



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

Monday, February 20, 2017 – 7 p.m.

Council Chambers, 1st Floor

Richmond City Hall

6911 No. 3 Road

Richmond, BC V6Y 2C1

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9510 (RZ 14-678448)**

(File Ref. No. 12-8060-20-009510; RZ 14-678448) (REDMS No. 5247325)

PH-6

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

Location: 6840 and 6860 No. 3 Road and 8051 Anderson Road

Applicant: 1004732 BC Ltd.

Purpose: To create the new “City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village” zone and rezone the subject property from the “Downtown Commercial (CDT1)” zone to the new “City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village” zone, to permit development of a 18,701 m² (201,292 sq.ft.), twelve (12) storey, mixed retail, office and residential use building.

First Reading: January 23, 2017

Order of Business:

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

PH-79

- (a) [Lana Chan](#), 8111 Anderson Road

Page

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9510.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9664 (RZ 16-734667)**

(File Ref. No. 12-8060-20-009664; RZ 16-734667) (REDMS No. 5244412)

PH-80

See Page PH-80 for full report

Location: 8140/8160 Lundy Road

Applicant: Xiufeng Zhang and Shufang Zhang

Purpose: To rezone the subject property from the “Two-Unit Dwellings (RD1)” zone to “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Lundy Road.

First Reading: January 23, 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 second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9664.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9667 (RZ 15-700431)**

(File Ref. No. 12-8060-20-009667; RZ 15-700431) (REDMS No. 5258398 v. 3)

PH-97

See Page PH-97 for full report

Location: 9700, 9720 and 9800 Williams Road

Applicant: Urban Era Builders & Developers Ltd.

Page

Purpose: To create the “Town Housing (ZT81) – Williams Road” Zone and to rezone the subject properties from “Single Detached (RS1/C)” and “Single Detached (RS1/E)” to “Town Housing (ZT81) – Williams Road”, to permit development of 18 townhouse units with access from Williams Road.

First Reading: January 23, 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 second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9667.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9669 (RZ 16-738480)**

(File Ref. No. 12-8060-20-009669; RZ 16-738480) (REDMS No. 5265610 v. 2)

PH-128

See Page PH-128 for full report

Location: 23100, 23120 and 23140 Westminster Highway

Applicant: Trellis Seniors Services Ltd.

Purpose: This application is to rezone the subject site from “Single Detached (RS1/F)” to “Senior’s Care Facility (ZR11) – Hamilton Village (Hamilton)” to facilitate development of a three (3) storey, 135-bed senior’s care facility.

First Reading: January 23, 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.

Page

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9669.

5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW NO. 9671**
(File Ref. No. 12-8060-20-009671; 03-0900-01) (REDMS No. 5232673 v. 6)

PH-186

See Page PH-186 for full report

Location: City Wide

Applicant: City of Richmond

Purpose: To add a definition of “marihuana dispensary” and add this use to the non-permitted use and definitions (Section 3.5) of the Richmond Zoning Bylaw No. 8500 to prohibit “marihuana dispensary” in all zones.

First Reading: January 23, 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 second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9671.

2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9671.

6. **DEVELOPMENT PERMIT (DP 16-741981)**
(File Ref. No. DP 16-741981) (REDMS No. 5217500)

PH-190

See Page PH-190 for full report

Location: 10788 No. 5 Road (also referred to as 10780 No. 5 Road and 12733 Steveston Highway)

Applicant: Townline Gardens Inc.

Page

Purpose of the Permit:

1. To permit the construction of one (1) 10-storey residential building and three (3) 3-storey residential buildings at 10788 No. 5 Road on a site zoned “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)”; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and
 - (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.

PH-276 **Dates:** Development Permit Panel Considered the application on November 30, 2016 (See **Page PH-276** for minutes excerpt).

PH-279 Council referred the application to Public Hearing on January 9, 2017 (See **Page PH-279** for minutes excerpt).

Order of Business:

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

PH-280 (a) **Peter McKenna-Small**, 11400 Sealord Road

PH-281 (b) **Rae Nix**, 11900 Seabrook Crescent

PH-282 (c) **Leung Pingsun**, 10880 No. 5 Road

PH-283 (d) **Frank Suto**, Richmond Resident

PH-285 (e) **Stefanie Weng**, 8011 Ryan Road

6. Submissions from the floor.

Council Consideration:

1. Action on Development Permit for 10788 No. 5 Road (also referred to as 10780 No. 5 Road and 12733 Steveston Highway) (16-741981).

ADJOURNMENT



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: January 10, 2017

From: Wayne Craig
Director, Development

File: RZ 14-678448

Re: Application by 1004732 BC Ltd. for Rezoning at 6840 & 6860 No. 3 Road and 8051 Anderson Road from "Downtown Commercial (CDT1)" to "City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9510 to create the "City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village" zone, and to rezone 6840 & 6860 No. 3 Road and 8051 Anderson Road from "Downtown Commercial (CDT1)" to "City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village", be introduced and given first reading.

Wayne Craig
Director, Development

WC:jd

Att.

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

Staff Report

Origin

1004732 BC Ltd. has applied to the City of Richmond for permission to rezone the properties at 6840 & 6860 No. 3 Road and 8051 Anderson Road (Attachments 1&2) from “Downtown Commercial (CDT1)” to a new site-specific zone, “City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village”, in order to permit the development of a high-density, mixed commercial and residential use building in City Centre’s Brighthouse Village (Attachment 3). Key components of the proposal include:

- a podium and tower form of development;
- a total floor area of 18,701 m² (201,292 ft²) comprised of approximately:
 - 1,149 m² (12,371 sq.ft.) of retail space on the ground level,
 - 9,794 m² (105,420 sq.ft.) of office space in a twelve-storey tower component facing No. 3 Road, and,
 - 7,757 m² (83,501 sq.ft.) of multi-family residential space in a ten-storey mid-rise component facing Anderson Road;
- a total of seventy-five (75) studio through three-bedroom dwelling units including:
 - sixty-seven (67) one-storey apartment units, and
 - eight (8) two-storey apartment units;
- 5% of the residential floor area allocated to five (5) affordable housing units;
- a variety of utility, transportation and parks improvements and cash contributions along with development of an enhanced public realm along No 3 Road;
- cash-in-lieu contributions of \$515,105.15 for child care, \$1,417,398.31 for community facilities, \$50,304.72 for community planning and \$114,861.64 for public art; and
- a LEED Silver-equivalent building designed and constructed to connect to the future district energy utility (DEU) system.

Conceptual plans of the rezoning proposal are provided (Attachment 5). A list of Rezoning Considerations (Attachment 6) is provided (signed copy on file).

Findings of Fact

A Development Application Data (Attachment 4) is provided for comparison of the proposed development with the proposed site specific zone requirements.

Site and Surrounding Development

The subject site is located on the northeast corner of No. 3 Road and Anderson Road. The site is relatively flat and is currently preloaded in preparation for construction. The previous low scale development has been removed.

Properties in the surrounding area have been or are likely to be redeveloped with higher density commercial, residential and mixed used developments. Please refer to the Brighthouse Village Specific Land Use Map for additional information (Attachment 3). Current and future potential surrounding development includes:

To the North: Three lots fronting No. 3 Road developed with low scale commercial buildings

and surface parking to the rear. Also, to the north, two lots facing Park Road. All lots to the north could be redeveloped under the current Downtown Commercial (CDT1) zoning or could be rezoned under the CCAP, resulting in a commercial or mixed use podium and tower development with an FAR ranging between 3.0 and 4.0 and a maximum height of 47.0 m GSC.

To the South: Across Anderson Road, four lots fronting No. 3 Road developed with low scale commercial buildings and surface parking to the rear, and, at 8080 Anderson Road, an affordable housing development (currently under construction) that was approved with an FAR of 3.48 and a height of 43.5 m GSC (*DP 12-605094*). The properties fronting No. 3 Road could be redeveloped under the current Downtown Commercial (CDT1) zoning or could be rezoned under the CCAP, resulting in a commercial or mixed use podium and tower development with an FAR of between 3.0 and 4.0 and a maximum height of 47 m GSC.

To the East: An existing commercial and residential podium and tower development, with internal parking (*DP 91-000172*). Further to the east, a recently approved mixed use podium and tower development will be constructed (*DP 13-645286*).

To the West: Across No. 3 Road, the Richmond City Hall precinct with an eight-storey civic building, landscaped grounds and a combination of underground and surface parking. Additionally, across No. 3 Road, the Richmond Centre site which is currently developed with a two-storey mall surrounded by surface parking and is also under application to amend the OCP to adjust land use designation boundaries (*CP 16-752923*).

Related Policies

A. Official Community Plan/City Centre Area Plan

Official Community Plan: The Official Community Plan (OCP) designates the site as “Downtown Mixed Use”. The proposed rezoning is consistent with this designation.

City Centre Area Plan: The City Centre Area Plan (CCAP) designates the site as “Urban Core T6 (45m)”. The proposed rezoning is consistent with this designation.

B. 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. 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 Area 4 on the Aircraft Noise Sensitive Development Map. The proposed redevelopment must address the requirements of the Aircraft Noise Policy including provision of an acoustic consultant report regarding sound attenuation measures to be incorporated into the development. Registration of aircraft noise covenant is required prior to final adoption of the rezoning bylaw.

Mixed Use Noise and Ambient Noise: The proposed development must address additional OCP Noise Management Policies, specifically Mixed Use Noise and Ambient 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.

Affordable Housing Strategy: The proposed development provides for affordable housing. Registration of an Affordable Housing Agreement is required prior to final adoption of the rezoning bylaw. The specific details of the affordable housing proposal are provided in Analysis, Section B.2 – Affordable Housing.

Richmond Public Art Policy: The proposed development addresses the Richmond Public Art Policy and provides for a financial contribution toward public art in the Brighthouse No. 3 Road Art Walk. The specific details of the affordable housing proposal are provided in Analysis, Section B.3 – Community Amenities.

District Energy Utilities: The proposed development will be designed to utilize energy from a District Energy Utility when a neighbourhood DEU is implemented. Connection to the future DEU system will be secured with a legal agreement.

Public Consultation

A rezoning notification sign was installed on the subject property. In response, staff received comments from existing tenants, residents of an adjacent property and owners of nearby commercial properties.

Existing Tenants: Existing tenants were concerned about being displaced by the proposed development. The developer and tenants resolved their issues, the tenants have since relocated their businesses and the previous development removed from the site.

Neighbouring Residential Properties: The occupants of one of the mid-level residential units in the building immediately to the east of the subject site (8111 Anderson Road) expressed concern that the new development would eliminate existing western views and reduce privacy. The site is being developed in accordance with the City Centre Area Plan. The applicant has responded to neighbours' privacy concerns with multiple changes to the eastern end of the development. Changes include:

- increasing the side yard setback by approximately 1.5 m at the relevant building level;
- orienting the main windows of the proposed development to the north and south;
- making most of the east façade solid with a few, carefully placed, small windows;
- eliminating access to two deck areas parallel to the east property line;
- adding hedge and tree screening on a second, larger deck area also parallel to the east property line; and
- changing the programming of the second deck to focus on urban agriculture rather than ongoing socializing.

Neighbouring Commercial Properties: Owners of nearby commercial developments have expressed concerns about the impacts of site preloading on the structure and finishing of their buildings. Staff have referred the property owners to the applicant as this is considered to be a civil matter.

Advisory Design Panel

The design of the proposed development (DP 15-708092) was forwarded to the ADP for comment on November 18, 2015. Feedback from the Panel (Attachment 7) led to elimination of an east-west pedestrian connection between No. 3 Road and the evolving east-west lane system to the east. Otherwise, the proposal was well received by Panel members, who recommended a variety of small changes.

Analysis

Staff have reviewed the proposed rezoning and find that it is generally consistent with City policy objectives described in the Official Community Plan (OCP) and City Centre Area Plan (CCAP) including but not limited to: public and private infrastructure; community benefits and amenities; and, basic development conditions such as land use, density and height. Further, the proposed development contributes to an enhanced public realm and addresses potential impacts on surrounding developments.

The applicant has agreed to undertake the considerations of rezoning related to the foregoing as well as those related to subdivision, indemnification and other legal agreements to be registered on title (Attachment 6).

A. Proposed Zoning

The proposed rezoning is consistent with the Brighthouse Village Specific Land Use Map transect land use designation, Urban Core T6 (45 m), which provides for up to 3.0 FAR of mixed use density and eligibility for an additional 1.0 FAR of Village Centre Bonus (VCB) commercial density.

A new site specific zone, "City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village", is proposed that incorporates specific requirements regarding the relative amounts of commercial and residential uses, the provision of affordable housing on-site and various form of development parameters.

B. CCAP Implementation Policies

1. Utility, Transportation and Parks Infrastructure

The proposed infrastructure improvements are summarized below and will be realized through a Servicing Agreement (SA). The infrastructure improvements are not eligible for Development Cost Charge (DCC) credits and will be funded by the developer.

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

- a water main upgrade on Anderson Road;
- a storm sewer upgrade on Anderson Road;
- a lane drainage upgrade to the north of the subject site as well as the site to the east; and
- a combination of temporary sanitary sewer work and permanent upgrades on Anderson Road that will connect with a new sanitary sewer to be constructed on Buswell Street under the City's Capital Plan.

The frontage and other infrastructure improvements are detailed in the Servicing Agreement section of the Rezoning Considerations (Attachment 6).

Private Utilities: Undergrounding of Hydro service lines is required.

Transportation Network: The CCAP encourages completion and enhancement of the City street and lane network. Based on the City's road network objectives and the submitted Traffic Impact Analysis (TIA) frontage and off-site street, lane and intersection improvements are as follows.

- 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 boulevard, bikeway, greenway and sidewalk, all of which are intended to support an enhanced public realm. A property dedication is required.
- Anderson Road: The Anderson Road vehicle and back-of-curb cross-section widths will remain the same. No dedications are required. The finishing of the back of curb areas will be upgraded, including the frontage of 8111 Anderson Road, to establish a consistent frontage design between No. 3 Road and Buswell Street.
- North-South Lane: Development of a formalized north-south lane system to the east of No. 3 Road will begin with the creation of a new north-south connection through the subject site. Because of the configuration of the site and building, this connection will occur at ground level only and will be secured as a volumetric statutory right of way (SRW). The connection is designed to be used by cars, trucks and pedestrians.
- East-West Lane: There is an evolving east-west lane system running from Buswell Street to the site. The proposed development will contribute to this system with a 3.0 m land dedication from the north east edge of the site along with associated frontage improvements. (Note: Additional contributions to the interim functioning of the evolving east-west lane system are discussed in Analysis, Section C.2 – *Site Access-Off-site*).
- Transportation Impact Analysis Measures (TIA): Based on the findings of the TIA study, various off-site improvements are required as follow.
 - pedestrian upgrades at the No. 3 Road and Anderson Road intersection including:
 - upgrade the crosswalks at the intersection with decorative stamped asphalt treatment and yellow tactile warning pavers at the curb ramps to improve visibility and accessibility of crosswalks;
 - pedestrian upgrades at the Anderson Road and Buswell Road intersection including:
 - installation of two special crosswalk signals (side-mounted) with APS for the north and south legs of the intersection and service panel; pedestrian detection and communications conduit, cable and junction boxes;
 - add new curb ramps on east side per City Engineering Design Specification standards with tactile warning strips; and
 - street sign upgrades at the Granville Avenue and Buswell Street intersection including:
 - upgrade intersection with illuminated street name signs.

Parks and Open Space Network: The CCAP identifies No 3 Road as part of the City's greenway system. The No. 3 Road back-of-curb cross-section accommodates greenway functions.

Public Realm Design – No. 3 Road: Detailed design development of the required frontage improvements will be undertaken through the Development Permit and Servicing Agreement processes. The preliminary public realm plan for the subject development (Attachment 8) shows

the proposed locations and designs for various paths, spaces, hard and soft landscape, street furnishings and finishing. However, as the CCAP envisions an “art walk” along No. 3 Road from the Canada Line Station to Granville Ave., staff are hoping to work with current developers and/or a consultant to develop a comprehensive public realm vision that unifies and celebrates the Brighthouse Village Centre and the Brighthouse section of the No. 3 Road corridor.

Public Realm Design - North-South Lane SRW: The proposed north-south lane runs through the middle of the ground level of the proposed development. To encourage pedestrian use, increase safety and reduce the visual impact of a large opening in the streetwall, the applicant proposes an enhanced design treatment on the ground, walls and ceiling using coloured concrete banding interspersed with embedded lighting. The enhanced design will be implemented through the Development Permit and Servicing Agreement processes.

2. Affordable Housing

The CCAP Implementation Strategy, in conjunction with the Affordable Housing Strategy, provides for density bonusing to achieve low end market rental units in residential and mixed use development of 80 or more units. Where there are fewer than 80 units, cash-in-lieu may be provided.

Low End Market Rental Housing (LEMR): Although the proposed development is less than 80 units, the developer has chosen to provide the affordable housing on-site. The proposal includes a total of five (5) LEMR units, with a combined floor area of 395.7 m² (4,259.28 sq.ft.) which is 5% of the residential floor area. The proposed LEMR unit allocation includes:

Unit Type	Affordable Housing Strategy Requirements			Project Targets (2)	
	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income (1)	Unit Mix	# of Units
Bachelor	37 m ² (400 ft ²)	\$850	\$34,000 or less	0%	0
1-Bedroom	50 m ² (535 ft ²)	\$950	\$38,000 or less	40%	2
2- Bedroom	80 m ² (860 ft ²)	\$1,162	\$46,500 or less	60%	3
3-Bedroom	91 m ² (980 ft ²)	\$1,437	\$57,500 or less	0%	0
TOTAL		N/A	N/A	100%	5

- (1) May be adjusted periodically, as provided for under adopted City policy.
- (2) 100% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

The units will be secured with a housing agreement which will include terms regarding the integration of the affordable units with the market units; tenant access to the indoor and outdoor common amenity areas; and, provision of affordable parking spaces at no additional charge.

3. 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.

Child Care: The proposed rezoning is located in the Brighthouse Village Specific Land Use Map “T6” area and is subject to a density bonus provision requiring that one percent (1%) of the residential floor area (excluding affordable housing floor area) be provided to the City in the

form of child care space or a cash-in-lieu contribution to the Childcare Development Reserve Fund and Childcare Operating Contributions accounts (90% and 10% respectively). Community Services staff have reviewed the location of the development and the potential for child care in the available floor area and recommend that the City accept a total cash-in-lieu contribution based on the finished value of the space (a minimum of \$515,105.15 calculated using the proposed floor area $[0.01 \times 7,361.8 \text{ m}^2 \times \$6,997/\text{m}^2]$).

Community Facilities: The proposed rezoning is located in the Brighthouse Village Specific Land Use Map “Village Centre Bonus (VCB)” area and incorporates a VCB density increase of 0.83 FAR. Five percent (5%) of this area is expected to be provided back to the City in the form of community amenity space or a cash-in-lieu contribution to the City Centre Facility Development Fund (100%). Community Services staff have reviewed the location of the development and the potential for community amenities in the limited floor area (202.6 m²) and recommend that the City accept a cash-in-lieu contribution based on the finished value of the space (a minimum of \$1,417,398.31 calculated using the proposed floor area $[0.05 \times .83 \times 4,881.26 \text{ m}^2 \times \$6,997/\text{m}^2]$).

Community Planning: The proposed rezoning is subject to a community planning implementation contribution to the CC-Community Planning and Engineering account contribution for future community planning (a minimum of \$50,304.72 calculated using the proposed floor area $[18,700.64 \text{ m}^2 \times \$2.69/\text{m}^2]$).

Public Art: The CCAP looks to public art to enrich and animate the public realm. The subject site is located on No. 3 Road between Granville Avenue and the Brighthouse Canada Line Station, an area specifically identified for development of an “art walk” in the public and adjacent private realm. Community Services staff have considered public art contribution options for this area and recommend that the City accept a cash-in-lieu contribution to the Public Art Provision account (15%) and the Public Art Reserve account (85%) so that a co-ordinated approach for the full length of the art walk (Granville Avenue to the Canada Line Station) can be pursued. The public art contribution is calculated on both the commercial and residential space (a minimum of \$114,861.64 calculated using the proposed floor areas $[10,943.14 \text{ m}^2 \times \$4.63/\text{m}^2 + 7361.8 \text{ m}^2 \times \$8.72/\text{m}^2]$).

C. Other CCAP Development Policies

1. Households and Housing

Seniors and Special Needs: The CCAP encourages inclusion of seniors and special needs housing close to shops, services, transit and community amenities. The proposed development is consistent with the policy and includes a variety of independent living unit types to support aging in place and different ability needs.

Type	Affordable	Market	Intent	Standard
Aging in Place	0	66	- support mobility and usability	Per OCP
Adaptable + Basic Universal Housing	4	4	- reno potential for wheelchair plus added floor area for manoeuvring	Per BCBC and RZB
Barrier Free	1	0	- move in with wheelchair - includes basic universal housing	Per BCDH

2. Transportation

Site Access: Pedestrian and vehicular access is provided as follows.

- Site Access - On-site: Pedestrian access is provided to individual shop fronts on the two street frontages, to an office lobby on No. 3 Road and to a residential lobby on Anderson Road. Vehicular access is provided via the new north-south lane SRW, which can be entered from Anderson Road on the south and from the evolving east-west lane system on the north.
- Site Access - Off-site: The applicant is proposing to utilize the evolving east-west lane system on the north side of the site to support truck movement. To establish a functional lane width, the current dedicated portions of the lane must be supplemented with statutory rights of way (SRWs) on various properties to the north of the subject site. Provision of the SRWs as well as interim upgrades such as curbing and paving are a consideration of rezoning.

Parking and Loading: The proposal addresses the City's parking and loading policy objectives as follows.

- Parking: The proposed parking rates are consistent with the parking provisions of the Richmond Zoning Bylaw including the opportunity to reduce parking in conjunction with transportation demand management (TDM) measures. A 10% TDM reduction is proposed for the commercial (retail) parking and the following TDM measures are offered.
 - On-Site Measures: Proposed on-site measures, to be implemented through the DP, include:
 - end of trip facilities for the commercial uses; and
 - provision of two EV quick-charge car share spaces within the development with cars provided and managed for a minimum of three years by a car share company.
 - Off-Site Measures: Proposed off-site measures, to be implemented through the SA, include:
 - back of curb frontage improvements across the width of 8111 Anderson Road to match those of subject site;
 - lane improvements including installation of a 1.5 m sidewalk along the north side of 8111 Anderson Road; and
 - a contribution of \$50,000 to future upgrading of the traffic signal at Park Road and Buswell Street.
- Loading: The proposed development is consistent with the Richmond Zoning Bylaw loading provisions for medium and large size trucks. An agreement regarding shared commercial/residential use of the medium size truck spaces is required.

