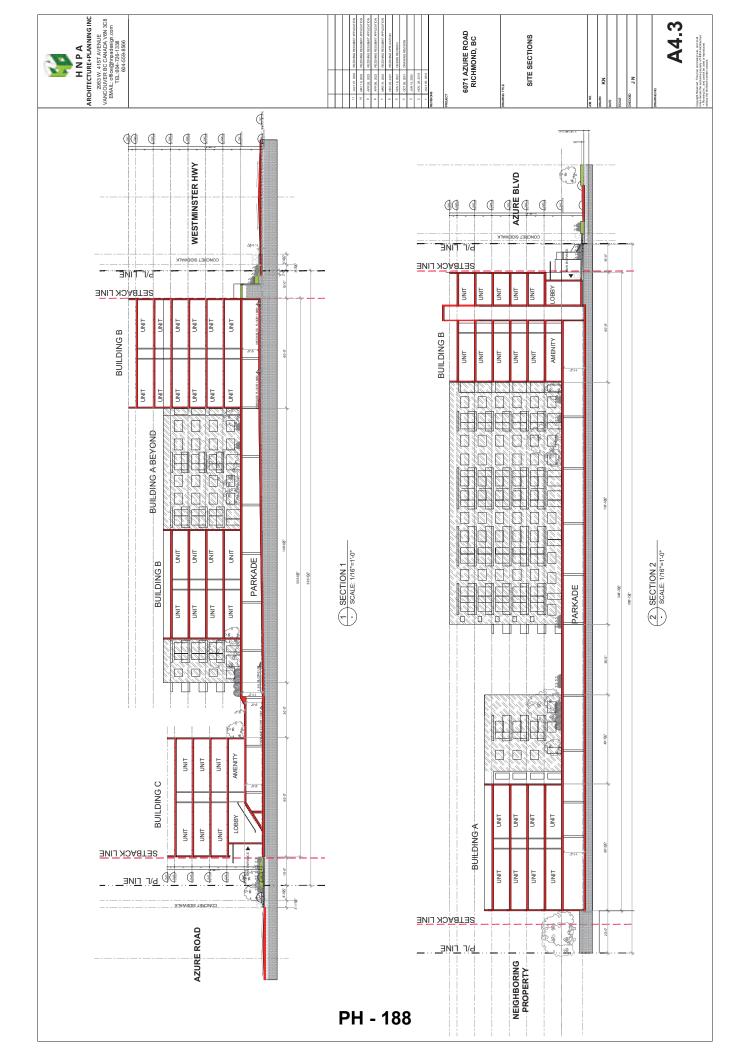


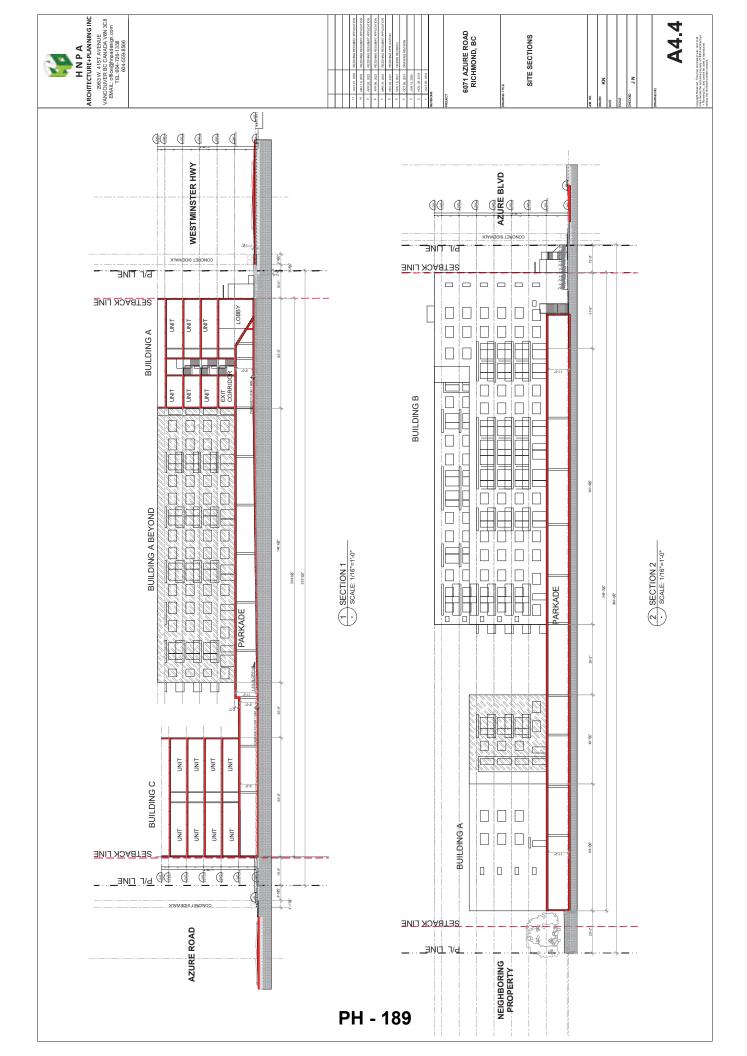




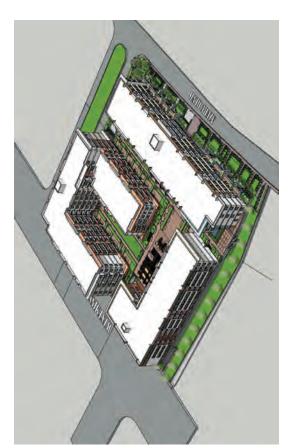




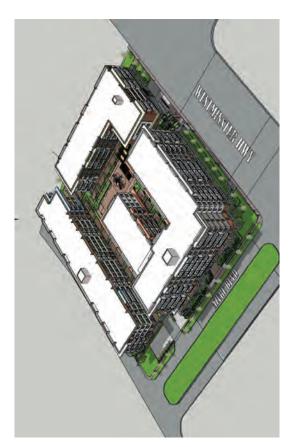


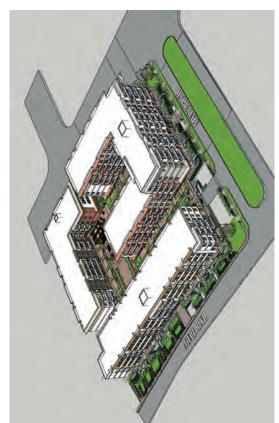


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PH-1191



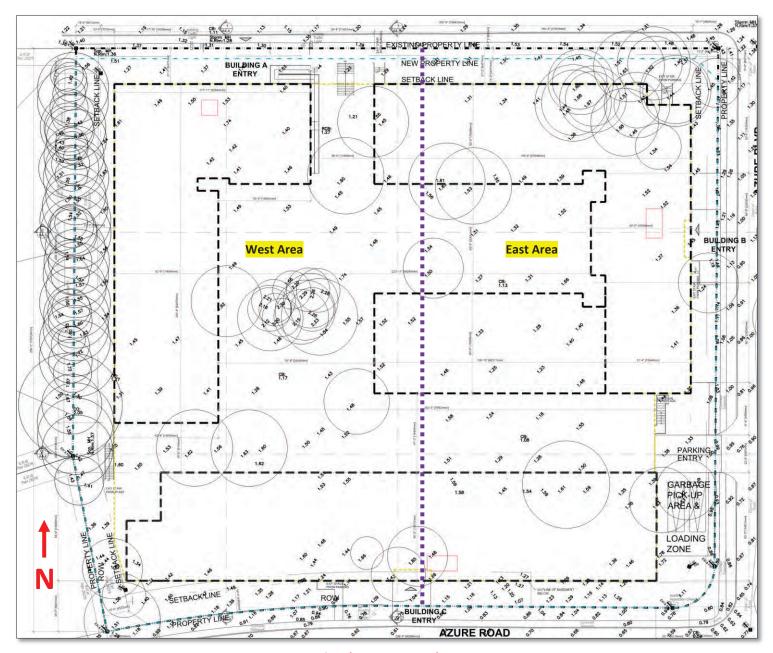




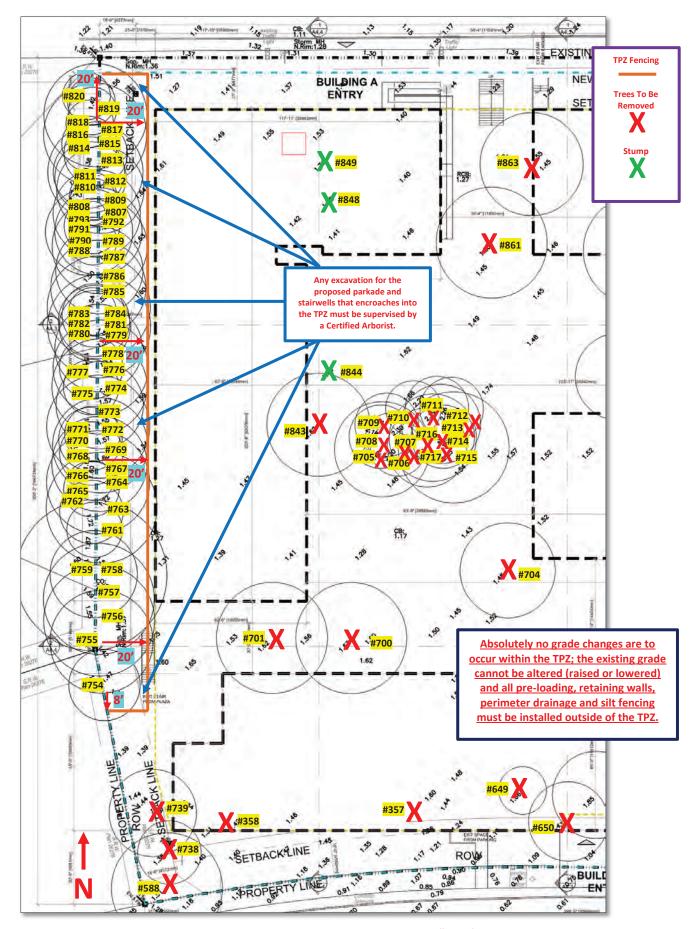
3D VIEWS

6071 AZURE ROAD RICHMOND, BC

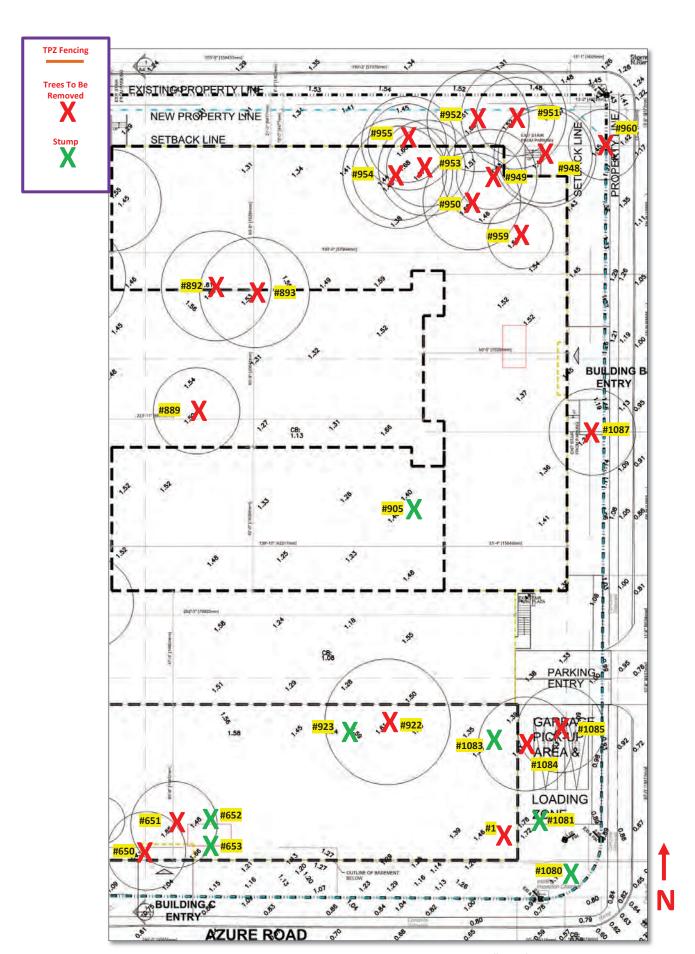
A5.2



Site Plan - Not to Scale



West Area Tree Retention & Removal Plan, Scale 1" = 40'



East Area Tree Retention & Removal Plan, Scale 1" = 40'

## (D) Tenant Relocation Plan

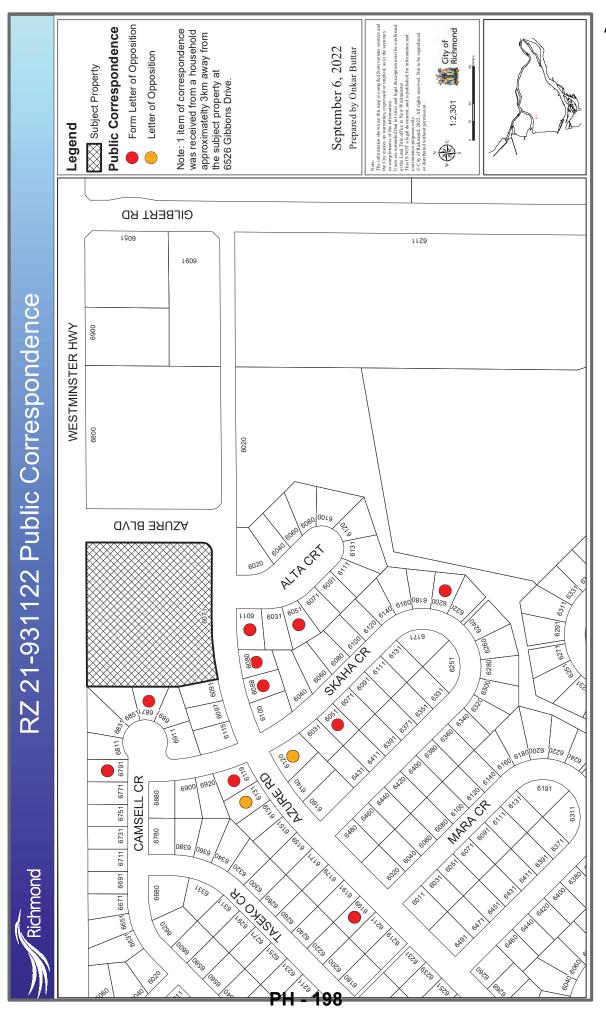
	For Applicant to Complete	For City Staff to complete
Tenant Relocation Plan Requirements	Tenant Relocation Plan  (To be completed by the applicant with development application submission)	Assessment of Completeness
	Date: July 20, 2022	
A minimum 4 months' notice to end tenancy	0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) understands the requirement that tenants will receive an end-of-tenancy notice that provides a four-month period for tenants to vacate their units.	
	0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will follow the requirements of the provincial Residential Tenancies Act relating to notification and will provide an end-of-tenancy notification to all tenants through using the completed #RTB-29 form issued by the Government of B.C., which includes all four pages and a printed copy of the City of Richmond's Tenant Protection and Relocation Assistance due to Redevelopment bulletin.	Has the applicant demonstrated sufficient planning for the Tenant Relocation Plan requirement?
	In addition to the delivery of printed and completed #RTB-29 forms to each tenant, 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will post the notices with the property manager or tenant relocation coordinator's contact information in the common areas notifying current tenants that the end-of-tenancy notices will have been delivered.	
	0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) anticipates the end-of-tenancy notices will be provided to current tenants after receiving Richmond City Council approval of Development Permit issuance.	
	In addition to providing end-of-tenancy notification, 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will communicate with all tenants and their representatives on an ongoing basis and provide updated information as the redevelopment application progresses, through use of mailed letters, notices posted in common areas, and through organizing group meetings with tenants.	
Right of First Refusal:  • Offer to return to the building, with rent rates set at low-end market rental (LEMR) rates	0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) confirms that all current tenants will receive written offers to return to the new replacement rental units at rates established by the City of Richmond's Low End Market Rental program, and that tenants will receive offers to return to units with the same number of bedrooms as their current units.	Has the applicant demonstrated sufficient planning for the Tenant Relocation Plan requirement?  ▼Yes □ No
	0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will follow-up with all tenants and their representatives by phone and in writing regarding the written offer previously made to return to the replacement units. 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), Mary Zhang (Property Manager) will provide City of Richmond staff with a copy of the written offer made to tenants to return to replacement units and will update City of Richmond staff on the number of offers that have been accepted and declined.	
	The 0923745 BC Ltd. will set up a website to show each type of unit's lay out. The website will collect potential tenants' information. Around 6 to 8 months before the new building occupied, the existing tenants will get notice by email or phone, so they have first right to return to the building  PH - 195	0

