



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

**Monday, December 14, 2020 – 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. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9628 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9629 (ZT 19-875774/RZ 13-628557)**

(File Ref. No. ZT 19-575774/RZ 13-628557; 12-8060-20-009628/12-8060-20-009629) (REDMS No. 6470377 v. 10, 6539111; 5180246; 5362906; 5338752; 5345264; 5346590; 6512106; 6538214; 6538232; 6519091; 6548584; 6538234)

### PH-6

[See Page PH-6 for full report](#)

**Location:** 8320, 8340, 8360 and 8440 Bridgeport Road and 8311 and 8351 Sea Island Way

**Applicant:** Wydanco Consultants Ltd.

**Purpose:**

1. To update the rezoning considerations associated with Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628, and Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, by removing the rezoning considerations relating to outdated contributions and requirements and to modify additional considerations consequential to the changes proposed by the applicant;
2. To amend the City Centre Area Plan's Bridgeport Village Specific Land Use Map- Detailed Transect Descriptions in Schedule 2.10 (City Centre Area Plan)

**Page**

by allowing commercial education and university education uses (excluding dormitory and child care uses) to the list of permitted uses, and to allow those educational uses to utilize up to 50% of the 1.0 FAR Village Centre Bonus floor area; and

3. To rezone the subject properties from “Land Use Contract 126” and “Auto-Oriented Commercial (CA)” to a new site-specific zone, “High Rise Commercial (ZC39) – Bridgeport Gateway”, and discharge “Land Use Contract 126” from the properties at for the properties at 8320, 8340, 8360 & 8440 Bridgeport Road and 8351 Sea Island Way;

to permit development of a two-phase development consisting of a two-tower and podium building combining restaurant, retail and office uses in the north-easterly tower and hotel and convenience retail uses in the southerly tower in Phase 1 and commercial education, university education and/or office use in a north-westerly tower in Phase 2.

**First Reading:** June 12, 2017

**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 third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9628.

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2. Action on third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9629.

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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 10147, 10148, 10149, 10150, 10151 AND 10152 (LAND USE CONTRACTS IN BROADMOOR)**

(File Ref. No. 08-4430-03-09; 12-8060-20-010147/010148/010149/010150/010151/01052)) (REDMS No. 6403748 v. 4; 6399105; 6444089; 6444236; 6400014; 6400557; 6403964; 6400707; 6404763; 6556966; 6404144)

**PH-154**

**See Page PH-154 for staff memorandum and full report**

**Location:** Eight (8) properties located in the Broadmoor Planning Area; Specifically:

- 10160, 10180, 10220, 10240 Ryan Road
- 8011/8031, 8041/8043, 8045/8047, 8053/8055, 8057/8059 Lucas Road
- 10151 No. 3 Road
- 10391 No. 3 Road and 10220 Dunoon Drive
- 8311 Saunders Road
- 7900 Francis Road
- 9111 No. 3 Road
- 10460 No. 3 Road

**Applicant:** City of Richmond

**Purpose:** To establish underlying zoning for eight (8) properties developed under Land Use Contracts 008, 013, 022, 068, 100, and 153 located in the Broadmoor Planning Area and to permit housekeeping amendments to Richmond Zoning Bylaw 8500. The existing Land Use Contracts will remain effective and will continue to govern the use and development of the affected properties until their termination date of June 30, 2024, as established in the *Local Government Act*.

**First Reading:** November 9, 2020

**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 10147.



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2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10148.

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3. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10149.

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4. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10150.

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5. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10151.

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6. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10152.

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3. **TEMPORARY COMMERCIAL USE PERMIT (TU 20-890999)**  
(File Ref. No. TU 20-890999) (REDMS No. 6539497 v. 3)

**PH-230**

[See Page PH-230 for full report](#)

**Location:** 13651 Bridgeport Road

**Applicant:** Brook Pooni Associates

**Purpose:** To permit a Temporary Commercial Use Permit at 13651 Bridgeport Road to permit a maximum of 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of floor area to be used for “Warehouse Sales” limited to the sale of household appliances, and the provision of 87 vehicle parking spaces, be considered for three years from the date of issuance.

**Order of Business:**

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

**Page**

3. Submissions from the floor.

**Council Consideration:**

1. That a Temporary Commercial Use Permit be issued to Brook Pooni Associates for the property at 13651 Bridgeport Road to permit a maximum of 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of floor area to be used for “Warehouse Sales” limited to the sale of household appliances, and the provision of 87 vehicle parking spaces, for a period of three years from the date of issuance.

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ADJOURNMENT

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**To:** General Purposes Committee

**Date:** October 27, 2020

**From:** Wayne Craig  
Director, Development

**File:** ZT 19-875774 /  
RZ 13-628557

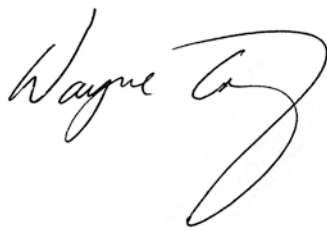
**Re:** **Application by Wydanco Consultants Ltd. to Rescind Third Reading of Amendment Bylaws 9628 and 9629 and to Update Rezoning Considerations to Amend the Proposed “High Rise Commercial (ZC39) – Bridgeport Gateway” Zone for the Properties at 8320, 8340, 8360 & 8440 Bridgeport Road and 8311 & 8351 Sea Island Way.**

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### Staff Recommendation

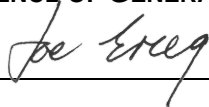
1. That Third Reading of Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628, for the subject properties, be rescinded.
2. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628, as amended, to amend the Bridgeport Village Specific Land Use Map- Detailed Transect Descriptions in Schedule 2.10 (City Centre Area Plan) by:
  - a) adding commercial education and university education uses (excluding dormitory and child care uses) to the list of uses permitted on a limited range of properties located south of Bridgeport Road and west of No. 3 Road; and
  - b) for the above-noted properties, providing for up to 50% of the 1.0 Floor Area Ratio (FAR) Village Centre Bonus floor area to be allocated to education uses;be forwarded to a new Public Hearing.
3. That Bylaw 9628, as amended, having been considered in conjunction with:
  - a) the City's Financial Plan and Capital Program; and
  - b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 882 (3) (a) of the Local Government Act.
4. That Bylaw 9628, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
5. That Third Reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, for the subject properties, be rescinded.

6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, as amended, which would:
- a) create the "High Rise Commercial (ZC39) – Bridgeport Gateway" zone and rezone the subject properties from "Auto-Oriented Commercial (CA)" and "Land Use Contract 126" to a new site-specific zone, "High Rise Commercial (ZC39) – Bridgeport Gateway"; and
  - b) to discharge "Land Use Contract 126", entered into pursuant to "Beldee Holdings/CTS Developments Limited Land Use Contract Bylaw No. 3612, 1979", (RD85571 as modified by RD150271, RD 154654, RD 156206 and BV268786), for the properties at 8320, 8340, 8360 & 8440 Bridgeport Road and 8351 Sea Island Way;
- be forwarded to a new Public Hearing.



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

WC:RP  
Att. 9

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

## **Staff Report**

### **Origin**

Wydanco Consultants Ltd. has applied on behalf of New Continental Properties Inc., for permission to develop a two-phase commercial development on the subject site via rezoning application (RZ 13-628557). The site is bisected by an existing public lane, with Phase 1 (Areas A and B) south and east of the lane and Phase 2 (Area C) located north of the lane. A location map of the subject properties can be found in Attachment 1 and a site area map is provided on Attachment 2. New Continental Properties Inc. is owned by Mr. Zai Ai Liu. Danny Leung is the Director of Wydanco Consultants Ltd.

The applicant has applied for a Zoning Text Amendment for this site (ZT 19-875774) in order to amend the “High Rise Commercial (ZC39) – Bridgeport Gateway” zone, as presented by Amendment Bylaw 9629, to relocate the proposed educational uses from Area A (Phase 1) to Area C (Phase 2) in order to postpone construction of a post-secondary educational facility as a result in the change of market demand for that use. An amendment to OCP Amendment Bylaw 9628 is also required in order to accommodate the relocation of educational uses away from the No. 3 Road frontage.

At the Public Hearing on July 17, 2017, Council granted Second and Third Reading to Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9629:

- Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628 sought to amend the Bridgeport Village Specific Land Use Map - Detailed Transect Descriptions in Schedule 2.10 (City Centre Area Plan) to accommodate ‘education, commercial’ and ‘education, university’ uses (but excluding dormitory and child care uses) on a limited range of properties located south of Bridgeport Road and west of No. 3 Road; and, provide for up to 50% of the 1.0 FAR Village Centre Bonus floor area to be allocated to education uses for the subject site.
- Richmond Zoning Bylaw 8500, Amendment Bylaw 9629 sought to rezone the subject properties to permit the development of a two-phase commercial development.

The original Report to Council, dated May 30, 2017 is provided (Attachment 3).

Because Amendment Bylaws 9628 and 9629 have not yet been adopted, the following steps are required to consider the proposal:

- A rescindment of Third Reading for Amendment Bylaws 9628 and 9629.
- Revisions to the previously agreed to Rezoning Considerations.
- Consideration of the revised bylaws at a new Public Hearing.
- Subsequent consideration of Third Reading.

### **Findings of Fact**

Please refer to the original staff report dated May 30, 2017 (Attachment 3), for detailed information regarding the original rezoning application.

## **Site and Surrounding Development**

The subject site is located in Bridgeport Village, between Bridgeport Road and Sea Island Way, to the west of No. 3 Road, and is comprised of six lots separated by an existing City lane. The site is flat and is currently occupied by a two-storey commercial building on the north side of the lane and surface parking on both the north and south sides of the lane. The proposed configuration of the development lots will leave one orphan lot (8380 Bridgeport Road), which is currently occupied by a one-storey restaurant and surface parking.

Surrounding development includes:

To the North: Across Bridgeport Road, on the west side of West Road, is a mixed-use building, which includes retail, hotel and office uses (RZ 12-605272, ZT 15-708370 and DP 12-624180).

Across Bridgeport Road, on the east side of West Road, is an existing two-storey commercial building.

Across Bridgeport Road, along No. 3 Road, is a two-storey, retail, restaurant and office development with surface parking (DP 14-659747).

To the South: Across Sea Island Way is Phase 2 of a 3-Phase development, which includes retail, office and residential uses, plus a new community centre (RZ 12-603040 and ZT 19-872212). As of the date of this report, Development Permit application (DP 17-794169) for this proposed development is currently under staff review.

To the East: Across No. 3 Road, an existing one-storey, auto-oriented commercial development with surface parking (DP 05-320899).

To the West: An existing two-storey warehouse with surface parking.

## **Analysis**

### **Original Proposal**

The original proposal, via rezoning application (RZ 13-628557), sought to permit the development of high-density commercial, commercial education and university education uses on two linked development lots in the City Centre's Bridgeport Village. Key components of the original proposal concept include:

- A two-Phase development: Phase 1 was composed of Areas A and B, and Phase 2 consisted of Area C. This phasing of areas is not proposed to change.
- On the south-easterly development lot, a two-tower with podium building combining restaurant, office, and education uses in one tower (Area A) and hotel and convenience retail uses in the other tower (Area B).
- On the north-westerly development lot, a single tower with podium building with a hotel and an attached low-rise parkade.

- A total floor area of approximately 28,140 m<sup>2</sup> (302,896 ft<sup>2</sup>) comprised of approximately:
  - 975 m<sup>2</sup> (10,495 ft<sup>2</sup>) of retail and restaurant space.
  - 17,785 m<sup>2</sup> (191,436 ft<sup>2</sup>) of hotel space.
  - 4,690 m<sup>2</sup> (50,483 ft<sup>2</sup>) of office space.
  - 4,690 m<sup>2</sup> (50,483 ft<sup>2</sup>) of commercial and university education space.
- Approximately 306 rooms in the hotel in Area B, and 95 rooms in the hotel in Area C.
- LEED Silver equivalent buildings designed and constructed to connect to the future district energy utility (DEU) system.
- Development of an enhanced public open space along No. 3 Road.

### Proposed Changes

The applicant has proposed changes to the proposed development that include the relocation of ‘education, commercial’ and ‘education, university’ land uses from the tower portion of the building in Area A (Phase 1) to Area C (Phase 2) and replacing the relocated educational uses in Area A (on Levels 5-8 of the tower) with office use. However, because Area C fronts onto Bridgeport Road, OCP Amendment Bylaw 9628 likewise needs amending in order to remove a stipulation that educational uses must front onto No. 3 Road.

Although an increased amount of office floor area is proposed (as a result of being allocated floor area that had previously been allocated to educational uses), the form and massing of Building A would remain generally as originally proposed. Similarly, the proposed changes to the use of the Building B involve a reduction in hotel floor area (as a result of the cumulative impacts of relatively minor changes to hotel layout on each floor) but results in no significant changes to form and massing. Together, Buildings A and B (Phase 1) are proposed to have a combined FAR of 2.44. Including Building C (Phase 2), the total FAR of all three areas would be 2.94 FAR. The updated conceptual plans are provided in Attachment 4 and an updated Development Application Data Sheet is provided in Attachment 5.

A redlined version of the updated OCP Amendment Bylaw 9628, highlighting the changes from the previous version, can be found in Attachment 6. The proposed change to Bylaw 9628 consists of removing the text (in Section 1(a) of the Bylaw) which states that educational uses must be located on a site fronting No. 3 Road, in keeping with the original proposal.

With consideration to the future Capstan Canada Line Station, the proposed City Community Centre across Sea Island Way to the south and the enhanced public realm that is established through the redevelopment occurring along the No. 3 Road corridor, in tandem with the applicant’s voluntary rezoning contributions of \$697,119 for additional local connectivity improvements and \$100,000 towards pedestrian crossing enhancements along Bridgeport Road (as part of the proposed TDM measures) and the improved public realm and connectivity that composes part of the proposed development (including sidewalks and trees along the Municipal lane and 3 m wide sidewalks along the Sea Island Way and Bridgeport Road frontages, staff support the removal of language from Bylaw 9628 that requires educational uses to be provided in Area A.

A redlined version of the updated Zoning Amendment Bylaw 9629, highlighting the changes from the previous version, can be found in Attachment 7.



## Sustainability

Through this application, the proposed development is required to achieve Step 2 of the Energy Step Code. As of the date of this report, the proposed office component is required to meet Step 2 of the Energy Step Code; however, there is no step code requirement for hotels at this time. Energy modelling and an associated report will be provided prior to advancing the Development Permit the Development Permit Panel.

The original proposal was required to connect to the City's District Energy Utility System, whereas the through current proposal, the applicant has agreed to secure provision for an on-site low carbon energy system and the transfer of its ownership to the City.

## Updated Rezoning Considerations

The updated Rezoning Considerations are provided in Attachment 8, and a redlined version, highlighting the changes from the previous version, can be found in Attachment 9.

The updated Rezoning Considerations are summarized as follows:

- **Legal Agreement Restricting Strata of Education and Commercial Uses (ZT Consideration #21):** The original proposal included a restriction on strata titling of the 0.5 FAR of the floor area that is eligible for commercial education or university education uses. This consideration ensures that that portion of the development is maintained as a single strata lot. This rezoning consideration needs to be amended to address the proposed relocation of the educational uses to Area C. The revised rezoning consideration ensures that this 0.5 FAR is retained as a single strata lot whether it is used for education or office purposes.
- **District Energy Utility (ZT Consideration #32):** Under the original proposal, the development was proposed to connect to a District Energy Utility (DEU). This consideration has been updated to reflect the provision of a low carbon energy plant, for which ownership would be transferred to the City as per the City's current District Energy Utility standards. A legal agreement securing this arrangement is required prior to final adoption of Amendment Bylaw 9629.
- **Community Facilities Contribution (ZT Consideration #34):** The original rezoning included the provision of cash-in-lieu of securing Civic Amenity Space in the development for the reasons stated in the original staff report (Attachment 3). The rate for cash-in-lieu contributions has increased since the original rezoning staff report was presented to Council in 2017, from \$6,997 per square metre (\$650 per square foot) to \$8,073.20 per square metre (\$750 per square foot). This results in a net contribution increase of \$504,736.39.

- **Community Planning Contribution (ZT Consideration #35):** The rate for the Community Planning Contribution, which is applied to gross floor area of the proposed development (Phase 1), has increased since the original rezoning staff report was presented to Council in 2017, from \$2.69 per square metre (\$0.25 per square foot) to \$3.23 per square metre (\$0.30 per square foot). This results in a net contribution increase of \$15,175.31.
- **Public Art Contribution (ZT Consideration #36):** The rate for the Community Planning Contribution, which is applied to gross floor area of the proposed development (Phase 1), has increased since the original rezoning staff report was presented to Council in 2017; from \$4.63 per square metre (\$0.43 per square foot) to \$5.06 per square metre (\$0.47 per square foot). This results in a net contribution increase of \$12,077.78.
- **Development Permit (ZT Consideration #39):** A Development Permit application, which is required prior to rezoning approval, must include energy modelling and an associated report, which is also required to be attached to a covenant addressing DEU matters via ZT Consideration #32(a) (see above).

#### Next Steps

Should Council wish to proceed with the amended Bylaw 9629 and the updated rezoning considerations, the applicant would be required to satisfy the updated rezoning considerations prior to final adoption of Bylaw 9628 and Bylaw 9629.

#### **Conclusion**

It is recommended that Third Reading for Official Community Plan Bylaw 7100, Amendment Bylaw 9628 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9629 be rescinded, revised and re-introduced to Council via a new Public Hearing.



Robin Pallett, RPP, MCIP  
Planner 2  
(604-276-4200)

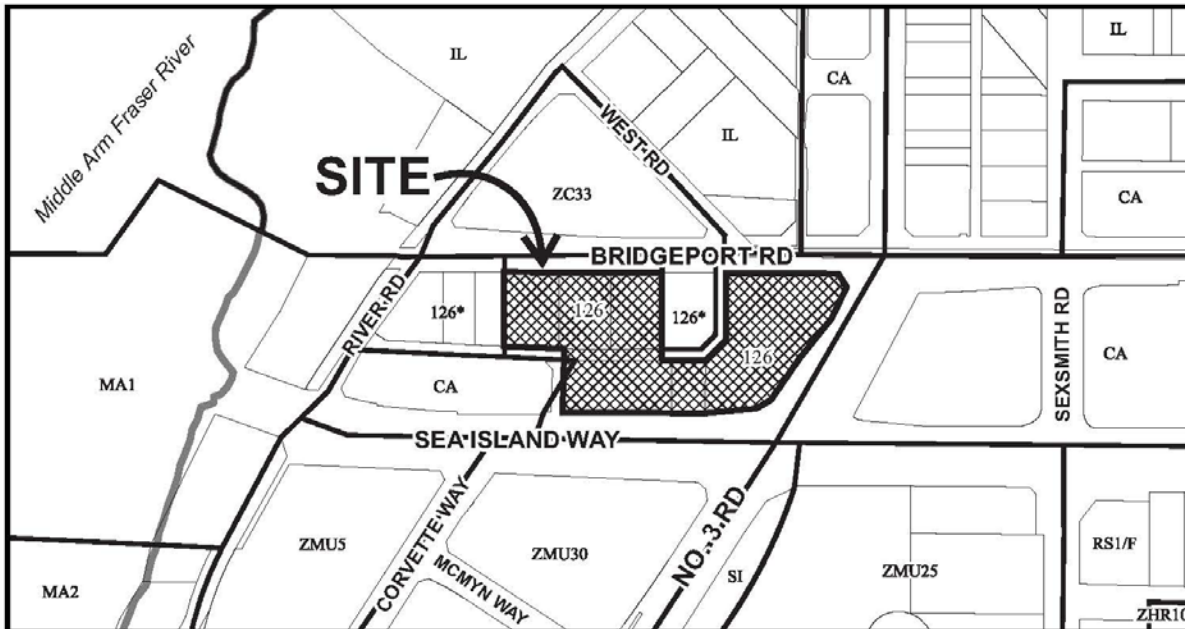
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#### Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Site Areas Map
- Attachment 3: Original Rezoning Report to Council, dated May 30, 2017
- Attachment 4: Updated Proposal Conceptual Plans
- Attachment 5: Updated Development Application Data Sheet
- Attachment 6: Updated OCP Amendment Bylaw 9628 (redlined version)
- Attachment 7: Updated Zoning Amendment Bylaw 9629 (redlined version)
- Attachment 8: Updated Rezoning Considerations (clean version)
- Attachment 9: Updated Rezoning Considerations (redlined version)



City of  
Richmond



ZT 19-875774

Original Date: 10/15/19

Revision Date:

Note: Dimensions are in METRES





City of  
Richmond

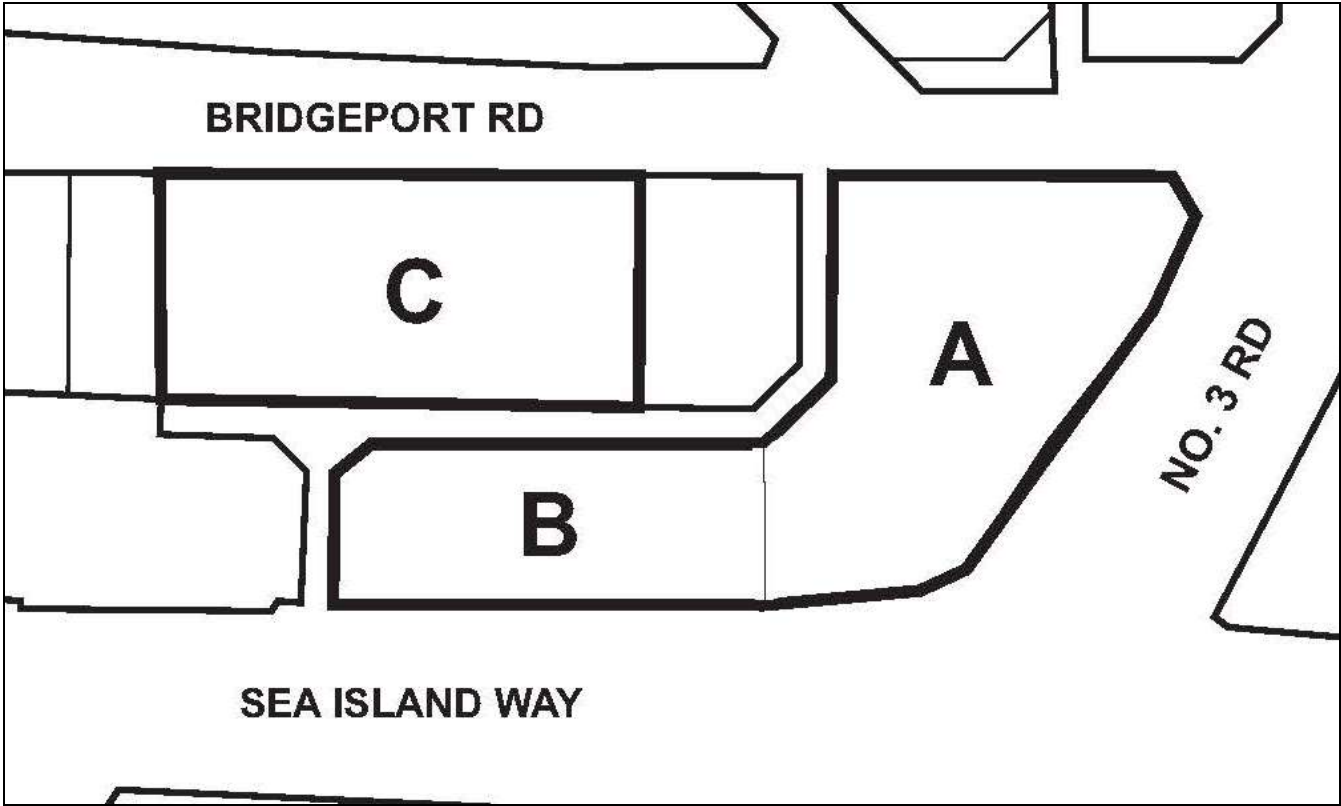


ZT 19-875774

Original Date: 10/15/19

Revision Date:

Note: Dimensions are in METRES





## City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** May 30, 2017

**From:** Wayne Craig  
Director, Development

**File:** RZ 13-628557

**Re:** Application by New Continental Properties Inc. and Affiliates for Rezoning of the Properties at 8320, 8340, 8360 & 8440 Bridgeport Road from "Land Use Contract 126"; at 8351 Sea Island Way from "Land Use Contract 126"; and, at 8311 Sea Island Way from "Auto-Oriented Commercial (CA)" and "Land Use Contract 126" to "High Rise Commercial (ZC39) – Bridgeport Gateway"

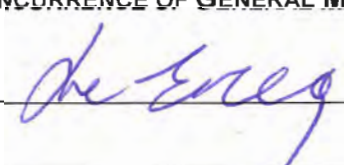
### Staff Recommendation

1. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628, to amend the Bridgeport Village Specific Land Use Map - Detailed Transect Descriptions in Schedule 2.10 (City Centre Area Plan) by:
  - a) adding commercial education and university education uses (excluding dormitory and child care uses) to the list of uses permitted on a limited range of properties located south of Bridgeport Road and west of No. 3 Road; and
  - b) for the above-noted properties, providing for up to 50% of the 1.0 FAR Village Centre Bonus floor area to be allocated to education uses,be introduced and given first reading.
2. That Bylaw 9628, having been considered in conjunction with:
  - a) The City's Financial Plan and Capital Program;
  - b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 882 (3) (a) of the Local Government Act.
3. That Bylaw 9628, 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 9629, to create the "High Rise Commercial (ZC39) – Bridgeport Gateway" zone and to rezone the properties at 8320, 8340, 8360 & 8440 Bridgeport Road from "Land Use Contract 126", the property at 8351 Sea Island Way from "Land Use Contract 126", and the property at

8311 Sea Island Way from "Auto-Oriented Commercial (CA)" and "Land Use Contract 126" to a new site-specific zone, "High Rise Commercial (ZC39) – Bridgeport Gateway" and to discharge "Land Use Contract 126", entered into pursuant to "Beldee Holdings/CTS Developments Limited Land Use Contract Bylaw No. 3612, 1979", (RD85571 as modified by RD150271, RD 154654, RD 156206 and BV268786), be discharged for the properties at 8320, 8340, 8360 & 8440 Bridgeport Road and 8311 & 8351 Sea Island Way be introduced and given first reading.

  
Wayne Craig  
Director, Development

JD:blg  
Att. 6

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



## Staff Report

### Origin

New Continental Properties Inc. and Affiliates has applied to the City of Richmond for permission to rezone the properties at 8320, 8340, 8360 & 8440 Bridgeport Road from “Land Use Contract 126”, the property at 8351 Sea Island Way from “Land Use Contract 126”, and the property at 8311 Sea Island Way from “Auto-Oriented Commercial (CA)” and “Land Use Contract 126” to a new site-specific zone, “High Rise Commercial (ZC39) – Bridgeport Gateway” (Attachment 1), in order to permit the development of high-density commercial and education uses on two linked development lots in the City Centre’s Bridgeport Village. Key components of the proposal concept (Attachment 2) include:

- A two-phase development.
- On the south-easterly development lot, a two tower with podium building combining restaurant, office, and education uses in one tower (Building A) and hotel and convenience retail uses in the other tower (Building B).
- On the north-westerly development lot, a single tower with podium building with a hotel and an attached low-rise parkade.
- A total floor area of approximately 28,140 m<sup>2</sup> (302,896 ft<sup>2</sup>) comprised of approximately:
  - 975 m<sup>2</sup> (10,495 ft<sup>2</sup>) of retail and restaurant space;
  - 17,785 m<sup>2</sup> (191,436 ft<sup>2</sup>) of hotel space;
  - 4,690 m<sup>2</sup> (50,483 ft<sup>2</sup>) of office space; and
  - 4,690 m<sup>2</sup> (50,483 ft<sup>2</sup>) of commercial and university education space.
- Approximately 306 rooms in the hotel on Parcel A+B and 95 rooms in the hotel on Parcel C.
- LEED Silver equivalent buildings designed and constructed to connect to the future district energy utility (DEU) system.
- Development of an enhanced public open space along No. 3 Road featuring public art.

Associated Official Community Plan (OCP) bylaw amendments are proposed to facilitate the inclusion of commercial education and university education (excluding dormitory and child care) uses on the subject site. As well, discharge of the existing Land Use Contract from the titles of the existing properties is required.

### Findings of Fact

A Development Application Data Summary (Attachment 3) is provided for comparison of the proposed development with the proposed site-specific bylaw requirements.

### Site and Surrounding Development

The subject site is located in Bridgeport Village (Attachment 4) between Bridgeport Road and Sea Island Way, to the west of No. 3 Road, and is comprised of six lots separated by an existing city lane. The site is flat and is currently occupied by a two-storey commercial building on the north side of the lane and surface parking on both the north and south sides of the lane. The proposed configuration of the development lots will leave one orphan lot (8380 Bridgeport Road), which is currently occupied by a one-storey restaurant and surface parking.



Surrounding development includes:

- To the North: Across Bridgeport Road and under construction, a 3.0 FAR podium and tower, hotel and office development with a maximum height of 45 m (DP 12-624180).  
Across Bridgeport Road and under application, a 3.0 FAR podium and tower, hotel and office development with a maximum height of 45 m (RZ 12-598104).  
Across Bridgeport Road and under construction, a two-storey, 0.5 FAR, retail, restaurant and office development with surface parking (DP 14-659747).
- To the South: Across Sea Island Way, a recently-approved rezoning and DP for a 3.5 FAR, podium and tower, retail, office and residential development, which will also include a new community centre, with a maximum height of 45 m (DP 16-745853).
- To the East: Across No. 3 Road, an existing one-storey, auto-oriented commercial development with surface parking (DP 05-320899).
- To the West: An existing two-storey warehouse with surface parking.

## **Related Policies**

### **1. Official Community Plan/City Centre Area Plan**

Official Community Plan: The Official Community Plan (OCP) designates the site as “Commercial”. The proposed rezoning and proposed OCP amendment are consistent with this designation.

City Centre Area Plan: The City Centre Area Plan (CCAP) Bridgeport Village Specific Land Use Map designates the site as “Urban Centre T5 (45 m)” and “Urban Centre T5 (35 m)”. The proposed rezoning is generally consistent with these designations, except that OCP amendments are required to accommodate:

- the proposed commercial education and university education uses which are not currently supported on sites south of Bridgeport Road; and,
- utilization of up to one-half of the Village Centre Bonus floor area for combined commercial and university education uses.

The proposed OCP amendments are further discussed in the Analysis section of this report.

### **2. Other Policies, Strategies and Bylaws**

Flood Protection Management Strategy: The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 for Area “A”. Registration of a flood indemnity covenant is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development Policy: The proposed development is located in a combination of Area 1B (new residential land use prohibited) and Area 2 (aircraft noise sensitive uses may be considered) on the Aircraft Noise Sensitive Development Map. The proposed

rezoning and associated OCP amendment are consistent with this Policy. Registration of an aircraft noise covenant is required prior to rezoning adoption.

Ambient and Commercial Noise: The proposed development must address additional OCP Noise Management Policies, specifically ambient noise and commercial noise. Requirements include provision of an acoustic consultant report regarding sound attenuation measures and registration of associated noise covenants before final adoption of the rezoning bylaw.

District Energy Utility Policy and Bylaws: The proposed development will be designed to utilize energy from a District Energy Utility (DEU) when a neighbourhood DEU is implemented. Connection to the future DEU system will be secured with a legal agreement prior to final adoption of the rezoning bylaw.

Richmond Public Art Policy: The proposed development must address the Richmond Public Art Policy and provide for installation of art on the site or a financial contribution toward Public Art in the Bridgeport Village. The contribution will be secured before rezoning adoption with a combination cash deposit and Letter of Credit. The Please refer to Analysis Section 2 b) "Community Amenities" for further information.

## Consultation

### 1. OCP Amendment

General Public: An OCP amendment application sign has been installed on the subject site noting the proposed addition of education uses to the list of uses supported by the City Centre Area Plan (CCAP) for this property. Staff have not received any comments from the public in response to the sign. Should the Planning Committee endorse this application and Council grant first reading to the bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have further opportunity to comment on the proposed amendments. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

External Agencies: Staff have reviewed the proposed OCP amendments with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements. Referrals were made to Ministry of Transportation and Infrastructure (MoTI) and TransLink through the rezoning process. Consultation with other stakeholders was deemed unnecessary. Consultation with external stakeholders is summarized below.

#### OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary, as the proposed amendment refers to the addition of commercial and university education as a permitted use relative to the subject site only.
Richmond School Board	No referral necessary, as the proposed amendment refers to the addition of commercial and university education as a permitted use relative to the subject site only. The proposed OCP amendments do not permit K-12 schools and, as residential uses are not permitted, there will be no impacts on School Board operation.
The Board of the Greater	No referral necessary, as the proposed amendment refers to the

Stakeholder	Referral Comment (No Referral necessary)
Vancouver Regional District (GVRD)	addition of commercial and university education as a permitted use relative to the subject site only.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected, and the proposed amendment refers to the addition of commercial and university education as a permitted use relative to the subject site only.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as the proposed amendment refers to the addition of commercial and university education as a permitted use relative to the subject site only.
Ministry of Transportation and Infrastructure (MoTI)	<b>The proposed amendment refers to the addition of commercial and university education uses to those permitted on the subject site only. It was referred to MoTI through the associated rezoning process.</b>
TransLink	<b>The proposed amendment refers to the addition of commercial and university education uses to those permitted on the subject site only. It was referred to TransLink through the associated rezoning process.</b>
Port Authorities (Vancouver Port Authority / Steveston Harbour Authority)	No referral necessary, as the proposed amendment refers to the addition of commercial and university education as a permitted use relative to the subject site only.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	<b>No referral necessary. However, as a courtesy, staff have notified VIAA of the proposed rezoning application and associated OCP amendment.</b>
Richmond Coastal Health Authority	No referral necessary, as the proposed amendment refers to the addition of commercial and university education as a permitted use relative to the subject site only.
Miscellaneous Stakeholder Organizations (e.g. UDI)	No referral necessary, as the proposed amendment refers to the addition of commercial and university education as a permitted use relative to the subject site only.
Community Groups and Neighbours	No referral necessary, as the proposed amendment refers to the addition of commercial and university education as a permitted use relative to the subject site only.
Relevant Federal and Provincial Government Agencies	No referral necessary, except as included in this table, as the proposed amendment refers to the addition of commercial and university education as a permitted use relative to the subject site only.

## 2. Rezoning

General Public: A rezoning application sign has been installed on the subject property. Staff have not received any comments from the general public in response to the sign except from the representative of the owners of the adjacent orphan lot (8380 Bridgeport Road). The representative noted that they were aware of the proposed rezoning, that they had been approached by the developer and that the owner was not interested in selling the property at this time. Should the Planning Committee endorse this application and Council grant first reading to the proposed rezoning, the application will be forwarded to a Public Hearing, where any area

resident or interested party will have further opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

External Agencies: The rezoning application was formally referred to or otherwise coordinated with external agencies as described below.

- Ministry of Transportation and Infrastructure (MoTI): The application was referred by staff to MoTI in 2013 and again in 2017. MoTI has provided the City with an extension of the previously provided preliminary approval, based on the rezoning drawings, road functional drawings and Transportation Study. The preliminary approval includes new deceleration lanes, access and egress restrictions for the subject site and the adjacent orphan lot, and, lane manoeuvring for vehicles and various sized trucks. Final approval of the road functional design for the Bridgeport Road and Sea Island Way frontages will be required prior to rezoning adoption.
- South Coast British Columbia Transportation Authority (TransLink): Staff have referred the proposed OCP amendment and rezoning to TransLink due to proximity to the Canada Line guideway. Further, the property owner has entered into an agreement with TransLink for formal review through the Adjacent and Integrated Development (AID) program. TransLink has provided staff with preliminary comments regarding the proposed OCP amendment, the off-site design of the No. 3 Road area and implications for the regional transportation system. On this basis, TransLink is not opposed to staff advancing the OCP and rezoning report to Council. At the AID consent level, TransLink staff have stated that they are not at the point in the review to provide comment but expect that the applicant will work cooperatively to address all concerns as well as obtain Translink consent prior to any site work or construction. Staff note that the proposed development meets the CCAP 6.0 m Canada Line setback requirement established with TransLink's input. Further, the rezoning considerations require the registration of a legal agreement restricting building permit issuance prior to final approval being received from TransLink.
- Trans Mountain Pipeline/Kinder Morgan Canada: There is an existing jet fuel pipeline in the Bridgeport Road right-of-way that runs past the subject site. Kinder Morgan has noted that standard Approved Pipeline Proximity Installation Permits for both on-site and off-site works may be required and these can be granted to the owner of the subject development if the owner conforms to standard requirements. Preliminary review between Kinder Morgan and the applicant has not identified any significant issues.

## **Analysis**

Staff have reviewed the proposed rezoning and proposed associated OCP (CCAP) amendments and find that they are generally consistent with City objectives including, but not limited to: public and private infrastructure; land use; density, height; siting conditions; and, community amenities.

### **1. Proposed OCP (CCAP) Amendment**

Land Use: The proposed OCP (CCAP) land use amendments will allow commercial education and university education uses on the site. The range of education programs is expected to include ESL training, short term career training, private career college programs, privately and publically funded college diploma and associate degree programs and first and second year university

courses leading to subsequent study at a university. These programs would generally be offered in conjunction with New Continental's education services agency, Global Education Centre (GEC). The proposed facility would offer courses to local and international students and the duration of courses would range from 12 to 24 months. There would be approximately 58 staff.

The proposed OCP amendment would add "commercial education" and "university education" uses to the current list of uses supported on the subject site (i.e. office, hotel, institution and studio) in the Bridgeport Village Specific Land Use Map. Staff support the addition of these uses to the site, as discussed below, but recommend the university education use exclude accessory dormitory and child care uses due to the livability issues arising from vehicle and aircraft noise.

Connectivity: Education uses were not envisioned by the CCAP in Bridgeport Village south of Bridgeport Road because of concerns around poor transportation connectivity for students, a challenging pedestrian environment on Bridgeport Road and Sea Island Way and a lack of local services. Since the plan was adopted, many of these circumstances have improved. Capstan Station is expected to be constructed in the future and would be closer to the site than the existing Bridgeport Station. Capstan Village to the south is undergoing significant residential and commercial redevelopment and a new City Community Centre, offering recreation, cultural and community programming, will be provided in the Yuan Heng development across Sea Island Way from the subject site. In this evolving context, staff believe that the education uses may be considered if connectivity is further reinforced. To this end, the applicant has offered a voluntary rezoning contribution of \$697,119 for additional local area connectivity improvements. Specific recommendations for use of the funds, once identified, will be forwarded to Council in a separate report.

Density: The proposed amendments are structured to permit education uses as a component of the Village Centre Bonus floor area (up to half of the 1.0 FAR VCB), along with office uses. This is intended to ensure that the site is developed primarily with airport-related uses (e.g. hotels and offices supporting YVR), as well as to maintain a portion of the original VCB incentive to develop office uses. Staff note that the applicant has agreed to maintain the education floor area under a single strata title so that it can be easily converted to large tenant office space if the education facilities are no longer desirable or viable.

Hotel Use: Hotel use is permitted by the CCAP. Two hotels, designed to function as standard hotels, are being proposed on the subject site. There is some concern that these hotels may be used as student dormitories. To ensure that the student living arrangements are not compromised and that the hotels are being used as bona fide standalone commercial enterprises consistent with the City's land use, licensing and taxation objectives, registration of a legal agreement on title securing the owner's and assignee's commitment to a maximum on-site hotel stay of six months is a condition of rezoning bylaw adoption. Further, a non-strata agreement on each hotel must also be registered on title prior to rezoning approval.

### **Proposed Rezoning**

The proposed rezoning is consistent with the Bridgeport Village Specific Land Use Map transects, Urban Centre T5 (35 m) and (45 m) (except for the commercial and university education uses which are the subject of the proposed OCP amendment). A new site-specific zone is proposed, "High Rise Commercial (ZC39) – Bridgeport Gateway ". The recommended

provisions reflect requirements regarding the amounts of hotel, office and education floor area, the location of education uses (in support of transportation connectivity objectives), site-specific height and siting parameters and parking and loading rates. Signed rezoning considerations are provided (Attachment 5).

## **2. CCAP Implementation Policies**

The CCAP includes a variety of policies intended to address a community development needs arising from densification, as outlined in this section.

### **a) Utility, Transportation and Parks Infrastructure**

The proposed infrastructure improvements are summarized below and will be realized through a Servicing Agreement.

City Utilities: The developer is required to undertake a variety of water, storm water drainage and sanitary sewer frontage works. Included are:

- Water main upgrades on Sea Island Way and the lane frontages.
- Storm sewer upgrades Bridgeport Road, No. 3 Road, Sea Island Way and the lanes.
- Various frontage improvements including street lighting.

A more detailed description of frontage and other infrastructure improvements is included in the Rezoning Considerations (Attachment 5). Required improvements to City utilities are not eligible for Development Cost Charge (DCC) credits and will be funded by the developer.

Private Utilities: Undergrounding of private utility lines, location of private utility equipment on site and, if possible, relocation of a BC Hydro transmission pole and/or guy wires, are required.

Transportation Network: The CCAP encourages completion and enhancement of the City street and lane network. The following frontage and off-site street, lane and intersection improvements are required.

- Bridgeport Road: The roadway will be widened to accommodate MoTI travel and turning lane requirements, as well as a lighting strip. The City cross-section will include a treed boulevard and a sidewalk. A property dedication is required up to and including 2.0 m of the 3.0 m sidewalk. The remaining area will be secured with a statutory right-of-way (SRW).
- No. 3 Road: The No. 3 Road vehicle lane widths will remain the same. The back-of-curb cross-section will be widened to accommodate a raised bikeway, a treed boulevard and a sidewalk. A property dedication is required up to and including 2.0 m of the 3.0 m sidewalk. The remaining area will be secured with an SRW.
- Sea Island Way: Sea Island Way currently has a wide off-street area of land that is City-owned, but under MoTI jurisdiction. MoTI has agreed to permit the developer to locate the standard City treed boulevard and sidewalk in this area, along the roadway, as well as create a plaza in the remaining space. Further, MoTI has expressed support for a building setback (1.5 m) along this frontage.
- Lanes: The various existing lanes will be upgraded to increase their travel widths and to add sidewalks. A new lane will be added at the western end of the site to create a second connection to Bridgeport Road and will be secured with an SRW. The Parcel A+B

turnaround as well as existing lane widenings will be secured with a combination of dedications and SRWs.

Preliminary Road Functional Drawings have been provided (Attachment 6).

Road enhancements along No. 3 Road to provide the new raised bike lane and a wider sidewalk will be eligible for DCC credits. All other works will be the sole responsibility of the developer and are not eligible for DCC credits.

**Parks and Open Space Network:** The CCAP identifies No. 3 Road as part of the City's greenway system. In lieu of providing a linear greenway and consistent with the need to enhance the pedestrian environment at this busy double intersection, the proposal includes two plazas bordering No. 3 Road. The combined plazas will assist with the transition between Capstan Village and Bridgeport Village as well as marking transitions to and from the city, river and airport.

- **Public Realm Design – No. 3 Road North:** The application shows approximately 694 m<sup>2</sup> of plaza space at the corner of No. 3 Road and Bridgeport Road (not including required City sidewalks). The proposed plaza is subject to a number of 3<sup>rd</sup> party SRWs and will also be subject to a public-right-of-passage (PROP) SRW. Detailed design development will be undertaken through the DP and SA processes. Parks Department staff have requested significant tree planting in this area, the implementation of which will be subject to co-ordination with TransLink (guideway), MoTI and BC Hydro (transmission pole) limitations.
- **Public Realm Design – No. 3 Road South:** There is a large area of City land bordering Sea Island Way that is reserved for future widening of the highway. The applicant reviewed highway widening needs with MoTI and MoTI supports adjustments to this area for public realm use. The south-facing area connects with a large covered pedestrian plaza area between the hotel and office/education components on Parcel A+B that links the building entries and the streets and lane. Detailed design development of the required improvements will be undertaken through the DP and SA processes and will be co-ordinated with any MoTI requirements.

The greenway/ plaza (Parks) infrastructure improvements are not eligible for Development Cost Charge (DCC) credits and will be funded by the developer.

## **b) Community Amenities**

The CCAP Implementation Strategy includes density bonusing and other measures to support community enhancements that are desirable in the context of City Centre densification. The proposed rezoning includes offers to contribute to the following community amenities in accordance with the OCP.

**Density Bonusing:** The proposed rezoning is located in the Brighthouse Village Specific Land Use Map "Village Centre Bonus (VCB)" area and utilizes the available VCB density increase of 1.0 FAR. Five percent of this area is expected to be provided back to the City in the form of floor area for a community amenity or a cash-in-lieu contribution to the City Centre Facility Development Fund. Community Services staff have reviewed the location of the development, and limited amount of community amenity floor area (469 m<sup>2</sup>) against neighbourhood needs and recommend that the City accept a cash-in-lieu contribution based on the finished value of the space (\$3,281,593.00 calculated using the proposed floor area  $[0.05 \times 1.0 \times 9,380 \text{ m}^2 \times \$6,997$



/m<sup>2</sup>). Should the contribution not be provided within one year of the application receiving third reading, the construction value multiplier (\$6,997) will be adjusted annually thereafter based on the Statistics Canada “Non-residential Building Construction Price Index” yearly quarter to quarter change for Vancouver, where the change is positive.

Community Planning: The proposed rezoning is subject to a community planning implementation contribution for future community planning (\$75,696.60 calculated using the proposed floor area [28,140 m<sup>2</sup> x \$2.69 / m<sup>2</sup>]).

Public Art: A Public Art Plan has been submitted proposing an on-site art contribution, which staff recommend be located in either or both of the public plaza areas. The contribution will be secured through the rezoning with a combination of cash deposit (5%) and Letter of Credit (95%), based on the current contribution rates (e.g. a minimum of \$130,288.20 calculated using the proposed floor areas [28,140 m<sup>2</sup> x \$4.63]).

### **3. Other CCAP Development Policies**

#### **a) Transportation**

Site Access - Off-site: Vehicular access/egress to the site will be provided via an internal laneway system connecting to Sea Island Way and Bridgeport Road.

Access/Egress - Orphan Lot: Existing parking for the orphan lot at 8380 Bridgeport Road is provided at the front and the rear of the building and is currently accessed from the City lane. Egress from the front parking area, which has angled spaces, is provided through the subject site (8360 Bridgeport Road/Parcel C) onto Bridgeport Road. MoTI does not support permanently retaining this egress and it must be removed when construction of the Bridgeport Road improvements is commenced toward the end of Phase 1 of the subject development (Parcel A+B and interim Parcel C). At that time, the applicant is proposing to provide a one way egress from the orphan lot front yard parking, through Parcel C, south to the east-west lane. This egress route is proposed to be provided as an SRW. As the proposed new SRW route requires the demolition of the existing building at 8360 Bridgeport Road and the existing building is intended to be used during construction of Phase 1, registration of the SRW will occur at the time that the Bridgeport Road egress is closed. In lieu of immediate registration of the SRW, an agreement will be registered on title in favour of the City and Province to ensure that the applicant provides the SRW at the appropriate time.

Site Access - On-site: Vehicular access is provided via the lane system to both drop-off/turnaround areas and parkade entrances on Parcel A+B and Parcel C. Truck access and loading is provided and will be the subject of further review during the DP review process.

Parking: The proposed parking rates are consistent with the parking provisions of the Richmond Zoning Bylaw (City Centre Zone 1A) except for the education parking. Staff requested a consultant parking study to establish the appropriate rate for the education use in this location. The proposed rate of 0.4 spaces per student and 0.4 spaces per staff is based on existing mode splits observed at similar education facilities. Transportation staff support the proposed education parking rate, which is reflected in the proposed site-specific zone, as well as the overall parking proposal which includes the following TDM reductions:

- A 10 percent reduction for all uses due to shared parking;



- A 10 percent reduction for all uses with the provision of the following TDM measures:
  - Transit passes (similar to that of the U-Pass program) for all students in perpetuity.
  - End-of-trip cycling facilities (e.g. showers, toilets) for each gender for each of the proposed land uses.
  - Two parking spaces for car-share vehicles with the necessary PROP SROW registered.
  - One car-share vehicle for a minimum duration of three years.
  - Equipping of the car-share spaces with one electric vehicle (EV) quick-charge (240 V) charging station.
  - Equipping of 20% of all vehicle parking spaces with 240 volt plug in receptacles for the future addition of shared use charging stations.
- An additional 20 percent reduction for the commercial education uses with the provision of the following TDM measures:
  - Transit passes for all staff in perpetuity.
  - A shuttle bus provided in perpetuity for both staff and students.
  - Priority carpool parking for students and staff.
  - Equipping of the Class 1 bicycle spaces with 120V electric vehicle plug in receptacles for the future addition of shared use charging stations.
  - Voluntary cash contribution of \$100,000 towards pedestrian crossing enhancements along Bridgeport Road.

All TDM measures associated with the commercial education use are to be implemented with Phase 1 development (Parcel A+B and interim C). Further, all car share and car pool spaces are to be provided in the Parcel A+B structure. Registration of legal agreements on title to secure various components of the TDM package is required prior to rezoning adoption.

Parking Location and Phasing: Some of the required parking for Parcel A+B is proposed to be located on Parcel C, first as surface parking (Phase 1) and then in a parkade (Phase 2). The applicant has provided a comprehensive proposal, as part of the consultant transportation study, to manage the transition from the surface parking to the constructed parkade. The physical design of the interim surface parking will be managed through the DP review process.

Parking – Orphan Lot: The design concept for future redevelopment of the orphan lot at 8380 Bridgeport Road demonstrates the need for between 73 and 82 parking spaces, depending on the Capstan Station status at the time of development. Sixteen of these spaces can be provided on the orphan lot and the remainder, between 57 and 66, will be accommodated on the subject site (Parcel C). Registration of a legal agreement for the provision of the required spaces for the future use of the orphan is a requirement of rezoning adoption.

Loading: The proposed loading calculation for medium size trucks is consistent with the Richmond Zoning Bylaw. For Parcel A+B, a total of four SU-9 loading trucks will be required. For Parcel C, two SU-9 spaces will be required. Staff support waiving the requirement for large truck loading spaces, as reflected in the proposed site-specific zoning, based on the results of the consultant study: the proposed uses would not typically involve deliveries with large semi-trailers and the lane network will be able to accommodate short-term large truck loading activities should such need arise. The proposed site-specific zone permits the waiving of the large loading spaces.

**b) Ecology and Adaptability**

Living Landscape: The CCAP looks to development to support and enhance ecological functioning in City Centre through the creation of a continuous and interconnected landscape system. The proposed development will contribute to the ecological network through a number of measures including:

- Provision of a significant number of new trees in or around the plaza areas along No. 3 Road, subject to coordination with MoTI, TransLink and other private utilities.
- Provision of street trees on all three street frontages.
- Provision of soft landscape in the back-of-curb public realm areas.
- Provision of intensive/extensive green roofs on the upper roof levels.

Further review of the landscape and green roof aspects of the proposal will occur within the DP process.

Greening of the Built Environment: The proposed development will be designed to achieve a sustainability level equivalent to the Canada Green Building Council LEED Silver certification.

**4. Development Concept Review**

The CCAP includes a variety of policies intended to shape development to be livable, functional and complementary to the surrounding public and private realm. Those policies most critical to the development concept at the rezoning stage are reviewed below.

Massing Strategy: The massing of the proposed development is generally consistent with the urban design objectives of the CCAP and is arranged to address the site's unusual configuration, specific constraints (Canada Line guideway), urban impacts (adjacent arterial highways), urban design opportunities (multi-directional gateway) and combination of uses (education, office and hotel). There are three main tower elements that are interspersed with varied height midrise and podium elements. The varied massing, height and façade expression, as well as the allocation of uses across the site, provides for a more intimate grain on the street frontages than might typically be found on a development of this scale.

Adjacencies: The relationship of the proposed development to adjacent public and private properties is assessed with the intent that negative impacts are reduced and positive ones enhanced. Much of the proposed development is surrounded by wide City streets and widened lanes which mitigates potential impacts on both the surrounding public realm and surrounding private development. The only abutting adjacency is with the orphan lot and the applicant has provided conceptual drawings demonstrating its potential for development at 3.0 FAR and six storeys.

Form and Character: Through the Development Permit Application process, the form and character of the proposed development is assessed against the expectations of the Development Permit Guidelines. Staff have identified the following issues to be resolved at the DP.

*Phase 1 (Parcel A+B and interim parking on Parcel C)*

- the site and functional planning to further develop:
  - the plaza and public realm to address general programming, circulation, design and landscaping requirements as well as improvements related to existing utilities and infrastructure;

- building entries and other indoor-outdoor relationships to enhance street public realm animation (*Note: More active uses should be provided at ground level along the Bridgeport Road side of building*);
- the general architectural form and character to further develop:
  - the façade expression of the Tower A in the context of the CCAP signature tower/gateway designation and to acknowledge and celebrate the education uses;
  - the upper levels of Tower A to add more visual interest to the skyline;
  - the laneside building facades to establish a finer urban grain and to provide more visual interest (*Note: The lane circulation is intended to operate as an extension of the public realm. Further, much of the building will be highly visible from the surrounding area*);
  - all large areas of curtain wall to add visual interest and reduce the sense of anonymity;
  - addition of weather protection and exploration of opportunities to add shading devices for both sustainability and visual interest;
- the interim surface parking lot to:
  - provide interim screening and landscaping;

*Phase 2 (Parcel C)*

- the site and functional planning to further develop:
  - provision of a public landscape feature in the Bridgeport Road setback area adjacent to the parkade to improve the public realm experience along this frontage;
- the general architectural form and character to further develop:
  - the Bridgeport Road parkade facade (Building C);

DP Guidelines: Additional review of the following building features will occur through the Development Permit Application process.

- Parking and Loading: A draft functional plan showing truck manoeuvring has been provided and will be further developed through the DP process.
- Waste Management: A draft waste management plan has been submitted and will be further developed through the DP process.
- Rooftop Equipment: Rooftop mechanical equipment and building mounted telecom equipment can be unsightly when viewed from the ground and from surrounding buildings. To prevent diminishment of both the architectural character and the skyline, a more detailed design strategy for rooftop equipment/enclosures is required.
- Crime Prevention through Environmental Design (CPTED): The City has adopted policies intended to minimize opportunities for crime and promote a sense of security. A CPTED checklist and plans demonstrating natural access, natural surveillance, defensible space and maintenance measures will be reviewed within the development permit process. Specific design development should include:
  - Phase 2 (Parcel C)*
    - the orphan lot lane, parkade interface and consideration of potential CPTED issues.
- Accessibility: In addition to providing a variety of accessible units (per Analysis, Section C.1 – Households and Housing), the proposed development will be required to provide good site

and building accessibility and visitability. Provision of a checklist along with design implementation will occur within the development permit process.

- Sustainability: Integration of sustainability features into the site, building and landscape design.

## **5. City-wide Policies**

### **a) Tree Management**

The applicant wishes to remove 5 on-site trees (Trees #169, 170, 178, 179 and 180). The 2:1 replacement ratio would require a total of 10 replacement trees, which the applicant has agreed to provide within the overall landscape plan that will be provided and reviewed through the DP application process. Tree protection is required for the 3 existing trees on the orphan lot at 8380 Bridgeport Road.

On the advice of Park staff, off-site tree replacement measures will include a contribution of \$9,100 (*7 trees x \$1,300*) to the Tree Compensation Fund and the provision of new frontage trees through the SA process.

## **6. Legal Encumbrances**

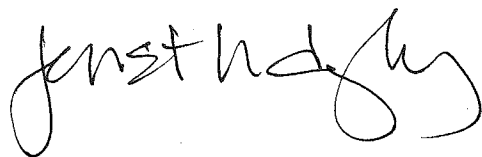
The proposed rezoning will alter the current property boundaries and legal encumbrances as well as create new ones. The applicant has provided a Charge Summary and Opinion prepared by a lawyer. Staff comment as follows.

- Statutory Rights of Way (SRW) pertaining to utilities that are in favour of the City may need to be discharged or amended subject to circumstances arising from preloading and/or SA civil design. These circumstances will be established within the SA process.
- The Covenant that restricts access from Bridgeport Road to the property at 8320 Bridgeport Road should be discharged (BR 25294).

**Conclusion**

The application by New Continental Properties Inc. and Affiliates to amend the OCP and to rezone the properties at 8320, 8340, 8360 & 8440 Bridgeport Road and 8311 & 8351 Sea Island Way in order to develop a high-density, mixed hotel, office and education complex is consistent with City objectives as set out in the OCP, CCAP and other City policies, strategies and bylaws. The proposed commercial uses will support the nearby airport as well as future development in Bridgeport Village. The proposed education uses will create an added layer of activity on the site and help invigorate the surrounding area. The built form will provide a strong identity for the site's gateway role, and, public realm enhancements will greatly improve the pedestrian experience at this high traffic location. Engineering, transportation and parks improvements, along with a voluntary OCP amendment contribution and cash-in-lieu density bonusing contributions, will help to address a variety of community development needs.

On this basis, it is recommended that OCP Bylaw 7100, Amendment Bylaw 9628 and Zoning Bylaw 8500, Amendment Bylaw 9629, be introduced and given first reading.



Janet Digby, Architect AIBC  
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JD:blg

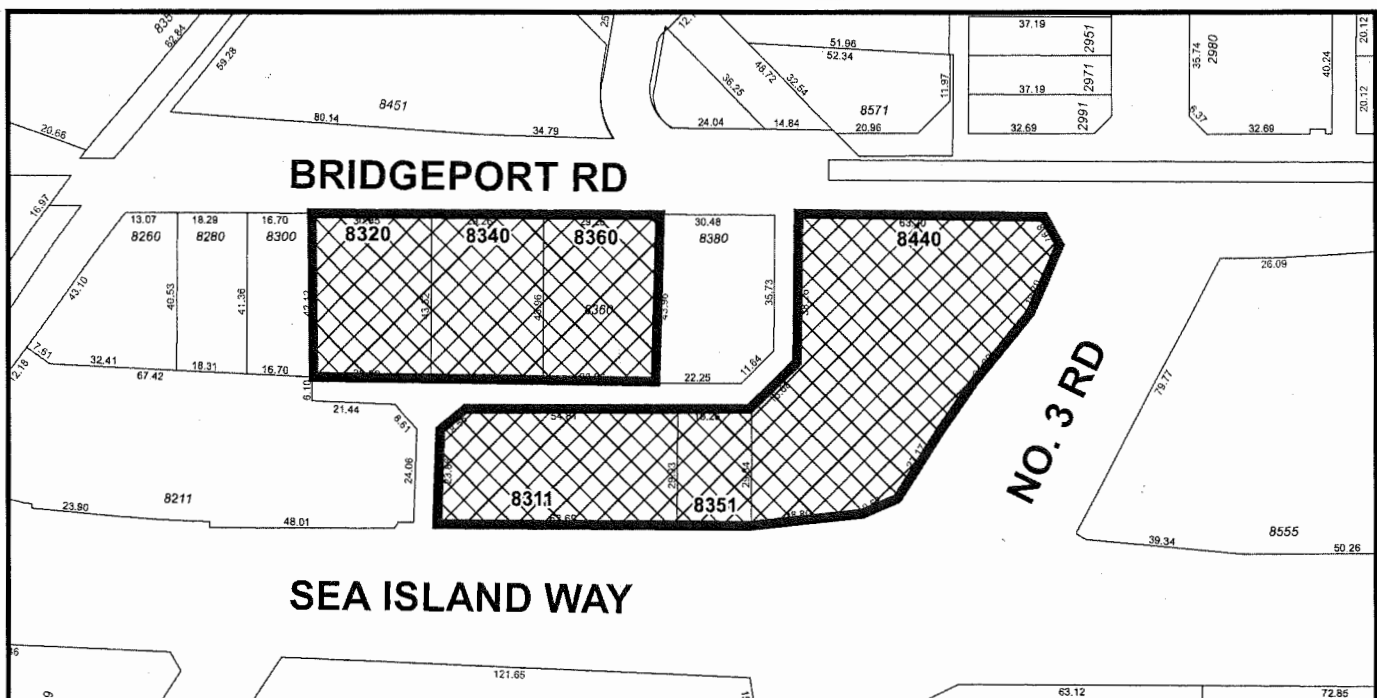
**Attachments:**

- |               |  |
|---------------|--|
| Attachment 1: | Rezoning Map /Aerial                                 |
| Attachment 2: | Rezoning Proposal Conceptual Plans                   |
| Attachment 3: | Development Application Data                         |
| Attachment 4: | City Centre Bridgeport Village Specific Land Use Map |
| Attachment 5: | Rezoning Considerations                              |
| Attachment 6  | Preliminary Road Functional Drawings                 |

Enclosure



# City of Richmond



## RZ 13-628557

Original Date: 03/05/14

Revision Date: 01/11/16

Note: Dimensions are in METRES





RZ 13-628557

Original Date: 02/05/13

Amended Date: 01/11/16

Note: Dimensions are in METRES





PERSPECTIVES A027

PROPOSED MIXED USE DEVELOPMENT

NEW **CONTINENTAL PROPERTIES INC**  
2800 Park Place - 666 Burrard Street, Vancouver, BC V6C 2Z7 Ph: 604 693 0825 Fax: 604 693 3510

MAY 3, 2017 RICHMOND, B.C.

**WA** WENSLEY ARCHITECTURE LTD  
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604 685-3235 www.wensleyarch.com





PH - 35

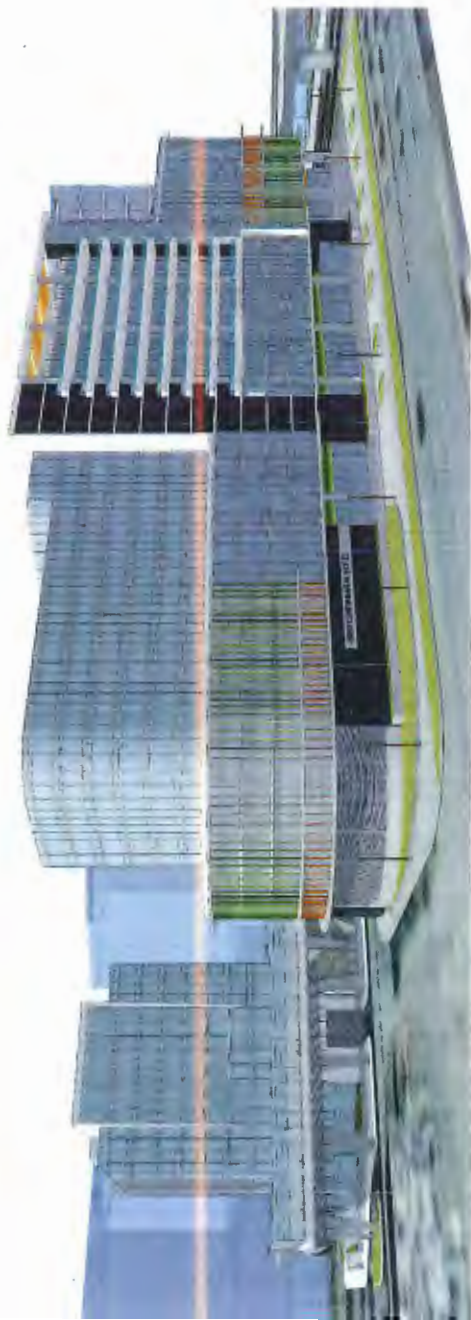
PERSPECTIVES A028

## PROPOSED MIXED USE DEVELOPMENT

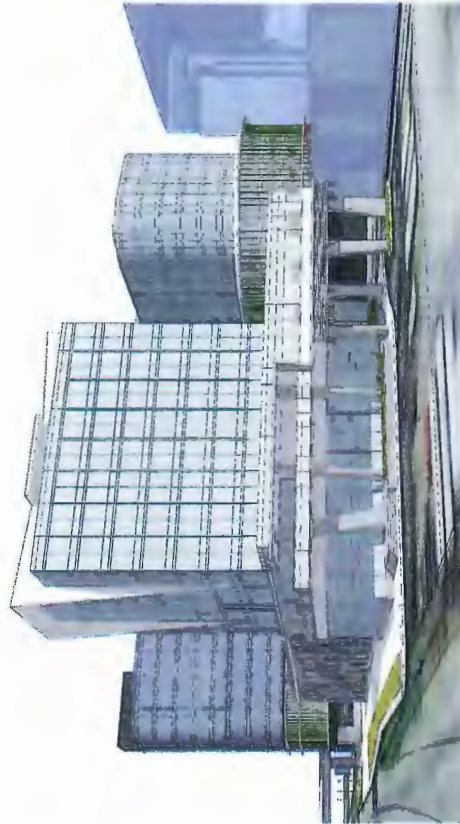
NEW CONTINENTAL PROPERTIES INC.  
2800 Park Place - 658 Burrard Street, Vancouver, BC V6C 2Z7 Ph: 604.623.0850 Fax: 604.610.2110

MAY 3, 2017 RICHMOND, B.C.

WA  
301 - 1044 Alberni St. Vancouver, BC V6C 2Z6  
604.623.3329 www.wensleyarchitect.com  
WENSLEY ARCHITECTURE LTD



PH - 36



PERSPECTIVES A038

## PROPOSED MIXED USE DEVELOPMENT

NEW **CONTINENTAL PROPERTIES INC**

MAY 03, 2017 RICHMOND, B.C.