Electric Vehicles: The OCP supports integration of new vehicle technologies that reduce use of non-renewable energy. The proposed rezoning will incorporate EV charging into 20% of the residential parking stalls, prepare a further 25% of the residential parking stalls for future installation of EV charging and provide EV charging for 1 per 10 Class 1 bicycle spaces.

3. 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:

- retention of existing street trees along No. 3 Road;
- addition of street trees along Anderson Road;
- provision of soft landscape areas in the back-of-curb public realm areas of No. 3 and Anderson Roads that will be designed as multi-layered habitats complete with trees;
- provision of extensive soft landscape, including trees, in the development's common outdoor amenity areas, which are located on multiple floor levels and the residential roof level; and
- provision of intensive/extensive green roofs on other roof levels.

Further review of the landscape proposal will occur with the Development permit 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 arranged to reflect the allocation of uses on the site and is consistent with the general objectives of the CCAP. Double height retail spaces line both street frontages at the ground level. The office uses are primarily located in a 46.9 m (GSC) high "tower" building that overlooks both No. 3 Road and the interior podium level courtyard. The residential uses are primarily located in a 33.6 m (GSC) high "midrise" building that overlooks Anderson Road and the interior podium-level courtyard. The tower and midrise are set in a lower scale podium base, which is sized, in the case of No. 3 Road, to establish a strong and continuous streetwall on the block face, and, in the case of Anderson Road, to have a more residential scale that will step back in sync with the existing mixed use development to the east. Loading and five levels of parking are located within the podium, along with the north-south lane SRW.

Adjacencies: The relationship of new development to adjacent public and private properties is assessed with the intent that negative impacts are reduced and positive ones enhanced.

- Public Adjacencies: The overall massing arrangement, which pushes the bulk of the building floor area toward the street edges, helps establish comfortable street cross-section proportions on No.3 Road and Anderson Road, both of which are "wider-than-typical" streets. Street animating uses, with large window areas and opportunities for sunny outdoor patios, are located along both streets and weather protection is provided.
- Private Adjacencies: The proposed development is massed to locate the densest and highest forms away from adjacent sites. For future development to the north, this reduces shadowing and overlook impacts and increases tower location options. For existing development to the east (8111 Anderson Road), this optimizes light access and outlook for most of the residential units in the development.

- Common Property Line Interfaces: Because the design of the proposed development anticipates a similar podium and tower style development on the site to the north, there is a long wall on the shared property line. The applicant proposes to embellish this wall with a combination of architectural concrete, painted concrete and metal mesh panels to provide “interim” visual interest. The property line interface with the property to the east is not visible as the podium of the subject development steps along with the podium of the adjacent development.

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 internal truck manoeuvring has been provided and will be finalized through the DP process.
- Waste Management: A draft waste management plan has been submitted and will be finalized 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.
- Common Amenity Spaces: The proposed indoor and outdoor common amenity space areas slightly exceed the OCP and CCAP DP Guidelines expectations, as tabulated in the Development Application Data and Floor Area Summary (Attachment 4). A legal agreement stipulating that all amenity spaces be available to all tenants is a requirement of rezoning. Review of the proposed amenity space programming and landscaping will occur with the DP process.
- Private Amenity Spaces: The City has adopted guidelines for the provision of private outdoor space for residential uses. Assessment of the proposed private amenity areas will be undertaken within the DP process.
- 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.
- 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.

Form and Character: Within the Development Permit Application process, the form and character of the proposed development is assessed against the expectations of the development Permit Guidelines. As a DP Application was submitted shortly after the Rezoning Application, form and character comments have been provided to the applicant by both staff and the Advisory Design Panel. Additional modifications resulting from Council recommendations or further Advisory Design Panel comments will be addressed within the Development Permit approval process.

D. City-wide Policies

1. Tree Retention, Protection and Replacement

Off-site Trees: Three existing street trees located on No. 3 Road are proposed to be retained and a fourth to be removed to accommodate intersection visibility and bike lane integration. The other two trees are located on adjacent frontages and will be protected. A contribution of \$1,300 to the City's Tree Compensation Fund for the removed tree is a consideration of rezoning.

Tree Management Plan: The applicant has submitted a tree management plan which identifies the six off-site trees and related tree protection measures. Further, the applicant has submitted a Certified Arborist Memo concerning the No. 3 Road street trees that includes recommendations for management of upheaval due to the root system.

Tree Protection: Due to concerns about sidewalk buckling, the No. 3 Road sidewalk was recently repaved on the instructions of Engineering staff. This work, which included pruning of the tree roots, may ultimately compromise the viability of the trees. Should the trees require replacement, appropriate contributions will be managed through the Servicing Agreement process. In the meantime, staff recommend proceeding as though the trees will remain viable.

E. Land and Legal Interests

The proposed rezoning will alter the current property boundaries and legal encumbrances as well as create new ones, as summarized below.

Existing Encumbrances: The applicant has provided a Charge Summary and Opinion prepared by a lawyer. The lawyer advises that encumbrances related to various existing Statutory Rights of Way may be removed and that the proposed rezoning does not create other adverse circumstances. There are six SRWs that may be discharged or, where relevant, modified to accommodate new "public right of passage" SRWs to be provided on properties to the north of the subject site (per east-west lane). The SRWs are described in the Rezoning Considerations (Attachment 6).

Subdivision and New Encumbrances: Sketch survey plans showing the preliminary consolidated site dimensions and site area after required dedications, as well as the location, preliminary dimensions and areas of on-site statutory rights of way, easements and encroachments have been provided (Attachment 9).

F. Financial Impact

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

Conclusion

The application by 1004732 BC Ltd to rezone the properties at 6840 & 6860 No. 3 Road and 8051 Anderson Road in order to develop a high-density, mixed commercial and residential use high rise building is consistent with City objectives as set out in the OCP, CCAP and other City policies, strategies and bylaws. The public realm and built form designs will set a high standard for redevelopment of the Brighthouse Village No. 3 Road “art walk” corridor and the engineering, transportation and parks improvements, along with the in-kind and in-lieu density bonusing contributions provided by the developer, will help to address a variety of community needs. On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9510 be introduced and given first reading.

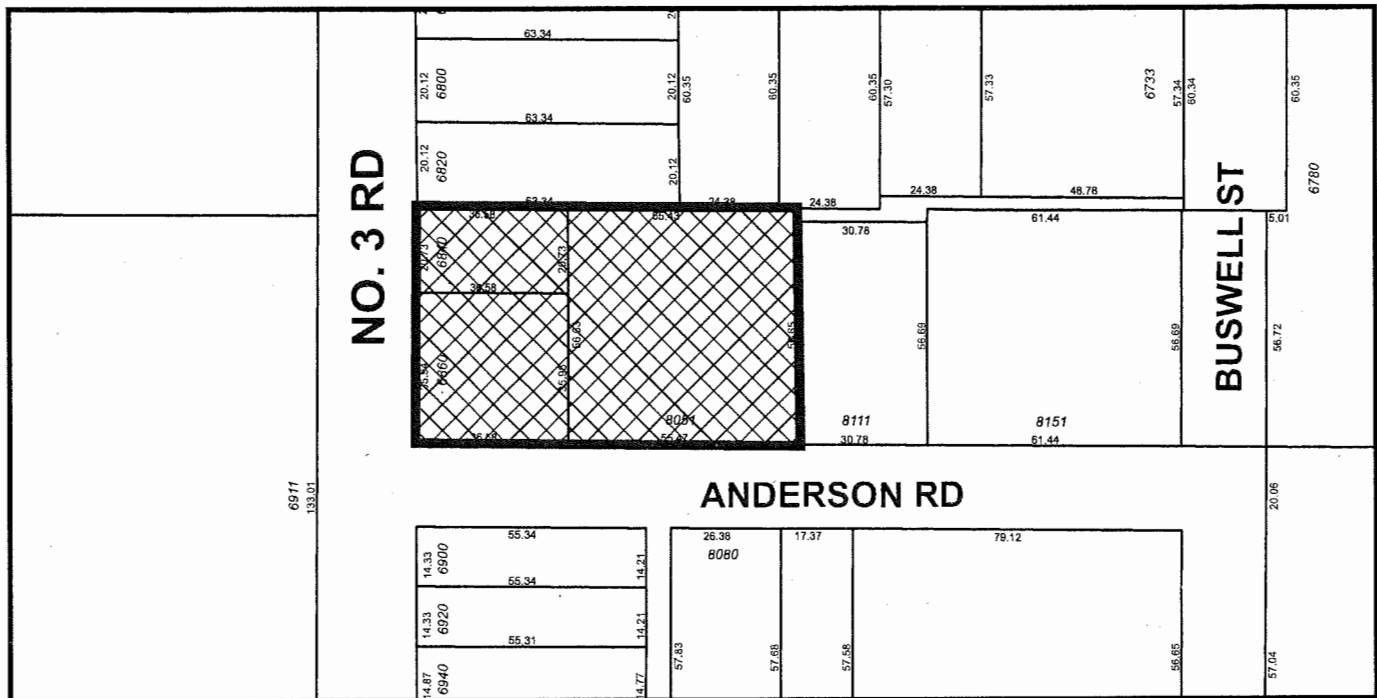
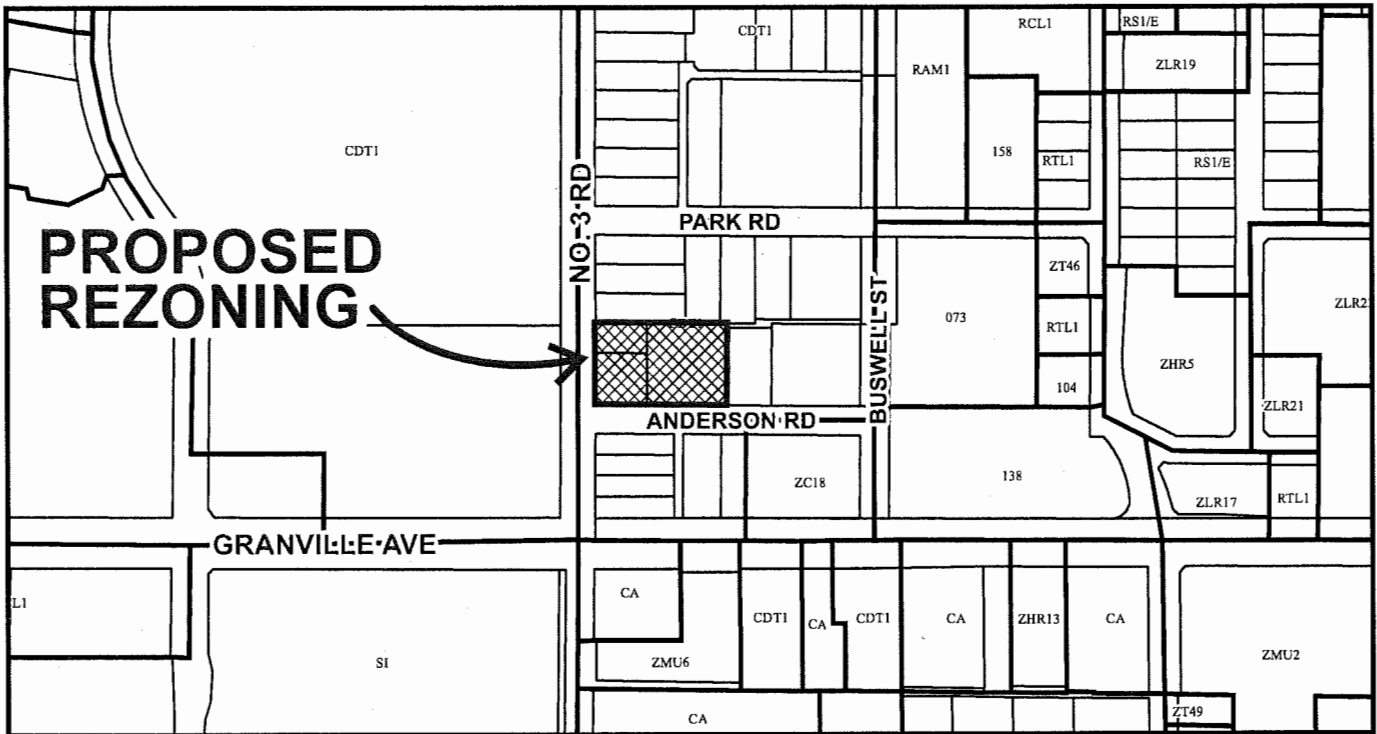


Janet Digby, Architect AIBC
Planner 3

JD:rg

- Attachment 1: Rezoning Map
- Attachment 2: Location Map (Aerial)
- Attachment 3: City Centre Brighthouse Village Specific Land Use Map
- Attachment 4: Development Application Data (per applicant)
- Attachment 5: Rezoning Proposal Conceptual Plans (per applicant)
- Attachment 6: Rezoning Considerations
- Attachment 7: Advisory Design Panel Minutes (per ADP)
- Attachment 8: Subject Site Public Realm Concept Plan (per applicant)
- Attachment 9: Sketch Survey Plans (Subdivision)
Sketch Survey Plans (SRWs)

Enclosure



	<h1>RZ 14-678448</h1>	<p>Original Date: 01/12/15</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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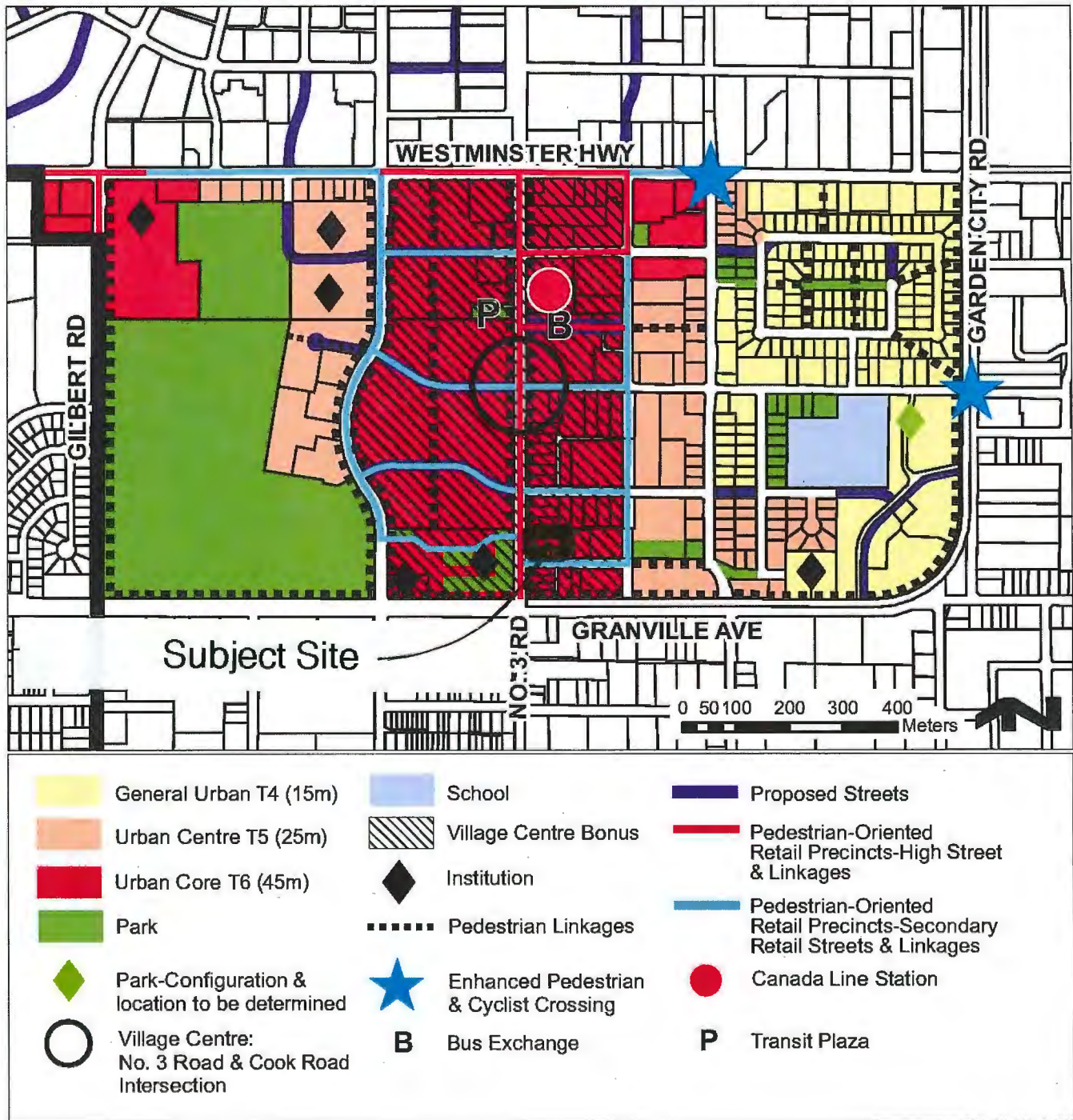
RZ 14-678448

Original Date: 01/12/15

Revision Date

Note: Dimensions are in METRES

Specific Land Use Map: Brighthouse Village (2031)





City of Richmond

Development Application (RZ) Data and Floor Area Summary

RZ 14-678448	
Address:	6840 and 6860 No 3 Road and 8051 Anderson Road
Owner/Applicant:	1004732 BC Ltd / 1004732 BC Ltd
Planning Area(s):	City Centre Area Plan – Brighthouse Village – T6 (45m) – VCB Overlay – Sub-Area B.4
Other Area(s):	Aircraft Noise Sensitive Use Area 4 – Flood Construction Level Area A

RZ 14-678448	Existing	Proposed
OCP Designation:	Downtown Mixed Use	Downtown Mixed Use
Land Uses:	Commercial	Commercial & Residential
Zoning:	CDT1	ZMU31
Site Area (before and after dedications):	5,219.39 m ²	4,778.50 m ²
Net Development Site Area (for floor area calculation):	N/A	4,881.26 m ²
Number of Residential Units:	0	75

RZ 14-678448	Proposed Site Specific Zone	Proposed Development	Variance
Base FAR (max):	3.00	3.00	
Village Centre Bonus (VCB) (max):	0.85	0.83	
Commercial FAR (max):	2.25	2.24	
Residential FAR (max.):	1.60	1.59	
Total FAR (max):	3.85	3.83	
Indoor Amenity Space FAR Increase (max):	0.1	0.03	
Floor Area Gross (not including parking):	n/a	19,037.00 m ²	
Floor Area FAR (max):	19,525.04 m ²	18,700.64 m ²	
Lot Coverage (max.):	90%	64%	
Setback – Front Yard (min):	3.8 m/0.8 m	3.89 m/0.84 m	
Setback – Exterior Side Yard (min):	3.8 m/1.5 m	4.01 m/1.52 m	
Setback – Interior Side Yard (min):	0.0 m	0.0 m	
Setback – Rear Yard (min):	0.0 m	0.0 m	
Height Dimensional (geodetic) (max):	47 m	46.94 m	
Height Accessory (max):	n/a	n/a	
Subdivision/Lot Size (minimum):	4780 m ²	4,778.5 m ²	
Off-street Parking – Commercial (incl. Accessible, EV, CS) (min):	141	155	
Off-street Parking – Residential (incl. Accessible, EV,CS) (min):	75	82	
Off-Street Parking – Visitor Parking (shared) (min):	15	15	
Off-Street Parking – Disabled (Commerc'I + Resident'I) (min):	4	5	
Off-street Parking – Total (incl. Accessible, EV, CS) (min):	216	237	
TDM Reduction (max):	10%	10% (commercial only)	
Tandem Parking Spaces (max):	n/a	n/a	
Class 1 Bicycle Parking – Commercial (min):	24	24	
Class 2 Bicycle Parking – Commercial (min):	35	35	
Class 1 Bicycle Parking – Residential (min):	94	94	
Class 2 Bicycle Parking – Residential (min):	15	15	
Loading – Medium (min):	3	3	
Loading – Large (min):	2	2	
Amenity Space – Common Outdoor (min):	938 m ²	1115 m ²	
Amenity Space – Common Child Play (min):	225 m ²	225 m ²	
Amenity Space – Common Indoor (min):	100 m ²	135 m ²	



Nb 3 ROAD PERSPECTIVE



CORNER VIEW



INTERIOR LANE ENTRANCE AT ANDERSON RD.