Y

with rent rates set at low-end market rental (LEMR), then others will choose after them. 0923745 BC Ltd. agrees to provide an equivalent amount of replacement rental housing for Vancouver Coastal Health clients on a right-of-first-refusal basis, and will work with Vancouver Coastal Health representatives and their clients throughout the tenant relocation process. Compensation: Has the (Only required for At the time tenants are provided with notices of end-of-tenancy 0923745 applicant tenants with tenancy demonstrated BC Ltd. will provide cash compensation to displaced tenants who have sufficient of 1+ years) resided at 6071 Azure Rd, Richmond, for more than one year, and who planning for choose to receive lump sum four months equivalent of their rent 3 months' free Relocation payments before they are moving out or pay nothing for four months. rent or lump sum Plan requirement? equivalent XYes □ No Relocation Assistance: 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will be responsible for providing all displaced (Only required for tenants with relocation assistance, including: tenants with tenancy of working with current tenants and their representatives to assess their 1+ vears) relocation needs and striving to meet them; Accommodation identifying vacant rental units renting for no more than median rent must meet the levels in Richmond or other locations specified by tenants, which have tenant's needs the same number of bedrooms as the current tenants' existing rental Accommodation units, or less, if preferred by the tenant; should be located arranging viewings for current tenants; and in Richmond or in following up with current tenants who have not secured another location accommodation as the tenant relocation process progresses. at the tenant's discretion 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Rents at the new Zhang (Property Manager) will be responsible for having multiple one on location should one conversations with all tenants and/or their representatives about what not exceed average area kind of assistance they require for relocation. 0923745 BC Ltd, Wayne rents for Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) applicant Richmond are committed to establishing an ongoing working relationship with all demonstrated tenants and their representatives for the purposes of providing relocation sufficient Relocation planning for assistance may assistance. These conversations are anticipated to commence within one the Tenant range from providing week of receiving Richmond City Council approval of Development Permit Relocation the tenant with a list Plan issuance, or earlier if requested by current tenant. requirement? of suitable housing options to hiring XYes □ No 0923745 BC Ltd. understands that some tenants, including seniors and someone to assist individuals with disabilities, may require more relocation assistance than the tenant with others, and will strive to meet the relocation needs of all current tenants. finding an appropriate housing 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator) and Mary option. The level of Zhang (Property Manager) will work with tenants and their representatives relocation assistance to assist with relocation. required will vary depending on the 0923745 BC Ltd. will provide moving assistance for seniors and individuals tenant's needs, with disabilities. 0923745 BC Ltd, Wayne Cau (Tenant relocation resources and abilities. Some coordinator) and Mary Zhang (Property Manager) will help them to tenants may face arranging a moving company. additional barriers to relocation (e.g. 0923745 BC Ltd. has agreement with REMI Realty Inc., which manage language, digital over 300 units in Richmond, that the tenants at 6071 Azure Rd, Richmond access/literacy, have the priority to be relocated to REMI's vacancy units. challenges with navigating the transition) and may require additional assistance



#### Communication with Tenants: 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will communicate with all tenants and their Have you representatives on an ongoing basis and provide updated information as communicated the redevelopment application progresses, through use of mailed letters, with tenants notices posted in common areas, and group meetings with tenants, in regarding the addition to any electronic notifications provided, such as through e-mail. development 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary application? Zhang (Property Manager) will provide City of Richmond staff with copies How will you be of the informational notices at the same time they are provided to tenants. communicating with tenants throughout the 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary development Zhang (Property Manager) will provide tenants with individual written Has the application applicant notices, and post written notices in common areas as the redevelopment demonstrated process? progresses, including at the following development stages: sufficient planning for What methods the Tenant will be used to 1. When the rezoning application is submitted to the city Relocation communicate with Plan When the rezoning application is being considered at Public Hearing tenants who may requirement? When the development permit application is submitted to the city face barriers to XYes □ No When the development permit application is being considered by the accessing this Development Permit Panel information to information regarding your development permit application (e.g. digital access/ literacy, language)? Please ensure all correspondence with current tenants are included as Appendix Reporting 0923745 BC Ltd. will provide City of Richmond staff with a progress The City of Richmond update via e-mail one month into the four-month notice-to-vacate period, Has the applicant demonstrated requires that the or earlier if appropriate, that summarizes progress made to date on applicant report on relocation, including the number of tenants assisted, and any challenges sufficient progress made planning for encountered in the implementation of the Tenant Relocation Plan and implementing the the Tenant efforts made to mitigate challenges. Tenant Relocation Relocation Plan. requirement? 0923745 BC Ltd. will provide City of Richmond staff with a final update via e-mail once the Tenant Relocation Plan has been fully implemented that X Yes summarizes the implementation of the Tenant Relocation Plan and its П № results. **Applicant Signature** and Date July 20, 2022



From: Paul Dylla pkdylla@telus.net> Sent: February 17, 2022 4:27 PM

To whom it may concern,

Please consider how to open the land covered by this application to pedestrian and cycling traffic.

Two areas that can be improved in the planning process in Richmond are:

- 1. Ensuring that developments don't impede pedestrian and cycling traffic. Many large developments in the city act like barriers, blocking off any means to quickly walk from one point to another through the development. Try to walk from Best Buy in Lansdowne Mall to the BC Liquor store on Ackroyd. There is no way to do that other than going down Cooney Rd or No. 3 Rd. The City of Surrey years ago implemented a policy to break up large blocks during rezoning to introduce additional streets and walkways. Portland, Oregon, has 75m blocks, whereas downtown Richmond clocks in at 200m. It is no wonder that Portland is so much more pedestrian friendly than our predominantly car-centric city.
- 2. This may not be a concern for this development, but Richmond has no skyline. Looking south from the Arthur Laing bridge, all you see what appears to be a jumble of equal height recent development buildings. As Richmond is flat, we don't benefit from trees breaking up the skyline as in Vancouver.

We can do better in developing our city and making it attractive and liveable.

Regards,

Paul Dylla 6526 Gibbons Dr Richmond 604 275 8160 From: David Wang < <a href="mailto:davidwang5148@hotmail.com">davidwang5148@hotmail.com</a>>

Sent: March 28, 2022 1:44 PM

To: DevApps < <u>DevApps@richmond.ca</u>>

Subject: Opposition to Rezoning Application #21-931122

Yong Le Wang 6120 Azure Road Richmond, BC V7C 2P1

March 28, 2022

Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

E-mail: DevApps@richmond.ca

To Whom It May Concern:

#### Re: Opposition to Rezoning Application #21-931122

I am writing to express my strong opposition to rezoning application #21-931122 to rezone 6071 Azure Road from RTL 1 Low Density Town Houses to a Site Specific zone to permit the construction of 274 affordable and market rental units in two four (4) storey buildings.

All single family home owners and residents in the 6000 blocks of Azure Road, Alta Court, Camsell Crescent, and Skaha Crescent neighborhoods are completely opposed to this rezoning application.

There are already traffic problems and safety issues with hundreds of cars parked along 6000 blocks of Azure Road, Alta Court, Camsell Crescent, and Skaha Crescent every day during weekdays. In addition, many current townhome residents at and visitors to 6071 Azure Road park their cars along above mentioned streets and then walk back to the townhomes.

As shown in the attached photos, the 6000 blocks of Azure Road, Alta Court, Camsell Crescent, and Skaha Crescent have become a parking lot. At any given time of workdays, there are three cars parked right in front of my front lawn and two cars parked on the left side of my house. My house is literally surrounded by cars parked here all day! This is totally unacceptable!

With the proposed 274 units in two 4-storey buildings, the traffic and parking problems will get even worse. The increased density will have tremendous negative impact on these surrounding neighbourhoods. The proposed rezoning will further jeopardize the guiet enjoyments of the single family home owners and residents in the affected areas.

Single house property values will go down significantly without any doubt if the proposed rezoning application is approved and the 4-storey buildings and 274 units are built. This rezoning application is inequitable to the surrounding single family home owners. The current landlord of 6071 Azure Road will benefit from increased rental incomes at the expense of the decreased home values of these surrounding single family homes!

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many of the owners in the affected neighbourhoods. A public hearing shall be arranged so the neighbourhood single family home owners and residents can speak out their apposition to this rezoning application.

Thank you for your continued service and support of our communities.

Best regards, Yong Le Wang



From: KONGLING MEN < konglingmen@gmail.com >

Sent: March 28, 2022 12:58 PM

To: DevApps < DevApps@richmond.ca >

Subject: Opposition to Rezoning Application #21-931122

KONGLING MEN 6120 Azure Road Richmond, BC V7C 2P1

March 28, 2022

Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

E-mail: <a href="mailto:DevApps@richmond.ca">DevApps@richmond.ca</a>

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Thank you for your continued service and support of our communities.

# Best regards, Kongling Men



Fenghui Wang 6120 Azure Road Richmond, BC V7C 2P1

March 28, 2022

Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

E-mail: <a href="mailto:DevApps@richmond.ca">DevApps@richmond.ca</a>

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Best regards,

Fenghui Wang



Sam Wang 6120 Azure Road Richmond, BC V7C 2P1

March 28, 2022

Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

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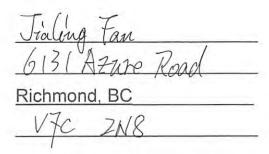
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Thank you for your continued service and support of our communities.

Best regards,

Sam Wang, MBA, CPA, CGA





March 11, 2022

Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

E-mail: DevApps@richmond.ca

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Thank you for your continued service and support of our communities.

Best regards,

Anne

Jan Xa 6131 Azure Road Richmond, BC V7C 2N8

March 11, 2022

Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

E-mail: <u>DevApps@richmond.ca</u>

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Thank you for your continued service and support of our communities.

Best regards,

From: Xu Jonathan < xujun0102@hotmail.com >

Sent: March 29, 2022 8:15 PM

**To:** DevApps < <u>DevApps@richmond.ca</u>>

Subject: Opposition Letter for Rezoning Application #21-931122

Hello Officer,

Here is the opposition letters from 6131 Azure Road, Richmond. Since the whole community is being worse after the homeless apartment came out near us. We don't want to make it worse anymore.

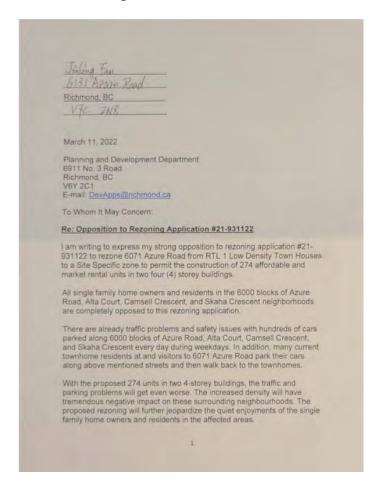
We are living in here for couple years. We met the drug user naked and lied down in front of our house. I tried to called 911. The RCMP said he did not attack me and then transferred me to ambulance center. And the ambulance center asked me to come out from my house to ask the person if he want to suicide or any uncomfortable. It was really ridiculous that they just ask people to approach a potential danger without safety.

If the city cannot do anything to improve these issues, the only way we can do is to prevent those potential out of our community.

We do not want our kids living under any danger. That is why I have to say no for this Rezoning Application.

Thanks for understanding. Have a good day.

Regards, Jun Xu and Jialing Fan



I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many of the owners in the affected neighbourhoods. A public hearing shall be arranged so the neighbourhood single family home owners and residents can speak out their apposition to this rezoning application.

Thank you for your continued service and support of our communities.

Best regards

Anne

2

Jan You 6/31 April Rock Richmond, BC VFC 2NB

March 11, 2022

Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1 E-mail DevApos@richmond.ca

To Whom It May Concern

#### Re: Opposition to Rezoning Application #21-931122

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Single house property values will go down significantly without any doubt if the proposed rezoning application is approved and the 4-storey buildings and 274 units are built. This rezoning application is inequitable to the surrounding single family home owners. The current landlord of 6071 Azure Road will benefit from increased rental incomes at the expense of the decreased home values of these surrounding single family homes!

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many of the owners in the affected neighbourhoods. A public hearing shall be arranged so the neighbourhood single family home owners and residents can speak out their apposition to this rezoning application.

Thank you for your continued service and support of our communities.

Best regards,

From: Xu Jonathan <xujun0102@hotmail.com>

Sent: April 4, 2022 3:28 PM

To: Badyal,Sara <SBadyal@richmond.ca>

Subject: RE: 6071 Azure - Rezoning application RZ 21-931122

Hello Sara,

I totally understand the demand of affordable renting spaces in Richmond. Why not choose some other place that comes with lower property value and additional cost? Which it will also decrease the operating cost, and have a more affordable price. Moreover, for this project's location, there is a primary school just across the street. How to make sure the safety of those kids in the school?

I never argue about the street parking space always full during the weekday daytime. I do not think it is a problem for people from Hospital to use the free street parking instead of the pay parking. What I only care is the security in this community. I was supporting the homeless apartment. I think it is a good way to decrease the crimes in Richmond. However, what do we received after? If the city cannot control it, please do not do it.

Please have a serious concern about the issue that I talked about. Just do something to make it better.

Have a nice day.

Regards, Jun

收件人:

**发件人: Badyal, Sara 发送时间:**2022年3月31日
17:24

'xujun0102@hotmail.com'

主题: 6071 Azure - Rezoning application RZ 21-931122

Hello Jun Xu and Jialing Fan,

Thank you for your correspondence and attached letters, which I also received in the mail today. Public input is encouraged and may be provided to the City through the application review process by letter, email, the City's website. Your correspondence will be included in the development application file and will be included in the future rezoning staff report.

0923745 BC LTD applied to the City of Richmond to rezone 6071 Azure Road from RTL1 Low Density Town Houses to a Site Specific zone and amend the Official Community Plan is also required to permit apartment housing. The proposal contains 100% rental housing.

The status of the application is that technical details of the application are currently being reviewed by staff and the applicant.

Staff anticipate that the proposed rental development would fit into the neighbourhood similar to any other multi-family development. There is a need for development to replace the existing rental housing on the site. There is also need for more rental housing in Richmond for individuals and families with a variety of income levels.

Regarding your email below, statistics suggest that homelessness is increasing in Richmond. Accordingly, City staff continue to work in partnership to monitor the potential impacts of

homelessness on neighbourhoods and to work with senior levels of government to plan for new initiatives that can address homelessness in the community.

If you continue to have concerns about trespassing or other incidents in your neighbourhood, please contact the Richmond RCMP at 911 for emergency situations or 604-278-1212 for non-emergency incidents.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP *Planner 3* 

#### Development Applications Department

City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1
P (604) 276-4282 | W www.richmond.ca | E sbadyal@richmond.ca
People | Excellence | Leadership | Team | Innovation

# JENNIFER & MARTIN YUEN 6871 CAMSELL CRESCENT Richmond, BC V7C2M9

March 11, 2022

Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

E-mail: <a href="mailto:DevApps@richmond.ca">DevApps@richmond.ca</a>

To Whom It May Concern:

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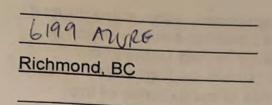
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I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many of the owners in the affected neighbourhoods. A public hearing shall be arranged so the neighbourhood single family home owners and residents can speak out their apposition to this rezoning application.

Thank you for your continued service and support of our communities.



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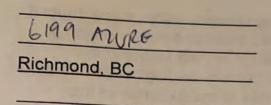
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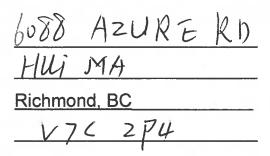
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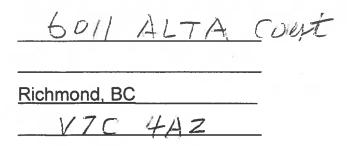
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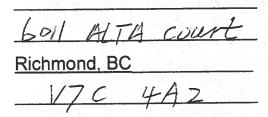
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Thank you for your continued service and support of our communities.