**WA** WENSLEY ARCHITECTURE LTD  
201-1440 Avenue St, Vancouver V6B 2S6  
604-681-0000

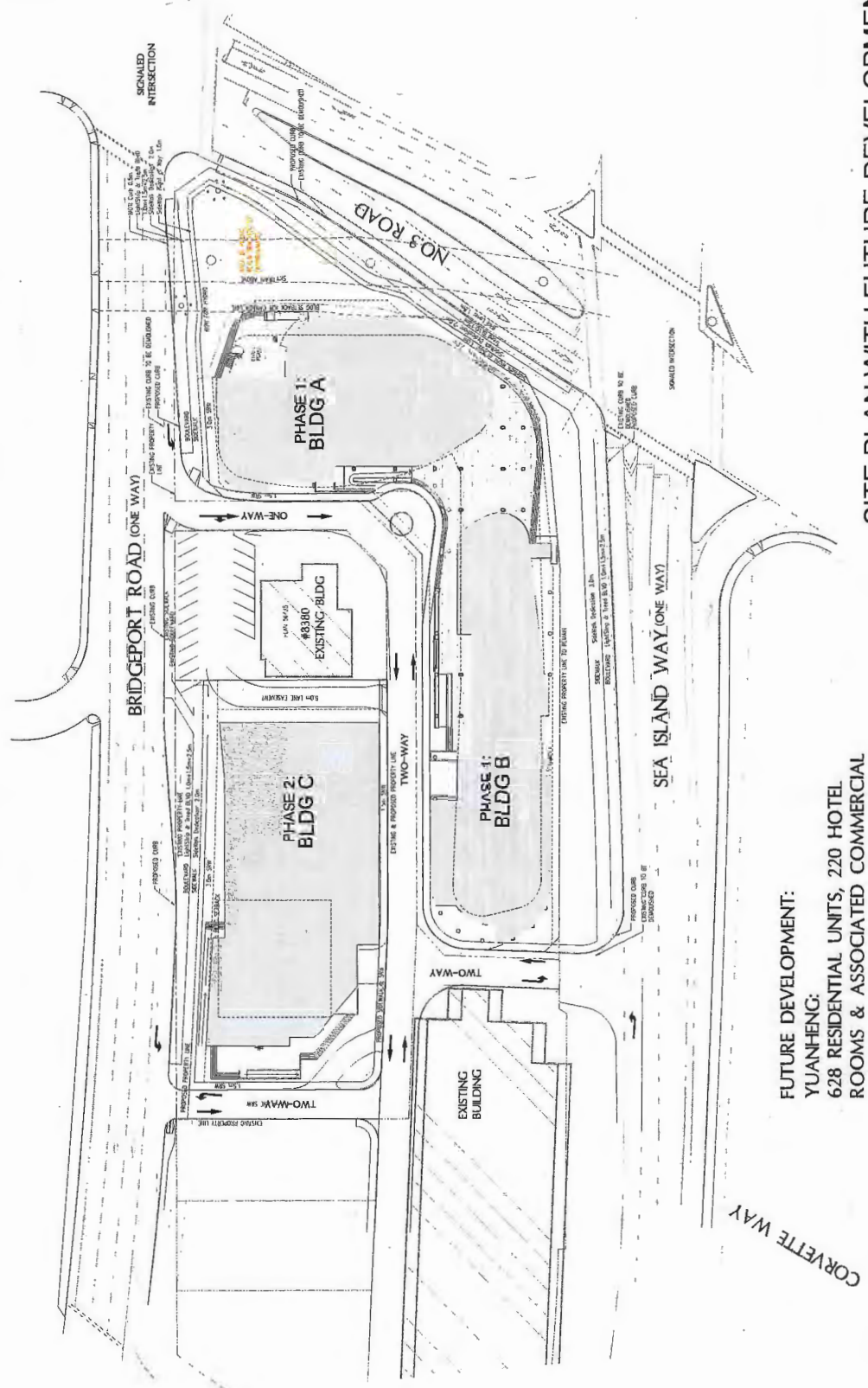
2800 Park Place - 655 Burrard Street, Vancouver BC V6C 2Z7 Ph: 604-623-0855 Fax: 604-595-3510



FUTURE DEVELOPMENT:  
 DAVA:  
 2 STOREY COMMERCIAL  
 BUILDINGS

FUTURE DEVELOPMENT:  
 JINGON: 4 MILLION SF. OF  
 RETAIL, ENTERTAINMENT,  
 OFFICE, HOTEL & CONFERENCE

FUTURE DEVELOPMENT:  
 3 TOWER WITH HOTEL,  
 OFFICE & COMMERCIAL



SITE PLAN WITH FUTURE DEVELOPMENT CONTEXT A005

PROPOSED MIXED USE DEVELOPMENT

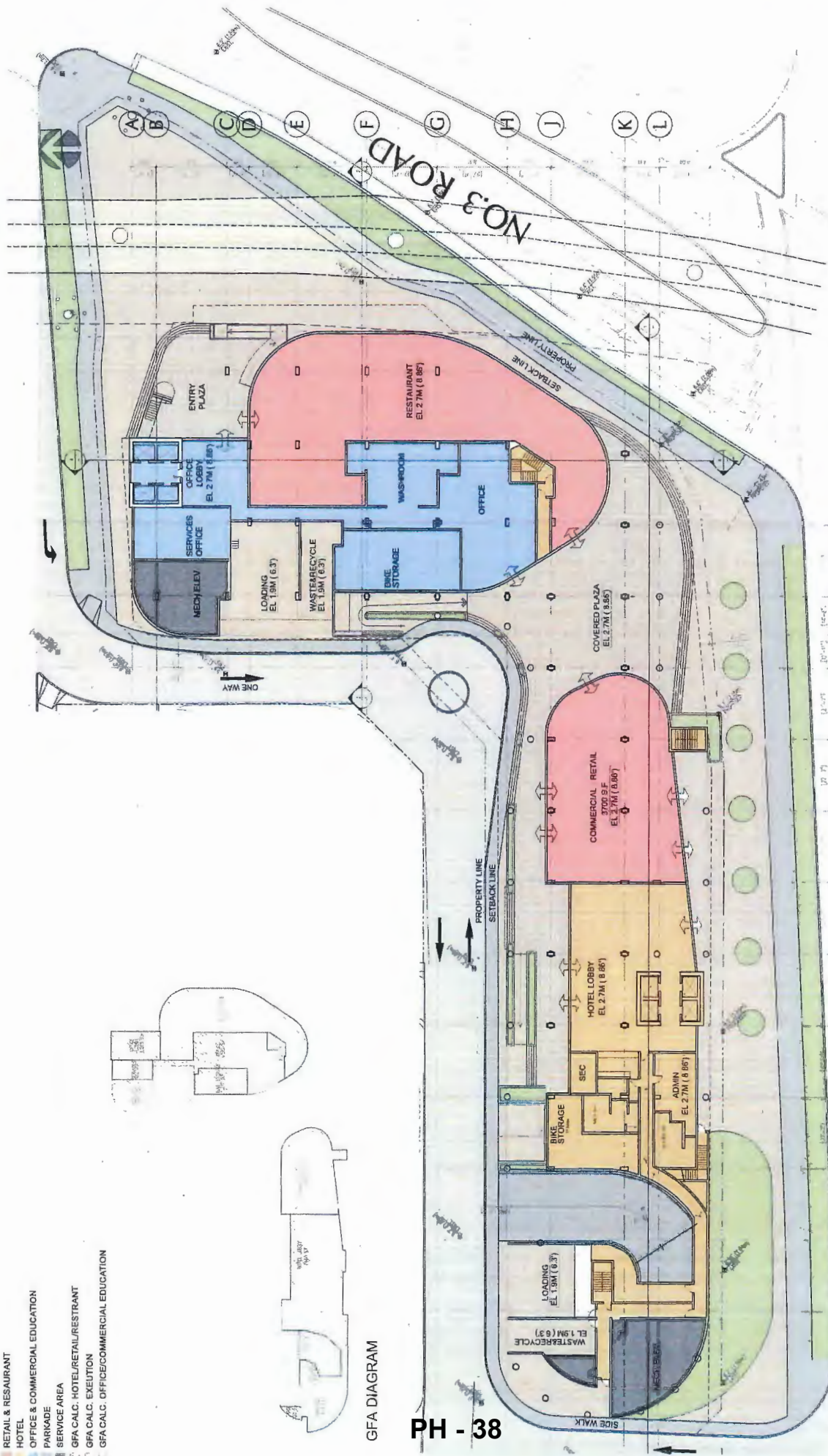
FUTURE DEVELOPMENT:  
 YUANHENG:  
 628 RESIDENTIAL UNITS, 220 HOTEL  
 ROOMS & ASSOCIATED COMMERCIAL

NEW CONTINENTAL PROPERTIES INC.  
 2880 PARK PLACE - 608 BURNABY STREET, VICTORIA BC V8S 2Z7 PH: 250 401 0059 FAX: 250 401 4010

MAY 3, 2017 RICHMOND, B.C.

# LEGEND

- RETAIL & RESTAURANT
- HOTEL
- OFFICE & COMMERCIAL EDUCATION
- PARKADE
- SERVICE AREA
- GFA CALC. HOTEL/RETAIL/RESTAURANT
- GFA CALC. EXEUTION
- GFA CALC. OFFICE/COMMERCIAL EDUCATION



GFA DIAGRAM

PH - 38

BUILDING A+B: FLOOR PLAN LEVEL 1 011

PROPOSED MIXED USE DEVELOPMENT

MAY 3, 2017 RICHMOND, B.C.

WA

301 - 1544 Alouette St. Vancouver V6G 2Z6  
604 682 3420

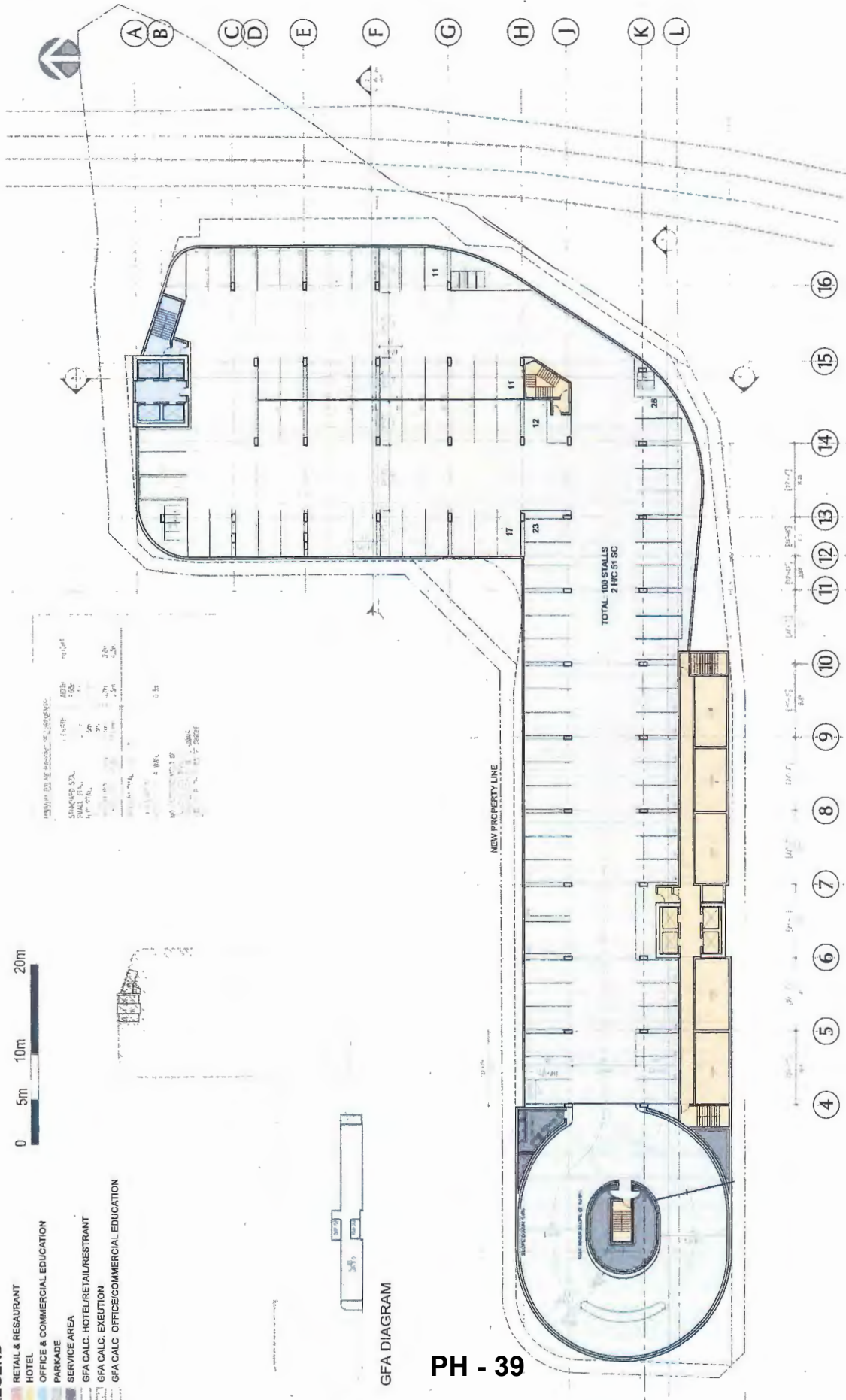
WENSLEY ARCHITECTURE LTD

NEW CONTINENTAL PROPERTIES INC.  
2600 Park Place - 666 Burrard Street, Vancouver, BC V6C 2Z7 Ph: 604 683 0852 Fax: 604 683 3510



- LEGEND**
- RETAIL & RESTAURANT
  - HOTEL
  - OFFICE & COMMERCIAL EDUCATION
  - PARKADE
  - SERVICE AREA
  - GFA CALC. HOTEL/RETAIL/RESTAURANT
  - GFA CALC. EXECUTION
  - GFA CALC. OFFICE/COMMERCIAL EDUCATION

0 5m 10m 20m



GFA DIAGRAM

PH - 39

BUILDING A+B: FLOOR PLAN LEVEL 2, 3, 4, A012

PROPOSED MIXED USE DEVELOPMENT

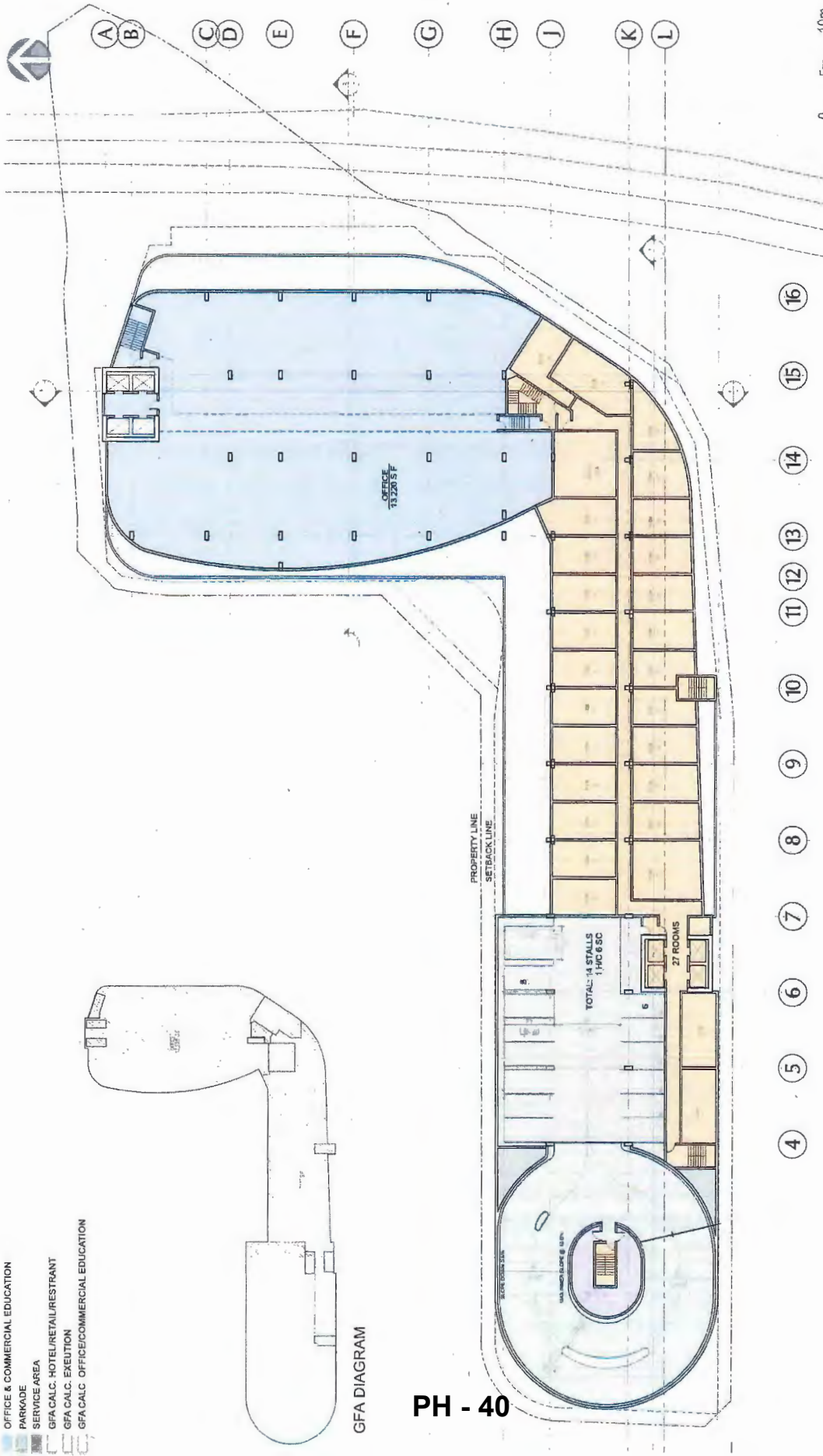
NEW CONTINENTAL PROPERTIES INC  
2800 Pine Plaza, 608 Burrard Street, Vancouver, BC V6C 2Z7 Ph: 604 693 0845 Fax: 604 695 1510

MAY.3.2017 RICHMOND, B.C.

WA  
727-144-6100  
GMA 432-3320  
WENSLY ARCHITECTURE LTD

# LEGEND

- RETAIL & RESTAURANT
- HOTEL
- OFFICE & COMMERCIAL EDUCATION
- PARKADE
- SERVICE AREA
- GFA CALC. HOTEL/RETAIL/RESTAURANT
- GFA CALC. EXHIBITION
- GFA CALC. OFFICE/COMMERCIAL EDUCATION



GFA DIAGRAM

PH - 40

BUILDING A+B: FLOOR PLAN LEVEL 5A013

PROPOSED MIXED USE DEVELOPMENT

MAY. 3, 2017 RICHMOND, B.C.

NEW CONTINENTAL PROPERTIES INC.  
2820 Park Place - 508 Burnside Street Vancouver BC V6C 2Z7 Ph: 604 603 0859 Fax: 604 603 3510

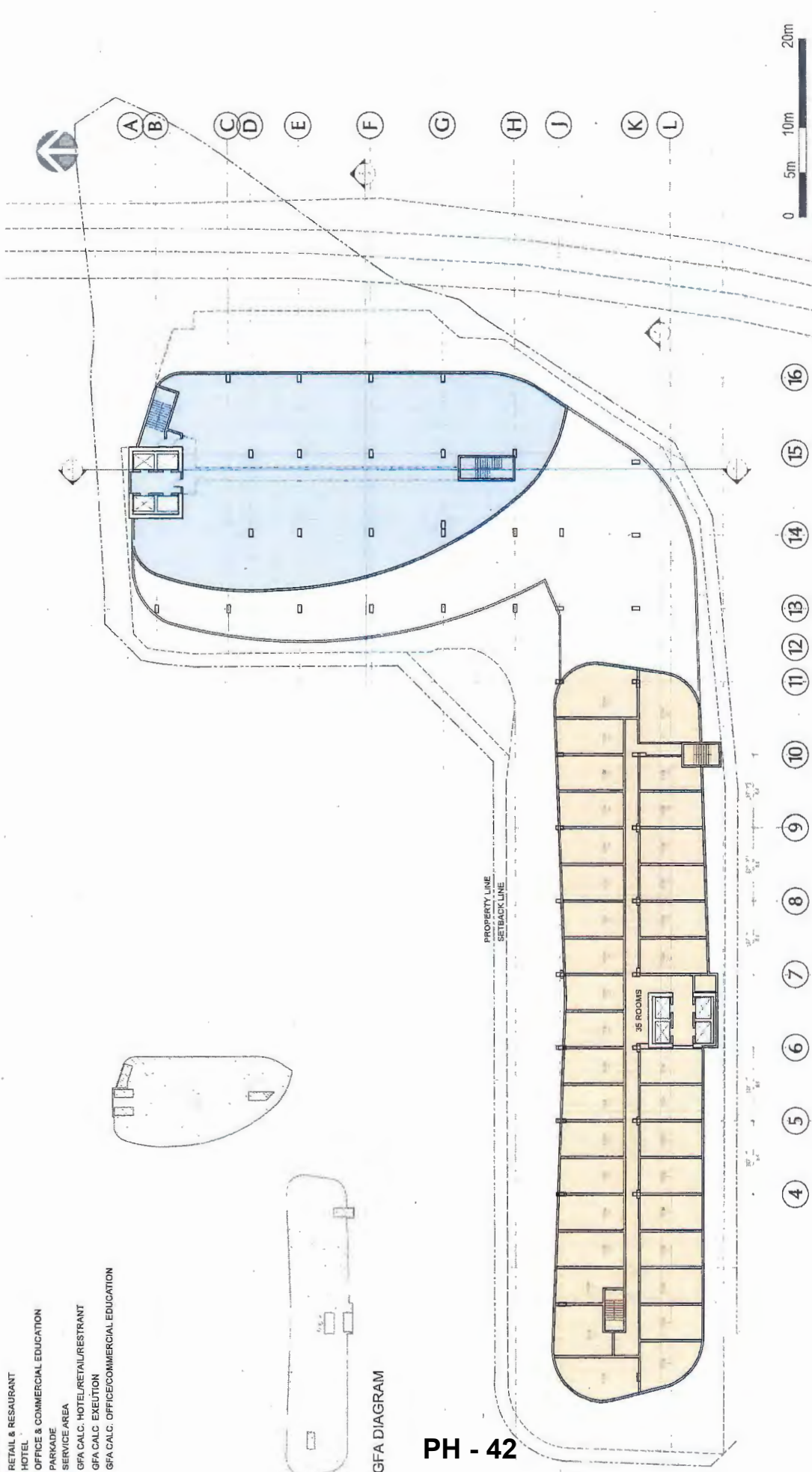
WA  
301-1000 Avenue B, Vancouver, V6G 2Z8  
604 603 3523 www.wensleyarch.com  
WENSLEY ARCHITECTURE LTD





# LEGEND

- RETAIL & RESTAURANT
- HOTEL
- OFFICE & COMMERCIAL EDUCATION
- PARKADE
- SERVICE AREA
- GFA CALC. HOTEL/RETAIL/RESTAURANT
- GFA CALC. EXECUTION
- GFA CALC. OFFICE/COMMERCIAL EDUCATION



GFA DIAGRAM

PH - 42

BUILDING B: FLOOR PLAN LEVEL 9, 10, 11  
BUILDING A: FLOOR PLAN LEVEL 8, 9, 10 A015

## PROPOSED MIXED USE DEVELOPMENT

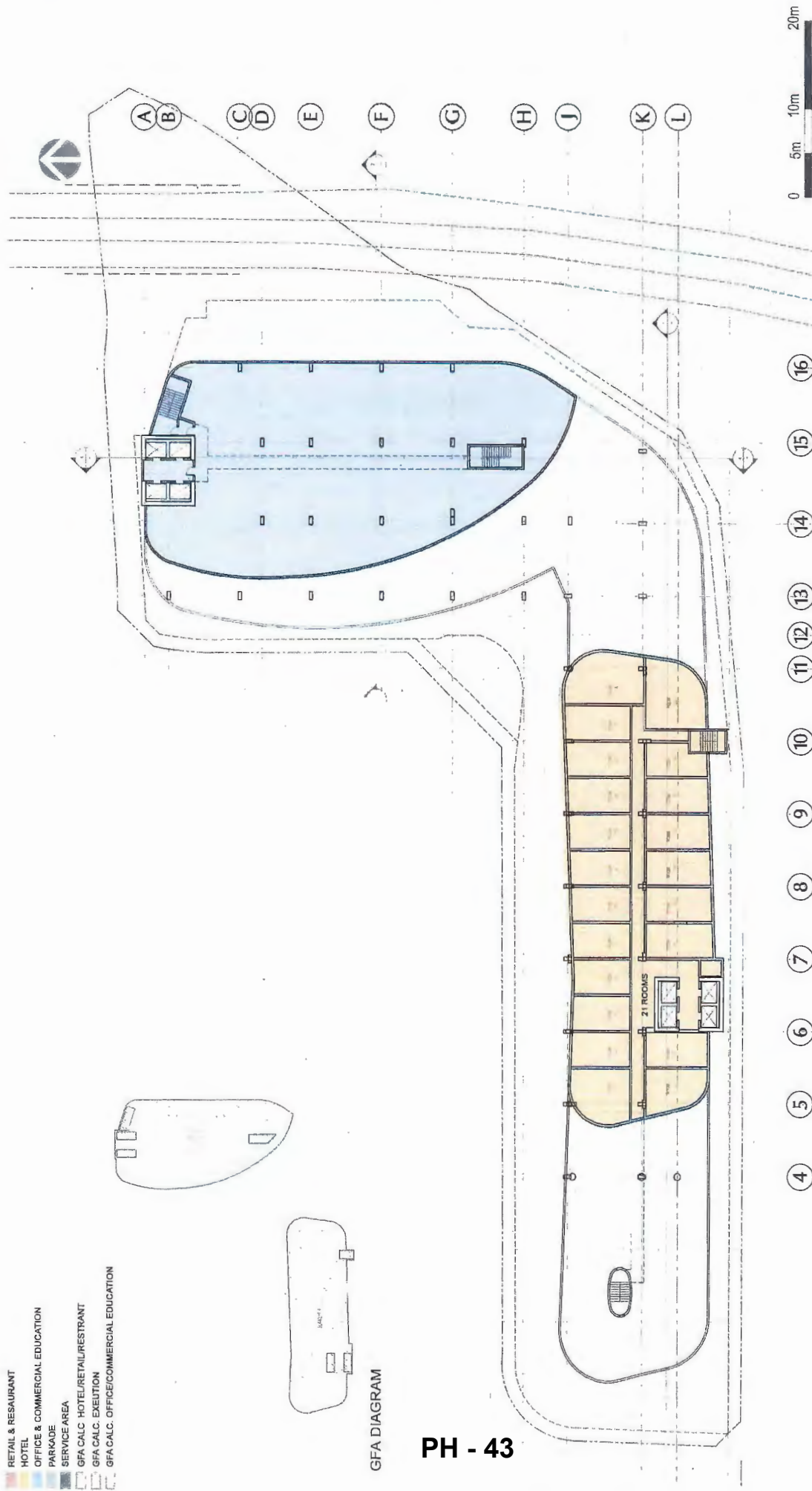
MAY 3, 2017 RICHMOND, B.C.

NEW CONTINENTAL PROPERTIES INC.  
2801 Park Place - 608 Burnaby Street Vancouver BC V6C 2Z7 Ph: 604 603 0855 Fax: 604 603 5510



# LEGEND

- RETAIL & RESTAURANT
- HOTEL
- OFFICE & COMMERCIAL EDUCATION
- PARKADE
- SERVICE AREA
- GFA CALC. HOTEL/RETAIL/RESTAURANT
- GFA CALC. EXHIBITION
- GFA CALC. OFFICE/COMMERCIAL EDUCATION



GFA DIAGRAM

PH - 43

BUILDING B: FLOOR PLAN LEVEL 12  
BUILDING A: FLOOR PLAN LEVEL 11-12 A016

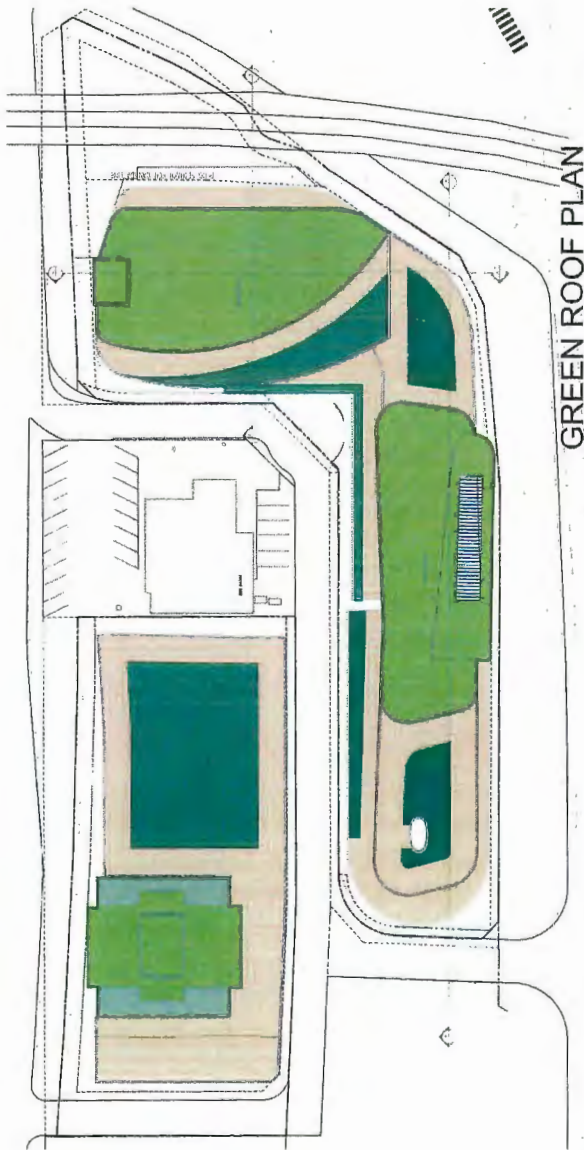
## PROPOSED MIXED USE DEVELOPMENT

MAY 3, 2017 RICHMOND, B.C.

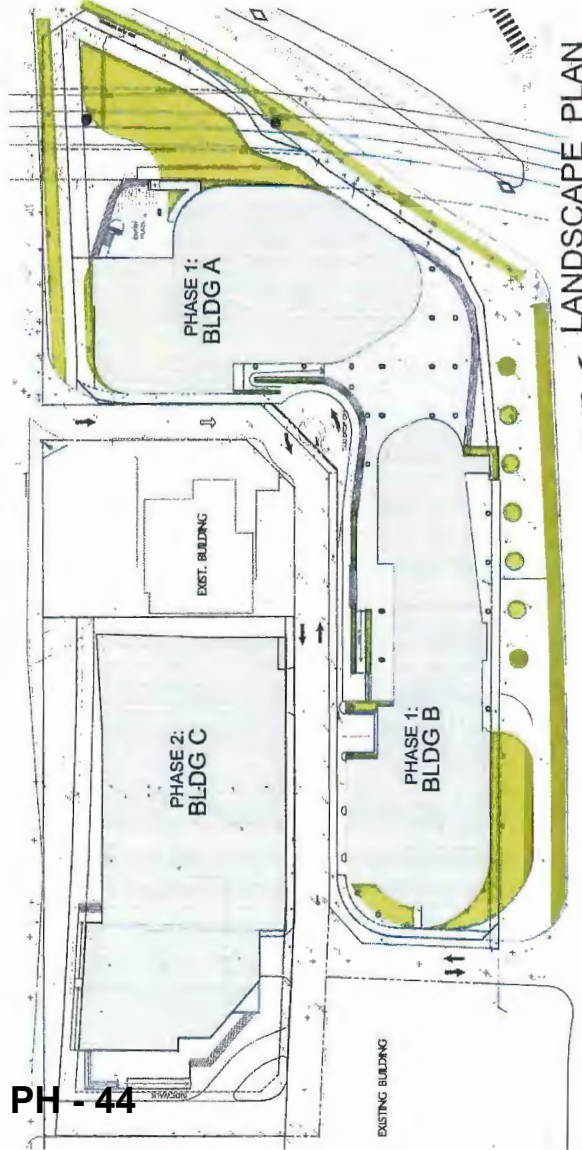
NEW CONTINENTAL PROPERTIES INC.  
2000 Pine Plaza - 656 Burnaby Street, Vancouver BC V6C 2T7 Tel: 604 633 8855 Fax: 604 678 2510

LEGEND

- COOL ROOF
- COOL ROOF PAVING
- GREEN ROOF
- REGULAR PAVING
- LEVEL 1 GREEN LANDSCAPE



PH - 44



BUILDING A+B GREEN ROOF PLAN 017

PROPOSED MIXED USE DEVELOPMENT

DECEMBER 16, 2016 RICHMOND, B.C.

NEW CONTINENTAL PROPERTIES INC.

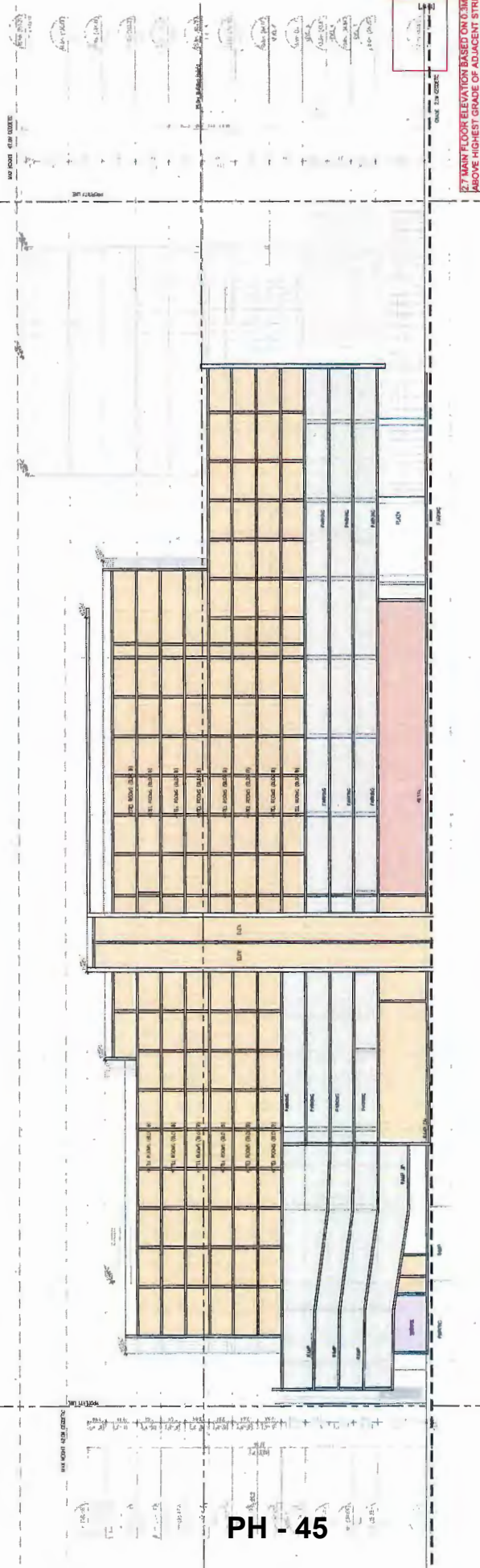
3620 Park Road, 606 Burrard Street, Vancouver, BC V6C 2Z7 Tel: 604 685 0855 Fax: 604 685 3510

WA  
101-1144 Arden St. Vancouver V6G 2Z1  
604 685 3500  
WENSLEY ARCHITECTURE LTD

# LEGEND

- RETAIL & RESTAURANT
- HOTEL
- OFFICE & COMMERCIAL EDUCATION
- PARKADE
- SERVICE AREA
- GFA CALC. HOTEL/RETAIL/RESTAURANT
- GFA CALC. EXHIBITION
- GFA CALC. OFFICE/COMMERCIAL EDUCATION

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



SECTION 1-1

27 MAIN FLOOR ELEVATION BASED ON 0.3METER ABOVE HIGHEST GRADE OF ADJACENT STREET.

PH - 45

BUILDING A+B SECTION A020

PROPOSED MIXED USE DEVELOPMENT

MAY 03, 2017 RICHMOND, B.C.

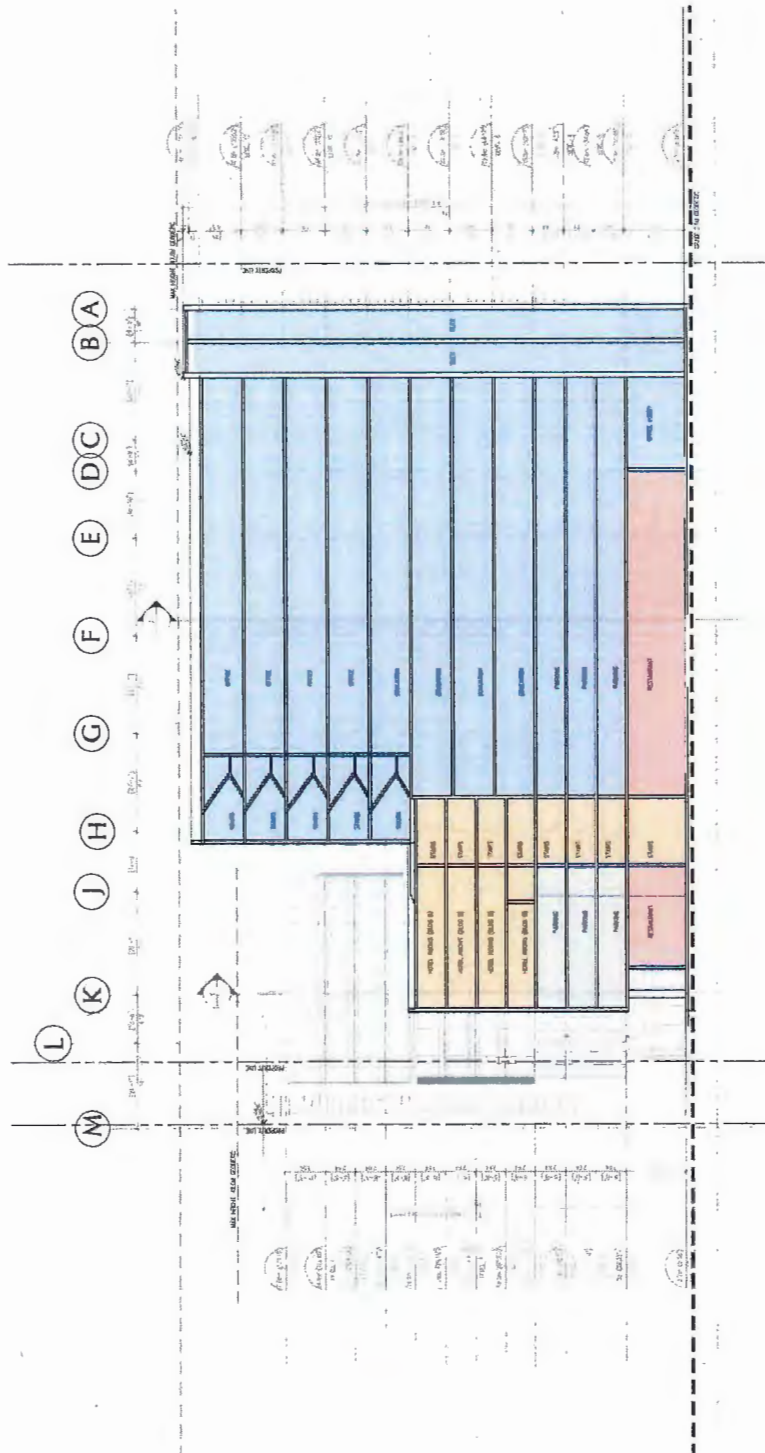
NEW CONTINENTAL PROPERTIES INC.  
2000 West Fraser - 606 Burrard Street Vancouver, BC V6C 2Z7 Ph: 604 683 0855 Fax: 604 683 2510

W.A. WENSLEY ARCHITECTURE LTD.  
200 - 1100 West Fraser - 606 Burrard Street Vancouver, BC V6C 2Z7 Ph: 604 683 0855 Fax: 604 683 2510



# LEGEND

- RETAIL & RESTAURANT
- HOTEL
- OFFICE & COMMERCIAL EDUCATION
- PARKADE
- SERVICE AREA
- GFA CALC. HOTEL/RETAIL/RESTAURANT
- GFA CALC. EXHIBITION
- GFA CALC. OFFICE/COMMERCIAL EDUCATION



SECTION 3-3

PH - 46

BUILDING A+B SECTION A021

PROPOSED MIXED USE DEVELOPMENT

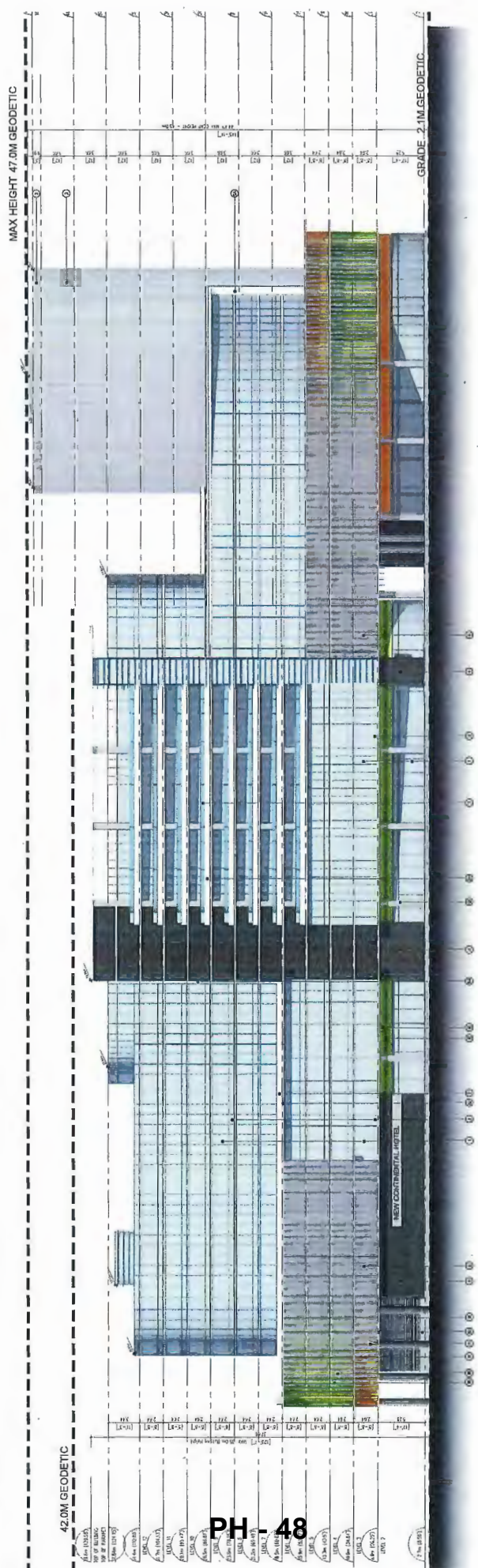
MAY 03, 2017 RICHMOND, B.C.

NEW CONTINENTAL PROPERTIES INC.  
2080 Park Place - 658 Burrard Street Vancouver BC V6C 2Z7 Ph: 604 693 0855 Fax: 604 693 3510

WENSLEY ARCHITECTURE LTD  
301 - 1444 Avenue 6, Vancouver V6C 2Z3  
604-693-3358 www.wensleyarch.com



MATERIAL LEGEND	
1	GLASS CURTAIN WALL
2	GLASS CURTAIN WALL
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(604) 682-3525  
Wensley Architecture Ltd

# PROPOSED MIXED USE DEVELOPMENT

MAY 03, 2017 RICHMOND, B.C.

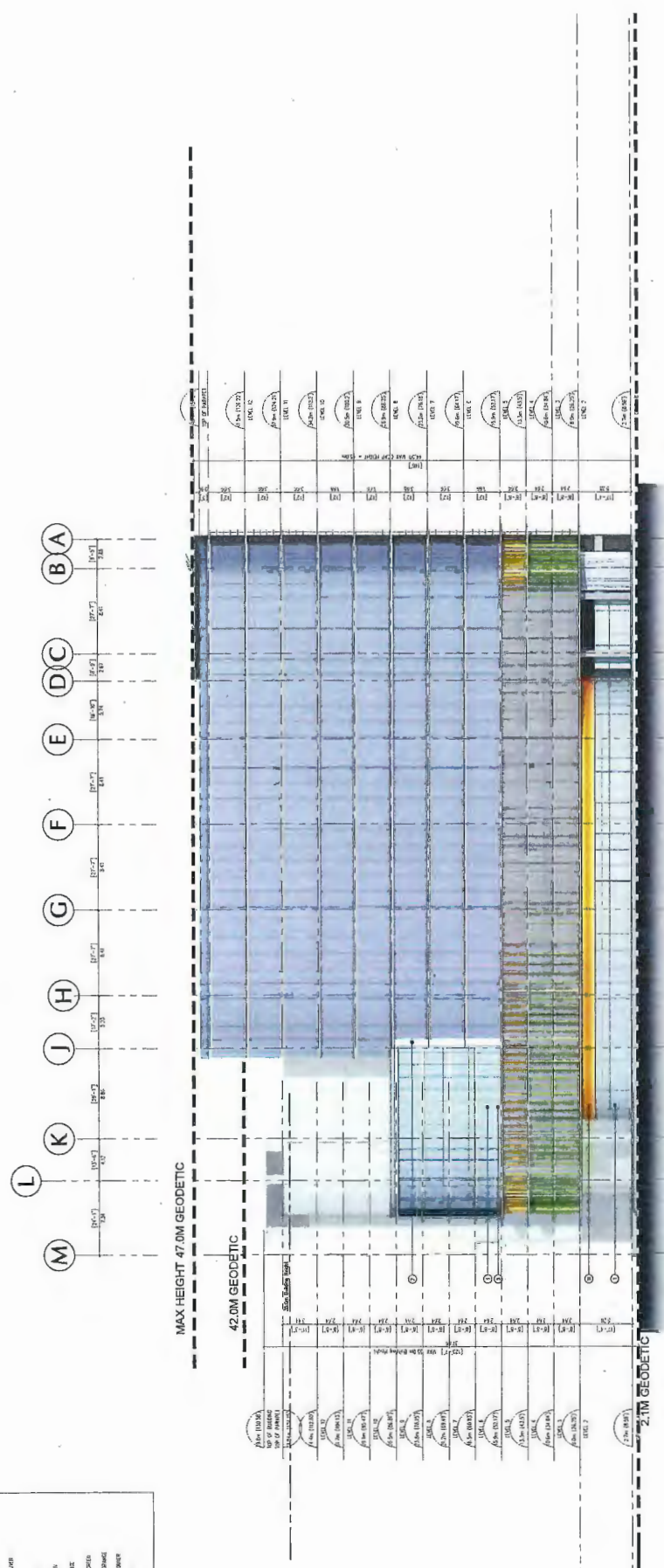
## BUILDING A+B SOUTH ELEVATION A023

NEW CONTINENTAL PROPERTIES INC.  
2200 Park Place - 686 Burrard Street Vancouver, BC V6C 2Z7 Ph: 604 682 0835 Fax: 604 682 0516



MATERIAL LEGEND	
1	GLASS CURT
2	WALL CURT
3	GLASS PANEL FRAME CURT
4	GLASS VENT
5	GLASS PANEL - WOOD
6	GLASS PANEL - WOOD
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PH - 49



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**WA**  
 301 - 1444 Abbey Rd. Vancouver, V6H 2Z4  
 604.682.2628 • www.wensleyarch.com

**WENSLEY ARCHITECTURE LTD.**

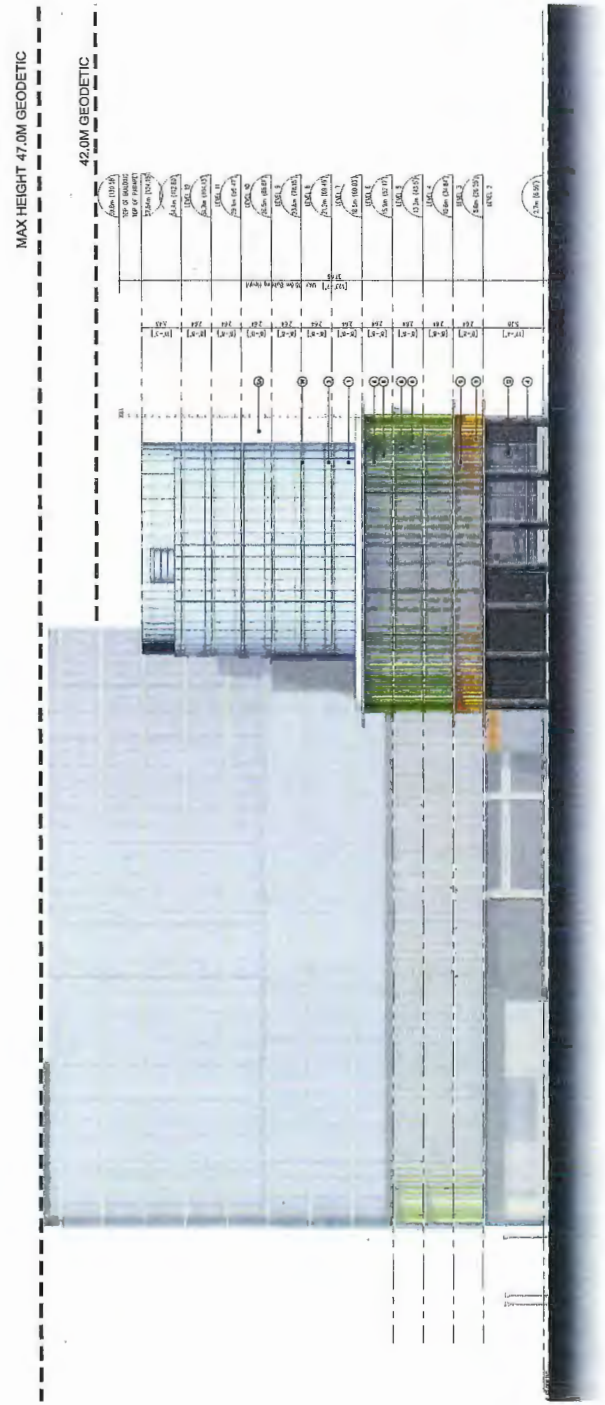
PROPOSED MIXED USE DEVELOPMENT  
 MAY 03, 2017 RICHMOND, B.C.

BUILDING A+B EAST ELEVATION A024

NEW **CONTINENTAL PROPERTIES INC.**  
 2800 Park Place - 696 Burrard Street Vancouver BC V6C 2Z7 Ph: 604.603.0858 Fax: 604.603.3510

MATERIAL LEGEND	
1	GLASS PANELS
2	GLASS CURTAIN WALL
3	GLASS CURTAIN WALL - ALUMINUM
4	GLASS CURTAIN WALL - ALUMINUM - GLASS
5	GLASS CURTAIN WALL - ALUMINUM - GLASS - ALUMINUM
6	GLASS CURTAIN WALL - ALUMINUM - GLASS - ALUMINUM - GLASS
7	GLASS CURTAIN WALL - ALUMINUM - GLASS - ALUMINUM - GLASS - ALUMINUM
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PH - 50



BUILDING A+B WEST ELEVATION A025

PROPOSED MIXED USE DEVELOPMENT

MAY 03, 2017 RICHMOND, B.C.

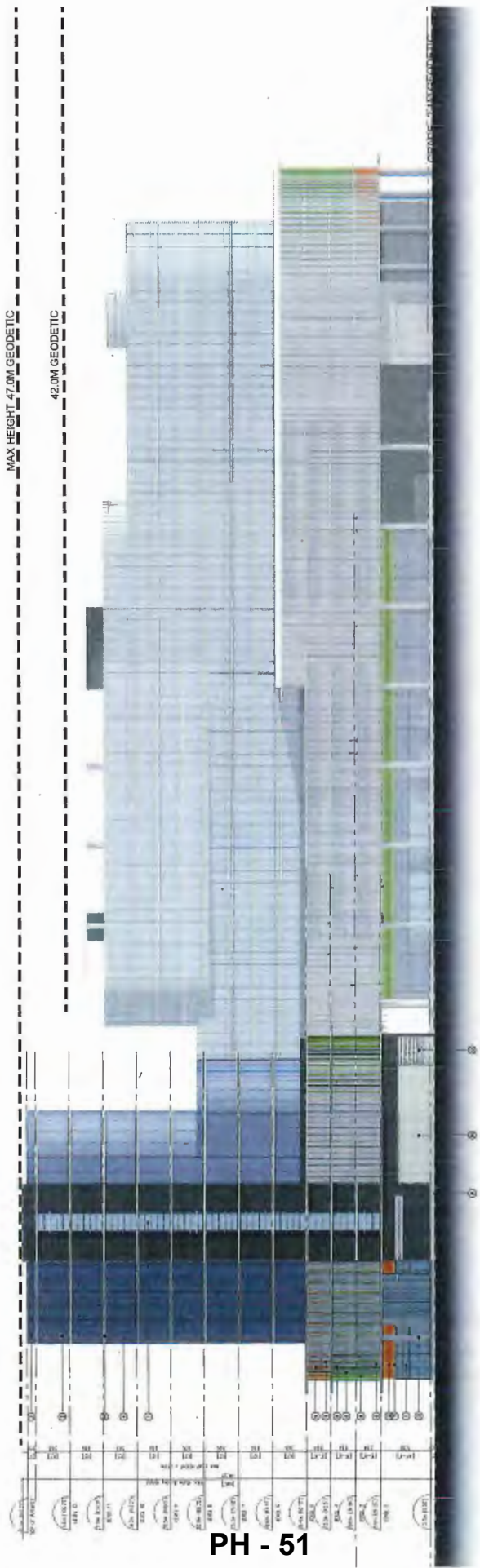
NEW CONTINENTAL PROPERTIES INC.  
2800 Park Plaza - 658 Burrard Street, Vancouver, BC V6C 2Z7 Ph: 604 603 0665 Fax: 604 605 3510

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WA 821 1444 Alameda St., Vancouver, V6C 2Z8  
604-688-5225 www.wensleyarch.com  
WENSLEY ARCHITECTURE LTD



MATERIAL LEGEND	
1	GLASS CURTAIN WALL
2	WALL CLADDING
3	BRICK PAVING - SPARKLE FINISH
4	BRICK PAVING
5	GRAVEL PAVING - 10mm
6	GRAVEL PAVING - 20mm
7	GRAVEL PAVING
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100	GRAVEL PAVING



PH - 51

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201 - 1444 Avenue St. Mathias, Vancouver, V6M 2Z6  
TEL: 604 265 3558 FAX: 604 265 3570  
WWW.WENSLEYARCHITECTURE.COM

PROPOSED MIXED USE DEVELOPMENT  
MAY 03, 2017 RICHMOND, B.C.

BUILDING A+B NORTH ELEVATION A026

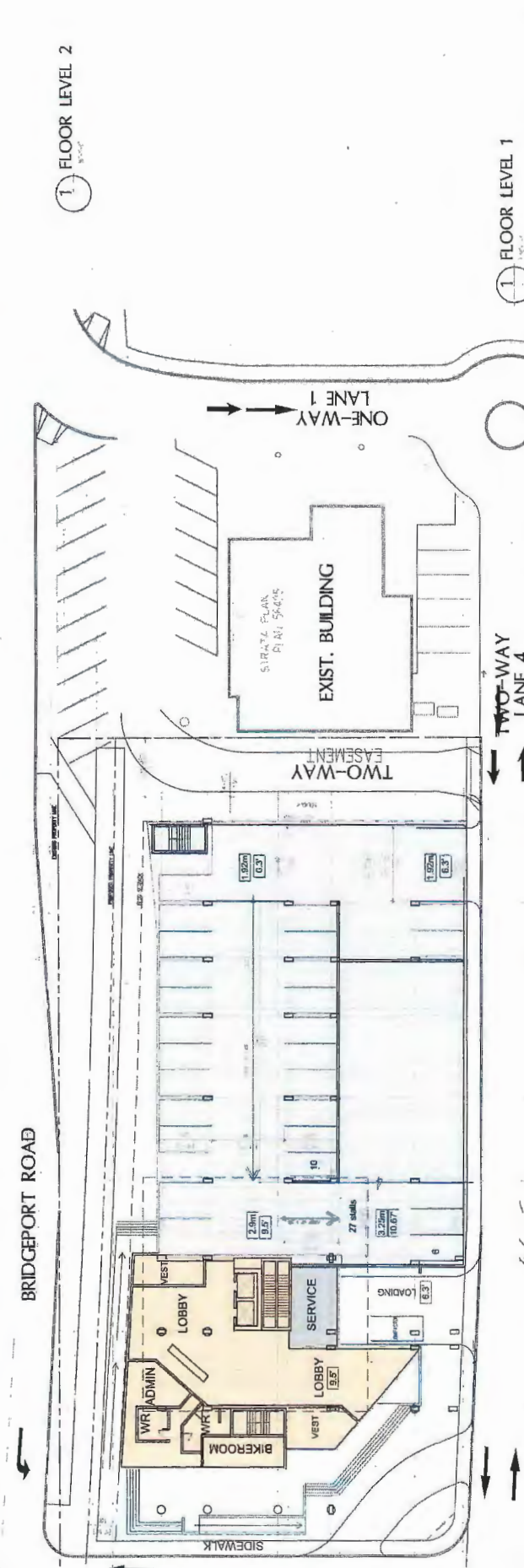
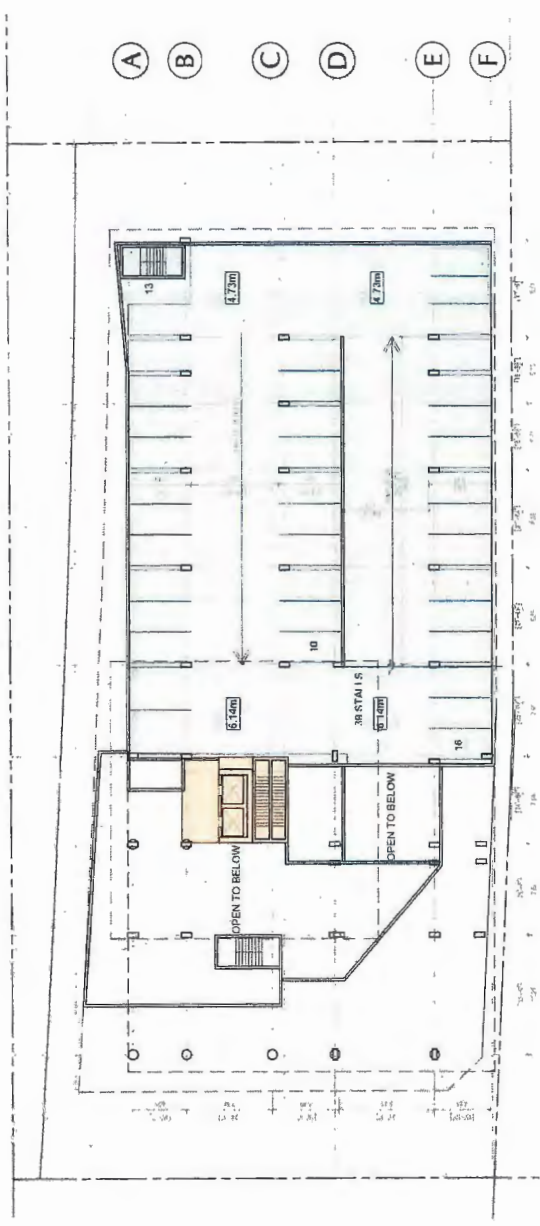
NEW CONTINENTAL PROPERTIES INC.  
3000 PINE PLACE 606 BUSINESS CENTER VANCOUVER, B.C. V6C 2Z7 TEL: 604 963 0855 FAX: 604 655 3570

7 8 9 10 11

BUILDING C: FLOOR PLAN LEVEL 1 / LEVEL 2

PROPOSED MIXED USE DEVELOPMENT

A031



**PH - 52**

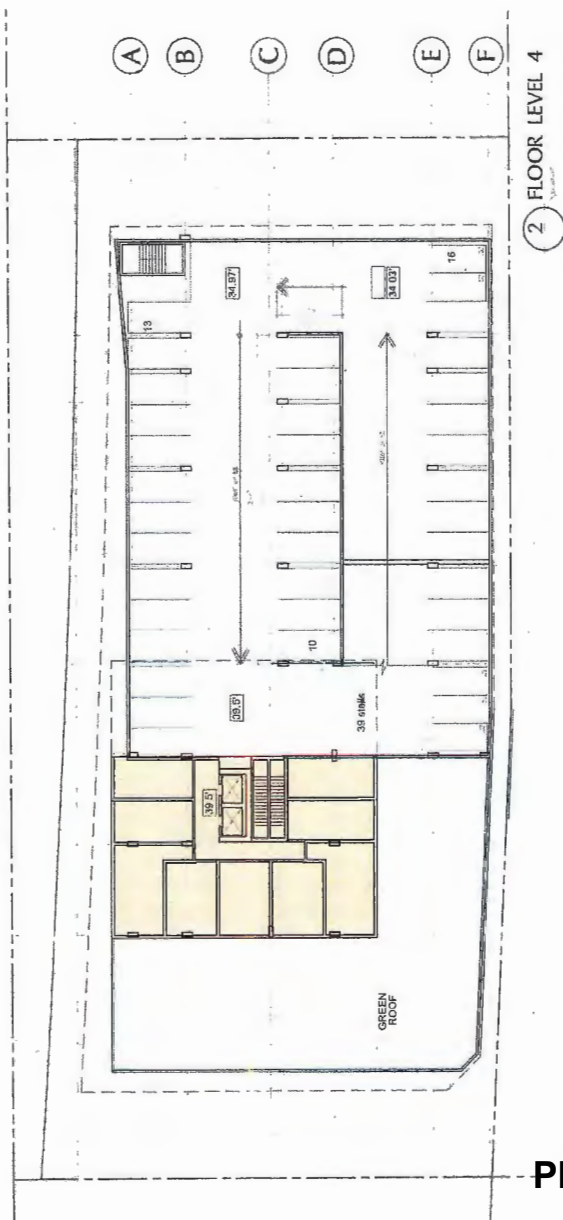
### LEGEND

- RETAIL & RESTAURANT  
HOTEL  
OFFICE & COMMERCIAL EDUCATION  
PARKADE  
SERVICE AREA  
GFA CALC. HOTEL/RETAIL/RESTAURANT  
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GFA CALC. OFFICE/COMMERCIAL EDUCATION

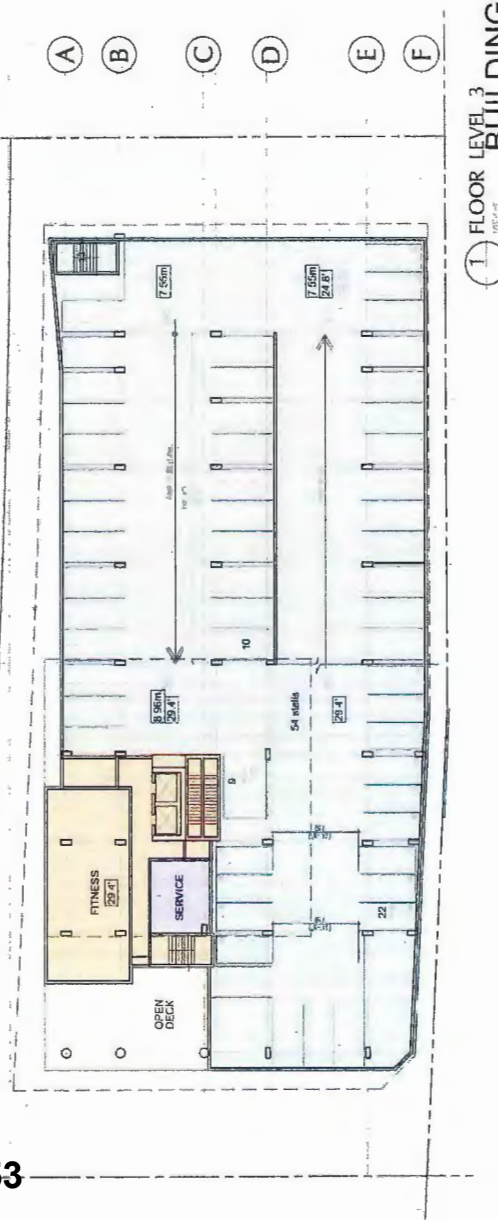


# LEGEND

- RETAIL & RESTAURANT
- HOTEL
- OFFICE & COMMERCIAL EDUCATION
- PARKADE
- SERVICE AREA
- GFA CALC. HOTEL/RETAIL/RESTAURANT
- GFA CALC. EXHIBITION
- GFA CALC. OFFICE/COMMERCIAL EDUCATION



PH - 53



## BUILDING C: FLOOR PLAN LEVEL 3-11/ROOF LEVEL A032

### PROPOSED MIXED USE DEVELOPMENT

MAY 03, 2017 RICHMOND, B.C.

NEW CONTINENTAL PROPERTIES INC.  
2800 Park Road - 1055 Burrard Street, Vancouver, BC V6C 2Z7 PH: 604 603 0855 Fax: 604 603 3510

WA  
251-1414 Avenue 10, Vancouver, V6P 2Z4  
204-683-5529  
WENSLEY ARCHITECTURE LTD







**LEGEND**

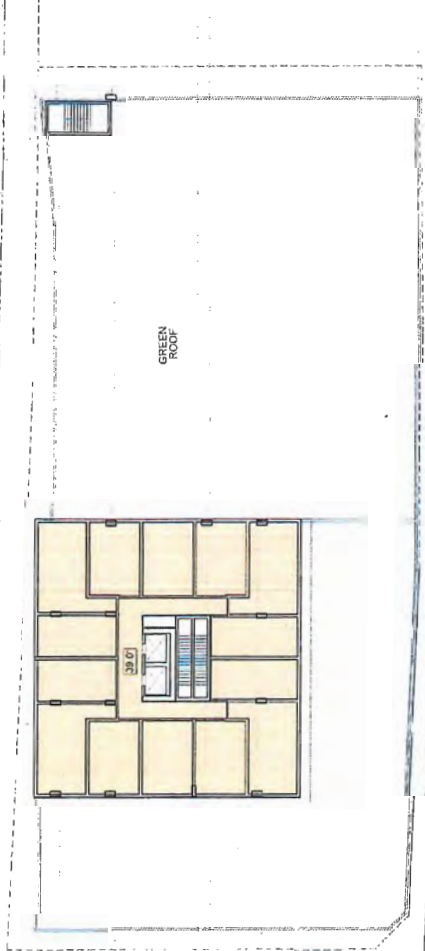
- RETAIL & RESTAURANT
- HOTEL
- OFFICE & COMMERCIAL EDUCATION
- PARKADE
- SERVICE AREA
- GFA CALC. HOTEL/RETAIL/RESTAURANT
- GFA CALC. EXHIBITION
- GFA CALC. OFFICE/COMMERCIAL EDUCATION



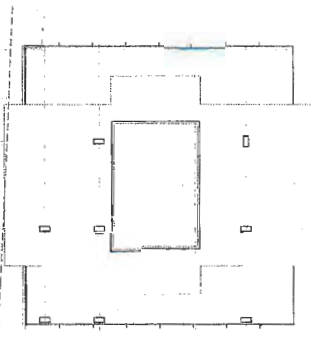
3 FLOOR LEVEL 11



A B C D E F



2 FLOOR LEVEL 5-10



4 ROOF PLAN

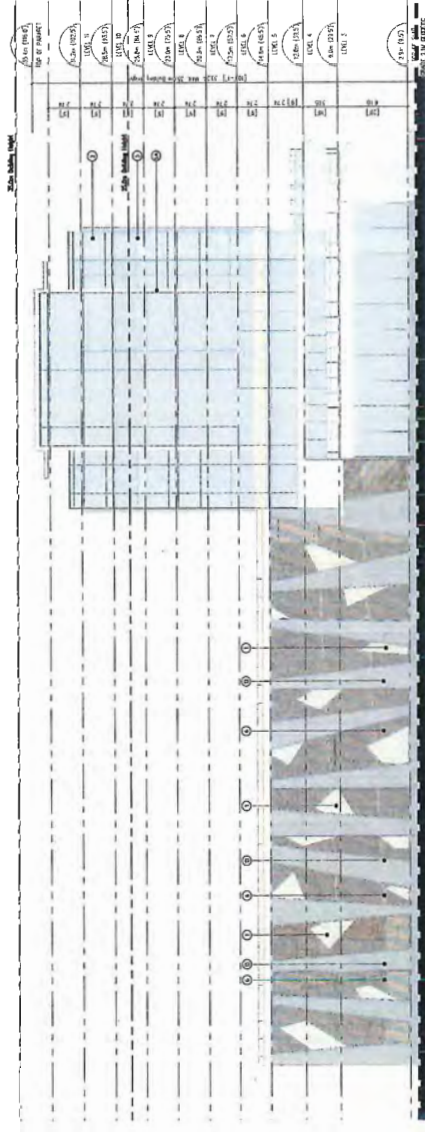
**BUILDING C: FLOOR PLAN LEVEL 3-11/ROOF LEVEL A033**

**PROPOSED MIXED USE DEVELOPMENT**

MAY 03, 2017 RICHMOND, B.C.