ATTACHMENT 5

VIEW FROM ANDERSON STREET



gbl

GBL ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, CANADA V6H 3G9
TEL: 604.681.1111
WWW.GBLARCHITECTS.COM

PROJECT
NO. 1000
DATE 10/2018

REVISIONS
NO. DATE DESCRIPTION
1 10/2018 INITIAL DESIGN
2 11/2018 REVISED PER COMMENTS
3 12/2018 REVISED PER COMMENTS
4 01/2019 REVISED PER COMMENTS

IFORTUNE Centre Anderson Row
8051 Anderson Road
Richmond, BC
RZ 14-478448 / DP 15-708892
MIXED USE DEVELOPMENT

3D IMAGES
DATE 10/2018
DRAWN BY JAR
SCALE 1:441
JOB NUMBER 1441

A-6.02

3D VIEW OF BUILDING ADJACENCIES TO THE EAST



PROPOSED DEVELOPMENT

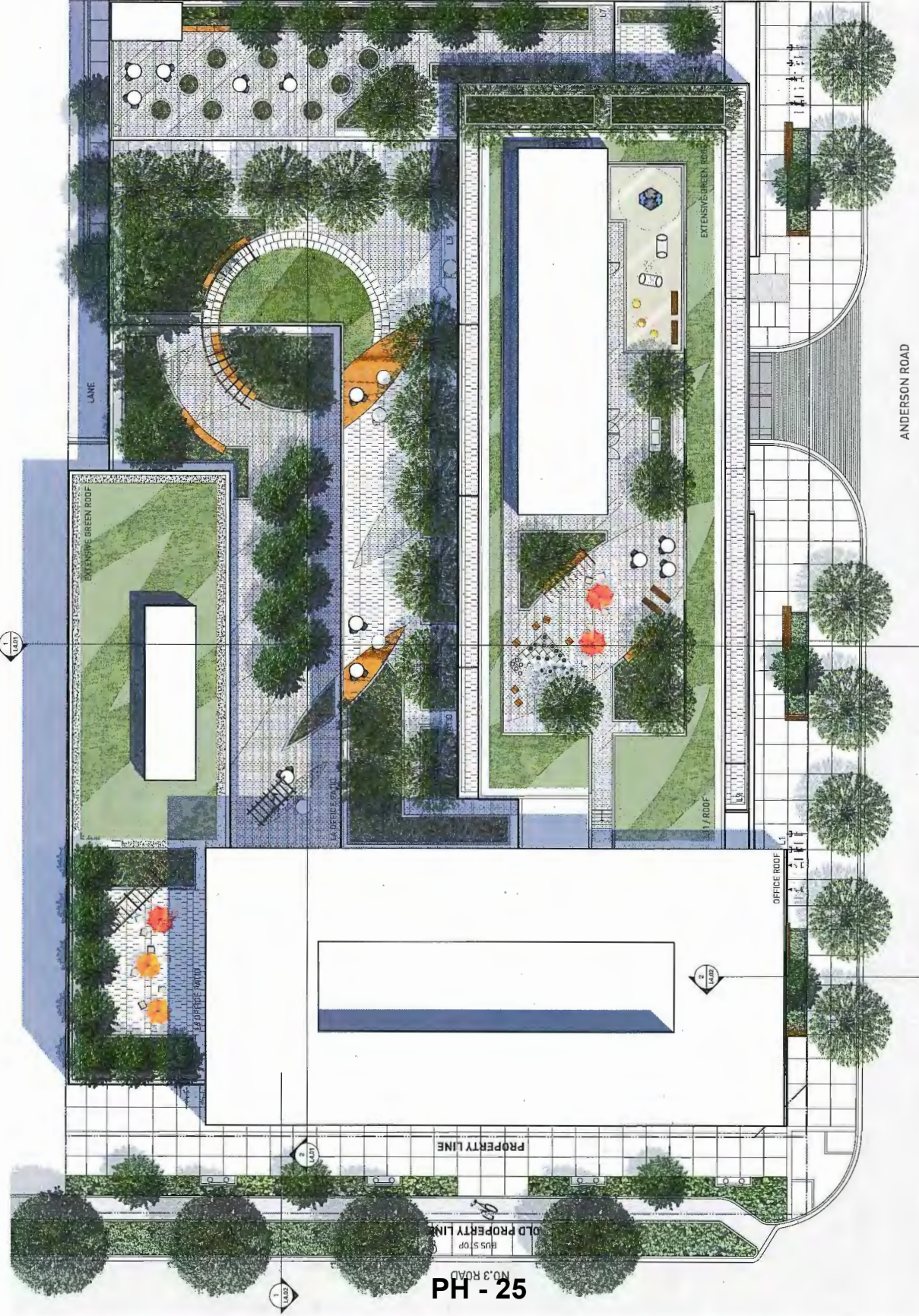
ATTACHMENT 5



PWL Partnership
 10000 North Central Expressway, Suite 1000
 Dallas, Texas 75243
 www.pwlpartnership.com
 214.635.1111

gbl

- LEGEND
- 1. EXISTING SITE
 - 2. EXISTING SITE
 - 3. EXISTING SITE
 - 4. EXISTING SITE
 - 5. EXISTING SITE
 - 6. EXISTING SITE
 - 7. EXISTING SITE
 - 8. EXISTING SITE
 - 9. EXISTING SITE
 - 10. EXISTING SITE



FORTUNE CENTRE
 ANDERSON ROAD

RENDER PLAN

SCALE: 3/32" = 1'

DATE: 11/18/2010
 TIME: 10:00 AM
 DRAWN BY: J. J. JAMES
 CHECKED BY: J. J. JAMES

L1.00

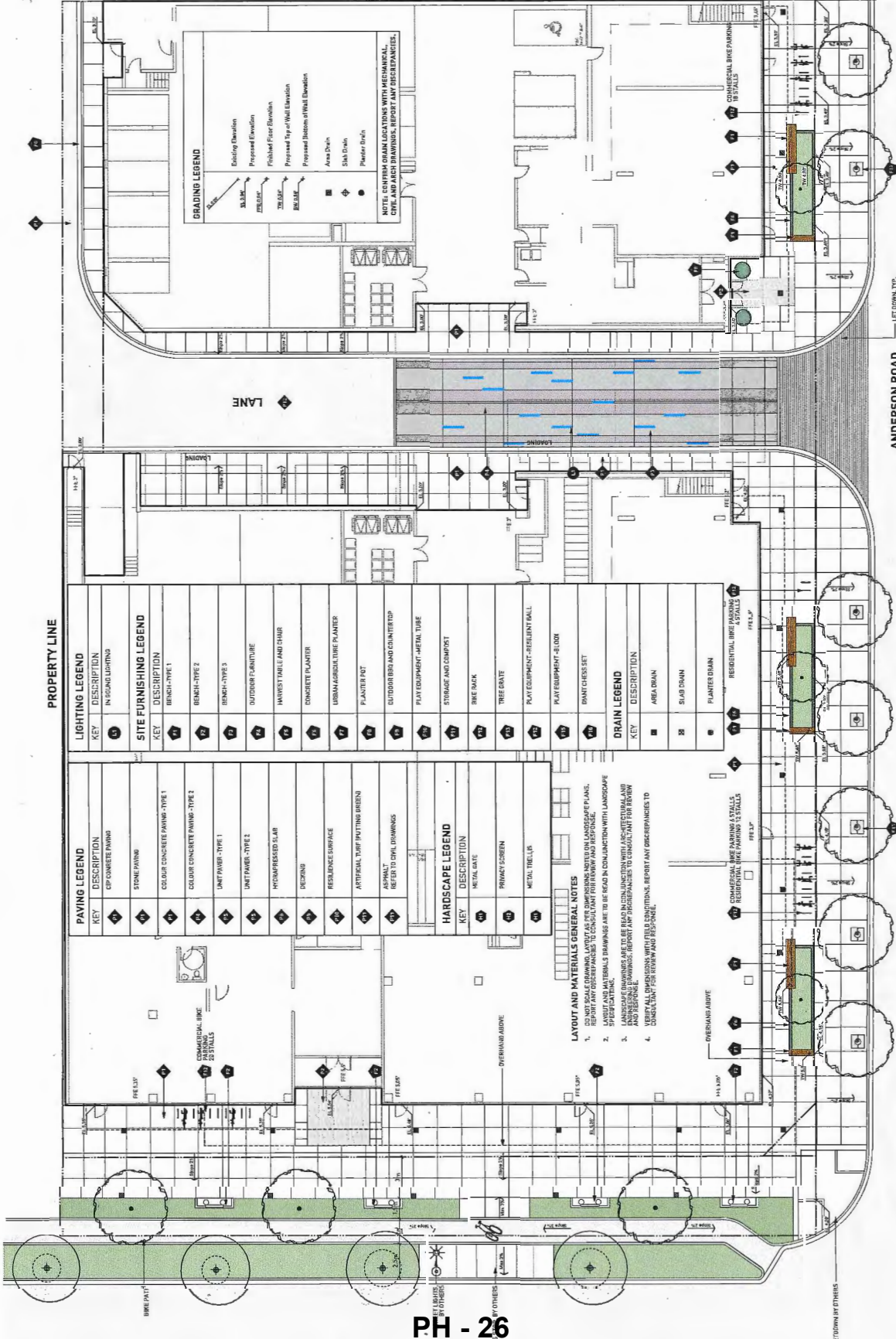
ATTACHMENT 5



PH - 26

gbl

1	EXISTING	EXISTING
2	PROPOSED	PROPOSED
3	PROPOSED	PROPOSED
4	PROPOSED	PROPOSED
5	PROPOSED	PROPOSED



PROPERTY LINE

LIGHTING LEGEND

KEY	DESCRIPTION
(Symbol)	IN ROAD LIGHTING

SITE FURNISHING LEGEND

KEY	DESCRIPTION
(Symbol)	BENCH - TYPE 1
(Symbol)	BENCH - TYPE 2
(Symbol)	BENCH - TYPE 3
(Symbol)	OUTDOOR FURNITURE
(Symbol)	INVEST TABLE AND CHAIR
(Symbol)	CONCRETE PLANTER
(Symbol)	URBAN AGRICULTURE PLANTER
(Symbol)	PLANTER POT
(Symbol)	OUTDOOR BIRD AND COUNTRY
(Symbol)	PLAY EQUIPMENT - METAL TUBE
(Symbol)	STORAGE AND COMPOST
(Symbol)	BIKE RACK
(Symbol)	TREE GRATE
(Symbol)	PLAY EQUIPMENT - RESILIENT MALL
(Symbol)	PLAY EQUIPMENT - BLOOD
(Symbol)	BIKE CHECK SET

PAVING LEGEND

KEY	DESCRIPTION
(Symbol)	CP CONCRETE PAVING
(Symbol)	STONE PAVING
(Symbol)	COLOR CONCRETE PAVING - TYPE 1
(Symbol)	COLOR CONCRETE PAVING - TYPE 2
(Symbol)	UNIT PAVES - TYPE 1
(Symbol)	UNIT PAVES - TYPE 2
(Symbol)	HYDROCOMPRESSED SLAB
(Symbol)	BEARING
(Symbol)	RESILIENCE SURFACE
(Symbol)	ARTIFICIAL TURF (PUTTING GREEN)
(Symbol)	ASPHALT

HARDSCAPE LEGEND

KEY	DESCRIPTION
(Symbol)	METAL DATE
(Symbol)	PRIVACY SCREEN
(Symbol)	METAL TRELLIS

LAYOUT AND MATERIALS GENERAL NOTES

1. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE MATERIALS SHALL BE AS SHOWN IN THE MATERIALS SCHEDULE AND ANY DISCREPANCIES SHALL BE REPORTED TO CONSULTANT FOR REVIEW AND RESPONSE.
4. CONSULTANT SHALL BE RESPONSIBLE FOR REVIEW AND RESPONSE.

GRAVING LEGEND

KEY	DESCRIPTION
(Symbol)	Building Elevation
(Symbol)	Proposed Elevation
(Symbol)	Finished Floor Elevation
(Symbol)	Proposed Top of Wall Elevation
(Symbol)	Proposed Bottom of Wall Elevation
(Symbol)	Area Drain
(Symbol)	Slab Drain
(Symbol)	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

DRAIN LEGEND

KEY	DESCRIPTION
(Symbol)	AREA DRAIN
(Symbol)	SLAB DRAIN
(Symbol)	PLANTER DRAIN
(Symbol)	COMMERCIAL BIKE PARKING 15 STALLS
(Symbol)	RESIDENTIAL BIKE PARKING 4 STALLS

PH - 26

ATTACHMENT 5

L1.01

LAYOUT, MATERIAL AND GRADING LEVEL 1

3/22" = 1'

FORTUNE CENTRE ANDERSON ROAD

DATE: 11/14/2024

PROJECT: 14104 FARMHOUSE

SCALE: 1/4" = 1'-0" AS SHOWN ON SHEETS

DATE: 11/14/2024

PROJECT: 14104 FARMHOUSE

SCALE: 1/4" = 1'-0" AS SHOWN ON SHEETS

DATE: 11/14/2024

PROJECT: 14104 FARMHOUSE

SCALE: 1/4" = 1'-0" AS SHOWN ON SHEETS

DATE: 11/14/2024

PROJECT: 14104 FARMHOUSE

SCALE: 1/4" = 1'-0" AS SHOWN ON SHEETS

CONSULTANTS:
 100 EAST 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.GBLINC.COM

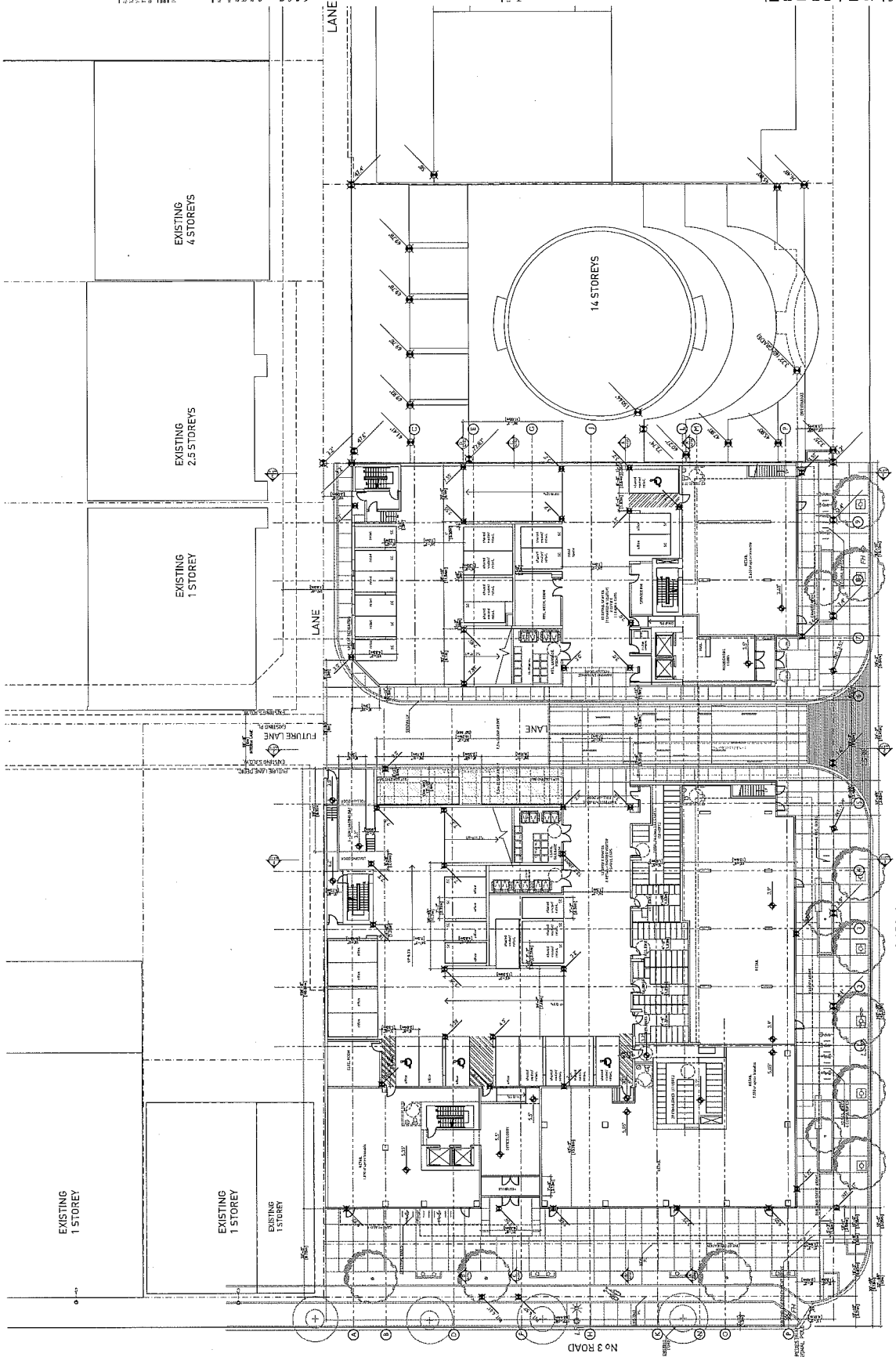
NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND THE 2012 INTERNATIONAL PLUMBING CODE (IPC).
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC) AND THE 2012 NATIONAL ELECTRICAL CODE (NEC).
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

REMARKS:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND THE 2012 INTERNATIONAL PLUMBING CODE (IPC).
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC) AND THE 2012 NATIONAL ELECTRICAL CODE (NEC).
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

NO. DATE
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 2. 02/10/14
 3. 03/10/14
 4. 04/10/14
 5. 05/10/14
 6. 06/10/14
 7. 07/10/14
 8. 08/10/14
 9. 09/10/14
 10. 10/10/14
 11. 11/10/14
 12. 12/10/14

FORTUNE Centre Anderson Rea
 8051 Anderson Road
 Richmond, BC
 R2 14-5784/8 / DP 15-108092
 MIXED USE DEVELOPMENT

L1 SITE PLAN
 DATE: 01/15/14
 DRAWN BY: AN
 CHECKED BY: AN
 SCALE: 1/4"=1'-0"
 JOB NUMBER: 1441



7700 15th Avenue
 Suite 100
 Richmond, BC V6V 2P9
 604-273-1111
 www.gbl.ca

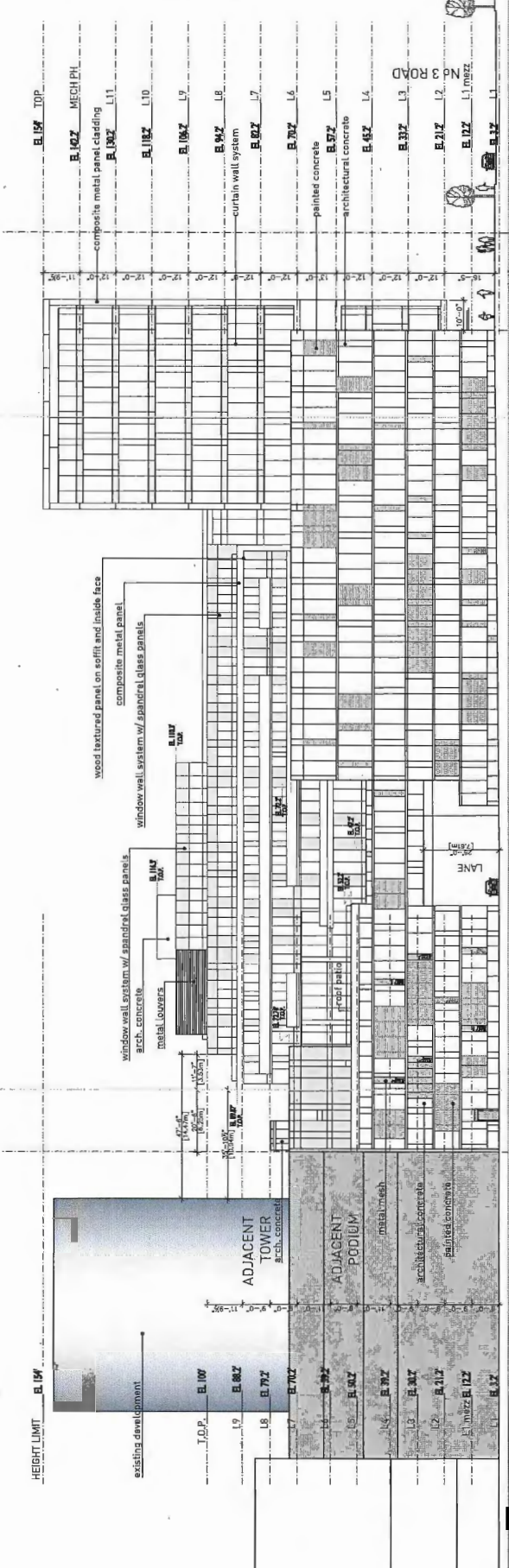
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 004 2019-03-15
 005 2019-04-15

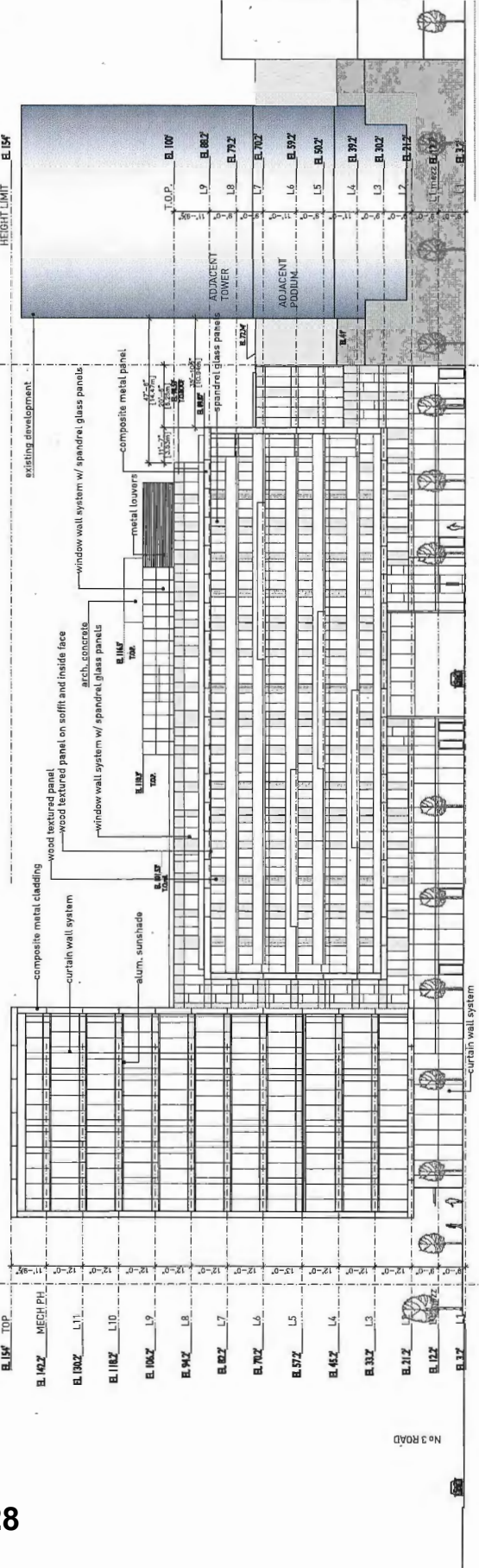
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 Richmond, BC
 RZ-14-578648 / DP-15-788192
 MIXED USE DEVELOPMENT