Best regards,

Diarling Wang



Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

E-mail: DevApps@richmond.ca

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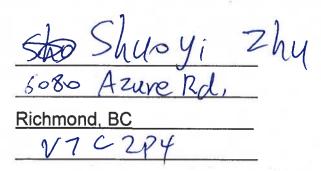
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Best regards,

Ryan Liu

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Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

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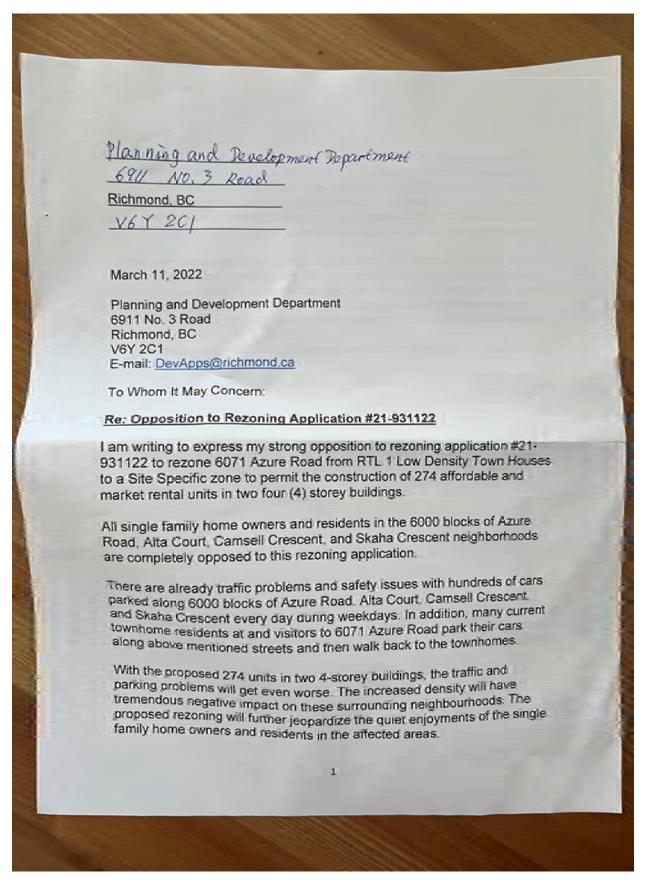
Best regards,

2 me Shoo yi

From: yimao li

Sent: April 9, 2022 11:31 AM

**To:** DevApps **Subject:** Objection



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Chuonja Se

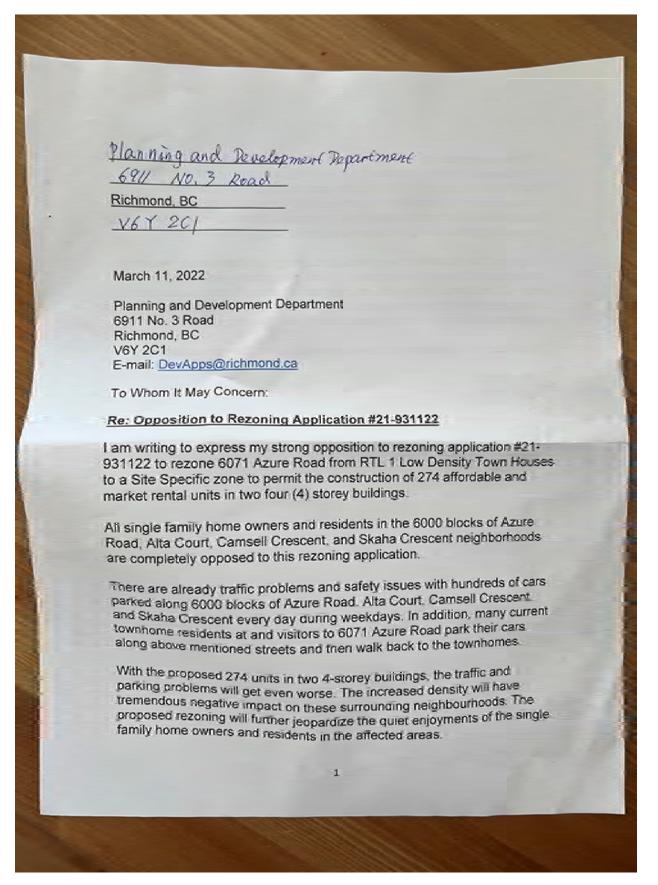
2

From: yimao li

Sent: April 9, 2022 11:35 AM

To: DevApps

Subject: Neighbours objection



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6051 ALTA COURT Richmond, BC V7C4A2

March 11, 2022

Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

E-mail: DevApps@richmond.ca

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# BEATRICE YEUNG 6119 AZURE RD Richmond, BC V702N8

March 11, 2022

Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

E-mail: DevApps@richmond.ca

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Best regards,

J. B. B. young

6051 AlE	a count
RILIMO	
Richmond, BC	
V7C4A2	

Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

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# [FROM 6200 SKAHA CRES]

APR 1 9 2022

Planning and Development Department
6911 NO. 3 Road

Richmond, BC

V6 Y 2C1

March 11, 2022

Planning and Development Department 6911 No. 3 Road Richmond, BC V6Y 2C1

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Chuoný (de

6199 AZURE	Rd.
Richmond, BC	
Triorina, DO	

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6199	MURE	Rd.			
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Planning	and De	velopment	Repartment
6911			
Richmond, E	3C		
V6Y	201		

APR 1 2 2022

March 11, 2022

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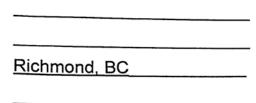
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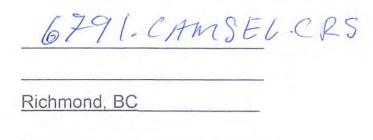
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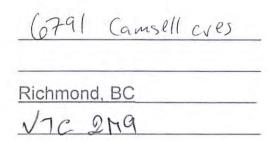
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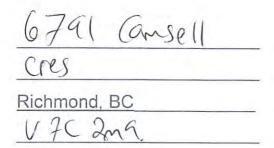
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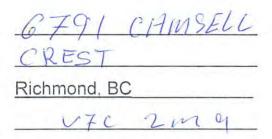
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05	-SKAHA	Cres
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March 11, 2022

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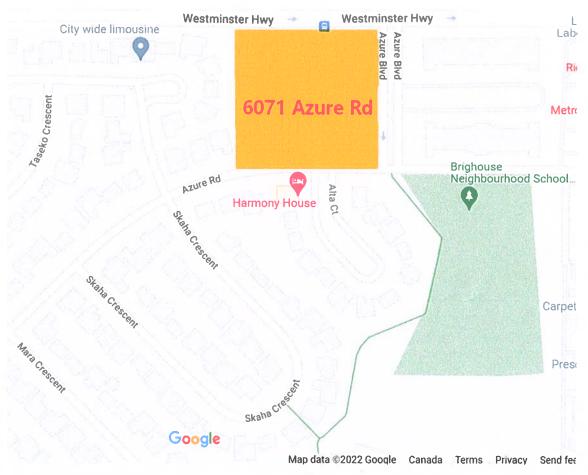
Thank you for your continued service and support of our communities.

Best regards,

May WAS Seven Lee Amy Lee Deter Lee

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## **OCP Consultation Summary**

Staff have reviewed the proposed OCP amendment, with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy 5043 requirements and determined that OCP Amendment Bylaw 10407 should be referred to the Board of Education of School District No. 38 (Richmond) for comment and response by October 17, 2022. A copy of this staff report, noting the aforesaid changes in the proposed number of multiple-family housing units, will be included in the correspondence to the School District.

Stakeholder	Referral Comment
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 amendment will not result in road network changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary because the proposed amendment does not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development (ANSD) Policy.
Agricultural Land Commission (ALC)	No referral necessary because the Agricultural Land Reserve is not affected.
	Referral necessary because the proposed amendment results in more than 150 additional multiple-family housing units.
	In response to the referral, School District staff advised that the School District has no objections to the proposed land use change.
Board of Education of School District No. 38 (Richmond)	When this application was originally referred to the School District, staff indicated that there were 327 multiple-family housing units. Since that time and during the process of the rezoning review, the proposed number of residential units has changed and is currently 330 multiple-family housing units.
	In order to ensure that the School District is provided with the opportunity to provide any additional comments, referral is recommended for comment and response by October 17, 2022. A copy of this staff report, noting the aforesaid changes in the proposed number of multiple-family housing units, will be included in the correspondence to the School District.
	No referral necessary because Vancouver Coastal Health Authority (VCH) facilities are not affected.
Vancouver Coastal Health Authority	Staff have been in discussions with VCH staff regarding the application and its impacts on clients supported by VCH.
	Staff will continue to coordinate with VCH staff regarding the Tenant Relocation Plan process.
Community Groups and Neighbours	No referral necessary, but the public will have an opportunity to comment on the proposed development at the Public Hearing.
All relevant Federal and Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.



# **Rezoning Considerations**

Development Applications Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** <u>6071 Azure Road</u> File No.: <u>RZ 21-931122</u>

# Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10406, the developer is required to complete the following:

- 1. (OCP Amendment Bylaw) Final Adoption of OCP Amendment Bylaw 10407.
- 2. (Road Dedication) Land dedication to accommodate required road cross-section, including a bus landing pad and transition works, and visibility at corners. Subject to applicant providing a road functional plan and detailed design drawings to the satisfaction of the Director of Transportation, it is estimated that the following land dedication is required:
  - a) Westminster Highway: Approximately 1.9m wide strip of land along entire frontage, widening to 2.4 m wide for the 9m long bus landing pad location, and minimum 5:1 tapered transition on both sides.
  - b) Corner Cuts: 4m x 4m corner cuts (if necessary) at:
    - i) Westminster Highway and Azure Boulevard intersection, measured from new property lines.
    - j) Azure Road and Azure Boulevard intersection, measured from existing property lines.
- 3. (Tree Protection Fencing) Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 4. (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.
- 5. (Tree Survival Security) Enter into a legal agreement and submission of a Tree Survival Security to the City in the amount of \$35,000 for the 3 existing trees (tag #754, 755 and 763) to be retained along the west property line. The security is to be released 90% upon project completion inspection confirming tree survival and 10% after one year maintenance period inspection confirming tree survival.
- 6. (Floodplain) Registration of a flood indemnity covenant on title.
- 7. (Aircraft Noise) Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
  - a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
- 8. (Large Loading Truck Restriction) Registration of a restrictive covenant on title, securing the owner's commitment to ensure that the maximum truck size for any truck servicing the site is a medium size truck (e.g. SU9). (Note: No WB-17 size trucks are permitted.)
- 9. (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) <u>Enhanced Bicycle Facilities</u>: 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) "Class 1" bicycle storage: provided at an increased rate of 2.0 spaces per dwelling unit,
  - ii) 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.
  - iii) E-bike and e-scooter storage: provision of a shared e-bike and e-scooter parking corral on the site.
  - iv) "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.
  - v) 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.
  - vi) "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.
- c) <u>Transit Pass Program</u>: 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 (330 units).
  - ii) Enter into a security agreement and submission of a Letter of Credit in the amount of \$55,000. The Letter of Credit will be released at the time of 100% subscription of the transit pass program, i.e. all 330 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.
- d) <u>Car Share Parking</u>: 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;

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(6) accessible to all intended users (e.g. general public, car share operator personnel and car share operator members) at no added cost;

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- (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.
- 10. (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.
- 11. (Low-End Market Rental Housing) The City's acceptance of the developer's offer to voluntarily contribute affordable housing, in the form of low-end market rental (LEMR) 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 the City's standard Housing Agreement and Covenant on title to secure the affordable housing units. The form of the 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-materials changes resulting thereof and made necessary by the Development Permit\* approval requirements, as determined to the satisfaction of the Director of Development and Director, Community Social Development. The terms of the Housing Agreements and Covenants 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 affordable (low-end market rental) housing shall be equal to a combined habitable floor area of at least 4,384 m<sup>2</sup> (47,196 ft<sup>2</sup>), excluding standard Floor Area Ratio (FAR) exemptions, for the provision of 50 affordable housing units to replace the 50 existing rental units on the subject site.
  - b) All affordable 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).
  - c) The imposition of any place age-based restrictions on occupants of any affordable housing unit is prohibited.

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- d) The developer shall, as generally indicated in the table below:
  - Ensure that the types, sizes, rental rates, and occupant income restrictions for the affordable housing units are in accordance with the City's Affordable Housing Strategy and guidelines for Low End Market Rental (LEMR) housing, unless otherwise agreed to by the Director of Development and Director, Community Social Development; and
  - ii) Achieve the Project Targets for unit mix and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director, Community Social Development through an approved Development Permit\*.

•	Affordable Housing Strategy Requirements (1) (2) (3)			Project Targets (2)	
Unit Type	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH
Studio	37 m <sup>2</sup> (400 ft <sup>2</sup> )	\$811/month	\$34,650 or less	N/A	N/A
1-Bedroom	50 m <sup>2</sup> (535 ft <sup>2</sup> )	\$975/month	\$38,250 or less	8% (4 units)	100%
2-Bedroom	69 m <sup>2</sup> (741 ft <sup>2</sup> )	\$1,218/month	\$46,800 or less	28% (14 units)	100%
3-Bedroom	91 m <sup>2</sup> (980 ft <sup>2</sup> )	\$1,480/month	\$58,050 or less	58% (29 units)	100%
	In Addition to Affor	dable Housing St	rategy Requirements	(2) (3)	
4-Bedroom	111 m <sup>2</sup> (1,200 ft <sup>2</sup> )	\$1,541/month	\$61,650 or less	6% (3 units)	100%
Total	N/A	N/A	N/A	100% (50 units) 4,384 m² (47,196 ft²)	100%

- (1) Values adopted by Council on July 24, 2017. May be adjusted periodically, as provided for under City policy.
- (2) Project Targets may be revised through an approved Development Permit\* process provided that at least 50 LEMR units are provided.
- (3) The proposed unit mix includes 4-Bedroom units to replace existing rental units on the subject site. The site specific criteria for 4-bedroom units is based on the methodology used for the criteria of other unit types in the City's Affordable Housing Strategy.
- e) Single ownership is required for the affordable housing units (single owner for all affordable housing units).

The affordable housing unit locations are to be as determined to the satisfaction of the Director of Development and Director, Community Social Development through an approved Development Permit\*. Dispersed or clustered unit configurations may be considered; however, dispersed units are generally encouraged unless a non-profit operator (that requires a clustered unit arrangement) is involved with a development.

<u>NOTE</u>: The applicant has indicated to the City that it plans to pursue an agreement with a non-profit organization to manage the development's required LEMR units. To support this partnership, the City is willing to accept clustering of the required units and, in light of this, recommends clustering of other building features intended for the exclusive use of the affordable housing tenants (e.g., parking and Class 1 bike storage). Prior to Development Permit\* approval, the applicant is requested to submit, for consideration by the City, a memorandum of understanding with a non-profit operator(s) demonstrating, among other things, support for the developer's proposed clustered affordable housing unit arrangement

- f) Occupants of the affordable housing units shall, to the satisfaction of the City (as determined prior to Development Permit\* approval), 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 to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).
- g) On-site parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit\* at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit\* issuance.
- h) The affordable housing units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Community Social Development.
- i) "No development" shall be permitted, restricting Development Permit\* issuance for any building in whole or in part, until the developer, to the City's satisfaction:

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- i) Designs the lot to provide for the affordable housing units and ancillary spaces and uses;
- ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the affordable housing units and ancillary spaces and uses as per the approved Development Permit\*; and
- iii) As required, registers additional legal agreements on title to the lots to facilitate the detailed design, construction, operation, and/or management of the affordable housing units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit\* review and approval processes.
- j) No Building Permit\* shall be issued for any building, in whole or in part, until the developer provides for the required affordable housing units and ancillary spaces and uses to the satisfaction of the City.
- k) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required affordable housing units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.
- 12. (Moderate Income Rental Housing) The City's acceptance of the developer's offer to voluntarily contribute 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 Housing Affordability Agreement and Covenant on title to secure the affordable housing units. The form of the Housing Affordability 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-materials 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 Housing Affordability 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 5,941 m<sup>2</sup> (63,951 ft<sup>2</sup>), excluding standard Floor Area Ratio (FAR) exemptions, for the provision of 110 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) on a building-by-building basis.
  - c) The imposition of any place age-based restrictions on occupants of any moderate income rental unit is prohibited.
  - d) The developer shall, as generally indicated in the table below:
    - i) Ensure that the rental rates, and occupant income restrictions for the moderate income rental units are in accordance with the Housing Income Limits (HILs) rates and guidelines, unless otherwise agreed to by the Director of Development; and
    - ii) Achieve the Project Targets for 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	Max. Rent Charge(1)	Max. Household Income (1)(2)	Unit Mix (3)
Studio	\$1,437/month	\$57,500 or less	22% (24 units)
1-Bedroom	\$1,437/month	\$57,500 or less	57% (63 units)
2-Bedroom	\$1,725/month	\$69,000 or less	18% (20 units)
3-Bedroom	\$2,000/month	\$80,000 or less	3% (3 units)
4-Bedroom	N/A	N/A	None
Total	Varies	Varies	100% (110 units) 5,941 m² (63,951 ft²)

- (1) May be adjusted periodically subject to the Housing Affordability Agreement and compliance with the Residential Tenancy Act.
- (2) Maximum household income as per BC Housing 2021 Housing Income Limits (HILs) values and may be adjusted periodically subject to the Housing Affordability Agreement.
- (3) Unit mix in the above table may be adjusted through the Development Permit Process provided that at least 110 moderate income rental units are provided.