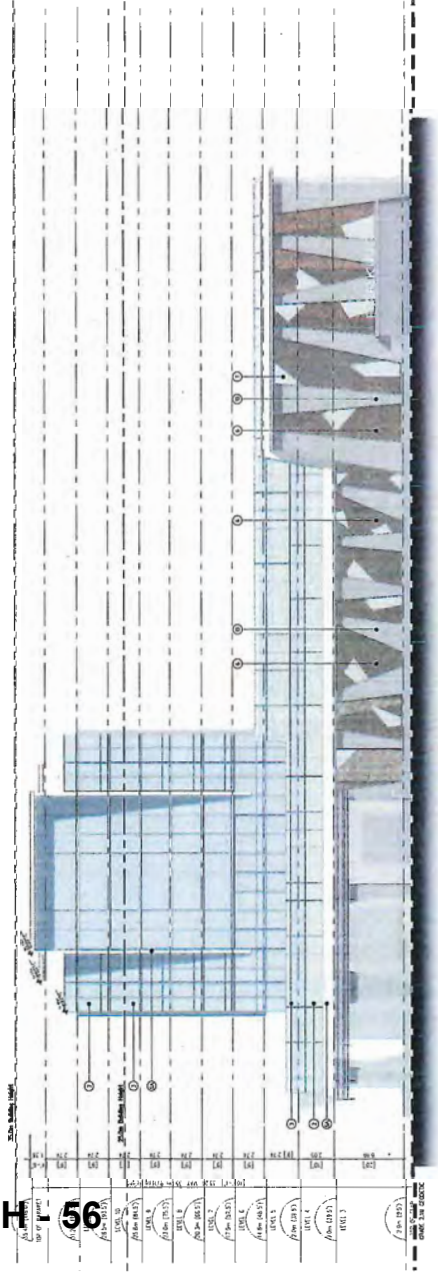


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1 BLDG C NORTH ELEVATION

PH - 56



2 BLDG C SOUTH ELEVATION

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WENSLEY ARCHITECTURE LTD

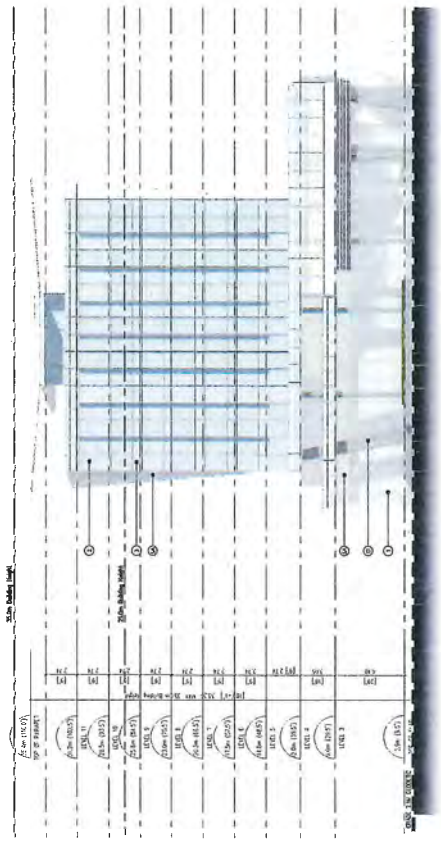
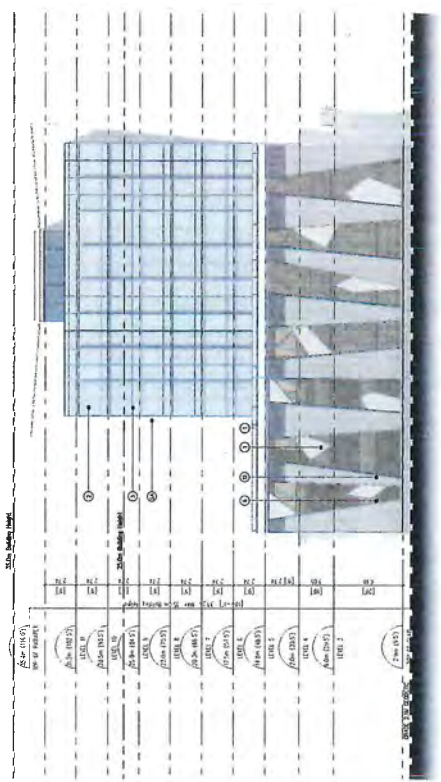
# PROPOSED MIXED USE DEVELOPMENT

MAY 03, 2017 RICHMOND, B.C.

## BUILDING C ELEVATIONS A036

NEW CONTINENTAL PROPERTIES INC.  
2007 Park View - 686 Burrard Street Vancouver BC V6C 2Z7 Ph: 604.607.6666 Fax: 604.607.3510

MATERIAL LEGEND	
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WENSLEY ARCHITECTURE LTD  
301 - 3440 Alouette Rd, Vancouver, BC V6Z 2Z4  
Tel: 604-555-1111 Fax: 604-555-1112

# PROPOSED MIXED USE DEVELOPMENT

MAY 03, 2017 RICHMOND, B.C.

## BUILDING C ELEVATIONS A037

NEW CONTINENTAL PROPERTIES INC  
2800 Park Place 606 Burrard Street Vancouver, BC V6C 2Z7 Tel: 604-606-6644 Fax: 604-606-6645



Development Application (RZ)  
Data Summary

RZ 13-628557	
Address:	8320, 8340, 8360 & 8440 Bridgeport Road and 8311& 8351 Sea Island Way
Owner/Agent:	New Continental Properties Inc. / Danny Leung, Wydanco
Planning Area(s):	City Centre Area Plan – Bridgeport Village – T5 (45m) and T5 (35) – VCB Overlay – DPG Sub-Area A.4
Other Area(s):	Aircraft Noise Sensitive Use Area 1.B & 2 – Flood Construction Level Area A

RZ 13-628557	Existing	Proposed
OCP Designation:	Commercial	Commercial
Land Uses:	Commercial	Commercial & Education
Zoning:	LUC 126 and CA	ZMU39
Site Area (before and after dedications): Parcel A+B+C	10,441 m <sup>2</sup>	9,380 m <sup>2</sup>
Net Development Site Area (for floor area calculation):	N/A	9,380 m <sup>2</sup>
Number of Residential Units:	0	0

RZ 13-628557	Proposed Site Specific Zone	Proposed Development	Variance
Base FAR (max):	2.00	2.00	
Village Centre Bonus (VCB) (max):	1.00	1.00	
Total FAR (max):	3.00	3.00	
Commercial FAR (hotel and secondary uses) (max):	2.00	2.00	
Office FAR (max):	3.00	0.50	
Education FAR (max.):	0.50	0.50	
Commercial (hotel and secondary uses) (max):	18,760 m <sup>2</sup>	18,760 m <sup>2</sup>	
Office (max):	28,140 m <sup>2</sup>	4,680 m <sup>2</sup>	
Education (max):	4,680 m <sup>2</sup>	4,680 m <sup>2</sup>	
Floor Area FAR (max):	28,161 m <sup>2</sup>	28,161 m <sup>2</sup>	
Lot Coverage (max.):	90%	71% / 73%	
Setback – Bridgeport Road (min):	6.0 m / 3.0 m	3.0 m	
Setback – No. 3 Road (min):	6.0 m / 3.0 m	3.0 m	
Setback – Sea Island Way (min):	6.0 m / 1.5 m	1.5 m	
Setback – Canada Line (min):	6.0 m	6.0 m	
Setback – Lanes	0.0 m	0.0 m	
Setback – Interior Side Yard (min):	0.0 m	> 0.0 m	
Height Dimensional (geodetic) (max):	47.0 m / 42.0 m / 37.0 m	46.1 m / 37.65 m / 35.4 m	
Height Accessory (max):	5.0	n/a	
Subdivision/Lot Size (minimum):	3,400 m <sup>2</sup>	3,480 m <sup>2</sup>	
Off-street Parking TTL – Pre-Capstan (Parcel A+B+C and Orphan) (min):	503	475	1 and 2
Off-street Parking TTL – Post-Capstan (Parcel A+B+C and Orphan) (min):	465	475	1 and 2



<b>TDM Reduction (max):</b>	<b>10% / 20% (education)</b>	<b>10% / 20% (education)</b>	
<b>Class 1 Bicycle Parking (min):</b>	<b>127</b>	<b>129</b>	
<b>Class 2 Bicycle Parking (min):</b>	<b>132</b>	<b>132</b>	
<b>Loading – Medium (min):</b>	<b>6</b>	<b>6</b>	
<b>Loading – Large (min):</b>	<b>within lane system</b>	<b>within lane system</b>	

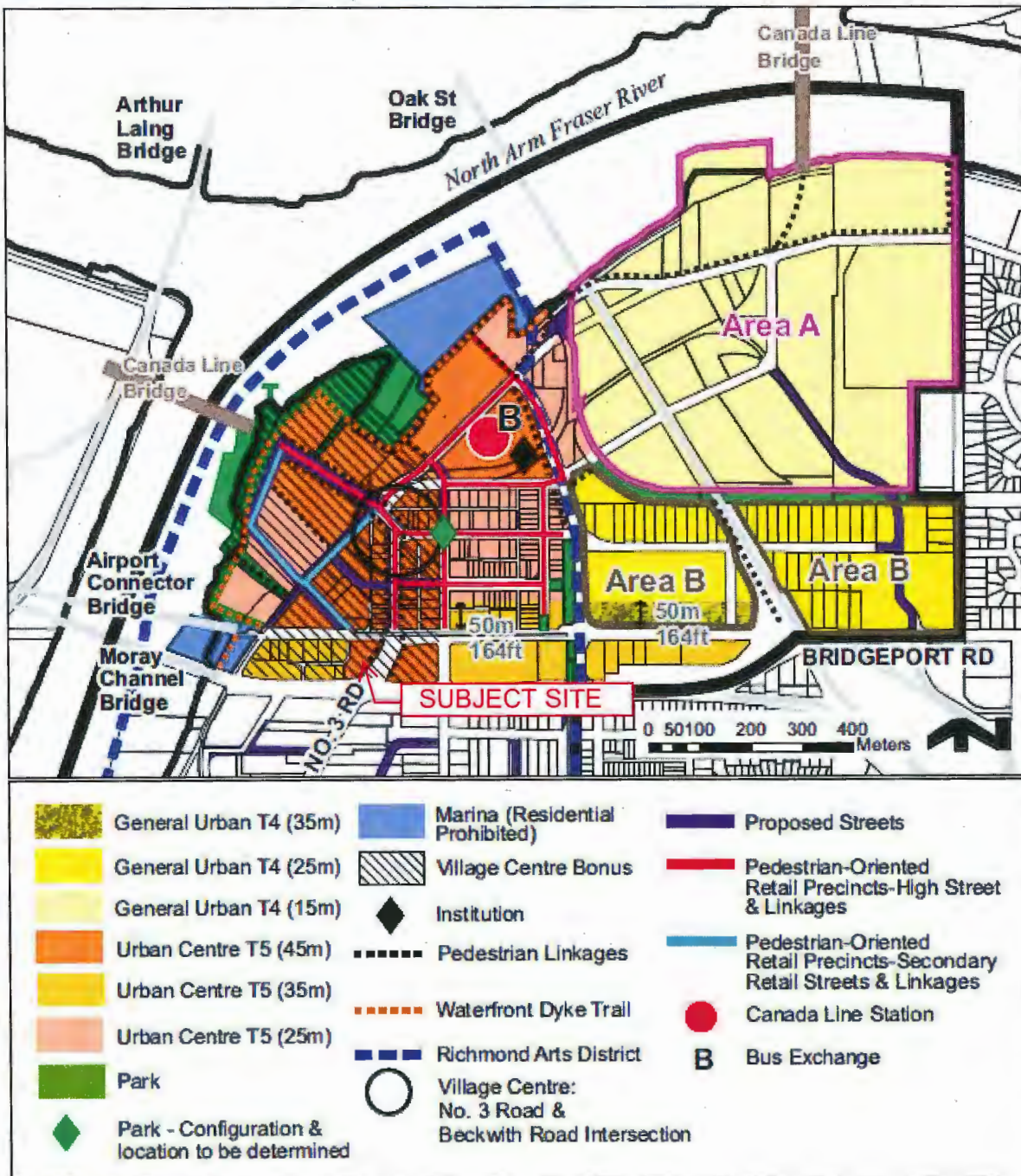
**GENERAL NOTE:** All figures are based on the preliminary site survey site area and are subject to change with final survey dimensions. Further, the proposed development figures above have been modified to reflect the preliminary site survey site area and may differ slightly from the figures provided on the conceptual architectural drawings.

**NOTE 1:** Parking figures are based on the calculation methodology provided in the Transportation Study. Where base information changes (e.g. number of hotel rooms, floor areas), final parking requirements will be determined using the same methodology.

**NOTE 2:** The proposed parking makes assumptions regarding timing of Capstan Station, development of subject site Phase 1 and 2 and development of the orphan lot. Final parking provision will be required to meet the relevant conditions at the time of development permit approval.

# Specific Land Use Map: Bridgeport Village (2031)

Bylaw 9041  
2016/07/25





# City of Richmond

## OCP Amendment and Rezoning Considerations

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

**Address:** 8320, 8340, 8360 and 8440 Bridgeport Road and 8311 and 8351 Sea Island Way

**File No.:** RZ 13-628557

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, the owner is required to complete the following.

***(OCP Amendment)***

1. Final Adoption of OCP Amendment Bylaw 9628.

***(External Agencies)***

2. ***(Ministry of Environment)*** Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues.

Note: MOE no further correspondence required on file.

Note: This approval is required prior to the dedication or fee simple transfer of any land or road to the City.

3. ***(Provincial Ministry of Transportation & Infrastructure - Site)*** Final approval of the proposed OCP amendments and rezoning, including acceptance of final transportation studies, access and egress agreements and road functional designs, as developed through the Development Permit (DP) and Servicing Agreement (SA) processes.

Note: Preliminary approval and a subsequent extension from MOTI have been received and are on file. Expiration date: March 21, 2018.

4. ***(Provincial Ministry of Transportation & Infrastructure - Off-site)*** Provision and approval of road functional drawings for the future Sea Island Way deceleration lane to the west of the subject site.
5. ***(South Coast British Columbia Transportation Authority (TransLink))*** Final approval of the proposed OCP amendments, rezoning, development permit and servicing agreement, subject to a no building permit issuance agreement. (Refer to Covenants and Agreements section.)

Note: Preliminary comments from Translink have been received and are on file.

6. ***(Trans Mountain Pipeline/Kinder Morgan Canada)*** Final confirmation that Kinder Morgan is prepared to enter into a Pipeline Proximity Installation Permit for all on-site and off-site works directly with the owner of the development site.

Note: Preliminary comment from Kinder Morgan has been received and is on file.

7. ***(BC Hydro)*** Final confirmation, in conjunction with the Servicing Agreement (SA) process, from BC Hydro that it concurs with any changes to the hydro transmission poles, associated equipment and other circumstances (such as location of protection bollards) arising through the Development Permit (DP) and Servicing Agreement (SA) processes.

Note: Preliminary comment has been received from BC Hydro and is on file.

**(Submissions)**

8. **(Transportation Reports)** Submission of final transportation reports (Infrastructure Changes, Access Strategy, Parking, Transportation Demand Management, Traffic Impact Assessment), signed and sealed, to the satisfaction of the City.

*Note: Final report on file.*

9. **(Road Functional Drawings)** Submission of final interim and ultimate road functional drawings, signed and sealed, to the satisfaction of the City.

*Note: Preliminary road functional drawings on file.*

**(Subdivision, Dedications and Statutory-Rights-of-Way)**

10. **(Discharges)** Discharge of the following charges:

- a) With respect to 8320 Bridgeport Road:
  - Statutory-Right-of-Way – City of Richmond – BR25282
  - Covenant No. BR25294

11. **(Subdivision)** Registration of a Subdivision Plan for the subject site, which satisfies the following conditions:

- a) acceptance by the City and the Ministry of Transportation and Infrastructure (MoTI) of submitted interim and ultimate road functional drawings;
- b) road dedications as follow:

For Parcel A+B (including 8440 Bridgeport Road and 8311 and 8351 Sea Island Way):

- i. land along Bridgeport Road to provide for road widening in accordance with Ministry of Transportation and Infrastructure (MoTI) requirements and to provide for boulevard cross-section improvements in accordance with City requirements;
- ii. land along No. 3 Road to provide for road and boulevard cross-section improvements in accordance with City requirements;
- iii. approximately 1.5 m for widening of the east-west vehicle travel lanes (Lane 4);
- iv. approximately 1.5 m for widening of the north-south vehicle travel lanes (Lane 2); and
- v. corner cuts and/or other geometries as required to provide required functionality.

For Parcel C (including 8320, 8340 and 8360 Bridgeport Road):

- vi. land along Bridgeport Road to provide for road widening in accordance with Ministry of Transportation and Infrastructure (MoTI) requirements and to provide for boulevard cross-section improvements in accordance with City requirements; and
- vii. corner cuts and/or other geometries as required to provide required functionality;
- c) consolidation of the existing lots into two lots separated by a City lane, generally as shown in the Preliminary Subdivision Plan (Schedule 1) and including revision of any existing strata lots as required; and
- d) registration of a covenant on title of each lot created for the purpose of the subject development (Parcel A+B and Parcel C), to the satisfaction of the City, generally as described on the Preliminary Subdivision Plan(s) (RTC Attachment 9), stipulating that the registered lots may not be subdivided or sold or otherwise separately transferred without prior approval of the City.

12. **(Statutory Rights-of-Way)** Granting of public right of passage statutory rights of way in favour of the City as shown in the related Preliminary Statutory-Right-of-Way Plan (Schedule 1) subject to

minor modifications arising from design development of the building, landscape, frontage and road functional plans through the Development Permit (DP) and Servicing Agreement (SA) processes, as well as the requirements of other jurisdictions, where applicable, generally providing for:

- i. universal accessibility;
- ii. 24 hour a day access;
- iii. design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
- iv. design and construction at owner's cost; and
- v. maintenance and repair at owner's cost,

and, specifically providing for:

For Parcel A+B (including 8440 Bridgeport Road and 8311 and 8351 Sea Island Way):

- vi. along the Bridgeport Road frontage, a minimum 1.0 m wide strip to complete the 2.0 m sidewalk that will be located on dedicated land;
- vii. along the No. 3 Road frontage, a minimum 1.0 m wide strip to complete the 2.0 m sidewalk that will be located on dedicated land;
- viii. along the north-south lane (Lane 1), a minimum 1.5 m wide strip to accommodate a sidewalk on the east side of the travel lanes;
- ix. along the east-west lane (Lane 4), a minimum 1.5 m wide strip to accommodate a sidewalk adjacent to the south travel lane;
- x. at the intersection of the north-south and east west lanes (Lanes 1 and 4), the whole of the area provided for vehicle drop off and car and truck manoeuvring, as well as a minimum 1.5 m strip to accommodate a sidewalk adjacent to the travel lanes;
- xi. along the north-south lane (Lane 2), a minimum 1.5 m wide strip to accommodate a sidewalk adjacent to the travel lanes; and
- xii. in all other areas, up to a line established a minimum of 1.5 m away from the building face and/or building-related outdoor open spaces along the Bridgeport Road, No. 3 Road and Sea Island Way frontages, except below the covered passage between Buildings A and B, unless otherwise determined through the Development Permit (DP) and Servicing Agreement (SA) processes;

For Parcel C (including 8320, 8340 and 8360 Bridgeport Road):

- xiii. along the Bridgeport Road frontage, a minimum 1.0 m wide strip to complete the 2.0 m sidewalk that will be located on dedicated land;
- xiv. along the Bridgeport Road frontage, additional area up to a minimum of 1.5 m away from the building face and/or building-related outdoor open spaces, unless otherwise determined through the Development Permit (DP) and Servicing Agreement (SA) processes;
- xv. along the western edge, a minimum 7.5 m wide strip to accommodate a 6.0 m travel lane and a 1.5 m sidewalk; and
- xvi. along the east-west lane (Lanes 4 and 5), a minimum 1.5 m wide strip to accommodate a sidewalk adjacent to the north travel lane; and

13. **(Statutory Rights-of-Way)** Granting of a public right of passage Statutory-Right-of-Way in favour of the City to accommodate car share spaces and drive aisle access and subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation, generally providing for:

- xvii. universal accessibility;
- xviii. 24 hour per day access;

- xix. design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
- xx. design and construction at owner's cost; and
- xxi. maintenance and repair at owner's cost,

General Note: Refer also to Servicing Agreement conditions regarding existing and new PROP or utilities rights of way to be discharged, amended and/or created as a consequence of the Servicing Agreement approval.

General Note: Refer also to the District Energy Utility conditions regarding statutory rights of way related to district energy facilities.

General Note: Refer also to Servicing Agreement conditions regarding statutory rights of way related to private utility equipment and connections.

**(Covenants and Agreements)**

- 14. **(TransLink)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, stipulating that no building permit for all or any part of the development shall be issued until the applicant has provided the City with satisfactory written confirmation that all terms required by the South Coast British Columbia Transportation Authority (TransLink), as a condition of issuance of any building permit for the development, have been met.
- 15. **(Aircraft Noise)** Registration of an aircraft noise covenant on title, to the satisfaction of the City, suitable for Area 1B (new residential land uses prohibited) and Area 2 (new aircraft noise sensitive land uses permitted except new single family) and granting of a Statutory-Right-of-Way in favour of the Airport Authority.
- 16. **(Ambient Noise – Development Impacts)** Registration of an ambient noise and development impacts covenant on title, to the satisfaction of the City, noting that the development is located in a densifying urban area and may be subject to impacts that affect the use and enjoyment of the property including, but not limited to, ambient noise, ambient light, shading, light access, privacy, outlook, vibration, dust and odours from development or redevelopment of public and private land in the surrounding area.
- 17. **(Commercial Noise)** Registration of a commercial noise covenant on title, to the satisfaction of the City, indicating that commercial uses 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 that noise generated from rooftop HUAC units will comply with the City's Noise Bylaw.
- 18. **(Flood Construction Level)** Registration of a flood covenant on title, to the satisfaction of the City, identifying the basic minimum flood construction level of 2.9 m GSC for Area A.
- 19. **(Hotel – Length of Stay)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, securing the owner's and the owner's assignee's commitment to limit the length of stay of hotel guests to a maximum of six months.
- 20. **(Hotel – No Strata)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, for each hotel building prohibiting strata titling of individual or groups of hotel rooms.
- 21. **(Education – No Strata)** Registration of covenant or alternative legal agreement on title, to the satisfaction of the City, prohibiting strata titling of the 0.5 FAR of the floor area that is eligible for commercial and education use.



22. **(Vehicle Access and Egress)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, subject to the approval of the Director of Transportation, stipulating that there shall be no direct vehicle access or egress for the site from Bridgeport Road, No. 3 Road and Sea Island Way, except as required to access the lane Statutory-Right-of-Way (Lane 3) and except as required to provide for temporary egress from 8360 and 8380 Bridgeport Road as described under **(Egress – Orphan Lot)**.
23. **(Egress – Orphan Lot)** Registration of a covenant on title and an associated Statutory-Right-of-Way, to the satisfaction of the City and subject to the approval of the Director of Transportation and the Minister of Transportation and Infrastructure, in favour of the City and the Province, securing the owner's commitment to provide for vehicular egress from the existing angled parking located in the front yard of the existing development at 8380 Bridgeport Road, until such time that the property at 8380 Bridgeport Road is redeveloped, including the following:
- a) granting of a Statutory-Right-of-Way in favour of the City running from the existing front yard parking on 8380 Bridgeport Road adjacent to the east property line of Parcel C (currently 8360 Bridgeport Road) to the east-west City lane south of Bridgeport Road generally as described in the Preliminary Statutory-Right-of-Way Plan (Schedule 2) and providing for:
    - 24 hour a day use; and
    - design and construction at owner's cost and maintenance and repair at owner's cost;
  - b) providing for temporary encroachment of the existing building on Parcel C (currently located on 8360 Bridgeport Road) into the Statutory-Right-of-Way until such time that the use of the Statutory-Right-of-Way is required, at which time the existing building shall be demolished;
  - c) during Phase 1 of the subject development (Parcel A+B and Interim Parcel C) and until such time that the frontage improvements along Bridgeport Road are commenced, providing for access through Parcel C (specifically the front yard area currently located on 8360 Bridgeport Road) to the existing egress point on Bridgeport Road, as is the current arrangement (see temporary exit route per MPT Engineering Ltd. drawing – Schedule 3) and providing for:
    - 24 hour a day use; and
    - maintenance and repair at owner's cost; and
  - d) at the time that the Phase 1 Bridgeport Road frontage improvements are commenced, providing for access through the subject Statutory-Right-of-Way; and
  - e) providing for the discharge of this covenant and the associated Statutory-Right-of-Way at the time that the property at 8380 Bridgeport Road is redeveloped.
24. **(Parking – Orphan Lot)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, in favour of the City of Richmond, securing the owner's commitment to provide parking spaces for the future benefit of the property at 8380 Bridgeport Road at the time that 8380 Bridgeport Road is redeveloped generally providing for:
- a) universal accessibility;
  - b) 24 hour a day open access or with more limited or secure access arrangements to the satisfaction of the owner of 8380 Bridgeport Road;
  - c) design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
  - d) design and construction at owner's cost; and
  - e) maintenance and repair at owner's cost;

and specifically providing for:

- f) the number of spaces shall be calculated based on the required parking at the time of redevelopment of 8380 Bridgeport Road minus 16 spaces;
- g) the spaces shall be located on Parcel C, except during construction of the parkade on Parcel C, if applicable, in which case they may be temporarily relocated to Parcel A+B;
- h) the spaces shall include disabled, large car and small car spaces consistent with the requirements of the Richmond Zoning Bylaw;
- i) vehicle and pedestrian access shall be provided through the subject development to and from the parking spaces without restriction during normal business hours and with security access during non-business hours; and
- j) provision of wayfinding signage.

*Note: The forgoing agreement applies in the case of Phase 1 of the development (Parcel A+B with temporary surface parking on Parcel C) and Phase 2 of the development (Parcel C including construction of a permanent parkade with parking spaces for Parcel A+B and Parcel C), as well as the transition period between Phase 1 and Phase 2.*

- 25. **(Transit Passes – Education Students)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide to all students attending the commercial and university education institutions free monthly, two-zone transit passes or equivalent in perpetuity and to provide for implementation measures to the satisfaction of the City and subject to the approval of the Director of Transportation.
- 26. **(Transit Passes – Education Staff)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide to all staff of the commercial and university education institutions free monthly, two-zone transit passes or equivalent in perpetuity and to provide for implementation measures to the satisfaction of the City and subject to the approval of the Director of Transportation..
- 27. **(End of Trip Facilities)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide cycling end of trip facilities for each of the uses (e.g. hotel, office and education) on each sites A, B, and C, generally providing for:
  - a) universal accessibility;
  - b) design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
  - c) design and construction at owner's cost; and
  - d) maintenance and repair at owner's cost,

and, specifically providing for:

- e) one male facility and one female facility, each with a minimum of two showers;
- f) location such that the facilities are easily accessible from bicycle parking areas and all intended users.
- a) identification of the cycling end of trip facilities in the Development Permit plans;
- b) identification of the cycling end of trip facilities in the Building Permit plans; and
- c) provision of wayfinding signage for the end of trip facilities prior to Building Permit issuance granting occupancy.

*Note: Facilities shall be a handicapped-accessible suite of rooms containing a change room, toilet, wash basin, shower, lockers, and grooming station (i.e. mirror, counter, and electrical outlets) designed to accommodate use by two or more people at one time.*

28. **(Car Share Provisions)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to, in Phase 1, provide two car-share spaces with drive aisle access, secured with Statutory-Right-of-Way in favour of the City, generally providing for:

- a) universal accessibility;
- b) design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
- c) design and construction at owner's cost; and
- d) maintenance and repair at owner's cost,

and, specifically providing for:

- d) safe public access 24 hours a day;
- e) one EV quick-charge (240 volt) charging station for their convenient and exclusive use of the two spaces;
- f) identification of the location, size, access, EV and CPTED characteristics of the car share spaces on the Development Permit plans;
- g) identification of the location, size, access, EV and CPTED characteristics of the car share spaces on the Building Permit plans;
- h) provision of wayfinding signage for the car share spaces prior to Building Permit issuance granting occupancy;
- i) provision of the car share spaces and associated access at no cost to the car share operator;
- j) provision of the car share spaces and associated access at no cost to individual users of the car share service, except as otherwise determined by the City;
- k) provision of one car share car for a minimum of three years, at no cost to the car share operator;
- l) submit a draft contract of the agreement between the Developer and the car share provider for City's review;
- m) submission of a Letter of Credit prior to Development Permit for the sum of \$30,000 to secure the developer's commitment to provide the car share cars;
- n) agreement to voluntarily contribute the \$30,000 secured by LOC towards alternate transportation demand management modes of transportation should the car share cars not be provided at the time of Building Permit issuance granting occupancy;
- o) prior to Building Permit issuance granting occupancy, entering into a contract with a car share operator for a minimum of three years from the first date of building occupancy, a copy of which shall be provided to the City; and
- p) agreement that, 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), control of the car-share facilities shall be transferred to the City, at no cost to the City, and the City at its sole discretion, without penalty or cost, shall determine how the facilities shall be used going forward.

29. **(Electric Vehicle Provisions – Cars and Bicycles)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to:

- a) install and maintain a minimum of 20% of vehicle parking spaces with a 240 volt plug-in receptacles for the future addition of shared use charging stations;
- b) install and maintain a minimum of 10% of Class 1 bicycle parking spaces with a 120 volt plug in receptacles for the future addition of shared use charging stations;

- c) identify the spaces and equipment in the Development Permit plans;
- d) identify the spaces and equipment in the Building Permit plans; and
- e) prior to Building Permit issuance granting occupancy, provide wayfinding and stall identification signage for the electric vehicle spaces.

*Note: Additional EV requirements pertaining to car share cars included in Car Share Covenant.*

- 30. **(Shuttle Bus)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide a shuttle bus for staff and/or student to use as a means to transport between the subject site, the Vancouver International Airport (YVR), Canada Line rapid transit stations and/or other locations, in perpetuity or for the life of the of the proposed commercial and university education uses.
- 31. **(Priority Car Pool Parking)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide a minimum 2% of the total number of parking spaces required for the commercial and university education as car pool parking spaces in perpetuity or for the life of the proposed commercial and university education uses to be located on Parcel A+B.
- 32. **(District Energy Utility)** Registration of a covenant on title, to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement 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 DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until: the Owner has executed and delivered to the City a Section 219 Covenant for the installation, operation and maintenance of all necessary facilities for supplying the services to the Lands; the Owner has entered into a Service Provider Agreement as required by the City; and the Owner has granted or acquired the Statutory-Right-of-Way(s) and/or easements necessary for supplying the DEU services to the Lands; and
  - c) if a DEU is not available for connection, then the following is required prior to the earlier of subdivision (stratification) or final building inspection permitting occupancy of a building:
    - 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 owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
    - iii. the owner grants or acquires the Statutory-Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and
    - iv. if required by the Director of Engineering, the owner provides to the City with security for costs associated with acquiring any further Statutory-Right-of-Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.

**(Contributions)**

- 33. **(Connectivity Measures)** City acceptance of the owner's offer to voluntarily contribute \$697,199 for transportation connectivity improvements in Bridgeport Village and Capstan Village (*General Account (Transportation) # 5132-10-550-55005-0000*).

34. **(Community Facilities)** City acceptance of the owner's offer to voluntarily contribute at least \$3,281,593.00 (five percent of the Village Centre Bonus floor area calculated using the proposed floor area e.g.  $0.05 \times 1.0 \times 9380 \text{ m}^2 \times \$6,997 / \text{m}^2$ ) towards the development of community facilities (*City Centre Facility Development Fund - Account # 7600-80-000-90170-0000*). Should the contribution not be provided within one year of the application receiving third reading, the construction value multiplier (\$6,997) will be adjusted annually thereafter based on the Statistics Canada "Non-residential Building Construction Price Index" yearly quarter to quarter change for Vancouver, where the change is positive.
35. **(Community Planning)** City acceptance of the owner's offer to voluntarily contribute at least \$75,696.60 (100% of the total floor area calculated using the proposed floor area e.g.  $28,140 \text{ m}^2 \times \$2.69 / \text{m}^2$ ) towards City Centre community planning (*CC-Community Planning and Engineering Account # 3132-10-520-00000-0000*).
36. **(Public Art)** City acceptance of the owner's offer to voluntarily contribute at least \$130,288.20 (100% commercial floor area @ \$4.63 per square meter calculated using the proposed floor area e.g.  $28,140 \text{ m}^2 \times \$4.63 / \text{m}^2$ ) towards public art (15% to Public Art Provision Account # 7500-10-000-90337-0000 and 85% to ma # 7600-80-000-90173-0000).
37. **(Transportation Demand Management)** City acceptance of the owner's offer to voluntarily contribute \$100,000 towards TDM pedestrian crossing enhancements along Bridgeport Road (*General Account (Transportation) # 5132-10-550-55005-0000*).
38. **(Trees – City Property)** City acceptance of the owner's offer to voluntarily contribute \$9,100 (calculated as  $7 \times \$1,300$  per tree) for the planting of replacement trees within the City (*Tree Compensation Fund Account # 2336-10-000-00000-0000*).

*Per Current Floor Area Estimates in m<sup>2</sup>:*

Floor Area Total	Retail/Restaurant	Hotel	Office/ Education	VCB
28,140	975	17,785	9,380	9,380

**(Development Permit)**

39. Submission and processing of a Development Permit\* application for Parcels "A" and "B" completed to a level deemed acceptable by the Director of Development, demonstrating:
- design development of the rezoning concept to address, unless otherwise determined by the Director of Development:
    - Council directions arising out of Public Hearing;
    - form and character objectives noted in the associated Report to Planning Committee;
    - comments of the Advisory Design Panel;
    - the requirements of TransLink related to Development Permit (DP) level consent;
    - technical resolution, as necessary, of building services, private utilities, public utilities, parking and loading and waste management, including provision of final on-site utility, loading, waste management, signage and wayfinding plans; and
    - technical resolution, as necessary, of the landscape design including but not limited to provision of adequate soil depth and automatic irrigation systems where appropriate;
  - the owner's commitment to design and construct the development in accordance with rezoning policy, the rezoning considerations and the draft site-specific zoning bylaw, by incorporating information into the Development Permit plans (inclusive of architectural, landscape and other plans, sections, elevations, details, specifications, checklists and supporting consultant work) including, but not limited to:

- i. statutory rights of way, easements, encroachments, no build areas, agreements and other legal restrictions;
- ii. flood construction level(s);
- iii. use, density, height, siting, building form, landscaping, parking and loading and other zoning provisions;
- iv. site access and vehicular crossings;
- v. location and details of EV-charging and EV-ready vehicle and bicycle parking spaces;
- vi. location and details of car-share parking spaces;
- vii. location and details of car-pool parking spaces;
- viii. location and details of orphan lot parking spaces (temporary and permanent);
- ix. required end of trip facilities, including their location, number, size, type and use;
- x. the location of areas reserved for DEU connection facilities and a notation regarding the need for DEU pre-ducting;
- xi. an Accessibility Checklist and identification of specific recommended measures on the plans, where relevant;
- xii. a CPTED Checklist and identification of specific recommended measures on the plans, where relevant;
- xiii. a LEED Checklist with measures recommended by a LEED AP BD+C to achieve LEED Silver equivalent and identification of specific measures to be incorporated into the Building Permit plans;
- xiv. on the landscape plan and roof plans, if applicable:
  - a. the location and specifications for ecological network landscaping;
  - b. the location and specifications for intensive and extensive green roofs;
  - c. the location and dimension of required on-site tree protection;
  - d. the location, dimensions and specifications for replacement trees;
- ii. include a mix of coniferous and deciduous trees;
- iii. include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
- iv. include the 5 required replacement trees with the following minimum sizes:
- xv. location and dimensions of tree protection on City property and on 8380 Bridgeport Road,
- xvi. 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; and
- xvii. notation regarding the location and general form of public art, in the case that the public art contribution is located on the site or building.

***(Letter of Credit – Trees, Ecological Network and Landscape)***

- c) Submission of a letter of credit for landscaping based on 100% of the cost estimate provided by the Landscape Architect, including installation costs, plus a 10% contingency cost.

***(Servicing Agreement)***

40. Submission and processing of a Servicing Agreement\* application, completed to a level deemed acceptable by the Director of Engineering, for the design and construction of works associated with the proposed rezoning, subject to the following conditions:



***(Development Phasing)***

- a) All utilities and transportation works to be completed in the first phase of development except where limited by interface issues.

***(Utilities – Engineering)***

***(Water Works)***

- b) Using the OCP Model, there is 551 L/s of water available at a 20 psi residual at the hydrant located at the frontage of 8320 and 8340 Bridgeport Road and 309 L/s available at 20 psi residual at the hydrant located at the frontage of 8311 Sea Island Way. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
  - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 designs at Building Permit Stage.
  - ii. Review, via the Servicing Agreement (SA) design, the impact of the proposed offsite works (e.g., frontage improvements, road widening, private utility works such as hydro, telecom and gas, etc.) on the existing 300mm diameter AC watermain along the Bridgeport Road frontage of 8320, 8340 and 8360 Bridgeport Road and provide mitigation measures.
  - iii. Remove the existing AC watermain along the south property lines of 8311 and 8351 Sea Island Way and 8440 Bridgeport Road and install as replacement within the Sea Island Way roadway approximately 130 meters of new watermain. Tie-ins shall be to the existing watermain in Sea Island Way and No. 3 Road. Installation of the new watermain within Sea Island Way roadway may be required prior to start of soil densification and/or preload works subject to the result of the required Geotechnical assessment below.
  - iv. Install approximately 260 meters of new 200mm diameter watermain and fire hydrants (spaced as per City standard) along the proposed development's lane frontages. The new watermain shall be tied-in to the existing watermain along Sea Island Way and Bridgeport Road.
  - v. Install fire hydrants spaced as per City standard along the proposed development's Bridgeport Road, Sea Island Way and No. 3 Road frontages.
- c) At Developers cost, the City will:
  - i. Cut and cap the north end of the existing 250mm diameter watermain at the southeast corner of 8440 Bridgeport Road.
  - ii. Cut and cap at main all existing water service connections.
  - iii. Complete all proposed watermain tie-ins.

***(Storm Sewer Works)***

- d) The Developer is required to:
  - i. Upgrade approximately 95 meters of existing 375mm diameter storm sewers to 600mm diameter storm sewer along the development's Bridgeport Road frontage complete with new manholes at each end. A three (3) meter wide utility right of way is required along the entire north property line of 8320, 8340 and 8360 Bridgeport Road for the new 600 mm storm sewer.
  - ii. Upgrade the existing 450 mm diameter storm sewer (complete with new manholes spaced as per City standard) with a length of approximately 85 meters from existing manhole

STMH6106 (located at the north end of the existing lane between 8380 and 8440 Bridgeport Road) to existing manhole STMH9189 (located at the southwest corner of No 3 Road and Bridgeport Road intersection), to 600 mm diameter storm sewer. The existing storm sewers and manholes shall be removed to accommodate the storm sewer upgrade. A three (3) meter wide utility right of way is required along the entire north property line of 8440 Bridgeport Road for the new 600 mm storm sewer. Coordination with BC Hydro Transmission department is required to address potential impact of the storm sewer installation to the existing Transmission pole.

- iii. Upgrade the existing 375mm and 450mm diameter storm sewers along No. 3 Road frontage to 600mm diameter storm sewer complete with new manholes spaced as per City standard. The new 600mm diameter storm sewers with an approximate length of 120 meters shall be installed in a new alignment from the new manhole at the southwest corner of No 3 Road and Bridgeport Road intersection to a new manhole which will be located within the intersection of No 3 Road and Sea Island Way. The existing 375mm and 450mm storm sewers and manholes along the east property line of 8440 Bridgeport road shall be removed.
- iv. Remove the existing 375 mm diameter storm sewer from existing manhole STMH9174 (located at the northwest corner of No 3 Road and Sea Island intersection) to existing manhole STMH9175 (located at the south end of the existing lane between 8211 and 8311 Sea Island Way) with a length of approximately 115 meters. Install within the Sea Island Way roadway new 600 mm diameter storm sewers (complete with new manholes spaced as per City standard) from the new manhole at the intersection of Sea Island Way and No. 3 Road to approximately 120 meters to the west.
- v. Install new storm sewers complete with manholes as per City standard in the proposed lanes along the west property lines of 8311 Sea Island Way and 8320 Bridgeport Road. Tie-ins shall be to the new storm sewers at Bridgeport Road and Sea Island Way.

e) At Developers cost, the City will:

- i. Cut and cap at main all existing storm service connections.
- ii. Remove all existing inspection chambers and storm service leads and dispose offsite.
- iii. Complete all proposed storm sewer tie-ins.

***(Sanitary Sewer Works)***

f) The Developer is required to:

- i. No upgrade required to the existing sanitary sewers at the lane frontages.

g) At Developers cost, the City will:

- i. Cut and cap at main all existing sanitary service connections.
- ii. Remove all existing inspection chambers and sanitary leads and dispose offsite.
- iii. Complete all proposed sanitary sewer service connections and tie-ins.

***(Frontage Improvements – Engineering)***

h) The Developer is required to:

- i. Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
- ii. Provide street lighting along Bridgeport Road, No. 3 Road, Sea Island Way and lane frontages.

*Note: All Servicing Agreement (SA) works within MoTI's jurisdiction will need to be reviewed and approved by MoTI before City staff are able to grant final approval to the Servicing Agreement (SA) design.*

- iii. Remove or put underground the existing private utility overhead lines (e.g., BC Hydro, Telus and Shaw) along the lane frontages of 8320 to 8340 Bridgeport Road and 8311 to 8351 Sea Island Way. The developer is required to coordinate with the private utility companies.
- iv. Pre-duct for future hydro, telephone and cable utilities along all Bridgeport Road, No. 3 Road, Sea Island Way and lane frontages.
- v. Remove and/or relocate an existing above ground kiosk at the Bridgeport Road frontage of 8440 Bridgeport Road.
- vi. Coordinate with BC Hydro, prior to start of site densification and pre-load works (if required), to address any impact on the existing BC Hydro Transmission pole and overhead lines at the Bridgeport Road frontage of 8440 Bridgeport Road. A geotechnical assessment on the impact of the site densification and preload to the existing transmission poles may be required.
- vii. Confirm with BC Hydro (Transmission) the required clearance between the existing transmission pole and the proposed curb at the Bridgeport Road frontage of 8440 Bridgeport Road. Relocation of the existing transmission pole within the proposed development may be required, at developer's costs, if the resulting clearance between the proposed curb and existing transmission pole is not acceptable to BC Hydro (Transmission).
- viii. Coordinate with Pro Trans BC prior to start of site densification and pre-load works (if required) to address any impact on the existing Canada Line guiderail and columns along the No. 3 Road frontage of 8440 Bridgeport Road. A geotechnical assessment on the impact of the site densification and preload to the existing Canada Line guiderail and columns may be required.
- ix. Coordinate with Kinder Morgan, prior to start of site densification and pre-load works (if required) to address any impact on the existing jet fuel line along Bridgeport Road frontage of 8440 Bridgeport Road. A geotechnical assessment on the impact of the site densification and preload to the existing jet fuel may be required.
- x. Provide, prior to start of site preparation works, a geotechnical assessment of preload, soil densification, foundation excavation and dewatering impacts on the existing sanitary sewer along the lane frontages and the existing AC watermain along the south property line of 8311 and 8351 Sea Island Way and 8440 Bridgeport Road and the existing AC watermain at Bridgeport Road frontage, and provide mitigation recommendations. The mitigation recommendations if necessary (e.g., removal of the AC watermain and its replacement within the Sea Island Way roadway, etc.) shall be constructed and operational, at developer's costs, prior to soil densification, pre-load and/or foundation excavation.
- xi. Video inspections of adjacent sewer mains to check for possible construction damage are required prior to start of soil densification and preload and after preload removal. At their cost, the developer is responsible for rectifying construction damage.
- xii. Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of way requirements 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 Rights of Way that shall be

shown in the functional plan and registered prior to Servicing Agreement (SA) design approval:

- BC Hydro Vista - Confirm Statutory-Right-of-Way dimensions with BC Hydro
- BC Hydro PMT – Approximately 4mW X 5m (deep) – Confirm Statutory-Right-of-Way dimensions with BC Hydro
- BC Hydro LPT – Approximately 3.5mW X 3.5m (deep) – Confirm Statutory-Right-of-Way dimensions with BC Hydro
- Street light kiosk – Approximately 2mW X 1.5m (deep)
- Traffic signal controller cabinet – Approximately 3.2mW X 1.8m (deep)
- Traffic signal UPS cabinet – Approximately 1.8mW X 2.2m (deep)
- Shaw cable kiosk – Approximately 1mW X 1m (deep) – show possible location in functional plan. Confirm Statutory-Right-of-Way dimensions with Shaw
- Telus FDH cabinet - Approximately 1.1mW X 1m (deep) – show possible location in functional plan. Confirm Statutory-Right-of-Way dimensions with Telus

***(General Items – Engineering)***

- i) The Developer is required to:
- i. Grant utilities statutory rights of way for required connections between City utilities and the development as determined within the Servicing Agreement process.
  - ii. 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 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.
  - iii. Undertake pre and post construction elevation surveys of adjacent roads, underground utilities (e.g. manhole rims, manhole inverts, service boxes, etc.) and property lines to determine settlement amounts.
  - iv. Undertake pre and post construction video inspections of adjacent sewer mains to check for possible construction damage. At their cost, the developer is responsible for rectifying construction damage.
  - v. Coordinate the servicing agreement design and offsite construction works with MoTI, Trans Mountain Pipeline (Jet Fuel), Kinder Morgan Canada, BC Hydro Transmission, Pro Trans BC and Metro Vancouver due to proximity of works to Sea Island Way, Bridgeport Road, the jet fuel line, BC Hydro transmission line, Metro Vancouver's trunk sewer, and Canada line overhead railway and columns.

***(Frontage Improvements – Transportation)***

- j) The developer is responsible for the design and construction of the works shown on the Preliminary Functional Road Plan (to be submitted, reviewed and approved by staff), supported in principle by the City staff, subject to review and approval of the detailed Servicing Agreement (SA) designs, which shall include, but may not be limited to, the following.

*Note: In addition to the following, landscape features are required to the satisfaction of the City, as determined via the Servicing Agreement (SA) and Development Permit review and approval*

*processes. Landscaped improvements may include, but shall not be limited to, street trees, landscaped boulevard, hard- and soft-scape features, street furnishings, decorative paving, and innovative storm management features, as appropriate.*

k) The Developer is required to:

i. For No. 3 Road Frontage:

Along the entire No. 3 Road frontage, complete the following road cross-section (east to west):

- Existing southbound traffic lanes to remain.
- Using the edge of the existing southbound curb lane, convert and widen the existing on-street bike lane to a raised bike lane, which would include: 0.15m wide roll-over curb, 1.8m wide asphalt riding surface, and 0.3m wide Richmond Urban Curb.
- Min. 1.5m wide treed boulevard.
- Min. 3.0m wide concrete sidewalk (Min. 2.0 m provided as dedication).

*Note: The alignment of the sidewalk and boulevard may need to be shifted westward to avoid the existing Canada Line Guideway column.*

*Note: Along the No. 3 Road frontage north of the Canada Line guideway column, an allowance should be made for the future provision of a 3.5m wide bus bay.*

*Note: The location of the sidewalk may need to be adjusted to avoid conflicts with BC Hydro infrastructure.*

ii. For Bridgeport Road Frontage:

Along the entire Bridgeport Road frontage, complete the following cross-section (north to south):

- MoTI requirements: deceleration lanes approaching both laneways, new 0.5m wide curb/gutter, 1.0m wide grass boulevard/utility strip.
- Min. 1.5m wide grassed/treed boulevard.
- Min. 3.0m wide concrete sidewalk (Min. 2.0 m provided as dedication)

*Note: The location of the sidewalk may need to be adjusted to avoid conflicts with BC Hydro infrastructure.*

iii. For Sea Island Way Frontage:

Along the entire Sea Island Way frontage, complete the following cross-section (south to north):

- MoTI requirements: road widening as necessary, new 0.5m wide curb/gutter, 1.0m wide grass boulevard/utility strip.
- Min. 1.5m wide grassed/treed boulevard.
- Min. 3.0m wide concrete sidewalk.

iv. For Lanes:

Lane 1: North/south lane off Bridgeport Road immediately west of No. 3 Road:

Widen existing 6m wide lane to provide a min. 6m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the east side.

Lane 2: North/south lane off Sea Island Way: Widen existing 6m wide lane to provide a min. 7.5m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the east side.

Lane 3: North/south lane off Bridgeport Road west of Lane 1: Provide a new lane to include a min. 6m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the east side.



Lane 4: East/west lane between Lane 1 and Lane 2: Widen existing 6m wide lane to provide a 7.5m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the south side. Provide a rollover curb and a 1.5 m sidewalk on the north side of the lane also.

Lane 5: East/west lane between Lane 2 and Lane 3: Widen existing 6m wide lane to provide a 6.0 m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the north side.

v. Corner cuts be provided at:

- All intersections due to the skewedness of the Bridgeport Road/No. 3 Road & Sea Island Way/No. 3 Road intersections, the exact size to be determined upon receiving the revised road functional plan.
- All intersections of public roads and lanes, minimum 3m x 3m plus additional dedication to accommodate the turning of loading vehicle.

Note: Final MoTI approval is required prior to rezoning adoption.

Note: Land Dedication: Road functional design drawings incorporating the frontage improvements as noted above to be prepared by the applicant, which would need to be reviewed and approved by the City. Such approved road functional design drawings would then be used to determine the amount of land dedication and legal drawings can then be prepared accordingly.

- l) Applicant to consult with business operators/owners and provide relevant documentation within the area bordered by Sea Island Way, No. 3 Road, Bridgeport Road, River Road regarding the proposed change in internal lane configuration and traffic operation.
- m) Construction Timing: All works to be completed prior to final Building Permit inspection granting the occupancy of the first building (Phase 1) on the subject site.

**(Servicing Agreement – Letter of Credit)**

- n) Provision of a letter of credit to secure the completion of the works in an amount determined by the Director of Development.

Note: A separate Letter of Credit or other form of financial commitment may be required to secure the completion of interface works at a future date.

**(Servicing Agreement – LTO Registration)**

- o) Registration of the Servicing Agreement on title.

**(Building Permit)**

Note: Prior to Building Permit issuance the approved Development Permit and associated conditions, as well as any additional items referenced in "Schedule B: Assurance of Professional Design and Commitment for Field Review", shall be incorporated into the Building Permit plans (drawings and documents).

Note: Prior to Building Permit issuance the developer must submit a "Construction Parking and Traffic Management Plan" to the Transportation Department. The 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.

*Note: Prior to Building Permit issuance the developer must obtain a Building Permit 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.*

**General Notes:**

1. Some of the foregoing items (\*) may require a separate application.
2. Where the Director of Development deems it appropriate, legal 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 legal 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.

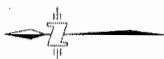
3. Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal Permits does not give an 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

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Signed

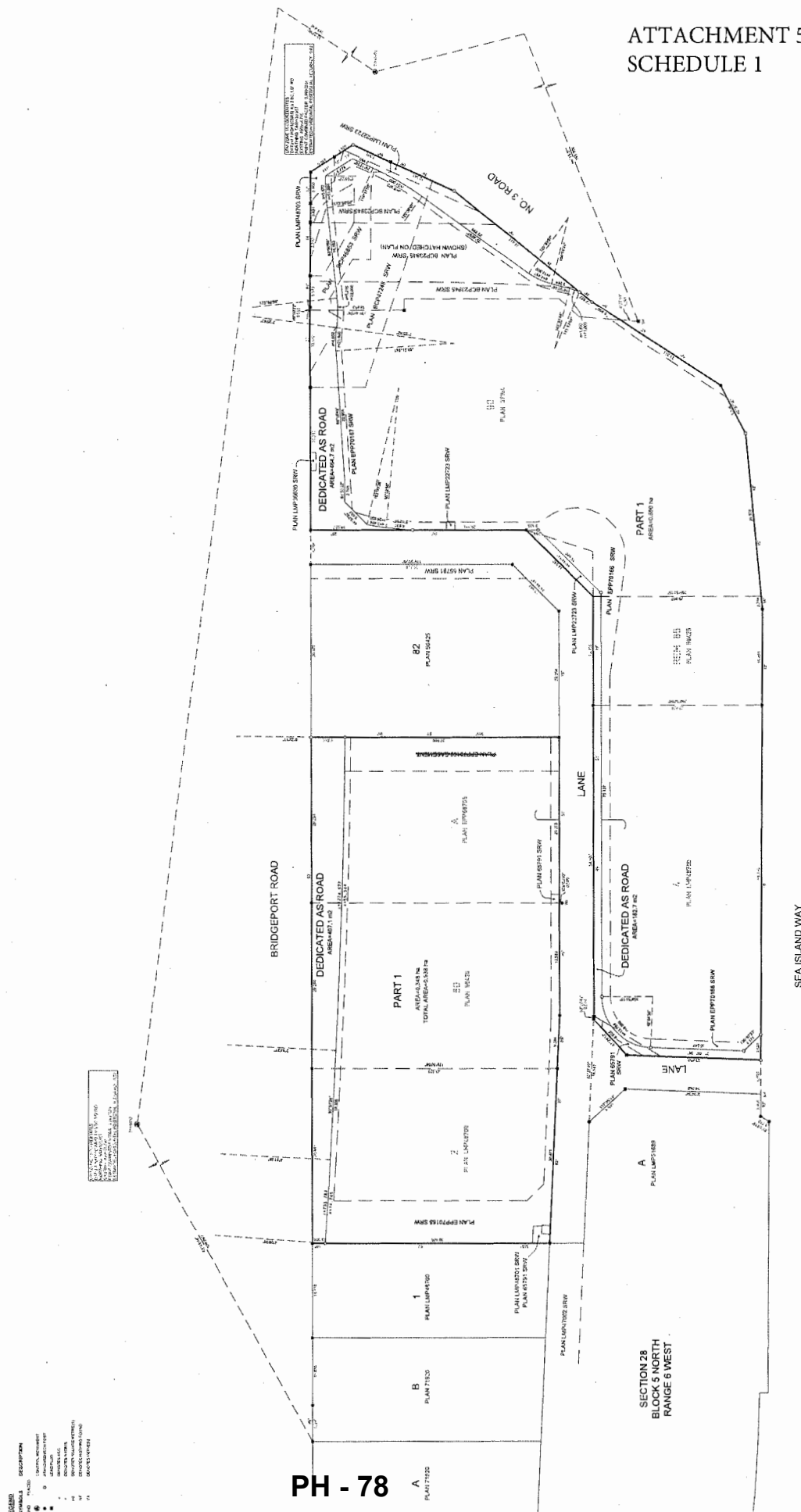
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Date



## PRELIMINARY

ATTACHMENT 5 -  
SCHEDULE 1



**PH - 78**

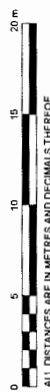
EXPLANATORY PLAN OF STATUTORY RIGHT OF WAY OVER  
PART OF LOT A SECTION 28 BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN EPP68705

PLAN EPP70170

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT.  
FOR ACCESS PURPOSES

BCGS 92G-015

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 560 mm IN WIDTH BY  
432 mm IN HEIGHT (C-SIZE) WHEN PLOTTED AT A SCALE OF 1:200

INTEGRATED SURVEY AREA No. 18 (CITY OF RICHMOND)

NAD83 (CSRS) 4.0.0 BC-1 (VRC)

GRID BEARINGS ARE DERIVED FROM PLAN EPP68705

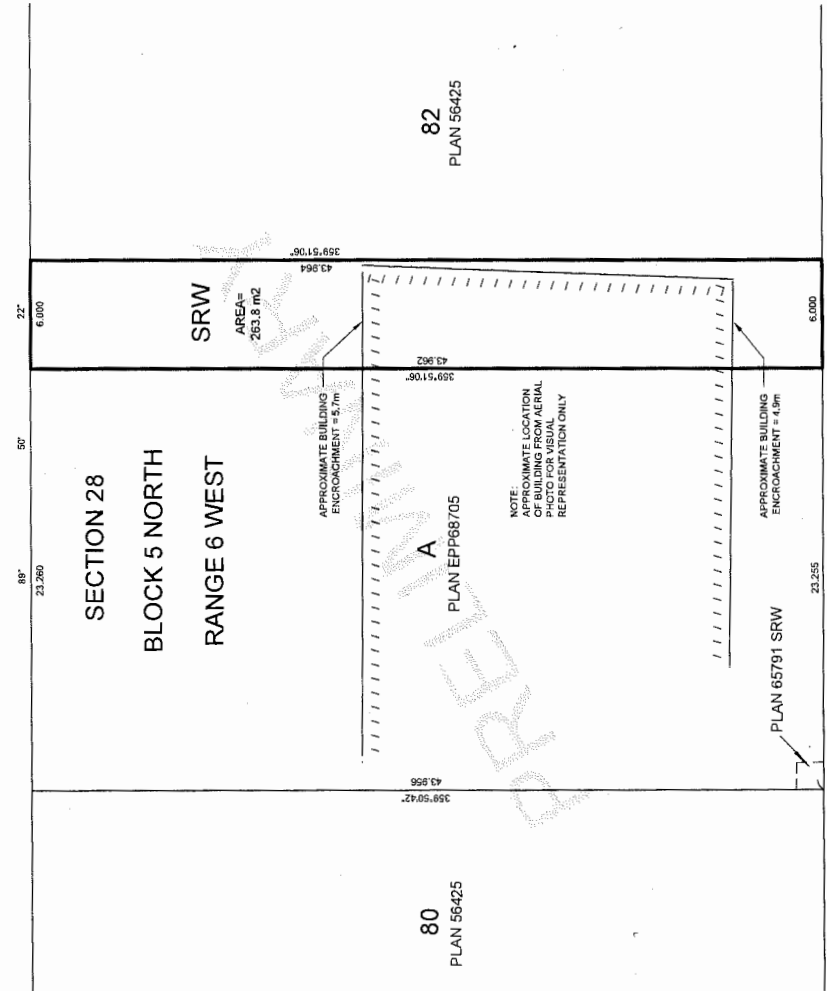
LEGEND:

m<sup>2</sup> DENOTES SQUARE METRE(S)

PH - 79



BRIDGEPORT ROAD



THIS PLAN IS BASED ON THE FOLLOWING  
LAND TITLE AND SURVEY AUTHORITY OF BC  
REGISTRATION:  
PLAN EPP68705

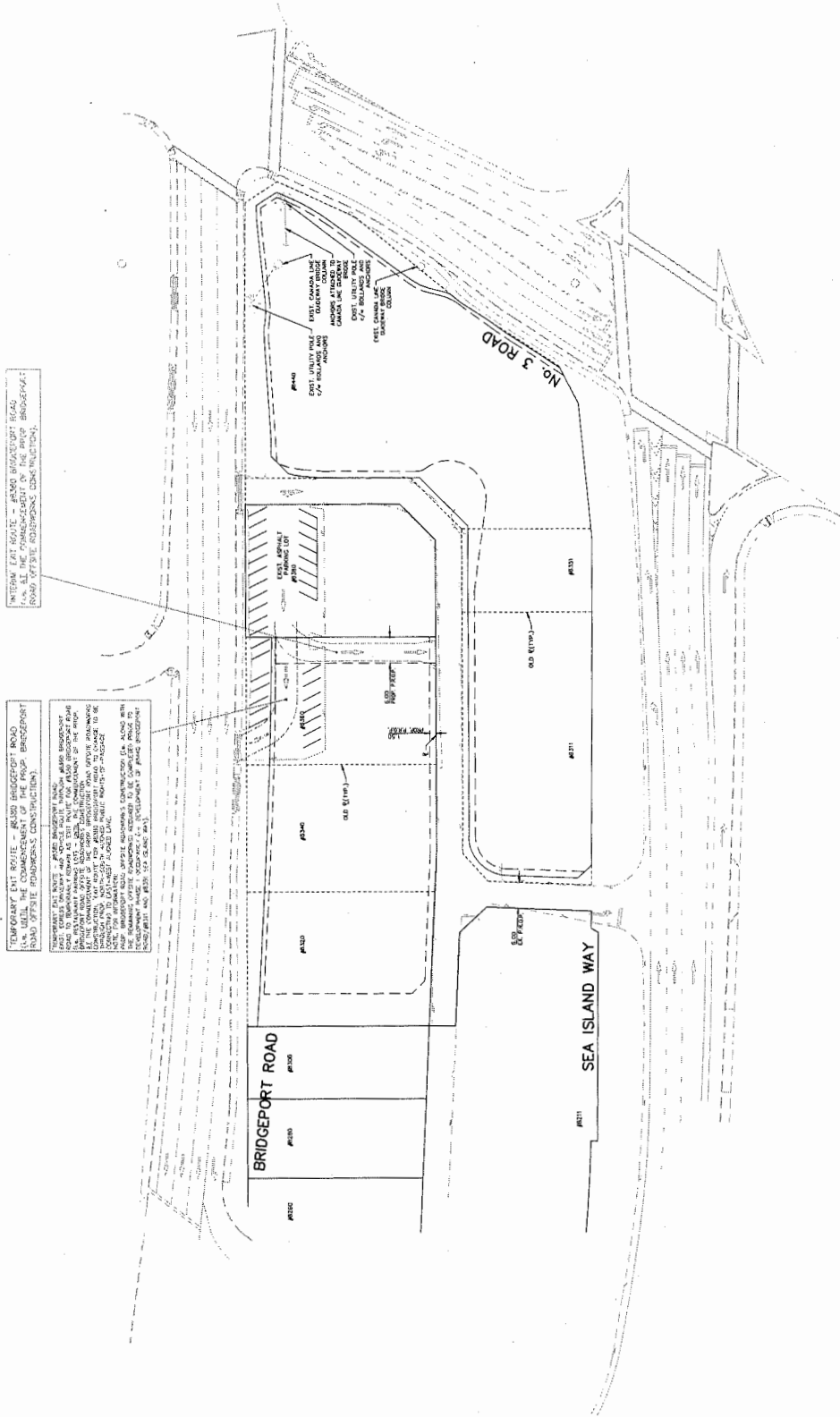
JASON C. HAMEL, BCLS (2011)  
28TH DAY OF MAY, 2017.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

MAE HANNEY ASSOCIATES  
LAND SURVEYORS LTD.  
Suite 2300  
13450 - 102 Avenue  
Surrey BC  
V4W 1G3  
Canada  
Tel 604 596 0391  
FILE NO. 2117-0979-08 EXP  
ECP DATE

ATTACHMENT 5 - SCHEDULE 2





'INTERIM' FAT ROUSE - ~~AND~~ BURNING? HIGGS  
I.E. AT THE COMBUSTION OF THE DOP PROPOSED  
AND OF THE ROUSING COMBUSTION.

"TEMPORARY EXIT ROUTE - BRUSH BRIDGEPORT ROAD  
(I.E. UNTIL THE COMMENCEMENT OF THE PROP. BRIDGEPORT  
ROAD OFFSITE ROADWORKS CONSTRUCTION).

[illegible]

BRIDGEPORT ROAD

SEA ISLAND WAY

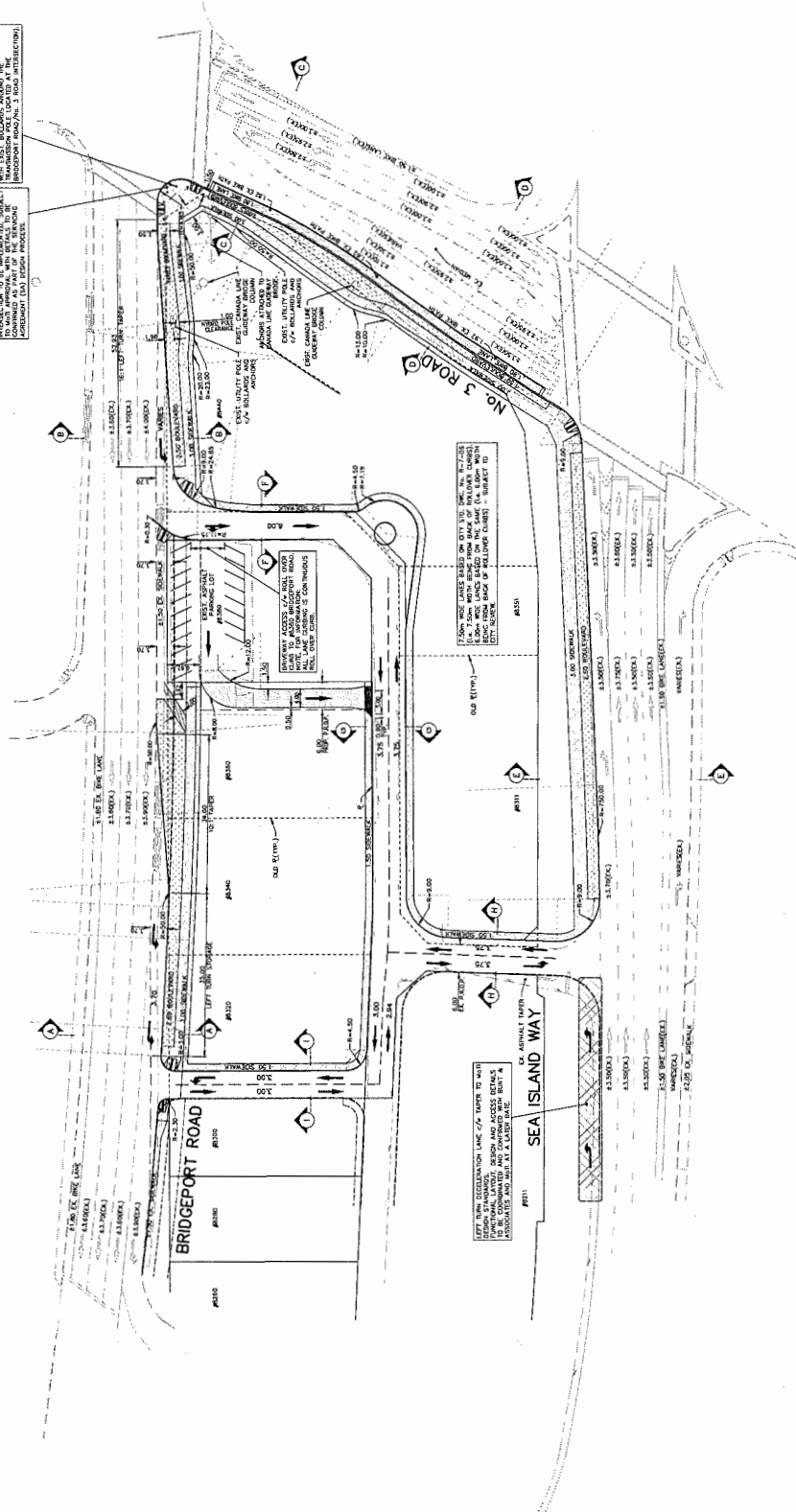
## PH - 80

[illegible]



# ATTACHMENT 6

CONSTRUCTION OF THE FIRST SUBSECTION AT THE 1/4 MILE MARKER. THE ROADWAY TO BE CONSTRUCTED IS A 1/4 MILE SECTION OF THE ROADWAY LOCATED AT THE 1/4 MILE MARKER. THE ROADWAY TO BE CONSTRUCTED IS A 1/4 MILE SECTION OF THE ROADWAY LOCATED AT THE 1/4 MILE MARKER.



INTERIM FUNCTIONAL PLAN RELATES TO REQUIRED WORKS ASSOCIATED WITH DEVELOPMENT OF 8320, 8340, 8350, 8360, 8370, 8380, 8390, 8400, 8410, 8420, 8430, 8440, 8450, 8460, 8470, 8480, 8490, 8500, 8510, 8520, 8530, 8540, 8550, 8560, 8570, 8580, 8590, 8600, 8610, 8620, 8630, 8640, 8650, 8660, 8670, 8680, 8690, 8700, 8710, 8720, 8730, 8740, 8750, 8760, 8770, 8780, 8790, 8800, 8810, 8820, 8830, 8840, 8850, 8860, 8870, 8880, 8890, 8900, 8910, 8920, 8930, 8940, 8950, 8960, 8970, 8980, 8990, 9000, 9010, 9020, 9030, 9040, 9050, 9060, 9070, 9080, 9090, 9100, 9110, 9120, 9130, 9140, 9150, 9160, 9170, 9180, 9190, 9200, 9210, 9220, 9230, 9240, 9250, 9260, 9270, 9280, 9290, 9300, 9310, 9320, 9330, 9340, 9350, 9360, 9370, 9380, 9390, 9400, 9410, 9420, 9430, 9440, 9450, 9460, 9470, 9480, 9490, 9500, 9510, 9520, 9530, 9540, 9550, 9560, 9570, 9580, 9590, 9600, 9610, 9620, 9630, 9640, 9650, 9660, 9670, 9680, 9690, 9700, 9710, 9720, 9730, 9740, 9750, 9760, 9770, 9780, 9790, 9800, 9810, 9820, 9830, 9840, 9850, 9860, 9870, 9880, 9890, 9900, 9910, 9920, 9930, 9940, 9950, 9960, 9970, 9980, 9990, 10000.