NORTH & SOUTH
 ELEVATIONS

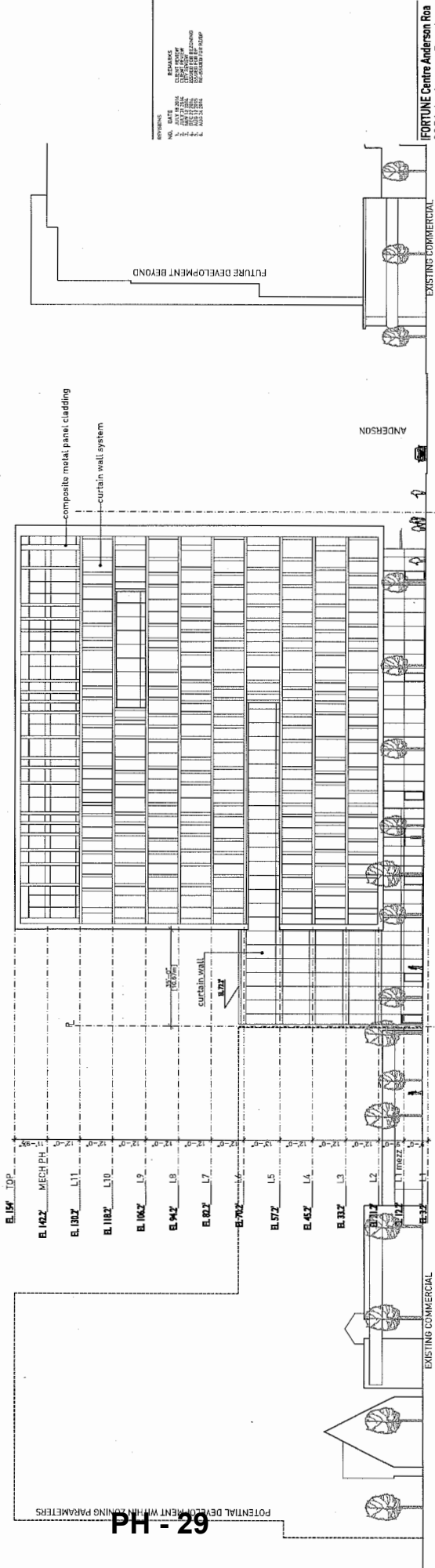
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 JOB NUMBER: 1441



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

WEST ELEVATION
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1441

FORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

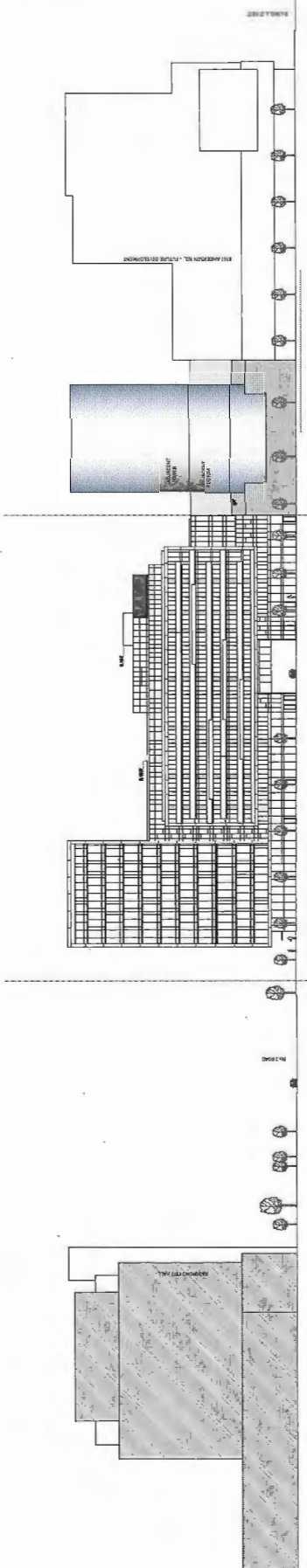
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 3. 03/11/14 ISSUE FOR PERMIT
 4. 03/11/14 ISSUE FOR PERMIT

gbl

510 EAST BIRCH AVE
 VANCOUVER, BC V6L 2R9
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLARCHITECTURE.COM

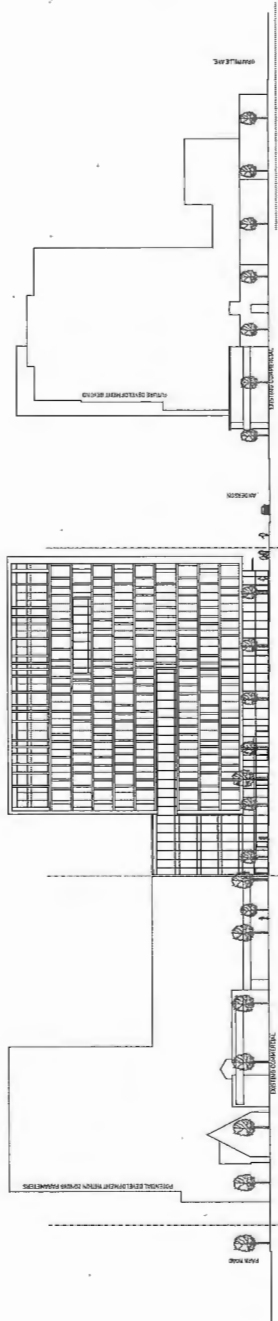
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 DATE: 11/11/11
 DRAWING NO. PH-30

REMARKS:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 3. ALL MATERIALS ARE TO BE APPROVED BY THE ARCHITECT.
 4. ALL WORK IS TO BE IN ACCORDANCE WITH THE BC BUILDING CODE.
 5. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE.
 6. ALL WORK IS TO BE IN ACCORDANCE WITH THE LOCAL BY-LAWS.
 7. ALL WORK IS TO BE IN ACCORDANCE WITH THE LOCAL ZONING BY-LAWS.
 8. ALL WORK IS TO BE IN ACCORDANCE WITH THE LOCAL PLANNING BY-LAWS.
 9. ALL WORK IS TO BE IN ACCORDANCE WITH THE LOCAL DEVELOPMENT BY-LAWS.
 10. ALL WORK IS TO BE IN ACCORDANCE WITH THE LOCAL USE BY-LAWS.



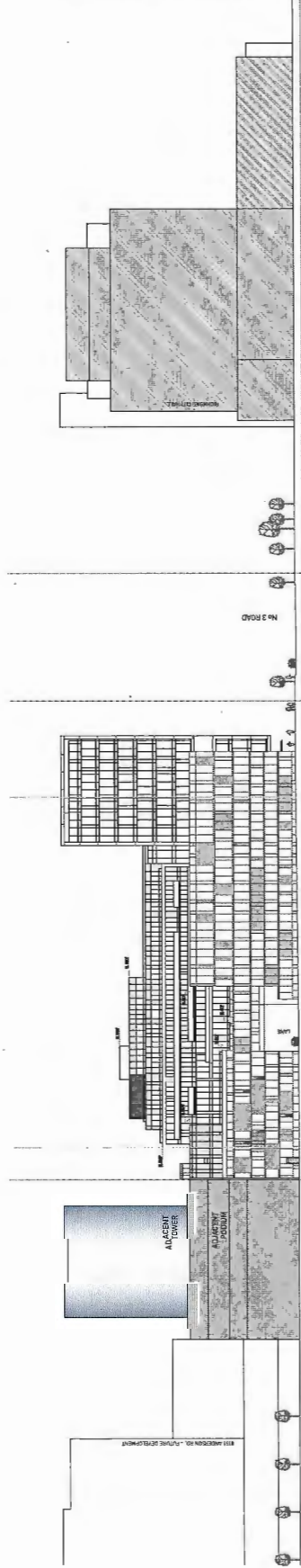
SOUTH ELEVATION

SOUTH STREETScape (ANDERSON ROAD)



WEST ELEVATION

WEST STREETScape (No 3 ROAD)



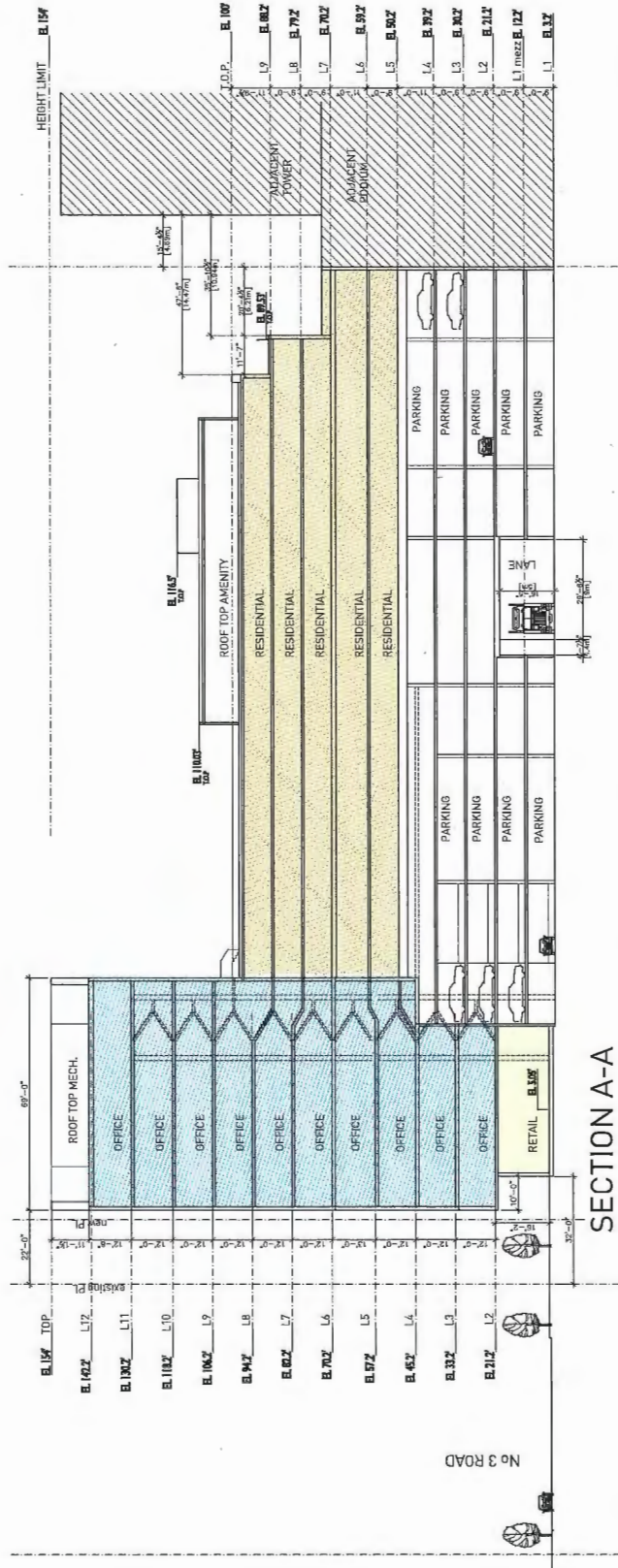
NORTH STREETScape

ATTACHMENT 5

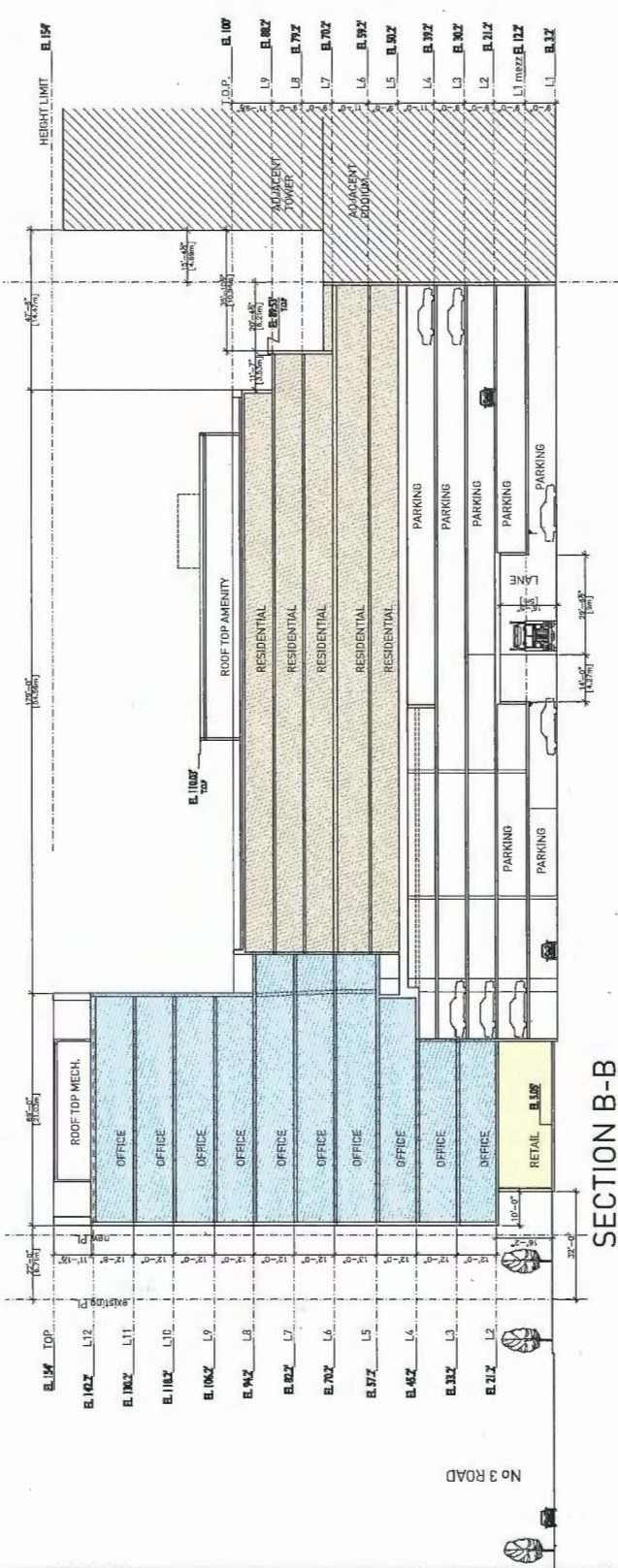
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FORTUNE Centre Anderson Rca
 8051 Anderson Road
 Richmond, BC
 RZ 14-57848 / DP 15-70892
 MIXED USE DEVELOPMENT

STREETSCAPE ELEVATIONS
 DATE: 11/11/11
 DRAWN BY: [Name]
 SCALE: 1/4" = 1'-0"
 AREA NUMBER: 1444



SECTION A-A



SECTION B-B

ATTACHMENT 5

111 EAST BROADWAY
SUITE 1000
VANCOUVER, BC V6C 1G7
TEL: 604.681.1111
WWW.GBLGROUP.COM

DATE: 08/11/14
DRAWN BY: [Signature]

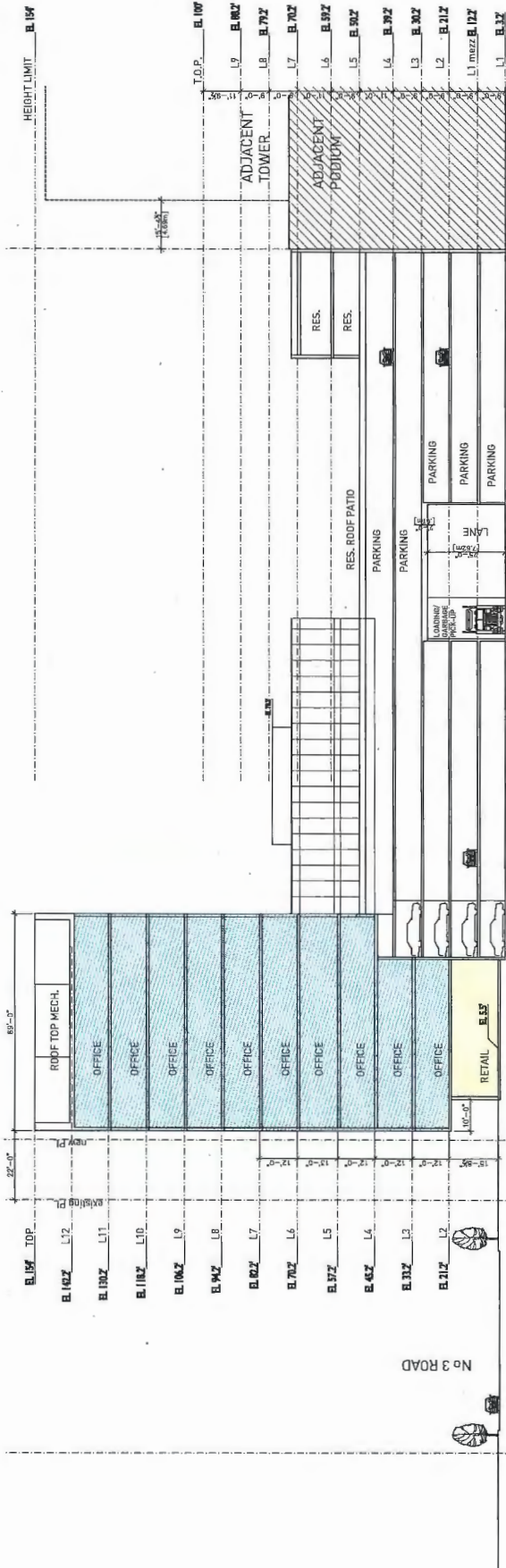
REVISIONS
NO. DATE
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2 09/02/14
3 09/02/14
4 09/02/14
5 09/02/14
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8 09/02/14
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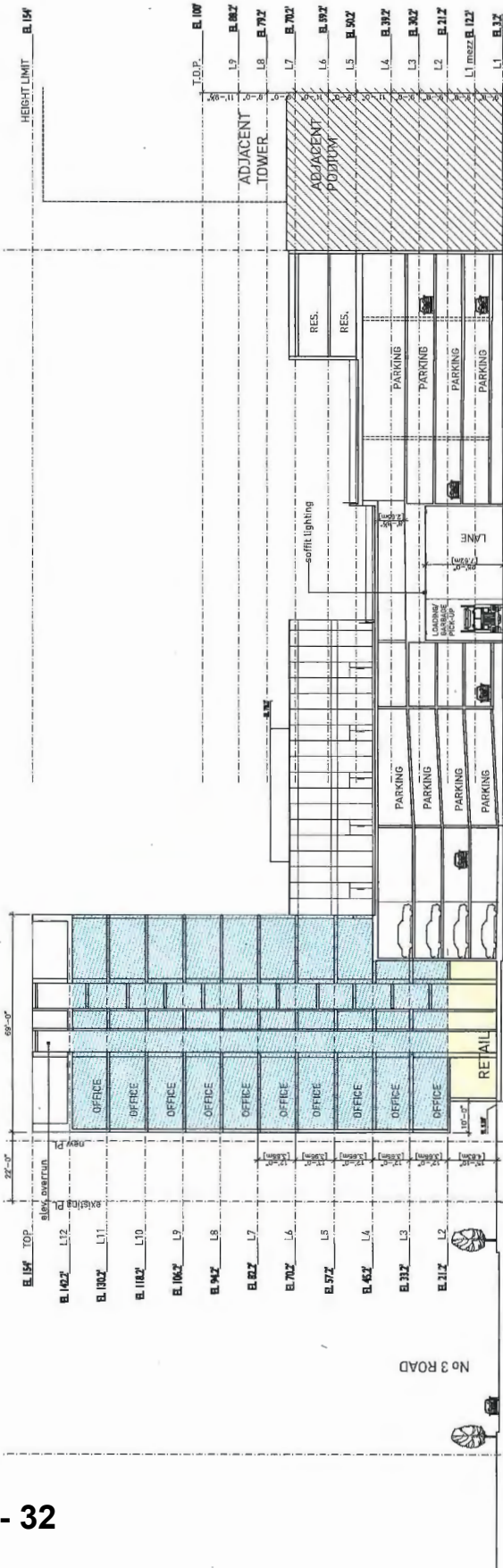
FORTUNE Centre Anderson Ria
8057 Anderson Road
Richmond, BC
RZ 14-67848 / DP 15-78872
MIXED USE DEVELOPMENT

DATE: 08/11/14
DRAWN BY: [Signature]

SCALE: AS SHOWN
JOB NUMBER: 1441



SECTION C-C



SECTION D-D

ATTACHMENT 5

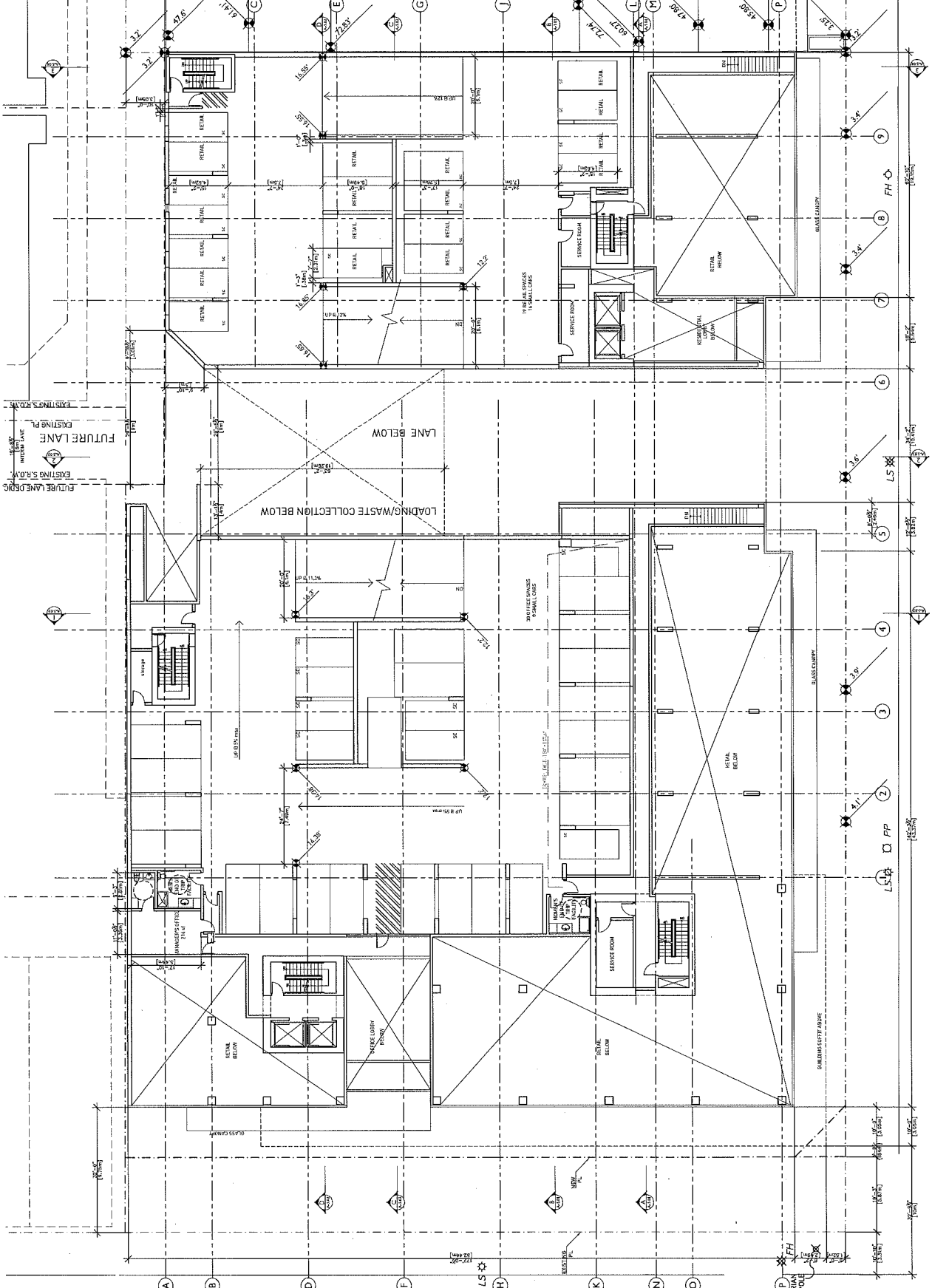
GBL ENGINEERING INC.
 12420 131st Avenue, Unit 103
 Richmond, BC V6V 1Y7
 TEL: 604-273-1468
 FAX: 604-273-1469
 WWW.GBLINC.COM

NOTES
 1. REFER TO...
 2. MINIMUM OF 20% OF PARKING SHALL BE PROVIDED TO ACCOMMODATE THE PROJECT'S EQUIPMENT.
 3. 25% OF PARKING SHALL BE CONSTRUCTED TO ACCOMMODATE THE PROJECT'S EQUIPMENT.
 4. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT BC REGULATIONS.
 5. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT BC REGULATIONS.
 6. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT BC REGULATIONS.