- e) Occupants of the moderate income rental units shall, to the satisfaction of the City (as determined prior to Development Permit\* approval), 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 to the moderate income rental unit tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).
- f) On-site parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of moderate income rental units as per the OCP, Zoning Bylaw, and approved Development Permit\* at no additional charge to the moderate income rental unit tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit\* issuance.
- g) The moderate income rental units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director of Development.
- h) "No development" shall be permitted, restricting Development Permit\* issuance for any building in whole or in part, until the developer, to the City's satisfaction:
  - i) Designs the lot to provide for the moderate income rental units and ancillary spaces and uses;
  - ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the moderate income rental units and ancillary spaces and uses as per the approved Development Permit\*; and
  - iii) As required, registers additional legal agreements on title to the lots to facilitate the detailed design and/or construction of the moderate income rental units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit\* review and approval processes.
- i) No Building Permit\* shall be issued for any building, in whole or in part, until the developer provides for the required moderate income rental units and ancillary spaces and uses to the satisfaction of the City.
- j) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required moderate income rental units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.
- 13. (Market Rental Housing) 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) on a building-by-building basis.
  - b) The imposition of any place age-based restrictions on occupants of any market rental housing unit is prohibited.
  - c) Occupants of the units subject to the market rental agreement shall enjoy full and unlimited access to and use of the following at no additional charge (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use):
    - i) All indoor amenity spaces and outdoor amenity spaces provided for residents of the building as per OCP, City Centre Area Plan, and Development Permit\* requirements.
    - ii) All parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations provided for the use of market rental housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit\*.

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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 or as otherwise determined to the satisfaction of the Director of Development through an approved Development Permit\*.

Unit Type	Number of Units (1)	% of Units (1)	
Studio	4	2%	
1-Bedroom	56	33%	
2-Bedroom	88	52%	
3-Bedroom	22	13%	
4-Bedroom	N/A	N/A	
Total	170 units	100%	

- (1) Unit mix in the above table may be adjusted through the Development Permit Process.
- e) "No development" shall be permitted, restricting Development Permit\* issuance for a building, in whole or in part, until the developer:
  - i) Designs the lot to provide for the market rental housing units and ancillary spaces;
  - ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the market rental housing units and ancillary spaces as per the approved Development Permit\*.
- f) No Building Permit\* shall be issued for a building, in whole or in part, until the developer provides for the required market rental housing units and ancillary spaces.
- g) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required market rental housing units and ancillary spaces are completed and have received final Building Permit inspection granting occupancy.
- 14. Discharge of the portion of existing utilities statutory right of way (SRW) along the entire east property line of the subject site (portion of utilities SRW charge number A13275 regarding plan 26276 located along entire east property line).
- 15. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
- 16. Enter into a Servicing Agreement\* for the design and construction of road network and servicing improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

#### A. Transportation Works:

Applicant will be required to complete the following frontage improvements:

- a) Frontage works:
  - i) Along the Westminster Highway frontage, provide the following cross-section (from north to south):
    - Maintain the existing yellow dividing lane for westbound traffic
    - 6.5m wide driving surface for two eastbound lanes
    - 0.15m wide curb/gutter
    - 1.5m wide boulevard
    - 2m wide off-road bicycle path
    - 1m wide buffer complete with pedestrian lighting
    - 2m wide sidewalk

Minimum 20 to 1 taper is to be used to transition of the above cross-section to existing outside the development frontage.

Note: At the existing bus stop location, south of the proposed curb/gutter, provide a 3m x 9m bus landing pad, followed by a 2m wide off-road pathway and a 2m wide sidewalk.

- ii) Along the Azure Boulevard frontage, provide the following x-section (from east to west):
  - Maintain existing 0.15m wide curb/gutter
  - 1.5m wide boulevard

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- 2m wide sidewalk
- iii) Along the Azure Road frontage, provide the following x-section (from south to north):
  - Maintain existing 0.15m wide curb/gutter
  - 1.5m wide boulevard
  - 2m wide sidewalk
- iv) Intersection improvements:
  - Azure Boulevard/Azure Road- provide curb extensions on the west side of the intersection and a traffic circle. Exact configuration to be confirmed through the SA process.
  - Azure Boulevard/Westminster Highway- City's expectation is that a special crosswalk with downward lighting and associated equipment will be required, subject to staff's review of the warrant analysis to be provided by the owner's transportation engineer.

#### **B.** Water Works:

- a) Using the OCP Model, there is 444.0 L/s of water available at a 20 psi residual at the Azure Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
  - i) Install a new water service connection at the south side of the property, complete with water meter and meter box as per standard City specifications
  - ii) 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.
  - iii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  - iv) If required due to boulevard space constraints, 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. Right-of-way dimensions to be finalized during the servicing agreement process.
- c) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

#### C. Storm Sewer Works:

- j) 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) Locate and decommission the existing storm sewer service connection(s).
  - iii) Install a new storm sewer service connection complete with IC along the Azure Boulevard frontage of the lot.
- k) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

#### **D.** Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
  - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - ii) Install new sanitary sewers and manholes along Westminster Highway to convey sewage from SMH23 to the existing sanitary sewer at the intersection of Westminster Highway and Elmbridge Way. The size of the sanitary sewers are to be confirmed through the servicing agreement design.
  - iii) Remove, cut and cap approximately 62m of the existing sanitary sewer along the west property line of the site between SMH23 and SIC6263. This section of sanitary sewer is contained within an existing City utilities SRW and may be discharged after removal of the sanitary sewer.
  - iv) Maintain a 3.0m by 3.0m wide SRW at SMH23.

- v) Install a new sanitary sewer service connection complete with IC on the Westminster Highway frontage of the site.
- vi) Maintain the existing SRW between SIC6263 and SMH27.
- vii) Decommission the existing sanitary sewer service connection near the west property line of the site.
- viii) Replace the existing sanitary sewer along the west property line of the site, between SMH25 and SMH27, with a 200mm PVC sanitary sewer.
- ix) Remove the existing sanitary sewer, manhole and service connection along the south property line of the site between SMH26 and SMH27. This section of sanitary sewer is contained within an existing City utilities SRW and may be discharged after removal of the sanitary sewer.
- x) Maintain a 3.0m by 3.0m wide SRW at SMH27.
- xi) Remove the existing sanitary sewer, manhole and service connection along the north property line of the site between SMH23 and SMH22. This section of sanitary sewer is contained within an existing City utilities SRW and may be discharged after removal of the sanitary sewer.
- b) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.
- c) At the City's cost, the Developer will:
  - i) Subject to funding approval, re-line the sanitary sewer crossing Azure Road between SMH27 and SMH42. The proposed methodology for re-lining the sewer will be reviewed through the Servicing Agreement design.

## E. Street Lighting:

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

#### F. General Items:

- a) At Developer's cost, the Developer is required to:
  - i) Complete other frontage improvement as per Transportation requirements.
  - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - (3) To underground overhead service lines.
  - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
    - BC Hydro PMT 4.0 x 5.0 m
    - BC Hydro LPT 3.5 x 3.5 m
    - Street light kiosk 1.5 x 1.5 m
    - Traffic signal kiosk 2.0 x 1.5 m
    - Traffic signal UPS 1.0 x 1.0 m
    - Shaw cable  $kiosk 1.0 \times 1.0 \text{ m}$
    - Telus FDH cabinet 1.1 x 1.0 m
  - iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil

minum.
Initial:

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

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

- 1. (Replacement Trees) Incorporation of 90 replacement trees in the Development Permit\* plans to replace the removal of 45 trees under 0.78cm DBH, 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 Building Permit Issuance, the developer must complete the following requirements:

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

#### Note:

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
  - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
  - The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- 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

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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

[signed copy onfile]



# Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10407 (RZ 21-931122) 6071 Azure Road

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

1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it "Apartment Residential".

P.I.D. 002-379-953 Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10407".

FIRST READING	SEP 2 6 2022	CITY OF RICHMOND
PUBLIC HEARING		APPROVED by SB
SECOND READING		APPROVED by Manager or Solicitor
THIRD READING	-	or solicitor
OTHER CONDITIONS SATISFIED	**************************************	**************************************
ADOPTED		
MAYOR	CORPORATE OFFIC	ER



## Richmond Zoning Bylaw 8500 Amendment Bylaw 10406 (RZ 21-931122) 6071 Azure Road

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

## "18.45 Low to Mid Rise Apartment (ZLR45) – Thompson

## 18.45.1 Purpose

The zone accommodates low and mid rise residential rental tenure apartment housing and compatible secondary uses. Additional density is provided to achieve, among other things, City objectives in respect to affordable housing units, moderate income rental units, and market rental units.

#### 18.45.2 Permitted Uses

- housing, apartment
- housing, town

#### 18.45.3 Secondary Uses

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

## 18.45.4 Permitted Density

- 1. The maximum **floor area ratio** is 0.6 together with an additional:
  - a) 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.

Bylaw 10406 Page 2

2. Notwithstanding Section 18.45.4.1, the reference to "0.6" is increased to a higher **floor area ratio** of "2.1", provided that:

- a) the **owner** provides no less than 50 **affordable housing units** on the **site**, having a combined **floor area** of at least 4,384 m<sup>2</sup>, excluding the **building** area of **moderate income rental units** and **market rental units**:
- the owner enters into a housing agreement with respect to the affordable housing units and registers the housing agreement against title to the lot and files a notice in the Land Title Office;
- c) the **owner** provides no less than 110 **moderate income rental units** on the **site**, having a combined **floor area** of at least 5,941 m<sup>2</sup>, excluding the **building** area of **affordable housing units** and **market rental units**;
- d) 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;
- e) the **owner** provides 170 **market rental units** on the **site**, excluding the **building** area of **affordable housing units** and **moderate income rental units**:
- f) 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:

## 18.45.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

#### 18.45.6 Permitted Yards & Setbacks

- 1. The minimum **setback** from a **road** is 6.0 m, but may be reduced to 4.5 m where a proper interface is provided as specified in a Development Permit approved by the **City**.
- 2. The minimum **interior side yard** is 4.5 m.

## 18.45.7 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m.

Bylaw 10406 Page 3

#### 18.45.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot width** is 80.0 m.
- 2. The minimum **lot depth** is 100.0 m.
- 3. The minimum **lot area** requirement is 10,000.0 m<sup>2</sup>.

## 18.45.9 Landscaping & Screening

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

## 18.45.10 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** required by this bylaw may be reduced to be calculated as follows:
    - i) for **affordable housing unit** residents: 0.6 **parking spaces** per **dwelling unit**:
    - ii) for moderate income rental unit residents: 0.6 parking spaces per dwelling unit;
    - iii) for market rental unit residents: 0.72 parking spaces per dwelling unit;
    - iv) for visitor parking: 0.16 parking spaces per dwelling unit.

#### 18.45.11 Residential Rental Tenure

- 1. For the purposes of this zone, the following definitions apply:
  - a) moderate income rental unit means a dwelling unit that is subject to a housing affordability agreement.
  - 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 under the terms of the agreement, that restricts the occupancy of the dwelling unit to residential rental tenure, and that prescribes a maximum rental rate and rate of increase of rental rate for the dwelling unit.
- 2. All **dwelling units** in this **zone** are restricted to **residential rental tenure** only.

Bylaw 10406 Page 4

## 18.45.12 Other Regulations

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

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "LOW TO MID RISE APARTMENT (ZLR45) – THOMPSON".

P.I.D. 002-379-953

Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10406".

FIRST READING	SEP 2 6 2022	CITY OF RICHMOND
PUBLIC HEARING		APPROVED by SB
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor
OTHER CONDITIONS SATISFIED		
ADOPTED		And Andrew Control of the Control of
		-
MAYOR	CORPORATE OFFIC	ER



# **Report to Committee**

**To:** Planning Committee **Date:** September 6, 2022

From: Wayne Craig File: RZ 19-864731

Director, Development

Re: Application by Pacific Land Group for Rezoning at 9100 Cambie Road from the

"Gas & Service Stations (CG2)" Zone to the "Gas Station Commercial (ZC50) -

West Cambie" Zone

#### **Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10414, to create the "Gas Station Commercial (ZC50) – West Cambie" zone, and to rezone 9100 Cambie Road from "Gas & Service Stations (CG2)" to "Gas Station Commercial (ZC50) – West Cambie", be introduced and given first reading.

Wayne Craig

Director, Development

WC:sds Att. 5

REPORT CONCURRENCE

**CONCURRENCE OF GENERAL MANAGER** 

## **Staff Report**

## Origin

Pacific Land Group, on behalf of Parkland Fuel Corporation, has applied to the City of Richmond for permission to rezone the property at 9100 Cambie Road from the "Gas & Service Stations (CG2)" zone to a new site-specific zone, "Gas Station Commercial (ZC50) – West Cambie", in order to permit a gas station, convenience store and restaurant. A location map and aerial photograph are provided in Attachment 1. The subject site is currently occupied by a gas station and convenience store. The existing gas station is proposed to remain and the existing building containing the convenience store and service area (no longer in use) is proposed to be demolished and replaced by a new building with a convenience store and restaurant. Should the rezoning proceed a Development Permit application will be required.

## **Project Description**

The proposal includes the development of a one-storey building with a total floor area of 303.3 m<sup>2</sup> (3,265 ft<sup>2</sup>) to accommodate a convenience store (approximately 186.2 m<sup>2</sup> (2,004 ft<sup>2</sup>)) and a restaurant (approximately 117.1 m<sup>2</sup> (1,261 ft<sup>2</sup>)). The existing gas station is proposed to remain. The conceptual development plans of the proposed development are provided in Attachment 2.

## **Findings of Fact**

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

#### **Surrounding Development**

To the North: Across Cambie Road, townhouses on a property zoned "Low Density

Townhouses (RTL1)" with a rear yard interface to the subject site and accessed

from the internal road network (Cunningham Drive).

To the South Single-family dwellings on properties zoned "Single Detached (RS1/F)"

& East: designated for "Mixed Use (MU)" in the Official Community Plan (OCP) and

"Mixed Use Employment – Residential" in the West Cambie Area Plan.

To the West: Across Garden City Road, a vacant property zoned "Auto-Oriented Commercial

(CA)", with an active rezoning application to develop a six storey mixed use building for commercial and industrial uses (RZ 21-939474), currently under

review.

#### **Related Policies & Studies**

#### Official Community Plan/West Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject site is "Mixed Use (MU)", which provides for residential, commercial, industrial, office and institutional uses. The West Cambie Area Plan land use designation for the subject site is "Mixed Use Employment –

Residential". The West Cambie Area Plan also specifically identifies the southeast corner of Garden City Road and Cambie Road (subject site) as retail and retail services commercial (small floor plate only including service station and neighbourhood commercial). The West Cambie Area Plan also notes that most existing sites are expected to be redeveloped for new land uses, other than the Tomsett Elementary School, local convenience commercial and gas station uses. The development proposal is consistent with these designations.

## Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 2. Although a new noise sensitive land use is not proposed as part of this rezoning, registration of an aircraft noise indemnity covenant on Title is required prior to final adoption of the rezoning bylaw to advise future potential purchasers of the property.

#### Land Use Noise Management

The subject property is located within 30 m of existing residential uses. Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw indicating the requirement to mitigate unwanted noise and demonstrate that the building envelope is designed according to the following:

- Avoid noise generated by the internal use from penetrating into residential areas that exceed noise allowed in the City's Noise Bylaw 8856; and
- Comply with the City's Noise Bylaw for noise generated from rooftop HVAC and other mechanical units.

At the Development Permit stage, the applicant is required to submit an Acoustical Report from an acoustical consultant to demonstrate how the proposed convenience store and restaurant operations, including sound generated by exhaust fans, HVAC systems and all other mechanical equipment on-site, complies with the maximum permitted levels under the City's Noise Bylaw 8856.

#### Ministry of Transportation & Infrastructure Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

## Ministry of Environment and Climate Change Strategy Approval

Provincial Ministry of Environment and Climate Change Strategy (MECCS) Certificate of Compliance or alternative approval to proceed granted from MECCS regarding potential site contamination issues is required prior to final adoption of the rezoning bylaw.

In addition, submission of sufficient information and/or assurances satisfactory to the City in its sole discretion to support the City's acceptance of the land or road to be dedicated to the City, including submission of one or more of the following:

- a) a contaminated sites legal instrument (i.e., Certificate of Compliance or Final Site Determination) confirming no contamination in the land or road to be dedicated to the City; and/or
- b) evidence satisfactory to the City, in its sole discretion, that the land or road to be dedicated to the City are in a satisfactory state from an environmental perspective (no contamination).