CITY OF HONOLULU

INTERIM  
FUNCTIONAL PLAN  
8320, 8340, 8360 & 8440 BRIDGEPORT ROAD/  
8311 & 8351 SEA ISLAND WAY  
CITY FILE: RZ 13-82857  
DWG. No.:  
SHEET: 1 OF 4  
DATE: 10/15/13  
BY: [Signature]

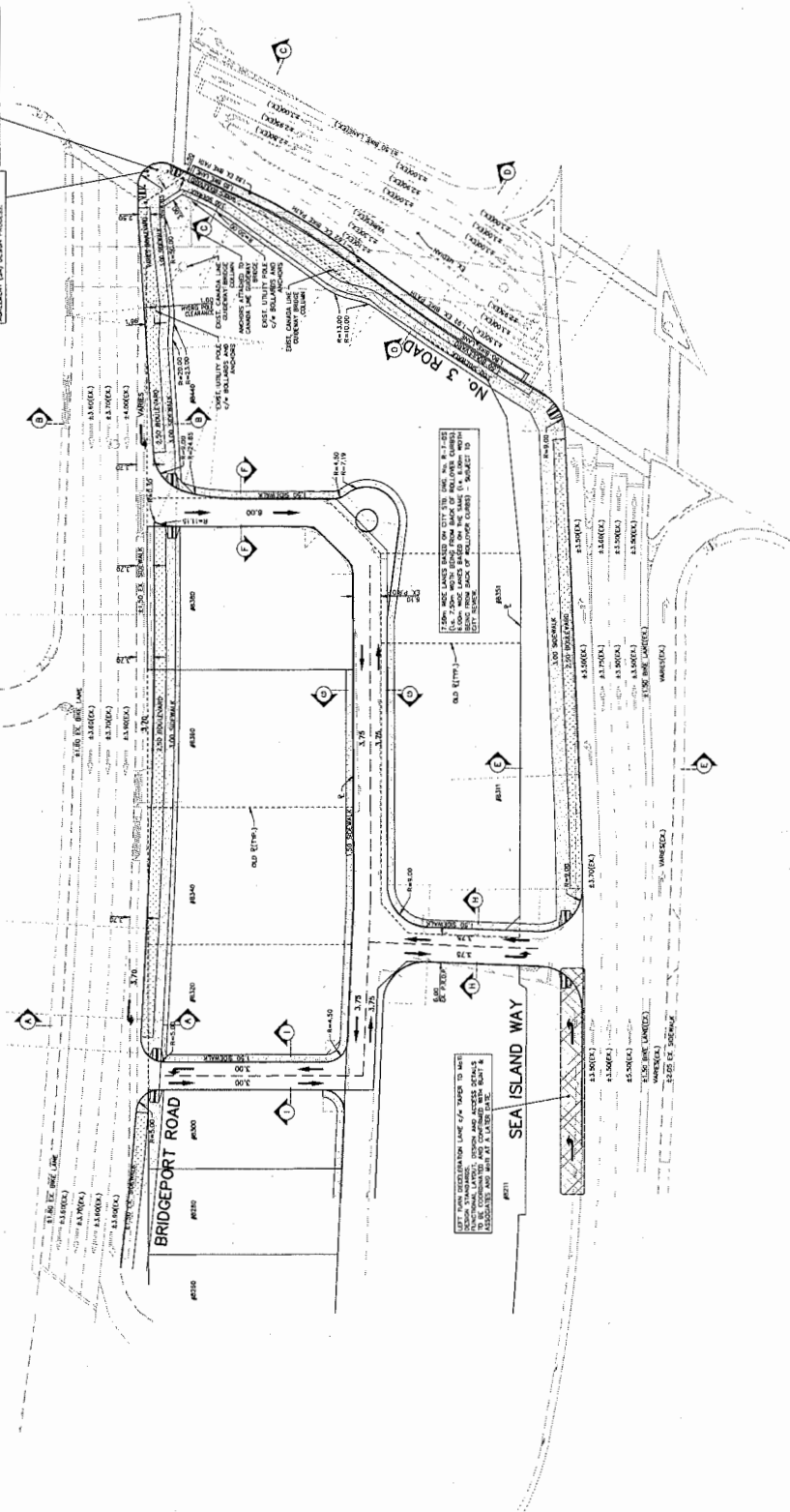
MPT ENGINEERING CO. LTD.  
NEW CONTINENTAL PROPERTIES INC.  
MPT DWG. No.: R15943-PP  
SHT. No.: 1 OF 4

NOTES:  
1. ALL ELEVATIONS ARE TO MEAN SEA LEVEL AND REFER TO HONOLULU BENCHMARK, L.S. 111.100.  
2. CONSTRUCTION OF THE BRIDGE SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S DESIGN.  
3. THE BRIDGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ENGINEER'S DESIGN.  
4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S DESIGN.  
5. THE BRIDGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ENGINEER'S DESIGN.

ENGINEER'S NOTES:  
1. THE BRIDGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ENGINEER'S DESIGN.  
2. THE BRIDGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ENGINEER'S DESIGN.  
3. THE BRIDGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ENGINEER'S DESIGN.  
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5. THE BRIDGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ENGINEER'S DESIGN.



CONFORMANCE TO THE CITY OF RICHMOND  
AT THE 1/2" = 1' SCALE, THE FOLLOWING LOCATIONS ARE  
TO BE RECONSTRUCTED WITH THE CITY OF RICHMOND  
CONFORMANCE TO THE CITY OF RICHMOND  
CONFORMANCE TO THE CITY OF RICHMOND



CONFORMANCE TO THE CITY OF RICHMOND  
AT THE 1/2\"/>

CITY OF RICHMOND  
1111 1/2\"/>

TITLE:  
**'ULTIMATE'  
FUNCTIONAL PLAN**  
8320, 8340 & 8440 BRIDGEPORT ROAD/  
8311 & 8351 SEA ISLAND WAY  
CITY FILE: RZ 13-028557

DWG. No.:  
SHEET: 3 OF 4  
DATE: 10/01/2014  
BY: J. J. J.

**MPT ENGINEERING CO. LTD.**  
NEW CONTINENTAL PROPERTIES INC.

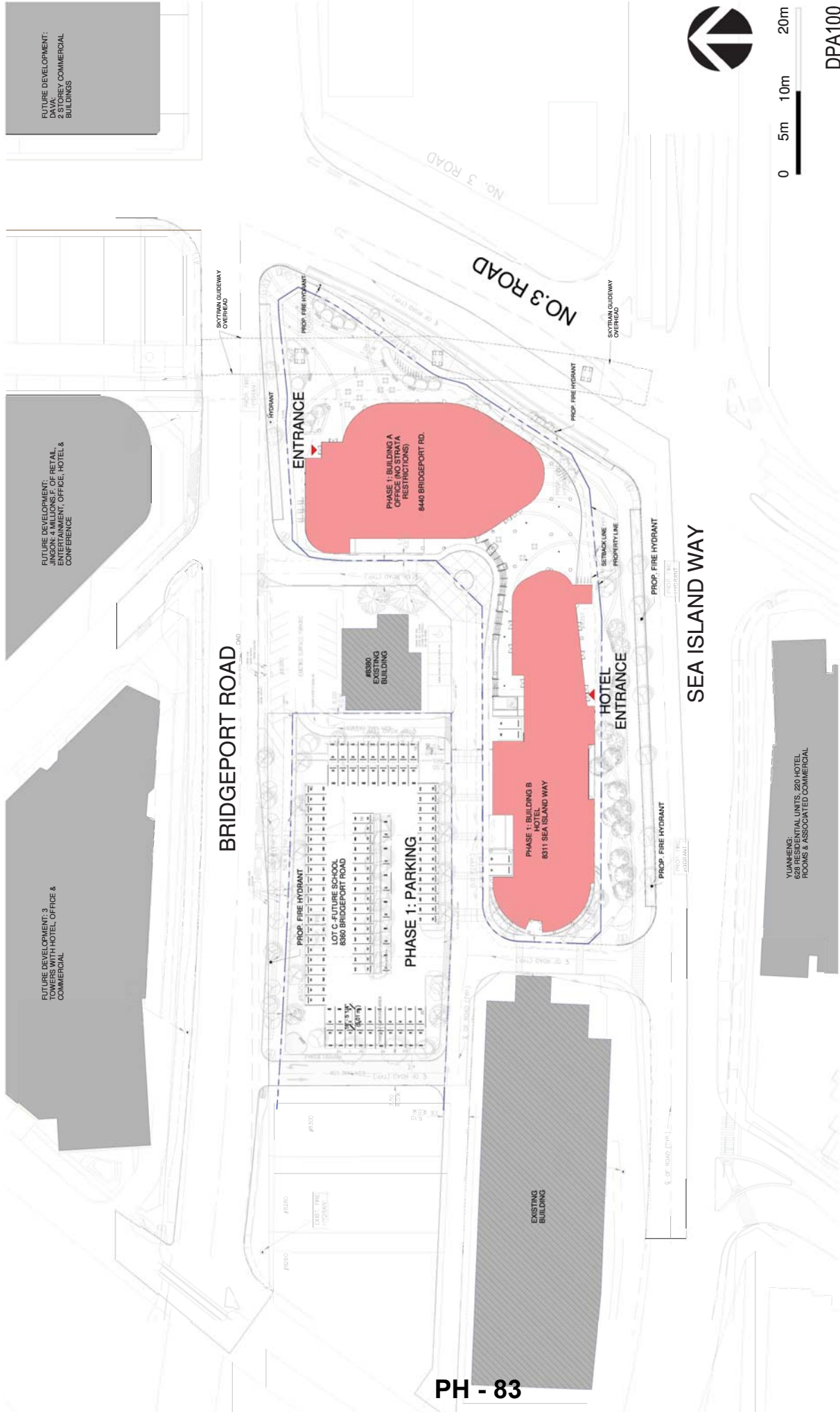
MPT DWG. No.: R15943-FP  
SHT. No.: 3 OF 4

**NOTES:**

1. ALL REVISIONS ARE TO BE MADE IN THE FIELD AND NOT IN THE OFFICE.
2. CONSTRUCTION IS TO BE COMPLETED BY THE CITY OF RICHMOND.
3. CONSTRUCTION IS TO BE COMPLETED BY THE CITY OF RICHMOND.
4. CONSTRUCTION IS TO BE COMPLETED BY THE CITY OF RICHMOND.
5. ALL MATERIALS ARE TO BE IN ACCORDANCE WITH THE CITY OF RICHMOND.
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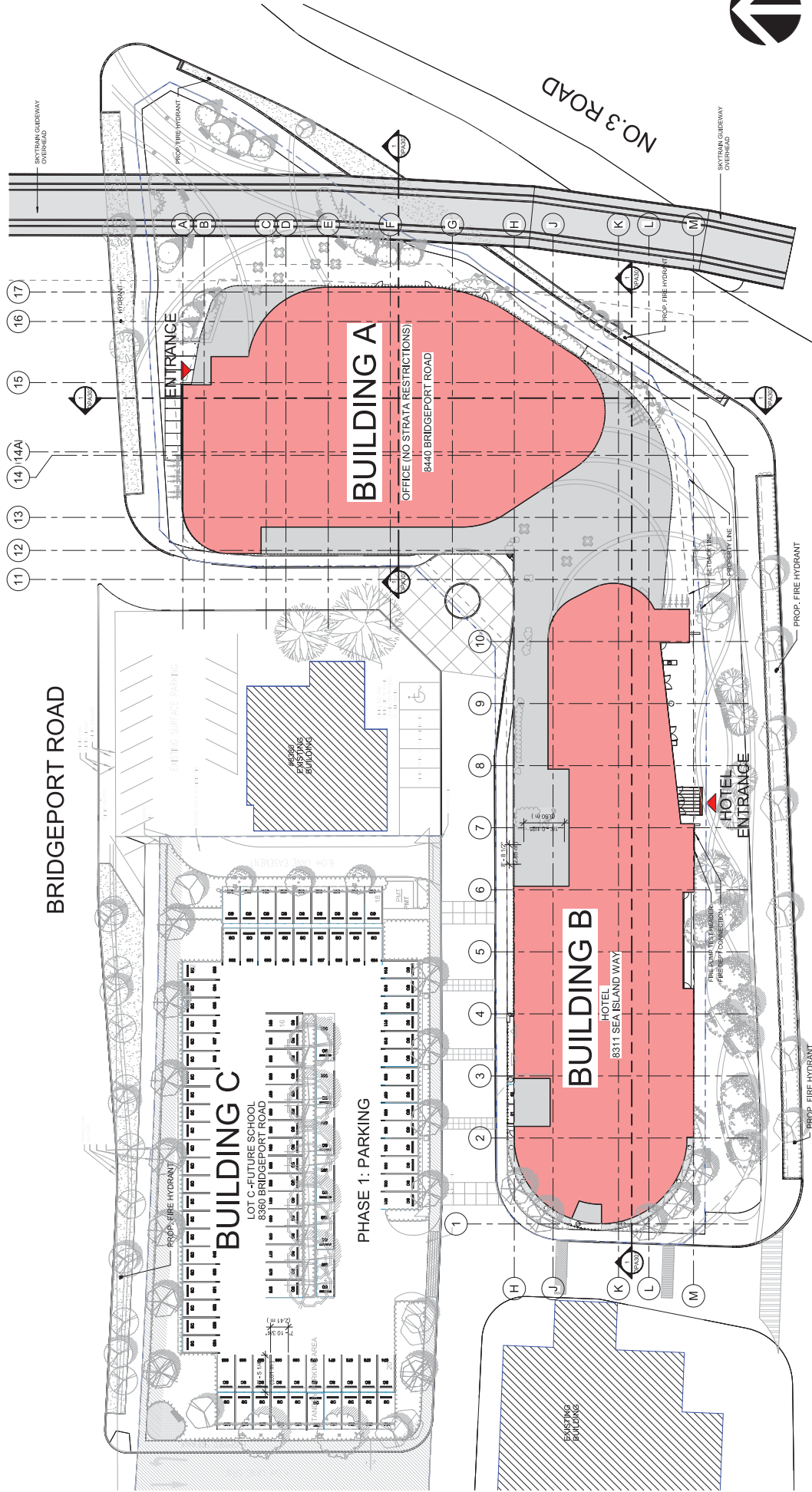
**REVISIONS:**

NO.	DATE	DESCRIPTION
1	10/01/2014	ISSUED FOR PERMIT
2	10/01/2014	ISSUED FOR PERMIT
3	10/01/2014	ISSUED FOR PERMIT
4	10/01/2014	ISSUED FOR PERMIT
5	10/01/2014	ISSUED FOR PERMIT
6	10/01/2014	ISSUED FOR PERMIT
7	10/01/2014	ISSUED FOR PERMIT
8	10/01/2014	ISSUED FOR PERMIT
9	10/01/2014	ISSUED FOR PERMIT
10	10/01/2014	ISSUED FOR PERMIT



PH - 83





PH - 84

① PHASE 1 SITE PLAN - DP  
1" = 20'-0"



LEGEND

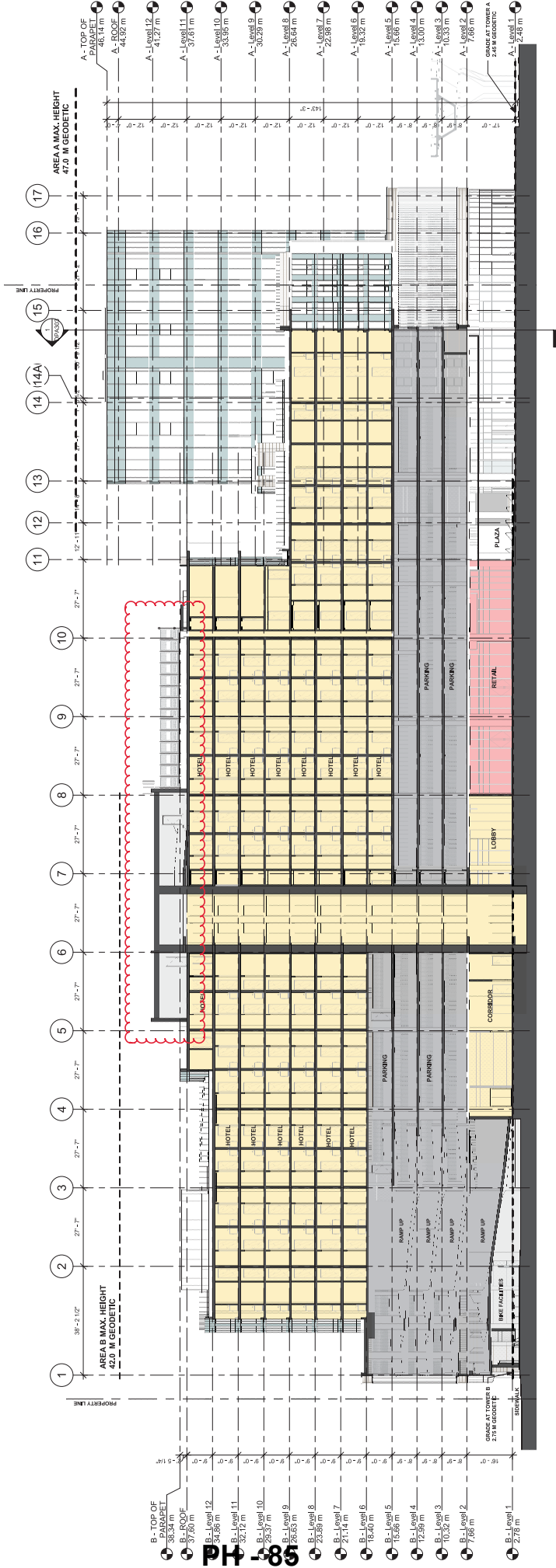
RETAIL/RESTAURANT

OFFICE

HOTEL

PARKADE

SERVICE AREA



① BUILDING B SECTION - DP  
1/16" = 1'-0"

LEGEND

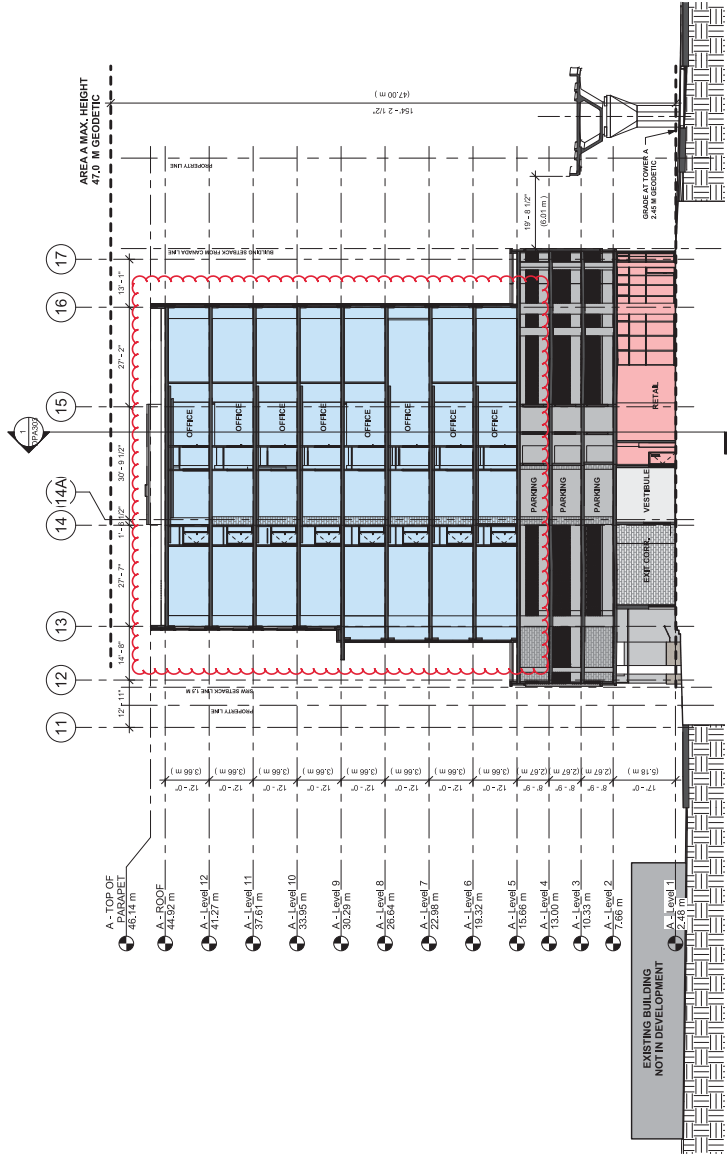
RETAIL/RESTAURANT

OFFICE

HOTEL

PARKADE

SERVICE AREA



1. BUILDING A SECTION 1 - DP  
1/16" = 1'-0"

LEGEND

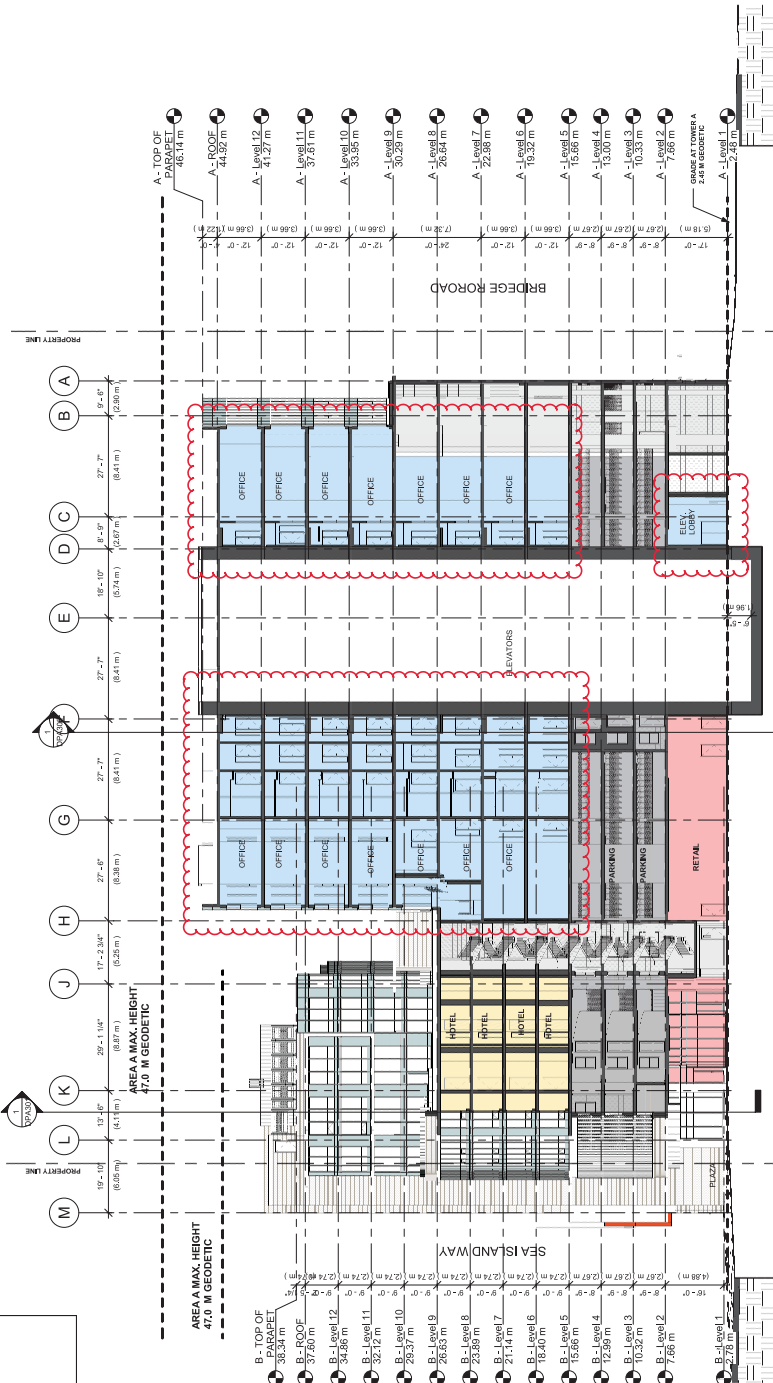
RETAIL/RESTAURANT

OFFICE

HOTEL

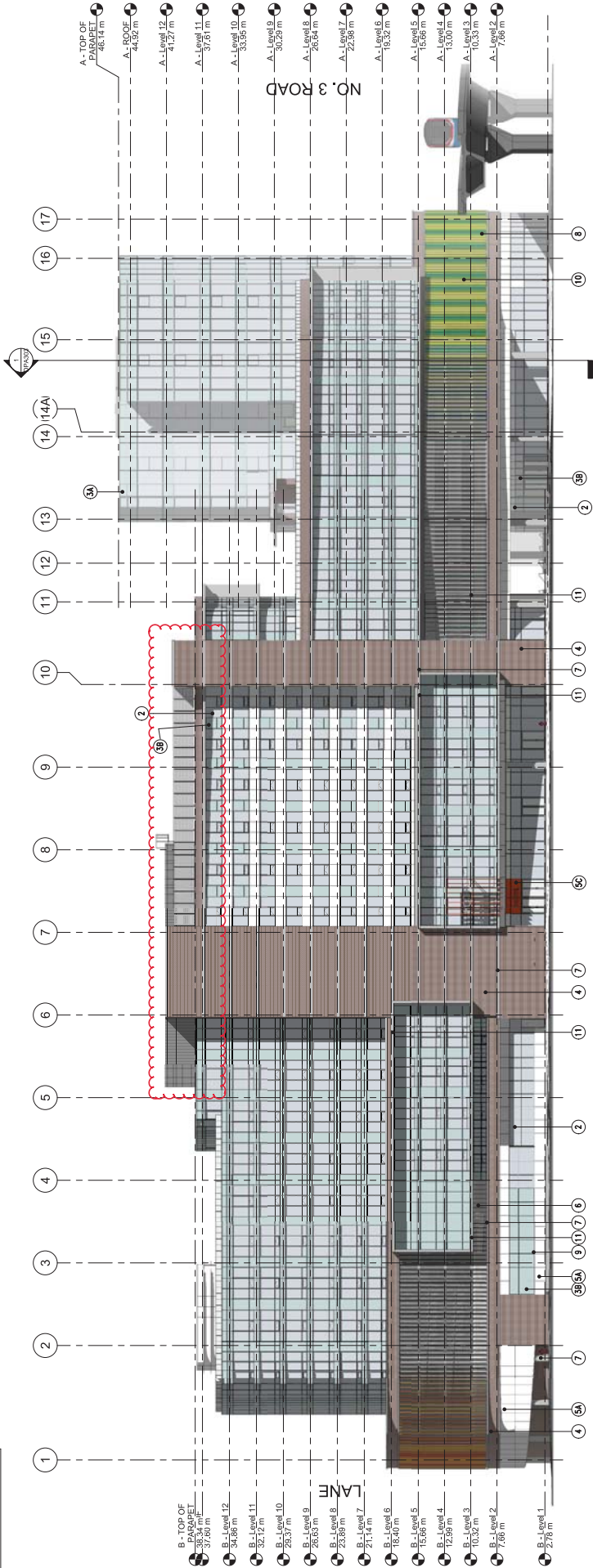
PARKADE

SERVICE AREA



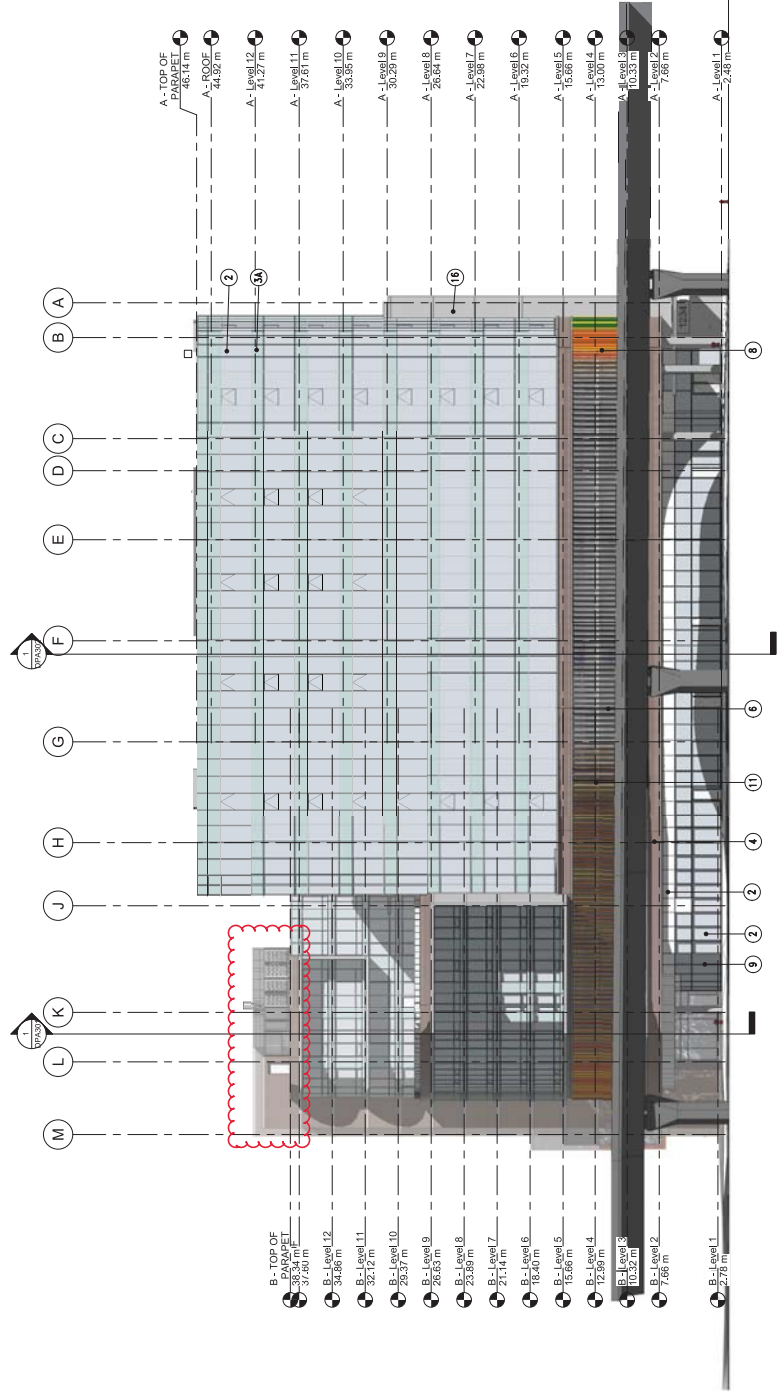
1 BUILDING A SECTION 2 - DP  
1/16" = 1'-0"

MATERIAL KEYNOTE LEGEND	
KEY	MATERIAL
1	GLAZING WINDOW GLASS
2	SPANDREL GLAZING, OPaque TO
3A	SPANDREL GLAZING, OPaque TO
3B	SPANDREL GLAZING, OPaque TO
4	BRICK VENEER
5	METAL PANEL - BRICK VENEER
5A	METAL PANEL - BRICK VENEER
5B	METAL PANEL - BRICK VENEER
5C	METAL PANEL - BRICK VENEER
6	METAL PANEL - BRICK VENEER
7	PAINTED CONCRETE
8	METAL PANEL - GREEN AND DRANGE
9	ALUMINUM SINGLe FRAMe-CLEAR
10	ALUMINUM SINGLe FRAMe-CLEAR
11	ALUMINUM SINGLe FRAMe-CLEAR
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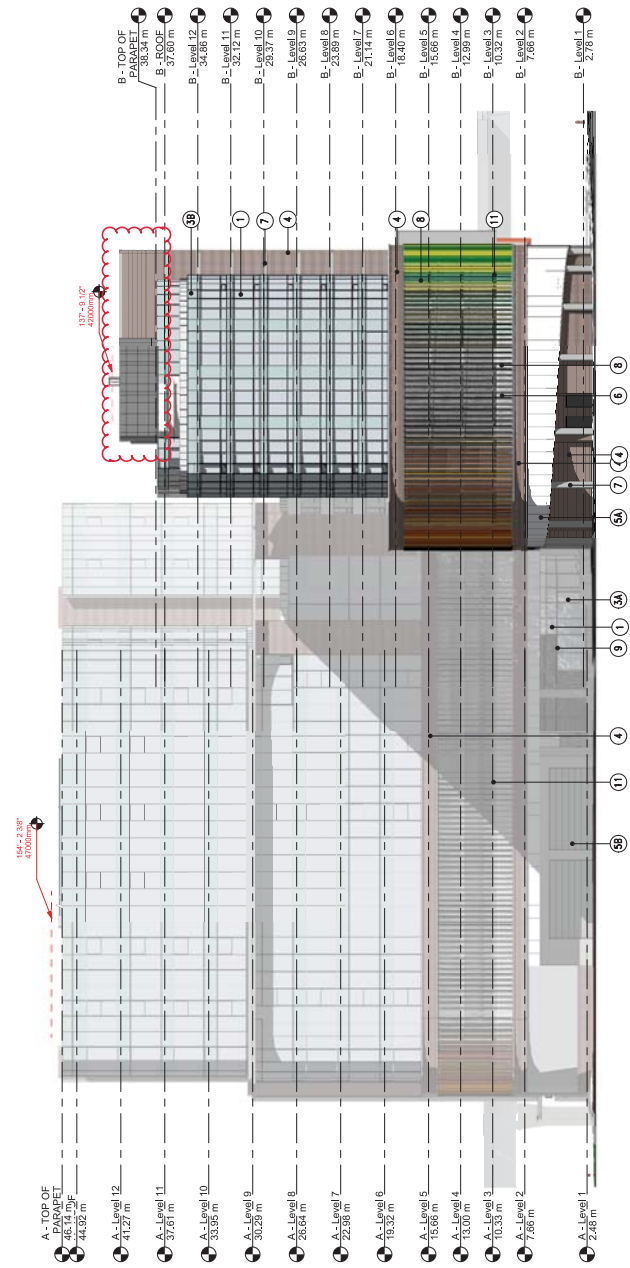


MATERIAL KEYNOTE LEGEND	
KEY	MATERIAL
1	GLAZING - VIBRA GL-100
2	GLAZING - VIBRA LIGHT BLUE TINT
3A	SPANDREL GLAZING OPAQUE TO VIBRA
3B	SPANDREL GLAZING OPAQUE TO VIBRA
4	BRICK - VIBRA
5	METAL PANEL
5A	METAL PANEL - VIBRA
5B	METAL PANEL - VIBRA
5C	METAL PANEL - VIBRA
6	METAL PANEL - VIBRA
7	PAINTED CONCRETE
8	METAL PANEL - VIBRA
9	METAL PANEL - VIBRA
10	ALUMINUM SPANGRE FRAME - CLEAR
11	ANCHORED 18" DI
12	ANCHORED 18" DI
13	ANCHORED 18" DI
14	ANCHORED 18" DI
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95	ANCHORED 18" DI
96	ANCHORED 18" DI
97	ANCHORED 18" DI
98	ANCHORED 18" DI
99	ANCHORED 18" DI
100	ANCHORED 18" DI



① EAST ELEVATION - DP  
1/16" = 1'-0"

MATERIAL KEYNOTE LEGEND	
KEY	MATERIAL
1	GLAZING - VISION CLEAR
2	GLAZING - VISION CLEAR
3A	SPANDREL GLAZING - TRANSPARENT
3B	MATCH CLEAR VISION GLASS
4	MATCH BLUE TINTED VISION GLASS
5	BRICK VENEER
6A	METAL PANEL - BRASS WHITE
6B	METAL PANEL - BRASS WHITE
7	MESH PERFORATED METAL PANEL
8	MESH PERFORATED METAL PANEL
9	METAL PANEL - BRASS WHITE
10	METAL PANEL - BRASS WHITE
11	SEALANT CONCRETE
12	ALUMINUM SPANDREL FRAME - ANODIZED 6061 T6
13	ALUMINUM SPANDREL FRAME - ANODIZED 6061 T6
14	ALUMINUM SPANDREL FRAME - ANODIZED 6061 T6
15	ALUMINUM SPANDREL FRAME - ANODIZED 6061 T6
16	PREPARED WALL CAP



① WEST ELEVATION - DP  
1/16" = 1'-0"

KEY	MATERIAL
1	GLAZING: VIBRANT CLEAR
2A	GLAZING: VIBRANT LIGHT BLUE TINT
2B	GLAZING: VIBRANT DARK BLUE TINT
3A	MATCH CLAY TINT VIBRANT GLASS
3B	MATCH BLUE TINTED VIBRANT GLASS
4	BRICK: VITRE-FIN
5A	METAL PANEL - MILKY WHITE
5B	METAL - SILVER CHROME (30)
6	MESH: PERFORATED METAL PANEL
7	PAINTED CONCRETE - SAND ORANGE
8	PAINTED CONCRETE - SAND ORANGE
9	SEQUENCES ON EACH WIDE SIDE
10	ALUMINUM BRUNATE FRAME
11	ALUMINUM BRUNATE FRAME - CLEAR ANODIZED ALUMINUM
12	SEALED CONCRETE
13	SEALED CONCRETE
14	SEALED CONCRETE
15	SEALED CONCRETE
16	SEALED CONCRETE
17	SEALED CONCRETE
18	SEALED CONCRETE
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PH - 91

IWA  
ARCHITECTS

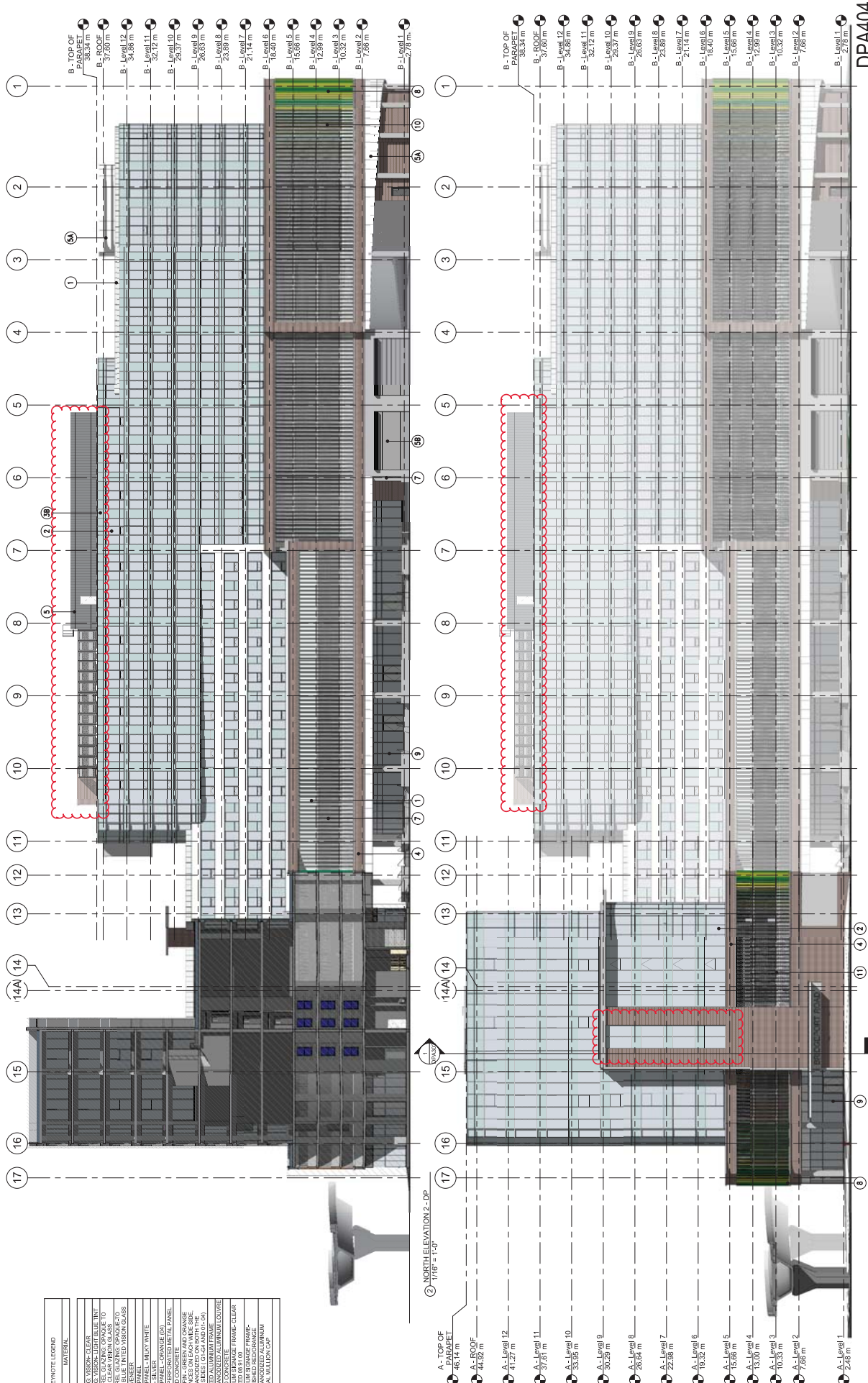
REISSUED FOR DEVELOPMENT PERMIT APPLICATION OCTOBER 04, 2019  
PROPOSED COMMERCIAL USE DEVELOPMENT

RICHMOND, B.C.

NORTH ELEVATIONS  
NEW CONTINENTAL PROPERTIES INC

OCT 04, 2019

DPA404

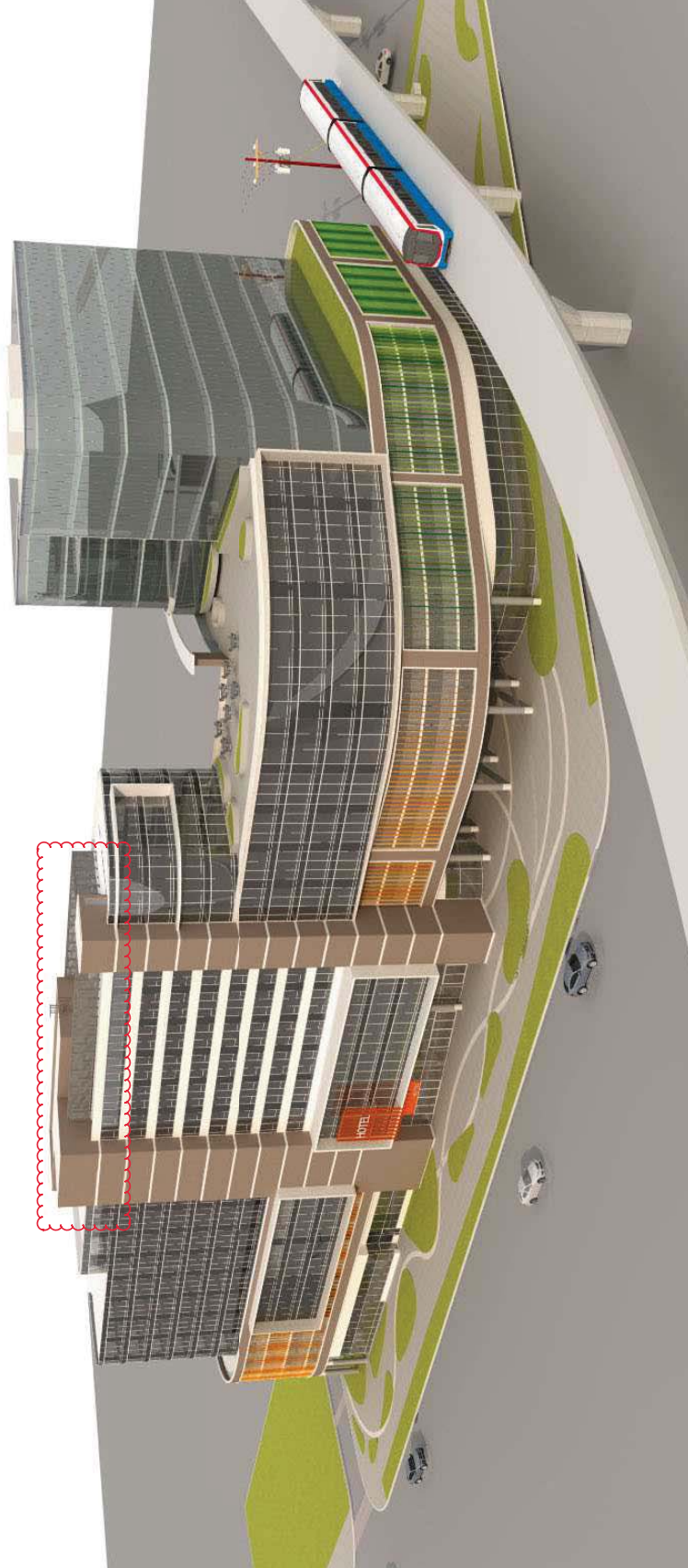


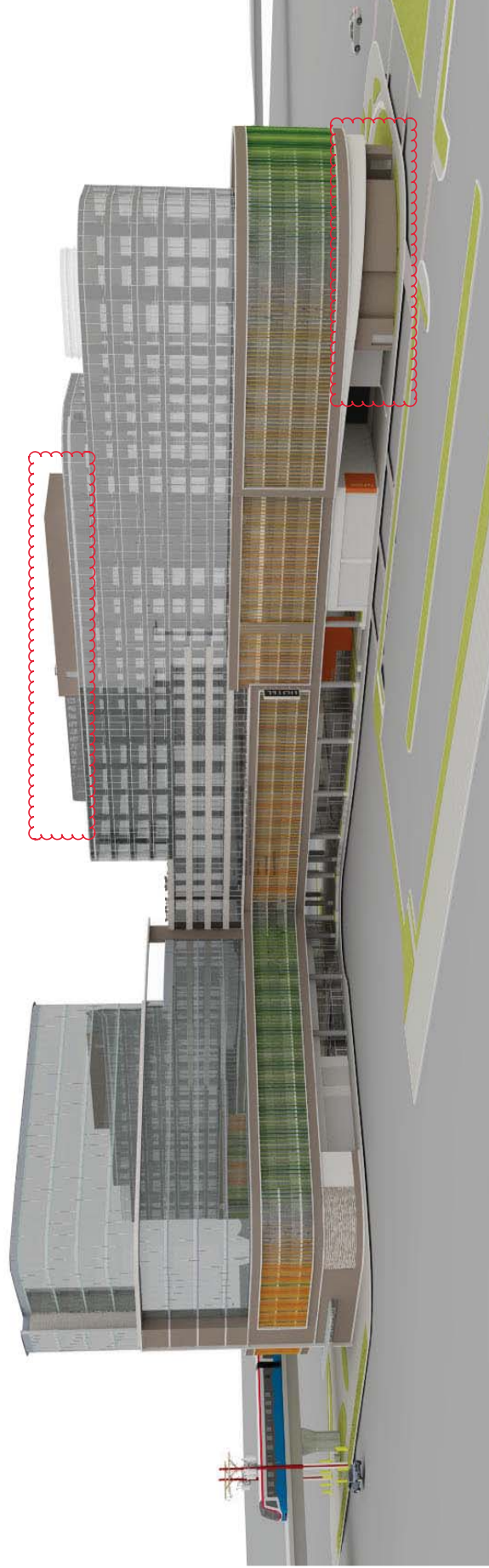
























**RZ 19-875774**

Address: 8320, 8340, 8360 & 8440 Bridgeport Road and 8311 & 8351 Sea Island Way

Applicant: New Continental Properties Inc. / Danny Leung, Wydanco

Planning Area(s): City Centre Area Plan - Bridgeport Village- T5 (45m) and T5 (35) - VCB Overlay-  
DPG Sub-Area A.4

	Existing	Proposed
<b>Owner:</b>	New Continental Properties Inc.	No change
<b>Site Size (m²):</b>	10,441 m2	9,380 m2
<b>Land Uses:</b>	Commercial	Commercial and Education
<b>OCP Designation:</b>	Mixed Use	No change
<b>Area Plan Designation:</b>	Urban Centre T5 (45m) and Urban Centre T5 (35)	No change
<b>Zoning:</b>	LUC 126 and CA	ZMU39
<b>Other Designations:</b>	Sub-Area A.4; VCB overlay	No change

	Proposed Site-Specific Zone	Proposed via RZ 13-628557	Proposed via ZT 19-875774
<b>Base FAR (max):</b>	2.00	2.00	No change
<b>Village Centre Bonus (VCB) (max):</b>	1.00	1.00	No change
<b>Total FAR (max):</b>	3.00	3.00	No change
<b>Commercial FAR (hotel and secondary uses) (max):</b>	2.00	2.00	1.46
<b>Office FAR (max):</b>	3.00	0.50	0.98
<b>Education (max):</b>	0.50	0.50	0.50
<b>Lot Coverage (max.):</b>	90%	72%	No change
<b>Setback- Bridgeport Road (min):</b>	6.0 m /3.0 m	3.0 m	No change
<b>Setback- No. 3 Road (min):</b>	6.0 m /3.0 m	3.0 m	No change
<b>Setback- Sea Island Way (min):</b>	6.0 m /1.5 m	1.5 m	No change
<b>Setback- Canada Line (min):</b>	6.0 m	6.0 m	No change
<b>Setback - Lanes</b>	0.0 m	0.0 m	No change
<b>Setback- Interior Side Yard (min):</b>	0.0 m	>0.0 m	No change
<b>Height Dimensional (geodetic) (max):</b>	Area A: 47.0 m	46.1 m	46.6 m

<b>Setback- Canada Line (min):</b>	Area B: 42.0 m	37.65 m	40.5 m
<b>Setback - Lanes</b>	Area C: 37.0 m	35.4 m	N/A (Phase 2)
<b>Height Accessory (max):</b>	5.0 m	N/A	N/A
<b>Subdivision/Lot Size (minimum):</b>	3,400 m <sup>2</sup>	3,480 m <sup>2</sup>	No change
<b>Off-street Parking (Parcel A+B+C plus Orphan):</b>	548 (subject to reduction as per TDM and the conclusions of a Transportation Study accepted by City staff)	475	Areas A & B (Phase 1): 301 Area C (Phase 1 surface parking): 96 <b>Phase 1 Total: 397</b>
			Area C (Phase 2): 159 (-96 surface stalls counted via Phase 1 & including 66 stalls allocated to the orphan lot) <b>Phase 2 Total: 63</b>
			<b>Phase 1 &amp; 2 Total: 460</b>
<b>TDM Reduction (max):</b>	Education uses: 20% All other uses: 10%	Education uses: 20% All other uses: 10%	No change
<b>Class 1 Bicycle Parking:</b>	127	129	Areas A & B (Phase 1): 54 Area C (Phase 2): 65 <b>Phase 1 &amp; 2 Total: 119</b>
<b>Class 2 Bicycle Parking:</b>	132	132	Areas A & B (Phase 1): 64 Area C (Phase 2): 59 <b>Phase 1 &amp; 2 Total: 123</b>
<b>Loading - Medium (min):</b>	6	6	No change
<b>Loading - Large (min):</b>	within lane system	within lane system	No change

**GENERAL NOTE:** All figures are based on the preliminary site survey site area and are subject to change with final survey dimensions. Further, the proposed development figures above have been modified to reflect the preliminary site survey site area and may differ slightly from the figures provided on the conceptual architectural drawings. .



City of  
Richmond

**Bylaw 9628**

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**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 9628 (RZ 13-628557)  
8320, 8340, 8360 & 8440 Bridgeport Road and 8311 & 8351 Sea Island  
Way**

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 by:

- a) Inserting into Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions, Permitted Uses column, Urban Centre (T5) row, under the list of uses:

“Additional uses are permitted south of Bridgeport Road and west of No. 3 Road, including:

- Commercial education and university education (excluding dormitory and child care), to maximum of 0.5 floor area ratio (FAR), provided that it is included in a development that exceeds 2.0 FAR, ~~is located on a site fronting No. 3 Road,~~ and, has a site area of between 8,000 m<sup>2</sup> and 11,000 m<sup>2</sup>”;

- b) Deleting from Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions, Maximum Average Net Development Site Density column, Urban Centre (T5) row, under the sub-heading “Additional density, where applicable”:

“Village Centre Bonus: 1.0 for the provision of office uses only.”

and replacing it with:

“Village Centre Bonus:

- i. South of Bridgeport Road and west of No. 3 Road, where commercial education and university education (excluding dormitory and child care) uses are permitted: 1.0 for the provision of office and education uses only, provided that the total floor area of the education use does not exceed that of the office use; and
- ii. Elsewhere: 1.0 for the provision of office uses only”.

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND
_____	
_____	APPROVED by
_____	APPROVED by Manager or Solicitor
_____	
_____	
_____	

\_\_\_\_\_  
MAYOR

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



**City of  
Richmond**

**Bylaw 9629**

**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9629 (RZ 13-628557)  
8320, 8340, 8360 & 8440 Bridgeport Road and 8311 & 8351 Sea Island Way**

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 22 (Site Specific Commercial Use Zones), in numerical order:

**“20.39     “High Rise Commercial (ZC39) – Bridgeport Gateway”**

**20.39.1     Purpose**

The **zone** provides for a limited range of **uses**, including **hotel, office, commercial education, university education** and compatible **secondary uses** that are appropriate to a high-traffic, airport-oriented, **City Centre** location.

**20.39.2     Permitted Uses**

- hotel
- office

**20.39.3     Secondary Uses**

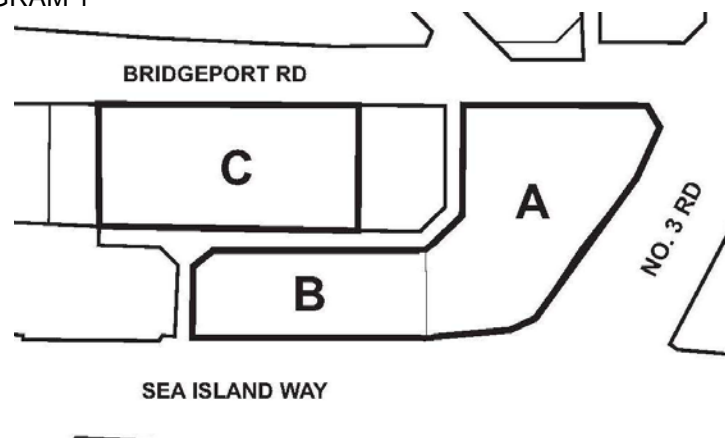
- retail, convenience
- restaurant

**20.39.3A     Additional Uses**

- education, commercial
- education, university

**20.39.4     Permitted Density**

DIAGRAM 1





1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on the total area of areas “A”, “B” and “C”, as shown in Diagram 1.
2. The maximum **floor area ratio** is 2.0.
3. Notwithstanding Section 20.39.4.2, the reference to “2.0” is increased by a maximum **density bonus floor area ratio** of 1.0 provided that:
  - a) the **lot** is located in the Village Centre Bonus Area designated by the City Centre Area Plan;
  - b) the **owner** uses the **density bonus floor area ratio** of 1.0 for **office, commercial education and university education uses** only;
  - c) the owner locates the **density bonus floor area** within areas “A” and “C”, as shown in Diagram 1;
  - d) the **density bonus floor area ratio** of the combined **commercial education and university education uses** located within area “AC”, as shown in Diagram 1, does not exceed either (i) the **density bonus floor area ratio** of the **office uses** located on area “A”, as shown in Diagram 1, or (ii) a **floor area ratio** of 0.5 , whichever is less; and
  - e) if, at the time **Council** adopts a zoning amendment bylaw to create the **zone** and include the **lot** in the **zone**, the **owner** pays a sum to the City (*City Centre Facility Development Fund*) calculated as 5% of the **density bonus floor area** (i) multiplied by the “equivalent to construction value” rate of \$6,9978,073.20/ sq. m, if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, multiplied by the “equivalent to construction value” rate of \$6,9978,073.20/ sq. m adjusted by the cumulative applicable annual changes to the Statistics Canada “Non-residential Building Construction Price Index” for Vancouver, where such change is positive; and
4. Notwithstanding Section 20.39.4.2 and Section 20.39.4.3, the maximum **floor area ratio** for areas “A” and “B” together, as shown in Diagram 1, is 2.50.

#### **20.39.5 Permitted Lot Coverage**

1. The maximum **lot coverage** for **buildings** for areas “A” and “B” together, as shown in Diagram 1, is 90% and for area “C”, as shown in Diagram 1, is 90%.

#### **20.39.6 Yards & Setbacks**

1. Minimum **setbacks** from **lot lines** and areas granted to the **City** via statutory **right-of-way** for **road** and **lane** purposes shall be:
  - a) for Bridgeport Road, 6.0 m, but this may be reduced to 3.0 m subject to a Development Permit approved by the **City**;
  - b) for No. 3 Road, 6.0 m, but this may be reduced to 3.0 m subject to a Development Permit approved by the **City**;

- c) for Sea Island Way, 6.0 m, but this may be reduced to 1.5 m subject to a Development Permit approved by the **City**;
  - d) for **lanes** and **lanes** that are **roads**, 0.0 m; and
  - e) for **interior side yards**, 0.0 m.
2. Minimum **setbacks** from the dripline of a Canada Line shall be 6.0 m.
  3. Notwithstanding Section 20.39.6.1, a minimum **building setback** of 1.5 m is required in any area where a **building** door provides direct **access** to or from **City** land or land secured by statutory **right-of-way** for **road**, **lane** or public purposes.

#### **20.39.7 Permitted Heights**

1. The maximum height for **principal buildings** located on the area identified as “A” in Diagram 1 in Section 20.39.4, is 47.0 m geodetic.
2. The maximum height for **principal buildings** located on the area identified as “B” in Diagram 1 in Section 20.39.4 is 37.0 m geodetic, but may be increased to 42.0 m geodetic subject to a Development Permit approved by the **City**.
3. The maximum height for **principal buildings** located on the area identified as “C” in Diagram 1 in Section 20.39.4 is 37.0 m geodetic.
4. The maximum **building height** for **accessory buildings** is 5.0 m.

#### **20.39.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 3,400 sq. m.
2. There are no minimum **lot width** and **lot depth** requirements.

#### **20.39.9 Landscaping & Screening**

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

#### **20.39.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle **parking spaces** and **loading spaces** shall be provided according to the standards set out in Section 7.0 except that:
  - a) for **commercial education** and **university education uses**, the required number of **parking spaces** shall be calculated as 0.4 per student and 0.4 per staff member;
  - b) the minimum on-site **vehicle parking space** calculation for **commercial education** and **university education uses** may be reduced by an additional 20% where the **owner** implements transportation demand management measures, including:
    - i. transit passes for all staff members in perpetuity;

- ii. a shuttle bus provided in perpetuity for both staff members and students;
  - iii. priority car-pool **parking** for students and staff members; and
  - iv. voluntary cash contribution of \$100,000 towards pedestrian crossing enhancements along Bridgeport Road.
- c) large size **loading spaces** are not required.

#### 20.39.11 Other Regulations

1. The following **uses** are only permitted within the area identified as “**AC**” in Diagram 1, and are only permitted if the maximum **floor area ratio** is increased from 2.0 to 3.0 pursuant to Section 20.39.4.3:
    - a) **commercial education**; and
    - b) **university education**.
  2. **Dormitory** and **child care uses** are prohibited.
  3. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
  4. 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 designations of the following parcels and by designating them **HIGH RISE COMMERCIAL (ZC39) – BRIDGEPORT GATEWAY**:
- |        |  |
|--------|--|
| P.I.D. | 024-947-962<br>LOT 2 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP48700  |
| P.I.D. | 004-069-188<br>LOT 80 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 56425  |
| P.I.D. | P.I.D. 001-941-003<br>STRATA LOT 1 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW1764 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM |
| P.I.D. | 001-941-011<br>STRATA LOT 2 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW1764 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1      |
| P.I.D. | 000-541-362<br>LOT 90 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 57164  |
| P.I.D. | 024-947-989<br>LOT 4 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP48700  |

P.I.D. 003-727-246  
LOT 85 EXCEPT PART SUBDIVIDED BY PLAN 57164 SECTION 28 BLOCK 5  
NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 56425

3. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge "Land Use Contract 126" (having charge number RD85571 as modified by RD150271, RD 154654, RD 156206 and BV268786) from the following area:

P.I.D. 024-947-962  
LOT 2 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN LMP48700

P.I.D. 004-069-188  
LOT 80 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN 56425

P.I.D. 001-941-003  
STRATA LOT 1 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT STRATA PLAN NW1764 TOGETHER WITH AN  
INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM

P.I.D. 001-941-011  
STRATA LOT 2 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT STRATA PLAN NW1764 TOGETHER WITH AN INTEREST IN THE  
COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE  
STRATA LOT AS SHOWN ON FORM 1

P.I.D. 000-541-362  
LOT 90 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN 57164

P.I.D. 024-947-989  
LOT 4 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN LMP48700

P.I.D. 003-727-246  
LOT 85 EXCEPT PART SUBDIVIDED BY PLAN 57164 SECTION 28 BLOCK 5  
NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 56425

4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9629”**.

FIRST READING

PUBLIC HEARING

## SECOND READING

### THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION  
AND INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICE

<b>CITY OF RICHMOND</b>
<b>APPROVED by</b>
<b>APPROVED by Director or Solicitor</b>





**City of  
Richmond**

## **OCP Amendment and Rezoning Considerations**

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

**Address:** 8320, 8340, 8360 and 8440 Bridgeport Road and 8311 and 8351 Sea Island Way

**File No.:** ZT 19-875774 (amending RZ 13-628557)

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, the owner is required to complete the following.**

***(OCP Amendment)***

1. Final Adoption of OCP Amendment Bylaw 9628.

***(External Agencies)***

2. ***(Ministry of Environment)*** Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues.

Note: MOE no further correspondence required on file.

Note: This approval is required prior to the dedication or fee simple transfer of any land or road to the City.

3. ***(Provincial Ministry of Transportation & Infrastructure - Site)*** Final approval of the proposed OCP amendments and rezoning, including acceptance of final transportation studies, access and egress agreements and road functional designs, as developed through the Development Permit (DP) and Servicing Agreement (SA) processes.

Note: Preliminary approval and a subsequent extension from MOTI have been received and are on file. Expiration date: March 21, 2018.

4. ***(Provincial Ministry of Transportation & Infrastructure - Off-site)*** Provision and approval of road functional drawings for the future Sea Island Way deceleration lane to the west of the subject site.

5. ***(South Coast British Columbia Transportation Authority (TransLink))*** Final approval of the proposed OCP amendments, rezoning, development permit and servicing agreement, subject to a no building permit issuance agreement. *(Refer to Covenants and Agreements section.)*

Note: Preliminary comments from Translink have been received and are on file.

6. ***(Trans Mountain Pipeline/Kinder Morgan Canada)*** Final confirmation that Kinder Morgan is prepared to enter into a Pipeline Proximity Installation Permit for all on-site and off-site works directly with the owner of the development site.

Note: Preliminary comment from Kinder Morgan has been received and is on file.

7. ***(BC Hydro)*** Final confirmation, in conjunction with the Servicing Agreement (SA) process, from BC Hydro that it concurs with any changes to the hydro transmission poles, associated equipment and other circumstances (such as location of protection bollards) arising through the Development Permit (DP) and Servicing Agreement (SA) processes.

Note: Preliminary comment has been received from BC Hydro and is on file.

***(Submissions)***

8. ***(Transportation Reports)*** Submission of final transportation reports (Infrastructure Changes, Access Strategy, Parking, Transportation Demand Management, Traffic Impact Assessment), signed and sealed, to the satisfaction of the City.

*Note: Final report on file.*

9. ***(Road Functional Drawings)*** Submission of final interim and ultimate road functional drawings, signed and sealed, to the satisfaction of the City.

*Note: Preliminary road functional drawings on file.*

***(Subdivision, Dedications and Statutory-Rights-of-Way)***

10. ***(Discharges)*** Discharge of the following charges:

- a) With respect to 8320 Bridgeport Road:
  - Statutory-Right-of-Way – City of Richmond – BR25282
  - Covenant No. BR25294

11. ***(Subdivision)*** Registration of a Subdivision Plan for the subject site, which satisfies the following conditions:

- a) acceptance by the City and the Ministry of Transportation and Infrastructure (MoTI) of submitted interim and ultimate road functional drawings;
- b) road dedications as follow:

For Parcel A+B (including 8440 Bridgeport Road and 8311 and 8351 Sea Island Way):

- i. land along Bridgeport Road to provide for road widening in accordance with Ministry of Transportation and Infrastructure (MoTI) requirements and to provide for boulevard cross-section improvements in accordance with City requirements;
- ii. land along No. 3 Road to provide for road and boulevard cross-section improvements in accordance with City requirements;
- iii. approximately 1.5 m for widening of the east-west vehicle travel lanes (Lane 4);
- iv. approximately 1.5 m for widening of the north-south vehicle travel lanes (Lane 2); and
- v. corner cuts and/or other geometries as required to provide required functionality.

For Parcel C (including 8320, 8340 and 8360 Bridgeport Road):

- vi. land along Bridgeport Road to provide for road widening in accordance with Ministry of Transportation and Infrastructure (MoTI) requirements and to provide for boulevard cross-section improvements in accordance with City requirements; and
- vii. corner cuts and/or other geometries as required to provide required functionality;
- c) consolidation of the existing lots into two lots separated by a City lane, generally as shown in the Preliminary Subdivision Plan (Schedule 1) and including revision of any existing strata lots as required; and
- d) registration of a covenant on title of each lot created for the purpose of the subject development (Parcel A+B and Parcel C), to the satisfaction of the City, generally as described on the Preliminary Subdivision Plan(s) (RTC Attachment 9), stipulating that the registered lots may not be subdivided or sold or otherwise separately transferred without prior approval of the City.

12. ***(Statutory Rights-of-Way)*** Granting of public right of passage statutory rights of way in favour of the City as shown in the related Preliminary Statutory-Right-of-Way Plan (Schedule 1) subject to

minor modifications arising from design development of the building, landscape, frontage and road functional plans through the Development Permit (DP) and Servicing Agreement (SA) processes, as well as the requirements of other jurisdictions, where applicable, generally providing for:

- i. universal accessibility;
- ii. 24 hour a day access;
- iii. design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
- iv. design and construction at owner's cost; and
- v. maintenance and repair at owner's cost,

and, specifically providing for:

For Parcel A+B (including 8440 Bridgeport Road and 8311 and 8351 Sea Island Way):

- vi. along the Bridgeport Road frontage, a minimum 1.0 m wide strip to complete the 2.0 m sidewalk that will be located on dedicated land;
- vii. along the No. 3 Road frontage, a minimum 1.0 m wide strip to complete the 2.0 m sidewalk that will be located on dedicated land;
- viii. along the north-south lane (Lane 1), a minimum 1.5 m wide strip to accommodate a sidewalk on the east side of the travel lanes;
- ix. along the east-west lane (Lane 4), a minimum 1.5 m wide strip to accommodate a sidewalk adjacent to the south travel lane;
- x. at the intersection of the north-south and east west lanes (Lanes 1 and 4), the whole of the area provided for vehicle drop off and car and truck manoeuvring, as well as a minimum 1.5 m strip to accommodate a sidewalk adjacent to the travel lanes;
- xi. along the north-south lane (Lane 2), a minimum 1.5 m wide strip to accommodate a sidewalk adjacent to the travel lanes; and
- xii. in all other areas, up to a line established a minimum of 1.5 m away from the building face and/or building-related outdoor open spaces along the Bridgeport Road, No. 3 Road and Sea Island Way frontages, except below the covered passage between Buildings A and B, unless otherwise determined through the Development Permit (DP) and Servicing Agreement (SA) processes;

For Parcel C (including 8320, 8340 and 8360 Bridgeport Road):

- xiii. along the Bridgeport Road frontage, a minimum 1.0 m wide strip to complete the 2.0 m sidewalk that will be located on dedicated land;
- xiv. along the Bridgeport Road frontage, additional area up to a minimum of 1.5 m away from the building face and/or building-related outdoor open spaces, unless otherwise determined through the Development Permit (DP) and Servicing Agreement (SA) processes;
- xv. along the western edge, a minimum 7.5 m wide strip to accommodate a 6.0 m travel lane and a 1.5 m sidewalk; and
- xvi. along the east-west lane (Lanes 4 and 5), a minimum 1.5 m wide strip to accommodate a sidewalk adjacent to the north travel lane; and

13. (***Statutory Rights-of-Way***) Granting of a public right of passage Statutory-Right-of-Way in favour of the City to accommodate car share spaces and drive aisle access and subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation, generally providing for:

- xvii. universal accessibility;
- xviii. 24 hour per day access;

- xix. design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
- xx. design and construction at owner's cost; and
- xxi. maintenance and repair at owner's cost,

*General Note: Refer also to Servicing Agreement conditions regarding existing and new PROP or utilities rights of way to be discharged, amended and/or created as a consequence of the Servicing Agreement approval.*

*General Note: Refer also to the District Energy Utility conditions regarding statutory rights of way related to district energy facilities.*

*General Note: Refer also to Servicing Agreement conditions regarding statutory rights of way related to private utility equipment and connections.*

**(Covenants and Agreements)**

14. **(TransLink)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, stipulating that no building permit for all or any part of the development shall be issued until the applicant has provided the City with satisfactory written confirmation that all terms required by the South Coast British Columbia Transportation Authority (TransLink), as a condition of issuance of any building permit for the development, have been met.
15. **(Aircraft Noise)** Registration of an aircraft noise covenant on title, to the satisfaction of the City, suitable for Area 1B (new residential land uses prohibited) and Area 2 (new aircraft noise sensitive land uses permitted except new single family) and granting of a Statutory-Right-of-Way in favour of the Airport Authority.
16. **(Ambient Noise – Development Impacts)** Registration of an ambient noise and development impacts covenant on title, to the satisfaction of the City, noting that the development is located in a densifying urban area and may be subject to impacts that affect the use and enjoyment of the property including, but not limited to, ambient noise, ambient light, shading, light access, privacy, outlook, vibration, dust and odours from development or redevelopment of public and private land in the surrounding area.
17. **(Commercial Noise)** Registration of a commercial noise covenant on title, to the satisfaction of the City, indicating that commercial uses 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 that noise generated from rooftop HUAC units will comply with the City's Noise Bylaw.
18. **(Flood Construction Level)** Registration of a flood covenant on title, to the satisfaction of the City, identifying the basic minimum flood construction level of 2.9 m GSC for Area A.
19. **(Hotel – Length of Stay)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, securing the owner's and the owner's assignee's commitment to limit the length of stay of hotel guests to a maximum of six months.
20. **(Hotel – No Strata)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, for each hotel building prohibiting strata titling of individual or groups of hotel rooms.
21. **(Education – No Strata)** Registration of covenant or alternative legal agreement on title, to the satisfaction of the City, prohibiting strata titling of the 0.5 FAR of the floor area that is eligible for commercial (including office) and education use.