REVISIONS
 NO. DATE DESCRIPTION
 1. 2023-10-10 INITIAL ISSUE
 2. 2023-10-15 CORRECTED PER COMMENTS FROM CLIENT
 3. 2023-10-20 CORRECTED PER COMMENTS FROM CLIENT
 4. 2023-10-25 CORRECTED PER COMMENTS FROM CLIENT
 5. 2023-11-01 CORRECTED PER COMMENTS FROM CLIENT
 6. 2023-11-15 CORRECTED PER COMMENTS FROM CLIENT
 7. 2023-11-20 CORRECTED PER COMMENTS FROM CLIENT
 8. 2023-11-25 CORRECTED PER COMMENTS FROM CLIENT
 9. 2023-12-01 CORRECTED PER COMMENTS FROM CLIENT
 10. 2023-12-15 CORRECTED PER COMMENTS FROM CLIENT

PROJECT INFORMATION
 PROJECT NAME: FORTUNE Centre Anderson Road
 ADDRESS: 8051 Anderson Road
 LOCATION: Richmond, BC
 PROJECT NO.: R2 14-57648 / DP 15-70897
 PROJECT TYPE: MIXED USE DEVELOPMENT

MEZZANINE
 DATE: 2023-12-15
 DRAWN BY: J.S.
 CHECKED BY: J.S.
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1441



ANDERSON ROAD ATTACHMENT 5

gbl

180 LAKEVIEW DRIVE
VANCOUVER, BC V6V 1C9
TEL: 604-271-1111
WWW.GBLARCHITECTURE.COM

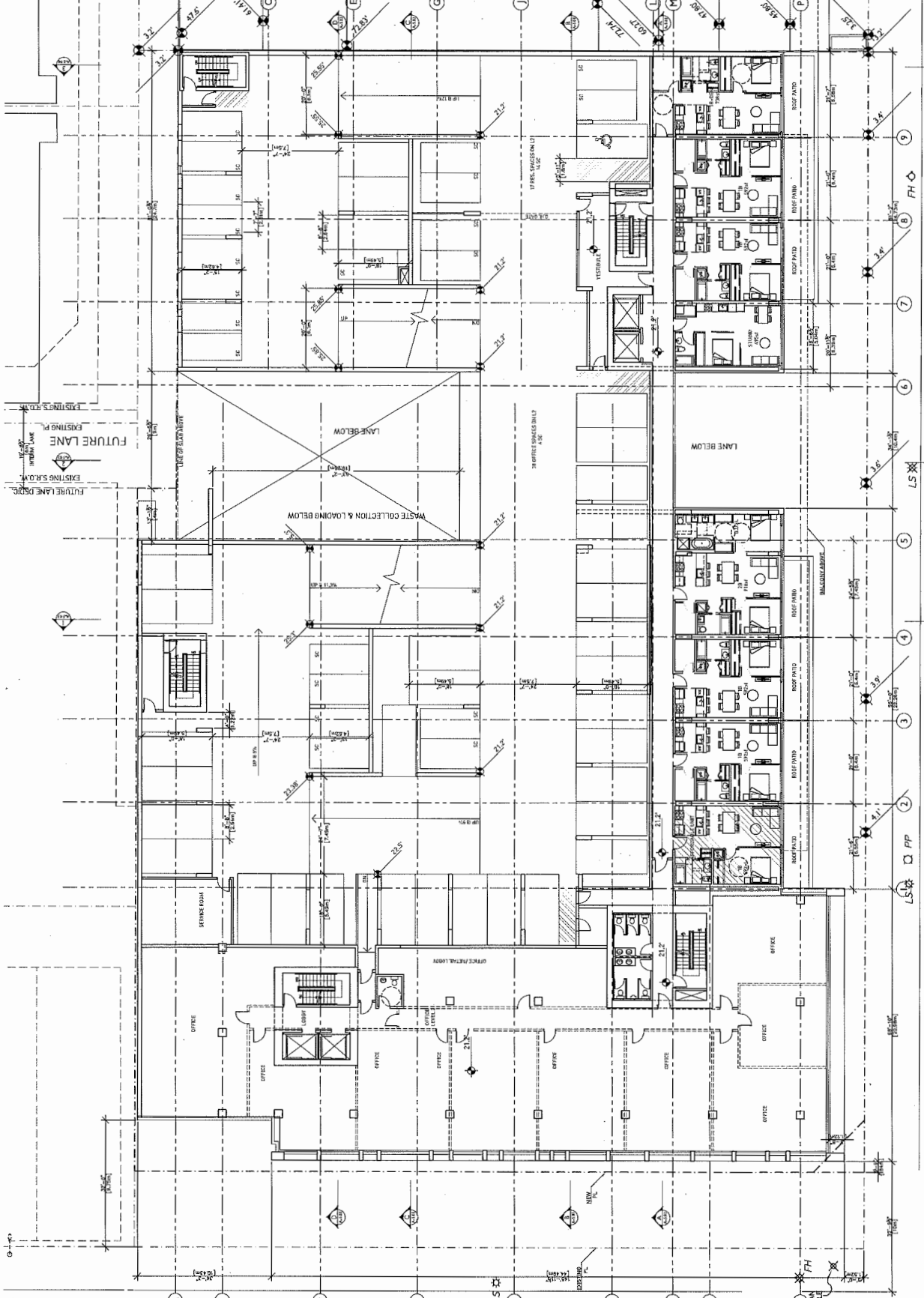
NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
2. 20% OF PARKING SPACES TO BE DESIGNATED AS ELECTRIC VEHICLE CHARGING STATIONS.
3. 20% OF PARKING SPACES TO BE DESIGNATED FOR FUTURE WORKS.
ABBREVIATIONS:
LS - EXISTING OBSERVED MEASUREMENTS

REVISIONS
NO. DATE
1 15/07/2015
2 15/07/2015
3 15/07/2015
4 15/07/2015
5 15/07/2015
6 15/07/2015
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100 15/07/2015

FORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
R2 14-579/48 / DP 15-7080/2
MIXED USE DEVELOPMENT

FLOOR PLAN
DATE: 15/07/2015
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4"=1'-0"
JOB NUMBER: 1441

A-3.02



ANDERSON ROAD
ATTACHMENT 5

PH 35N

100 EAST PAVILION
 SUITE 100
 1245 7TH ST. W. #100
 VANCOUVER, BC V6C 3E8
 TEL: 604.273.1111
 FAX: 604.273.1112
 WWW.GBLINC.COM

NOTES
 1. REFER TO DRAWING NO. 100-100-100-100 FOR THE LAYOUT OF THE CHARGING STATIONS.
 2. 20% OF PARKING SPACES TO BE CONSTRUCTED TO ACCOMMODATE ELECTRIC VEHICLES CHARGING EQUIPMENT.
 3. 20% OF PARKING SPACES TO BE CONSTRUCTED TO ACCOMMODATE ELECTRIC VEHICLES CHARGING EQUIPMENT. (PROVIDED FOR FUTURE WIRING)

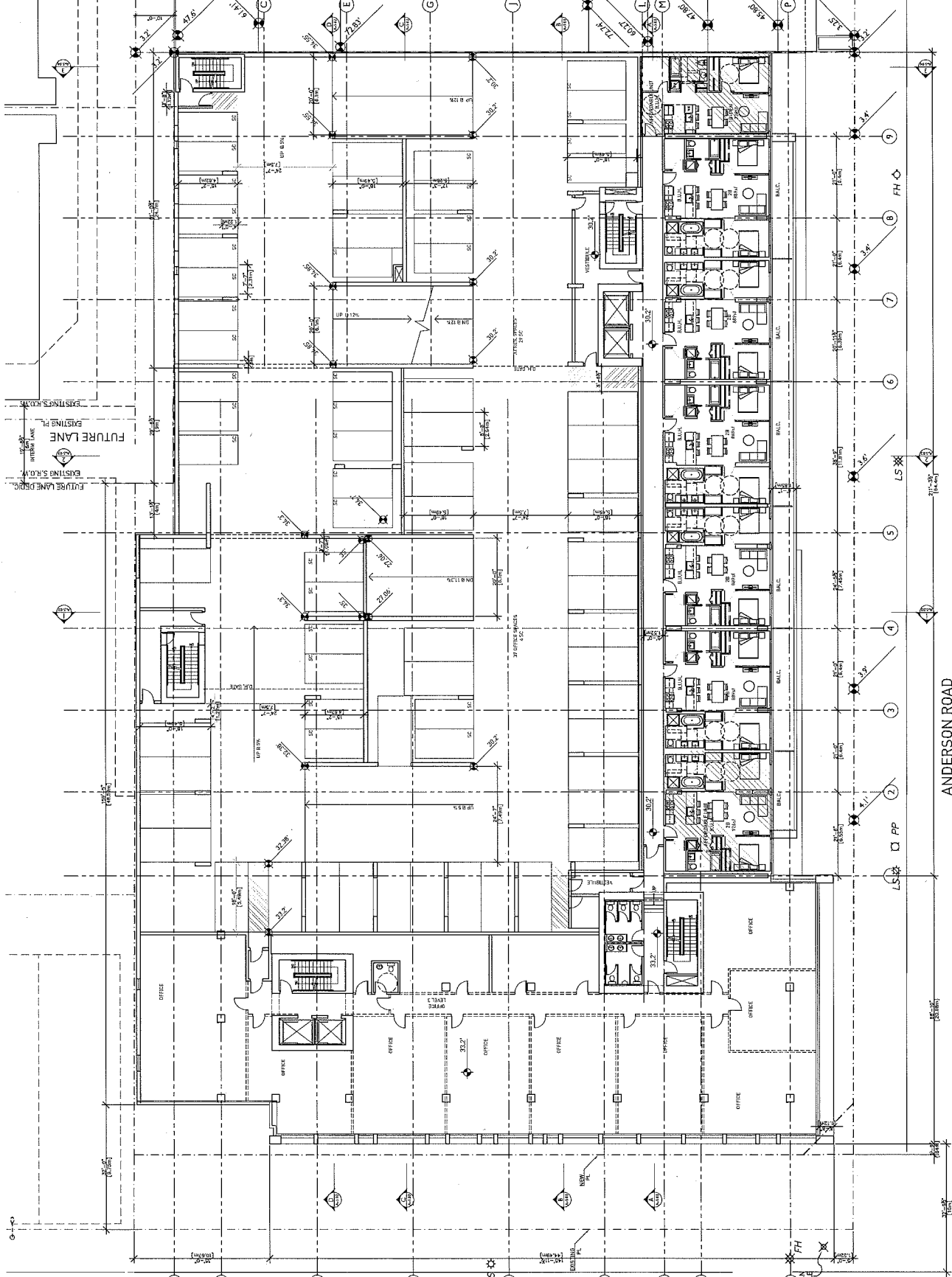
ABBREVIATIONS:
 S.U.T. - Shared Universal Charging Stations

REVISIONS
 NO. DATE DESCRIPTION
 1 10/15/2014 ISSUE FOR PERMITTING
 2 10/15/2014 ISSUE FOR PERMITTING
 3 10/15/2014 ISSUE FOR PERMITTING
 4 10/15/2014 ISSUE FOR PERMITTING
 5 10/15/2014 ISSUE FOR PERMITTING

PROJECT INFORMATION
 FORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

FLOOR PLAN
 DATE: 10/15/2014
 DRAWN BY: AB
 CHECKED BY: AB
 SCALE: 1/4" = 1'-0"
 PROJECT NUMBER: 1441

A-3.03



PH 36

ATTACHMENT 5

ANDERSON ROAD

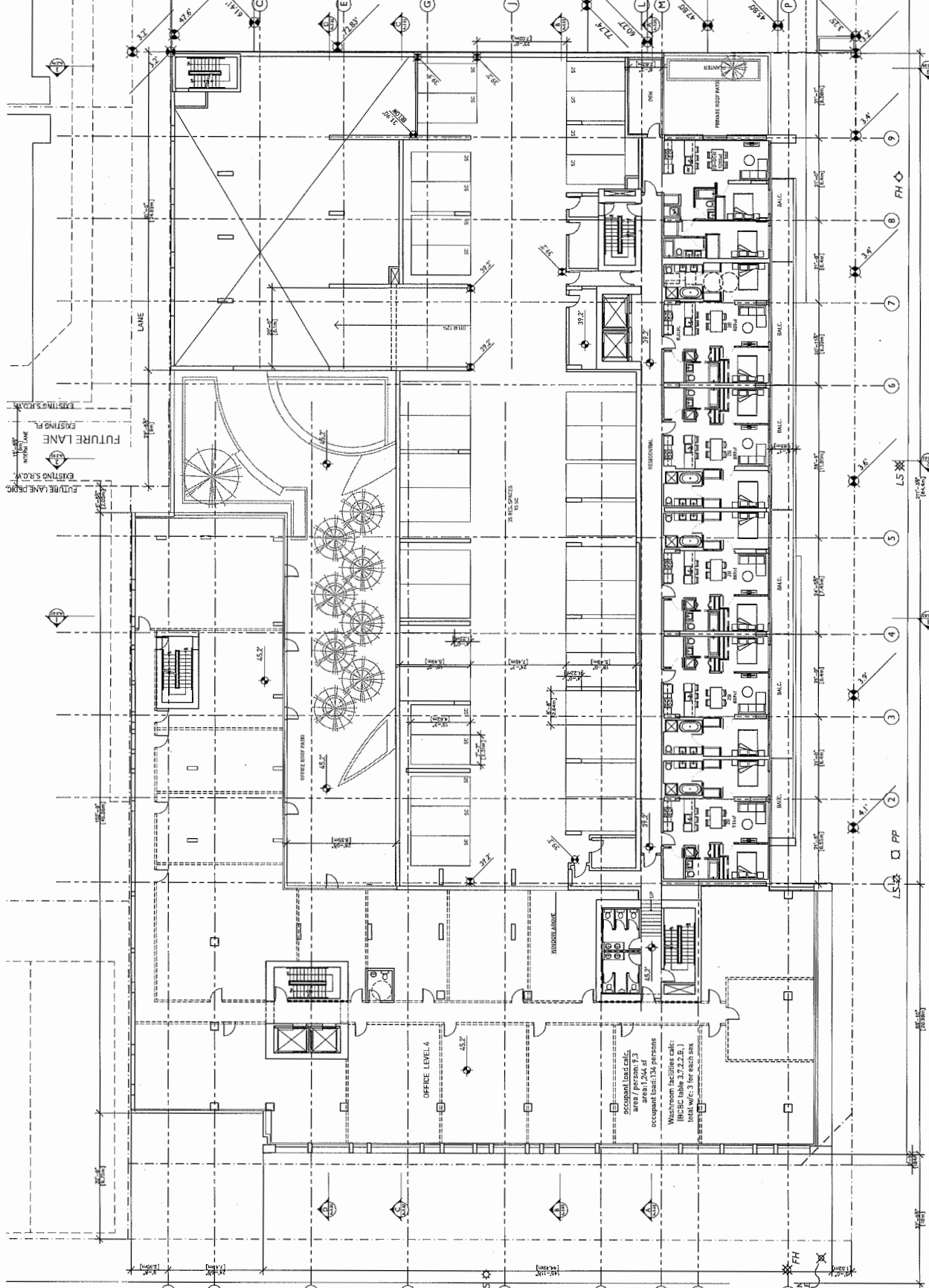
GBL ARCHITECTS
 8051 Anderson Road
 Richmond, BC
 TEL: 604-273-1111
 WWW.GBLARCHITECTS.COM

NOTES
 1. A minimum of 20% of parking stalls to accommodate electric vehicle (EV) charging equipment.
 2. 25% of parking stalls to be constructed to accommodate electric vehicle charging equipment, e.g. pre-installed for future EV charging.

REVISIONS
 NO. DATE
 1 10/15/2023
 2 10/15/2023
 3 10/15/2023
 4 10/15/2023
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FORTUNE Centre Anderson Rca
 8051 Anderson Road
 Richmond, BC
 RZ 16-69648 / DP 15-70892
 MIXED USE DEVELOPMENT

FLOOR PLAN
 DATE: 10/15/2023
 CHECKED BY: AB
 SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 1441



PH 37

STANDARD CONTRACT DOCUMENTS
 2012 EDITION
 1.01 GENERAL CONDITIONS
 1.02 SPECIFICATIONS
 1.03 SCHEDULES

NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC FIRE CODE AND REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ELECTRICAL ACT AND REGULATIONS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC PLUMBING ACT AND REGULATIONS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC MECHANICAL ACT AND REGULATIONS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC GAS ACT AND REGULATIONS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ENVIRONMENTAL ACT AND REGULATIONS.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC OCCUPATIONAL SAFETY AND HEALTH ACT AND REGULATIONS.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC LABOR ACT AND REGULATIONS.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC TRADES ACT AND REGULATIONS.

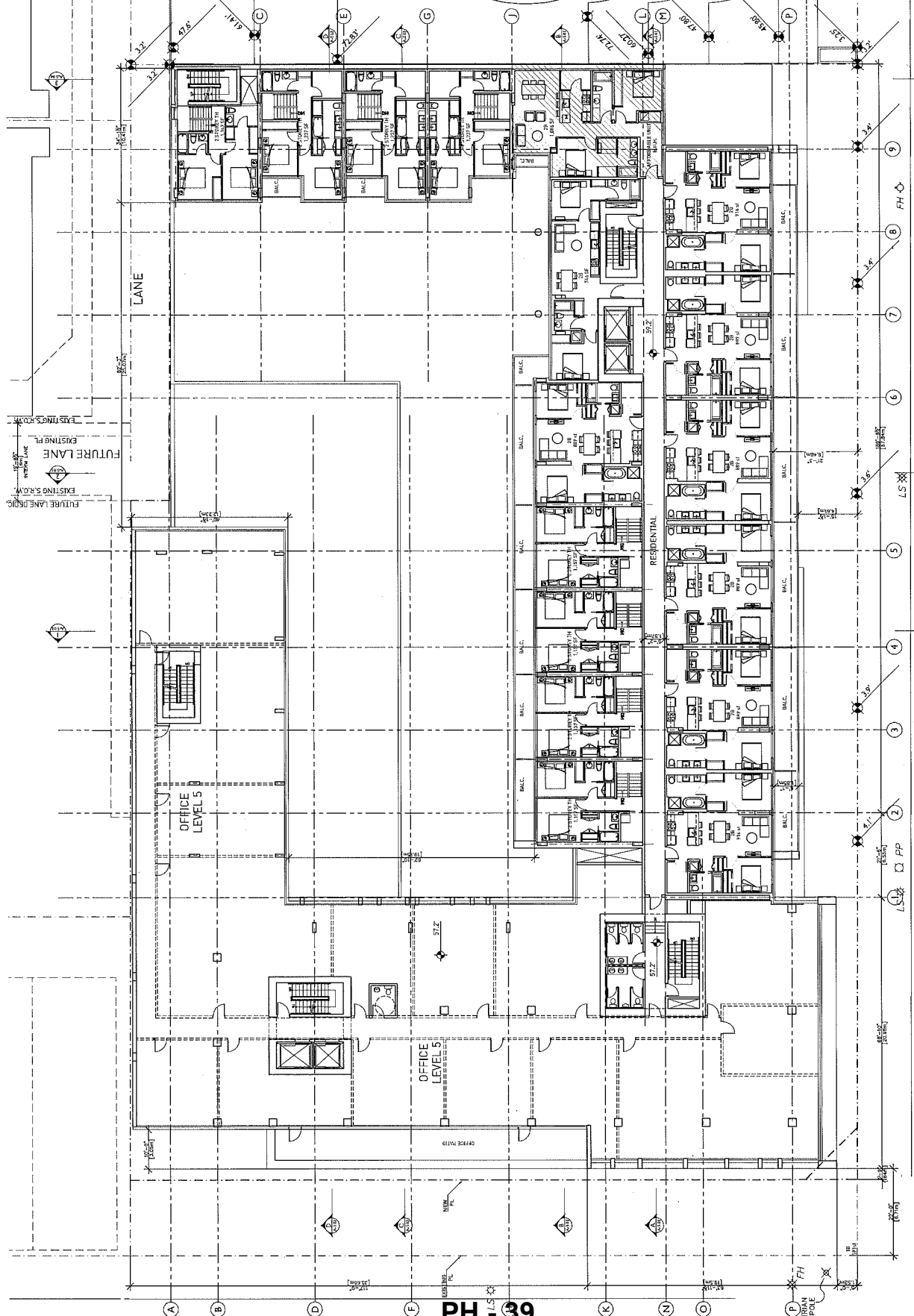
REVISIONS
 NO. DATE
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 3 15/10/15
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 7 15/10/15
 8 15/10/15
 9 15/10/15
 10 15/10/15

FORTUNE Centre Anderson Rd
 8051 Anderson Road
 Richmond, BC
 RZ 14-078648 / JP 15-708692
 MIXED USE DEVELOPMENT