## Floodplain Management Implementation Strategy

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

#### **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

#### **Analysis**

#### Proposed Land Use and Site Specific Zone

The purpose of the rezoning application to a site-specific zone is to allow a larger convenience store and restaurant. The site is currently zoned "Gas & Service Stations (CG2)", which allows a gas station and limited retail convenience area (15 m²), and does not permit a restaurant. The new site-specific zone would allow the following:

- Continue operation of the gas station as a primary use;
- Retail convenience as a secondary use and limited to a maximum floor area of 187.0 m<sup>2</sup>; and
- Permit a restaurant as a secondary use and limited to a maximum floor area of 118.0 m<sup>2</sup>.

The applicant has provided a market analysis of the surrounding area, which identified demand for this type of retail and quick-service restaurant. Locating a convenience store and food establishment in the proposed location would also provide an amenity to the surrounding area.

The remaining requirements in the new site-specific zone are based on the existing "Gas & Service Stations (CG2)" zone, including permitted density, lot coverage, setbacks and height, except for a reduced minimum exterior yard (Cambie Road) setback for buildings, from 12.0 m to 3.0 m, to encourage the building to be located along the street. In addition, for commercial sites, the portion of the lot within 3.0 m of a property line abutting a road shall be landscaped, as per Zoning Bylaw 8500. Due to the required road dedication, vehicle maneuvering area, and existing gas station pump islands, a 3.0 m wide landscaped area will not be possible along the entire new property line abutting Cambie Road. Staff have worked with the applicant to maximize the landscaping on-site, while maintaining required road dedication, vehicle maneuvering area, and existing gas station pump islands. In addition, the required off-site frontage improvements will ensure a grassed/treed boulevard along Cambie Road. Landscaping and screening on-site will be further reviewed and specified as part of the Development Permit process.

## Site Planning

The proposed development involves the construction of a one-storey building of approximately 303.3 m<sup>2</sup> in area to accommodate a convenience store (approximately 186.2 m<sup>2</sup> in floor area) and a restaurant (approximately 117.2 m<sup>2</sup>). The building is proposed to be located in the eastern portion of the site, replacing the existing convenience store/service station building (approximately 215 m<sup>2</sup> (2,324 ft<sup>2</sup>) in floor area). The existing gas station is proposed to remain.

Required off-street parking and bicycle parking is accommodated on-site consistent with Zoning Bylaw 8500. Pedestrian access in the form of a 1.5 m wide pathway is proposed to be provided from both street frontages (Cambie Road and Garden City Road).

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design will be completed as part of the Development Permit application review process.

#### **Existing Legal Encumbrances**

An existing restrictive covenant is registered on the property (Document BV181595), which requires that the sewage holding tank system on-site is pumped out regularly and maintained, at the property owner's cost. The required Servicing Agreement associated with the rezoning application requires that the site be connected to the City's sanitary sewer system. As a condition of rezoning approval, the restrictive covenant will be discharged as the sewerage holding tank system will no longer be utilized.

## Transportation and Site Access

The subject site is currently accessed from four existing driveways, two on Garden City Road and two on Cambie Road. Closure of one driveway on each of Garden City Road and Cambie Road (located closest to the intersection) is required. Vehicular access to the subject site is to be provided from the remaining existing driveway crossings on Garden City Road and Cambie Road (located furthest from the intersection). Both driveways will accommodate right-in/right-out traffic movement only (i.e., no left in/left out movements permitted) with the raised medians

along Garden City Road (existing) and Cambie Road (to be constructed as part of this development).

Prior to final adoption of the rezoning bylaw, the applicant is required to provide the following road dedication to accommodate a road cross-section to City standard:

- Cambie Road: 2.25 m wide road dedication;
- Garden City Road: 2.25 m wide road dedication; and
- 4 m by 4 m corner cut on the southeast corner of Cambie Road and Garden City Road, measured from the new property lines.

The proposal meets the minimum vehicle and bicycle parking spaces as per Zoning Bylaw 8500. A Traffic Impact Assessment (TIA) by a professional traffic consultant was submitted as part of the application to review the impact of the proposal to the surrounding road network (including any recommended transportation related works). Transportation Staff concur with the TIA findings confirming that the existing road network can accommodate the proposal with minimal impacts. No additional roadway, access or traffic control mitigation measures are recommended.

#### 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 bylaw-sized trees (tag# 1-16, 18-19) on the subject property and 19 trees on neighbouring properties (tag# 20-38).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 4), conducted an on-site visual tree assessment and provides the following comments:

- 18 trees (tag# 1-16, 18-19) located on-site along the south property line are a row of mixed species in poor condition. These trees are co-dominant and have been previously topped which does not make them good candidates for retention. The trees are also in conflict with the proposed on-site pedestrian pathway that will provide a connection from the City sidewalk on Garden City Road to the proposed building. Remove and replace.
- 16 trees located on the neighbouring property to the east (tag# 23-38) are identified to be retained and protected with Arborist supervision. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- 3 trees (tag# 20-22) located on the neighbouring property to the south are in good condition and are identified to be to be retained and protected with Arborist supervision. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

## Tree Replacement

The applicant wishes to remove 18 on-site trees (tag# 1-16, 18-19). The 2:1 replacement ratio would require a total of 36 replacement trees to be planted and maintained on-site. Based on the

submitted preliminary Landscape Plan, the applicant is proposing to plant 14 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
14	8 cm	4 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$16,500 (\$750/tree) to the City's Tree Compensation Fund in lieu of the remaining 22 trees that cannot be accommodated on the subject property after redevelopment.

## Tree Protection

19 trees (tag# 20-38) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained (Attachment 4). 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 postconstruction impact assessment to the City for review.
- Prior to demolition of the existing building on the subject site, installation of tree protection
  fencing around all trees to be retained. Tree protection fencing must be installed to City
  standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to
  any works being conducted on-site, and remain in place until construction and landscaping
  on-site is completed.

#### Sustainability

The applicant has committed to design the subject development to meet the City's Step Code requirements (Step 3). Details on how the development will be built and maintained to the City's Step Code requirements will be reviewed at Building Permit stage. The site is not located within the Alexandra District Energy Utility (ADEU) service area and is therefore not required to connect.

The proposal also includes two EV parking spaces (12.5% of the required parking spaces) equipped with an electric vehicle charging station (ability to charge two vehicles at the same time). A legal agreement to ensure the proposed EV parking spaces and charging station are provided will be required prior to adoption of the rezoning bylaw.

## West Cambie Area Plan Contributions

As per the West Cambie Area Plan, the following contributions are required to be made to the City prior to adoption of the rezoning bylaw:

- Childcare contribution of \$0.82/ft. of proposed total floor area (e.g. \$2,677.30) to the City childcare reserve fund.
- West Cambie Area Plan Beautification (Park, Pathway & Facility Development) contribution of \$0.82/ft. of proposed total floor area (e.g. \$2,677.30) to assist in paying for City beautification works in West Cambie.
- West Cambie Area Planning Costs contribution of \$0.08/ft. of proposed total floor area (e.g. \$261.20) to assist with paying for community and engineering planning costs within West Cambie.

The above amounts are based on the proposed development design with the final amounts to be based on the Development Permit plans.

#### Site Servicing and Frontage Improvements

The developer is required to enter into a Servicing Agreement for the design and construction of required site servicing and frontage improvements as described in Attachment 5, prior to final adoption of the rezoning bylaw. Frontage improvements and site servicing include, but are not limited to, the following:

- Cambie Road: new curb/gutter, 1.5 m wide grassed/treed boulevard, and 2.0 m wide sidewalk, and a new 1.2 m wide raised centre median separating westbound and eastbound traffic along Cambie Road.
- Garden City Road: new curb/gutter, 1.5 m wide grassed/treed boulevard, 2.0 m wide asphalt bike path, 1.35 m wide buffer strip with pedestrian lighting, and 2.0 m wide sidewalk.
- Garden City Road/Cambie Road intersection: upgrade of existing traffic signals to accommodate required frontage improvements.
- Installation of a new watermain along Garden City Road, upgrade of existing storm sewers, and provide approximately 320 m of new sanitary sewers.

#### **Development Permit Review**

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design (form and character) will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with Development Permit Guidelines for commercial developments in the OCP, including review of pedestrian circulation, landscape and surface treatments, and Crime Prevention Through Environmental Design (CPTED) principals.
- Refinement of the proposed building form and architectural features to achieve sufficient variety in design and create an interesting streetscape along Garden City Road and Cambie Road.

- Confirmation that the proposed convenience store and restaurant operations, including sound generated by exhaust fans, HVAC systems and all other mechanical equipment onsite, complies with the maximum permitted levels under the City's Noise Bylaw.
- Adequate screening of external HVAC units, tanks and vent stacks exposed to views from the street and future development to the east and south, including a variety of roof material/colour to develop visual interest.
- Review of proposed lighting on-site and on the building to limit light pollution to adjacent properties.

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

#### **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 property at 9100 Cambie Road from the "Gas & Service Stations (CG2)" zone to a new site-specific zone, "Gas Station Commercial (ZC50) – West Cambie", in order to permit a gas station, convenience store and restaurant.

The rezoning application complies with the land use designation and applicable policies contained within the OCP and West Cambie Area Plan for the subject site. Further review of the project design will be completed as part of the Development Permit application process.

The list of rezoning considerations is included in Attachment 5, 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 10414 be introduced and given first reading.

Sun

Steven De Sousa Planner 2

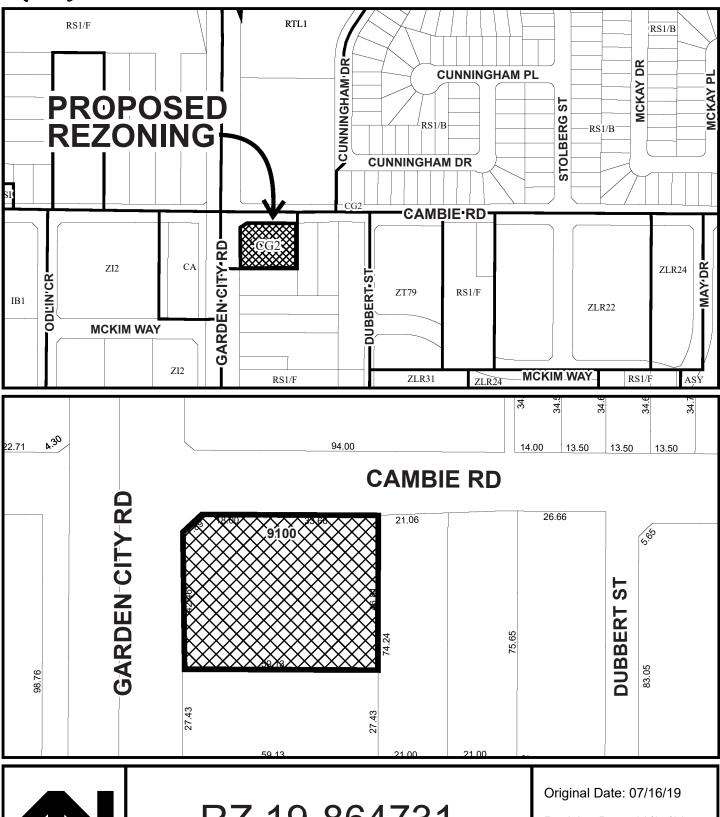
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Attachment 1: Location Map & Aerial Photo Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Tree Management Plan Attachment 5: Rezoning Considerations