22. (**Vehicle Access and Egress**) Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, subject to the approval of the Director of Transportation, stipulating that there shall be no direct vehicle access or egress for the site from Bridgeport Road, No. 3 Road and Sea Island Way, except as required to access the lane Statutory-Right-of-Way (Lane 3) and except as required to provide for temporary egress from 8360 and 8380 Bridgeport Road as described under (**Egress – Orphan Lot**).
23. (**Egress – Orphan Lot**) Registration of a covenant on title and an associated Statutory-Right-of-Way, to the satisfaction of the City and subject to the approval of the Director of Transportation and the Minister of Transportation and Infrastructure, in favour of the City and the Province, securing the owner's commitment to provide for vehicular egress from the existing angled parking located in the front yard of the existing development at 8380 Bridgeport Road, until such time that the property at 8380 Bridgeport Road is redeveloped, including the following:
- a) granting of a Statutory-Right-of-Way in favour of the City running from the existing front yard parking on 8380 Bridgeport Road adjacent to the east property line of Parcel C (currently 8360 Bridgeport Road) to the east-west City lane south of Bridgeport Road generally as described in the Preliminary Statutory-Right-of-Way Plan (Schedule 2) and providing for:
    - 24 hour a day use; and
    - design and construction at owner's cost and maintenance and repair at owner's cost;
  - b) providing for temporary encroachment of the existing building on Parcel C (currently located on 8360 Bridgeport Road) into the Statutory-Right-of-Way until such time that the use of the Statutory-Right-of-Way is required, at which time the existing building shall be demolished;
  - c) during Phase 1 of the subject development (Parcel A+B and Interim Parcel C) and until such time that the frontage improvements along Bridgeport Road are commenced, providing for access through Parcel C (specifically the front yard area currently located on 8360 Bridgeport Road) to the existing egress point on Bridgeport Road, as is the current arrangement (see temporary exit route per MPT Engineering Ltd. drawing – Schedule 3) and providing for:
    - 24 hour a day use; and
    - maintenance and repair at owner's cost; and
  - d) at the time that the Phase 1 Bridgeport Road frontage improvements are commenced, providing for access through the subject Statutory-Right-of-Way; and
  - e) providing for the discharge of this covenant and the associated Statutory-Right-of-Way at the time that the property at 8380 Bridgeport Road is redeveloped.
24. (**Parking – Orphan Lot**) Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, in favour of the City of Richmond, securing the owner's commitment to provide parking spaces for the future benefit of the property at 8380 Bridgeport Road at the time that 8380 Bridgeport Road is redeveloped generally providing for:
- a) universal accessibility;
  - b) 24 hour a day open access or with more limited or secure access arrangements to the satisfaction of the owner of 8380 Bridgeport Road;
  - c) design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
  - d) design and construction at owner's cost; and
  - e) maintenance and repair at owner's cost;

and specifically providing for:



- f) the number of spaces shall be calculated based on the required parking at the time of redevelopment of 8380 Bridgeport Road minus 16 spaces;
- g) the spaces shall be located on Parcel C, except during construction of the parkade on Parcel C, if applicable, in which case they may be temporarily relocated to Parcel A+B;
- h) the spaces shall include disabled, large car and small car spaces consistent with the requirements of the Richmond Zoning Bylaw;
- i) vehicle and pedestrian access shall be provided through the subject development to and from the parking spaces without restriction during normal business hours and with security access during non-business hours; and
- j) provision of wayfinding signage.

*Note: The forgoing agreement applies in the case of Phase 1 of the development (Parcel A+B with temporary surface parking on Parcel C) and Phase 2 of the development (Parcel C including construction of a permanent parkade with parking spaces for Parcel A+B and Parcel C), as well as the transition period between Phase 1 and Phase 2.*

25. **(Transit Passes – Education Students)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide to all students attending the commercial and university education institutions free monthly, two-zone transit passes or equivalent in perpetuity and to provide for implementation measures to the satisfaction of the City and subject to the approval of the Director of Transportation.
26. **(Transit Passes – Education Staff)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide to all staff of the commercial and university education institutions free monthly, two-zone transit passes or equivalent in perpetuity and to provide for implementation measures to the satisfaction of the City and subject to the approval of the Director of Transportation..
27. **(End of Trip Facilities)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide cycling end of trip facilities for each of the uses (e.g. hotel, office and education) on each sites A, B, and C, generally providing for:

- a) universal accessibility;
- b) design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
- c) design and construction at owner's cost; and
- d) maintenance and repair at owner's cost,

and, specifically providing for:

- e) one male facility and one female facility, each with a minimum of two showers;
- f) location such that the facilities are easily accessible from bicycle parking areas and all intended users.
- a) identification of the cycling end of trip facilities in the Development Permit plans;
- b) identification of the cycling end of trip facilities in the Building Permit plans; and
- c) provision of wayfinding signage for the end of trip facilities prior to Building Permit issuance granting occupancy.

*Note: Facilities shall be a handicapped-accessible suite of rooms containing a change room, toilet, wash basin, shower, lockers, and grooming station (i.e. mirror, counter, and electrical outlets) designed to accommodate use by two or more people at one time.*

28. (***Car Share Provisions***) Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to, in Phase 1, provide two car-share spaces with drive aisle access, secured with Statutory-Right-of-Way in favour of the City, generally providing for:

- a) universal accessibility;
- b) design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
- c) design and construction at owner's cost; and
- d) maintenance and repair at owner's cost,

and, specifically providing for:

- d) safe public access 24 hours a day;
- e) one EV quick-charge (240 volt) charging station for their convenient and exclusive use of the two spaces;
- f) identification of the location, size, access, EV and CPTED characteristics of the car share spaces on the Development Permit plans;
- g) identification of the location, size, access, EV and CPTED characteristics of the car share spaces on the Building Permit plans;
- h) provision of wayfinding signage for the car share spaces prior to Building Permit issuance granting occupancy;
- i) provision of the car share spaces and associated access at no cost to the car share operator;
- j) provision of the car share spaces and associated access at no cost to individual users of the car share service, except as otherwise determined by the City;
- k) provision of one car share car for a minimum of three years, at no cost to the car share operator;
- l) submit a draft contract of the agreement between the Developer and the car share provider for City's review;
- m) submission of a Letter of Credit prior to Development Permit for the sum of \$30,000 to secure the developer's commitment to provide the car share cars;
- n) agreement to voluntarily contribute the \$30,000 secured by LOC towards alternate transportation demand management modes of transportation should the car share cars not be provided at the time of Building Permit issuance granting occupancy;
- o) prior to Building Permit issuance granting occupancy, entering into a contract with a car share operator for a minimum of three years from the first date of building occupancy, a copy of which shall be provided to the City; and
- p) agreement that, 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), control of the car-share facilities shall be transferred to the City, at no cost to the City, and the City at its sole discretion, without penalty or cost, shall determine how the facilities shall be used going forward.

29. (***Electric Vehicle Provisions – Cars and Bicycles***) Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to:

- a) install and maintain a minimum of 20% of vehicle parking spaces with a 240 volt plug-in receptacles for the future addition of shared use charging stations;
- b) install and maintain a minimum of 10% of Class 1 bicycle parking spaces with a 120 volt plug in receptacles for the future addition of shared use charging stations;

- c) identify the spaces and equipment in the Development Permit plans;
- d) identify the spaces and equipment in the Building Permit plans; and
- e) prior to Building Permit issuance granting occupancy, provide wayfinding and stall identification signage for the electric vehicle spaces.

*Note: Additional EV requirements pertaining to car share cars included in Car Share Covenant.*

30. **(Shuttle Bus)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide a shuttle bus for staff and/or student to use as a means to transport between the subject site, the Vancouver International Airport (YVR), Canada Line rapid transit stations and/or other locations, in perpetuity or for the life of the of the proposed commercial and university education uses.
31. **(Priority Car Pool Parking)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide a minimum 2% of the total number of parking spaces required for the commercial and university education as car pool parking spaces in perpetuity or for the life of the proposed commercial and university education uses to be located on Parcel A+B.
32. **(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).

**(Contributions)**

- 33. **(Connectivity Measures)** City acceptance of the owner's offer to voluntarily contribute \$697,199 for transportation connectivity improvements in Bridgeport Village and Capstan Village (*General Account (Transportation) # 5132-10-550-55005-0000*).
- 34. **(Community Facilities)** City acceptance of the owner's offer to voluntarily contribute at least \$3,786,329.39 (five percent of the Village Centre Bonus floor area calculated using the proposed floor area e.g. 0.05 x 1.0 x 9380 m<sup>2</sup> x \$8,073.20 /m<sup>2</sup>) towards the development of community facilities (*City Centre Facility Development Fund - Account # 7600-80-000-90170-0000*). Should

the contribution not be provided within one year of the application receiving third reading, the construction value multiplier (\$8,073.20) will be adjusted annually thereafter based on the Statistics Canada “Non-residential Building Construction Price Index” yearly quarter to quarter change for Vancouver, where the change is positive.

35. **(Community Planning)** City acceptance of the owner’s offer to voluntarily contribute at least \$90,871.91 (100% of the total floor area calculated using the proposed floor area e.g. 28,140 m<sup>2</sup> x \$3.23 / m<sup>2</sup>) towards City Centre community planning (*CC-Community Planning and Engineering Account # 3132-10-520-00000-0000*).
36. **(Public Art)** City acceptance of the owner’s offer to voluntarily contribute at least \$142,365.98 (100% commercial floor area @ \$5.06 per square meter calculated using the proposed floor area e.g. 28,140 m<sup>2</sup> x \$4.63 / m<sup>2</sup>) towards public art (*15% to Public Art Provision Account # 7500-10-000-90337-0000 and 85% to ma # 7600-80-000-90173-0000*).
37. **(Transportation Demand Management)** City acceptance of the owner’s offer to voluntarily contribute \$100,000 towards TDM pedestrian crossing enhancements along Bridgeport Road (*General Account (Transportation) # 5132-10-550-55005-0000*).
38. **(Trees – City Property)** City acceptance of the owner’s offer to voluntarily contribute \$9,100 (calculated as 7 x \$1,300 per tree) for the planting of replacement trees within the City (*Tree Compensation Fund Account # 2336-10-000-00000-0000*).

*Per Current Floor Area Estimates in m<sup>2</sup>:*

<b>Floor Area Total</b>	<b>Retail/Restaurant</b>	<b>Hotel</b>	<b>Office/ Education</b>	<b>VCB</b>
28,140	975	17,785	9,380	9,380

**(Development Permit)**

39. Submission and processing of a Development Permit\* application for Parcels “A” and “B” completed to a level deemed acceptable by the Director of Development, demonstrating:
  - a) design development of the rezoning concept to address, unless otherwise determined by the Director of Development:
    - i. Council directions arising out of Public Hearing;
    - ii. form and character objectives noted in the associated Report to Planning Committee;
    - iii. comments of the Advisory Design Panel;
    - iv. the requirements of TransLink related to Development Permit (DP) level consent;
    - v. technical resolution, as necessary, of building services, private utilities, public utilities, parking and loading and waste management, including provision of final on-site utility, loading, waste management, signage and wayfinding plans; and
    - vi. technical resolution, as necessary, of the landscape design including but not limited to provision of adequate soil depth and automatic irrigation systems where appropriate;
  - b) Submission of confirmation that the building is designed with the capability to connect to and be serviced by a DEU. The applicant must also provide an energy modelling report satisfactory to the Director of Engineering.
  - c) the owner’s commitment to design and construct the development in accordance with rezoning policy, the rezoning considerations and the draft site-specific zoning bylaw, by incorporating information into the Development Permit plans (inclusive of architectural, landscape and other plans, sections, elevations, details, specifications, checklists and supporting consultant work) including, but not limited to:
    - i. statutory rights of way, easements, encroachments, no build areas, agreements and other legal restrictions;



- ii. flood construction level(s);
- iii. use, density, height, siting, building form, landscaping, parking and loading and other zoning provisions;
- iv. site access and vehicular crossings;
- v. location and details of EV-charging and EV-ready vehicle and bicycle parking spaces;
- vi. location and details of car-share parking spaces;
- vii. location and details of car-pool parking spaces;
- viii. location and details of orphan lot parking spaces (temporary and permanent);
- ix. required end of trip facilities, including their location, number, size, type and use;
- x. the location of areas reserved for DEU connection facilities and a notation regarding the need for DEU pre-ducting;
- xi. an Accessibility Checklist and identification of specific recommended measures on the plans, where relevant;
- xii. a CPTED Checklist and identification of specific recommended measures on the plans, where relevant;
- xiii. a LEED Checklist with measures recommended by a LEED AP BD+C to achieve LEED Silver equivalent and identification of specific measures to be incorporated into the Building Permit plans;
- xiv. on the landscape plan and roof plans, if applicable:
  - a. the location and specifications for ecological network landscaping;
  - b. the location and specifications for intensive and extensive green roofs;
  - c. the location and dimension of required on-site tree protection;
  - d. the location, dimensions and specifications for replacement trees;
- ii. include a mix of coniferous and deciduous trees;
- iii. include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
- iv. include the 5 required replacement trees with the following minimum sizes:
- xv. location and dimensions of tree protection on City property and on 8380 Bridgeport Road,
- xvi. 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; and
- xvii. notation regarding the location and general form of public art, in the case that the public art contribution is located on the site or building.

***(Letter of Credit – Trees, Ecological Network and Landscape)***

- d) Submission of a letter of credit for landscaping based on 100% of the cost estimate provided by the Landscape Architect, including installation costs, plus a 10% contingency cost.

***(Servicing Agreement)***

- 40. Submission and processing of a Servicing Agreement\* application, completed to a level deemed acceptable by the Director of Engineering, for the design and construction of works associated with the proposed rezoning, subject to the following conditions:

***(Development Phasing)***

- a) All utilities and transportation works to be completed in the first phase of development except where limited by interface issues.

***(Utilities – Engineering)***

***(Water Works)***

- b) Using the OCP Model, there is 551 L/s of water available at a 20 psi residual at the hydrant located at the frontage of 8320 and 8340 Bridgeport Road and 309 L/s available at 20 psi residual at the hydrant located at the frontage of 8311 Sea Island Way. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 designs at Building Permit Stage.
  - ii. Review, via the Servicing Agreement (SA) design, the impact of the proposed offsite works (e.g., frontage improvements, road widening, private utility works such as hydro, telecom and gas, etc.) on the existing 300mm diameter AC watermain along the Bridgeport Road frontage of 8320, 8340 and 8360 Bridgeport Road and provide mitigation measures.
  - iii. Remove the existing AC watermain along the south property lines of 8311 and 8351 Sea Island Way and 8440 Bridgeport Road and install as replacement within the Sea Island Way roadway approximately 130 meters of new watermain. Tie-ins shall be to the existing watermain in Sea Island Way and No. 3 Road. Installation of the new watermain within Sea Island Way roadway may be required prior to start of soil densification and/or preload works subject to the result of the required Geotechnical assessment below.
  - iv. Install approximately 260 meters of new 200mm diameter watermain and fire hydrants (spaced as per City standard) along the proposed development's lane frontages. The new watermain shall be tied-in to the existing watermain along Sea Island Way and Bridgeport Road.
  - v. Install fire hydrants spaced as per City standard along the proposed development's Bridgeport Road, Sea Island Way and No. 3 Road frontages.
- c) At Developers cost, the City will:
- i. Cut and cap the north end of the existing 250mm diameter watermain at the southeast corner of 8440 Bridgeport Road.
  - ii. Cut and cap at main all existing water service connections.
  - iii. Complete all proposed watermain tie-ins.

***(Storm Sewer Works)***

- d) The Developer is required to:
- i. Upgrade approximately 95 meters of existing 375mm diameter storm sewers to 600mm diameter storm sewer along the development's Bridgeport Road frontage complete with new manholes at each end. A three (3) meter wide utility right of way is required along the entire north property line of 8320, 8340 and 8360 Bridgeport Road for the new 600 mm storm sewer.
  - ii. Upgrade the existing 450 mm diameter storm sewer (complete with new manholes spaced as per City standard) with a length of approximately 85 meters from existing manhole STMH6106 (located at the north end of the existing lane between 8380 and 8440 Bridgeport Road) to existing manhole STMH9189 (located at the southwest corner of No 3 Road and Bridgeport Road intersection), to 600 mm diameter storm sewer. The existing storm sewers and manholes shall be removed to accommodate the storm sewer upgrade. A

three (3) meter wide utility right of way is required along the entire north property line of 8440 Bridgeport Road for the new 600 mm storm sewer. Coordination with BC Hydro Transmission department is required to address potential impact of the storm sewer installation to the existing Transmission pole.

- iii. Upgrade the existing 375mm and 450mm diameter storm sewers along No. 3 Road frontage to 600mm diameter storm sewer complete with new manholes spaced as per City standard. The new 600mm diameter storm sewers with an approximate length of 120 meters shall be installed in a new alignment from the new manhole at the southwest corner of No 3 Road and Bridgeport Road intersection to a new manhole which will be located within the intersection of No 3 Road and Sea Island Way. The existing 375mm and 450mm storm sewers and manholes along the east property line of 8440 Bridgeport road shall be removed.
  - iv. Remove the existing 375 mm diameter storm sewer from existing manhole STMH9174 (located at the northwest corner of No 3 Road and Sea Island intersection) to existing manhole STMH9175 (located at the south end of the existing lane between 8211 and 8311 Sea Island Way) with a length of approximately 115 meters. Install within the Sea Island Way roadway new 600 mm diameter storm sewers (complete with new manholes spaced as per City standard) from the new manhole at the intersection of Sea Island Way and No. 3 Road to approximately 120 meters to the west.
  - v. Install new storm sewers complete with manholes as per City standard in the proposed lanes along the west property lines of 8311 Sea Island Way and 8320 Bridgeport Road. Tie-ins shall be to the new storm sewers at Bridgeport Road and Sea Island Way.
- e) At Developers cost, the City will:
- i. Cut and cap at main all existing storm service connections.
  - ii. Remove all existing inspection chambers and storm service leads and dispose offsite.
  - iii. Complete all proposed storm sewer tie-ins.

***(Sanitary Sewer Works)***

- f) The Developer is required to:
- i. No upgrade required to the existing sanitary sewers at the lane frontages.
- g) At Developers cost, the City will:
- i. Cut and cap at main all existing sanitary service connections.
  - ii. Remove all existing inspection chambers and sanitary leads and dispose offsite.
  - iii. Complete all proposed sanitary sewer service connections and tie-ins.

***(Frontage Improvements – Engineering)***

- h) The Developer is required to:
- i. Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
  - ii. Provide street lighting along Bridgeport Road, No. 3 Road, Sea Island Way and lane frontages.  
*Note: All Servicing Agreement (SA) works within MoTI's jurisdiction will need to be reviewed and approved by MoTI before City staff are able to grant final approval to the Servicing Agreement (SA) design.*
  - iii. Remove or put underground the existing private utility overhead lines (e.g., BC Hydro, Telus and Shaw) along the lane frontages of 8320 to 8340 Bridgeport Road and 8311 to

- 8351 Sea Island Way. The developer is required to coordinate with the private utility companies.
- iv. Pre-duct for future hydro, telephone and cable utilities along all Bridgeport Road, No. 3 Road, Sea Island Way and lane frontages.
  - v. Remove and/or relocate an existing above ground kiosk at the Bridgeport Road frontage of 8440 Bridgeport Road.
  - vi. Coordinate with BC Hydro, prior to start of site densification and pre-load works (if required), to address any impact on the existing BC Hydro Transmission pole and overhead lines at the Bridgeport Road frontage of 8440 Bridgeport Road. A geotechnical assessment on the impact of the site densification and preload to the existing transmission poles may be required.
  - vii. Confirm with BC Hydro (Transmission) the required clearance between the existing transmission pole and the proposed curb at the Bridgeport Road frontage of 8440 Bridgeport Road. Relocation of the existing transmission pole within the proposed development may be required, at developer's costs, if the resulting clearance between the proposed curb and existing transmission pole is not acceptable to BC Hydro (Transmission).
  - viii. Coordinate with Pro Trans BC prior to start of site densification and pre-load works (if required) to address any impact on the existing Canada Line guiderail and columns along the No. 3 Road frontage of 8440 Bridgeport Road. A geotechnical assessment on the impact of the site densification and preload to the existing Canada Line guiderail and columns may be required.
  - ix. Coordinate with Kinder Morgan, prior to start of site densification and pre-load works (if required) to address any impact on the existing jet fuel line along Bridgeport Road frontage of 8440 Bridgeport Road. A geotechnical assessment on the impact of the site densification and preload to the existing jet fuel may be required.
  - x. Provide, prior to start of site preparation works, a geotechnical assessment of preload, soil densification, foundation excavation and dewatering impacts on the existing sanitary sewer along the lane frontages and the existing AC watermain along the south property line of 8311 and 8351 Sea Island Way and 8440 Bridgeport Road and the existing AC watermain at Bridgeport Road frontage, and provide mitigation recommendations. The mitigation recommendations if necessary (e.g., removal of the AC watermain and its replacement within the Sea Island Way roadway, etc.) shall be constructed and operational, at developer's costs, prior to soil densification, pre-load and/or foundation excavation.
  - xi. Video inspections of adjacent sewer mains to check for possible construction damage are required prior to start of soil densification and preload and after preload removal. At their cost, the developer is responsible for rectifying construction damage.
  - xii. Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of way requirements 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 Rights of Way that shall be shown in the functional plan and registered prior to Servicing Agreement (SA) design approval:

- BC Hydro Vista - Confirm Statutory-Right-of-Way dimensions with BC Hydro

- BC Hydro PMT – Approximately 4mW X 5m (deep) – Confirm Statutory-Right-of-Way dimensions with BC Hydro
- BC Hydro LPT – Approximately 3.5mW X 3.5m (deep) – Confirm Statutory-Right-of-Way dimensions with BC Hydro
- Street light kiosk – Approximately 2mW X 1.5m (deep)
- Traffic signal controller cabinet – Approximately 3.2mW X 1.8m (deep)
- Traffic signal UPS cabinet – Approximately 1.8mW X 2.2m (deep)
- Shaw cable kiosk – Approximately 1mW X 1m (deep) – show possible location in functional plan. Confirm Statutory-Right-of-Way dimensions with Shaw
- Telus FDH cabinet - Approximately 1.1mW X 1m (deep) – show possible location in functional plan. Confirm Statutory-Right-of-Way dimensions with Telus

***(General Items – Engineering)***

- i) The Developer is required to:
  - i. Grant utilities statutory rights of way for required connections between City utilities and the development as determined within the Servicing Agreement process.
  - ii. 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 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.
  - iii. Undertake pre and post construction elevation surveys of adjacent roads, underground utilities (e.g. manhole rims, manhole inverts, service boxes, etc.) and property lines to determine settlement amounts.
  - iv. Undertake pre and post construction video inspections of adjacent sewer mains to check for possible construction damage. At their cost, the developer is responsible for rectifying construction damage.
  - v. Coordinate the servicing agreement design and offsite construction works with MoTI, Trans Mountain Pipeline (Jet Fuel), Kinder Morgan Canada, BC Hydro Transmission, Pro Trans BC and Metro Vancouver due to proximity of works to Sea Island Way, Bridgeport Road, the jet fuel line, BC Hydro transmission line, Metro Vancouver's trunk sewer, and Canada line overhead railway and columns.

***(Frontage Improvements – Transportation)***

- j) The developer is responsible for the design and construction of the works shown on the Preliminary Functional Road Plan (to be submitted, reviewed and approved by staff), supported in principle by the City staff, subject to review and approval of the detailed Servicing Agreement (SA) designs, which shall include, but may not be limited to, the following.

*Note: In addition to the following, landscape features are required to the satisfaction of the City, as determined via the Servicing Agreement (SA) and Development Permit review and approval processes. Landscaped improvements may include, but shall not be limited to, street trees, landscaped boulevard, hard- and soft-scape features, street furnishings, decorative paving, and innovative storm management features, as appropriate.*



k) The Developer is required to:

i. For No. 3 Road Frontage:

Along the entire No. 3 Road frontage, complete the following road cross-section (east to west):

- Existing southbound traffic lanes to remain.
- Using the edge of the existing southbound curb lane, convert and widen the existing on-street bike lane to a raised bike lane, which would include: 0.15m wide roll-over curb, 1.8m wide asphalt riding surface, and 0.3m wide Richmond Urban Curb.
- Min. 1.5m wide treed boulevard.
- Min. 3.0m wide concrete sidewalk (Min. 2.0 m provided as dedication).

*Note: The alignment of the sidewalk and boulevard may need to be shifted westward to avoid the existing Canada Line Guideway column.*

*Note: Along the No. 3 Road frontage north of the Canada Line guideway column, an allowance should be made for the future provision of a 3.5m wide bus bay.*

*Note: The location of the sidewalk may need to be adjusted to avoid conflicts with BC Hydro infrastructure.*

ii. For Bridgeport Road Frontage:

Along the entire Bridgeport Road frontage, complete the following cross-section (north to south):

- MoTI requirements: deceleration lanes approaching both laneways, new 0.5m wide curb/gutter, 1.0m wide grass boulevard/utility strip.
- Min. 1.5m wide grassed/treed boulevard.
- Min. 3.0m wide concrete sidewalk (Min. 2.0 m provided as dedication)

*Note: The location of the sidewalk may need to be adjusted to avoid conflicts with BC Hydro infrastructure.*

iii. For Sea Island Way Frontage:

Along the entire Sea Island Way frontage, complete the following cross-section (south to north):

- MoTI requirements: road widening as necessary, new 0.5m wide curb/gutter, 1.0m wide grass boulevard/utility strip.
- Min. 1.5m wide grassed/treed boulevard.
- Min. 3.0m wide concrete sidewalk.

iv. For Lanes:

Lane 1: North/south lane off Bridgeport Road immediately west of No. 3 Road:

Widen existing 6m wide lane to provide a min. 6m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the east side.

Lane 2: North/south lane off Sea Island Way: Widen existing 6m wide lane to provide a min. 7.5m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the east side.

Lane 3: North/south lane off Bridgeport Road west of Lane 1: Provide a new lane to include a min. 6m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the east side.

Lane 4: East/west lane between Lane 1 and Lane 2: Widen existing 6m wide lane to provide a 7.5m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the south side. Provide a rollover curb and a 1.5 m sidewalk on the north side of the lane also.

Lane 5: East/west lane between Lane 2 and Lane 3: Widen existing 6m wide lane to provide a 6.0 m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the north side.

- v. Corner cuts be provided at:
  - All intersections due to the skewedness of the Bridgeport Road/No. 3 Road & Sea Island Way/No. 3 Road intersections, the exact size to be determined upon receiving the revised road functional plan.
  - All intersections of public roads and lanes, minimum 3m x 3m plus additional dedication to accommodate the turning of loading vehicle.

*Note: Final MoTI approval is required prior to rezoning adoption.*

*Note: Land Dedication: Road functional design drawings incorporating the frontage improvements as noted above to be prepared by the applicant, which would need to be reviewed and approved by the City. Such approved road functional design drawings would then be used to determine the amount of land dedication and legal drawings can then be prepared accordingly.*

- l) Applicant to consult with business operators/owners and provide relevant documentation within the area bordered by Sea Island Way, No. 3 Road, Bridgeport Road, River Road regarding the proposed change in internal lane configuration and traffic operation.
- m) Construction Timing: All works to be completed prior to final Building Permit inspection granting the occupancy of the first building (Phase 1) on the subject site.

**(Servicing Agreement – Letter of Credit)**

- n) Provision of a letter of credit to secure the completion of the works in an amount determined by the Director of Development.

*Note: A separate Letter of Credit or other form of financial commitment may be required to secure the completion of interface works at a future date.*

**(Servicing Agreement – LTO Registration)**

- o) Registration of the Servicing Agreement on title.

**Prior to Building Permit issuance, the owner is required to complete the following.**

- 41. **(Trans Mountain Pipeline/Kinder Morgan Canada)** The applicant must acquire a Proximity Permit from Kinder Morgan.

*Note: Prior to Building Permit issuance the approved Development Permit and associated conditions, as well as any additional items referenced in “Schedule B: Assurance of Professional Design and Commitment for Field Review”, shall be incorporated into the Building Permit plans (drawings and documents).*

*Note: Prior to Building Permit issuance the developer must submit a “Construction Parking and Traffic Management Plan” to the Transportation Department. The 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.*

*Note: Prior to Building Permit issuance the developer must obtain a Building Permit 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.*

**General Notes:**

1. Some of the foregoing items (\*) may require a separate application.
2. Where the Director of Development deems it appropriate, legal 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 legal 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.

3. 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

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Signed

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Date



## OCP Amendment and Rezoning Considerations

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

**Address:** 8320, 8340, 8360 and 8440 Bridgeport Road and 8311 and 8351 Sea Island Way

**File No.:** ZT 19-875774 (amending RZ 13-628557)

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, the owner is required to complete the following.**

**(OCP Amendment)**

1. Final Adoption of OCP Amendment Bylaw 9628.

**(External Agencies)**

2. **(Ministry of Environment)** Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues.

Note: MOE no further correspondence required on file.

Note: This approval is required prior to the dedication or fee simple transfer of any land or road to the City.

3. **(Provincial Ministry of Transportation & Infrastructure - Site)** Final approval of the proposed OCP amendments and rezoning, including acceptance of final transportation studies, access and egress agreements and road functional designs, as developed through the Development Permit (DP) and Servicing Agreement (SA) processes.

Note: Preliminary approval and a subsequent extension from MOTI have been received and are on file. Expiration date: March 21, 2018.

4. **(Provincial Ministry of Transportation & Infrastructure - Off-site)** Provision and approval of road functional drawings for the future Sea Island Way deceleration lane to the west of the subject site.

5. **(South Coast British Columbia Transportation Authority (TransLink))** Final approval of the proposed OCP amendments, rezoning, development permit and servicing agreement, subject to a no building permit issuance agreement. (Refer to Covenants and Agreements section.)

Note: Preliminary comments from Translink have been received and are on file.

6. **(Trans Mountain Pipeline/Kinder Morgan Canada)** Final confirmation that Kinder Morgan is prepared to enter into a Pipeline Proximity Installation Permit for all on-site and off-site works directly with the owner of the development site.

Note: Preliminary comment from Kinder Morgan has been received and is on file.

7. **(BC Hydro)** Final confirmation, in conjunction with the Servicing Agreement (SA) process, from BC Hydro that it concurs with any changes to the hydro transmission poles, associated equipment and other circumstances (such as location of protection bollards) arising through the Development Permit (DP) and Servicing Agreement (SA) processes.

Note: Preliminary comment has been received from BC Hydro and is on file.

***(Submissions)***

8. ***(Transportation Reports)*** Submission of final transportation reports (Infrastructure Changes, Access Strategy, Parking, Transportation Demand Management, Traffic Impact Assessment), signed and sealed, to the satisfaction of the City.

*Note: Final report on file.*

9. ***(Road Functional Drawings)*** Submission of final interim and ultimate road functional drawings, signed and sealed, to the satisfaction of the City.

*Note: Preliminary road functional drawings on file.*

***(Subdivision, Dedications and Statutory-Rights-of-Way)***

10. ***(Discharges)*** Discharge of the following charges:

- a) With respect to 8320 Bridgeport Road:
  - Statutory-Right-of-Way – City of Richmond – BR25282
  - Covenant No. BR25294

11. ***(Subdivision)*** Registration of a Subdivision Plan for the subject site, which satisfies the following conditions:

- a) acceptance by the City and the Ministry of Transportation and Infrastructure (MoTI) of submitted interim and ultimate road functional drawings;
- b) road dedications as follow:

For Parcel A+B (including 8440 Bridgeport Road and 8311 and 8351 Sea Island Way):

- i. land along Bridgeport Road to provide for road widening in accordance with Ministry of Transportation and Infrastructure (MoTI) requirements and to provide for boulevard cross-section improvements in accordance with City requirements;
- ii. land along No. 3 Road to provide for road and boulevard cross-section improvements in accordance with City requirements;
- iii. approximately 1.5 m for widening of the east-west vehicle travel lanes (Lane 4);
- iv. approximately 1.5 m for widening of the north-south vehicle travel lanes (Lane 2); and
- v. corner cuts and/or other geometries as required to provide required functionality.

For Parcel C (including 8320, 8340 and 8360 Bridgeport Road):

- vi. land along Bridgeport Road to provide for road widening in accordance with Ministry of Transportation and Infrastructure (MoTI) requirements and to provide for boulevard cross-section improvements in accordance with City requirements; and
- vii. corner cuts and/or other geometries as required to provide required functionality;
- c) consolidation of the existing lots into two lots separated by a City lane, generally as shown in the Preliminary Subdivision Plan (Schedule 1) and including revision of any existing strata lots as required; and
- d) registration of a covenant on title of each lot created for the purpose of the subject development (Parcel A+B and Parcel C), to the satisfaction of the City, generally as described on the Preliminary Subdivision Plan(s) (RTC Attachment 9), stipulating that the registered lots may not be subdivided or sold or otherwise separately transferred without prior approval of the City.

12. ***(Statutory Rights-of-Way)*** Granting of public right of passage statutory rights of way in favour of the City as shown in the related Preliminary Statutory-Right-of-Way Plan (Schedule 1) subject to



minor modifications arising from design development of the building, landscape, frontage and road functional plans through the Development Permit (DP) and Servicing Agreement (SA) processes, as well as the requirements of other jurisdictions, where applicable, generally providing for:

- i. universal accessibility;
- ii. 24 hour a day access;
- iii. design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
- iv. design and construction at owner's cost; and
- v. maintenance and repair at owner's cost,

and, specifically providing for:

For Parcel A+B (including 8440 Bridgeport Road and 8311 and 8351 Sea Island Way):

- vi. along the Bridgeport Road frontage, a minimum 1.0 m wide strip to complete the 2.0 m sidewalk that will be located on dedicated land;
- vii. along the No. 3 Road frontage, a minimum 1.0 m wide strip to complete the 2.0 m sidewalk that will be located on dedicated land;
- viii. along the north-south lane (Lane 1), a minimum 1.5 m wide strip to accommodate a sidewalk on the east side of the travel lanes;
- ix. along the east-west lane (Lane 4), a minimum 1.5 m wide strip to accommodate a sidewalk adjacent to the south travel lane;
- x. at the intersection of the north-south and east west lanes (Lanes 1 and 4), the whole of the area provided for vehicle drop off and car and truck manoeuvring, as well as a minimum 1.5 m strip to accommodate a sidewalk adjacent to the travel lanes;
- xi. along the north-south lane (Lane 2), a minimum 1.5 m wide strip to accommodate a sidewalk adjacent to the travel lanes; and
- xii. in all other areas, up to a line established a minimum of 1.5 m away from the building face and/or building-related outdoor open spaces along the Bridgeport Road, No. 3 Road and Sea Island Way frontages, except below the covered passage between Buildings A and B, unless otherwise determined through the Development Permit (DP) and Servicing Agreement (SA) processes;

For Parcel C (including 8320, 8340 and 8360 Bridgeport Road):

- xiii. along the Bridgeport Road frontage, a minimum 1.0 m wide strip to complete the 2.0 m sidewalk that will be located on dedicated land;
- xiv. along the Bridgeport Road frontage, additional area up to a minimum of 1.5 m away from the building face and/or building-related outdoor open spaces, unless otherwise determined through the Development Permit (DP) and Servicing Agreement (SA) processes;
- xv. along the western edge, a minimum 7.5 m wide strip to accommodate a 6.0 m travel lane and a 1.5 m sidewalk; and
- xvi. along the east-west lane (Lanes 4 and 5), a minimum 1.5 m wide strip to accommodate a sidewalk adjacent to the north travel lane; and

13. (***Statutory Rights-of-Way***) Granting of a public right of passage Statutory-Right-of-Way in favour of the City to accommodate car share spaces and drive aisle access and subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation, generally providing for:

- xvii. universal accessibility;
- xviii. 24 hour per day access;

- xix. design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
- xx. design and construction at owner's cost; and
- xxi. maintenance and repair at owner's cost,

*General Note: Refer also to Servicing Agreement conditions regarding existing and new PROP or utilities rights of way to be discharged, amended and/or created as a consequence of the Servicing Agreement approval.*

*General Note: Refer also to the District Energy Utility conditions regarding statutory rights of way related to district energy facilities.*

*General Note: Refer also to Servicing Agreement conditions regarding statutory rights of way related to private utility equipment and connections.*

**(Covenants and Agreements)**

14. **(TransLink)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, stipulating that no building permit for all or any part of the development shall be issued until the applicant has provided the City with satisfactory written confirmation that all terms required by the South Coast British Columbia Transportation Authority (TransLink), as a condition of issuance of any building permit for the development, have been met.
15. **(Aircraft Noise)** Registration of an aircraft noise covenant on title, to the satisfaction of the City, suitable for Area 1B (new residential land uses prohibited) and Area 2 (new aircraft noise sensitive land uses permitted except new single family) and granting of a Statutory-Right-of-Way in favour of the Airport Authority.
16. **(Ambient Noise – Development Impacts)** Registration of an ambient noise and development impacts covenant on title, to the satisfaction of the City, noting that the development is located in a densifying urban area and may be subject to impacts that affect the use and enjoyment of the property including, but not limited to, ambient noise, ambient light, shading, light access, privacy, outlook, vibration, dust and odours from development or redevelopment of public and private land in the surrounding area.
17. **(Commercial Noise)** Registration of a commercial noise covenant on title, to the satisfaction of the City, indicating that commercial uses 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 that noise generated from rooftop HUAC units will comply with the City's Noise Bylaw.
18. **(Flood Construction Level)** Registration of a flood covenant on title, to the satisfaction of the City, identifying the basic minimum flood construction level of 2.9 m GSC for Area A.
19. **(Hotel – Length of Stay)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, securing the owner's and the owner's assignee's commitment to limit the length of stay of hotel guests to a maximum of six months.
20. **(Hotel – No Strata)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, for each hotel building prohibiting strata titling of individual or groups of hotel rooms.
21. **(Education – No Strata)** Registration of covenant or alternative legal agreement on title, to the satisfaction of the City, prohibiting strata titling of the 0.5 FAR of the floor area that is eligible for commercial (including office) and education use.

22. (**Vehicle Access and Egress**) Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, subject to the approval of the Director of Transportation, stipulating that there shall be no direct vehicle access or egress for the site from Bridgeport Road, No. 3 Road and Sea Island Way, except as required to access the lane Statutory-Right-of-Way (Lane 3) and except as required to provide for temporary egress from 8360 and 8380 Bridgeport Road as described under (**Egress – Orphan Lot**).
23. (**Egress – Orphan Lot**) Registration of a covenant on title and an associated Statutory-Right-of-Way, to the satisfaction of the City and subject to the approval of the Director of Transportation and the Minister of Transportation and Infrastructure, in favour of the City and the Province, securing the owner's commitment to provide for vehicular egress from the existing angled parking located in the front yard of the existing development at 8380 Bridgeport Road, until such time that the property at 8380 Bridgeport Road is redeveloped, including the following:
- a) granting of a Statutory-Right-of-Way in favour of the City running from the existing front yard parking on 8380 Bridgeport Road adjacent to the east property line of Parcel C (currently 8360 Bridgeport Road) to the east-west City lane south of Bridgeport Road generally as described in the Preliminary Statutory-Right-of-Way Plan (Schedule 2) and providing for:
    - 24 hour a day use; and
    - design and construction at owner's cost and maintenance and repair at owner's cost;
  - b) providing for temporary encroachment of the existing building on Parcel C (currently located on 8360 Bridgeport Road) into the Statutory-Right-of-Way until such time that the use of the Statutory-Right-of-Way is required, at which time the existing building shall be demolished;
  - c) during Phase 1 of the subject development (Parcel A+B and Interim Parcel C) and until such time that the frontage improvements along Bridgeport Road are commenced, providing for access through Parcel C (specifically the front yard area currently located on 8360 Bridgeport Road) to the existing egress point on Bridgeport Road, as is the current arrangement (see temporary exit route per MPT Engineering Ltd. drawing – Schedule 3) and providing for:
    - 24 hour a day use; and
    - maintenance and repair at owner's cost; and
  - d) at the time that the Phase 1 Bridgeport Road frontage improvements are commenced, providing for access through the subject Statutory-Right-of-Way; and
  - e) providing for the discharge of this covenant and the associated Statutory-Right-of-Way at the time that the property at 8380 Bridgeport Road is redeveloped.
24. (**Parking – Orphan Lot**) Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, in favour of the City of Richmond, securing the owner's commitment to provide parking spaces for the future benefit of the property at 8380 Bridgeport Road at the time that 8380 Bridgeport Road is redeveloped generally providing for:
- a) universal accessibility;
  - b) 24 hour a day open access or with more limited or secure access arrangements to the satisfaction of the owner of 8380 Bridgeport Road;
  - c) design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
  - d) design and construction at owner's cost; and
  - e) maintenance and repair at owner's cost;

and specifically providing for:

- f) the number of spaces shall be calculated based on the required parking at the time of redevelopment of 8380 Bridgeport Road minus 16 spaces;
- g) the spaces shall be located on Parcel C, except during construction of the parkade on Parcel C, if applicable, in which case they may be temporarily relocated to Parcel A+B;
- h) the spaces shall include disabled, large car and small car spaces consistent with the requirements of the Richmond Zoning Bylaw;
- i) vehicle and pedestrian access shall be provided through the subject development to and from the parking spaces without restriction during normal business hours and with security access during non-business hours; and
- j) provision of wayfinding signage.

*Note: The forgoing agreement applies in the case of Phase 1 of the development (Parcel A+B with temporary surface parking on Parcel C) and Phase 2 of the development (Parcel C including construction of a permanent parkade with parking spaces for Parcel A+B and Parcel C), as well as the transition period between Phase 1 and Phase 2.*

- 25. **(Transit Passes – Education Students)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide to all students attending the commercial and university education institutions free monthly, two-zone transit passes or equivalent in perpetuity and to provide for implementation measures to the satisfaction of the City and subject to the approval of the Director of Transportation.
- 26. **(Transit Passes – Education Staff)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide to all staff of the commercial and university education institutions free monthly, two-zone transit passes or equivalent in perpetuity and to provide for implementation measures to the satisfaction of the City and subject to the approval of the Director of Transportation..
- 27. **(End of Trip Facilities)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide cycling end of trip facilities for each of the uses (e.g. hotel, office and education) on each sites A, B, and C, generally providing for:
  - a) universal accessibility;
  - b) design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
  - c) design and construction at owner's cost; and
  - d) maintenance and repair at owner's cost,

and, specifically providing for:

- e) one male facility and one female facility, each with a minimum of two showers;
- f) location such that the facilities are easily accessible from bicycle parking areas and all intended users.
- a) identification of the cycling end of trip facilities in the Development Permit plans;
- b) identification of the cycling end of trip facilities in the Building Permit plans; and
- c) provision of wayfinding signage for the end of trip facilities prior to Building Permit issuance granting occupancy.

*Note: Facilities shall be a handicapped-accessible suite of rooms containing a change room, toilet, wash basin, shower, lockers, and grooming station (i.e. mirror, counter, and electrical outlets) designed to accommodate use by two or more people at one time.*

28. (***Car Share Provisions***) Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to, in Phase 1, provide two car-share spaces with drive aisle access, secured with Statutory-Right-of-Way in favour of the City, generally providing for:

- a) universal accessibility;
- b) design and construction requirements as determined through the Development Permit and Servicing Agreement processes;
- c) design and construction at owner's cost; and
- d) maintenance and repair at owner's cost,

and, specifically providing for:

- d) safe public access 24 hours a day;
- e) one EV quick-charge (240 volt) charging station for their convenient and exclusive use of the two spaces;
- f) identification of the location, size, access, EV and CPTED characteristics of the car share spaces on the Development Permit plans;
- g) identification of the location, size, access, EV and CPTED characteristics of the car share spaces on the Building Permit plans;
- h) provision of wayfinding signage for the car share spaces prior to Building Permit issuance granting occupancy;
- i) provision of the car share spaces and associated access at no cost to the car share operator;
- j) provision of the car share spaces and associated access at no cost to individual users of the car share service, except as otherwise determined by the City;
- k) provision of one car share car for a minimum of three years, at no cost to the car share operator;
- l) submit a draft contract of the agreement between the Developer and the car share provider for City's review;
- m) submission of a Letter of Credit prior to Development Permit for the sum of \$30,000 to secure the developer's commitment to provide the car share cars;
- n) agreement to voluntarily contribute the \$30,000 secured by LOC towards alternate transportation demand management modes of transportation should the car share cars not be provided at the time of Building Permit issuance granting occupancy;
- o) prior to Building Permit issuance granting occupancy, entering into a contract with a car share operator for a minimum of three years from the first date of building occupancy, a copy of which shall be provided to the City; and
- p) agreement that, 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), control of the car-share facilities shall be transferred to the City, at no cost to the City, and the City at its sole discretion, without penalty or cost, shall determine how the facilities shall be used going forward.

29. (***Electric Vehicle Provisions – Cars and Bicycles***) Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to:

- a) install and maintain a minimum of 20% of vehicle parking spaces with a 240 volt plug-in receptacles for the future addition of shared use charging stations;
- b) install and maintain a minimum of 10% of Class 1 bicycle parking spaces with a 120 volt plug in receptacles for the future addition of shared use charging stations;



- c) identify the spaces and equipment in the Development Permit plans;
- d) identify the spaces and equipment in the Building Permit plans; and
- e) prior to Building Permit issuance granting occupancy, provide wayfinding and stall identification signage for the electric vehicle spaces.

*Note: Additional EV requirements pertaining to car share cars included in Car Share Covenant.*

30. **(Shuttle Bus)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide a shuttle bus for staff and/or student to use as a means to transport between the subject site, the Vancouver International Airport (YVR), Canada Line rapid transit stations and/or other locations, in perpetuity or for the life of the of the proposed commercial and university education uses.
31. **(Priority Car Pool Parking)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City and subject to the approval of the Director of Transportation, securing the owner's commitment to provide a minimum 2% of the total number of parking spaces required for the commercial and university education as car pool parking spaces in perpetuity or for the life of the proposed commercial and university education uses to be located on Parcel A+B.
32. **(District Energy Utility)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s)~~covenant on title~~, 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;
  - ~~a)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.
  - a) ~~the Owner has executed and delivered to the City a Section 219 Covenant for the installation, operation and maintenance of all necessary facilities for supplying the services to the Lands; the Owner has entered into a Service Provider Agreement as required by the City; and the Owner has granted or acquired the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the Lands; and~~
- ~~b) 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: then the following is required prior to the earlier of subdivision (stratification) or final building inspection permitting occupancy of a building:~~
- ~~c) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;~~
  - 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.
- ~~i. the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;~~
- ~~ii. the owner grants or acquires the Statutory Right of Way(s) and/or easements necessary for supplying DEU services to the building; and~~
- ~~iii. if required by the Director of Engineering, the owner provides to the City with security for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.~~
- 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).

**(Contributions)**

33. **(Connectivity Measures)** City acceptance of the owner's offer to voluntarily contribute \$697,199 for transportation connectivity improvements in Bridgeport Village and Capstan Village (*General Account (Transportation) # 5132-10-550-55005-0000*).
34. **(Community Facilities)** City acceptance of the owner's offer to voluntarily contribute at least ~~\$3,281,593.00~~\$3,786,329.39 (five percent of the Village Centre Bonus floor area calculated using the proposed floor area e.g. 0.05 x 1.0 x 9380 m<sup>2</sup> x ~~\$6,997~~\$8,073.20 /m<sup>2</sup>) towards the development of community facilities (*City Centre Facility Development Fund - Account # 7600-80-000-90170-0000*). Should the contribution not be provided within one year of the application receiving third reading, the construction value multiplier (~~\$8,073.20~~\$6,997) will be adjusted annually thereafter based on the Statistics Canada "Non-residential Building Construction Price Index" yearly quarter to quarter change for Vancouver, where the change is positive.
35. **(Community Planning)** City acceptance of the owner's offer to voluntarily contribute at least ~~\$75,696.60~~\$90,871.91 (100% of the total floor area calculated using the proposed floor area e.g. 28,140 m<sup>2</sup> x ~~\$2.69~~\$3.23 / m<sup>2</sup>) towards City Centre community planning (*CC-Community Planning and Engineering Account # 3132-10-520-00000-0000*).
36. **(Public Art)** City acceptance of the owner's offer to voluntarily contribute at least ~~\$130,288.20~~\$142,365.98 (100% commercial floor area @ ~~\$4.63~~\$5.06 per square meter calculated using the proposed floor area e.g. 28,140 m<sup>2</sup> x \$4.63 /m<sup>2</sup>) towards public art (*15% to Public Art Provision Account # 7500-10-000-90337-0000 and 85% to ma # 7600-80-000-90173-0000*).
37. **(Transportation Demand Management)** City acceptance of the owner's offer to voluntarily contribute \$100,000 towards TDM pedestrian crossing enhancements along Bridgeport Road (*General Account (Transportation) # 5132-10-550-55005-0000*).
38. **(Trees – City Property)** City acceptance of the owner's offer to voluntarily contribute \$9,100 (calculated as 7 x \$1,300 per tree) for the planting of replacement trees within the City (*Tree Compensation Fund Account # 2336-10-000-00000-0000*).

*Per Current Floor Area Estimates in m<sup>2</sup>:*

Floor Area Total	Retail/Restaurant	Hotel	Office/ Education	VCB
28,140	975	17,785	9,380	9,380

**(Development Permit)**

39. Submission and processing of a Development Permit\* application for Parcels "A" and "B" completed to a level deemed acceptable by the Director of Development, demonstrating:
  - a) design development of the rezoning concept to address, unless otherwise determined by the Director of Development:
    - i. Council directions arising out of Public Hearing;
    - ii. form and character objectives noted in the associated Report to Planning Committee;

- iii. comments of the Advisory Design Panel;
  - iv. the requirements of TransLink related to Development Permit (DP) level consent;
  - v. technical resolution, as necessary, of building services, private utilities, public utilities, parking and loading and waste management, including provision of final on-site utility, loading, waste management, signage and wayfinding plans; and
  - vi. technical resolution, as necessary, of the landscape design including but not limited to provision of adequate soil depth and automatic irrigation systems where appropriate;
- b) Submission of confirmation that the building is designed with the capability to connect to and be serviced by a DEU. The applicant must also provide an energy modelling report satisfactory to the Director of Engineering.**
- b)c)** the owner's commitment to design and construct the development in accordance with rezoning policy, the rezoning considerations and the draft site-specific zoning bylaw, by incorporating information into the Development Permit plans (inclusive of architectural, landscape and other plans, sections, elevations, details, specifications, checklists and supporting consultant work) including, but not limited to:
- i. statutory rights of way, easements, encroachments, no build areas, agreements and other legal restrictions;
  - ii. flood construction level(s);
  - iii. use, density, height, siting, building form, landscaping, parking and loading and other zoning provisions;
  - iv. site access and vehicular crossings;
  - v. location and details of EV-charging and EV-ready vehicle and bicycle parking spaces;
  - vi. location and details of car-share parking spaces;
  - vii. location and details of car-pool parking spaces;
  - viii. location and details of orphan lot parking spaces (temporary and permanent);
  - ix. required end of trip facilities, including their location, number, size, type and use;
  - x. the location of areas reserved for DEU connection facilities and a notation regarding the need for DEU pre-ducting;
  - xi. an Accessibility Checklist and identification of specific recommended measures on the plans, where relevant;
  - xii. a CPTED Checklist and identification of specific recommended measures on the plans, where relevant;
  - xiii. a LEED Checklist with measures recommended by a LEED AP BD+C to achieve LEED Silver equivalent and identification of specific measures to be incorporated into the Building Permit plans;
  - xiv. on the landscape plan and roof plans, if applicable:
    - a. the location and specifications for ecological network landscaping;
    - b. the location and specifications for intensive and extensive green roofs;
    - c. the location and dimension of required on-site tree protection;
    - d. the location, dimensions and specifications for replacement trees;
  - ii. include a mix of coniferous and deciduous trees;
  - iii. include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - iv. include the 5 required replacement trees with the following minimum sizes:
  - xv. location and dimensions of tree protection on City property and on 8380 Bridgeport Road,
  - xvi. 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; and
- xvii. notation regarding the location and general form of public art, in the case that the public art contribution is located on the site or building.

***(Letter of Credit – Trees, Ecological Network and Landscape)***

e)d) Submission of a letter of credit for landscaping based on 100% of the cost estimate provided by the Landscape Architect, including installation costs, plus a 10% contingency cost.

***(Servicing Agreement)***

40. Submission and processing of a Servicing Agreement\* application, completed to a level deemed acceptable by the Director of Engineering, for the design and construction of works associated with the proposed rezoning, subject to the following conditions:

***(Development Phasing)***

- a) All utilities and transportation works to be completed in the first phase of development except where limited by interface issues.

***(Utilities – Engineering)***

***(Water Works)***

- b) Using the OCP Model, there is 551 L/s of water available at a 20 psi residual at the hydrant located at the frontage of 8320 and 8340 Bridgeport Road and 309 L/s available at 20 psi residual at the hydrant located at the frontage of 8311 Sea Island Way. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 designs at Building Permit Stage.
  - ii. Review, via the Servicing Agreement (SA) design, the impact of the proposed offsite works (e.g., frontage improvements, road widening, private utility works such as hydro, telecom and gas, etc.) on the existing 300mm diameter AC watermain along the Bridgeport Road frontage of 8320, 8340 and 8360 Bridgeport Road and provide mitigation measures.
  - iii. Remove the existing AC watermain along the south property lines of 8311 and 8351 Sea Island Way and 8440 Bridgeport Road and install as replacement within the Sea Island Way roadway approximately 130 meters of new watermain. Tie-ins shall be to the existing watermain in Sea Island Way and No. 3 Road. Installation of the new watermain within Sea Island Way roadway may be required prior to start of soil densification and/or preload works subject to the result of the required Geotechnical assessment below.
  - iv. Install approximately 260 meters of new 200mm diameter watermain and fire hydrants (spaced as per City standard) along the proposed development's lane frontages. The new watermain shall be tied-in to the existing watermain along Sea Island Way and Bridgeport Road.
  - v. Install fire hydrants spaced as per City standard along the proposed development's Bridgeport Road, Sea Island Way and No. 3 Road frontages.

- c) At Developers cost, the City will:
- i. Cut and cap the north end of the existing 250mm diameter watermain at the southeast corner of 8440 Bridgeport Road.
  - ii. Cut and cap at main all existing water service connections.
  - iii. Complete all proposed watermain tie-ins.

***(Storm Sewer Works)***

- d) The Developer is required to:
- i. Upgrade approximately 95 meters of existing 375mm diameter storm sewers to 600mm diameter storm sewer along the development's Bridgeport Road frontage complete with new manholes at each end. A three (3) meter wide utility right of way is required along the entire north property line of 8320, 8340 and 8360 Bridgeport Road for the new 600 mm storm sewer.
  - ii. Upgrade the existing 450 mm diameter storm sewer (complete with new manholes spaced as per City standard) with a length of approximately 85 meters from existing manhole STMH6106 (located at the north end of the existing lane between 8380 and 8440 Bridgeport Road) to existing manhole STMH9189 (located at the southwest corner of No 3 Road and Bridgeport Road intersection), to 600 mm diameter storm sewer. The existing storm sewers and manholes shall be removed to accommodate the storm sewer upgrade. A three (3) meter wide utility right of way is required along the entire north property line of 8440 Bridgeport Road for the new 600 mm storm sewer. Coordination with BC Hydro Transmission department is required to address potential impact of the storm sewer installation to the existing Transmission pole.
  - iii. Upgrade the existing 375mm and 450mm diameter storm sewers along No. 3 Road frontage to 600mm diameter storm sewer complete with new manholes spaced as per City standard. The new 600mm diameter storm sewers with an approximate length of 120 meters shall be installed in a new alignment from the new manhole at the southwest corner of No 3 Road and Bridgeport Road intersection to a new manhole which will be located within the intersection of No 3 Road and Sea Island Way. The existing 375mm and 450mm storm sewers and manholes along the east property line of 8440 Bridgeport road shall be removed.
  - iv. Remove the existing 375 mm diameter storm sewer from existing manhole STMH9174 (located at the northwest corner of No 3 Road and Sea Island intersection) to existing manhole STMH9175 (located at the south end of the existing lane between 8211 and 8311 Sea Island Way) with a length of approximately 115 meters. Install within the Sea Island Way roadway new 600 mm diameter storm sewers (complete with new manholes spaced as per City standard) from the new manhole at the intersection of Sea Island Way and No. 3 Road to approximately 120 meters to the west.
  - v. Install new storm sewers complete with manholes as per City standard in the proposed lanes along the west property lines of 8311 Sea Island Way and 8320 Bridgeport Road. Tie-ins shall be to the new storm sewers at Bridgeport Road and Sea Island Way.
- e) At Developers cost, the City will:
- i. Cut and cap at main all existing storm service connections.
  - ii. Remove all existing inspection chambers and storm service leads and dispose offsite.
  - iii. Complete all proposed storm sewer tie-ins.



***(Sanitary Sewer Works)***

- f) The Developer is required to:
  - i. No upgrade required to the existing sanitary sewers at the lane frontages.
- g) At Developers cost, the City will:
  - i. Cut and cap at main all existing sanitary service connections.
  - ii. Remove all existing inspection chambers and sanitary leads and dispose offsite.
  - iii. Complete all proposed sanitary sewer service connections and tie-ins.

***(Frontage Improvements – Engineering)***

- h) The Developer is required to:
  - i. Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
  - ii. Provide street lighting along Bridgeport Road, No. 3 Road, Sea Island Way and lane frontages.  
*Note: All Servicing Agreement (SA) works within MoTI's jurisdiction will need to be reviewed and approved by MoTI before City staff are able to grant final approval to the Servicing Agreement (SA) design.*
  - iii. Remove or put underground the existing private utility overhead lines (e.g., BC Hydro, Telus and Shaw) along the lane frontages of 8320 to 8340 Bridgeport Road and 8311 to 8351 Sea Island Way. The developer is required to coordinate with the private utility companies.
  - iv. Pre-duct for future hydro, telephone and cable utilities along all Bridgeport Road, No. 3 Road, Sea Island Way and lane frontages.
  - v. Remove and/or relocate an existing above ground kiosk at the Bridgeport Road frontage of 8440 Bridgeport Road.
  - vi. Coordinate with BC Hydro, prior to start of site densification and pre-load works (if required), to address any impact on the existing BC Hydro Transmission pole and overhead lines at the Bridgeport Road frontage of 8440 Bridgeport Road. A geotechnical assessment on the impact of the site densification and preload to the existing transmission poles may be required.
  - vii. Confirm with BC Hydro (Transmission) the required clearance between the existing transmission pole and the proposed curb at the Bridgeport Road frontage of 8440 Bridgeport Road. Relocation of the existing transmission pole within the proposed development may be required, at developer's costs, if the resulting clearance between the proposed curb and existing transmission pole is not acceptable to BC Hydro (Transmission).
  - viii. Coordinate with Pro Trans BC prior to start of site densification and pre-load works (if required) to address any impact on the existing Canada Line guiderail and columns along the No. 3 Road frontage of 8440 Bridgeport Road. A geotechnical assessment on the impact of the site densification and preload to the existing Canada Line guiderail and columns may be required.
  - ix. Coordinate with Kinder Morgan, prior to start of site densification and pre-load works (if required) to address any impact on the existing jet fuel line along Bridgeport Road frontage of 8440 Bridgeport Road. A geotechnical assessment on the impact of the site densification and preload to the existing jet fuel may be required.
  - x. Provide, prior to start of site preparation works, a geotechnical assessment of preload, soil densification, foundation excavation and dewatering impacts on the existing sanitary sewer along the lane frontages and the existing AC watermain along the south property line of

8311 and 8351 Sea Island Way and 8440 Bridgeport Road and the existing AC watermain at Bridgeport Road frontage, and provide mitigation recommendations. The mitigation recommendations if necessary (e.g., removal of the AC watermain and its replacement within the Sea Island Way roadway, etc.) shall be constructed and operational, at developer's costs, prior to soil densification, pre-load and/or foundation excavation.

- xi. Video inspections of adjacent sewer mains to check for possible construction damage are required prior to start of soil densification and preload and after preload removal. At their cost, the developer is responsible for rectifying construction damage.
- xii. Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of way requirements 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 Rights of Way that shall be shown in the functional plan and registered prior to Servicing Agreement (SA) design approval:

- BC Hydro Vista - Confirm Statutory-Right-of-Way dimensions with BC Hydro
- BC Hydro PMT – Approximately 4mW X 5m (deep) – Confirm Statutory-Right-of-Way dimensions with BC Hydro
- BC Hydro LPT – Approximately 3.5mW X 3.5m (deep) – Confirm Statutory-Right-of-Way dimensions with BC Hydro
- Street light kiosk – Approximately 2mW X 1.5m (deep)
- Traffic signal controller cabinet – Approximately 3.2mW X 1.8m (deep)
- Traffic signal UPS cabinet – Approximately 1.8mW X 2.2m (deep)
- Shaw cable kiosk – Approximately 1mW X 1m (deep) – show possible location in functional plan. Confirm Statutory-Right-of-Way dimensions with Shaw
- Telus FDH cabinet - Approximately 1.1mW X 1m (deep) – show possible location in functional plan. Confirm Statutory-Right-of-Way dimensions with Telus

***(General Items – Engineering)***

- i) The Developer is required to:
  - i. Grant utilities statutory rights of way for required connections between City utilities and the development as determined within the Servicing Agreement process.
  - ii. 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 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.
  - iii. Undertake pre and post construction elevation surveys of adjacent roads, underground utilities (e.g. manhole rims, manhole inverts, service boxes, etc.) and property lines to determine settlement amounts.

- iv. Undertake pre and post construction video inspections of adjacent sewer mains to check for possible construction damage. At their cost, the developer is responsible for rectifying construction damage.
- v. Coordinate the servicing agreement design and offsite construction works with MoTI, Trans Mountain Pipeline (Jet Fuel), Kinder Morgan Canada, BC Hydro Transmission, Pro Trans BC and Metro Vancouver due to proximity of works to Sea Island Way, Bridgeport Road, the jet fuel line, BC Hydro transmission line, Metro Vancouver's trunk sewer, and Canada line overhead railway and columns.

***(Frontage Improvements – Transportation)***

- j) The developer is responsible for the design and construction of the works shown on the Preliminary Functional Road Plan (to be submitted, reviewed and approved by staff), supported in principle by the City staff, subject to review and approval of the detailed Servicing Agreement (SA) designs, which shall include, but may not be limited to, the following.

*Note: In addition to the following, landscape features are required to the satisfaction of the City, as determined via the Servicing Agreement (SA) and Development Permit review and approval processes. Landscaped improvements may include, but shall not be limited to, street trees, landscaped boulevard, hard- and soft-scape features, street furnishings, decorative paving, and innovative storm management features, as appropriate.*

- k) The Developer is required to:

- i. For No. 3 Road Frontage:

Along the entire No. 3 Road frontage, complete the following road cross-section (east to west):

- Existing southbound traffic lanes to remain.
- Using the edge of the existing southbound curb lane, convert and widen the existing on-street bike lane to a raised bike lane, which would include: 0.15m wide roll-over curb, 1.8m wide asphalt riding surface, and 0.3m wide Richmond Urban Curb.
- Min. 1.5m wide treed boulevard.
- Min. 3.0m wide concrete sidewalk (Min. 2.0 m provided as dedication).

*Note: The alignment of the sidewalk and boulevard may need to be shifted westward to avoid the existing Canada Line Guideway column.*

*Note: Along the No. 3 Road frontage north of the Canada Line guideway column, an allowance should be made for the future provision of a 3.5m wide bus bay.*

*Note: The location of the sidewalk may need to be adjusted to avoid conflicts with BC Hydro infrastructure.*

- ii. For Bridgeport Road Frontage:

Along the entire Bridgeport Road frontage, complete the following cross-section (north to south):

- MoTI requirements: deceleration lanes approaching both laneways, new 0.5m wide curb/gutter, 1.0m wide grass boulevard/utility strip.
- Min. 1.5m wide grassed/treed boulevard.
- Min. 3.0m wide concrete sidewalk (Min. 2.0 m provided as dedication)

*Note: The location of the sidewalk may need to be adjusted to avoid conflicts with BC Hydro infrastructure.*

- iii. For Sea Island Way Frontage:  
Along the entire Sea Island Way frontage, complete the following cross-section (south to north):
  - MoTI requirements: road widening as necessary, new 0.5m wide curb/gutter, 1.0m wide grass boulevard/utility strip.
  - Min. 1.5m wide grassed/treed boulevard.
  - Min. 3.0m wide concrete sidewalk.
- iv. For Lanes:
  - Lane 1: North/south lane off Bridgeport Road immediately west of No. 3 Road: Widen existing 6m wide lane to provide a min. 6m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the east side.
  - Lane 2: North/south lane off Sea Island Way: Widen existing 6m wide lane to provide a min. 7.5m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the east side.
  - Lane 3: North/south lane off Bridgeport Road west of Lane 1: Provide a new lane to include a min. 6m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the east side.
  - Lane 4: East/west lane between Lane 1 and Lane 2: Widen existing 6m wide lane to provide a 7.5m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the south side. Provide a rollover curb and a 1.5 m sidewalk on the north side of the lane also.
  - Lane 5: East/west lane between Lane 2 and Lane 3: Widen existing 6m wide lane to provide a 6.0 m wide driving surface, a roll-over curb and a 1.5m wide concrete sidewalk along the north side.
- v. Corner cuts be provided at:
  - All intersections due to the skewedness of the Bridgeport Road/No. 3 Road & Sea Island Way/No. 3 Road intersections, the exact size to be determined upon receiving the revised road functional plan.
  - All intersections of public roads and lanes, minimum 3m x 3m plus additional dedication to accommodate the turning of loading vehicle.

*Note: Final MoTI approval is required prior to rezoning adoption.*

*Note: Land Dedication: Road functional design drawings incorporating the frontage improvements as noted above to be prepared by the applicant, which would need to be reviewed and approved by the City. Such approved road functional design drawings would then be used to determine the amount of land dedication and legal drawings can then be prepared accordingly.*

- l) Applicant to consult with business operators/owners and provide relevant documentation within the area bordered by Sea Island Way, No. 3 Road, Bridgeport Road, River Road regarding the proposed change in internal lane configuration and traffic operation.
- m) Construction Timing: All works to be completed prior to final Building Permit inspection granting the occupancy of the first building (Phase 1) on the subject site.

***(Servicing Agreement – Letter of Credit)***

- n) Provision of a letter of credit to secure the completion of the works in an amount determined by the Director of Development.