L6 FLOOR PLAN
 OFFICE L5

DATE: 15/10/15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/4" = 1'-0"
 APPR. NO.: 1441

A-3.06

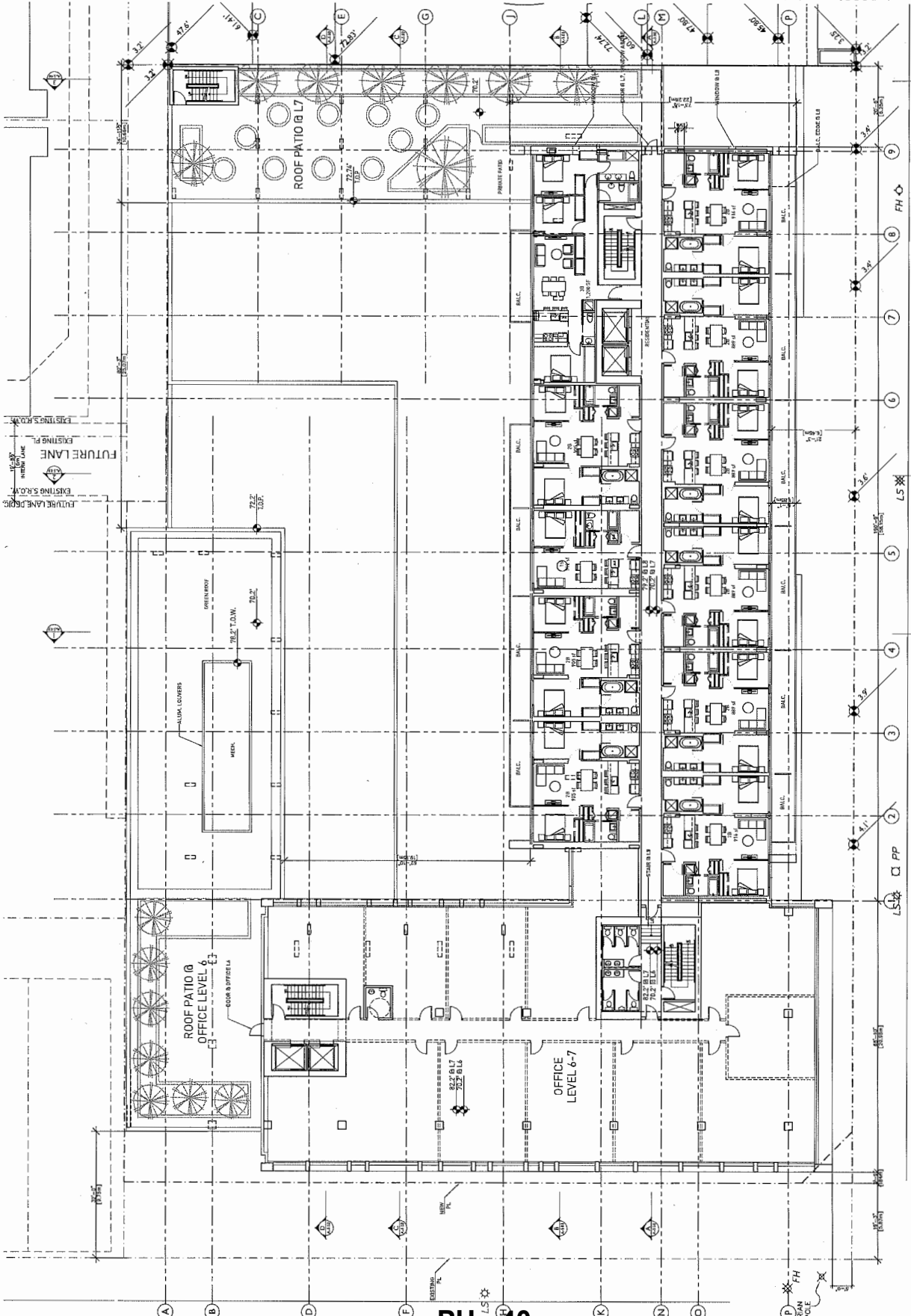


ATTACHMENT 5

ANDERSON ROAD



364 LANS DOWNSTAIRS
 364 LANS UPSTAIRS
 364 LANS DOWNSTAIRS
 364 LANS UPSTAIRS
 364 LANS DOWNSTAIRS
 364 LANS UPSTAIRS
 364 LANS DOWNSTAIRS
 364 LANS UPSTAIRS



REMARKS
 1. ALL WORK TO BE COMPLETED BY DATE NOTED IN THIS COLUMN.
 2. ALL WORK TO BE COMPLETED BY DATE NOTED IN THIS COLUMN.
 3. ALL WORK TO BE COMPLETED BY DATE NOTED IN THIS COLUMN.
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 9. ALL WORK TO BE COMPLETED BY DATE NOTED IN THIS COLUMN.

FORTUNE Centre Anderson Reg
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

DATE	14/12/18
DRAWN	AN
CHECKED	AN
SCALE	1/8"=1'-0"
JOB NUMBER	1441

L7-L8 FLOOR PLAN
 OFFICE L6-L7

A-3.07

PH 40
 No 3 ROAD

ANDERSON ROAD

ATTACHMENT 5

gbl

DESIGNED BY: GBL
DRAWN BY: GBL
CHECKED BY: GBL
DATE: 14/01/19

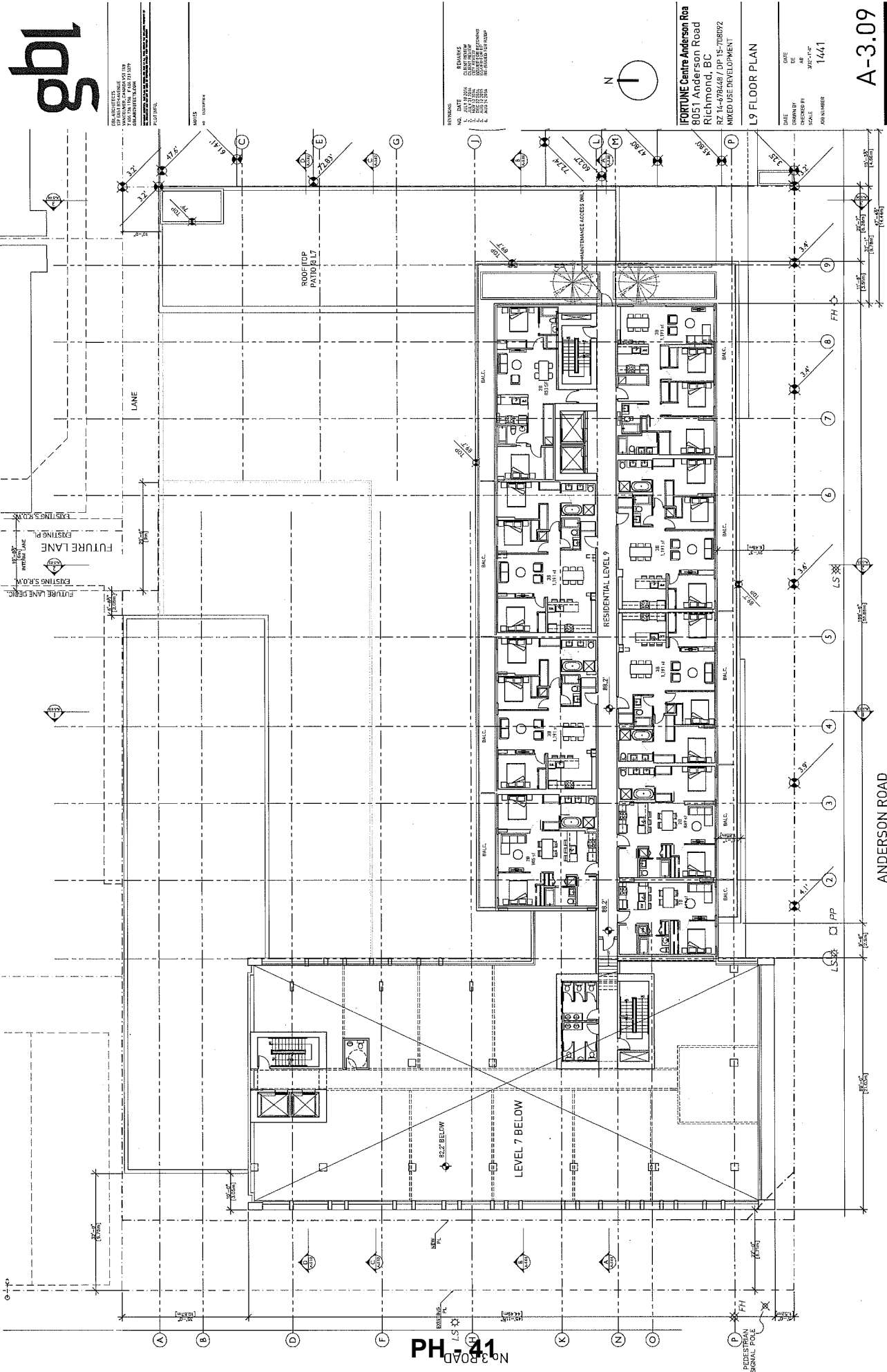
NOTES:
1. SEE DRAWING FOR DIMENSIONS
2. SEE DRAWING FOR DIMENSIONS

REVISIONS:
NO. DATE
1 14/01/19
2 14/01/19
3 14/01/19
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PORTLINE Centre Anderson Road
8051 Anderson Road
Richmond, BC
S-4-42467/0-4-5-1088972
MIXED USE DEVELOPMENT
L9 FLOOR PLAN

DATE: 14/01/19
DRAWN BY: GBL
CHECKED BY: GBL
SCALE: 1/4"=1'-0"
JOB NUMBER: 14441

A-3.09



PH 7.41
N 3.80 RD

ANDERSON ROAD
ATTACHMENT 5

DESIGNED BY: GBL ARCHITECTS
 DRAWN BY: GBL ARCHITECTS
 CHECKED BY: GBL ARCHITECTS
 DATE: 15-08-2019
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 SHEET: A-3.10

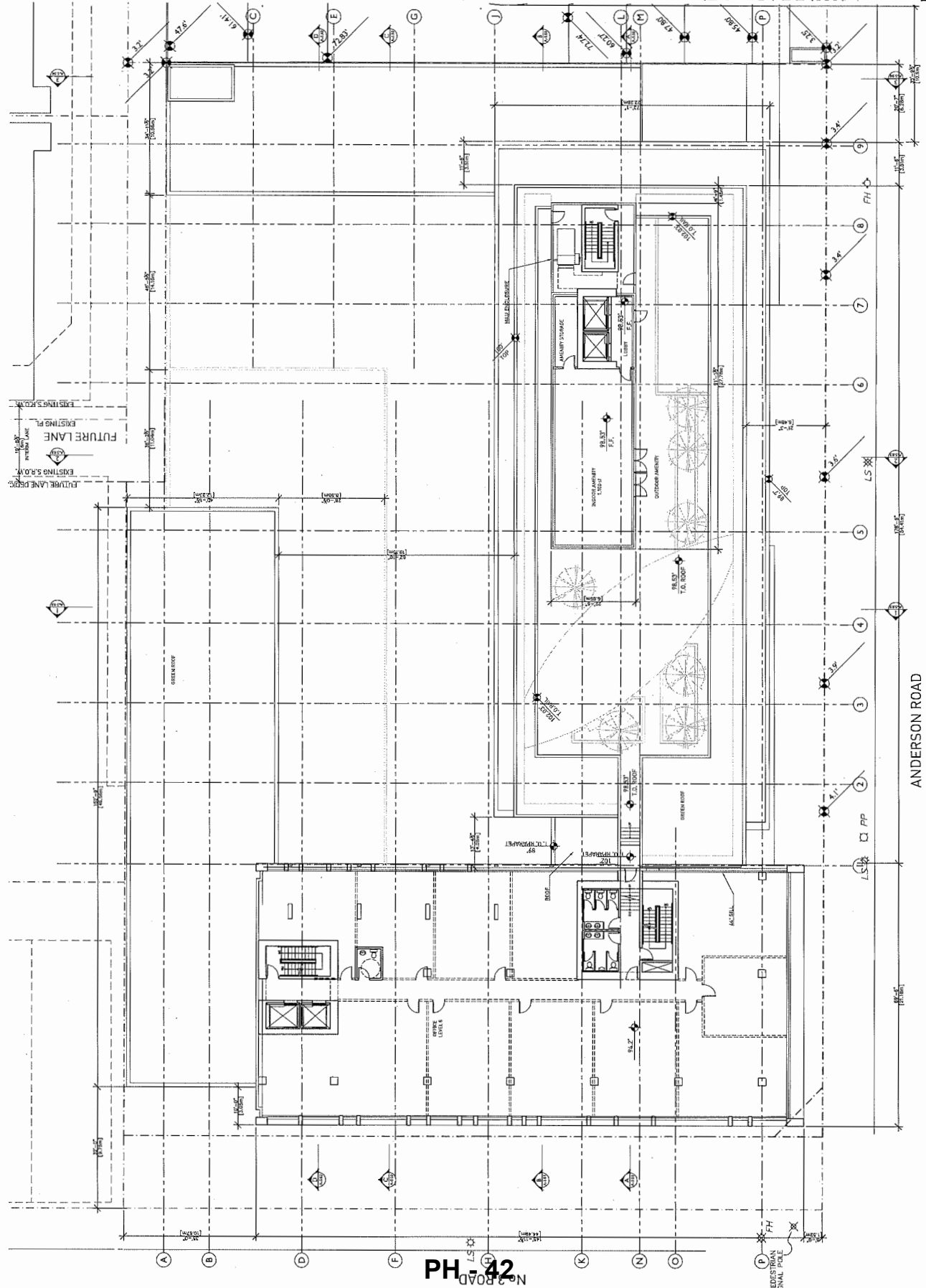
DATE: 15-08-2019
 DRAWN BY: GBL ARCHITECTS
 CHECKED BY: GBL ARCHITECTS
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 1441

REMARKS:
 1. ALL DIMENSIONS ARE IN METERS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE.
 4. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE.
 5. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE.



FORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-078448 / DP 15-708892
 MIXED USE DEVELOPMENT

ROOF PLAN /
L8 - OFFICE



gbl

303 LAKE STREET
VICTORIA, BC V8V 1A1
TEL: 250.363.3333
WWW.GBLGROUP.COM
G2010000123000

PROJECT NO.
DATE
SCALE
JOB NUMBER

REVISIONS
NO. DATE
BY
DESCRIPTION

DATE
BY
SCALE
JOB NUMBER

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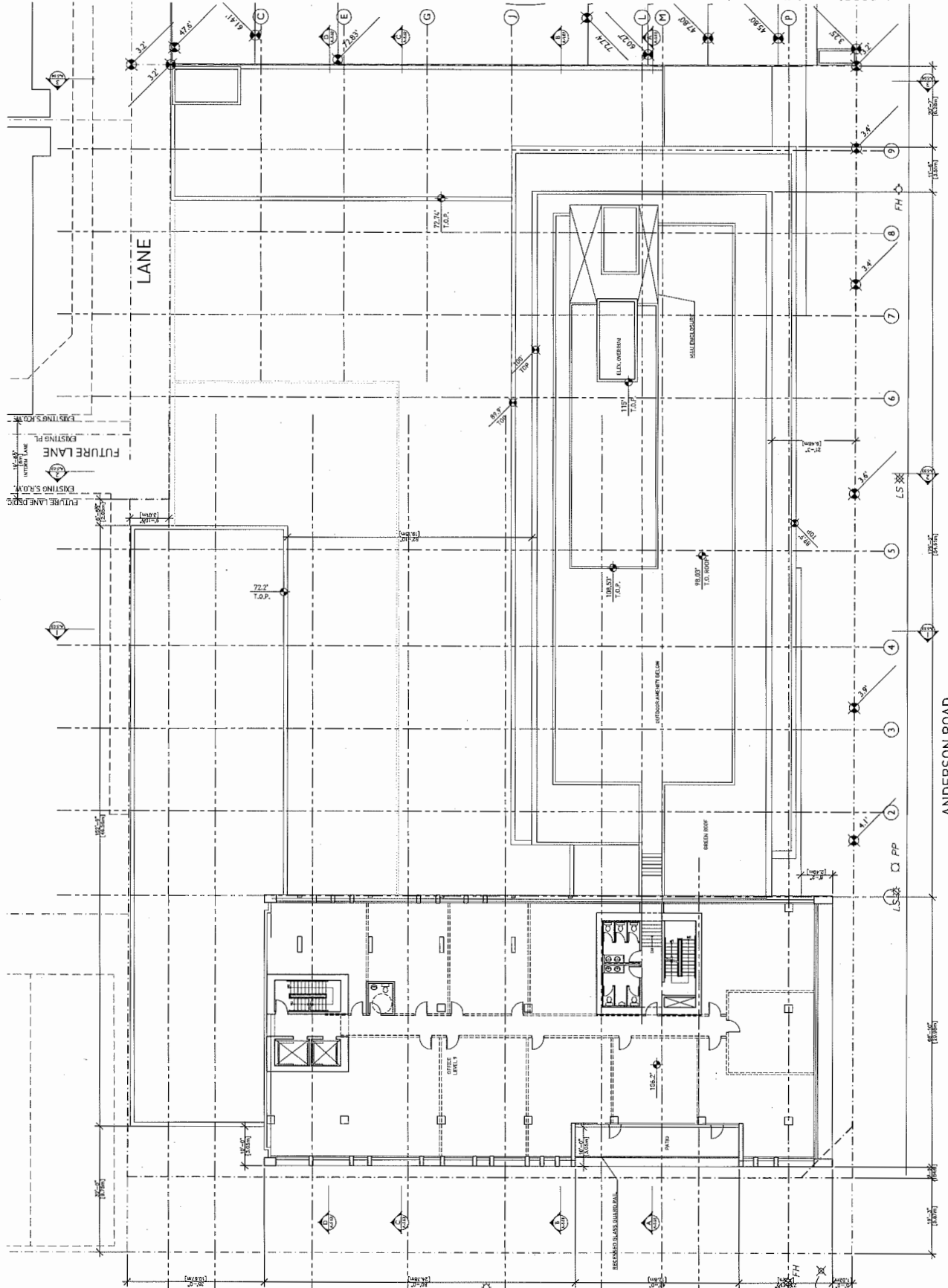
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JOB NUMBER



FORTUNE Centre Anderson Ro
80ST Anderson Road
Richmond, BC
RZ 14-478/48 / DP 15-708892
MIXED USE DEVELOPMENT

OFFICE LEVEL-9

A-3.11

ATTACHMENT 5

ANDERSON ROAD

PH-43
No. 3 ROAD

gbl

DATE: 15/07/2015
DRAWN BY: J. GIBSON
CHECKED BY: J. GIBSON
SCALE: 1:100
JOB NUMBER: 1441

PROJECT: FORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-07848 / DP 15-70892
MIXED USE DEVELOPMENT

OFFICE L10-L11
DATE: 15/07/2015
DRAWN BY: J. GIBSON
CHECKED BY: J. GIBSON
SCALE: 1:100
JOB NUMBER: 1441

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N 3 ROAD

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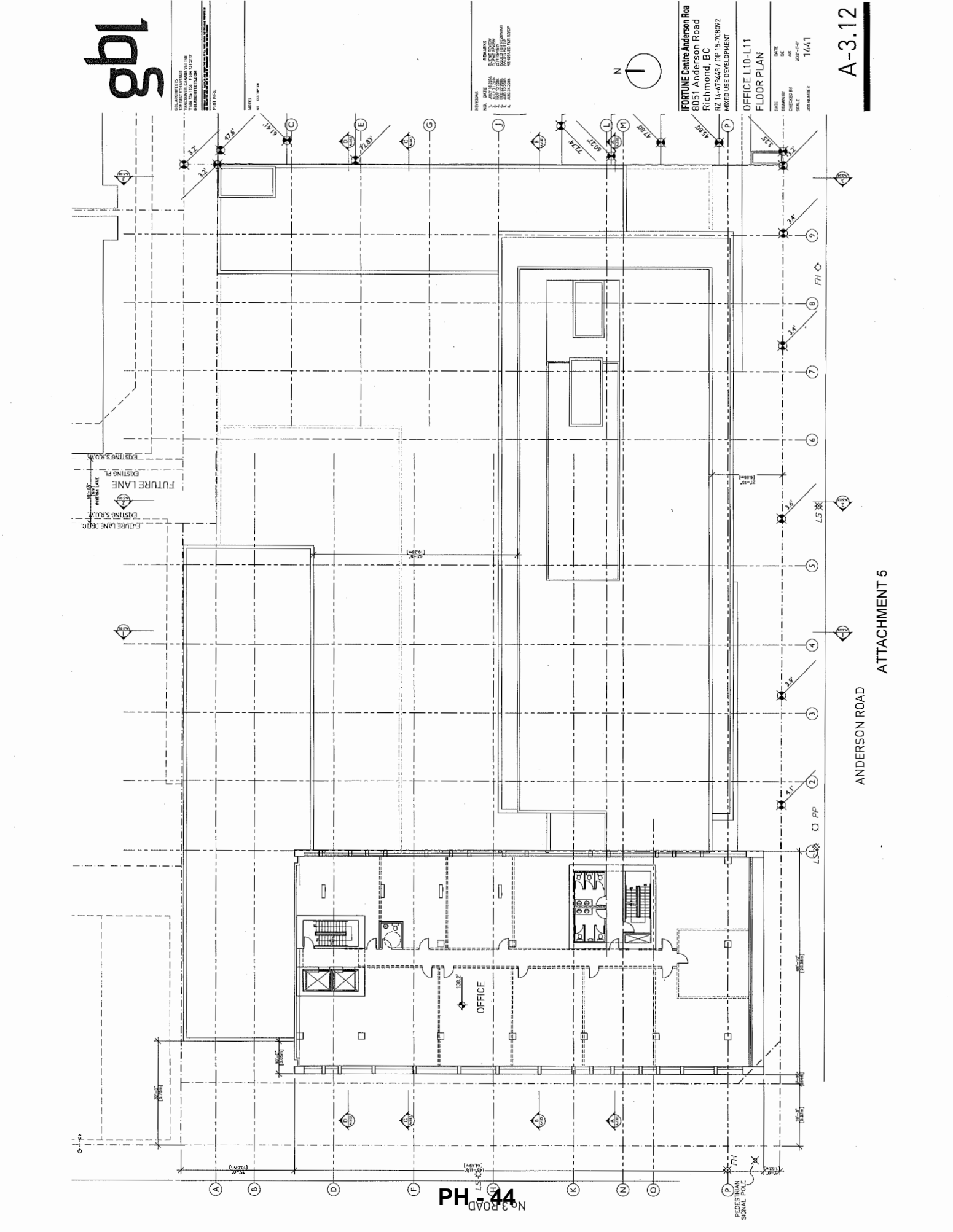
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ANDERSON ROAD