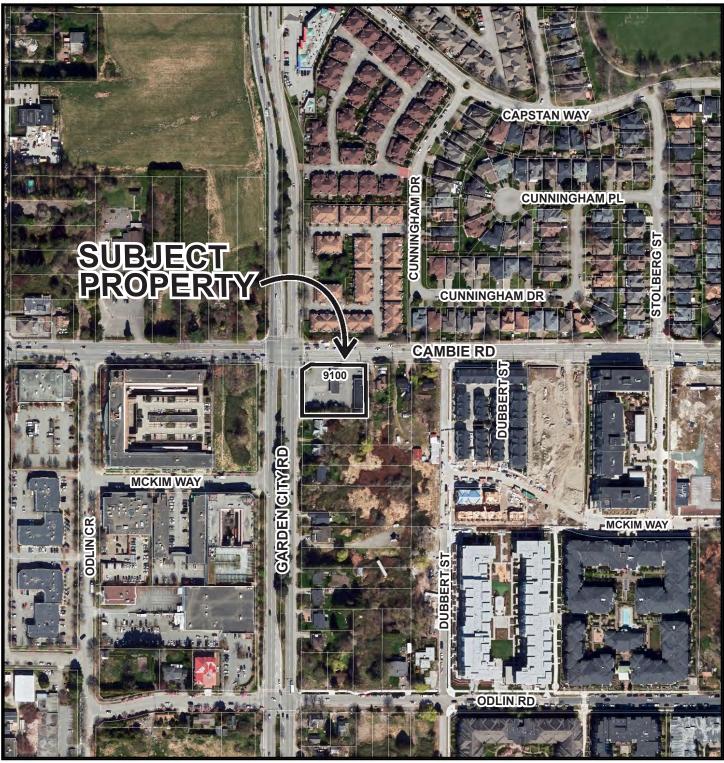


RZ 19-864731

Revision Date: 08/25/22

Note: Dimensions are in METRES





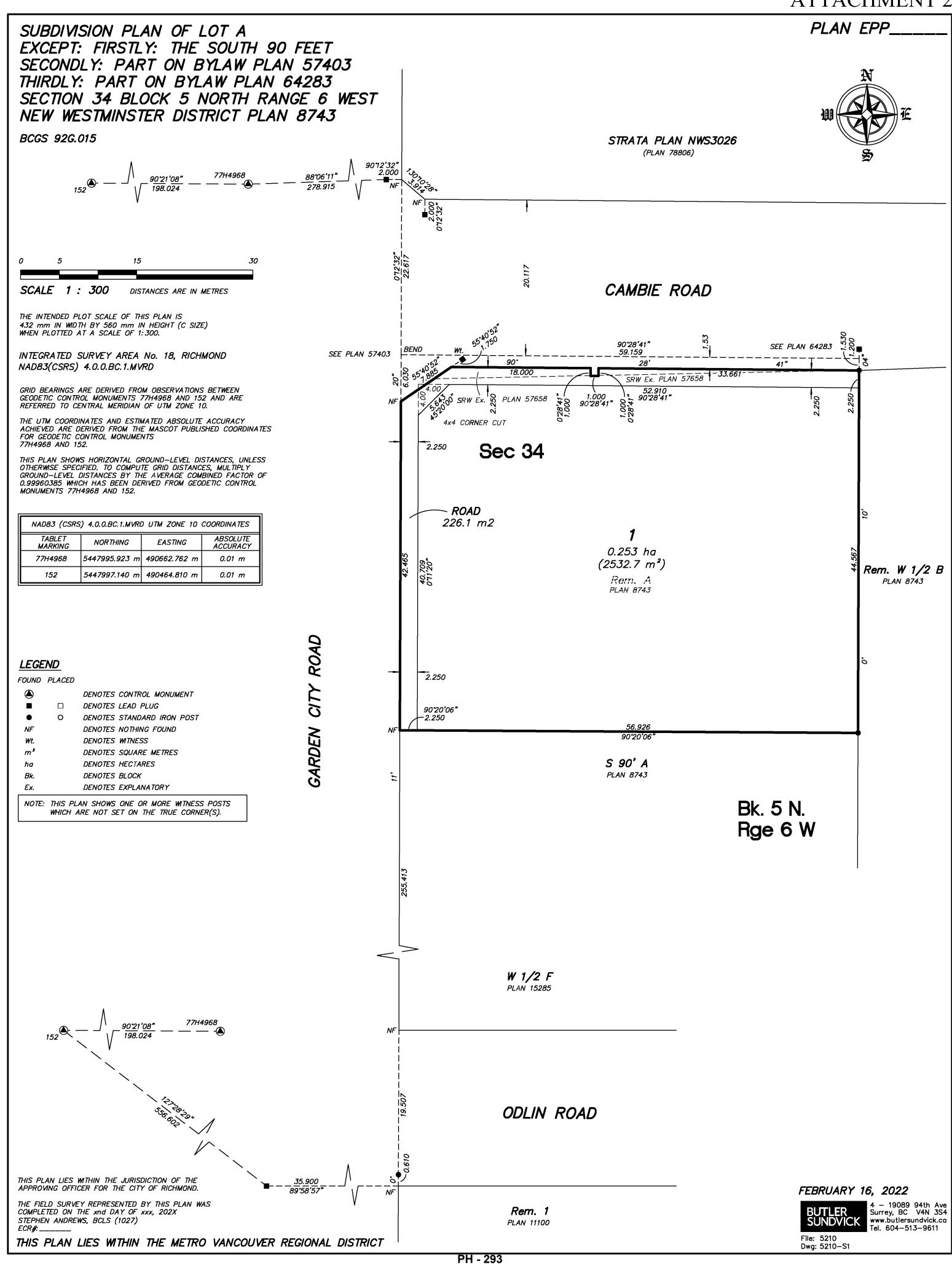


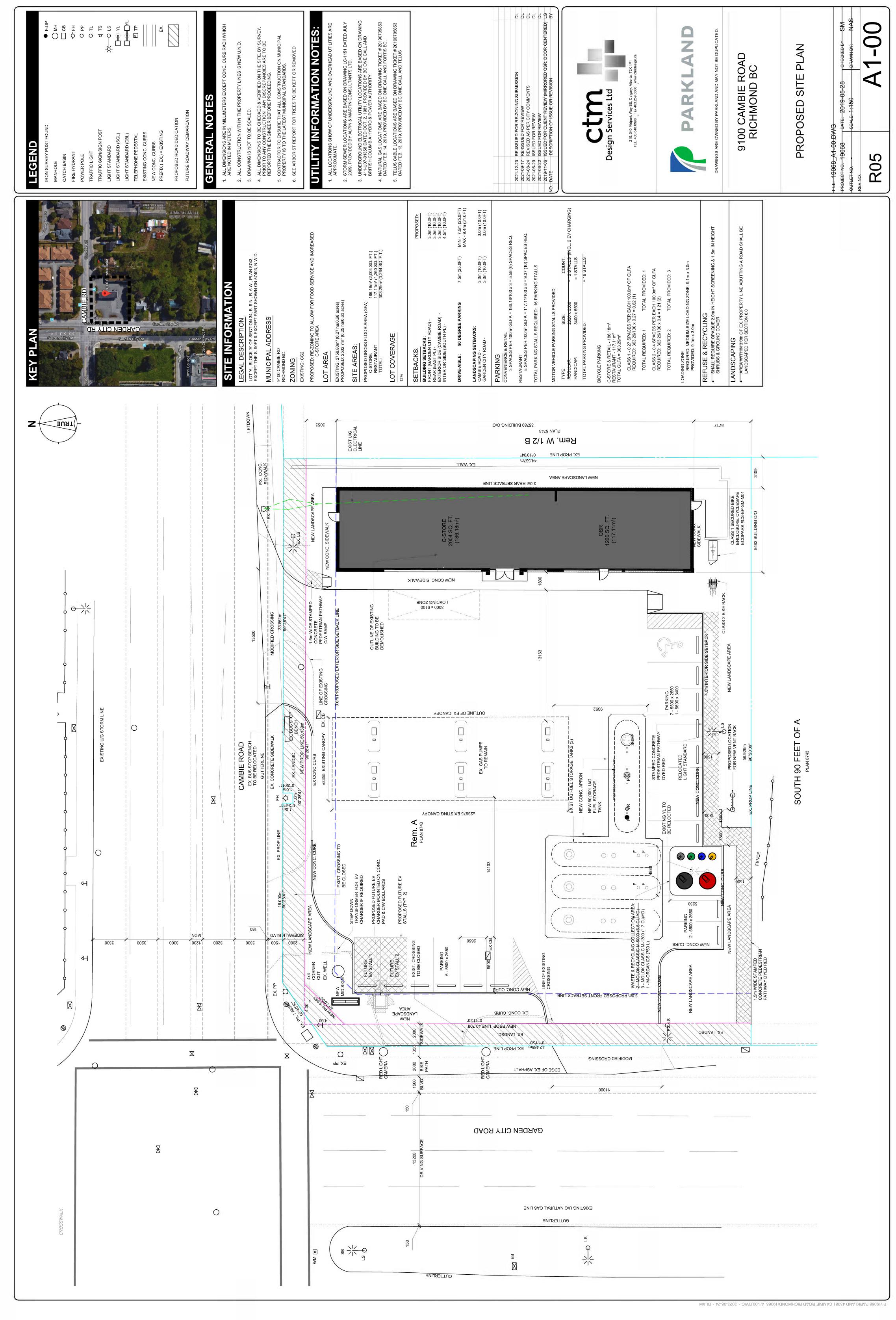
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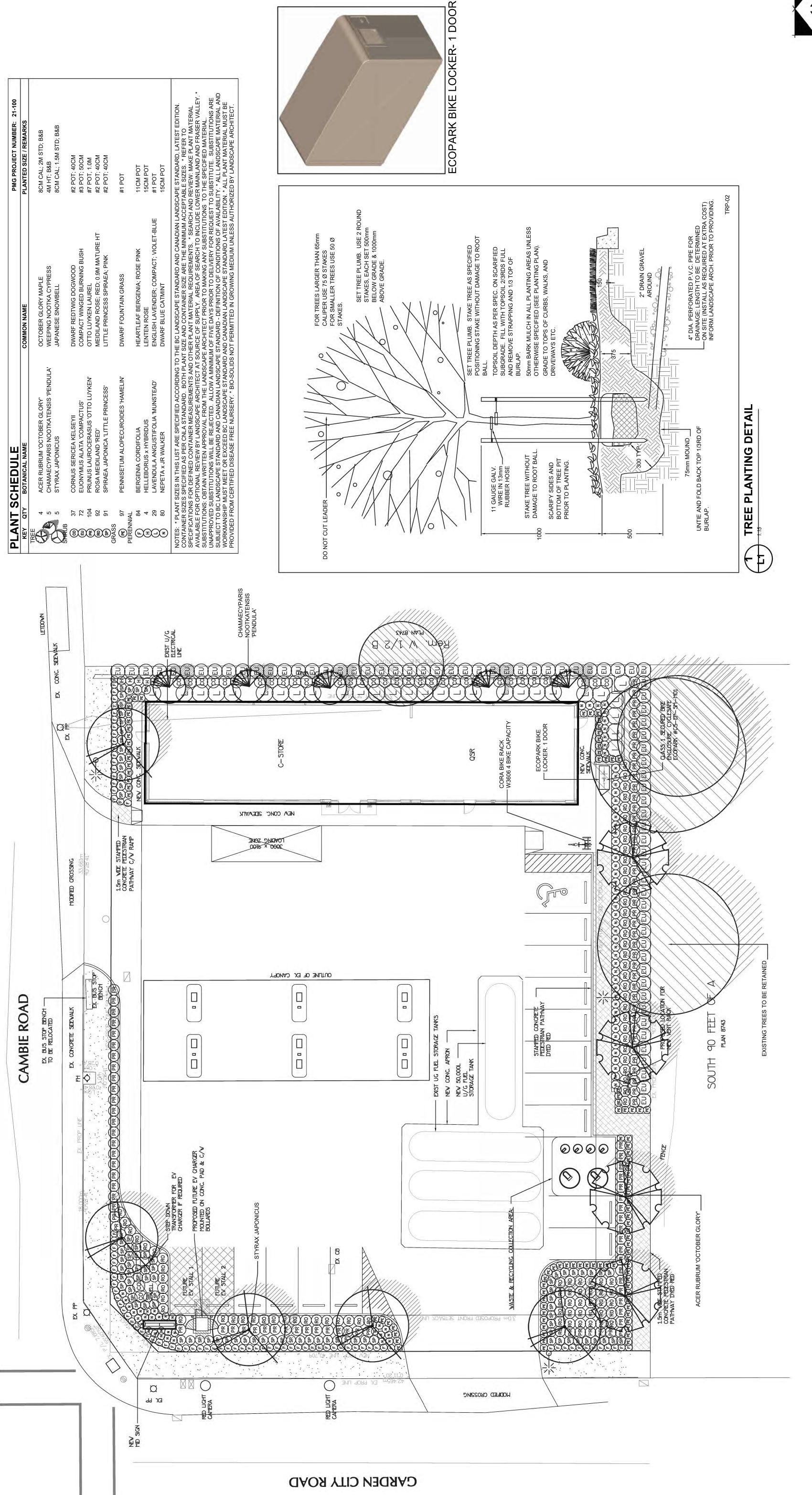
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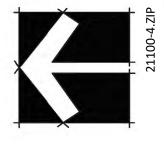
Revision Date: 08/25/22

Note: Dimensions are in METRES









**SERVICE STATION** 

9100 CAMBIE ROAD RICHMOND, B.C

LANDSCAPE PLAN

DRAWING

H H S

DESIGN:

DRAWN:

SCALE:

**OF 3** 





### **Development Application Data Sheet**

**Development Applications Department** 

RZ 19-864731 Attachment 3

Address: 9100 Cambie Road

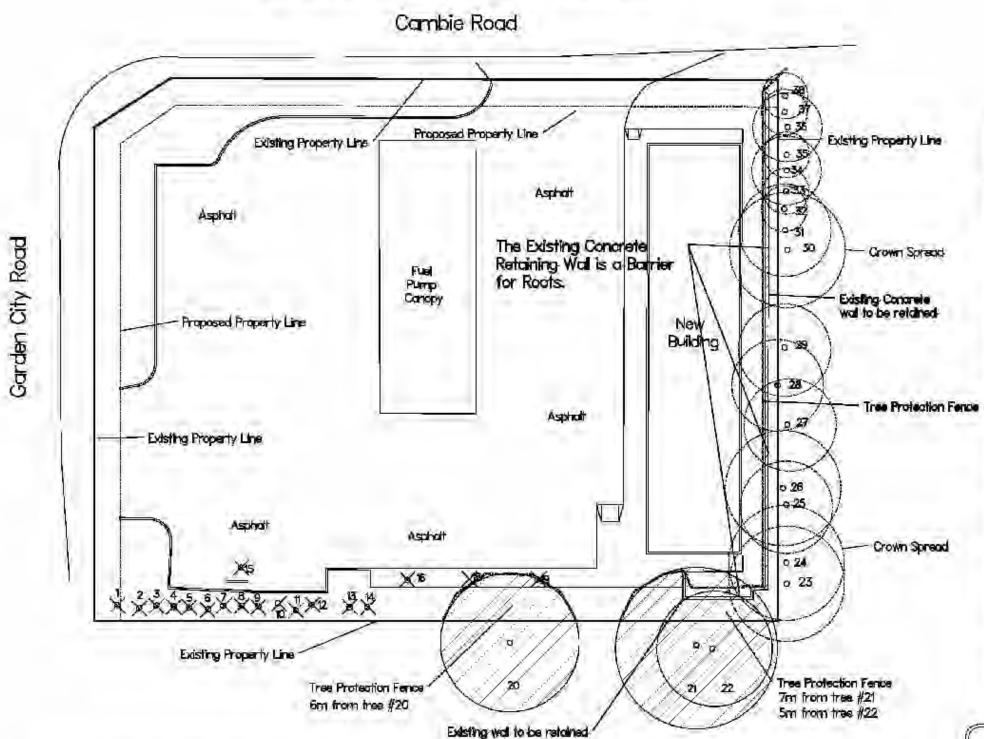
Applicant: Pacific Land Group

Planning Area(s): West Cambie

	Existing	Proposed
Owner:	Parkland Fuel Corporation	No change
Site Size:	2,758.8 m <sup>2</sup> (29,696 ft <sup>2</sup> )	2,532.7 m <sup>2</sup> (27,262 ft <sup>2</sup> ) Road dedication: 226.1 m <sup>2</sup> (2,434 ft <sup>2</sup> )
Land Uses:	Gas station and convenience retail	Gas station, convenience retail and restaurant
OCP Designation:	Mixed Use (MU)	No change
Area Plan Designation:	Mixed Use Employment – Residential	No change
Zoning:	Gas & Service Stations (CG2)	Gas Station Commercial (ZC50) – West Cambie

	Bylaw Requirement (ZC50)	Proposed	Variance
Floor Area Ratio:	Max. 0.35	0.12	None permitted
Lot Coverage – Buildings:	Max. 35%	12%	None
Lot Size:	N/A	2,532.7 m²	None
Setbacks – Front (Garden City Road)	Buildings: Min. 12.0 m Pump Islands: 4.5 m Canopies: 1.5 m	Complies	None
Setbacks – Exterior Side Yard (Cambie Road):	Buildings: Min. 3.0 m Pump Islands: 4.5 m Canopies: 1.5 m	Complies	None
Setbacks – Interior & Rear Yard:	Buildings: Min. 3.0 m Pump Islands: 10.0 m Canopies: 3.0 m	Complies	None
Height:	9.0 m	5.5 m	None
Vehicle Parking Spaces:	Convenience retail:  3 spaces per 100 m² = 6 spaces Restaurant:  8 spaces per 100 m² = 10 spaces	Convenience retail: 6 spaces Restaurant: 10 spaces Total: 16 spaces	None
Bicycle Parking Spaces – Class 1:	0.27 spaces per 100 m <sup>2</sup> = 1 space	1 space	None
Bicycle Parking Spaces – Class 2:	0.4 spaces per 100 m <sup>2</sup> = 2 spaces	3 spaces	None

# Tree Removal and Protection Plan 9100 Cambie Road





#### Special Note:

A Certified Arborist must be an-site during excavation north of the Concrete wall and within the grown of trees # 23 - 38 located on the neighbours property.

Tuble of Trees			
Tree #	Species	DBH	Crown Spread Roidlus im
1 - 14	Red Cedar hedge (Thuja plicato)	20 - 45	2 - 5
15	(Prunus spp.)	28	4
16	(Prunus spp.)	40	4
16	Charry (Prunus app.)	35	3
te e	Red Cedar (Thujo plicoto)	20	
20 21 22	Maple (Acer platanoides)	50 50 40	6 7 5
23 - 27	Paper Birch (Betula papyrifera)	20-50	4 - 5
28	Mople (Acer pictorolides)	25	4
29 - 38	Paper Birah (Belula papyritera)	20-45	2-5

CTM Design Services LTD.

315 <b>4</b> 1	1'' = 8'	December 16, 2021	HAR-EN'
de maria	AVH	3-may 1 PA	days 1 of 1

X Trees to be removed

Tree protection fence

 4ft in height
 2X4 wood framing (varifical posts, top and bettern rails)
 Plastic mesh screening

PH - 298



#### **ATTACHMENT 5**

#### **Rezoning Considerations**

Development Applications Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9100 Cambie Road File No.: RZ 19-864731

## Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10414, the developer is required to complete the following:

- 1. Provincial Ministry of Transportation & Infrastructure (MOTI) approval.
- 2. Provincial Ministry of Environment and Climate Change Strategy (MECCS) Certificate of Compliance or alternative approval to proceed granted from MECCS regarding potential site contamination issues.
- 3. Road dedication along the entire north and west property lines measuring 2.25 m wide and a 4 m by 4 m corner cut at the northwest corner of the site measured from the new property line, for a total road dedication area of 226.1 m<sup>2</sup>. Submission of sufficient information and/or assurances satisfactory to the City in its sole discretion is required to support the City's acceptance of the land or road to be dedicated to the City, including submission of one or more of the following:
  - a) a contaminated sites legal instrument (i.e., Certificate of Compliance or Final Site Determination) confirming no contamination in the land or road to be dedicated to the City; and/or
  - b) evidence satisfactory to the City, in its sole discretion, that the land or road to be dedicated to the City are in a satisfactory state from an environmental perspective (no contamination).
- 4. City acceptance of the developer's offer to voluntarily contribute \$16,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- 5. 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.
- 6. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 7. Registration of an aircraft noise indemnity covenant on title.
- 8. Registration of a legal agreement on title for commercial developments within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
- 9. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC.
- 10. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the commitment to voluntarily install and maintain two EV spaces equipped with an electric vehicle charging station (ability to charge two vehicles at the same time).
- 11. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
- 12. City acceptance of the developer's offer to voluntarily contribute \$0.82/ft. of proposed total floor area (e.g. \$2,677.30) to the City's childcare reserve fund.
- 13. City acceptance of the developer's offer to voluntarily contribute \$0.82/ft. of proposed total floor area (e.g. \$2,677.30) to assist in paying for City beautification works in West Cambie (Park, Pathway & Facility Development).
- 14. City acceptance of the developer's offer to voluntarily contribute \$0.08/ft. of proposed total floor area (e.g. \$261.20) to assist with paying for community and engineering planning costs within West Cambie.
- 15. Discharge of the existing covenant registered on Title (Document BV181595), which requires that the sewage holding tank system on-site is pumped out regularly and maintained, at the property owner's cost.

PH - 299	Initial:
PA - /99	initial.