*Note: A separate Letter of Credit or other form of financial commitment may be required to secure the completion of interface works at a future date.*

**(Servicing Agreement – LTO Registration)**

- o) Registration of the Servicing Agreement on title.

**Prior to Building Permit issuance, the owner is required to complete the following.**

**(Building Permit)**

- 41. (Trans Mountain Pipeline/Kinder Morgan Canada) The applicant must acquire a Pipeline Proximity Installation Permit from Kinder Morgan for all on-site and off-site works associated with the proposed development; and**

*Note: Prior to Building Permit issuance the approved Development Permit and associated conditions, as well as any additional items referenced in “Schedule B: Assurance of Professional Design and Commitment for Field Review”, shall be incorporated into the Building Permit plans (drawings and documents).*

*Note: Prior to Building Permit issuance the developer must submit a “Construction Parking and Traffic Management Plan” to the Transportation Department. The 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.*

*Note: Prior to Building Permit issuance the developer must obtain a Building Permit 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.*

**General Notes:**

1. Some of the foregoing items (\*) may require a separate application.
2. Where the Director of Development deems it appropriate, legal 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 legal 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.

3. 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

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Signed

---

Date





**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 9628 (RZ 13-628557)  
8320, 8340, 8360 & 8440 Bridgeport Road and 8311 &  
8351 Sea Island Way**

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 by:

- a) Inserting into Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions, Permitted Uses column, Urban Centre (T5) row, under the list of uses:

“Additional uses are permitted south of Bridgeport Road and west of No. 3 Road, including:

- Commercial education and university education (excluding dormitory and child care), to maximum of 0.5 floor area ratio (FAR), provided that it is included in a development that exceeds 2.0 FAR and has a site area of between 8,000 m<sup>2</sup> and 11,000 m<sup>2</sup>”;

- b) Deleting from Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions, Maximum Average Net Development Site Density column, Urban Centre (T5) row, under the sub-heading “Additional density, where applicable”:

“Village Centre Bonus: 1.0 for the provision of office uses only.”

and replacing it with:

“Village Centre Bonus:

- i. South of Bridgeport Road and west of No. 3 Road, where commercial education and university education (excluding dormitory and child care) uses are permitted: 1.0 for the provision of office and education uses only, provided that the total floor area of the education use does not exceed that of the office use; and
- ii. Elsewhere: 1.0 for the provision of office uses only”.

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628”**.

FIRST READING

JUN 12 2017

PUBLIC HEARING

JUL 17 2017

SECOND READING

JUL 17 2017

THIRD READING

~~JUL 17 2017~~

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Manager or Solicitor


\_\_\_\_\_  
MAYOR

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



**Richmond Zoning Bylaw 8500**  
**Amendment Bylaw 9629 (RZ 13-628557)**  
**8320, 8340, 8360 & 8440 Bridgeport Road and 8311 & 8351 Sea Island Way**

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 22 (Site Specific Commercial Use Zones), in numerical order:

**"22.39 "High Rise Commercial (ZC39) – Bridgeport Gateway"**

**22.39.1 Purpose**

The **zone** provides for a limited range of **uses**, including **hotel**, **office**, **commercial education**, **university education** and compatible **secondary uses** that are appropriate to a high-traffic, airport-oriented, **City Centre** location.

**22.39.2 Permitted Uses**

- hotel
- office

**22.39.3 Secondary Uses**

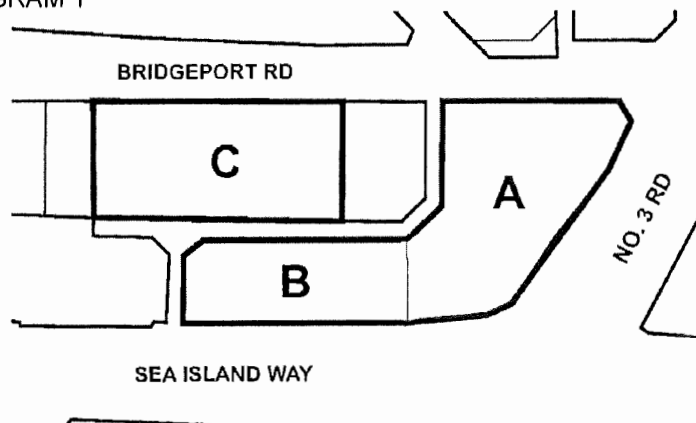
- retail, convenience
- restaurant

**22.39.3A Additional Uses**

- education, commercial
- education, university

**22.39.4 Permitted Density**

DIAGRAM 1



1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on the total area of areas "A", "B" and "C", as shown in Diagram 1.
2. The maximum **floor area ratio** is 2.0.
3. Notwithstanding Section 22.39.4.2, the reference to "2.0" is increased by a maximum **density bonus floor area ratio** of 1.0 provided that:
  - a) the **lot** is located in the Village Centre Bonus Area designated by the City Centre Area Plan;
  - b) the **owner** uses the **density bonus floor area ratio** of 1.0 for **office, commercial education and university education uses** only;
  - c) the owner locates the **density bonus floor area** within areas "A" and "C", as shown in Diagram 1;
  - d) the **density bonus floor area ratio** of the combined **commercial education and university education uses** located within area "C", as shown in Diagram 1, does not exceed either (i) the **density bonus floor area ratio** of the **office uses** located on area "A", as shown in Diagram 1, or (ii) a **floor area ratio** of 0.5, whichever is less; and
  - e) if, at the time **Council** adopts a zoning amendment bylaw to create the **zone** and include the **lot** in the **zone**, the **owner** pays a sum to the City (*City Centre Facility Development Fund*) calculated as 5% of the **density bonus floor area** (i) multiplied by the "equivalent to construction value" rate of \$8,073.20/ sq. m, if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, multiplied by the "equivalent to construction value" rate of \$8,073.20/ sq. m adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver, where such change is positive; and
4. Notwithstanding Section 22.39.4.2 and Section 22.39.4.3, the maximum **floor area ratio** for areas "A" and "B" together, as shown in Diagram 1, is 2.50.

#### **22.39.5 Permitted Lot Coverage**

1. The maximum **lot coverage** for **buildings** for areas "A" and "B" together, as shown in Diagram 1, is 90% and for area "C", as shown in Diagram 1, is 90%.

#### **22.39.6 Yards & Setbacks**

1. Minimum **setbacks** from **lot lines** and areas granted to the **City** via statutory **right-of-way** for **road** and **lane** purposes shall be:
  - a) for Bridgeport Road, 6.0 m, but this may be reduced to 3.0 m subject to a Development Permit approved by the **City**;
  - b) for No. 3 Road, 6.0 m, but this may be reduced to 3.0 m subject to a Development Permit approved by the **City**;

- c) for Sea Island Way, 6.0 m, but this may be reduced to 1.5 m subject to a Development Permit approved by the **City**;
  - d) for **lanes** and **lanes** that are **roads**, 0.0 m; and
  - e) for **interior side yards**, 0.0 m.
- 2. Minimum **setbacks** from the dripline of a Canada Line shall be 6.0 m.
  - 3. Notwithstanding Section 22.39.6.1, a minimum **building setback** of 1.5 m is required in any area where a **building** door provides direct **access** to or from **City** land or land secured by statutory **right-of-way** for **road**, **lane** or public purposes.

#### **22.39.7 Permitted Heights**

- 1. The maximum height for **principal buildings** located on the area identified as "A" in Diagram 1 in Section 22.39.4, is 47.0 m geodetic.
- 2. The maximum height for **principal buildings** located on the area identified as "B" in Diagram 1 in Section 22.39.4 is 37.0 m geodetic, but may be increased to 42.0 m geodetic subject to a Development Permit approved by the **City**.
- 3. The maximum height for **principal buildings** located on the area identified as "C" in Diagram 1 in Section 22.39.4 is 37.0 m geodetic.
- 4. The maximum **building height** for **accessory buildings** is 5.0 m.

#### **22.39.8 Subdivision Provisions/Minimum Lot Size**

- 1. The minimum **lot area** is 3,400 sq. m.
- 2. There are no minimum **lot width** and **lot depth** requirements.

#### **22.39.9 Landscaping & Screening**

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

#### **22.39.10 On-Site Parking and Loading**

- 1. On-site **vehicle** and bicycle **parking spaces** and **loading spaces** shall be provided according to the standards set out in Section 7.0 except that:
  - a) for **commercial education** and **university education uses**, the required number of **parking spaces** shall be calculated as 0.4 per student and 0.4 per staff member;
  - b) the minimum on-site **vehicle parking space** calculation for **commercial education** and **university education uses** may be reduced by an additional 20% where the **owner** implements transportation demand management measures, including:
    - i. transit passes for all staff members in perpetuity;

- ii. a shuttle bus provided in perpetuity for both staff members and students;
  - iii. priority car-pool **parking** for students and staff members;
  - iv. voluntary cash contribution of \$100,000 towards pedestrian crossing enhancements along Bridgeport Road.
- c) large size **loading spaces** are not required.

#### 22.39.11 Other Regulations

1. The following **uses** are only permitted within the area identified as "C" in Diagram 1, and are only permitted if the maximum **floor area ratio** is increased from 2.0 to 3.0 pursuant to Section 22.39.4.3:
    - a) **commercial education**; and
    - b) **university education**.
  2. **Dormitory** and **child care uses** are prohibited.
  3. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
  4. 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 designations of the following parcels and by designating them **HIGH RISE COMMERCIAL (ZC39) – BRIDGEPORT GATEWAY**:

- |        |   |
|--------|---|
| P.I.D. | 024-947-962<br>LOT 2 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER<br>DISTRICT PLAN LMP48700  |
| P.I.D. | 004-069-188<br>LOT 80 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER<br>DISTRICT PLAN 56425  |
| P.I.D. | P.I.D. 001-941-003<br>STRATA LOT 1 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST<br>NEW WESTMINSTER DISTRICT STRATA PLAN NW1764 TOGETHER WITH AN<br>INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT<br>ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM |
| P.I.D. | 001-941-011<br>STRATA LOT 2 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER<br>DISTRICT STRATA PLAN NW1764 TOGETHER WITH AN INTEREST IN THE<br>COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE<br>STRATA LOT AS SHOWN ON FORM 1      |
| P.I.D. | 000-541-362<br>LOT 90 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER<br>DISTRICT PLAN 57164  |
| P.I.D. | 024-947-989<br>LOT 4 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER<br>DISTRICT PLAN LMP48700  |



P.I.D. 003-727-246  
LOT 85 EXCEPT PART SUBDIVIDED BY PLAN 57164 SECTION 28 BLOCK 5  
NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 56425

3. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge "Land Use Contract 126" (having charge number RD85571 as modified by RD150271, RD 154654, RD 156206 and BV268786) from the following area:

P.I.D. 024-947-962  
LOT 2 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN LMP48700

P.I.D. 004-069-188  
LOT 80 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN 56425

P.I.D. 001-941-003  
STRATA LOT 1 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT STRATA PLAN NW1764 TOGETHER WITH AN  
INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM

P.I.D. 001-941-011  
STRATA LOT 2 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT STRATA PLAN NW1764 TOGETHER WITH AN INTEREST IN THE  
COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE  
STRATA LOT AS SHOWN ON FORM 1

P.I.D. 000-541-362  
LOT 90 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN 57164

P.I.D. 024-947-989  
LOT 4 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN LMP48700

P.I.D. 003-727-246  
LOT 85 EXCEPT PART SUBDIVIDED BY PLAN 57164 SECTION 28 BLOCK 5  
NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 56425

4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9629**”.

FIRST READING

JUN 12 2017

PUBLIC HEARING

JUL 17 2017

SECOND READING

JUL 17 2017

THIRD READING

~~JUL 17 2017~~

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION  
AND INFRASTRUCTURE APPROVAL

ADOPTED

\_\_\_\_\_  
MAYOR

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

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

To: Mayor & Each Councillor

From: City Clerk's Office

Materials Relating to an Agenda Item

Meeting: Council

Date: Nov 9, 2020 Item#: 8



## City of Richmond

### Memorandum

Planning and Development Division  
Policy Planning

To: Mayor and Councillors

Date: November 3, 2020

From: Wayne Craig  
Director, Development

File: 08-4430-03-09/2020-Vol 01

Re: **Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 008, 013, 022, 068, 100, 153 in Broadmoor**

Following the November 2, 2020 General Purposes Committee meeting, staff noted the need to correct some of the information in Attachment 4 to the Staff Report titled "Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 008, 013, 022, 068, 100, 153 in Broadmoor".

Please find attached a red-lined version of Attachment 4, which identifies the discrepancies and the necessary corrections.

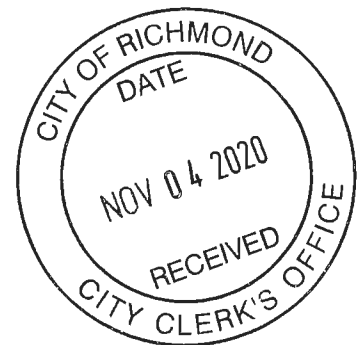
If you have any questions, please contact me directly at 604-247-4625.



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

WC:cl/blg  
Att. 1

pc: SMT  
John Hopkins, Program Manager, Policy Planning



## Land Use Contract Summary & Comparison Tables

LUC 008

LUC 013

LUC 022

LUC 068

LUC 100

LUC 153

## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

### Land Use Contract 008 (10160/10180/10220/10240 Ryan Road)

**Number of Properties:** 1  
**Number of Units:** 156 (strata-titled)

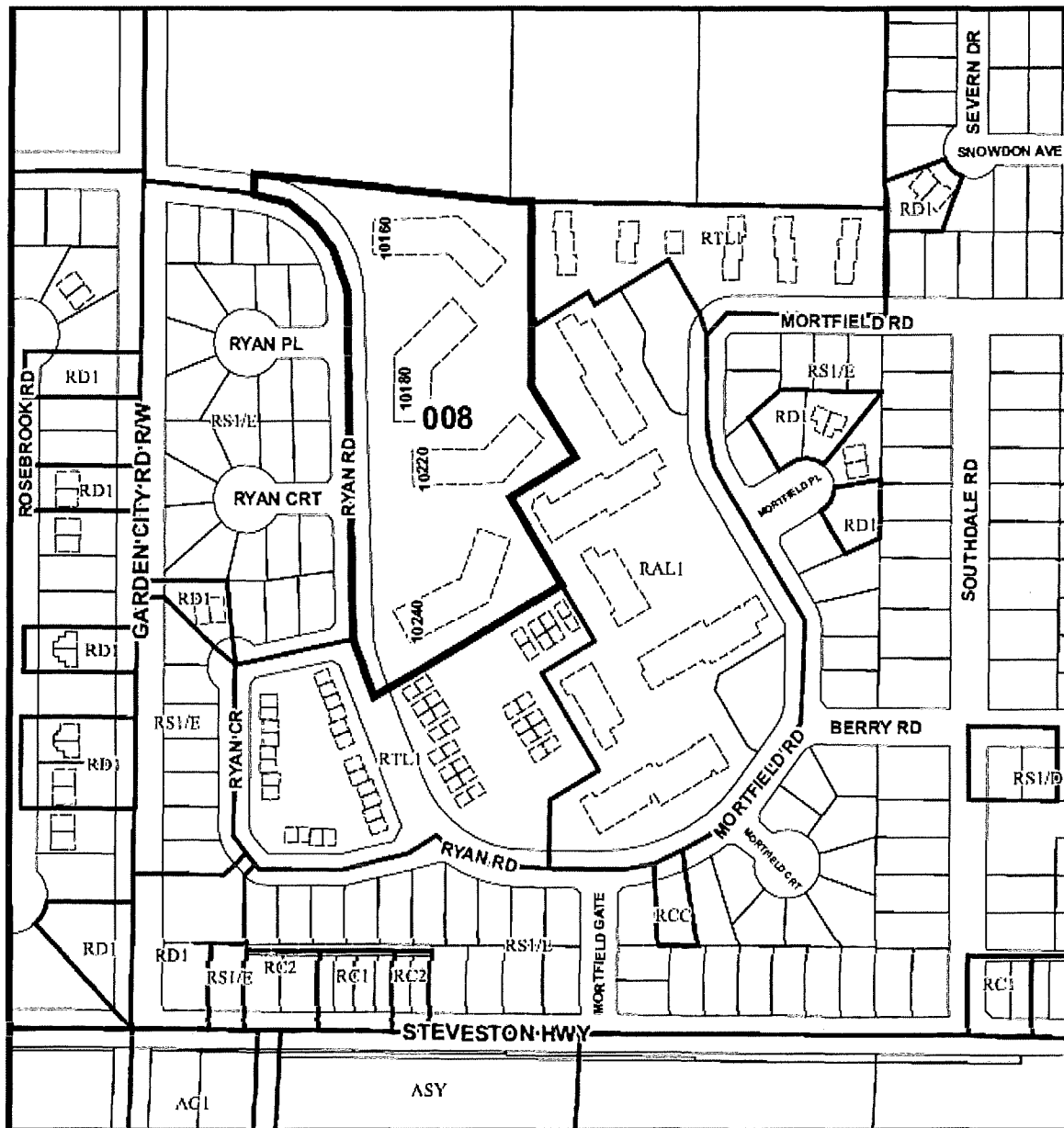
**Proposed Zone:** Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 008	ZLR41
Permitted Uses	Residential apartments	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>• child care</li> <li>• housing, apartment</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> </ul>
FAR (max.)	N/A (as per drawings)	0.62, together with an additional 0.01 provided that it is entirely used to accommodate amenity space
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> <li>• 30% for buildings</li> <li>• 80% for buildings, structures, and non-porous surfaces</li> <li>• A minimum of 20% for landscaping with live plant material</li> </ul>
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	3 storeys, above ground level covered parking	15.0 m, but containing no more than 4 storeys including ground level covered parking

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

## LAND USE CONTRACT SUMMARY & COMPARISON TABLES



### Land Use Contract 008

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.



## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

### Land Use Contract 013

**(8011/8031/8041/8043/8045/8047/8053/8055/8057/8059 Lucas Road)**

**Number of Properties:** 1

**Number of Units:** 10 (rental)

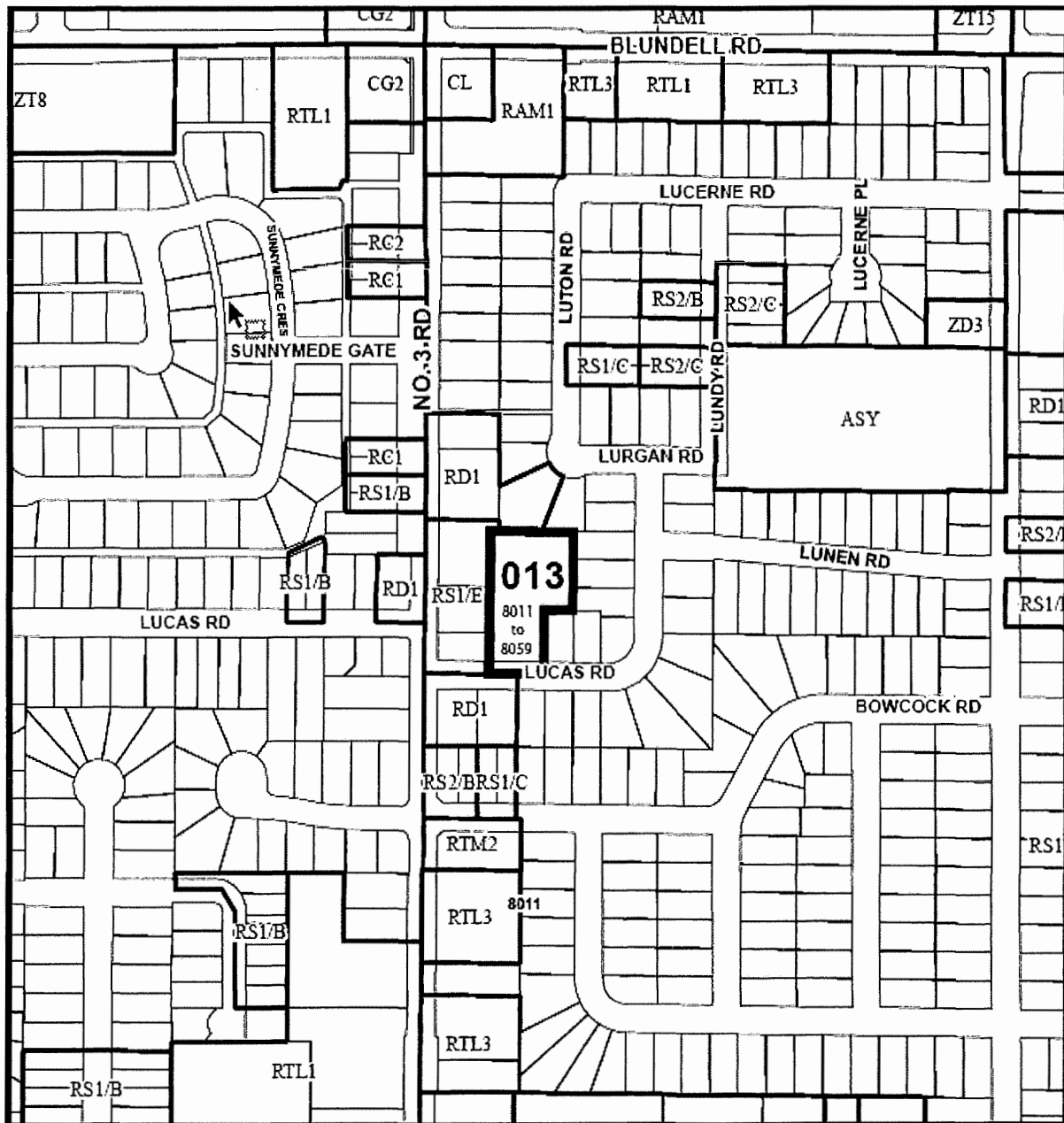
**Proposed Zone:** Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 013	ZD6
Permitted Uses	Two-family dwellings	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>housing, two-unit</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>
FAR (max.)	N/A	0.36, including all parts of the building used for on-site parking purposes
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> <li>33% for buildings</li> <li><del>70</del> 80% for buildings, structures, and non-porous surfaces</li> <li>A minimum of <del>20</del> 30% landscaping with live plant material</li> </ul>
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	N/A	9.0 m, but containing no more than 2 storeys

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

## LAND USE CONTRACT SUMMARY & COMPARISON TABLES



### Land Use Contract 013

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

### Land Use Contract 022

**(10151 No. 3 Road, and 10391 No. 3 Road/10220 Dunoon Drive)**

**Number of Properties:** 2

**Number of Units:** 87 (strata-titled) + 29 (commercial; leased)

**Proposed Zones:** **Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor)**

**Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor)**

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

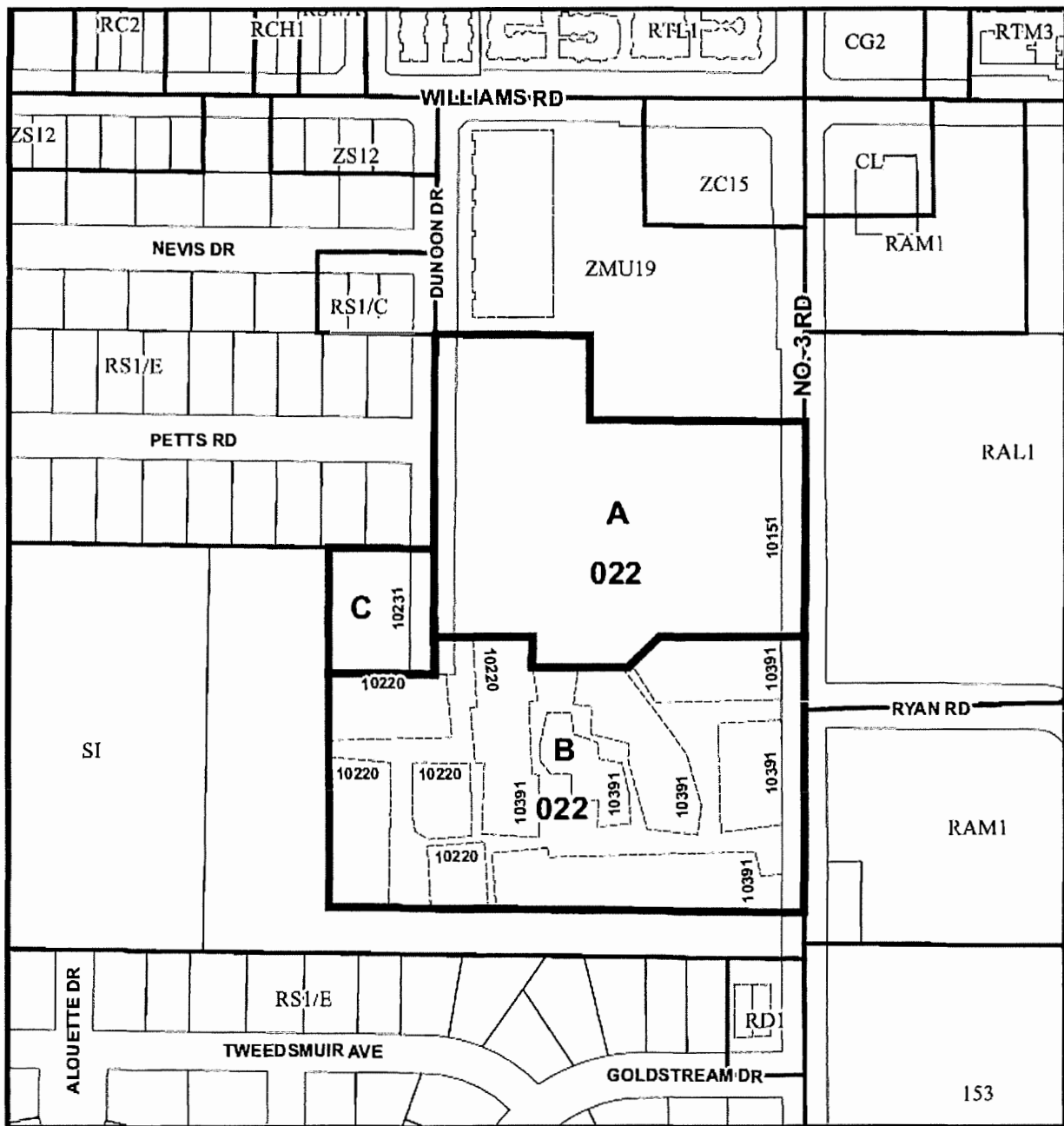
	<b>LUC 022</b>	<b>ZC48 (Area "A")</b>	<b>ZT89 (Area "B")</b>
Permitted Uses	<u>Area "A" on Map:</u> <ul style="list-style-type: none"> <li>Neighbourhood commercial</li> </ul> <u>Area "B" on Map:</u> <ul style="list-style-type: none"> <li>Horizontal multiple family dwellings</li> </ul> <u>Area "C" on Map:</u> <ul style="list-style-type: none"> <li>City-owned park lot to be zoned "SI"</li> </ul>	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>animal grooming</li> <li>child care</li> <li>government service</li> <li>health service, minor</li> <li>office</li> <li>restaurant</li> <li>retail, convenience</li> <li>retail, general</li> <li>service, business support</li> <li>service, financial</li> <li>service, household repair</li> <li>service, personal</li> <li>veterinary service</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>N/A</li> </ul>	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>housing, town</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>
FAR (max.)	N/A	0.36	0.53, including all part of the building used for on-site parking purposes
Lot Coverage (max.)	N/A	30% for buildings	<ul style="list-style-type: none"> <li>26% for buildings</li> <li>65.80% for buildings, structures, and non-porous surfaces <sup>25</sup></li> <li>A minimum of 20% landscaping with live plant material</li> </ul>

## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

	LUC 022	ZC48 (Area "A")	ZT89 (Area "B")
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)			
Rear Yard Setback (min.)			
Building Height (max.)	<u>Area "A" on Map:</u> <ul style="list-style-type: none"> <li>N/A (as per drawings)</li> </ul> <u>Area "B" on Map:</u> <ul style="list-style-type: none"> <li>2 storeys</li> </ul>	<u>Area "A" on Diagram 1:</u> <ul style="list-style-type: none"> <li>9.0 m, but containing no more than 2 storeys</li> <li>Portions of the building containing a stairwell for roof access or mechanical and electrical equipment may be 11.3 m</li> </ul> <u>Area "B" on Diagram 1:</u> <ul style="list-style-type: none"> <li>7.4 m, but containing no more than 1 storey</li> </ul> <u>Area "C" on Diagram 1:</u> <ul style="list-style-type: none"> <li>9.0 m, but containing no more than 2 storeys</li> </ul>	9.0 m, but containing no more than 2 storeys

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

## LAND USE CONTRACT SUMMARY & COMPARISON TABLES



### Land Use Contract 022

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.



## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

### Land Use Contract 068

**(8311 Saunders Road)**

**Number of Properties:** 1

**Number of Units:** 18 (strata-titled)

**Proposed Zone:** Town Housing (ZT90) – Saunders Road (Broadmoor)

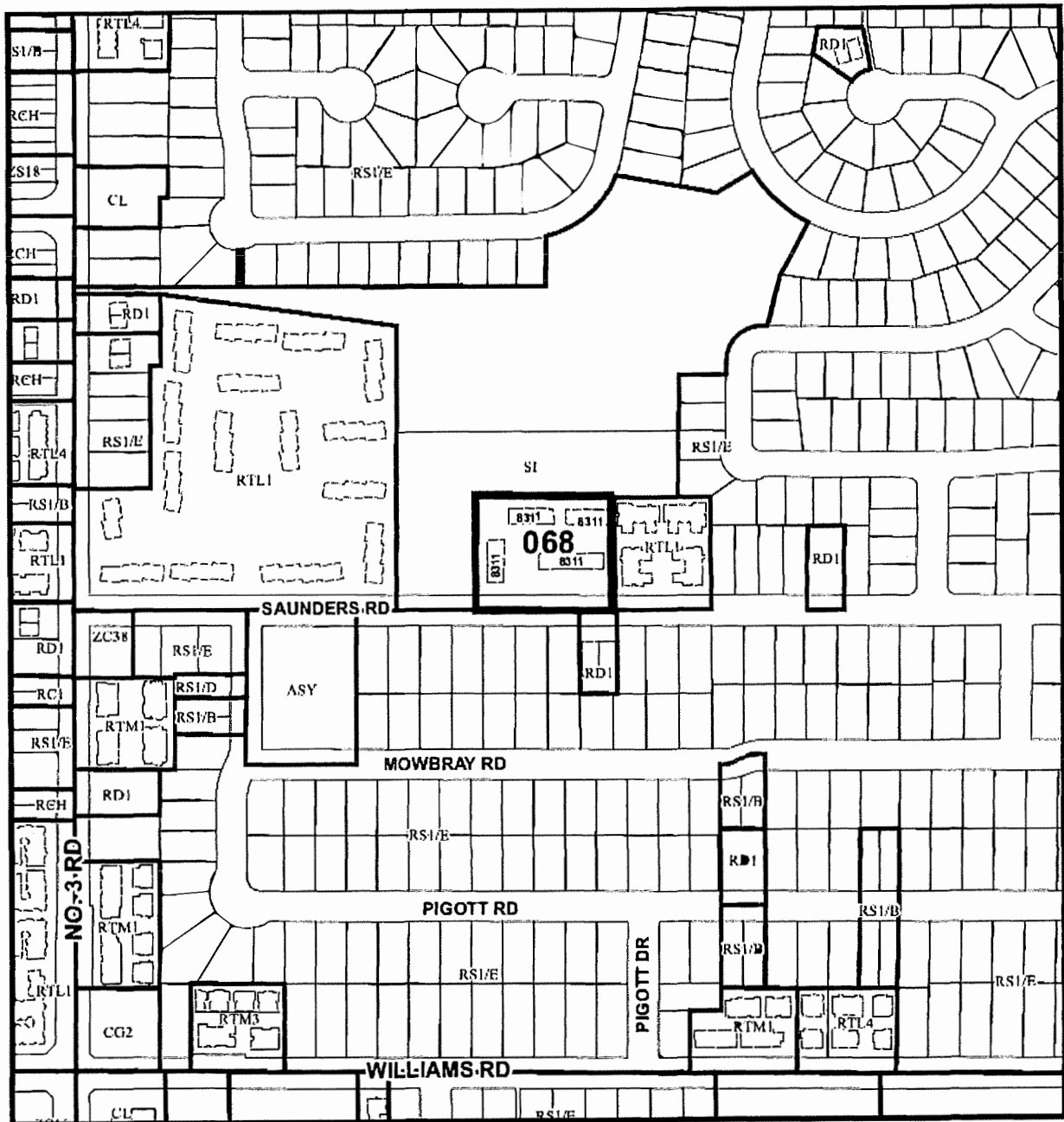
The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 068	ZT90
Permitted Uses	Horizontal multiple family dwellings	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>housing, town</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>
FAR (max.)	N/A (as per drawings)	0.45
Lot Coverage (max.)	33% for buildings	<ul style="list-style-type: none"> <li>33% for buildings</li> <li>65 80% for buildings, structures, and non-porous surfaces</li> <li>A minimum of 25 20% landscaping with live plant material</li> </ul>
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	2 storeys	9.0 m, but containing no more than 2 storeys

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## LAND USE CONTRACT SUMMARY & COMPARISON TABLES



### Land Use Contract 068

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## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

### Land Use Contract 100 (7900 Francis Road & 9111 No. 3 Road)

**Number of Properties:** 2

**Number of Units:** 26 (rental) + 6 (strata-titled)

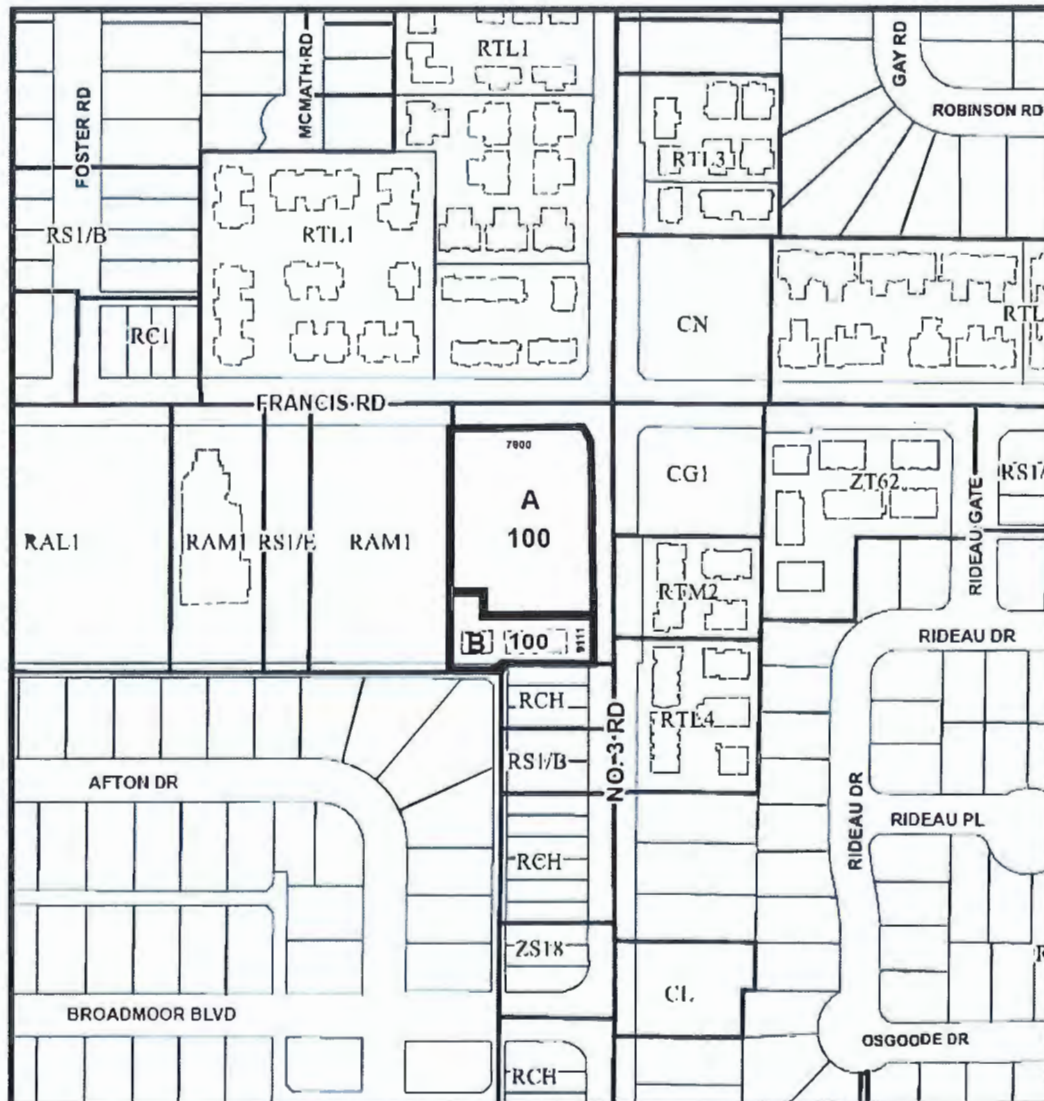
**Proposed Zone:** **Town Housing (ZT92) – No. 3 Road (Broadmoor)**  
**Low Rise Apartment (ZLR42) – Francis Road and No. 3 Road (Broadmoor)**

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 100	ZLR42 "Area A"	ZT92 "Area B"
Permitted Uses	<u>Area "A":</u> <ul style="list-style-type: none"> <li>Residential apartments</li> </ul> <u>Area "B":</u> <ul style="list-style-type: none"> <li>Horizontal multiple family dwellings</li> </ul>	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>congregate housing</li> <li>housing, apartment</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>housing, town</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>
FAR (max.)	N/A	0.40	0.60
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> <li>30% for buildings</li> <li>80% for buildings, structures, and non-porous surfaces</li> <li>A minimum of 20% landscaping with live plant material</li> </ul>	<ul style="list-style-type: none"> <li>30% for buildings</li> <li><del>65</del>80% for buildings, structures, and non-porous surfaces <sup>25</sup></li> <li>A minimum of <del>20</del>% landscaping with live plant material</li> </ul>
Front Yard Setback (min.)	<u>Area "A":</u> <ul style="list-style-type: none"> <li>As per Zoning Bylaw 1430, except that the existing building may have a rear yard of 4.8 m</li> </ul> <u>Area "B":</u> <ul style="list-style-type: none"> <li>As per drawings (varies per building)</li> </ul>	12.1 m	Diagram 1 (varies per building)
Side Yard Setback (min.)		6.0 m	
Rear Yard Setback (min.)		<del>4.8 m</del> 25% of average lot depth	

## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

	LUC 100	ZLR42 "Area A"	ZT92 "Area B"
Building Height (max.)	<u>Area "A":</u> <ul style="list-style-type: none"> <li>As per Zoning Bylaw 1430</li> </ul> <u>Area "B":</u> 10.6 m, but containing no more than 2 storeys	10.6 m, but containing no more than 2 storeys	10.6 m, but containing no more than 2 storeys



**Land Use Contract 100**

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## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

### Land Use Contract 153

(10460 No. 3 Road)

**Number of Properties:** 1

**Number of Units:** 66 (rental)

**Proposed Zone:** Town Housing (ZT91) – No. 3 Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 153	ZT91
Permitted Uses	Horizontal multiple family dwellings	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>housing, town</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>
FAR (max.)	N/A (as per drawings)	0.35
Lot Coverage (max.)	N/A (as per drawings)	<ul style="list-style-type: none"> <li>22% for buildings</li> <li>65 80% for buildings, structures, and non-porous surfaces</li> <li>A minimum of 25 20% landscaping with live plant material</li> </ul>
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	10.0 m, but containing no more than 2 storeys	10.0 m, but containing no more than 2 storeys

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## LAND USE CONTRACT SUMMARY & COMPARISON TABLES



### Land Use Contract 153

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.



# City of Richmond

## Report to Committee

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**To:** General Purposes Committee

**Date:** September 25, 2020

**From:** Wayne Craig  
Director, Development

**File:** 08-4430-03-09/2020-Vol 01

**Re:** **Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 008, 013, 022, 068, 100, 153 in Broadmoor**


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### Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10147, to establish underlying zoning for the property developed under Land Use Contract 008, be introduced and given first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10148, to establish underlying zoning for the property developed under Land Use Contract 013, be introduced and given first reading;
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10149, to establish underlying zoning for the properties developed under Land Use Contract 022 and to permit a housekeeping amendment, be introduced and given first reading;
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10150, to establish underlying zoning for the property developed under Land Use Contract 068, be introduced and given first reading;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10151, to establish underlying zoning for the properties developed under Land Use Contract 100, be introduced and given first reading; and

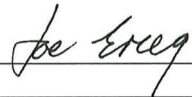

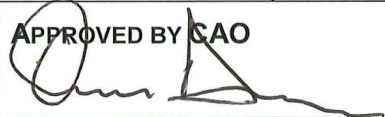


6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10152, to establish underlying zoning for the property developed under Land Use Contract 153 and to permit a housekeeping amendment, be introduced and given first reading.



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

WC:cl  
Att. 5

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

## Staff Report

### Origin

This Report brings forward underlying zoning bylaws for six of the remaining 45<sup>1</sup> Land Use Contracts (LUCs) in Richmond, which are applicable to eight multi-family, commercial, and park properties in the Broadmoor planning area (LUCs 008, 013, 022, 068, 100, 153) (Attachment 1).

The proposed bylaws aim to reflect the specific provisions contained in each LUC, as well as certain standard provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting additional development rights while still acknowledging current zoning norms. After the LUCs expire on June 30, 2024, where there are any inconsistencies between the provisions of the proposed bylaws and what actually exists on the subject properties, the provisions for non-conforming uses and buildings under the *Local Government Act* will apply.

This Staff Report and the proposed bylaws are consistent with Policies from the 2041 Official Community Plan (OCP), which support exploring alternatives to LUCs to achieve better land use management over time.

This Report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

*Leadership in effective and sustainable growth that supports Richmond's physical and social needs.*

*6.1 Ensure an effective OCP and ensure development aligns with it.*

This Report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

*Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.*

*8.1 Increased opportunities for public engagement.*

### Background

In 2014, the Provincial Government amended the *Local Government Act* to require municipalities to adopt underlying zoning bylaws for all Land Use Contract (LUC) properties by June 30, 2022, and to provide for the termination of all LUCs on June 30, 2024. The amending legislation also established an optional process to enable municipalities, by bylaw, to undertake early termination of LUCs and, provided expanded authority to Boards of Variance, to hear appeals and grant time extensions to existing property owners for reasons of hardship.

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<sup>1</sup> One of the prior 46 LUCs has since been rezoned through a separate development application; therefore, there are currently 45 remaining LUCs.

On November 24, 2015, Richmond City Council adopted a set of bylaws that established underlying zoning for 93 separate LUCs that included single-family properties, as well as adopted bylaws to terminate these LUCs effective one year from the date of adoption (i.e., November 24, 2016). Since then, there remains 45<sup>2</sup> LUCs on 84<sup>3</sup> properties (including approximately 3,000 units) in the City containing multi-family, commercial, industrial, and agricultural uses, which were not subject to the underlying zoning bylaws and early termination bylaws. These remaining LUCs were to be dealt with separately at a later date because they were not subject to the same redevelopment pressures as that of the LUCs that included single-family properties.

Consistent with the *Local Government Act*, Richmond City Council must consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs prior to June 30, 2022. This involves the standard bylaw reading and adoption process, and includes holding a Public Hearing for all bylaws. The approach endorsed by City Council for dealing with the remaining LUCs is as follows:

- Underlying zoning bylaws for the remaining LUCs are to be brought forward separately on the basis of their geographic area (Attachment 2).
- Unlike the approach used for the LUCs that included single-family properties, no early termination bylaws are proposed to be brought forward for the remaining LUCs. Essentially, the existing remaining LUCs will remain effective and continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the underlying zoning will take precedence.

Since the Fall of 2017, City Council has adopted underlying zoning bylaws for 24 of the 45<sup>2</sup> remaining LUCs, applicable to 54<sup>3</sup> properties in the City Centre and in East Richmond that included primarily commercial, light industrial, and multi-family residential uses (Attachment 2).

Currently, there are 21 underlying zoning bylaws that must be established, applicable to a total of 22 properties in the City. This Report brings forward underlying zoning bylaws for six LUCs, applicable to eight properties. Should City Council adopt the proposed six underlying zoning bylaws, there will be 15 underlying zoning bylaws remaining to be established, applicable to a total of 14 properties.

### Findings of Fact

A LUC is a contract between a property owner (typically a developer) and a municipality addressing the use and development rights of a property. The Provincial legislation enabling LUCs was in effect for a short period of time between 1973 and 1979, and enabled the creation of tailor-made development contracts for specific sites.

The regulations contained in LUCs are similar to zoning in that they control the form of development. Typically, the same LUC was registered by a developer against all the properties

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<sup>2</sup> One of the prior 46 LUCs has since been rezoned through a separate development application; therefore, there are currently 45 remaining LUCs.

<sup>3</sup> This figure accounts for a reduction to the originally remaining affected properties due to properties that have since been rezoned, and pending rezoning applications.

in a particular subdivision, thereby creating consistent use and development rights for those properties. However, unlike zoning, some LUCs include detailed servicing requirements, and LUCs are registered on the Title of the property. Until recently, agreement from both the property owner and municipality was required to amend or discharge the contract from the Title of the property. As a result, LUCs have not changed over time as land use considerations have evolved. Unless discharged, LUCs registered during such period remain in place today governing the use and development rights of the affected properties.

### Related Policies & Studies

#### Official Community Plan

The 2041 Official Community Plan Land Use Map designations for the subject properties include *Apartment Residential*, *Neighbourhood Residential*, and *Neighbourhood Service Centre*, which provide for a range of land uses as described in Attachment 3.

The proposed underlying zoning bylaws do not affect the subject properties' potential to redevelop in the future, consistent with the land use designations in the Official Community Plan (OCP).

### Analysis

Staff propose a set of bylaws that introduce underlying zoning for the eight properties developed under LUCs 008, 013, 022, 068, 100, and 153 in Broadmoor, which are identified and summarized in Table 1.

Attachment 4 contains a series of summary tables that provide a comparison of the regulations under each of the six LUCs with those of the proposed underlying zone, and includes a map of each LUC. The summary tables in Attachment 4 are for reference purposes only and should not be interpreted as the actual LUC.

**Table 1. Properties Subject to the Proposed Underlying Zoning Bylaws.**

LUC #	# Properties	Address(es)	# Units
008	1	10160/10180/10220/10240 Ryan Road	156 strata units
013	1	8011/8031, 8041/8043, 8045/8047, 8053/8055, 8057/8059 Lucas Road	10 rental units
022	2	10151 No. 3 Road	29 non-strata commercial units
		10391 No. 3 Road/10220 Dunoon Drive	87 strata units
068	1	8311 Saunders Road	18 strata units
100	2	7900 Francis Road	26 rental units
		9111 No. 3 Road	6 strata units
153	1	10460 No. 3 Road	66 rental units
<b>Totals:</b>	<b>6</b>	<b>8</b>	<b>398</b>

In developing the underlying zoning for the subject properties, staff considered the specific provisions in each individual LUC, as well as the existing land use designations in the OCP for the subject site and adjacent properties within the immediate surrounding area. Staff are not able to use any of the existing zones in Richmond Zoning Bylaw 8500 as the underlying zones for the properties in these six LUCs due to the very specific provisions contained in each LUC.

As a result, staff propose eight new site-specific zones for the properties in these six LUCs (summarized in Table 2). The proposed site-specific zones combine both the specific provisions from each LUC, as well as certain provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting additional use and development rights, while allowing some flexibility after LUCs expire on June 30, 2024 for landowners to make minor changes to their properties that would be consistent in character with what is permitted on similarly-zoned properties city-wide.

**Table 2. Proposed Site-Specific Zones**

LUC	Proposed Bylaw #	Proposed Zone	Site Address(es)	Current Site Condition
008	10147	Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)	10220/10240/10260/10280 Ryan Road	Low-rise apartments
013	10148	Two Unit Dwellings (ZD6) – Lucas Road (Broadmoor)	8011/8031, 8041/8043, 8045/8047, 8053/8055, 8057/8059 Lucas Road	Duplexes
022	10149	Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor)	10151 No. 3 Road	Neighbourhood shopping centre
		Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor)	10391 No. 3 Road/ 10220 Dunoon Drive	Low-density townhouses
068	10150	Town Housing (ZT90) – Saunders Road (Broadmoor)	8311 Saunders Road	Low-density townhouses
100	10151	Town Housing (ZT92) – No. 3 Road (Broadmoor)	9111 No. 3 Road	Low-density townhouses
		Low Rise Apartment (ZLR42) – Francis Road (Broadmoor)	7900 Francis Road	Low-rise apartments
153	10152	Town Housing (ZT91) – No. 3 Road (Broadmoor)	10460 No 3 Road	Low-density townhouses

Although some of the properties governed by LUCs contain residential rental units, staff has not incorporated residential rental tenure into the proposed underlying zoning bylaws as that will be dealt with separately as part of the broader on-going work regarding residential rental tenure zoning city-wide.

Where there are inconsistencies between the provisions of the proposed underlying zones and what actually exists on the subject properties, any continued use and existing development of the land that was lawful under the LUC will be protected in accordance with the provisions for non-conforming uses and buildings under the *Local Government Act* after the LUCs expire on June 30, 2024.

**Public Consultation and Public Hearing**

Since the existing LUCs will remain in effect and continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the proposed underlying zoning will be in place, it is anticipated that the proposed approach will not generate a significant amount of public interest. However, in recognition that affected property owners/tenants may be unaware that their property is governed by a LUC and will likely be unfamiliar with the Provincial requirement for the City to establish underlying zoning for their property, City staff pro-actively mailed an information package to the affected owners and tenants on September 11, 2020, with an invitation to contact City staff with any questions they may have about the process. The information package included a cover letter, a map of the affected properties, a brochure containing Frequently Asked Questions (FAQ), and the LUC information phone line and email address to direct inquiries. A sample of the letter, map, and the FAQ brochure is provided in Attachment 5.

Since the information package was mailed out, staff have received approximately 15 inquiries by phone and via email from property owners and occupants seeking further clarification about the process involved with establishing the underlying zoning for their property. Once staff clarified the process to the inquirers, no additional concerns were expressed.

Aside from the mailed information package, the standard bylaw adoption and associated public consultation processes are proposed to be followed. This is consistent with the approach used to establish the first three sets of underlying bylaws for LUC sites containing multi-family, commercial, industrial, and agriculture land uses brought forward for City Centre and East Richmond beginning in 2017, and this same approach will be proposed for the remaining underlying zoning bylaws that are subsequently to be brought forward on the basis of their geographic area.

The standard bylaw adoption and public consultation process involves the underlying zoning bylaws being considered by City Council, the publication of the statutory Public Hearing Notice and newspaper ads, and includes the holding of a regular Public Hearing. This approach does not require additional financial or human resources beyond that of the standard Rezoning and Public Hearing processes.

Should Council grant first reading to the proposed underlying zoning bylaws, the bylaws will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to provide comments. Prior to the Public Hearing at which underlying zoning bylaws are to be considered, a press release will be issued to publicize Council's decision to establish underlying zoning bylaws for the affected properties and to direct further inquiries to the City's LUC webpage, and general LUC inquiry email address and phone number.

Following the Public Hearing, Council may consider adoption of the underlying zoning bylaws. Following adoption of the underlying zoning bylaws, the existing LUCs on the affected properties will remain effective until June 30, 2024, after which time the underlying zoning bylaws will be in place to govern the use and development of the properties.



**Housekeeping Amendments**

In Bylaw 10149, a housekeeping amendment to Richmond Zoning Bylaw 8500 is proposed for the City-owned property at 10231 Dunoon Drive, which is located directly adjacent to LUC 022 and is currently shown on the City's Zoning Map as being part of LUC 022 (although the property is not actually governed by the provisions of the LUC, and the LUC is not registered on the Title of the property). The property was acquired by the City from the developer at the time that LUC 022 was established on October 15, 1975, and has been used as parkland since that date. As part of Bylaw 10149, staff proposes the "School & Institutional Use (SI)" zone for the park property at 10231 Dunoon Drive. The City's Parks Department staff concur with this approach.

The proposed housekeeping amendments in Bylaw 10152 correct the numerical reference from "Town Housing (ZT85) – Steveston Highway (Steveston)" to "Town Housing (ZT87) – Steveston Highway (Steveston)" zone throughout Richmond Zoning Bylaw 8500. This is simply to correct "ZT85" to "ZT87 in the zone name.

**Financial Impact**

None.

**Conclusion**

Consistent with the *Local Government Act*, Council will have to consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs in the city prior to June 30, 2022.

Staff proposes to bring forward the underlying zoning bylaws for the remaining LUCs as separate items on the basis of their geographic area for consideration by Council, and at Public Hearings.

This Staff Report brings forward six underlying zoning bylaws for eight multi-family and commercial properties developed under Land Use Contracts 008, 013, 022, 068, 100, and 153 located in the Broadmoor planning area. This Report also brings forward two housekeeping amendments to Richmond Zoning Bylaw 8500. One is to zone the City-owned property at 10231 Dunoon Drive (located adjacent to LUC 022) as "School & Institutional Use (SI)" consistent with its use as a park; the second is to correct the numerical reference in the "Town Housing (ZT85) – Steveston Highway (Steveston)" zone.

Staff recommends that Richmond Zoning Bylaw 8500, Amendment Bylaws 10147, 10148 10149, 10150, 10151, and 10152, be introduced and given first reading.



Cynthia Lussier  
Planner 2  
(604-276-4108)  
CL/JL:blg



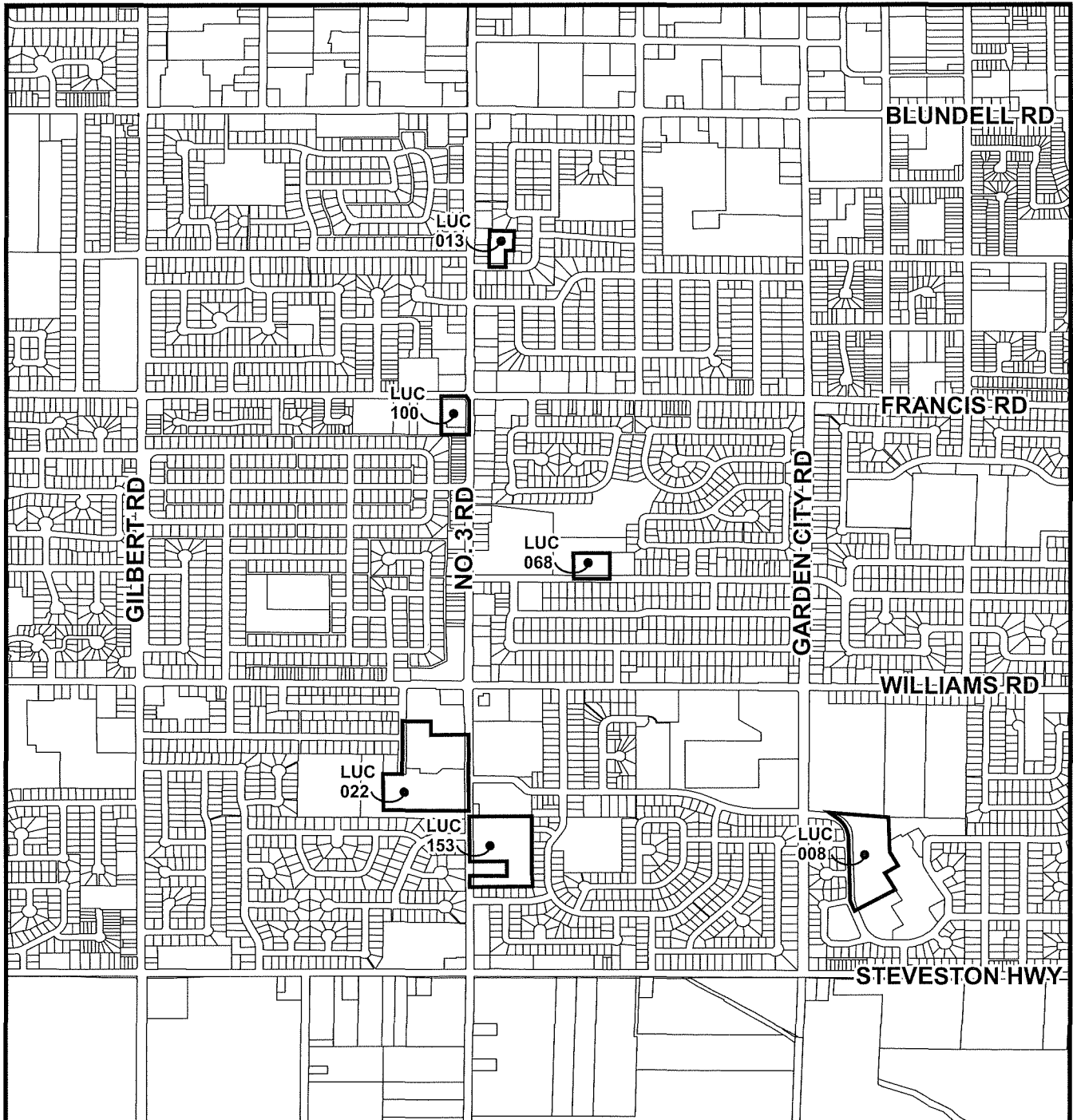
Jessica Lee  
Planner 1  
(604-247-4908)

Attachments:

- Attachment 1: Land Use Contracts in Broadmoor
- Attachment 2: Land Use Contracts by Geographic Area
- Attachment 3: 2041 Official Community Plan Land Use Map Definitions
- Attachment 4: Land Use Contract Summary and Comparison Tables
- Attachment 5: Sample of Information Package sent to Affected Owners/Tenants



# City of Richmond



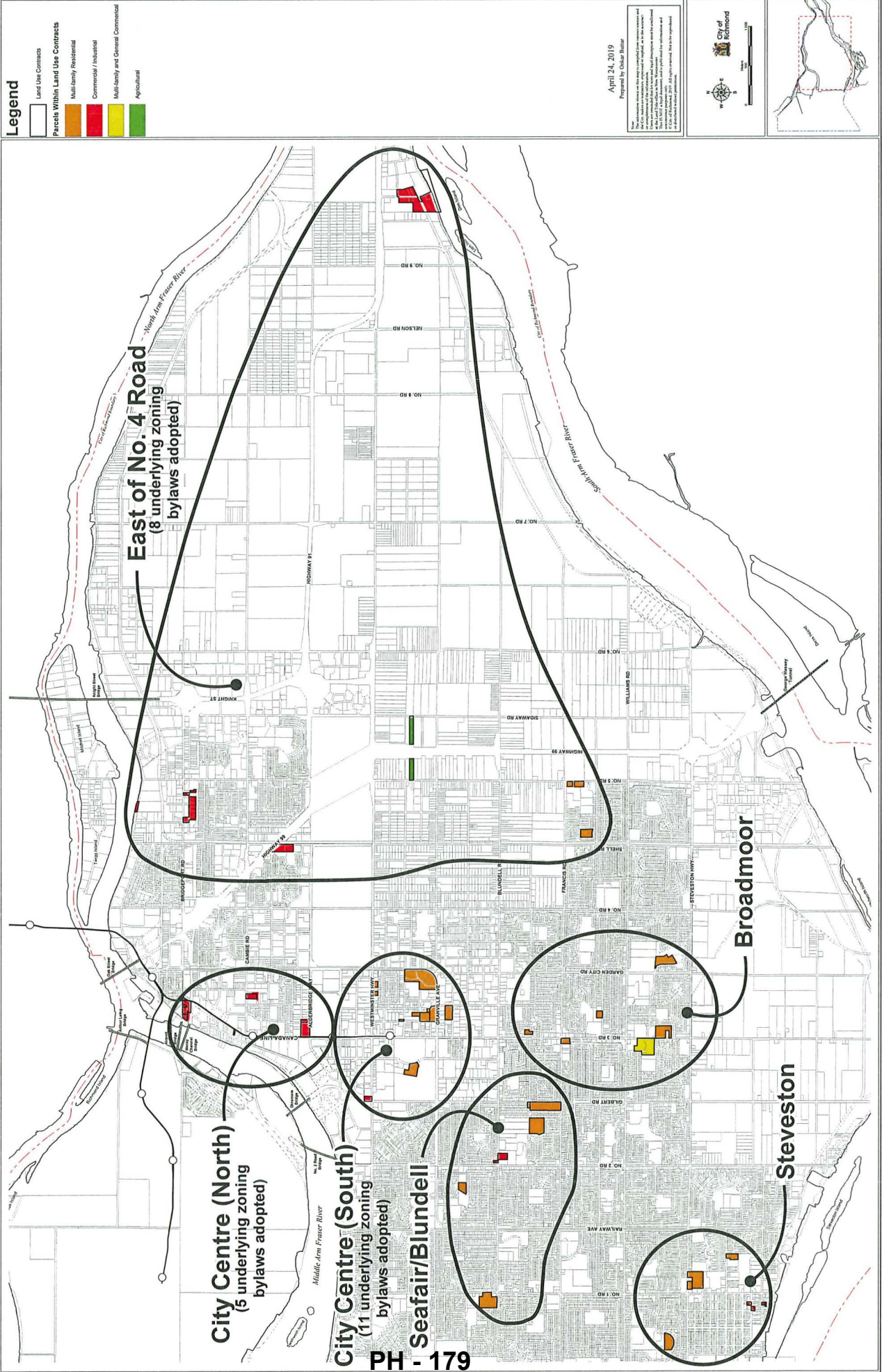
## Land Use Contracts (LUC) in Broadmoor

Original Date: 04/16/20

Revision Date: 05/27/20



# Approach For Dealing With The Remaining LUCs by Geographic Area





## Definitions

## Land Use Map Definitions

### **Agricultural Land Reserve Boundary**

Land within the Agricultural Land Reserve established pursuant to the provisions of the Agricultural Land Commission Act.

### **Agriculture**

Those areas of the City where the principal use is agricultural and food production, but may include other land uses as permitted under the Agricultural Land Commission Act.

### **Airport**

Those areas of the City where the principal uses are airport terminals and facilities, runways and airport-related businesses.

### **Apartment Residential**

Those areas of the City where the principal uses are multiple family housing in the form of townhouses and apartments, which can include housing for seniors (e.g., congregate care; intermediated care; assisted living; etc.).

### **Commercial**

Those areas of the City where the principal uses provide for retail, restaurant, office, business, personal service, arts, culture, recreational, entertainment, institutional, hospitality and hotel accommodation. Marina uses are permitted on the waterfront, in which case retail sales are limited to boats, boating supplies and equipment, and related facilities and services for pleasure boating and the general public. Commercial areas exclude residential uses, except for caretaker accommodation.

### **Community Institutional**

Those areas of the City which are intended for institutions engaged in religious, educational or cultural activities, and may include other uses as permitted under Official Community Plan policies.

### **Conservation Area**

Those natural and semi-natural areas of the City with important environmental values whose protection has been secured by federal, provincial or municipal ownership or legal conservation designation and by a long-term policy commitment by a senior level of government. They include municipal parks with high conservation values, provincial Wildlife Management Areas, the federally managed Sea Island Conservation Area and Metro Vancouver regional parks. Conservation Areas may also be subject to the City's Environmentally Sensitive Area (ESA) Development Permit Guidelines and may be used for recreational, park, agricultural and food production purposes or alternatively have no or limited public access.

### **Downtown Mixed Use**

Those areas in the downtown of the City where high-rise and high density development provides for residential, commercial, industrial, office and institutional uses.

### **Industrial**

Those areas of the City where the principal uses provide for the production, manufacturing, processing, assembling, fabrication, storing, transporting, distributing, testing, cleaning, servicing or repair of goods, materials or things. Industrial includes the operation of truck terminals, docks and railways, and wholesale business activities. Ancillary offices are only permitted to administer the industrial uses. Industrial areas exclude hazardous wastes, retail sales and residential uses, except for caretaker accommodation.

**Limited Mixed Use**

Those areas of the City which provides a mix of residential, as the predominant use, and limited commercial, industrial, office, institutional or community and pedestrian-oriented uses, as the minority use, intended to enhance the public amenity and livability of the area.

**Mixed Employment**

Those areas of the City where the principal uses are industrial and stand-alone office development, with a limited range of support services. In certain areas, a limited range of commercial uses are permitted such as the retail sale of building and garden supplies, household furnishings, and similar warehouse goods.

**Mixed Use**

Those areas of the City which provides for residential, commercial, industrial, office and institutional uses. Marina uses and waterborne housing are permitted on the waterfront, in which case the retail sales is limited to boats, boating supplies and equipment, and related facilities and services for pleasure boating and the general public.

**Neighbourhood Residential**

Those areas of the City where the principal uses are single family, two-family and multiple family housing (specifically townhouses). Sites abutting section line roads are deemed suitable for institutional uses such as fire halls and other emergency/communication services (e.g., ambulance station; telephone facilities).

**Neighbourhood Service Centre**

Those areas of the City which are intended to accommodate the retail, restaurant, office, personal service, business, arts, culture, entertainment, recreational, institutional and community facility and service needs of area residents, and may include residential uses.

**Park**

Those areas of the City where the principal use is public or private recreation, sports, public open space and natural areas, and may include agricultural and food production, recreational/social/cultural facilities and activities or public administration, City works/utilities, emergency services such as fire halls, and school facilities. Parks exclude residential uses, except for caretaker accommodation.

**School**

Those areas of the City where the principal use is education, such as kindergarten to grade 12, a post secondary college or university and related offices/facilities for school purposes. Schools exclude residential uses, except for caretaker accommodation and dormitories for the specific use of the School buildings only.