ATTACHMENT 5

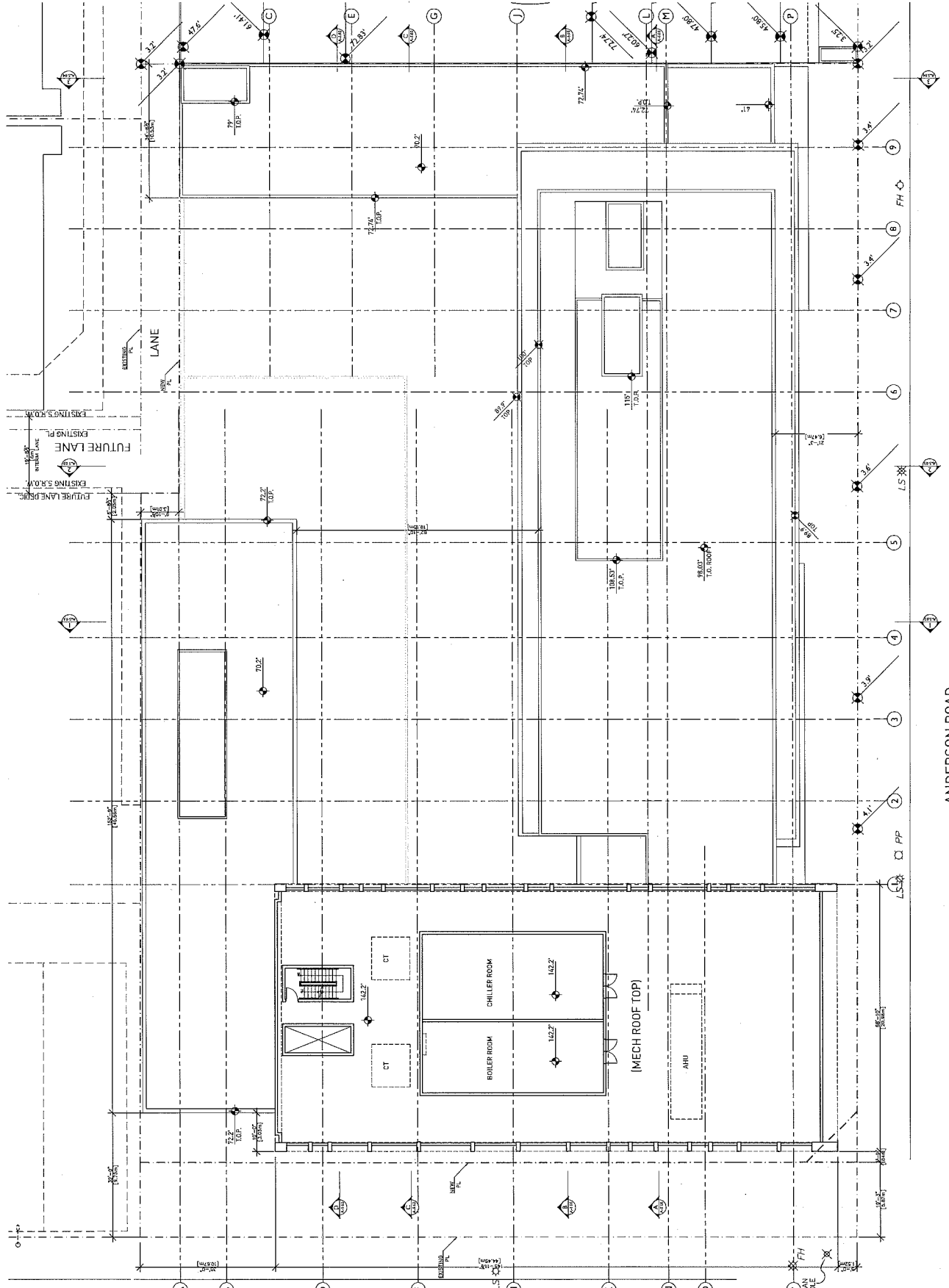
A-3.12

10 PLAINS BLVD. SUITE 100
 WILLOW PARK, CO. 80191
 TEL: 303.759.1300 FAX: 303.779.1309
 WWW.GBI-CO.COM

REVISIONS
 NO. DATE BY
 1. 10/11/09 JAC/RS
 2. 11/17/09 JAC/RS
 3. 01/20/10 JAC/RS
 4. 04/23/10 JAC/RS

IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-478449 / DP 15-708072
 MIXED USE DEVELOPMENT

ROOF PLAN
 DATE: 11/17/09
 CHECKED BY: JAC
 SCALE: 3/16" = 1'-0"
 JOB NUMBER: 1444



gbl

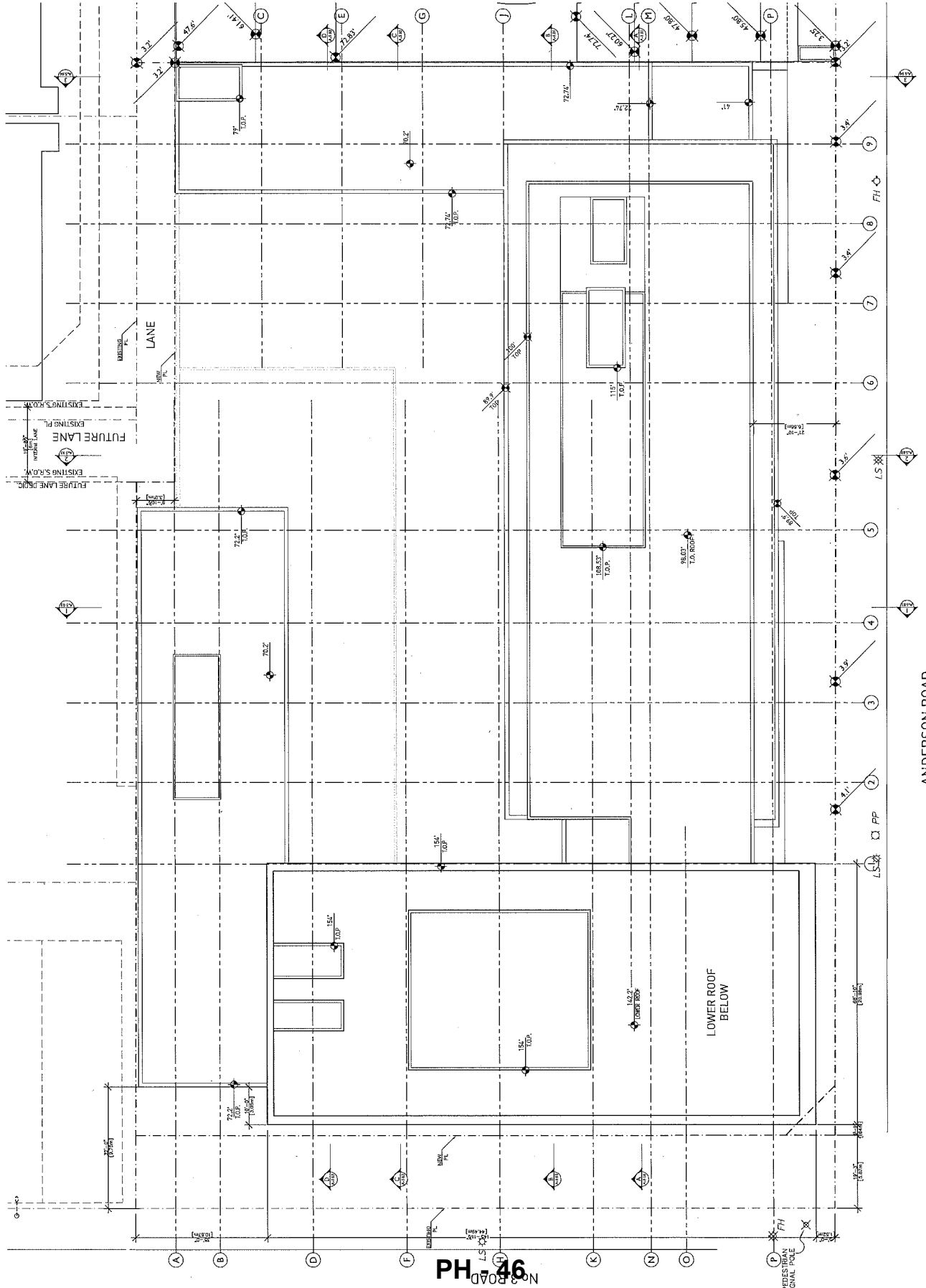
PROJECT NO. 15-09892
DATE 11/15/15
DRAWN BY J. H. HARRIS
CHECKED BY M. J. HARRIS
SCALE 1/8" = 1'-0"
JOB NUMBER 1441

REVISIONS
NO. DATE DESCRIPTION
1 11/15/15 PERMITS
2 11/15/15 PERMITS
3 11/15/15 PERMITS
4 11/15/15 PERMITS

FOOTLINE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-701892
MIXED USE DEVELOPMENT

UPPER FLOOR
DATE 11/15/15
DRAWN BY J. H. HARRIS
CHECKED BY M. J. HARRIS
SCALE 1/8" = 1'-0"
JOB NUMBER 1441

A-3.14



ANDERSON ROAD
ATTACHMENT 5

PH 46
N 3 ROAD

1000 WEST 10TH AVENUE
 SUITE 1000
 VANCOUVER, BC V6H 3G9
 TEL: 604.278.1111
 FAX: 604.278.1112
 WWW.GBLGROUP.COM

NOTES
 1. SEE DRAWING

REVISIONS
 NO. DATE
 1. 10/15/11
 2. 10/15/11
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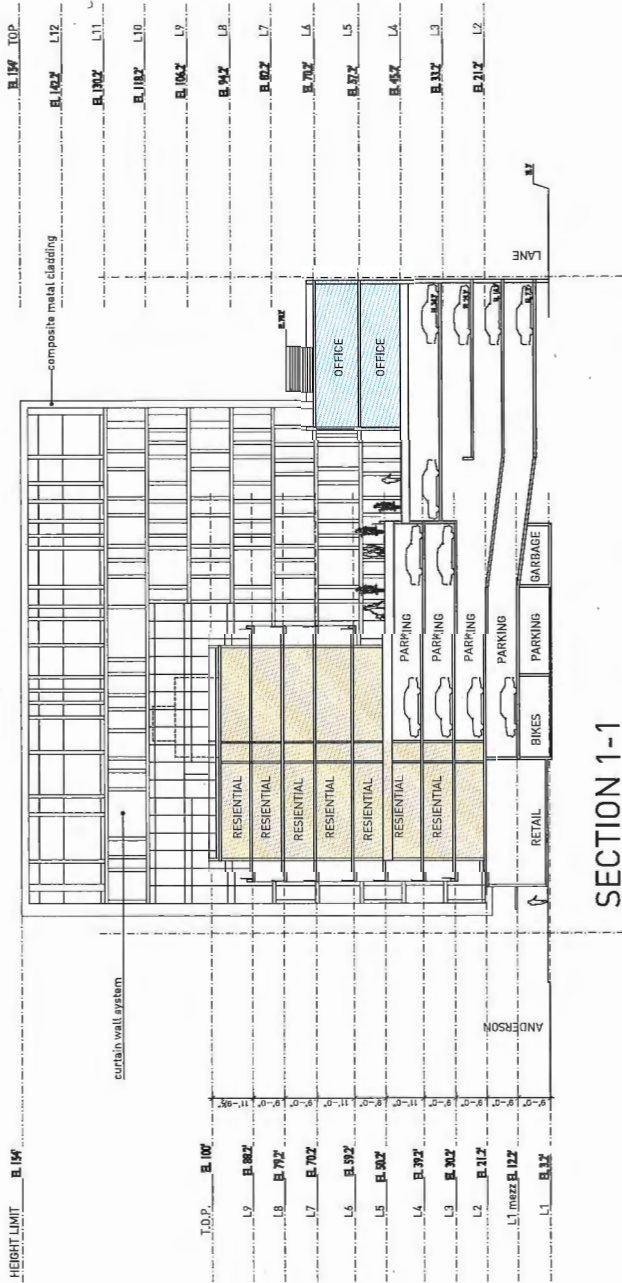


FORTUNE Centre Anderson Roa
 8051 Anderson Road
 Richmond, BC
 RZ 14-478448 / DP 15-70892
 MIXED USE DEVELOPMENT

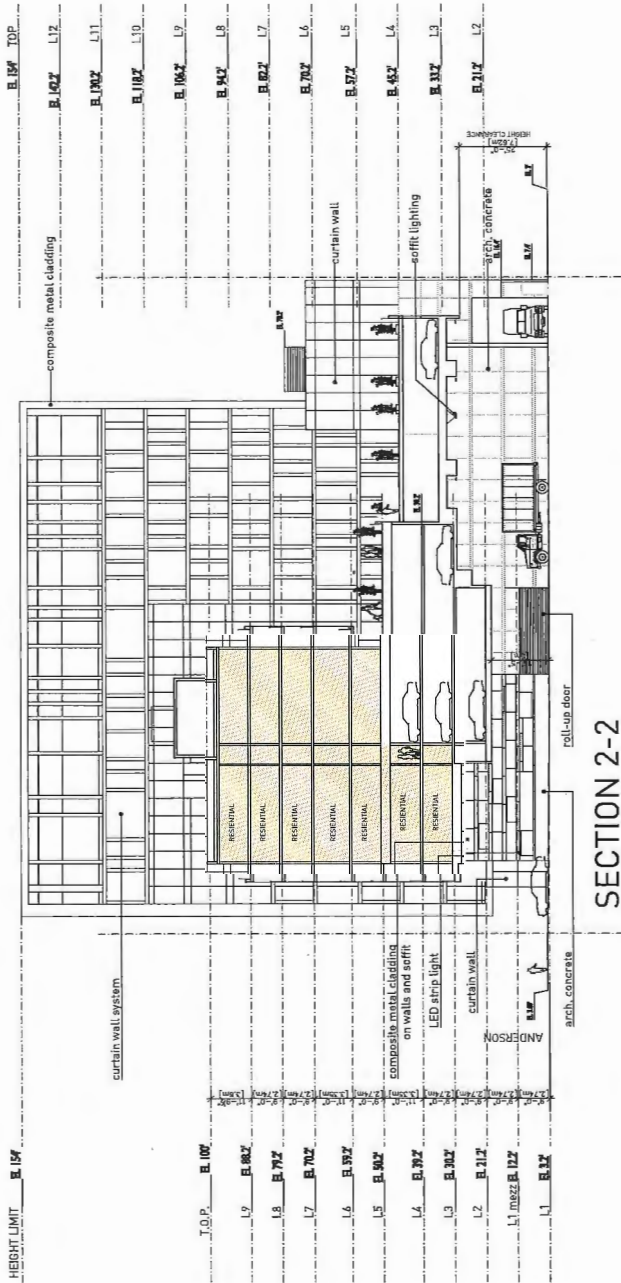
SECTIONS

DATE: 10/15/11
 DRAWN BY: JG
 CHECKED BY: JG
 SCALE: 1/4"=1'-0"
 JOB NUMBER: 1441

A-5.03

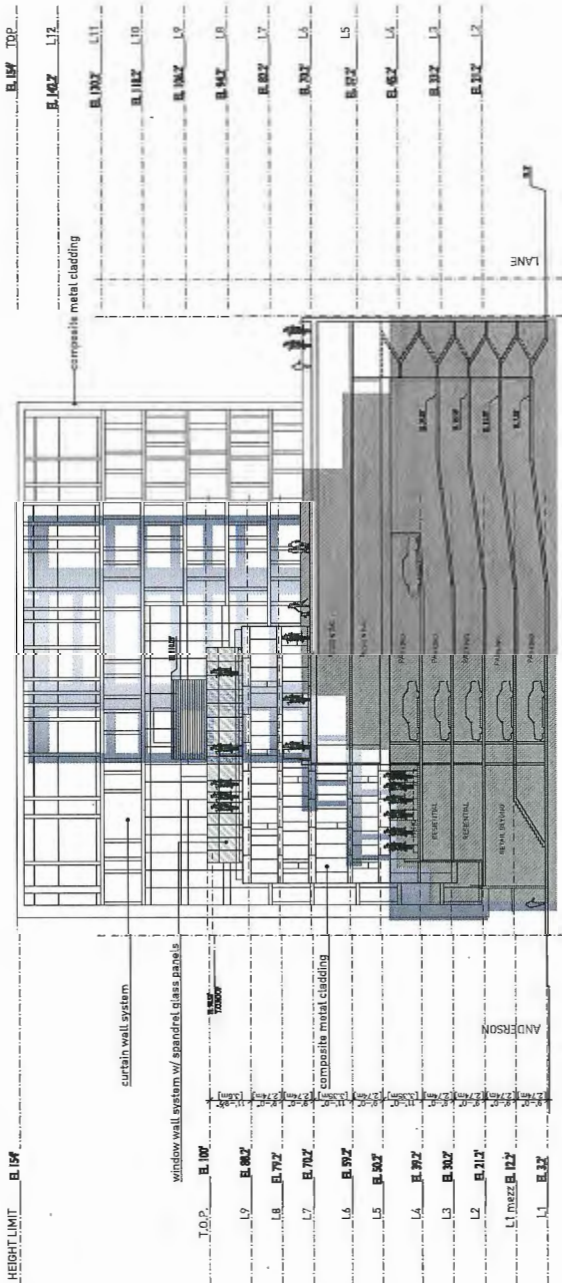
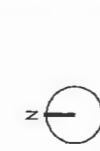


SECTION 1-1

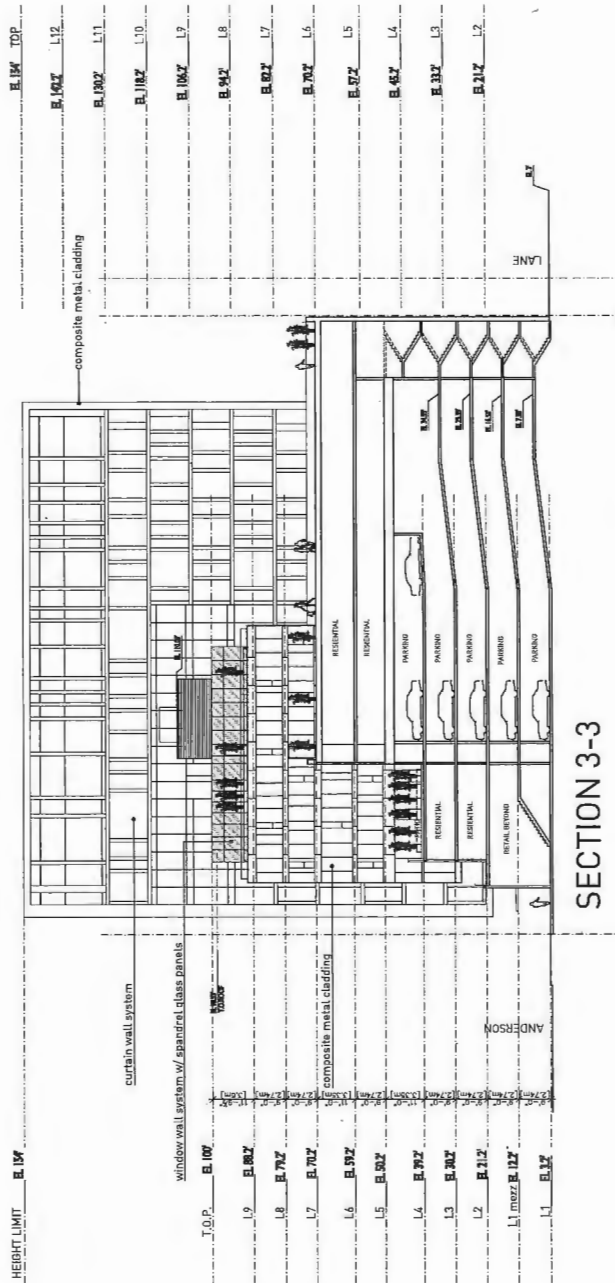


SECTION 2-2

ATTACHMENT 5



SECTION 3-3 w/ REFLECTED ELEVATION



SECTION 3-3

ATTACHMENT 5

1	CONCRETE	CONCRETE
2	CONCRETE	CONCRETE
3	CONCRETE	CONCRETE
4	CONCRETE	CONCRETE
5	CONCRETE	CONCRETE
6	CONCRETE	CONCRETE
7	CONCRETE	CONCRETE



PH - 49

North-South Section
 SCALE: 1/8" = 1'-0"



East-West Section
 SCALE: 1/8" = 1'-0"

ATTACHMENT 5

L4.01

FORTUNE CENTRE
 ANDERSON ROAD

SECTIONS

DATE	AS SHOWN
PROJECT NO.	1405-014
CLIENT	TRICORP
DESIGNER	14-03-01 L4.01 (E/W)
SCALE	AS SHOWN
DATE	08



City of Richmond

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

Address: 6840 and 6860 No. 3 Road and 8051 Anderson Road

File No.: RZ 14-678448

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9510, the owner is required to complete the following.

(Subdivision, Dedications, SRWs and Encroachments)

1. Discharge* of the following Statutory Rights of Way:

- a) with respect to 6840 No. 3 Road,
 - SRW – Township of Richmond – 287391C;
- b) with respect to 6860 No. 3 Road,
 - SRW – Township of Richmond – 285751C;
 - SRW – Township of Richmond – 285759C;
- c) with respect to 8051 Anderson Road,
 - SRW – Township of Richmond – 284721C;
 - SRW – Township of Richmond – 285746C; and
 - SRW – Township of Richmond – 285752C.

* Existing SRWs may be amended where relevant to implementing new SRW requirements, with the agreement of the City Solicitor.

2. Submission of interim and ultimate road functional drawings, showing all dedicated land and statutory rights of way areas pertaining to the subject property and adjacent properties, to the satisfaction of the City.
3. Consolidation of all parcels and registration of a subdivision plan for the subject site that satisfies the following conditions, generally as shown in the sketch survey plan(s) (RTC Attachment 9):
 - a) dedication of approximately 5.8 m along the No. 3 Road frontage for street widening, subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation; and
 - b) dedication of an area approximately 33.7 m x 3.0 m in the northeast corner of the site for lane purposes, subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation.