16. Enter into a Servicing Agreement\* for the design and construction of servicing upgrades and frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

#### **Frontage Improvements (Transportation):**

- a) Vehicular access:
  - Closure of one driveway on each of Garden City Road and Cambie Road, located closest to the intersection.
  - Maintaining one driveway on each of Garden City Road and Cambie Road, located furthest away from the intersection. Both driveways will accommodate right-in/right-out traffic movements only (i.e., no left-in/left-out movements permitted) with the raised medians along Garden City Road (existing) and Cambie Road (to be constructed as part of this development).
- b) Applicant responsible for the design and construction of the following frontage improvements to accommodate the following road cross-section:

Cambie Road (from the existing curb/gutter along the north side of Cambie Road to south):

- 9.8m wide driving surface for westbound lanes
- 1.2m wide raised centre median
- 6.5m wide driving surface for eastbound lanes
- 0.15m wide curb/gutter
- 1.5m wide grassed/treed boulevard
- 2m wide sidewalk

Garden City (from the existing landscaped median to east):

- New 0.15m wide curb and gutter along the east edge of the centre median
- 13.2m wide driving surface for northbound lanes
- 0.15m wide curb and gutter
- 1.5m wide grassed/treed boulevard
- 2m wide asphalt bike path
- 1.35m wide buffer strip, complete with pedestrian lighting
- 2m wide sidewalk

Note: roadwork outside the development frontage will be necessary to transition the road cross-section noted above to existing.

- c) Garden City Road/Cambie Road Intersection upgrades:
  - Upgrade of the existing traffic signal to accommodate the road widening noted above. Signal upgrades to
    include but not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base,
    detection, conduits (electrical & communications), signal indications, communications cable, electrical
    wiring, service conductors, APS (Accessible Pedestrian Signals), traffic cameras, and illuminated street
    name sign(s).

#### Water Works:

- a) Using the OCP Model, there is 762 L/s of water available at a 20 psi residual at the Cambie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
- b) At Developer's cost, the Developer is required to:
  - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  - iii) Installation of a new watermain to replace the existing AC watermain along the east side of Garden City Road (within the Garden City roadway) is required to address impact of required frontage improvements to the existing AC watermain. The replacement may extend to 30 meters south outside the limit of the development frontage (to cover the transition of the frontage improvements to existing edge of asphalt).
  - iv) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.

- c) At Developer's cost, the City will:
  - i) Cut and cap at main the existing service connection at Cambie Road prior to demolition of onsite buildings.
  - ii) Complete all tie-ins for the proposed works to existing City infrastructure.
  - iii) Provide a new service connection at the Cambie Road frontage.

#### **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) Upgrade the existing 600mm diameter storm sewers a minimum diameter of 1050mm mm diameter approximately 25 meters from manhole STMH2194 to manhole STMH115216. Capacity analyses are required to confirm the 1050mm diameter storm sewer size. These capacity analyses shall be included in the servicing agreement design. The developer to coordinate the design and construction of the upgrade works with Fortis BC to avoid or minimize impact to the existing 323mm diameter gas main along Garden City Road.
- b) At Developer's cost, the City will:
  - i) Cut and cap all existing storm service connections prior to demolition of onsite buildings.
  - ii) Provide a new service connection at the Cambie Road frontage.
  - iii) Complete all tie-ins for the proposed works to existing City infrastructure.

#### **Sanitary Sewer Works:**

There is not enough grade to connect the proposed development to the nearest sanitary manhole at the junction of Dubbert Road and McKim Way in the Odlin West Sanitary catchment. For this reason, it is proposed to connect the proposed development into the Walford Sanitary catchment located north of Cambie Road.

- a) At Developer's cost, the Developer is required to:
  - i) According to the capacity analyses provided by the developer under the existing and OCP scenarios, the existing downstream sanitary sewers and the Walford Sanitary pump station have adequate capacity to service the proposed development. The developer's civil consultant coordinated and confirmed with the City's Engineering Department the sanitary catchment boundary, densities, etc., and the initial alignment of the proposed sanitary sewers along Cambie Road prior to start of the capacity analyses works. The final alignment of the proposed sanitary sewers along Cambie Road shall be reviewed and finalized at the servicing agreement review stage.
  - ii) Provide approximately 320 meters of new sanitary sewers (sized to OCP condition via the capacity analyses) complete with manholes spaced as per City standards along Cambie Road from the northeast corner of the proposed development to existing manhole SMH5702 located at the northeast corner of Cambie Road and Stolberg Street.
- b) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

#### Frontage Improvements (Engineering):

- a) At Developer's cost, the Developer is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - (3) To underground overhead service lines.
  - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and 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  $-1.0 \times 1.0 \text{ m}$
- Shaw cable  $kiosk 1.0 \times 1.0 \text{ m}$
- Telus FDH cabinet 1.1 x 1.0 m
- iii) Review street lighting levels along all road and lane frontages, and upgrade as required.
- iv) Complete other frontage improvements as per Transportation requirements.

#### **General Items:**

- a) At Developer's cost, the Developer is required to:
  - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - ii) 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.
  - iii) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
  - iv) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - i) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water 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 ground water, the Developer will be required to enter into a dewatering agreement with the City to discharge treated ground water to the 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 1<sup>st</sup> 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, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other

activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

- 1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect (including all hard and soft materials, installation and a 10% contingency).
- 2. Submission of an Acoustical Report from an acoustical consultant to demonstrate how the proposed building operations, including sound to be generated by exhaust fans, HVAC system and all other mechanical equipment onsite, complies with the maximum permitted levels under the City's Noise Regulation Bylaw 8856.

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

- 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. Submission of the required documents as part of the Building Permit application process (including energy reports and modelling) to assure that the project substantially complies with the City's Energy Step Code requirements.
- 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 4. Payment of Development Cost Charges (City and Metro).
- 5. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
- 6. If applicable, payment of charges plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement.
- 7. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 8. If applicable, 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

[Signed copy on file]		

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



#### Richmond Zoning Bylaw 8500 Amendment Bylaw 10414 (RZ 19-864731) 9100 Cambie Road

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

"22.50 Gas Station Commercial (ZC50) – West Cambie

22.50.1 Purpose

The **zone** provides for a **gas station** and other compatible **uses**.

22.50.2 Permitted Uses

22.50.3 Secondary Uses

gas station

- retail, convenience
- restaurant

#### 22.50.4 Permitted Density

1. The maximum **floor area ratio** is 0.35.

#### 22.50.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

#### 22.50.6 Yards & Setbacks

- 1. The minimum front yard is:
  - a) 12.0 m for **buildings**;
  - b) 4.5 m for pump islands and above-ground storage tanks; and
  - c) 1.5 m for canopies.
- 2. The minimum exterior side yard is:
  - a) 3.0 m for buildings;
  - b) 4.5 m for pump islands and above-ground storage tanks; and
  - c) 1.5 m for canopies.
- 3. The minimum interior side yard and rear yard is:
  - a) 3.0 m for **buildings**;

Bylaw 10414 Page 2

- b) 10.0 m for pump islands and above-ground storage tanks; and
- c) 3.0 m for canopies.
- 4. A drive aisle shall be **setback** 3.0 m from **adjacent** properties.

#### 22.50.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 9.0 m.
- 2. The maximum **height** for **accessory structures** is 12.0 m.

#### 22.50.8 Subdivision Provisions/Minimum Lot Size

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

#### 22.50.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0 or as specified by a Development Permit approved by the **City**.

#### 22.50.10 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.

#### 22.50.11 Other Regulations

- 1. **Retail, convenience** shall be limited to a maximum total **floor area** of 187.0 m<sup>2</sup>.
- 2. **Restaurant** shall be limited to a maximum total **floor area** of 118.0 m<sup>2</sup>.
- 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "GAS STATION COMMERCIAL (ZC50) WEST CAMBIE".

PID 003-570-886 LOT "A" EXCEPT: FIRSTLY: THE SOUTH 90 FEET SECONDLY: PART ON BYLAW PLAN 57403 THIRDLY: PART ON BYLAW PLAN 64283 SECTION 34 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 8743

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10414".

FIRST READING	SEP 2 6 2022	CITY OF RICHMOND
PUBLIC HEARING		APPROVED by
SECOND READING		APPROVED by Difector or Sqligitor
THIRD READING		- Or soliditor
OTHER CONDITIONS SATISFIED		
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL		_
ADOPTED		
MAYOR	CORPORATE OFFICER	_



#### **Report to Committee**

To: Planning Committee Date: August 29, 2022

From: Claudia Jesson File: 01-0105-06-01/2019-

Director, City Clerk's Office Vol 01

Re: Implementation of Increased Development Notification Radius and Early

**Notification Process** 

#### Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9842, to increase the notification area for a public hearing from 50 to 100 metres from the proposed development, be introduced and given first reading;

- 2. That the following bylaws be introduced and given first, second and third readings:
  - a. Richmond Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 9843, to increase the notification area from 50 to 100 metres from the proposed development permit or development variance permit;
  - b. Board of Variance Bylaw No. 9259, Amendment Bylaw No. 10080, to add a fee requirement for Board of Variance Notifications, as specified in Consolidated Fees Bylaw No. 8636, and to increase the notification area from 50 to 100 metres from the proposed variance;
  - c. Development Application Fees Bylaw No. 8951, Amendment Bylaw No. 10083, to add fee requirements for public hearing notifications and early notifications for development applications, as specified in Consolidated Fees Bylaw No. 8636;
  - d. Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10084, to add new early notification fees for zoning amendments, official community plan amendments, development applications, heritage alteration permits, and heritage revitalization agreements, and to add new notification fees for public hearings, Development Permit Panel meetings, and Board of Variance meetings; and
  - e. Heritage Procedures Bylaw No. 8400, Amendment Bylaw No. 10236, to add notification requirements for heritage revitalization agreement applications.
- 3. That the proposed Council Policy titled "Early Public Notification Development Applications", which provides additional early opportunities for public input on various applications, be approved with an effective date corresponding with the date of adoption of

Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9842, and that the policy be applicable only to new applications received after its effective date.

Claudia zimm

Claudia Jesson Director, City Clerk's Office (604-276-4006)

Att. 4

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Law Development Applications Policy Planning	\ \ \ \	ausanuals	
SENIOR STAFF REPORT REVIEW	Initials:	APPROVED BY CAO	

#### Staff Report

#### Origin

At the May 13, 2019 Regular Council meeting, Council directed staff to implement an increase to the notification area for development notices from 50 to 100 metres from the subject property. Council further directed that an additional early notification process be established in order to improve awareness among residents and land owners of upcoming development applications in a neighbourhood. The implementation of these changes requires amendments to several bylaws and the adoption of a new Council policy, which is the subject of this report.

This report supports Council's Strategic Plan 2018-2022 Strategy #8, An Engaged and Informed Citizenry:

- 8.1 Increased opportunities for public engagement; and
- 8.2 Ensure citizens are well-informed with timely, accurate and easily accessible communication using a variety of methods and tools.

#### **Analysis**

In order to implement the change in notification radius from 50 to 100 metres from a subject property, amendments are required to the Zoning Bylaw, the Development Permit Procedure Bylaw, the Board of Variance Bylaw, and the Heritage Procedures Bylaw. In addition, in order to establish an early public notice for development, a new Council Policy is proposed (Attachment 1). The early notification will be completed prior to the issuance of a regular notice for a Public Hearing or Development Permit Panel meeting, or Planning Committee meeting, in the case of a Heritage Alteration Permit that cannot be delegated to the Director of Development and has no associated Development Permit, or . The date of the early notification will be determined by the City Clerk.

Finally, in order to establish that fees for the notices will be covered through development based on actual costs, and on a per application basis, amendments are required to the Development Application Fees Bylaw and the Consolidated Fees Bylaw to add the new notification fees.

In line with the bylaw and policy changes, in March 2020 Council approved a new, more user-friendly postcard format for the notices as well as improving the format for the newspaper advertisements. Staff have also recently included development notices with the City's email notification system – members of the public can now individually subscribe to receive notices within a given Planning area.

Should Council grant first reading to proposed Zoning Amendment Bylaw No. 9842 it would proceed to the next available Public Hearing for consideration, followed by third reading and adoption at a subsequent Council meeting. The associated bylaws would also be brought forward for adoption at this time.

In accordance with Recommendation #3, the draft Early Public Notification Policy would be implemented in conjunction with the adoption of the bylaws. The proposed policy is consistent

with several other Lower Mainland municipalities where early notification is currently provided. For clarity, the policy would apply only to new applications received after its effective date.

The format of early notifications would be consistent with standard notices currently being issued, although the wording would speak only to receipt of the application, rather than consideration at an upcoming meeting. Samples of early notifications are attached to this report.

The proposed early notification framework does not include Temporary Use Permits or Board of Variance Applications, as City bylaws defer to the *Local Government Act* where applicable, with separate processes for these applications.

Where applicable, the associated bylaws have also been updated with current legislative references to the appropriate sections in the *Local Government Act*.

#### **Financial Impact**

As outlined in a previous report on this subject to the Planning Committee in April, 2019, costs associated with an expanded notification process would be covered through development as a direct charge to the developer on a cost-recovery basis. The protocol for fee collection will be established by the Legislative Services and Finance Departments.

#### Conclusion

Together these notification improvements support Council's strategic goals to develop an engaged and informed citizenry. Specifically, this initiative brings efficiency to the administrative process and provides expanded opportunities for the public to be informed and aware of potential changes in the community.

Matt O'Halloran Manager, Legislative Services (604-276-4098)

CJ: mo

Att. 1: Proposed Council Policy: Early Public Notification – Development Applications

Att. 2: Sample Early Notification – Rezoning Application

Att. 3: Sample Early Notification – Development Permit Application

Att. 4: Sample Early Notification – Heritage Alteration / Heritage Revitalization

#### **POLICY XXXX**:

It is Council policy that:

#### 1. PURPOSE

To provide enhanced, early opportunities for public input on various development applications in addition to statutory obligations for notification under the *Local Government Act* and City of Richmond Bylaws. Specifically, this policy provides direction on early notification opportunities for Zoning Amendments, Official Community Plan (OCP) Amendments, Development Permits, Development Variance Permits, Heritage Alteration Permits, and Heritage Revitalization Agreements.

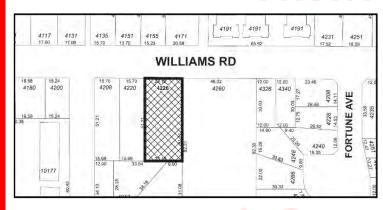
#### 2. CONSULTATION CONSIDERATIONS

It is Council policy that, where a complete application has been submitted to the City for a Zoning Amendment, OCP Amendment, Development Permit, Development Variance Permit, Heritage Alteration Permit that cannot be delegated to the Director of Development for issuance, or Heritage Revitalization Agreement the City Clerk must mail or otherwise deliver written early notification of the application to residents and property owners within 100 metres of the subject site. The notice must include confirmation that an application has been made, a general description, including the property address and City file number of the application, and details on how members of the public may obtain additional information. The early notification will be completed prior to the issuance of a regular notice for a Public Hearing, Development Permit Panel meeting, or Planning Committee meeting in the case of a Heritage Alteration Permit that cannot be delegated to the Director of Development for issuance and has no associated Development Permit, and in the case of a Heritage Revitalization Agreement that does not require a Public Hearing. The date of the early notification will be determined by the City Clerk in consultation with Planning and Development staff.

# FRONT

# NOTICE OF REZONING APPLICATION

Location: [Property Address]



Applicant: [Applicant name]

File: [File number]

City Contact: [Staff contact]

As a resident of the neighbourhood, you are receiving this notice to advise that "x" has applied to the City of Richmond for permission to rezone the subject property from [general summary of application].

richmond.ca

To receive future notices by email, subscribe here: richmond.ca/subscribe





#### NOTICE OF REZONING APPLICATION

#### For more information please contact:

Planning and Development Division Richmond City Hall, 6911 No. 3 Road

Phone: 604-276-4395

Email: DevApps@richmond.ca

**NOTE:** Further notification regarding the date of the Public Hearing will follow as the application progresses.

THIS IS AN IMPORTANT NOTICE. PLEASE INFORMATION IMPORTANTE: HAVE SOMEONE TRANSLATE IT FOR YOU. TRADUISEZ S'IL VOUS PLAIT.