## Land Use Contract Summary & Comparison Tables

LUC 008

LUC 013

LUC 022

LUC 068

LUC 100

LUC 153

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 008 (10160/10180/10220/10240 Ryan Road)

**Number of Properties:** 1

**Number of Units:** 156 (strata-titled)

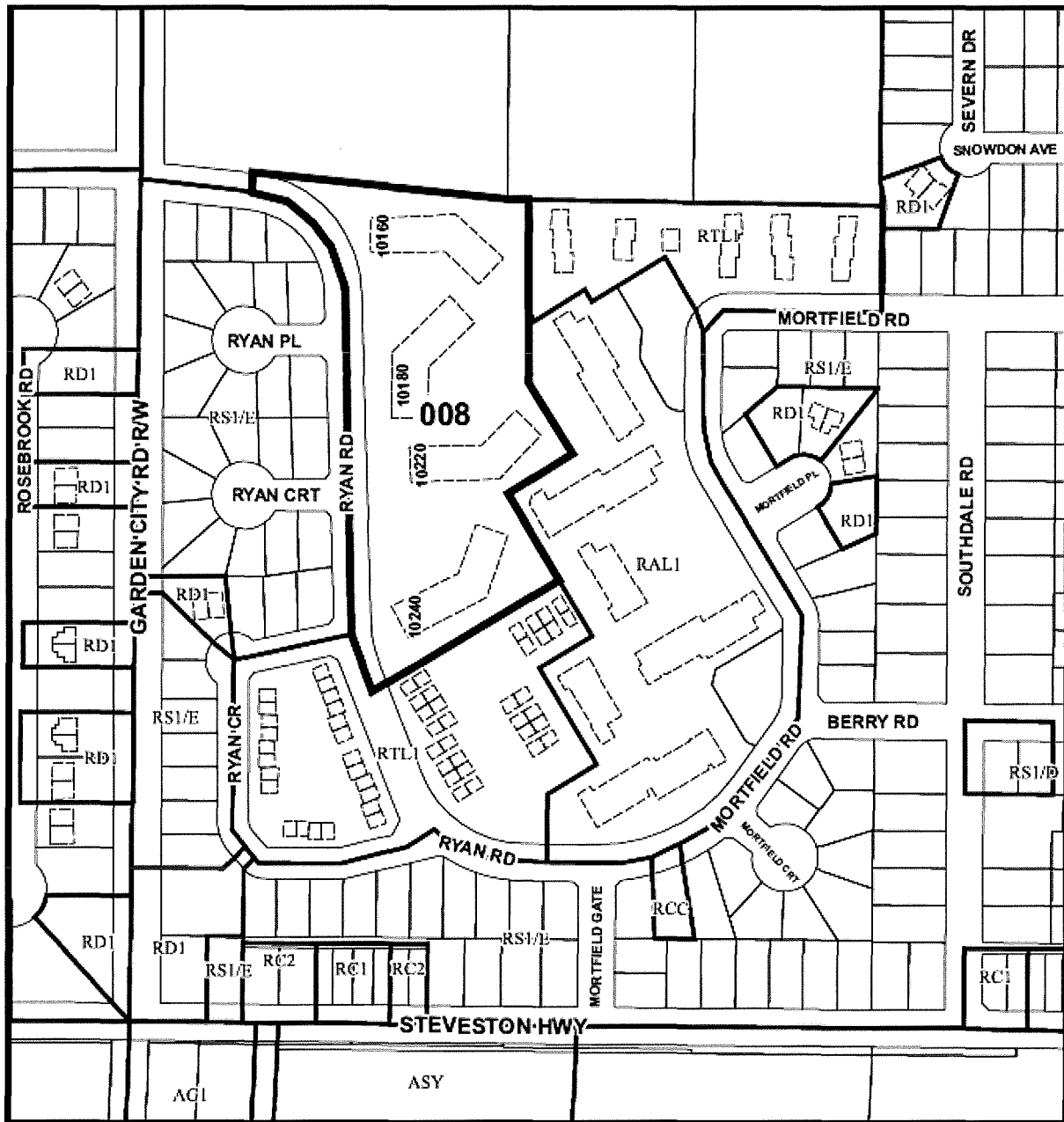
**Proposed Zone:** Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 008	ZLR41
Permitted Uses	Residential apartments	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>housing, apartment</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>
FAR (max.)	N/A (as per drawings)	0.62, together with an additional 0.01 provided that it is entirely used to accommodate amenity space
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> <li>30% for buildings</li> <li>80% for buildings, structures, and non-porous surfaces</li> <li>A minimum of 20% for landscaping with live plant material</li> </ul>
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	3 storeys, above ground level covered parking	15.0 m, but containing no more than 4 storeys including ground level covered parking

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

## LAND USE CONTRACT SUMMARY & COMPARISON TABLES



### Land Use Contract 008

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 013

(8011/8031/8041/8043/8045/8047/8053/8055/8057/8059 Lucas Road)

**Number of Properties:** 1

**Number of Units:** 10 (rental)

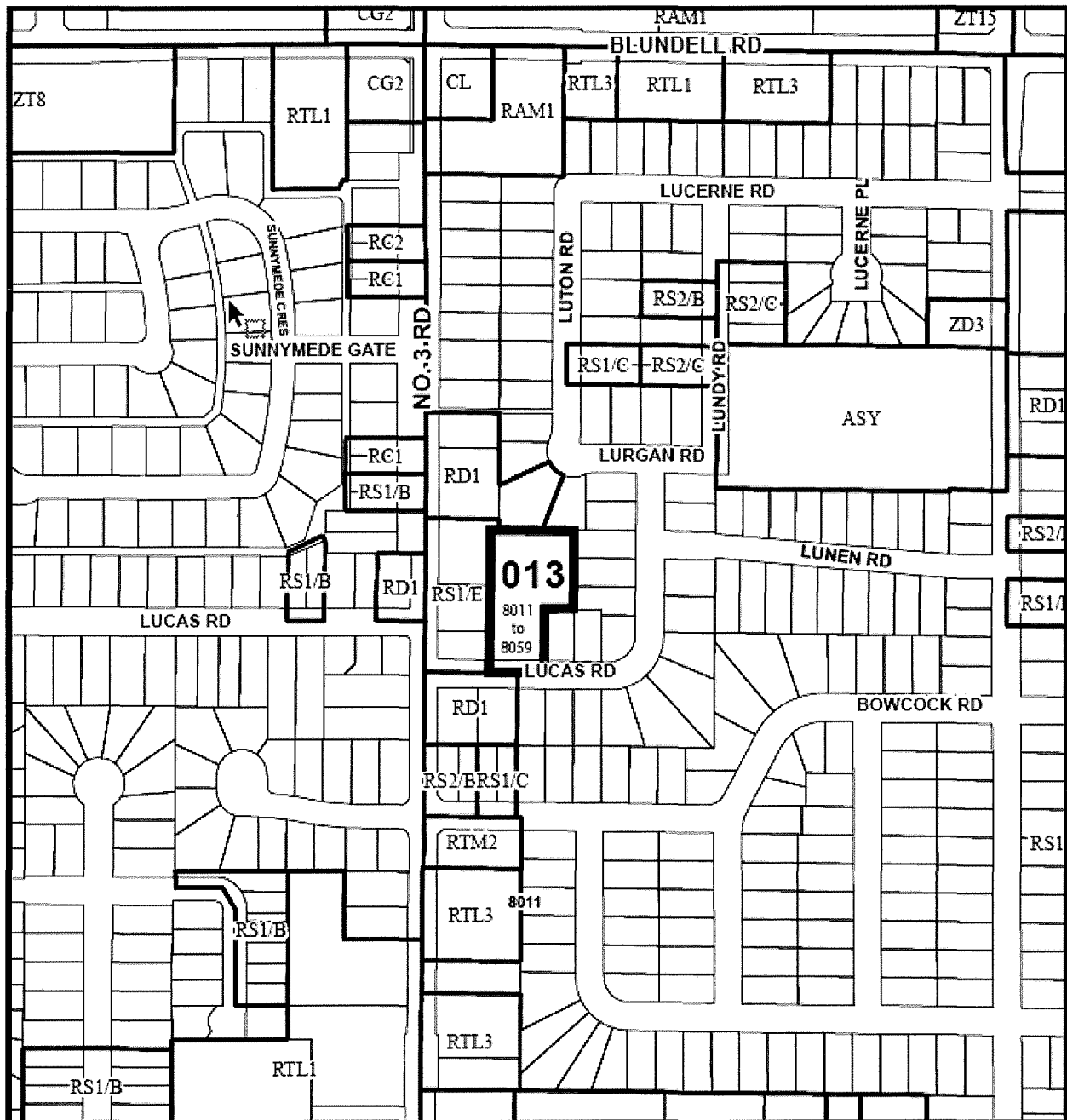
**Proposed Zone:** Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 013	ZD6
Permitted Uses	Two-family dwellings	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>housing, two-unit</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>
FAR (max.)	N/A	0.36, including all parts of the building used for on-site parking purposes
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> <li>33% for buildings</li> <li>80% for buildings, structures, and non-porous surfaces</li> <li>A minimum of 20% landscaping with live plant material</li> </ul>
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	N/A	9.0 m, but containing no more than 2 storeys

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## LAND USE CONTRACT SUMMARY & COMPARISON TABLES



### Land Use Contract 013

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 022

(10151 No. 3 Road, and 10391 No. 3 Road/10220 Dunoon Drive)

**Number of Properties:** 2

**Number of Units:** 87 (strata-titled) + 29 (commercial; leased)

**Proposed Zones:** Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor)  
Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 022	ZC48 (Area "A")	ZT89 (Area "B")
Permitted Uses	<u>Area "A" on Map:</u> <ul style="list-style-type: none"> <li>Neighbourhood commercial</li> </ul> <u>Area "B" on Map:</u> <ul style="list-style-type: none"> <li>Horizontal multiple family dwellings</li> </ul> <u>Area "C" on Map:</u> <ul style="list-style-type: none"> <li>City-owned park lot to be zoned "SI"</li> </ul>	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>animal grooming</li> <li>child care</li> <li>government service</li> <li>health service, minor</li> <li>office</li> <li>restaurant</li> <li>retail, convenience</li> <li>retail, general</li> <li>service, business support</li> <li>service, financial</li> <li>service, household repair</li> <li>service, personal</li> <li>veterinary service</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>N/A</li> </ul>	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>housing, town</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>
FAR (max.)	N/A	0.36	0.53, including all part of the building used for on-site parking purposes
Lot Coverage (max.)	N/A	30% for buildings	<ul style="list-style-type: none"> <li>26% for buildings</li> <li>80% for buildings, structures, and non-porous surfaces</li> <li>A minimum of 20% landscaping with live plant material</li> </ul>

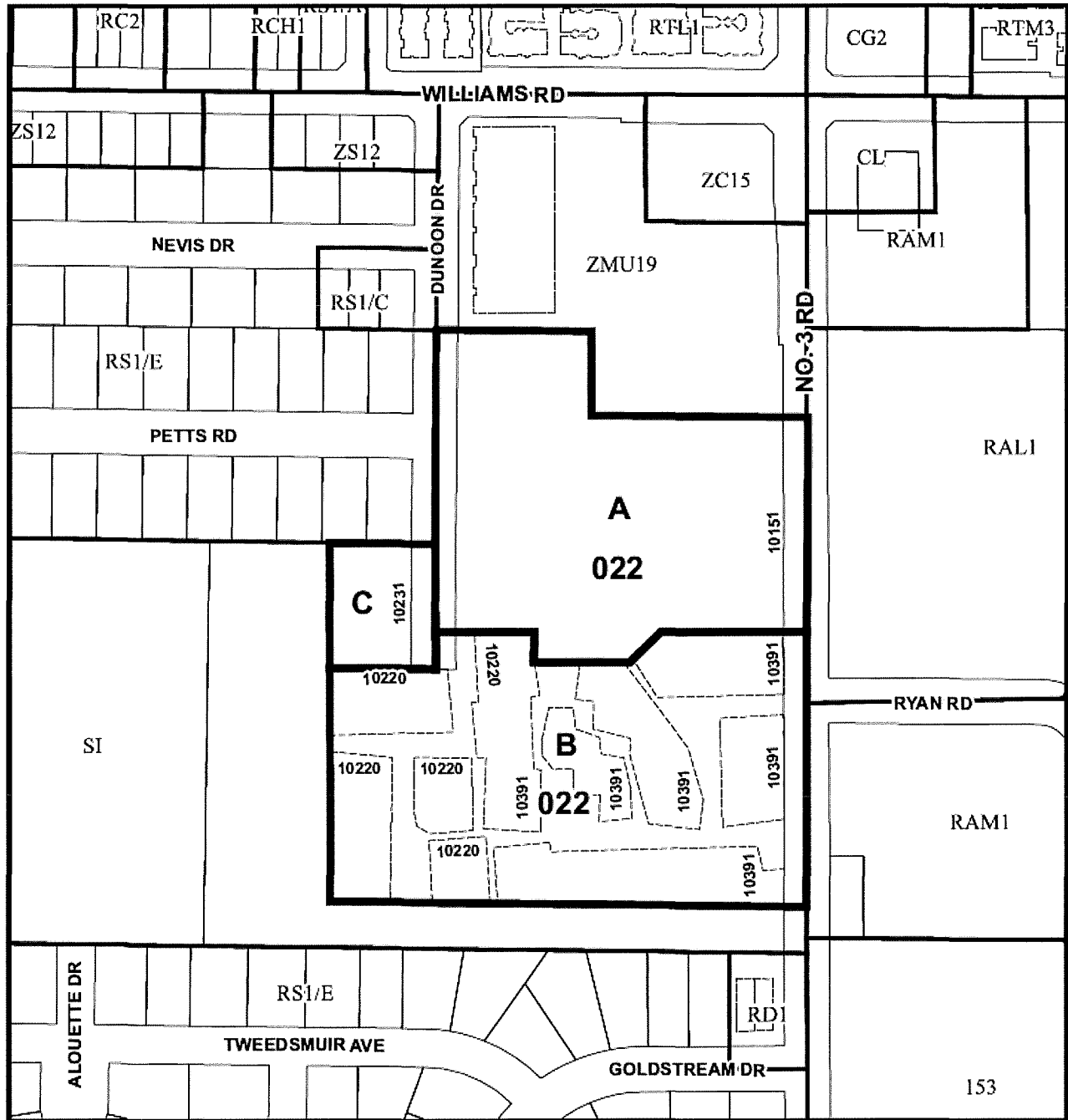


## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

	LUC 022	ZC48 (Area "A")	ZT89 (Area "B")
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)			
Rear Yard Setback (min.)			
Building Height (max.)	<u>Area "A" on Map:</u> <ul style="list-style-type: none"> <li>N/A (as per drawings)</li> </ul> <u>Area "B" on Map:</u> <ul style="list-style-type: none"> <li>2 storeys</li> </ul>	<u>Area "A" on Diagram 1:</u> <ul style="list-style-type: none"> <li>9.0 m, but containing no more than 2 storeys</li> <li>Portions of the building containing a stairwell for roof access or mechanical and electrical equipment may be 11.3 m</li> </ul> <u>Area "B" on Diagram 1:</u> <ul style="list-style-type: none"> <li>7.4 m, but containing no more than 1 storey</li> </ul> <u>Area "C" on Diagram 1:</u> <ul style="list-style-type: none"> <li>9.0 m, but containing no more than 2 storeys</li> </ul>	9.0 m, but containing no more than 2 storeys

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## LAND USE CONTRACT SUMMARY & COMPARISON TABLES



### Land Use Contract 022

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 068 (8311 Saunders Road)

**Number of Properties:** 1

**Number of Units:** 18 (strata-titled)

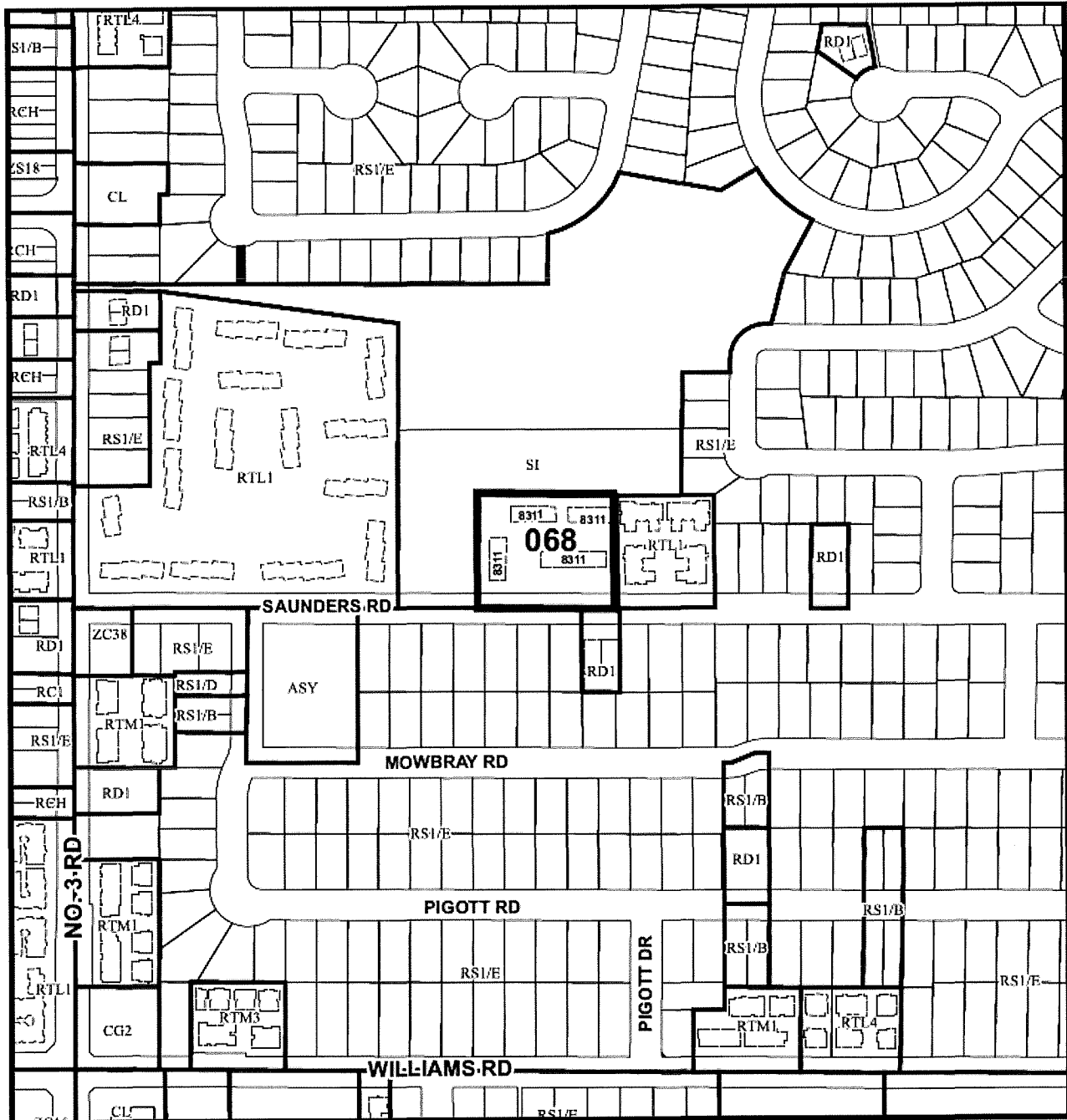
**Proposed Zone:** Town Housing (ZT90) – Saunders Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 068	ZT90
Permitted Uses	Horizontal multiple family dwellings	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>housing, town</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>
FAR (max.)	N/A (as per drawings)	0.45
Lot Coverage (max.)	33% for buildings	<ul style="list-style-type: none"> <li>33% for buildings</li> <li>80% for buildings, structures, and non-porous surfaces</li> <li>A minimum of 20% landscaping with live plant material</li> </ul>
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	2 storeys	9.0 m, but containing no more than 2 storeys

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## LAND USE CONTRACT SUMMARY & COMPARISON TABLES



### Land Use Contract 068

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 100 (7900 Francis Road & 9111 No. 3 Road)

**Number of Properties:** 2

**Number of Units:** 26 (rental) + 6 (strata-titled)

**Proposed Zone:** **Town Housing (ZT92) – No. 3 Road (Broadmoor)**  
**Low Rise Apartment (ZLR42) – Francis Road and No. 3 Road (Broadmoor)**

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 100	ZLR42 "Area A"	ZT92 "Area B"
Permitted Uses	<u>Area "A":</u> <ul style="list-style-type: none"> <li>Residential apartments</li> </ul> <u>Area "B":</u> <ul style="list-style-type: none"> <li>Horizontal multiple family dwellings</li> </ul>	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>congregate housing</li> <li>housing, apartment</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>housing, town</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>
FAR (max.)	N/A	0.40	0.60
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> <li>30% for buildings</li> <li>80% for buildings, structures, and non-porous surfaces</li> <li>A minimum of 20% landscaping with live plant material</li> </ul>	<ul style="list-style-type: none"> <li>30% for buildings</li> <li>80% for buildings, structures, and non-porous surfaces</li> <li>A minimum of 20% landscaping with live plant material</li> </ul>
Front Yard Setback (min.)	<u>Area "A":</u> <ul style="list-style-type: none"> <li>As per Zoning Bylaw 1430, except that the existing building may have a rear yard of 4.8 m</li> </ul> <u>Area "B":</u> <ul style="list-style-type: none"> <li>As per drawings (varies per building)</li> </ul>	12.1 m	Diagram 1 (varies per building)
Side Yard Setback (min.)		6.0 m	
Rear Yard Setback (min.)		4.8 m	



## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

	LUC 100	ZLR42 "Area A"	ZT92 "Area B"
Building Height (max.)	<u>Area "A":</u> <ul style="list-style-type: none"> <li>As per Zoning Bylaw 1430</li> </ul> <u>Area "B":</u> 10.6 m, but containing no more than 2 storeys	10.6 m, but containing no more than 2 storeys	10.6 m, but containing no more than 2 storeys



**Land Use Contract 100**

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 153

(10460 No. 3 Road)

**Number of Properties:** 1

**Number of Units:** 66 (rental)

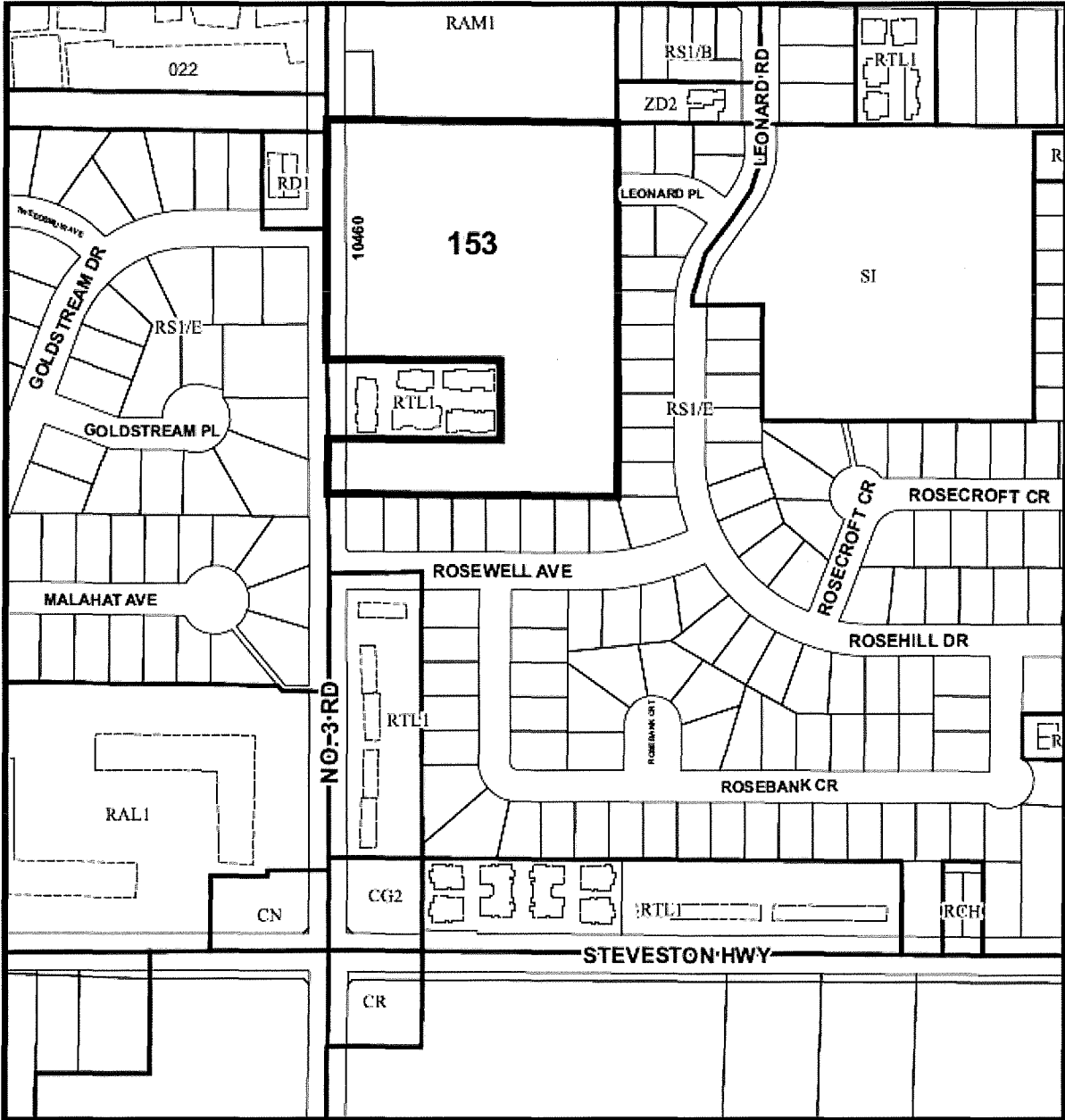
**Proposed Zone:** Town Housing (ZT91) – No. 3 Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 153	ZT91
Permitted Uses	Horizontal multiple family dwellings	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>child care</li> <li>housing, town</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>boarding and lodging</li> <li>community care facility, minor</li> <li>home business</li> </ul>
FAR (max.)	N/A (as per drawings)	0.35
Lot Coverage (max.)	N/A (as per drawings)	<ul style="list-style-type: none"> <li>22% for buildings</li> <li>80% for buildings, structures, and non-porous surfaces</li> <li>A minimum of 20% landscaping with live plant material</li> </ul>
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	10.0 m, but containing no more than 2 storeys	10.0 m, but containing no more than 2 storeys

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



## Land Use Contract 153

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# City of Richmond

## ATTACHMENT 5

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
[www.richmond.ca](http://www.richmond.ca)

September 11, 2020  
File: 08-4430-03-09/2020-Vol 01

Planning and Development Division  
Development Applications  
Fax: 604-276-4052

Property Owner/Occupant  
10160, 10180, 10220, 10240 Ryan Road  
Richmond BC

Dear Sir/Madam:

**Re: Land Use Contract 008**  
**10160, 10180, 10220, 10240 Ryan Road, Richmond** *(see map on reverse)*

### Why am I receiving this letter?

You are receiving this letter because the City of Richmond's records indicate that you own or occupy property that is governed by a Land Use Contract (LUC). All municipalities in BC are required to adopt underlying zoning bylaws for properties governed by LUCs by June 20, 2022. This is to ensure there is zoning in place well in advance of the province-wide LUC termination date of June 30, 2024.

This letter and enclosures provides details on what you can do to obtain more information about this process and to determine whether it will affect you.

### You're invited to contact City staff

Before underlying zoning bylaws for your property are brought forward to Richmond City Council later this year, you are invited to contact City staff so that we can answer any questions you may have about this process. City staff can respond to your questions by phone or by email.

Enclosed is a list of **Frequently Asked Questions** and answers related to LUCs and the establishment of underlying zoning, which you may wish to review in advance of contacting us.

For more information, please call 604-204-8626 or email [luc@richmond.ca](mailto:luc@richmond.ca).

If you do not have any questions or concerns, then no action on your part is required.

Sincerely,

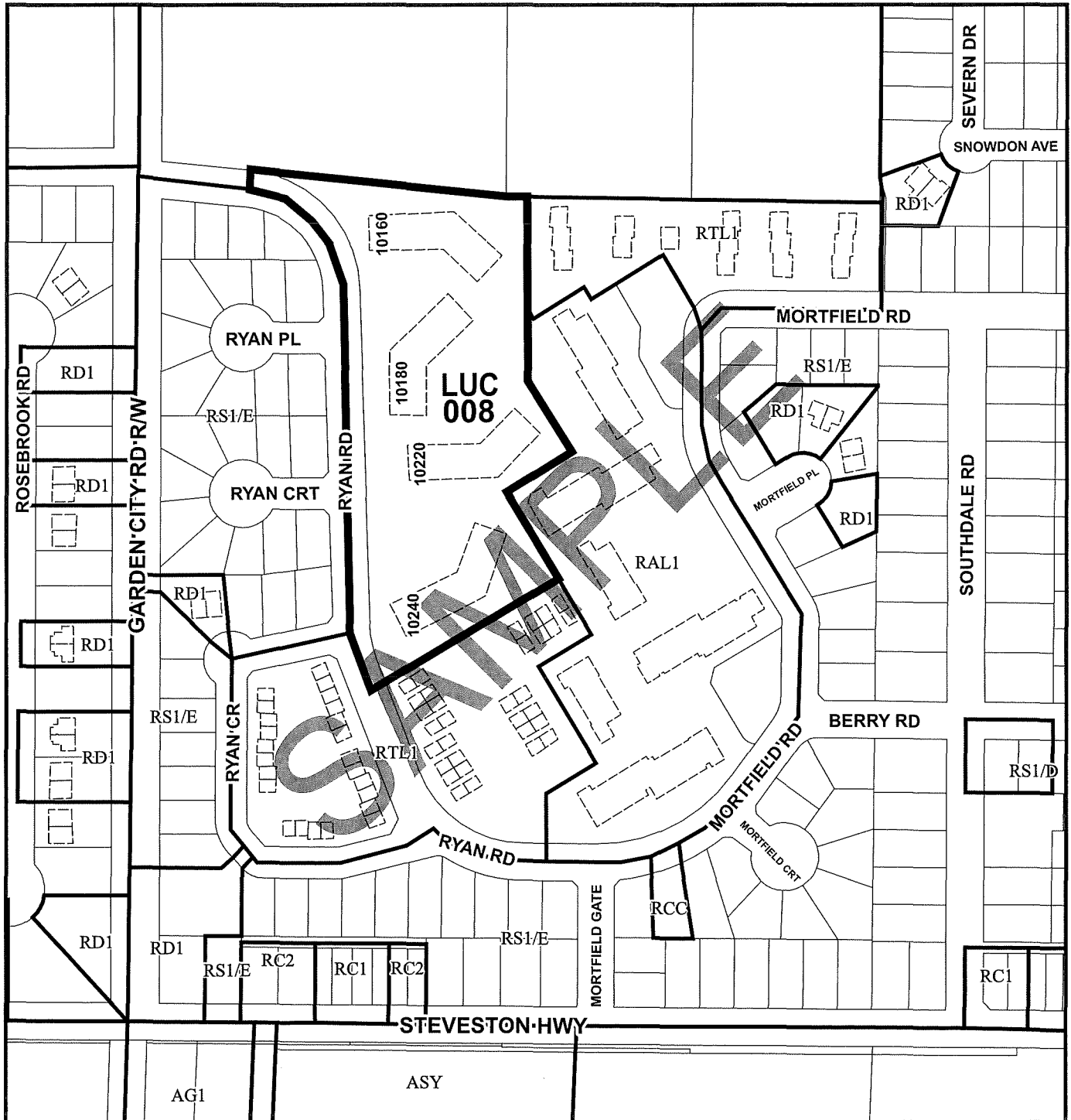
Cynthia Lussier  
Planner 2

CL:cl

Enc. 2



# City of Richmond



**Land Use Contract (LUC) 008**  
10160, 10180,  
10220, 10240 Ryan Road

Original Date: 02/04/20

Revision Date:

Note: Dimensions are in METRES



## List of Frequently Asked Questions

This Frequently Asked Question (FAQ) document provides you with essential background information on Land Use Contracts (LUCs) and the process that the City of Richmond must undertake to establish underlying zoning bylaws prior to the termination of the City's remaining LUCs on June 30, 2024 when all LUCs will be extinguished by Provincial legislation. The FAQs have been organized under the following categories:

1. General Information
2. Underlying Zoning
3. Potential Implications of Underlying Zoning
4. Other Information

Please take a moment to review this information.

---

### 1. General Information

#### 1.1 What is a Land Use Contract?

A Land Use Contract (LUC) is a contract that was typically entered into between the original developer of land and a local government addressing the use and development rights of a property. LUCs, which are similar to zoning regulations, are registered on the title of each property and remain in force today. Until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

#### 1.2 When were Land Use Contracts used?

The provincial legislation enabling LUCs was in effect for a short period of time during the 1970s and allowed the ability to create tailor-made development contracts for specific sites.

#### 1.3 Do Land Use Contracts continue to affect the use and development rights of a property?

Yes. Even though the legislation that enabled LUCs was repealed in 1978, LUCs still affect the use and development rights of a property until the LUC is terminated.

#### 1.4 Why have Land Use Contracts not changed over time like the City's Zoning Bylaw?

As LUCs are legal contracts registered on the title of the property, LUCs could only be amended or discharged with the property owner's consent. The City's Zoning Bylaw in contrast has had multiple amendments over time to address various land and building issues such as building interface, landscaping, sustainability and overall building form. Bringing the LUC properties under the City's Zoning Bylaw will ensure consistent land use regulations are applied throughout the City.

#### 1.5 How many Land Use Contracts are there in Richmond?

Today, there are 45 separate LUCs remaining in the City of Richmond affecting approximately 90 properties which include multi-family residential, commercial, industrial, and agricultural properties.



## **1.6 Why is the City establishing underlying zoning for properties governed by Land Use Contracts?**

In 2014, the Province adopted new legislation which will terminate all LUCs in British Columbia by June 30, 2024. The new legislation also requires that local governments establish underlying zoning bylaws for all LUCs prior to June 30, 2022.

## **2. Underlying Zoning**

### **2.1 How will the underlying zoning for my property be determined?**

City staff reviewed the permitted uses and development regulations in each LUC and compared them to the regulations for those types of uses in the City's current Zoning Bylaw. City staff also reviewed what the zoning is within the immediate surrounding area of the affected LUC to get a sense of whether the proposed underlying zoning is generally consistent with what exists in the area.

Generally speaking, due to the very specific uses and regulations contained within the LUCs, City staff is not able to use any of the existing zones in the current Zoning Bylaw as the underlying zone for the affected properties.

A site-specific zone will need to be created for each LUC. The site-specific zone will generally be designed to reflect the specific uses and regulations contained in the LUC to ensure that the existing uses on the property continue to be permitted without granting additional development rights. Basically, the underlying zoning will mirror what is currently contained in the LUC.

### **2.2 What will be the process involved with establishing the underlying zoning for my property?**

Underlying zoning bylaws for each LUC will be brought forward to Richmond City Council for consideration at a regular Council meeting. The set of underlying zoning bylaws will be introduced and potentially granted first reading.

Subject to granting first reading to the underlying zoning bylaws, a Public Hearing will be held to consider the proposed bylaws. The Public Hearing will provide an opportunity for those who believe that their interest in property is affected by the proposed bylaws to be heard or to present written submissions. Following the Public Hearing, City Council may consider adoption of the bylaws.

### **2.3 How will I find out about the Public Hearing?**

Approximately 10 days prior to the Public Hearing at which the underlying zoning bylaws will be considered, a Notice of Public Hearing and a map will be sent by regular mail to all affected property owners and tenants, in addition to surrounding property owners and tenants. The Notice will include instructions on how to obtain further information and on how to participate in the Public Hearing.

### **2.4 How Can I Participate in the Public Hearing?**

The health and wellness of our residents, City staff and Council remain our priority. Please be advised that measures will be taken at the meeting to respect physical distancing requirements and adhere to recommended preventative measures to limit the spread of COVID-19.

During the COVID-19 Pandemic, the Public Hearing is open to members of the public who may be affected by the proposed bylaws and wish to make a presentation. Due to the public health concerns and physical distancing requirements, the public is encouraged to submit written comments in advance of the Public Hearing, or register to participate remotely via telephone, instead of attending the meeting in person if possible. Registration to participate remotely via telephone is available starting on the Friday prior to the Public Hearing until 1:00 pm on the date of the Hearing. Information on how to register is available on the City website: <https://www.richmond.ca/cityhall/council/phone-participation.htm>. If



you are unable to attend or choose to not attend due to COVID-19, you may send your written comments to the City Clerk's Office by 4:00 pm on the date of the Public Hearing, as follows:

- By E-mail: using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm> ;
- By Standard Mail: to 6911 No. 3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office;
- By Fax: to 604-278-5139, Attention: Director, City Clerk's Office.

For information on public hearing rules and procedures, please consult the City website at: <http://www.richmond.ca/cityhall/council/hearings/about.htm> or call the City Clerk's Office at 604-276-4007.

All submissions become part of the public record.

### **3. Potential Implications of Underlying Zoning**

#### **3.1 What effect does the underlying zoning have on my property while the Land Use Contract is still in effect?**

As long as the LUC remains in place, the underlying zoning will have no effect on a property, and the property may be developed in keeping with the LUC regulations.

#### **3.2 What effect does the underlying zoning have on my property, when the Land Use Contract is terminated?**

After June 30, 2024, the LUC is no longer effective on the property. Any new construction must then conform to the zoning established for the property.

#### **3.3 What are some of the key differences between a Land Use Contract and the underlying zoning to be established?**

Although the underlying zoning will generally mirror what is contained in the LUC, some key differences are necessary to reflect certain regulations contained within the current Zoning Bylaw for aspects not anticipated by the LUC. This includes the following:

- a) Secondary Uses (subject to certain regulations) – For multi-family residential properties, the proposed underlying zoning will allow a range of secondary uses, including boarding and lodging, and home businesses.
- b) Lot Coverage – The underlying zoning will provide greater detail about the amount of the lot that can be covered with buildings, structures, and other non-porous surfaces, as well as the minimum amount of live plant material.
- c) Floor Area – In addition to any maximum floor area identified in the LUC, the underlying zoning will explicitly identify the maximum floor area ratio (FAR) permitted on the property, which is determined by multiplying the prescribed FAR by the size of the lot.
- d) Building and Structure Height – In addition to storey height, the underlying zoning will identify a maximum dimensional height for buildings and structures.

#### **3.4 What is the implication of the underlying zoning on my property if there are any aspects of my building, structure or lot that does not meet today's zoning regulations?**

Existing buildings and structures which were lawfully built will have legal non-conforming protection. The retention of these buildings and structures would include the ability to renovate, subject to certain provisions. All new buildings and structures will have to comply with the underlying zoning regulations in place when a Building Permit application is submitted.

#### **4. How can I obtain other information?**

To learn more about obtaining a copy of the LUC registered on title to the affected properties, please go to the BC Land Title and Survey Authority website at <https://ltsa.ca/>.

To learn more about the process the City of Richmond must undertake to establish underlying zoning for LUCs, go to <https://www.richmond.ca/plandev/planning2/projects/LUC.htm>. More information is also available by emailing [luc@richmond.ca](mailto:luc@richmond.ca), or by calling 604-204-8626.

*Please note this brochure provides general information only; a property owner may wish to obtain more detailed information about any relevant LUC or proposed zoning bylaw.*

SAMPLE



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10147  
to Establish Zoning for the Property Developed under  
Land Use Contract 008**

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 18 [Site Specific Residential (Low Rise Apartment) Zones], in numerical order:

**“ 18.41 Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)**

**18.41.1 Purpose**

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 008 on Ryan Road in the Broadmoor area.

**18.41.2 Permitted Uses**

- child care
- housing, apartment

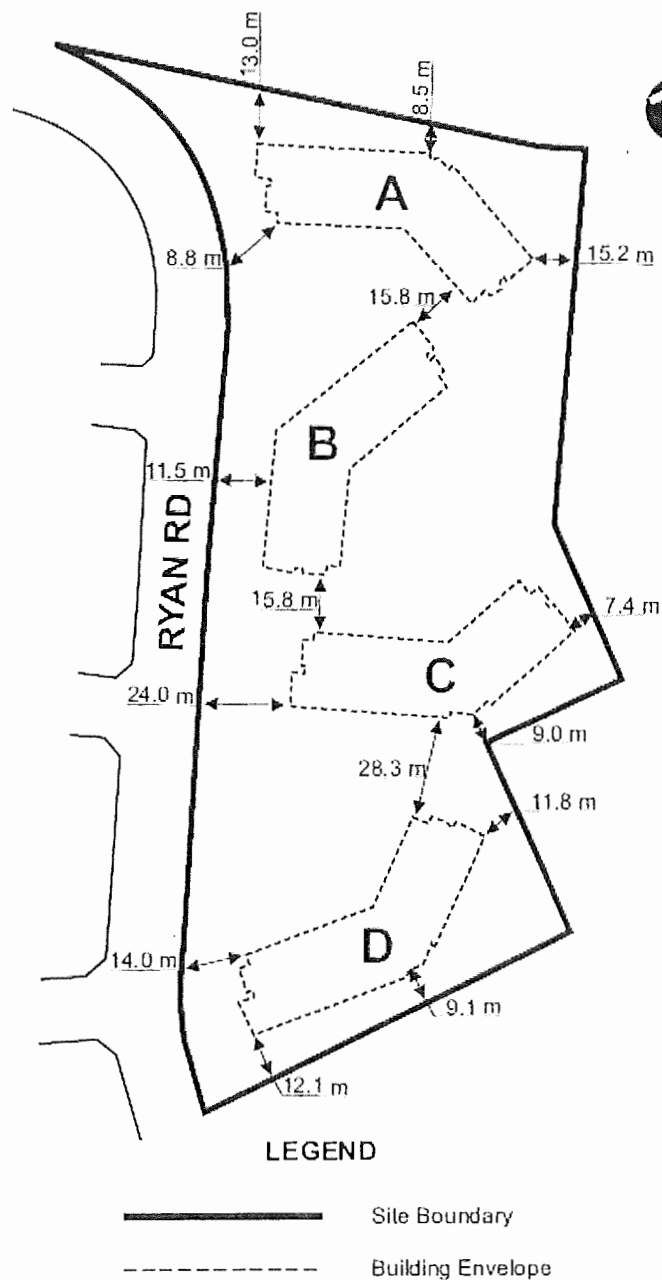
**18.41.3 Secondary Uses**

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

**18.41.4 Permitted Density**

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 156.
2. The maximum number of **buildings** for **apartment housing** is 4, each of which shall contain a maximum of 39 **dwelling units**.
3. In the areas identified as “A” and “D” on Diagram 1, Section 18.41.4.7, each **building** for **apartment housing** shall contain no studio **dwelling units** and a maximum of 9 **dwelling units** with one **bedroom**.
4. In the areas identified as “B” and “C” on Diagram 1, Section 18.41.4.7, each **building** for **apartment housing** shall contain no studio **dwelling units** and a maximum of 15 **dwelling units** with one **bedroom**.
5. A **dwelling unit** shall have a maximum gross **habitable space** of 99.4 m<sup>2</sup>.

6. The maximum **floor area ratio** (FAR) is 0.62, together with an additional 0.01 **floor area ratio** provided that it is entirely used to accommodate **amenity space** containing a minimum of two meeting rooms (each having a minimum **floor area** of 7.8 m<sup>2</sup>), saunas, and changing rooms with washrooms, to accompany outdoor swimming pools on the **lot**.
7. Diagram 1



**18.41.5 Permitted Lot Coverage**

1. The maximum **lot coverage** for **buildings** is 30%.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

**18.41.6 Yards & Setbacks**

1. The minimum **yards, setbacks and building separation space** for residential **buildings** shall be as shown in Diagram 1 in Section 18.41.4.7.

**18.41.7 Permitted Heights**

1. The maximum **height** for **buildings** is 15.0 m but containing no more than 4 **storeys** including ground level covered parking.
2. The maximum **height** for **accessory buildings** is 5.0 m.

**18.41.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 23,500 m<sup>2</sup>.

**18.41.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 18.41.9.1, a **screen** at least 1.8 m in height shall be planted and maintained on the **lot** along the west **property line** adjacent to uncovered parking areas.
3. For the purpose of Section 18.41.9.2, a **screen** shall not include a wall or **fence**.
4. In addition to Section 18.41.9.1, two outdoor **amenity spaces**, each of which shall be a minimum 6.0 m x 12.0 m in area (including swimming pools), shall be provided on the **site**.
5. In addition to Section 18.41.9.1, a 3.3 m wide hardscaped public walkway shall be provided along the east property line.

**18.41.10 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 the basic on-site parking requirement shall be a minimum of 234 **vehicle parking spaces**, of which

there shall include a minimum of 39 visitor **parking spaces**, distributed as follows:

- a) in the areas identified as "A" and "D" on Diagram 1, Section 18.41.4.7, a minimum of 40 ground level covered **vehicle parking spaces** per **building**;
- b) in the areas identified as "B" and "C" on Diagram 1, Section 18.41.4.7, a minimum of 39 ground level covered **vehicle parking spaces** per **building**; and
- c) a minimum of 75 surface **vehicle parking spaces**.

#### 18.41.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10147" as "**Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10147**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

NOV 09 2020



\_\_\_\_\_  
MAYOR

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



Schedule A attached to and forming part of Bylaw 10147



City of  
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10148  
to Establish Zoning for the Property Developed under  
Land Use Contract 013**

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 16 [Site Specific Residential (Two-Unit Dwelling) Zones], in numerical order:

**“ 16.6 Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor) ”**

**16.6.1 Purpose**

The **zone** provides for **two-unit housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 013 on Lucas Road in the Broadmoor area.

**16.6.2 Permitted Uses**

- child care
- housing, two-unit

**16.6.3 Secondary Uses**

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

**16.6.4 Permitted Density**

1. The maximum number of **buildings** for **two-unit housing** in this **zone** is 5.
2. The maximum **floor area ratio** (FAR) is 0.36 (inclusive of all parts of the **building** used for on-site parking purposes).

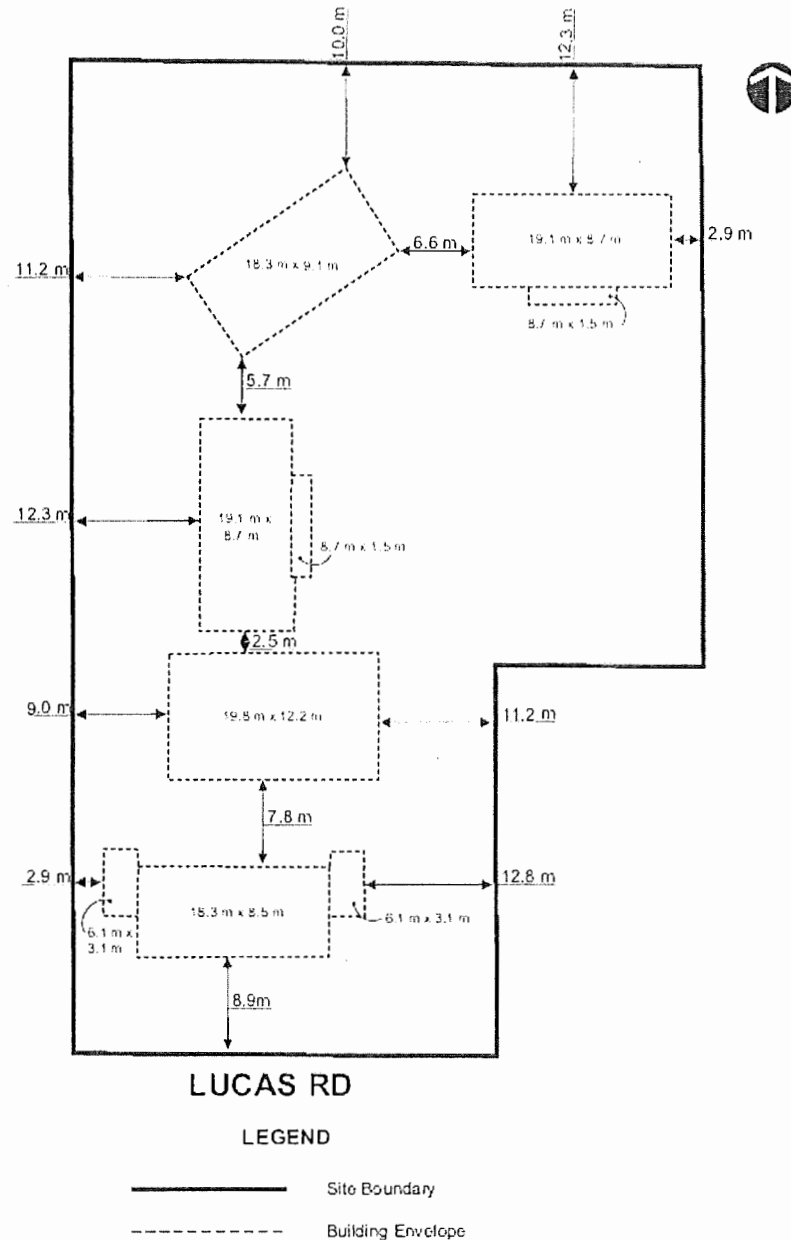
**16.6.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 70% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 30% of the **lot area** is restricted to **landscaping** with live plant material.

### 16.6.6 Yards & Setbacks

- The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 16.6.6.1.a).

a) Diagram 1



### 16.6.7 Permitted Heights

- The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

**16.6.8 Subdivision Provisions/Minimum Lot Size**

- 1. The minimum **lot width** is 50.0 m.
- 2. The minimum **lot frontage** is 40.0 m.
- 3. The minimum **lot area** is 4,865 m<sup>2</sup>

**16.6.9 Landscaping & Screening**

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

**16.6.10 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.

**16.6.11 Other Regulations**

- 1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10148” as “**Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10148**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

NOV 09 2020



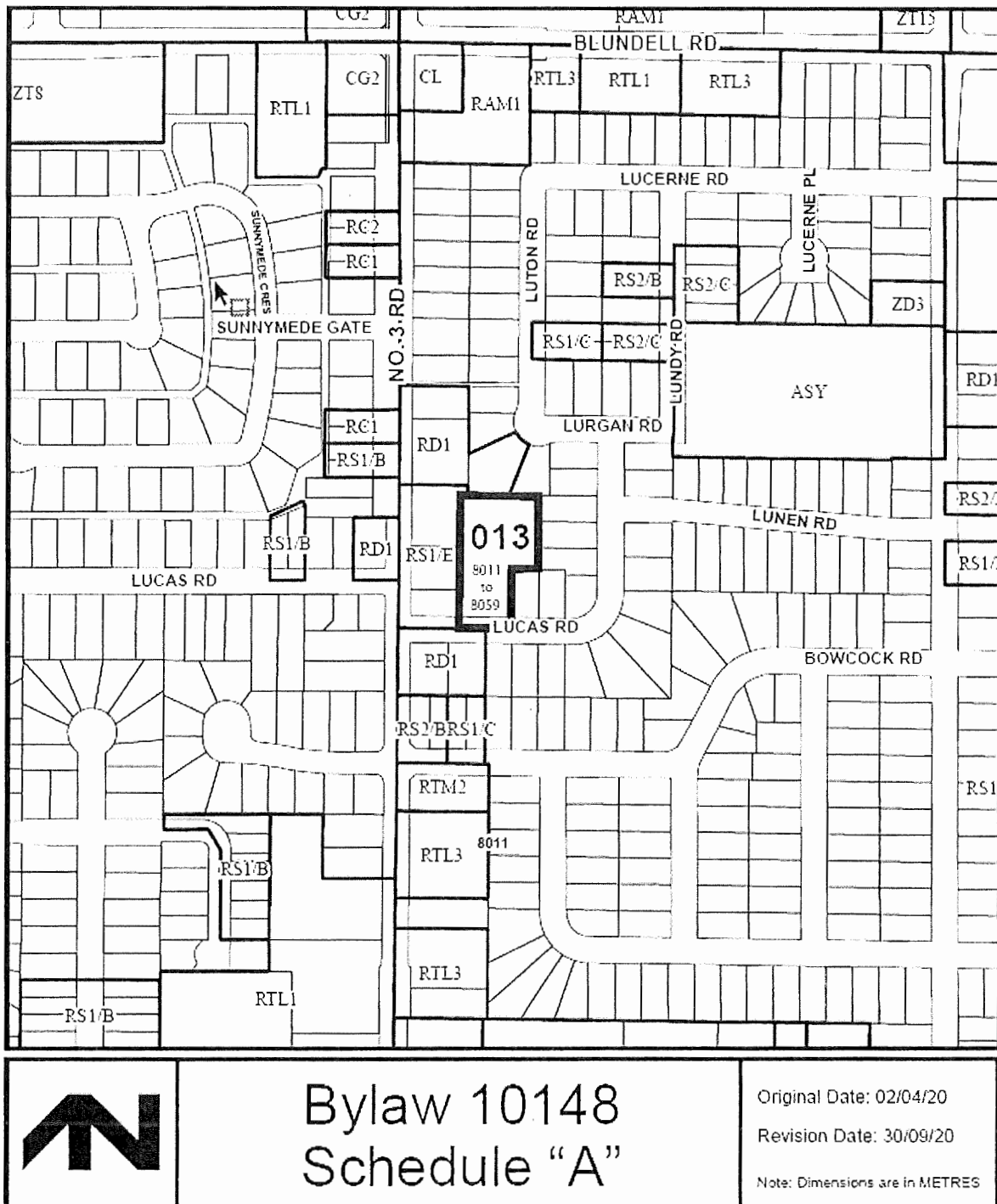
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10148



City of  
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10149  
to Establish Zoning for the Properties Developed under  
Land Use Contract 022**

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 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

**“ 17.89 Town Housing (ZT89) – No. 3 Road and Dunoon Drive  
(Broadmoor)**

**17.89.1 Purpose**

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 022 on No. 3 Road and Dunoon Drive in the Broadmoor area.

**17.89.2 Permitted Uses**

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

**17.89.3 Secondary Uses**

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

**17.89.4 Permitted Density**

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 87.
2. The minimum **floor area** permitted for a **dwelling unit** is 136.3 m<sup>2</sup>, inclusive of a **carport**.
3. The maximum **floor area ratio** (FAR) is 0.53 (inclusive of all parts of the **building** used for on-site parking purposes).

**17.89.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 26% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.





**17.89.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 [Site Specific Commercial Zones], in numerical order:

**“22.48 Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor)”**

**22.48.1 Purpose**

The **zone** provides for a limited range of retail and services to the surrounding community. This **zone** is for the property developed under Land Use Contract 022 on No. 3 Road in the Broadmoor area.

**22.48.2 Permitted Uses**

- animal grooming
- child care
- government service
- health service, minor
- office
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

**22.48.3 Secondary Uses**

- n/a

**22.48.4 Permitted Density**

1. The maximum **floor area** permitted for **office** is 1,152.0 m<sup>2</sup>.
2. The maximum **floor area** permitted for all other **uses** is 4,924.0 m<sup>2</sup>.
3. The maximum **floor area ratio** (FAR) is 0.36.

**22.48.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 30% for **buildings**.

**22.48.6 Yards & Setbacks**

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 22.48.6.1.a).



**22.48.10 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 the basic on-site parking requirement shall be a minimum of 226 **vehicle parking spaces**.

**22.48.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown as Area “B” on “Schedule A attached to and forming part of Bylaw 10149” as “**Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor)**”.
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown as Area “A” on “Schedule A attached to and forming part of Bylaw 10149” as “**Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor)**”.
4. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown as Area “C” on “Schedule A attached to and forming part of Bylaw 10149” as “**School & Institutional Use (SI)**”.
5. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10149**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

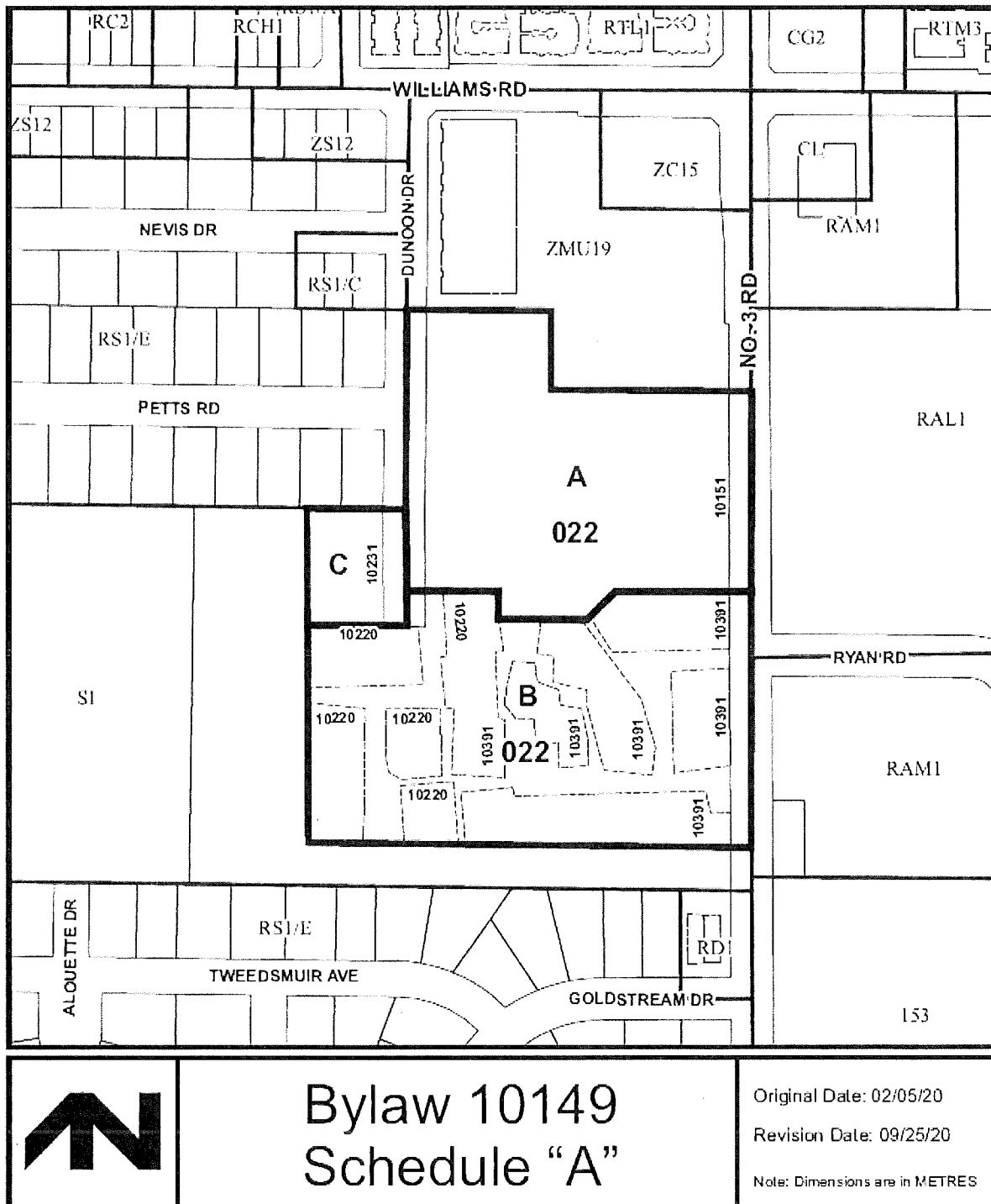
NOV 09 2020

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

Schedule A attached to and forming part of Bylaw 10149



City of  
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10150  
to Establish Zoning for the Property Developed under  
Land Use Contract 068**

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 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

**“17.90 Town Housing (ZT90) – Saunders Road (Broadmoor)”**

**17.90.1 Purpose**

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 068 on Saunders Road in the Broadmoor area.

**17.90.2 Permitted Uses**

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

**17.90.3 Secondary Uses**

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

**17.90.4 Permitted Density**

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 18, each of which shall contain three **bedrooms**.
2. The maximum **floor area ratio** (FAR) is 0.45.

**17.90.5 Permitted Lot Coverage**

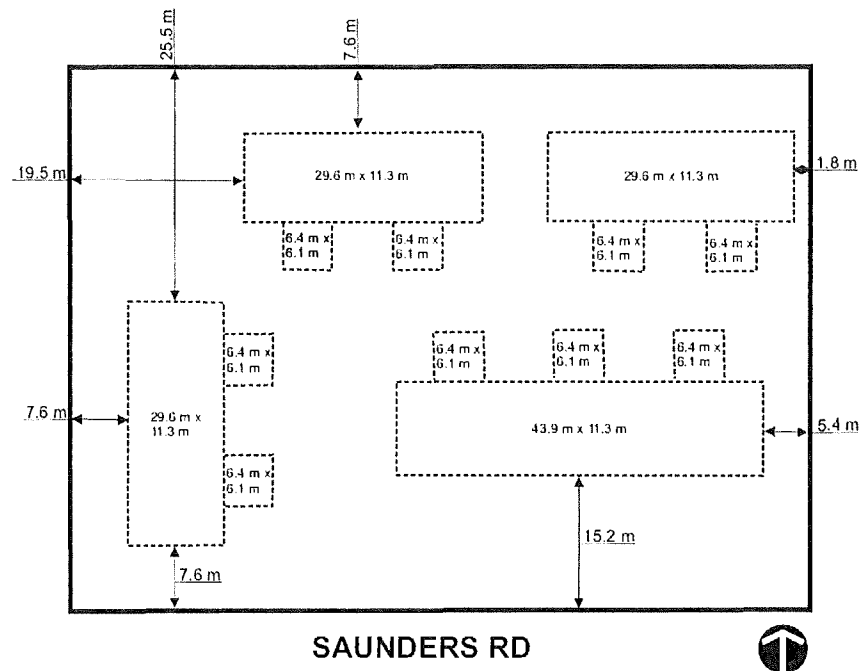
1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

**17.90.6 Yards & Setbacks**

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.90.6.1.a).



a) Diagram 1



### 17.90.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0m, but containing no more than 2 **storeys**.

**17.90.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 5,710 m<sup>2</sup>.

**17.90.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. Notwithstanding Section 17.90.9.1, a privacy **fence** of not more than 1.5 m in height shall be constructed along all **property lines**.
3. In addition to Section 17.90.9.1, an outdoor **amenity space** of no less than 390 m<sup>2</sup> including children's play structures shall be provided in the northwest corner of the **site**.

**17.90.10 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 the basic on-site parking requirement shall be 35 **vehicle parking spaces**, of which a minimum of 5 **vehicle parking spaces** shall be designated for visitors.

**17.90.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10150” as “**Town Housing (ZT90) – Saunders Road (Broadmoor)**”.
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10150**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

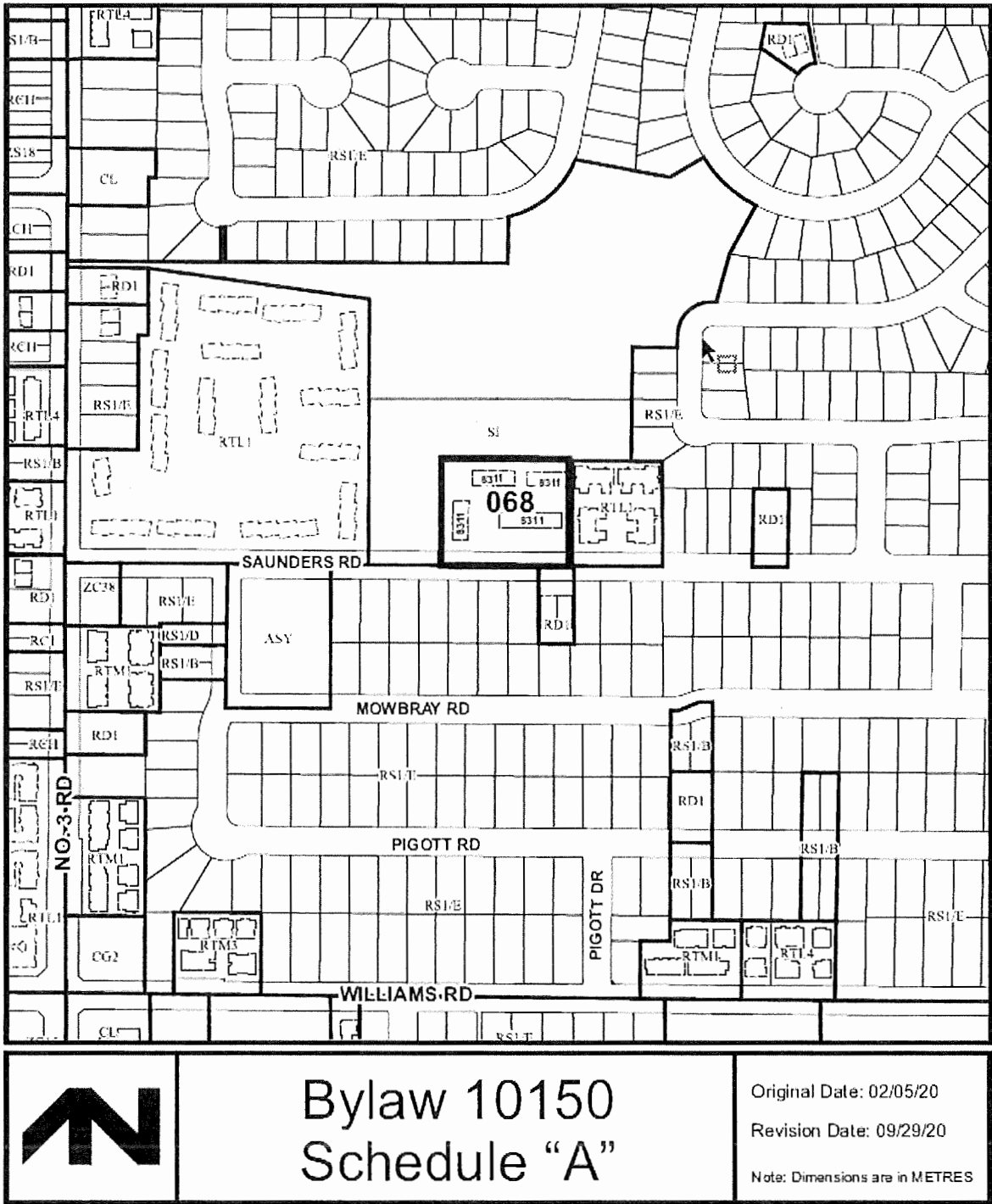
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MAYOR\_\_\_\_\_  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10150



City of  
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10151  
to Establish Zoning for the Properties Developed under  
Land Use Contract 100**

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 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

**“17.92 Town Housing (ZT92) –No. 3 Road (Broadmoor)”**

**17.92.1 Purpose**

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 100 on No. 3 Road in the Broadmoor area.

**17.92.2 Permitted Uses**

- child care
- housing, town

**18.42.3 Secondary Uses**

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

**17.92.4 Permitted Density**

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 6.
2. The maximum **floor area ratio** (FAR) is 0.60.

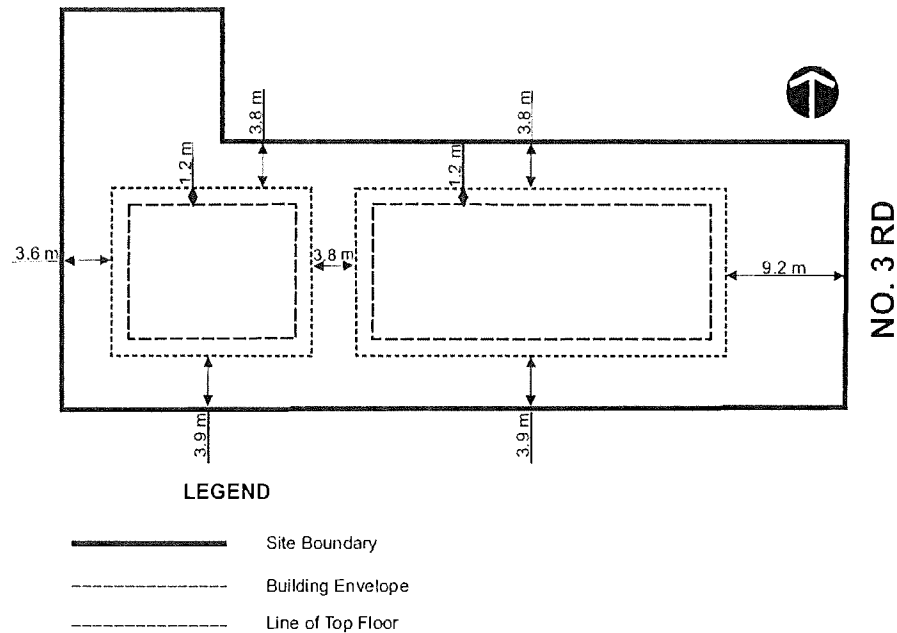
**17.92.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 30% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

**17.92.6 Yards & Setbacks**

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.92.6.1.a).

a) Diagram 1

**17.92.7 Permitted Heights**

1. The maximum **height** for **buildings** is 10.6 m, but containing no more than 2 **storeys**.

**17.92.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 1,350.0 m<sup>2</sup>.

**17.92.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.92.9.1, an outdoor **amenity space** of no less than 128 m<sup>2</sup> including children's play structures shall be provided within the northwest corner of the **lot**.

**17.92.10 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.

**17.92.11 Other Regulations**

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

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

**“18.42 Low Rise Apartment (ZLR42) – Francis Road (Broadmoor)”**

**18.42.1 Purpose**

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 100 on Francis Road in the Broadmoor area.

**18.42.2 Permitted Uses**

- **child care**
- **congregate housing**
- **housing, apartment**

**18.42.3 Secondary Uses**

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

**18.42.4 Permitted Density**

1. The maximum number of **dwelling units** for **apartment housing** is 26.
2. The maximum **floor area ratio** (FAR) is 0.40.

**18.42.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 30% for **buildings**.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

**18.42.6 Yards & Setbacks**

1. The minimum **front yard** is 12.1 m.
2. The minimum **side yard** is 6.0 m.
3. The minimum **rear yard** is 25% of the average lot depth.

**18.42.7 Permitted Heights**

1. The maximum **height** for **buildings** is 10.6 m, but containing no more than 2 **storeys**.

**18.42.7 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 4,690.0 m<sup>2</sup>.



**18.42.9 Landscaping & Screening**

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

**18.42.10 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 the basic on-site parking requirement shall be 1.5 **vehicle parking spaces** per **dwelling unit**.

**18.42.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown as Area “B” on “Schedule A attached to and forming part of Bylaw 10151” as “**Town Housing (ZT92) – No. 3 Road (Broadmoor)**”.
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown as Area “A” on “Schedule A attached to and forming part of Bylaw 10151” as “**Low Rise Apartment (ZLR42) – Francis Road (Broadmoor)**”.
4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10151**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

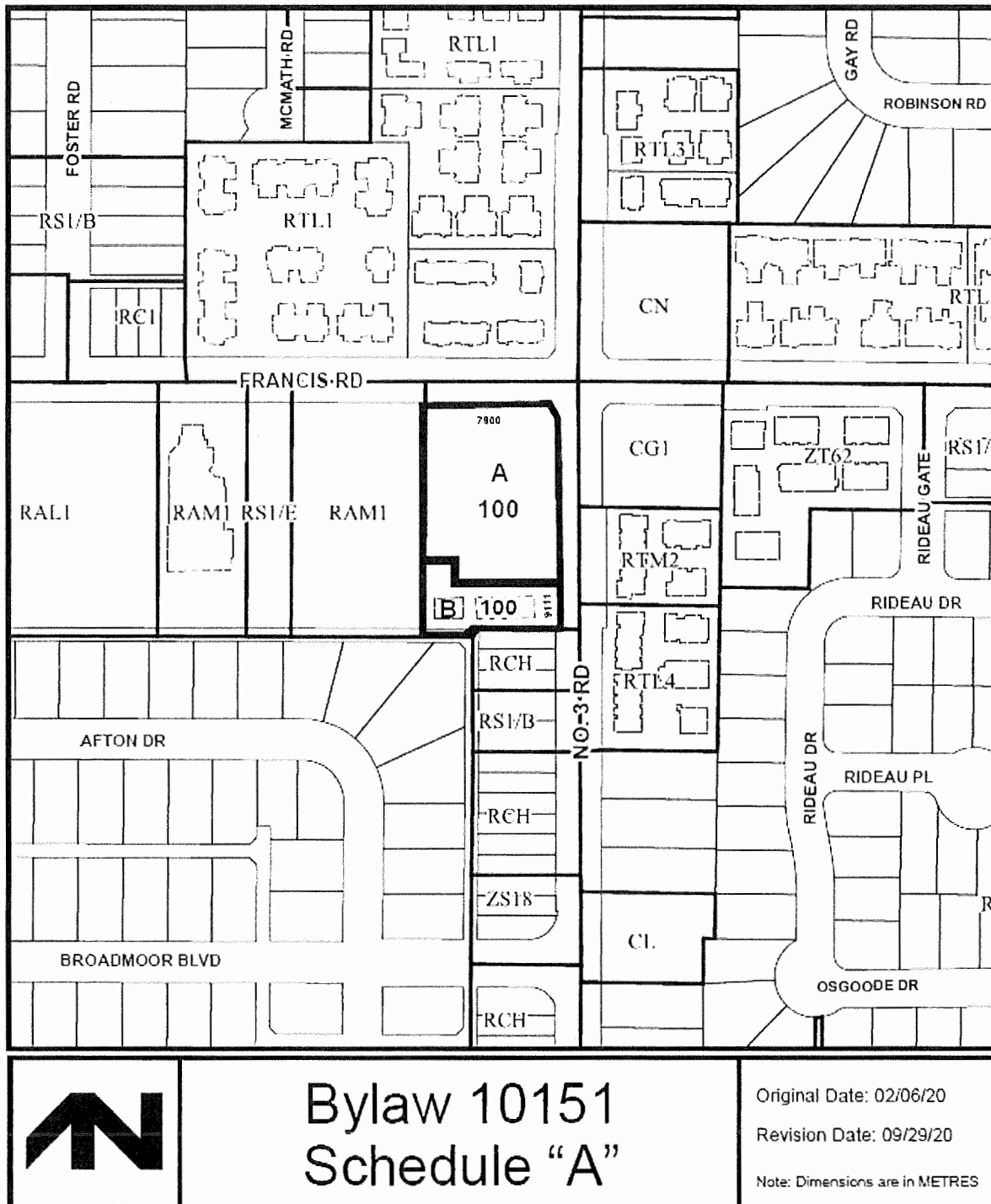
NOV 09 2020

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

Schedule A attached to and forming part of Bylaw 10151



City of  
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10152  
to Establish Zoning for the Property Developed under  
Land Use Contract 153**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.0 [Specific Use Regulations] by removing the reference to “ZT85” in Section 5.15.1(c) and replacing it with “ZT87”.
2. Richmond Zoning Bylaw 8500, as amended, is further amended:
  - a) at Section 17.85 [Town Housing – Steveston Highway (Steveston) (ZT85)] by replacing the title with “Town Housing (ZT87) – Steveston Highway (Steveston)” and replacing each subsequent numerical reference to “17.85” with “17.87” within the zone; and
  - b) at the Zoning Map by amending the reference to the area specified in Section 2 of Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 to “Town Housing (ZT87) – Steveston Highway (Steveston)”.
3. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

**“17.91 Town Housing (ZT91) – No. 3 Road (Broadmoor)”**

**17.91.1 Purpose**

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 153 on No. 3 Road in the Broadmoor area.

**17.91.2 Permitted Uses**

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

**17.91.3 Secondary Uses**

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

**17.91.4 Permitted Density**

1. The maximum number of **dwelling units** for **town housing** is 66.
2. The maximum **floor area ratio (FAR)** is 0.35.

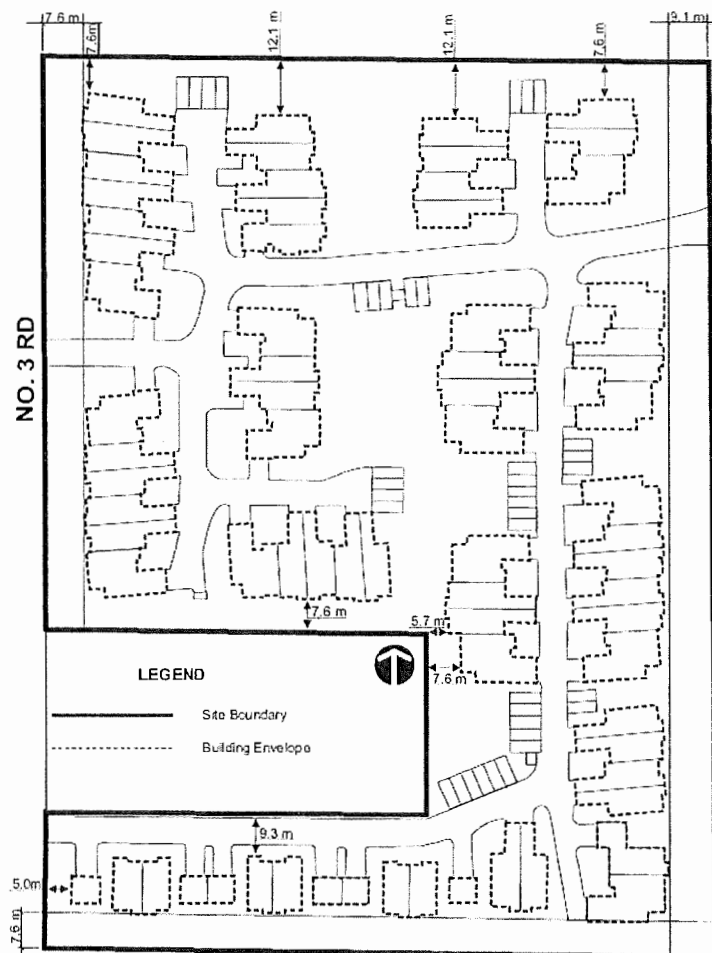
**17.91.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 22% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

**17.91.6 Yards & Setbacks**

1. The minimum **yard, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.91.6.1.a).

a) Diagram 1

**17.91.7 Permitted Heights**

1. The maximum **height** for **buildings** is 10.0 m, but containing no more than 2 **storeys**.

**17.91.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 25,570.0 m<sup>2</sup>.

**17.91.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that the maximum **fence** height on any **lot line** shall be 1.67 m.

**17.91.10 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 the basic on-site parking requirement shall be a minimum of 132 **vehicle parking spaces**.

**17.91.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10152” as “**Town Housing (ZT91) – No. 3 Road (Broadmoor)**”.
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10152**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

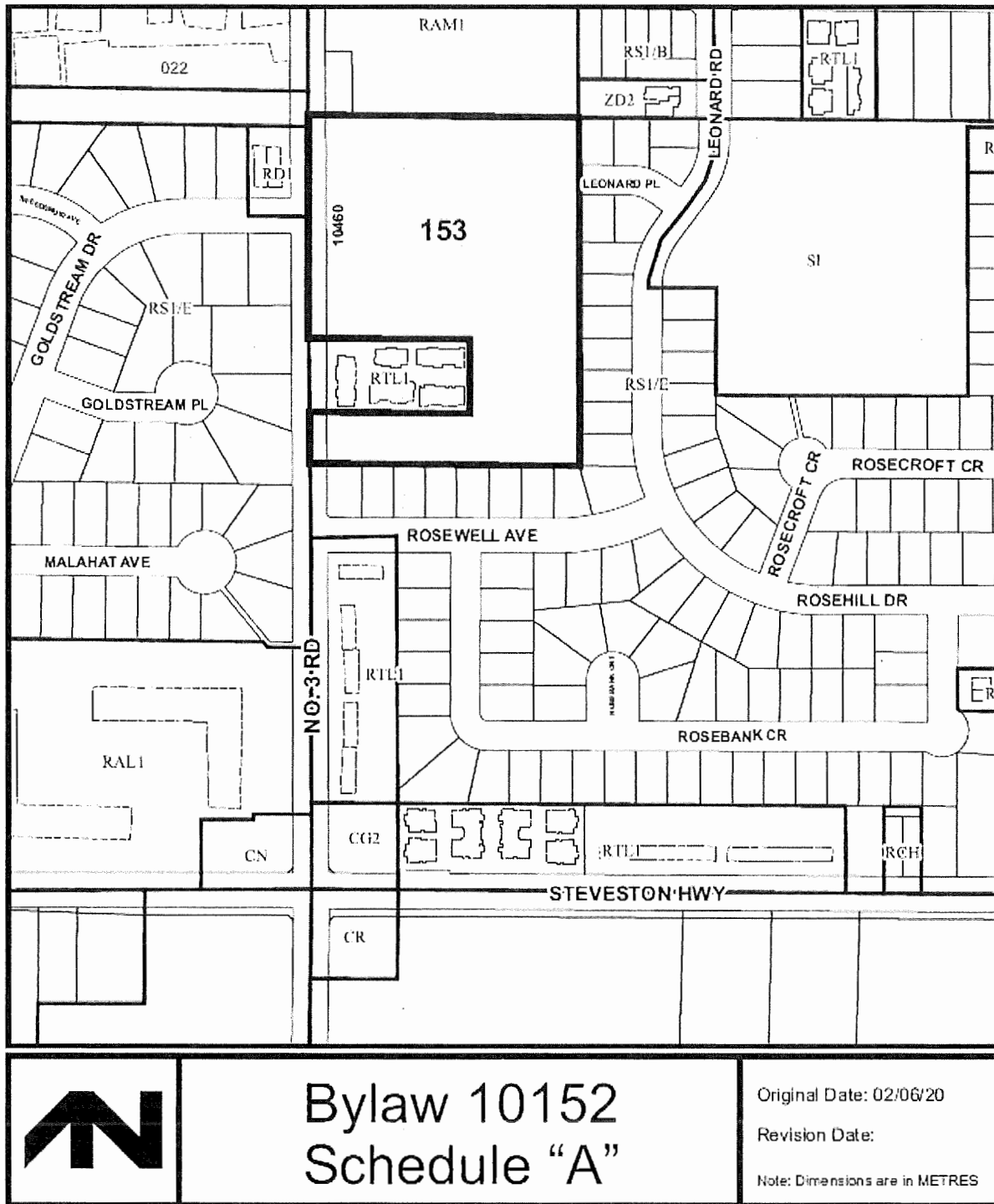
NOV 09 2020

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

Schedule A attached to and forming part of Bylaw 10152



City of  
Richmond







# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** October 22, 2020

**From:** Wayne Craig  
Director, Development

**File:** TU 20-890999

**Re:** Application by Brook Pooni Associates for a Temporary Commercial Use Permit  
for the Property at 13651 Bridgeport Road

### Staff Recommendation

1. That the application by Brook Pooni Associates for a Temporary Commercial Use Permit (TCUP) for the property at 13651 Bridgeport Road to permit a maximum of 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of floor area to be used for "Warehouse Sales" limited to the sale of household appliances, and the provision of 87 vehicle parking spaces, be considered for three years from the date of issuance;
2. That this application be forwarded to the December 14, 2020 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.

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

WC:na  
Att. 5

### REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

## **Staff Report**

### **Origin**

Brook Pooni Associates, on behalf of Midland Appliances (Director – Lee Methot), has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow up to 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of space for “Warehouse Sales” limited to the sale of household appliances, and the provision of 87 parking spaces, as a temporary use at 13651 Bridgeport Road on a site zoned “Light Industrial (IL)” (Attachment 1). This would permit Midland Appliances to conduct retail sales to the general public for a temporary period of time until a permanent location is found.

If approved, the TCUP would be valid for three years from the date of issuance.

### **Background**

Midland Appliances has operated in Richmond since 1990 and has been at the current location at 13651 Bridgeport Road since 2007. Community Bylaws investigated a complaint in November of 2018 that Midland Appliances was conducting retail sales to the general public at the Bridgeport Road location, which is not a permitted use within the “Light Industrial (IL)” zone. Within the “IL” zone only wholesale of goods is permitted. Wholesale operations are limited to business-to-business transactions and do not permit retail to the general public. Staff have confirmed that the business licenses issued to Midland since 2007 have been for wholesale trading of appliances.

Midland Appliances subsequently applied to the City for a Zoning Text Amendment application (ZT 19-855959) to permit Warehouse Sales on a site specific basis. Staff advised the applicant that the City would not support the Zoning Text Amendment application as it represents the introduction of retail uses into an industrial areas, which is contrary to the Official Community Plan (OCP) policies around preservation and intensification of industrial lands. Staff have also advised the applicant that warehouse sales is a permitted use within the City’s “Industrial Retail (IR1)” zone and that they should seek to find a suitably zoned location.

The Zoning Text Amendment application is being held in abeyance at the applicant’s request pending the completion of the City’s Industrial Lands Intensification Initiative (ILII) and associated policy direction. Until further policy direction has been given for the permitted use regulations of Industrial zones, Midland Appliances continues to work towards temporary zoning compliance with this Temporary Use Application to legitimize the retail use while they actively search for an appropriately zoned site.

### **Findings of Fact**

Midland Appliances leases the premises and is one of two lessees on the subject site. The subject site is 13,912.8 m<sup>2</sup> in area and is currently developed with a 6,282 m<sup>2</sup> (67,622 ft<sup>2</sup>) warehouse building. Midland leases the westerly portion of the building, which is 3,990 m<sup>2</sup> (42,949 ft<sup>2</sup>) in area. The site is used for warehousing and distribution of household appliances and includes a showroom that allows potential purchasers to view samples of the appliances (Attachment 2).

A Development Application Data Sheet providing details about the development proposal is provided as Attachment 3.

### **Surrounding Development**

The subject site is located in the Bridgeport planning area. Development immediately surrounding the subject site is as follows:

To the North: An office and warehouse building on land zoned “Light Industrial (IL)”.

To the South: Across Bridgeport Road, a warehouse building on land zoned “Industrial Business Park (IB1)”.

To the East: Across a railway, land zoned “Light Industrial (IL)”.

To the West: Across Viking Way, land zoned “Light Industrial (IL)”.

### **Related Policies & Studies**

#### Official Community Plan/ Bridgeport Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Mixed Employment”. The Industrial North-East Sub-Area and Bridgeport Land Use map within the Bridgeport Area Plan designates the subject site as industrial, which allows for light and heavy industrial uses and discourages commercial uses (retail with public access).

The OCP allows TCUPs in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Service Centre”, “Mixed Use”, “Limited Mixed Use”, and “Agricultural” (outside of the Agricultural Land Reserve), where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

Council’s consideration of the proposed temporary use of “warehouse sales” is consistent with the applicable policies in the OCP.

### **Richmond Zoning Bylaw 8500**

The subject site is zoned “Light Industrial (IL)”, which allows for a range of industrial uses. The applicant proposes to include warehouse sales in a showroom type setting and allow retail sales to the general public. Richmond Zoning Bylaw 8500 defines “Warehouse Sales” as “the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer, and includes but is not limited to buildings where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials.”

Retail sales of this nature are permitted in appropriately zoned commercial areas and within the “Industrial Retail (IR1)” zone. There is approximately 228 acres of land is zoned “IR1” in the City.

**Local Government Act**

The *Local Government Act* states that TCUPs are valid for a period of up to three years from the date of issue, and that an application for one extension to the Permit may be made and issued for up to three additional years. A new TCUP application is required after one extension.

**Public Consultation**

Development application notification signage has been installed on the site. 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 Council endorse the staff recommendation, the application 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 Warehouse Sales use**

Midland Appliances occupies 3,990 m<sup>2</sup> (42,949 ft<sup>2</sup>) of space in the western portion of the un-stratified building on the subject site. This space is currently under lease to Midland Appliances until 2022 (Attachment 2). The eastern portion of the building is leased by Arrow Speed Controls.

The proposed use would not alter the established form of development in the area, nor change its primarily industrial character. The existing layout includes 2,068 m<sup>2</sup> (22,258 ft<sup>2</sup>) of warehouse space, 432 m<sup>2</sup> (4,648 ft<sup>2</sup>) of office space, and 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of showroom space for sales of household appliances. The showroom makes up approximately 60% of the interior ground floor space at 13651 Bridgeport Road.

If approved, the Temporary Use Permit would allow Midland Appliances to conduct sales to the general public for a maximum period of three years while they seek to find an alternative appropriately zoned property. The applicant advises that they have been actively searching for a new location for the business and that they are committed to finding another facility within three years of the date of issuance. The applicant has provided a letter indicating this intent to find another location (Attachment 4).

**Industrial Lands Intensification Initiative**

The Industrial Lands Intensification Initiative (ILII) is being undertaken to identify ways to preserve and enhance the City's industrial land base. The results of the ILII study and policy recommendations will be presented to Council in a separate report. At this time, staff do not anticipate further expanding the range of permitted retail uses in the City's core industrial zones (including the Light Industrial (IL) zone). Therefore, long term use of the subject site for Warehouse Sales cannot be supported at this time.

### Site Access and Parking

There is vehicular access to the site provided via Viking Way and Bridgeport Road. Due to the flow of on-site traffic, angled parking stalls, and one way signage, the main access points to Midland Appliances are off of Viking Way.

City of Richmond Zoning Bylaw 8500 requires a total of 103 parking spaces with the inclusion of the warehouse sales use. The applicant has retained a transportation consultant to complete a parking study and recommend appropriate Transportation Demand Management (TDM) measures to support a reduction in the required amount of parking.

The applicant's transportation consultant has demonstrated that the on-site parking can be reconfigured to formalize 33 spaces on-site for the exclusive use of Midland Appliances. An additional 54 spaces are proposed to be provided on 2800 Viking Way (located north of the subject site) and are secured through an agreement between Midland Appliances and the owner of 2800 Viking Way, for a total of 87 parking spaces (Attachment 5).

The applicant's transportation consultant has also recommended the following TDM measures in support of their application:

- 12 2-Zone transit passes for employees.
- 11 Class 1 bicycle parking stalls, equivalent to 10 m<sup>2</sup> of bicycle storage, will be provided within the unused office space at #170-2800 Viking Way.
- 11 Class 2 bike parking spaces on the subject site, and that are shown on the site plan and parking plan noted as Attachment 2.

The City's Transportation Department has reviewed the transportation consultant's recommendations and plans and accept the proposed measures in support of this temporary use application.

Prior to issuance of a Business Licence for "Warehouse Sales" the applicant will be required to provide verification that they continue to have access to the require parking and that transit passes have been provided to employees.

To ensure that physical enhancements are made at 13651 Bridgeport Road and 2800 Viking Way, the City will collect a \$10,000.00 security as a condition of issuance.

Physical enhancements will include:

- Class 1 and Class 2 bicycle parking stalls.
- 87 parking stalls with painted stall lines.
- Installation of a defined pedestrian path from the City sidewalk and on-site bicycle to the front entrance of the building.

### Landscaping

Staff have conducted an on-site review of landscaping and found that the landscaping on-site is well established, in healthy condition, and in compliance with the City's current Zoning Bylaw standards.

**Financial Impact**

None.

**Conclusion**

Brook Pooni Associates has applied to the City of Richmond for a Temporary Commercial Use Permit to allow up to 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of space to be used for “Warehouse Sales” limited to the sale of household appliances, and the provision of 87 parking spaces, as a temporary use at 13651 Bridgeport Road, on a site zoned “Light Industrial (IL)” for a period of three years from the date of issuance.

The proposed temporary use at the subject property is acceptable to staff on the basis that it is temporary in nature. Staff recommend that the attached Temporary Commercial Use Permit be issued to the applicant to allow “Warehouse Sales” limited to the sale of household appliances at 13651 Bridgeport Road for three years from the date of issuance.



Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

**Attachments:**

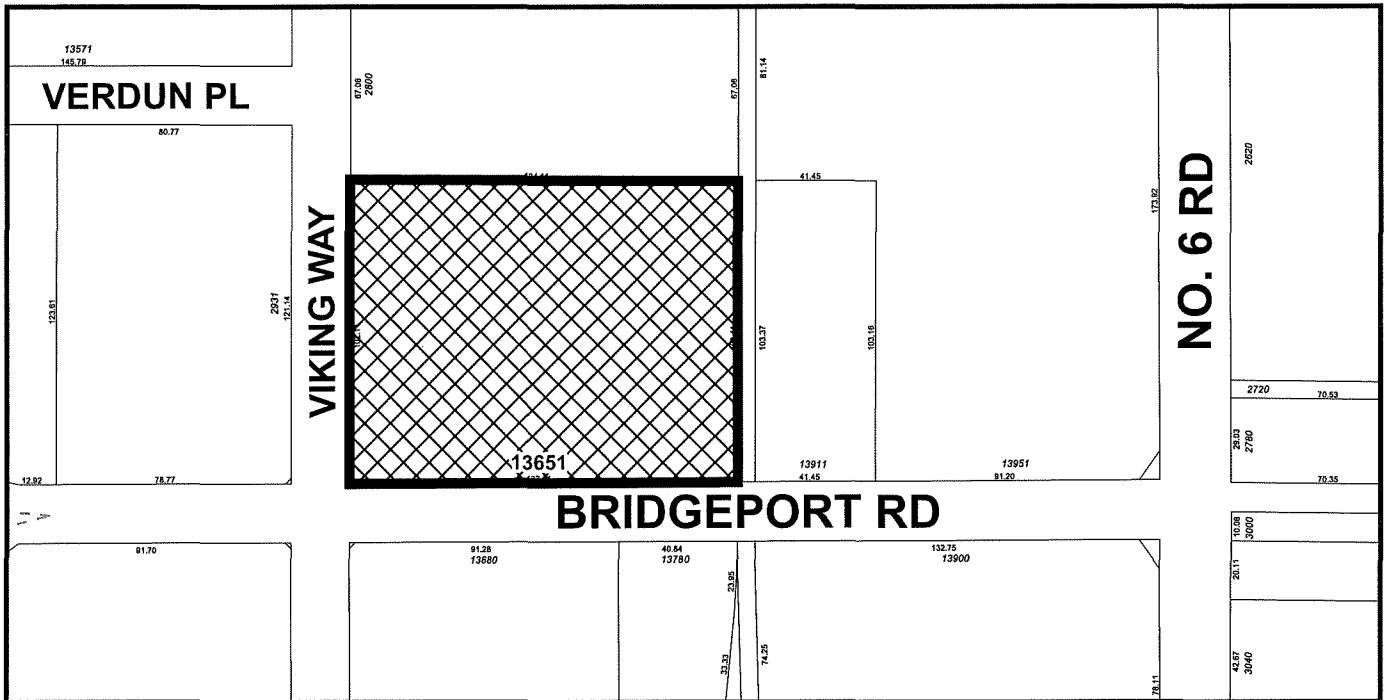
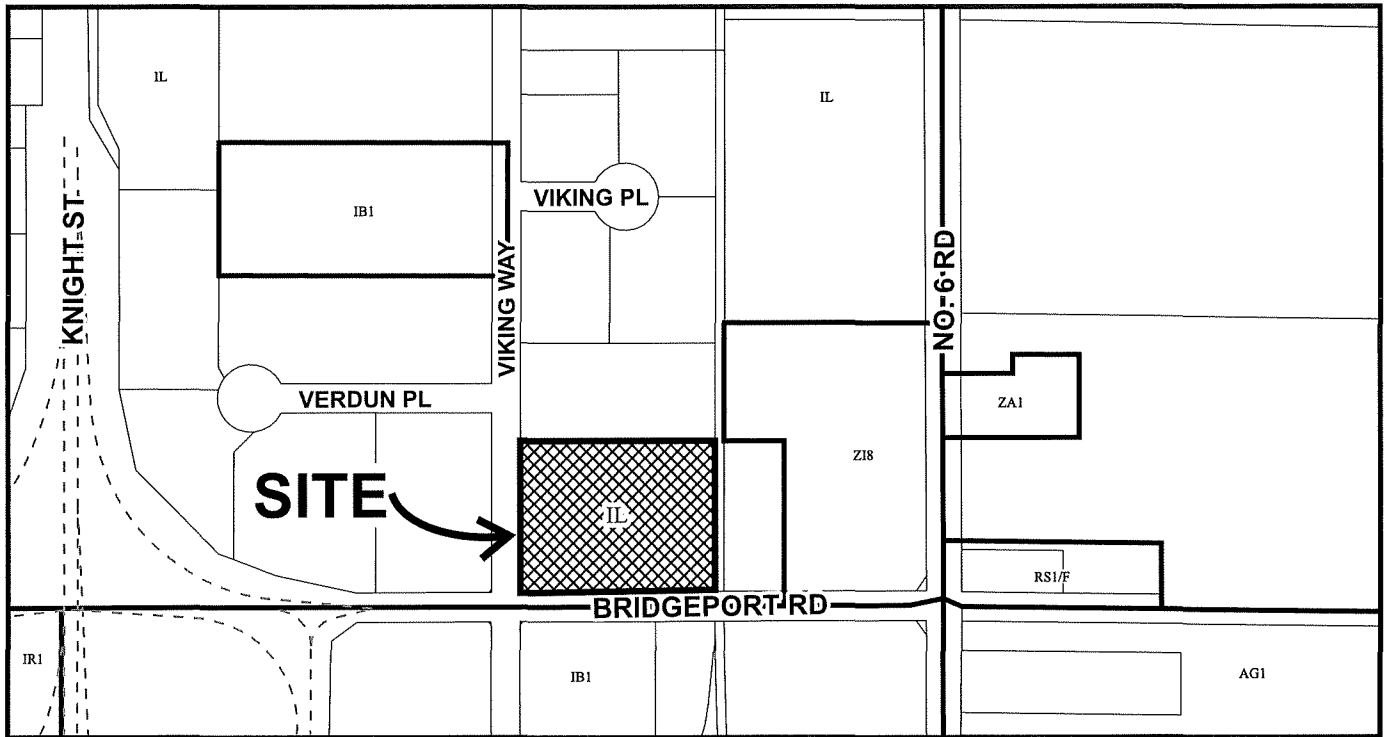
- Attachment 1: Location Map and Survey Plan
- Attachment 2: Site Plan and Parking Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Letter from the Applicant
- Attachment 5: Parking Agreement Letter





# City of Richmond

ATTACHMENT 1



## TU 20-890999

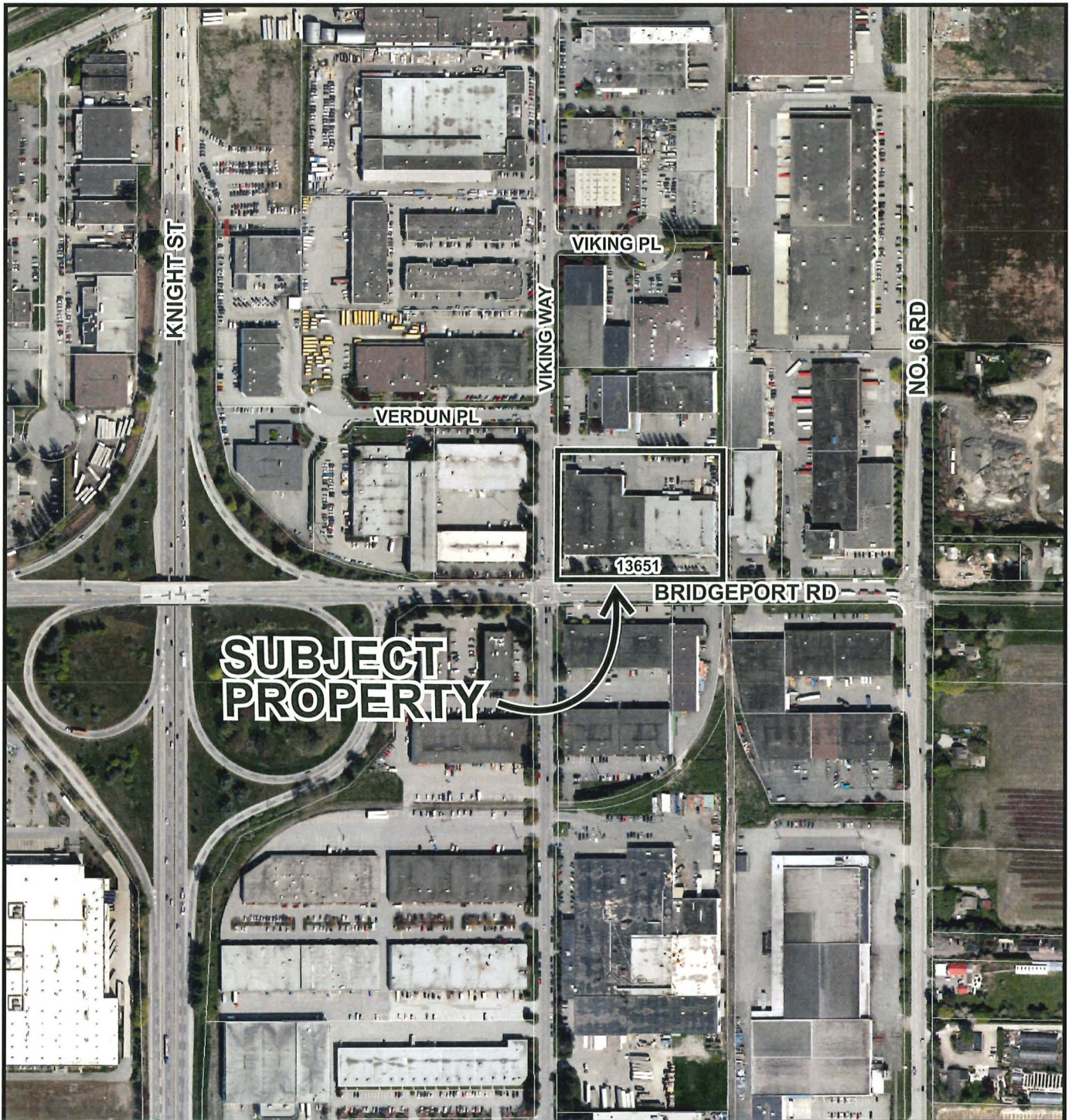
Original Date: 01/20/20

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 20-890999

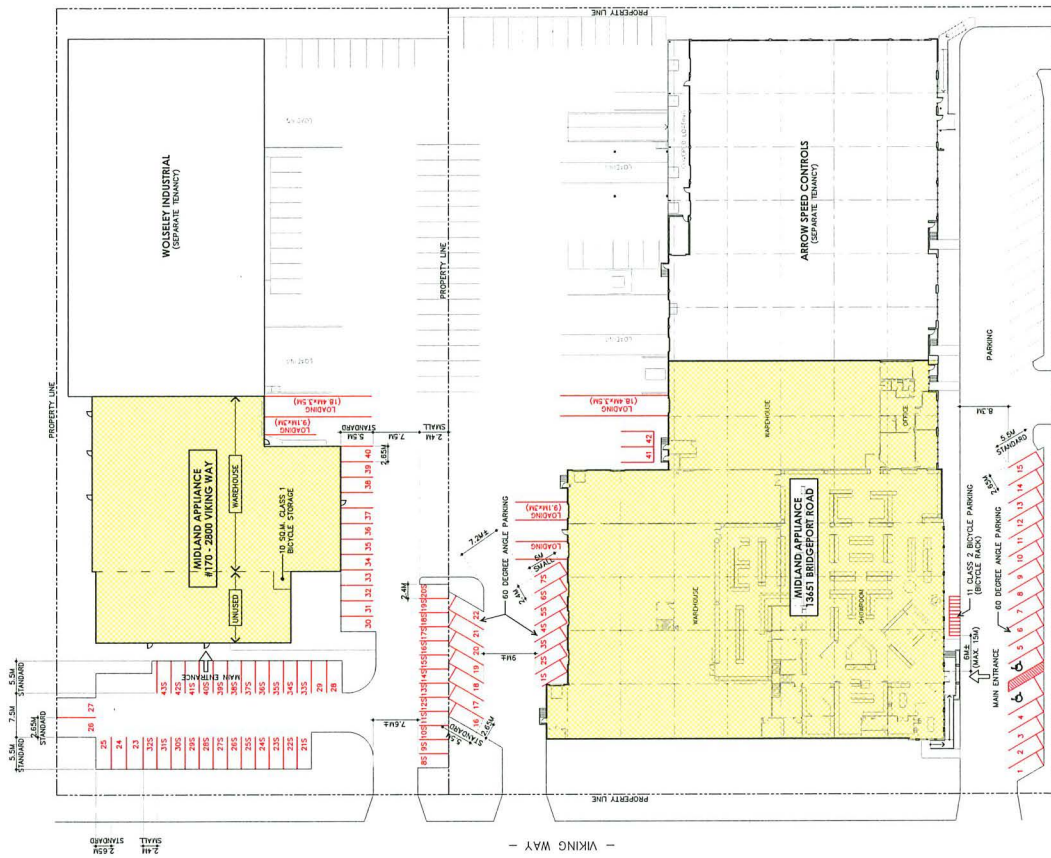
Original Date: 01/20/20

Revision Date:

Note: Dimensions are in METRES







— BRIDGEPORT ROAD —

SITE PLAN  
SCALE: 1/32" = 1'-0"

ALL DIMENSIONS SHOWN ARE EXISTING  
UNLESS OTHERWISE NOTED

NOTE:  
THIS SITE PLAN AND ASSOCIATED PARKING  
MANAGEMENT REPORT (INCLUDING EXISTING  
PARKING & LOADING VEHICLES MANEUVERING)

AREA:  
(MIDLAND APPLIANCE TENANT)  
13651 BRIDGEPORT ROAD  
WAREHOUSE  
SHOWROOM  
OFFICE  
TOTAL: 2,008 SQ.M.  
1,495 SQ.M.  
513 SQ.M.

#170 - 2800 VIKING WAY:  
WAREHOUSE  
UNLOADED OFFICE  
TOTAL: 1,527 SQ.M.  
1,327 SQ.M.  
200 SQ.M.

MIDLAND APPLIANCE TOTAL: 3,535 SQ.M.

PARKING STALLS:  
(FOR MIDLAND APPLIANCE TENANT)  
CLASS 1 (10' x 20' - 20' x 20') 43  
CLASS 2 (10' x 20' - 20' x 20') 43  
TOTAL: 86

LOADING:  
(FOR MIDLAND APPLIANCE TENANT)  
13651 BRIDGEPORT ROAD: 1 LARGE & 2 MEDIUM  
#170 - 2800 VIKING WAY: 1 MEDIUM

BICYCLE PARKING:  
(MIDLAND APPLIANCE TENANT)  
CLASS 1  
CLASS 2  
TOTAL: 18 SQ.M.  
11 STALLS

LEGEND:  
PARKING STALL FOR MIDLAND  
APPLIANCE TENANT  
= 20' x 20' STALL  
PARKING STALL FOR MIDLAND  
APPLIANCE TENANT  
= 20' x 20' STALL

DEC 16/20 (ISSUED TO CLIENT)	B
DEC 16/20 (ISSUED FOR REVIEW)	A



Streamline  
Facility Planning Corporation  
#529 - 4311 Viking Way, Tel: (604) 297-1194  
Richmond, BC V6V 2N9 Fax: (604) 297-1194

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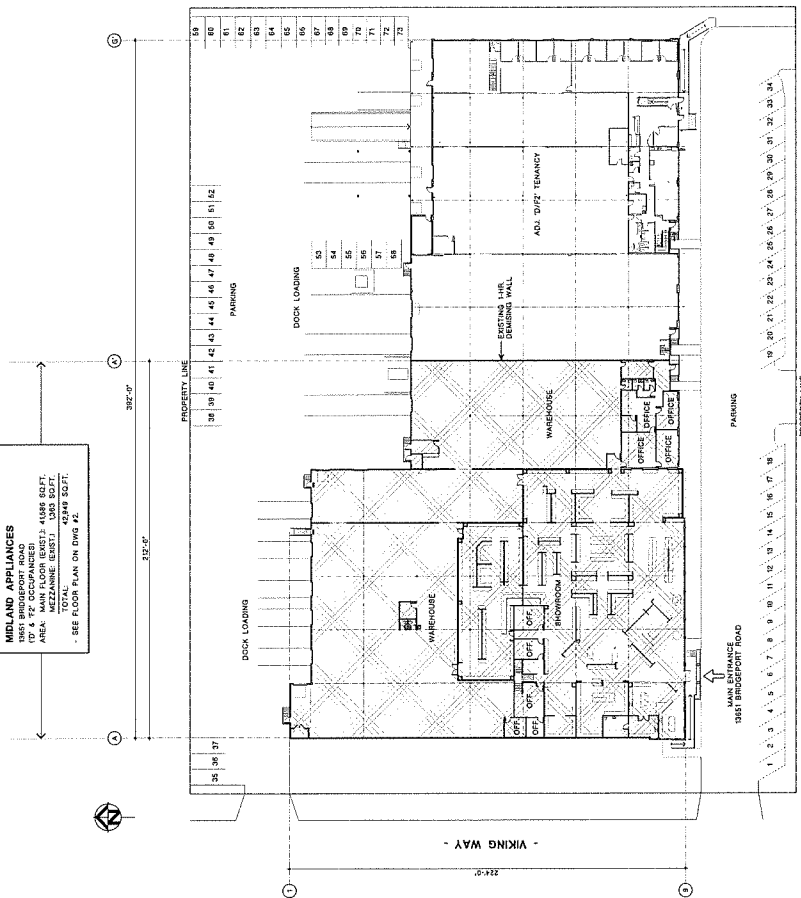
TENANT: MIDLAND APPLIANCE
OWNER: C/O:
PROJECT: PARKING LAYOUT
13651 BRIDGEPORT ROAD & #170 - 2800 VIKING WAY RICHMOND, B.C.

PARKING LAYOUT PLAN	
Scale	1/32" = 1'-0"
Date	OCTOBER, 2020
Drawn by	H. DUNSTON / E. WONG
Project	20089
Revision	1 B

# GENERAL NOTES/SPEC'S

1. ALL AREAS APPROX.  
 2. BUILDING AREA: 87,223 SQ. FT.  
 3. EXISTING BUILDING AREA: 13,500 SQ. FT.  
 4. MIDLAND APPLIANCES  
 5. MEZZANINE: 1,350 SQ. FT.  
 6. TOTAL: 42,948 SQ. FT.

**MIDLAND APPLIANCES**  
 1861 BRIDGEPORT ROAD  
 1ST FLOOR EXIST. 41,585 SQ. FT.  
 MEZZANINE (EXIST.) 1,350 SQ. FT.  
 TOTAL: 42,935 SQ. FT.  
 - SEE FLOOR PLAN ON DWG. #2.



ALL DIMENSIONS SHOWN ARE EXISTING  
 UNLESS OTHERWISE NOTED

**SITE PLAN**  
 SCALE: 1" = 50'-0"

## AREA SUMMARY

EXISTING	3,385 SQ. FT.	1,350 SQ. FT.
OFFICE (MEZZ.)	1,350 SQ. FT.	1,350 SQ. FT.
WAREHOUSE	32,213 SQ. FT.	12,568 SQ. FT.
TOTAL	42,948 SQ. FT.	12,568 SQ. FT.

**PARKING:**  
 34 STALLS  
 38 STALLS  
 TOTAL PARKING: 72 STALLS

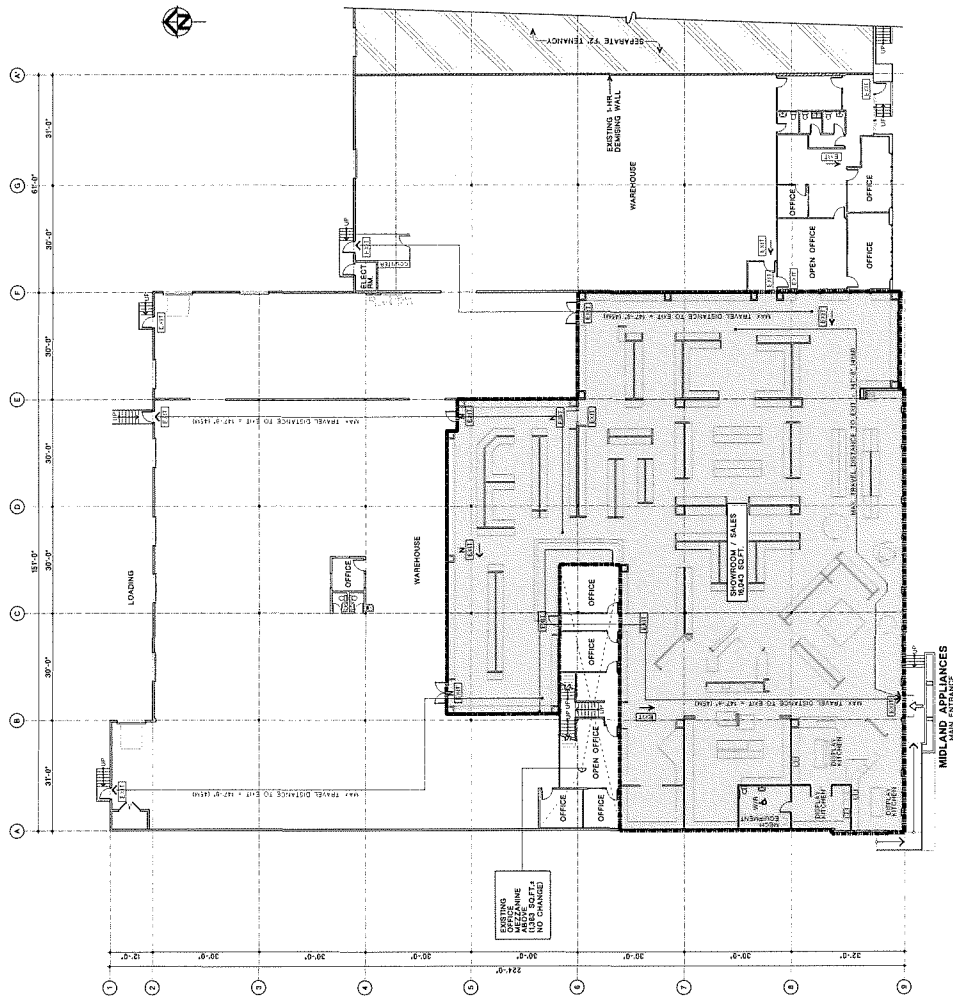


4250 - 4250 Viking Way, Tel: (664) 207-1899  
 Richmond, BC V6V 2H8 Fax: (604) 207-1894

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**TENANT:**  
 MIDLAND APPLIANCES  
**OWNER C/O:**  
 MADISON PACIFIC  
 PROPERTIES INC.  
**PROJECT:**  
 MIDLAND APPLIANCES  
 AMENDMENT  
 KEYSTONE BUILDING  
 1861 BRIDGEPORT ROAD,  
 RICHMOND, B.C.

SITE PLAN	
Scale	1" = 30'-0"
Date	MARCH, 2018
Drawn by	N. DUNSTAN / E. WONG
Project	1861 BRIDGEPORT ROAD
Revision	1
18016	F



AREA/USE LEGEND

- SHOWROOM / SALES AREA  
- SALES 1640 SQ.FT.
- WAREHOUSE / ADMIN AREA  
- WAREHOUSE 2258 SQ.FT.  
- OFFICE 3000 & MEZZ 448 SQ.FT.

LEGEND - WALLS/PARTITIONS/  
FIXTURES

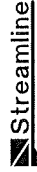
- EXISTING WALL TO REMAIN
- NEW WALL TO REMAIN
- FIRE SEPARATION WALL (SLOTTING)
- GLASSING AT 10' SPACING
- NEW PARTITION NEK
- NEW PARTITION, SHOW WARE
- NEW PARTITION, SHOW WARE

MAIN FLOOR PLAN

ALL CONSTRUCTION SHOWN IS EXISTING  
UNLESS OTHERWISE NOTED

SCALE 1/8" = 1'-0"

JAN. 2019	MISC. REVISIONS	F
MAR. 2019	ZONING TEXT AMENDMENT	E
MAR. 2019	DESIGNED FOR REVIEW	D
MAR. 2019	DESIGNED FOR REVIEW	C
MAR. 2019	DESIGNED FOR REVIEW	B
MAR. 2019	DESIGNED FOR REVIEW	A



4250 - 4250 N. 10th St. Ste. 100  
Richmond, BC V6V 1K6  
Tel: 604.271.1884  
Fax: 604.271.1884  
Email: info@streamlineplanning.com

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CLIENT: MIDLAND APPLIANCES  
OWNER: C/O: MADISON PACIFIC PROPERTIES INC.  
PROJECT: ZONING TEXT AMENDMENT LINDS 1563 BRIDGEPORT ROAD, RICHMOND, B.C.

OVERALL FLOOR PLAN	
Scale	1/8" = 1'-0"
Date	MARCH, 2019
Drawn by	N. DUNSTAN / E. WONG
Project	Drawing
Revision	
18016	2 F





# City of Richmond

## Development Application Data Sheet

Development Applications Department

**TU 20-890999**

**Attachment 3**

Address: 13651 Bridgeport Road

Applicant: Brook Pooni Associates

Planning Area(s): Bridgeport

	Existing	Proposed
<b>Owner:</b>	Vanac Development Corp.	No change
<b>Site Size (m<sup>2</sup>):</b>	13,912.8 m <sup>2</sup> (149,756 sq ft, 3.44 acres)	No change
<b>Total Building Size (m<sup>2</sup>):</b> <b>Midland Portion of</b> <b>Building (west portion)</b> <b>(m<sup>2</sup>):</b>	6,282 sq m (67,622 sq ft) 3,990 sq m (42,949 sq ft)	No change
<b>Land Uses:</b>	Light Industrial	Light Industrial and Warehouse Sales limited to the sale of Household appliances only
<b>OCP Designation:</b>	Mixed Employment (MEMP)	No change
<b>Bridgeport Area Plan</b> <b>Designation:</b>	Industrial	No change
<b>Zoning:</b>	Light Industrial (IL)	No change

On Development Site	Bylaw Requirement	Proposed	Variance
Total amount of space for "Warehouse sales" at 13651 Bridgeport Rd (m <sup>2</sup> ):	Not permitted	TUP to legitimize 1,490 m <sup>2</sup> (16,043 ft <sup>2</sup> ) of warehouse sales space	None
On-site Vehicle Parking:	103	87 (as supported by a comprehensive TDM package)	None
On-site Bicycle Parking:	Class 1: 11 Class 2: 11	Class 1: 11 Class 2: 11	None

Nathan Andrews  
Planning & Development Division  
City of Richmond  
6911 Number 3 Road  
Richmond, BC V6Y 2C1  
*Sent by email: [nandrews@richmond.ca](mailto:nandrews@richmond.ca)*

**RE: Commitment to pursuing an alternative location**

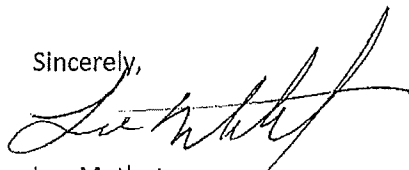
Dear Mr. Andrews,

As you are aware, Midland's headquarters has been at its current Richmond location at 13651 Bridgeport Road for 12 years. We previously conducted accessory warehouse sales from our showroom at this location. In 2018 it came to our attention that we were not permitted to conduct any warehouse sales under the site's IL – Light Industrial zoning. We have since ceased all warehouse sales and are engaged solely in wholesale activities from our Richmond location. Though warehouse sales are a relatively small part of our business, the loss of this activity has created significant financial hardship for Midland.

Midland has applied for a Temporary Use Permit (TUP) to allow warehouse sales for a period of three years. **We understand that a TUP maybe issued for a maximum of three years, with the potential to be renewed once, at Council's discretion, for a second period of three years.**

Midland has sought—and is actively seeking—to identify another location that would permit warehouse sales. Locations meeting Midland's floorplate and operational criteria that allow warehouse sales are extremely scarce in Richmond, and in the region as a whole. **We will continue to seek an alternative location during the term of the TUP and we sincerely appreciate the time that a TUP would afford us to seek another location that meets our needs, while remaining a vital, Richmond-based business.**

Sincerely,



Lee Methot  
President & CEO  
Midland Appliance Ltd

Nathan Andrews  
Planning & Development Division  
City of Richmond  
6911 Number 3 Road  
Richmond, BC V6Y 2C1  
Sent by email: [nandrews@richmond.ca](mailto:nandrews@richmond.ca)

**RE: Commitment to maintaining adequate parking, including lease of Unit 110 – 2800 Viking Way**

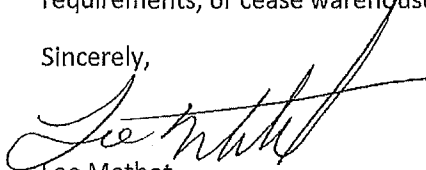
Dear Mr. Andrews,

Midland understands that a condition of issuance of a business license permitting warehouse sales at 13651 Bridgeport Road is the provision of adequate parking. This requires the use of surplus parking available at the adjacent site leased by Midland, at Unit 110 – 2800 Viking Way.

Midland's lease for the Bridgeport Road site expires on February 28, 2022, with the option to renew for another 5-year term. The Viking Way lease also expires February 28, 2022, with no provision for renewal currently in place. In both cases the landlords have said it is too early to start negotiations related to renewals.

Given the circumstances above, **Midland commits to maintaining a lease at the Viking Way site to ensure adequate parking is provided through the duration of the Temporary Use Permit (TUP) for warehouse sales.** Midland understands that if the parking is no longer available (due to lease expiration or otherwise), Midland will be required to identify alternative parking arrangements satisfactory to the City of Richmond, reduce the floor area used for warehouse sales in order to meet parking requirements, or cease warehouse sales until parking considerations are addressed.

Sincerely,



Lee Methot  
President & CEO  
Midland Appliance Ltd

Encl. Lease Extension for 13651 Bridgeport Road  
Lease – Unit 110 – 2800 Viking Way



No. TU 20-890999

To the Holder: BROOK POONI ASSOCIATES  
Property Address: 13651 BRIDGEPORT ROAD  
Address: C/O DAN WATSON  
BROOK POONI ASSOCIATES  
SUITE 200 – 1055 WEST HASTINGS STREET  
VANCOUVER, BC V6E 2E9

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule “A” and to the portion of the building shown cross-hatched on the attached Schedule “B”.
3. The subject property may be used for the following temporary Commercial uses:

Warehouse Sales to a maximum floor area of 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) as shown in cross-hatching on the attached Schedule “B” and limited the sale of household appliances only and the provision of 87 vehicle parking spaces.
4. As a condition of the issuance of this Permit:
  - a) Prior to issuance of a Business Licence for warehouse sales the applicant must provide verification that they have access to 87 parking stalls; and
  - b) Prior to issuance of a Business Licence for warehouse sales the applicant must provide verification that 12 2-zone monthly transit passes are available to employees.
5. As a condition of the issuance of this Permit, a \$10,000.00 security must be provided to ensure the following items described in Schedule “B” are completed:
  - 11 Class 1 bicycle parking stalls, equivalent to 10 m<sup>2</sup> of bicycle storage, will be provided within the unused office space at #170-2800 Viking Way;
  - 11 Class 2 bike parking spaces will be provided on the subject site;
  - All required 87 parking stalls will have painted stall lines; and
  - Installation of a defined pedestrian path from the City sidewalk and on-site bicycle racks to the front entrance of the building.

6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

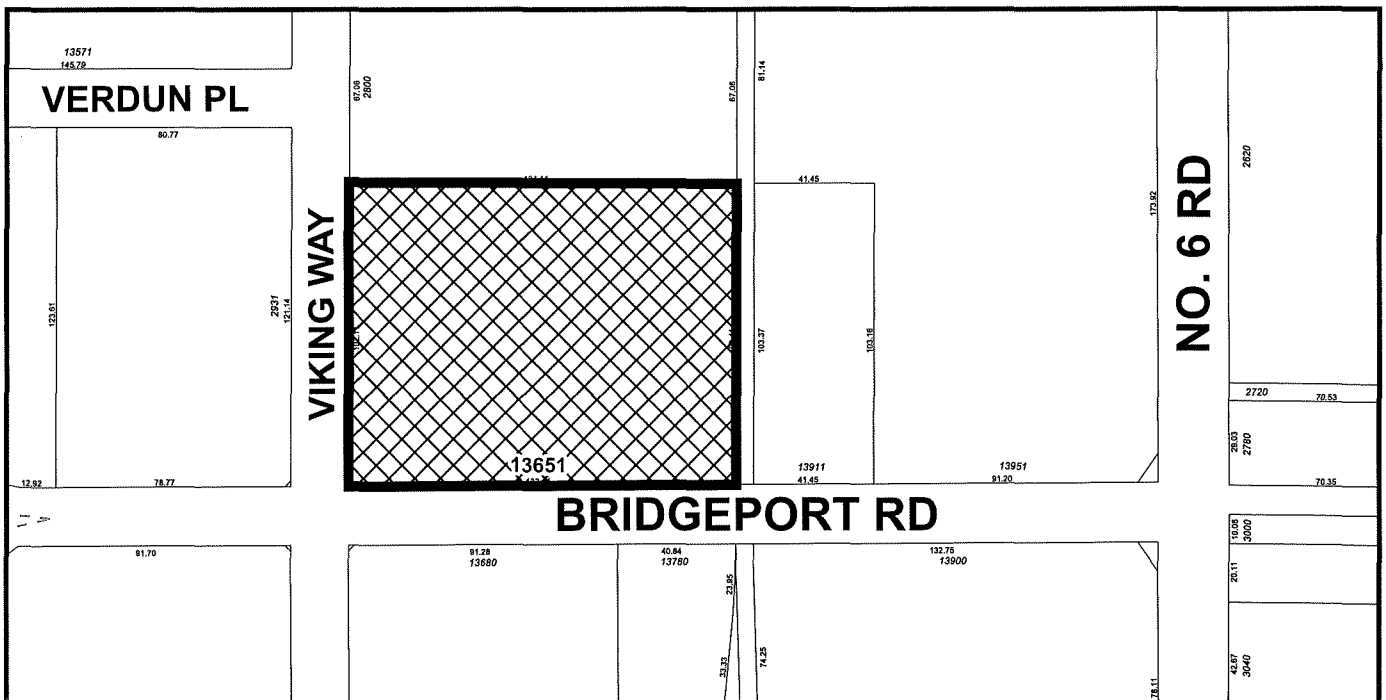
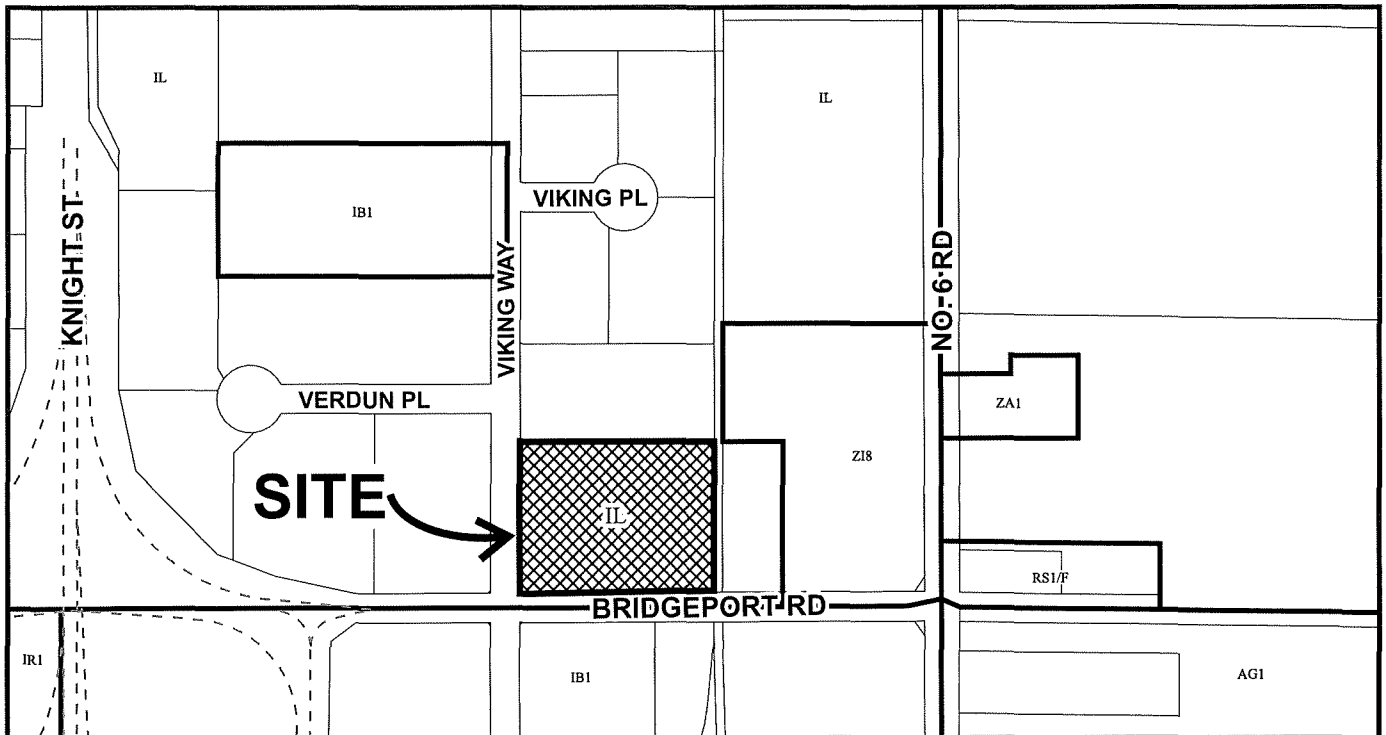
\_\_\_\_\_  
MAYOR

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



# City of Richmond

SCHEDULE "A"



## TU 20-890999

Original Date: 01/20/20

Revision Date:

Note: Dimensions are in METRES



[illegible]

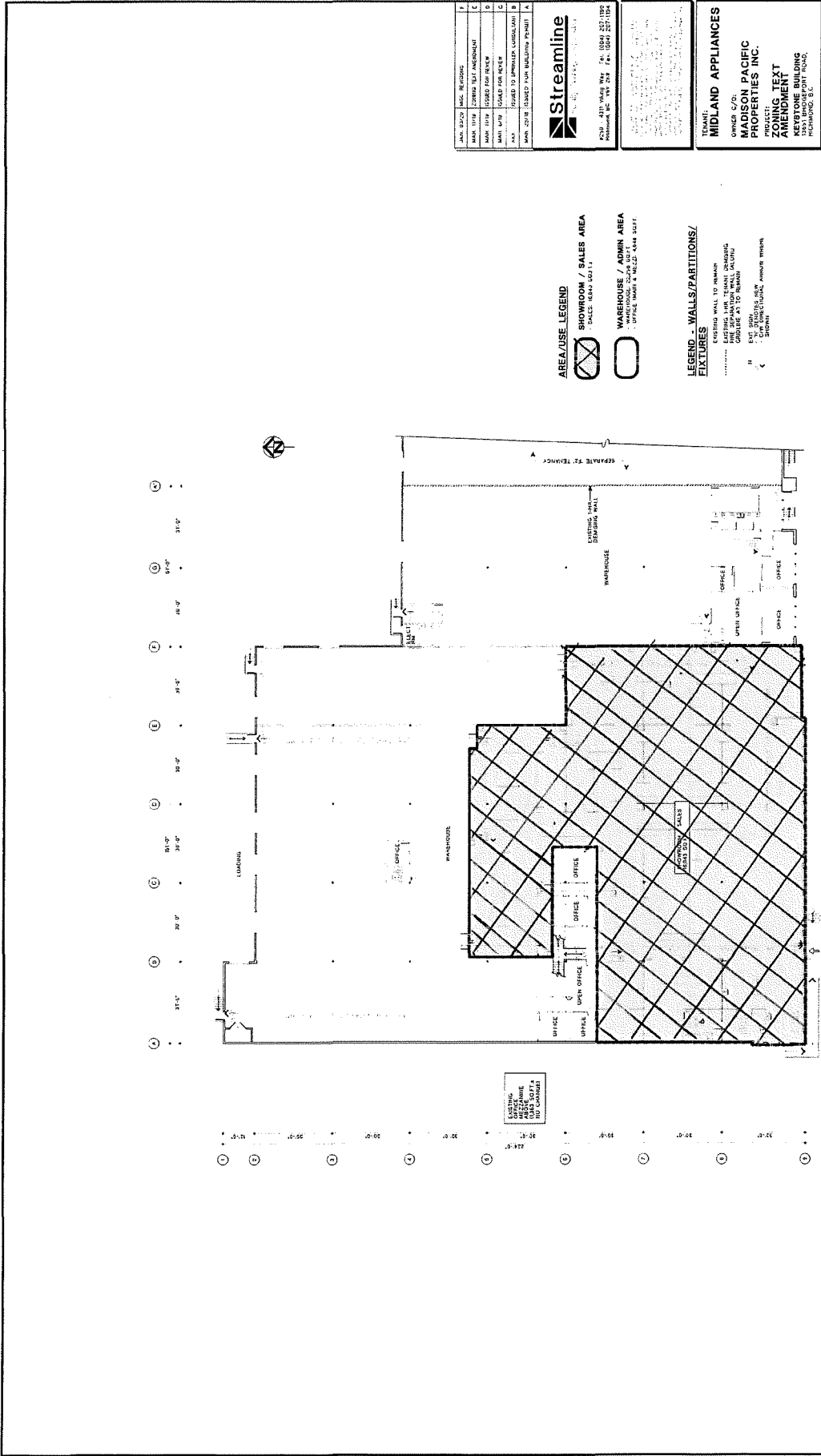
**TENANT:**  
**MIDLAND APPLIANCES**

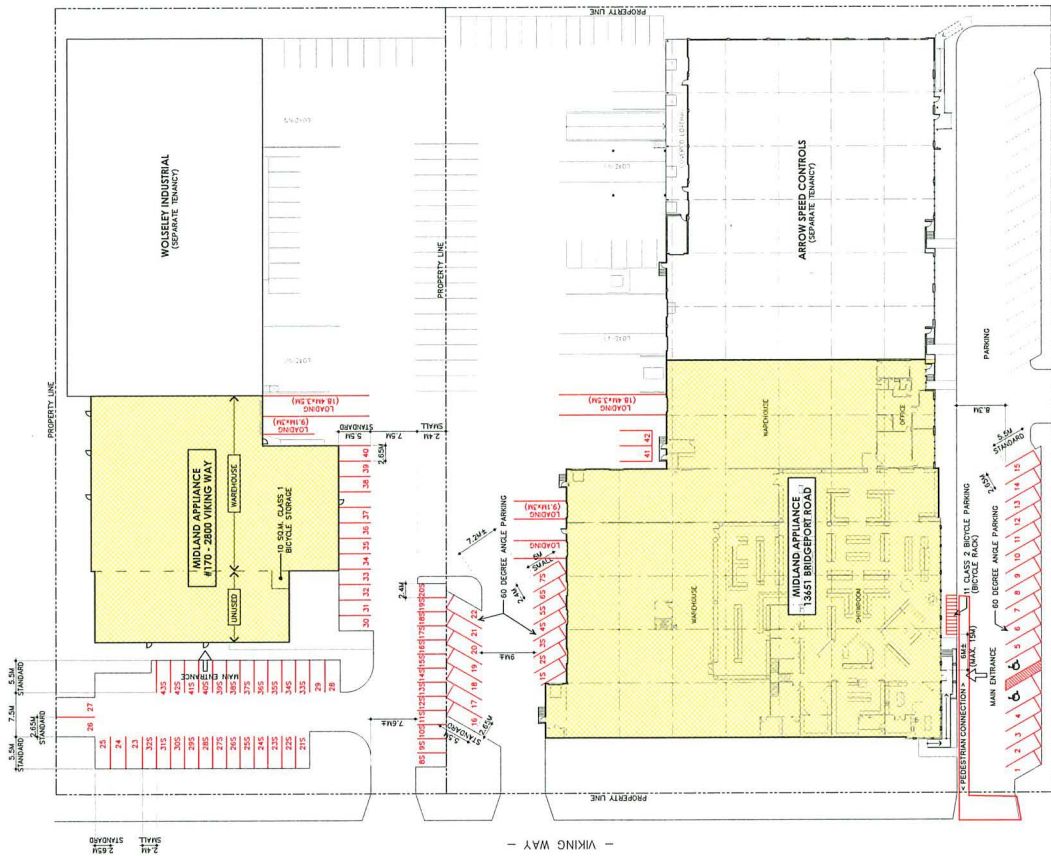
**OWNER C/O:**  
**MADISON PACIFIC  
PROPERTIES INC.**

**PROJECT:**  
**ZONING TEXT  
AMENDMENT**

**KEYSTONE BUILDING  
3000 HANCOCK ROAD,  
MCKINNAW, B.C.**

<b>OVERALL FLOOR PLAN</b>	
Scale	1/8" = 1'-0"
Date	MARCH, 2016
Drawn by	M. DUNSTAN / E. WONG
Project	18016
Drawing	2
Revision	F





NOTE:  
THIS SITE PLAN & ASSOCIATED VARIANCE REPORT (INCLUDING EXHIBITS FOR PARKING & LOADING VEHICLE MANEUVERING)

AREA:  
(MIDLAND APPLIANCE TENANT)

WAREHOUSE	2,000 SQ.M.
WAREHOUSE OFFICE	1,400 SQ.M.
SHED/DOCK	1,400 SQ.M.
TOTAL	4,800 SQ.M.

#710 - 2000 WING WAY:

WAREHOUSE	1,200 SQ.M.
WAREHOUSE OFFICE	300 SQ.M.
UNDEVELOPED SPACE	300 SQ.M.
TOTAL	1,800 SQ.M.

MIDLAND APPLIANCE TOTAL: 6,600 SQ.M.

PARKING STALLS:  
(FOR MIDLAND APPLIANCE TENANT)

CLASS 1	42
CLASS 2	2
TOTAL	44

LOADING:  
(FOR MIDLAND APPLIANCE TENANT - MINIMUM REQUIREMENTS)

1351 BRIDGEPORT ROAD: 1 LAKE & 2 MEDIUM
#710 - 2000 WING WAY: 1 MEDIUM

BICYCLE PARKING:  
(MIDLAND APPLIANCE TENANT)

CLASS 1	15 STALLS
CLASS 2	11 STALLS

LEGEND:  
PARKING STALL FOR MIDLAND APPLIANCE TENANT  
PARKING STALL FOR WOLSELEY INDUSTRIAL CORP. DRIVE  
PARKING STALL FOR BRIDGEPORT ROAD

Streamline  
Facility Planning Corporation

650 - 4311 Viking Way, Tel: (804) 207-1186  
Richmond, BC V6V 2B8 Fax: (804) 207-1186

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TENANT:  
MIDLAND APPLIANCE

OWNER: C/O

PROJECT:  
PARKING LAYOUT

1351 BRIDGEPORT ROAD,  
R. #710 - 2000 WING WAY,  
RICHMOND, BC

PARKING LAYOUT PLAN

Scale	1/32" = 1'-0"
Date	OCTOBER, 2020
Drawn by	H. DUNSTAN / E. KING
Project	Drawing
Revision	
20089	1 B

— BRIDGEPORT ROAD —  
SCALE: 1/32" = 1'-0"  
SITE PLAN  
ALL CONSTRUCTION SHOWN IS EXISTING  
(UNLESS OTHERWISE NOTED)