這通告很重要,請找人為您翻譯解說。 ਇਹ ਇਕ ਜ਼ਰੂਰੀ ਸੂਚਨਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ 这通告很重要,请找人为您翻译解说。 ਤੋਂ ਇਸ ਦਾ ਆਪਣੇ ਲਈ ਅਨੁਵਾਦ ਕਰਵਾਉ। **BACK** 

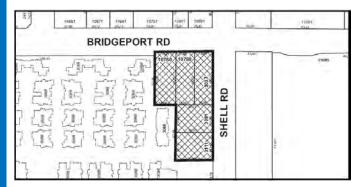
[Addressee Information]

#### **ATTACHMENT 3**

# **FRONT**

# NOTICE OF DEVELOPMENT PERMIT APPLICATION

Location: [Property Address]



Applicant: [Applicant name]

File: [File number]

City Contact: [Staff contact]

As a resident of the neighbourhood, you are receiving this notice to advise that "x" has applied to the City of Richmond for a Development Permit to [general summary of application].

richmond.ca

To receive future notices by email, subscribe here: richmond.ca/subscribe





# BACK

#### **NOTICE OF DEVELOPMENT PERMIT**

#### For more information please contact:

Planning and Development Division Richmond City Hall, 6911 No. 3 Road

Phone: 604-276-4395

Email: DevApps@richmond.ca

**NOTE:** Further notification regarding the date of the Development Permit Panel Meeting will follow as the application progresses.

THIS IS AN IMPORTANT NOTICE. PLEASE INFORMATION IMPORTANTE: HAVE SOMEONE TRANSLATE IT FOR YOU. TRADUISEZ S'IL VOUS PLAIT.

這通告很重要,請找人為您翻譯解說。 ਇਹ ਇਕ ਜ਼ਰੂਰੀ ਸੂਚਨਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ 这通告很重要,请找人为您翻译解说。 ਤੋਂ ਇਸ ਦਾ ਆਪਣੇ ਲਈ ਅਨੁਵਾਦ ਕਰਵਾਉ। [Addressee Information]

# NOTICE OF HERITAGE ALTERATION PERMIT APPLICATION / HERITAGE REVITALIZATION AGREEMENT APPLICATION

Location: [Property Address]

BRIDGEPORT RD

BRIDGE

**Applicant**: [Applicant name]

File: [File number]

City Contact: [Staff contact]

As a resident of the neighbourhood, you are receiving this notice to advise that "x" has applied to the City of Richmond for a [Heritage Alteration Permit / Heritage Revitalization Agreement] to [general summary of application].

richmond.ca
To receive future notices by email, subscribe here: richmond.ca/subscribe





## NOTICE OF HERITAGE ALTERATION PERMIT APPLICATION / HERITAGE REVITALIZATION AGREEMENT APPLICATION

#### For more information please contact:

Planning and Development Division Richmond City Hall, 6911 No. 3 Road

Phone: 604-276-4395

Email: DevApps@richmond.ca

THIS IS AN IMPORTANT NOTICE. PLEASE INFORMATION IMPORTANTE: HAVE SOMEONE TRANSLATE IT FOR YOU. TRADUISEZ S'IL VOUS PLAIT.

這通告很重要,請找人為您翻譯解說。 ਇਹ ਇਕ ਜ਼ਰੂਰੀ ਸੂਚਨਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ 这通告很重要,请找人为您翻译解说。 ਤੋਂ ਇਸ ਦਾ ਆਪਣੇ ਲਈ ਅਨੁਵਾਦ ਕਰਵਾਉ। [Addressee Information]



**Bylaw 9842** 

#### Richmond Zoning Bylaw 8500 Amendment Bylaw No. 9842

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 2.6 by amending Sections 2.6.3 and 2.6.4 by deleting all references to "50.0 m" and replacing them with "100.0 m".
- 2. This Bylaw is cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9842".

FIRST READING	SEP 2 6 2022	CITY OF RICHMOND
PUBLIC HEARING		APPROVED for content by originating dept.
SECOND READING		APPROVED
THIRD READING		for legality by Solicitor
ADOPTED		100
	· .	
MAYOR	CORPORATE OFFICER	





# Richmond Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Development Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 9843

- 1. Richmond Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Development Permit Procedure Bylaw No. 7273, as amended, is further amended at Section 3.1.1 (b)(ii) by deleting the reference to "50 metres" and replacing it with "100 metres".
- 2. This Bylaw is cited as "Richmond Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 9843".

FIRST READING	SEP 2 6 2022	CITY OF RICHMOND
SECOND READING	SEP 2 6 2022	APPROVED for content by originating dept.
THIRD READING	SEP 2 6 2022	APPROVED
ADOPTED		for legality by Solicitor
MAYOR	CORPORATE OFFICER	



#### Board of Variance Bylaw No. 9259, Amendment Bylaw No.10080

- 1. Board of Variance Bylaw No. 9259, as amended, is further amended as follows:
  - a) In Section 3.1 Completion of Application by inserting a new subsection 3.1.6 as follows:
    - "3.1.6 The person or owner making an application shall submit:
      - (a) the applicable fee for the Board of Variance meeting notifications, as specified in the *Consolidated Fees Bylaw No. 8636*, which fee is non-refundable except in accordance with Section 3.2.2 of this Bylaw.";
  - b) In Section 3.1.1 by deleting the reference "section 901" and replacing it with "section 540", deleting "section 901.1" and replacing it with "section 543", and deleting "section 902" and replacing it with "section 544";
  - c) In Section 3.1.5 by deleting "section 914.2" and replacing it with "section 548";
  - d) In Section 4.1.2(c) by deleting the reference to "50 metres" and replacing it with "100 metres"; and
  - e) In Section 5.1 by deleting "RSBC 1996, c. 323" from the definition of *Local Government Act* and replacing it with "RSBC 2015, c.1".
- 2. This Bylaw is cited as "Board of Variance Bylaw No. 9259, Amendment Bylaw No. 10080".

FIRST READING	SEP 2 6 2022	CITY OF RICHMOND
SECOND READING	SEP 2 6 2022	·APPROVED for content by originating
THIRD READING	SEP 2 6 2022	dept.  APPROVED
ADOPTED		for legality by Solicitor
MAYOR	CORPORATE OFFICER	



#### Development Application Fees Bylaw No. 8951, Amendment Bylaw No. 10083

- 1. Development Application Fees Bylaw No. 8951, as amended, is further amended in Part One Establishment of Fees as follows:
  - a) After sub-section 1.2.5, by inserting new sub-sections 1.2.6 and 1.2.7 as follows:
    - "1.2.6 In addition to the fees required pursuant to the other subsections of Section 1.2 (Zoning Amendments), every **applicant** for an amendment under Section 1.2 must pay the applicable fee as specified in the Consolidated Fees Bylaw No. 8636 for the early public notices as described in the Council Policy titled "Early Public Notification Land Use Applications.
    - 1.2.7 In addition to the fees required pursuant to the other subsections of Section 1.2 (Zoning Amendments), every **applicant** for an amendment under Section 1.2 must pay the applicable fee as specified in the Consolidated Fees Bylaw No. 8636 for the mailed **public hearing** notices.";
  - b) After sub-section 1.3.3, by inserting new sub-sections 1.3.4 and 1.3.5 as follows:
    - "1.3.4 In addition to the fees required pursuant to the other subsections of Section 1.3 (Official Community Plan Amendments), every **applicant** for an amendment under Section 1.3 must submit the applicable fee as specified in the Consolidated Fees Bylaw No. 8636 for the early public notices as described in the Council Policy titled "Early Public Notification Land Use Applications.
    - 1.3.5 In addition to the fees required pursuant to the other subsections of Section 1.3 (Official Community Plan Amendments), every **applicant** for an amendment under Section 1.3 must pay the applicable fee as specified in the Consolidated Fees Bylaw No. 8636 for the mailed **public hearing** notices.";
  - c) After sub-section 1.4.5, by inserting new sub-sections 1.4.6 and 1.4.7 as follows:
    - "1.4.6 In addition to the fees required pursuant to the other subsections of Section 1.4 (Development Permits), every **applicant** for a Development Permit under Section 1.4 must pay the applicable fee as specified in the Consolidated Fees Bylaw No. 8636 for the early public notices as described in the Council Policy titled "Early Public Notification Land Use Applications.

- 1.4.7 In addition to the fees required pursuant to the other subsections of Section 1.4 (Development Permits), every **applicant** for a Development Permit under Section 1.4 must pay the applicable fee as specified in the Consolidated Fees Bylaw No. 8636 for the mailed Development Permit Panel meeting notices.";
- d) After sub-section 1.5.1, by inserting new sub-sections 1.5.2 and 1.5.3 as follows:
  - "1.5.2 In addition to the fees required pursuant to the other subsections of Section 1.5 (Development Variance Permits), every **applicant** for a Development Variance Permit under Section 1.5 must pay the applicable fee as specified in the Consolidated Fees Bylaw No. 8636 for the early public notices as described in the Council Policy titled "Early Public Notification Land Use Applications.
  - 1.5.3 In addition to the fees required pursuant to the other subsections of Section 1.5 (Development Variance Permits), every **applicant** for a Development Variance Permit under Section 1.5 must pay the applicable fee as specified in the Consolidated Fees Bylaw No. 8636 for the mailed Development Permit Panel meeting notices.";
- e) After sub-section 1.15.2, by inserting new sub-sections 1.15.3 and 1.15.4 as follows:
  - "1.15.3 In addition to the fees required pursuant to the other subsections of Section 1.15 (Heritage Alteration Permits and Heritage Revitalization Agreements), every applicant for a Heritage Alteration Permit that cannot be delegated to the Director of Development for issuance and has no associated Development Permit, or a Heritage Revitalization Agreement, under Section 1.15 must pay the applicable fee as specified in the Consolidated Fees Bylaw No. 8636 for the early public notices as described in the Council Policy titled "Early Public Notification Land Use Applications.
  - 1.15.4 In addition to the fees required pursuant to the other subsections of Section 1.15 (Heritage Alteration Permits and Heritage Revitalization Agreements), every **applicant** for a Heritage Revitalization Agreement under Section 1.15 must pay the applicable fee as specified in the Consolidated Fees Bylaw No. 8636 for the mailed **public hearing** notices.":
- 2. This Bylaw is cited as "Development Application Fees Bylaw No. 8951, Amendment Bylaw No. 10083".

FIRST READING	SEP 2 6 2022	CITY OF RICHMOND
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ADOPTED		by Solicitor
MAYOR	CORPORATE OFFICER	



#### Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10084

The Council of the City of Richmond enacts as follows:

- 1. The Consolidated Fees Bylaw No. 8636, as amended, is further amended as follows:
  - a) In the schedule titled "SCHEDULE DEVELOPMENT APPLICATION FEES", under the heading "Zoning Amendments No. 8951", after Section 1.2.5, by inserting new Sections 1.2.6 and 1.2.7 as follows:

Section	Application Type	<b>Base Fee</b>	Incremental Fee
		\$1.52 per	
Section 1.2.6	Early Public Notices – Zoning Amendments	address	Not Applicable
		identified	
	Public Hearing Notices – Zoning	\$1.52 per	
Section 1.2.7	Amendments Amendments	address	Not Applicable
	Amenuments	identified	

b) In the schedule titled "SCHEDULE – DEVELOPMENT APPLICATION FEES", under the heading "Official Community Plan Amendments No. 8951", after Section 1.3.2, by inserting new Sections 1.3.3 and 1.3.4 as follows:

Section	Application Type	<b>Base Fee</b>	Incremental Fee
Forly Public Nations Official Community		\$1.52 per	
Section 1.3.3	Early Public Notices – Official Community Plan Amendments	address	Not Applicable
	Fian Amendments	identified	
Public Hearing Notices – Official		\$1.52 per	
Section 1.3.4	Community Plan Amendments	address	Not Applicable
	Community Fian Amendments	identified	

c) In the schedule titled "SCHEDULE – DEVELOPMENT APPLICATION FEES", under the heading "**Development Permits No. 8951**", after Section 1.4.5, by inserting new Sections 1.4.6 and 1.4.7 as follows:

Section	Application Type	Base Fee	Incremental Fee
Section 1.4.6	Early Public Notices – Development Permits	\$1.52 per address identified	Not Applicable

Section 1.4.7	Development Permit Panel Meeting Notices  – Development Permits	\$1.52 per address identified	Not Applicable
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d) In the schedule titled "SCHEDULE – DEVELOPMENT APPLICATION FEES", under the heading "**Development Variance Permits No. 8951**", after Section 1.5.1, by inserting new Sections 1.5.2 and 1.5.3 as follows:

Section	Application Type	<b>Base Fee</b>	Incremental Fee
Section 1.5.2	Early Public Notices – Development Variance Permits	\$1.52 per	
		address	Not Applicable
		identified	
Section 1.5.3	Development Permit Panel Meeting Notices  – Development Variance Permits	\$1.52 per	
		address	Not Applicable
		identified	

e) In the schedule titled "SCHEDULE – DEVELOPMENT APPLICATION FEES", under the heading "**Heritage Applications No. 8951**", by deleting Sections 1.15.1 (a), (b), and (c), and replacing with the following:

Section	Description	Base Fee	<b>Incremental Fee</b>
Section 1.15.1	Heritage Alteration Permit - No Development Permit or Rezoning Application	\$265.00	Not Applicable
	Heritage Alteration Permit - With Development Permit or Rezoning Application	20% of the total applicable Development Permit or Rezoning fee, whichever is greater	Not Applicable
Section 1.15.2	Heritage Alteration Agreement – For patios to be considered by the Director of Development with the City of Richmond Patio Permit Application	No Fee	Not Applicable
Section 1.15.3	Heritage Revitalization Agreement - No Development Permit or Rezoning Application	\$265.00	Not Applicable
	Heritage Revitalization Agreement - With Development Permit or Rezoning Application	20% of the total applicable development permit or	Not Applicable

Bylaw No. 10084 Page 3

		rezoning fee, whichever is	
		greater	
Section 1.15.4	Early Public Notices – Heritage Alteration		
	Permit that cannot be delegated to the	\$1.52 per	
	Director of Development for issuance and	address	Not Applicable
	has no associated Development Permit, or	identified	
	Heritage Revitalization Agreement		
Section 1.15.5	Public Hearing Notices - Heritage	\$1.52 per	
	Revitalization Agreement (where use or	address	Not Applicable
	density is varied)	identified	

f) In the schedule titled "SCHEDULE – BOARD OF VARIANCE", after the last entry, insert new fees as follows:

Description	Fee
Board of Variance Meeting Notices- Board of Variance Applications	\$1.52 per address
(Section 3.1.6(a))	identified

2. This Bylaw is cited as "Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10084".

FIRST READING	SEP 2 6 2022	CITY OF RICHMOND
SECOND READING	SEP 2 6 2022	APPROVED for content by originating
THIRD READING	SEP 2 6 2022	dept.
ADOPTED		for legality by Solicitor
MAYOR	CORPORATE OFFICE	 R



#### Heritage Procedures Bylaw No. 8400 Amendment Bylaw No. 10236

The Council of the City of Richmond enacts as follows:

- 1. Heritage Procedures Bylaw No. 8400, as amended, is further amended:
  - a. by inserting after Section 8.4 the following new heading and new Section 8.5:

#### "Notification of Public Hearing for a Heritage Revitalization Agreement

- Where a Public Hearing is required for a Heritage Revitalization Agreement that would vary use or density of use, the application for the Heritage Revitalization Agreement is subject to the Public Hearing and Notification requirements required by the City for a zoning bylaw amendment in the City's Zoning Bylaw 8500."
- b. at Section 3.1 by deleting the reference "Section 972" and replacing it with "Section 617", deleting the reference "Section 954" and replacing it with "Section 598", deleting the reference "Section 966" and replacing it with "Section 610";
- c. at subsection 4.1.3 deleting the reference "Section 967" and replacing it with "Section 611":
- d. at subsection 4.1.4 deleting the reference "Section 964" and replacing it with "Section 608";
- e. at subsection 5.1.1 deleting the reference "Section 956" and replacing it with "Section 600";
- f. at subsection 5.1.2 deleting the reference "Section 958" and replacing it with "Section 602";
- g. at Section 5.2 deleting the reference to "Section 972(4)" and replacing it with "Section 617(4)", and deleting the reference "Section 972" and replacing it with "Section 617";
- h. at Section 5.3 deleting the reference "Section 973(2)(c)" and replacing it with "Section 618(2)(c)";
- i. at Section 9.1 deleting the reference "Section 967" and replacing it with "Section 611"; and

- j. at Schedule A deleting the reference "Section 972" and replacing it with "Section 617", deleting the reference "Section 967" and replacing it with "Section 611", deleting the reference "Section 965" and replacing it with "Section 609", deleting the reference "Section 971" and replacing it with "Section 615", and the reference "Richmond Zoning and Development Bylaw No. 5300" is replaced with "Richmond Zoning Bylaw 8500".
- 2. This Bylaw is cited as "Heritage Procedures Bylaw No. 8400, Amendment Bylaw No. 10236".

FIRST READING	SEP 2 6 2022	CITY OF RICHMOND
SECOND READING	SEP 2 6 2022	APPROVED for content by originating
THIRD READING	SEP 2 6 2022	dept.
ADOPTED		APPROVED for legality by Solicitor
MAYOR	CORPORATE OFFICER	<del></del>