(Note: Refer to Servicing Agreement section for information regarding frontage improvements on fronting City and dedicated lands.)

4. Granting of a volumetric public right of passage and utilities statutory right-of-way for an internal lane composed of a minimum of:
 - an approximately 10.3 m wide x 31.7 m long x 5.0 m high south portion (to accommodate vehicular traffic);
 - an approximately 9.0 m wide x 22.1 m long x 7.5 m high north portion (to accommodate vehicular traffic and overflow waste loading);

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Updated: January 10, 2017 3:21 PM

____ Initial

- a 3.0 m x 3.0 m corner cut on either side of the intersection of the SRW with the Anderson Road property line; and
- a 3.0 x 3.0 m corner cut on the east side of the intersection of the SRW with the east-west lane,

generally as shown in the related sketch survey plan (RTC Attachment 9) and subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation, providing for:

- a) universal accessibility;
 - b) design and construction requirements, including decorative finishing and lighting for the ground, wall and ceiling surfaces in the south portion, 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.
5. Granting of an approximately 90 m² public right of passage and utilities statutory right of way to accommodate car share stalls and drive aisle access, generally as shown in the related sketch survey plan (RTC Attachment 9) and subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation, providing for:
- a) universal accessibility;
 - b) design and construction, including decorative finishing and lighting for the ground, wall and ceiling surfaces to match the decorative finishing in the volumetric SRW (south portion), 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.
6. Granting of a volumetric public right of passage and utilities statutory right of way at the corner of No. 3 Road and Anderson Road to satisfy the 4.0 m x 4.0 m transportation corner cut requirement, generally as shown in the related sketch survey plan (RTC Attachment 9). The statutory right-of-way shall provide for:
- a) a clear height of 5.0 m;
 - b) universal accessibility;
 - c) decorative finishing consistent with the finishing on surrounding city and private land, 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.
7. Granting of a public right of passage and utilities statutory rights of way in favour of the City on the properties at 6820 No. 3 Road, 8080 Park Road, and 8108 Park Road for the purposes of supplementing the existing secured portions of the east-west lane that runs to Buswell Street and composed of:
- for 6820 No. 3 Road, approximately 5.348 m x 5.00 m in the south east corner of the site;
 - for 8080 Park Road, approximately 5.348 m x 24.387 m along the south PL; and
 - for 8108 Park Road, approximately 5.348 m x 24.387 m along the south PL,

generally as shown in the sketch survey plan(s) (RTC Attachment 9), subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation and to provide for:

- a) each SRW to be free and clear of obstructions except that, in the case of 8080 and 8108 Park Road, loading may occur in the north 3.0 m of the statutory right of way subject to the provisions of the Traffic Regulation By law;
- b) universal accessibility;
- c) interim improvements at the developer’s cost, as determined by the Servicing Agreement process; and
- d) maintenance and repair at owner’s cost.

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

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

(Covenants and Agreements)

- 8. **(Flood Construction Level)** Registration of a flood covenant on title identifying the basic minimum flood construction level of 2.9 m GSC for Area A.
- 9. **(Aircraft Noise)** Registration of an aircraft noise restrictive covenant on title suitable for residential uses and a SRW in favour of the Airport Authority.
- 10. **(Mixed Use Noise)** Registration of a mixed use noise restrictive covenant on title that identifies the development as being of mixed use (residential and commercial).
- 11. **(Ambient Noise)** Registration of an ambient noise restrictive covenant on title 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.
- 12. **(Affordable Housing)** Registration of a Housing Agreement securing the owner's commitment to:
 - a) provide 5% of the residential floor area to affordable housing dwelling units, in perpetuity;
 - b) provide for affordable housing units, of numbers, types, sizes and associated rent and income levels in accordance with the table below:

Unit Type	Affordable Housing Strategy Requirements			Project Targets (2)	
	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income (1)	Unit Mix	# of Units
Bachelor	37 m ² (400 ft ²)	\$850	\$34,000 or less	0%	0
1-Bedroom	50 m ² (535 ft ²)	\$950	\$38,000 or less	40%	2
2- Bedroom	80 m ² (860 ft ²)	\$1,162	\$46,500 or less	60%	3
3-Bedroom	91 m ² (980 ft ²)	\$1,437	\$57,500 or less	0%	0
TOTAL		N/A	N/A	100%	5

(1) May be adjusted periodically, as provided for under adopted City policy.
 (2) 100% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

- c) provide for private outdoor amenity area for each unit consistent with the minimum requirements of the CCAP and OCP Development Permit Guidelines;
 - d) provide for full and unlimited access to, and use of, all on-site indoor and outdoor amenity spaces, at no additional charge;
 - e) provide 5 parking stalls for exclusive use of the occupiers of the Affordable Housing Units at no cost in perpetuity;
 - f) provide for full and unlimited access to, and use of, other building facilities including, but not limited to, casual, shared or assigned bicycle storage, visitor parking, electric vehicle charging and related facilities, at no additional charge;
 - g) provide for all affordable housing units and related uses (e.g. parking) and amenities (e.g. common outdoor amenity space) to be completed to a turnkey level of finish at the sole cost of the developer and to the satisfaction of Director of Development and Manager, Community Services;
 - a) incorporate and identify the affordable housing dwelling units and associated facilities in the Development Permit plans, subject to the advice (e.g. changes to unit circumstances and/or confirmation of unit locations) of the Housing Co-ordinator; and
 - b) incorporate and identify the affordable housing dwelling units and associated facilities in the Building Permit plans, subject to the advice (e.g. changes to unit circumstances and/or confirmation of unit locations) of the Housing Co-ordinator.
13. ***(Shared Commercial and Residential Visitor Parking)*** Registration of a restrictive covenant on title securing the owner's commitment to:
- a) provide a pool of forty-one (41) shared commercial/residential visitor parking stalls;
 - b) locate the shared stalls on the ground level of the parkade, on either side of the north-south lane, using all of the available commercial stalls, and locate any remainder on the next parkade level, subject to the approval of the Director of Transportation;
 - c) ensure the shared stalls will remain unassigned;
 - d) ensure the shared stalls will be fully accessible (e.g. entry gate open) during standard business operating hours;
 - e) ensure the visitor use of the shared stalls will be accessible (e.g. buzz entry) during non-standard business hours;
 - f) identify the shared commercial/visitor parking stalls in the Development Permit plans;
 - g) identify the shared commercial/visitor parking stalls in the Building Permit plans; and
 - h) prior to Building Permit issuance granting occupancy, provide wayfinding and stall identification signage for the shared commercial/residential visitor stalls, to the satisfaction of the Director of Transportation.
14. ***(Shared Commercial and Residential Truck Loading)*** Registration of a restrictive covenant on title securing the owner's commitment to:
- a) provide a pool of three (3) shared commercial/residential medium size truck loading spaces;
 - b) ensure the shared spaces will remain unassigned;
 - c) identify the shared commercial/visitor medium size truck loading spaces in the Development Permit plans;
 - d) identify the shared commercial/visitor medium size truck loading spaces in the Building Permit plans; and

- e) prior to Building Permit issuance granting occupancy, provide wayfinding and space identification signage for the shared commercial/residential large size truck loading space, to the satisfaction of the Director of Transportation.

Note: Two adjoining medium size truck spaces are also intended to be used for provision of one of the required large size truck loading spaces.

15. **(Electric Vehicle Provisions)** Registration of a restrictive covenant on title securing the owner's commitment to:
- provide a minimum of 20% of residential parking stalls with a 120 volt receptacle to accommodate electric vehicle charging equipment;
 - provide a n additional minimum of 25% of residential parking stalls with pre- ducting to support future installation of electric vehicle charging equipment;
 - provide a minimum of one 120 volt receptacle is provided to accommodate electric charging equipment for every 10 Class 1 bike parking stalls;
 - identify the electric vehicle stalls in the Development Permit plans;
 - identify the electric vehicle stalls in the Building Permit plans; and
 - prior to Building Permit issuance granting occupancy, provide wayfinding and stall identification signage for the electric vehicle stalls, to the satisfaction of the Director of Transportation.
16. **(End of Trip Facilities)** Registration of a restrictive covenant on title securing the owner's commitment to:
- provide cycling end of trip facilities for the shared use of all commercial uses (e.g. retail and office) generally as follows:
 - one male facility and one female facility, each with a minimum of two showers; and
 - located such that the facilities are easily accessible from bicycle parking areas and all intended users.
 - identify the cycling end of trip facilities in the Development Permit plans;
 - identify the cycling end of trip facilities in the Building Permit plans; and
 - prior to Building Permit issuance granting occupancy, provide wayfinding signage for the end of trip facilities, to the satisfaction of the Director of Transportation.
- (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.)*
17. **(Car Share Provisions)** Registration of a restrictive covenant on title or alternative legal agreement(s), subject to the final approval of the Director of Transportation, securing the owner's commitment to:
- provide two car-share stalls with drive aisle access, secured with a SRW in favour of the City, on the ground level of the parkade adjacent to the north-south lane SRW;
 - provide the forgoing stalls with 24 hour a day public access;
 - provide each car-share stall with an EV quick-charge (240 volt) charging station for its convenient and exclusive use;
 - identify the location, size, access, EV and CPTED characteristics of the car share stalls on the Development Permit plans;
 - identify the location, size, access, EV and CPTED characteristics of the car share stalls on the Building Permit plans;

- f) prior to Building Permit issuance granting occupancy, provide wayfinding signage for the car share stalls, to the satisfaction of the Director of Transportation;
 - g) provide the car share stalls and associated access at no cost to the car share operator;
 - h) provide the car share stalls and associated access at no cost to individual users of the car share service, except as otherwise determined by the City;
 - i) provide two car share cars, of which at least one is an electric vehicle, at no cost to the car share operator;
 - j) submit a draft contract of the agreement between the Developer and the car share provider for City's review;
 - k) submit a Letter of Credit prior to Development Permit for the sum of \$45,000 to secure the developer's commitment to provide the car share cars;
 - l) should the car share cars not be provided at the time of Building Permit issuance granting occupancy, voluntarily contribute the \$45,000 secured by LOC towards alternate transportation demand management modes of transportation;
 - m) prior to Building Permit issuance granting occupancy, enter 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
 - n) 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.
18. (***Common Amenity Space***) Registration of a restrictive covenant on title or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to:
- a) provide for full and unlimited access to and use of all common residential indoor and outdoor recreational and/or social amenity spaces/facilities for all residents including, but not limited to, the podium level deck, the Level 7 urban agriculture deck and the roof level deck, except in the case that individual facilities are reserved for private use by residents on a managed, time-limited and specified purpose basis.
19. (***District Energy Utility***) Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant 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 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)

- 20. **(Child Care)** City acceptance of an offer to voluntarily contribute at least \$515,105.15 (one percent of the residential floor area, excluding affordable housing floor area, calculated using the proposed floor area *e.g.* $0.01 \times 7,361.8 \text{ m}^2 \times \$6,997/\text{m}^2$) towards the development and operation of child care (90% to Childcare Development Reserve Fund - Account # 7600-80-000-90157-0000 and 10% to Childcare Operating Contributions Account # 7600-80-000-90159-0000).
- 21. **(Community Facilities)** City acceptance of an offer to voluntarily contribute at least \$1,417,398.31 (five percent of the Village Centre Bonus floor area calculated using the proposed floor area *e.g.* $0.05 \times .83 \times 4,881.26 \text{ m}^2 \times \$6,997/\text{m}^2$) towards the development of community facilities (City Centre Facility Development Fund - Account # 7600-80-000-90170-0000).
- 22. **(Community Planning)** City acceptance of an offer to voluntarily contribute at least \$50,304.72 (100% of the total floor area calculated using the proposed floor area *e.g.* $18,700.64 \text{ m}^2 \times \$2.69/\text{m}^2$) towards City Centre community planning (CC-Community Planning and Engineering Account # 3132-10-520-00000-0000).
- 23. **(Public Art)** City acceptance of an offer to voluntarily contribute at least \$114,861.64 (100% commercial floor area @ \$4.63 per square meter and 100% residential floor area, excluding affordable housing floor area, @ \$8.72 per square meter calculated using the proposed floor area *e.g.* $10,943.14 \text{ m}^2 \times \$4.63/\text{m}^2 + 7,361.8 \text{ m}^2 \times \$8.72/\text{m}^2$) towards public art (15% to Public Art Provision Account # 7500-10-000-90337-0000 and 85% to ma # 7600-80-000-90173-0000).
- 24. **(Transportation Demand Management)** City acceptance of an offer to voluntarily contribute \$50,000 to upgrading the traffic signal at Park Road/Buswell Street (General Account (Transportation) Account # 5132-10-550-55005-0000) for pedestrian environment enhancement in support of a reduction in parking.
- 25. **(Trees – City Property)** City acceptance of an offer to voluntarily contribute \$1300 (calculated as \$1300 per tree) to the City’s Tree Compensation Fund (Account # 2336-10-000-00000-0000) for the planting of replacement trees within the City.

Per Current Floor Area Estimates:

Total Floor Area m ²	Commercial Floor Area m ²	Residential Floor Area m ²	Calculable Residential Floor Area m ²	Affordable Housing Floor Area m ²
18,700.64	10,943.14	7,757.50	7361.8	395.7

(Miscellaneous Considerations)

- 26. **(LEED)** Design and construction of the development to LEED Silver Equivalent based on advice provided by a LEED AP BD+C.

27. (**Accessibility**) Design and construction of the development to include accessible housing units consistent with the following table:

<i>Type</i>	<i>Affordable</i>	<i>Market</i>	<i>Intent</i>	<i>Standard</i>
<i>Aging in Place</i>	0	66	- support mobility and usability	Per OCP
<i>Adaptable + Basic Universal Housing</i>	4	4	- reno potential for wheelchair plus added floor area for manoeuvring	Per BCBC and RZB
<i>Barrier Free</i>	1	0	- move in with wheelchair	Per BCDH
<i>Total Units</i>	5	70		

28. (**Common Amenity Area**) Design and construction of the development to include common indoor and outdoor amenity area consistent with the common amenity area provisions of the OCP/CCAP.

(Servicing Agreement)

29. 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:

(Water Works)

- a) Using the OCP Model, there is 683.6 L/s of water available at a 20 psi residual at the No 3 Rd frontage and 145.3 L/s at the Anderson Rd frontage. Based on your proposed Development your site requires a minimum fire flow of 220 L/s.
- b) The Developer is required to:
 - 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 Stage and Building designs.
 - ii. Upgrade the existing 150mm AC water main along Anderson Road frontage to a 200mm watermain and install additional hydrants as required to achieve minimum 75m spacing along Anderson Road frontage.
 - iii. Install a new water service connection. Water meter to be located on-site (e.g. in a mechanical room).
 - iv. Confirm the actual settlement of the water main located along the No 3 Road frontage via the settlement test points indicated in the Preload Induced Utility Settlement report prepared by Geopacific dated November 5th, 2015, and report the final results to the City. If unacceptable settlement has occurred, the replacement of the water main along the effected length shall be added into the Servicing Agreement scope of works at the Developer's cost.
- c) At Developers cost, the City is to:
 - i. Cut and cap the existing water service connection at the watermain along the No 3 Road frontage.
 - ii. Complete all tie-ins to existing water mains.

(Storm Sewer Works)

- d) The Developer is required to:

- i. Install a new storm sewer within the center of Anderson Road from the existing 600 mm storm sewer to No 3 Road complete with manholes as required. Sizing shall be via the servicing agreement design review.
 - ii. Remove the adjacent existing storm sewers along both sides of the Anderson Road frontage, and tie-in the upstream portions and all existing service connections and catch basins to the proposed storm sewer along the centreline of Anderson Road. Removal of the existing storm sewer on the south side of Anderson Road will require curb, gutter, and sidewalk restoration.
 - iii. Note that the existing lane drainage to the south of Anderson Road will require extension to tie in to the proposed storm sewer via a new manhole.
 - iv. Tie-in existing storm mains, service connections and catch basin leads to the new storm sewer as required.
 - v. Install a new storm service connection complete with an inspection chamber located on-site within a proposed 1.5 m-deep, 3.0 m-wide SRW along the Anderson Rd frontage. Exact dimensions to be determined during the servicing agreement design review.
 - vi. Cut and cap the existing service connections and remove existing inspection chambers along the No 3 Road and Anderson Road frontages.
 - vii. Upgrade and install lane drainage along the east-west lane from 8051 Anderson Road to the east property line of 8111 Anderson Road to City specifications, complete with catch basins and manholes. The pipes shall be sized via a capacity analysis, minimum 200 mm diameter. The design of the lane drainage must be coordinated with the City-funded sanitary sewer to be placed within the east-west lane. Note: no service connections are permitted to connect to lane drainage.
 - viii. Remove the existing diagonally-aligned drainage line within the east-west lane along the frontage of 8111 Anderson Road.
 - ix. Confirm the actual settlement of the storm sewer located along the No 3 Road frontage via a CCTV inspection and submit to the City. If unacceptable settlement has occurred, the replacement of the storm sewer along the effected length shall be added into the Servicing Agreement scope of works at the Developer's cost.
- e) At Developers cost, the City is to:
- i. Complete all tie-ins of the proposed works to existing City infrastructure.

(Sanitary Sewer Works)

- f) The Developer is required to:
- i. As the site pre-load and other ground improvements, which will impact the existing sanitary main within the development site, has commenced prior to the City's construction of the sanitary main along Buswell Street, the developer was required to construct a temporary sanitary pump station and forcemain diversion. Following this, the Developer, at his sole costs, is required to:
 - ii. Design and construct a 200mm diameter sanitary main along Anderson Road by the completion date set out within the related servicing SA 16-731504 and connect to the future City-funded Buswell Street sanitary sewer when it becomes available. Tie-in to the west shall be to the existing sanitary sewer within the north-south aligned lane south of Anderson Road.
 - iii. Prior to start of on-site excavation and foundation works, construct the 200 mm diameter sanitary sewer along Anderson Road, decommission and remove the on-site forcemain and temporary pump station, and connect to the City-funded Buswell Street sanitary sewer.

- iv. Coordinate the construction of the sanitary main along Anderson Road with the construction schedule of the City-funded sanitary main along Buswell Street. The Developer is required to connect to the new sanitary sewer within Buswell Street, as soon as it becomes available.
 - v. Maintain, monitor and repair, to the satisfaction of the City, the temporary sanitary pump station and the piping system, until such time that the new 200mm diameter sanitary main to be built by the developer along Anderson Road and the City funded sanitary main along Buswell Street are constructed and operational.
 - vi. Remove the temporary sanitary pump station and the piping system and restore to original condition or better the affected areas after the connection to the new sanitary sewer within Buswell Street.
 - vii. Perform all other tasks required by the related servicing agreement SA 16-731504.
- g) At Developers cost, the City is to:
- i. Complete all tie-ins of the proposed works to existing City infrastructure.

(Frontage Improvements – Engineering)

- h) The Developer is required to:
- i. Review street lighting levels and street light type along No. 3 Rd and Anderson Rd frontages and upgrade lighting as required to meet City standards.
 - ii. Provide street lighting along the proposed east-west lane along the north property line of 8051 Anderson Road.
 - iii. Design the ultimate road cross-section of Anderson Road to accommodate for future District Energy Utility corridor within the roadway.
 - iv. Coordinate with BC Hydro, Telus and other private communication service providers
 - To underground proposed Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). All such structures are to be located within the subject site's property line.
 - v. Complete other frontage improvements as per Transportation's requirements.

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

- BC Hydro PMT – 4mW X 5m (deep)
- BC Hydro LPT – 3.5mW X 3.5m (deep)
- Street light kiosk – 1.5mW X 1.5m (deep)
- Traffic signal kiosk – 1mW X 1m (deep)
- Traffic signal UPS – 2mW X 1.5m (deep)
- Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
- Telus FDH cabinet-1.1 m W X 1 m (deep – show possible location in functional plan

(Frontage Improvements – Transportation)

(General Note: Servicing Agreement for design and construction to City Centre standards. All requirements subject to final functional design including, but not limited to, the items outlined in this section and any associated required technical changes.)

- j) The Developer is required to:
- i. For No. 3 Rd.:
 - a. Maintain existing curb.
 - b. From existing curb line provide:
 - 0.15m curb;
 - 2.50m boulevard;
 - 2.00m bike lane;
 - 1.50m lighting/street furniture buffer strip; and
 - 3.00m sidewalk.
 - ii. For Anderson Rd.:
 - a. Maintain existing curb.
 - b. From the existing north curb line provide:
 - 0.15 curb;
 - 1.5m hardscaped treed boulevard; and
 - 2.0m scored concrete sidewalk.
 - iii. For the internal north-south lane SRW PROP:
 - a. From east side:
 - 1.50m sidewalk free and clear of all obstructions;
 - 7.50m min. pavement width; and
 - 0.60 m buffer.

Note: Rollover curbs both sides consistent with CC lane design standard.
 - iv. For the east-west lane upgrade - subject site portions:

(Note: Works are required to make the E-W lane operational to the greatest extent possible for two way traffic to and from Buswell Rd, to the satisfaction of the City.)

 - a. From the new subject site north PL *(after lane dedication)*:
 - per forgoing note;
 - 1.50 m concrete sidewalk including rollover curb; and
 - 1.50 m pavement width; and
 - grading, drainage, gutter, lighting and traffic marking, as determined through the Servicing Agreement process.
 - v. For the east-west lane upgrade – off-site portions:

(Note: Works are required to make the E-W lane operational to the greatest extent possible for two way traffic to and from Buswell Rd, to the satisfaction of the City.)

 - a. For 6820 No. 3 Road:

- per forgoing note; and
- grading, drainage, curb and gutter, paving, lighting and traffic marking, as determined through the Servicing Agreement process.
- b. For 8080 and 8108 Park Road:
 - per forgoing note; and
 - grading, drainage, curb and gutter, paving, lighting and traffic marking, as determined through the Servicing Agreement process.
- c. For 8120 Park Road:
 - per forgoing note; and
 - grading, drainage, curb and gutter, paving, lighting and traffic marking, as determined through the Servicing Agreement process.
- d. For 8111 Anderson Road:
 - per forgoing note;
 - 1.50 m concrete sidewalk including lighting and rollover curb along north PL; and
 - grading, drainage, curb and gutter, paving, lighting and traffic marking, as determined through the Servicing Agreement process.

(TIA Improvements – Transportation)

- k) The Developer is required to:
- i. For the No. 3 Rd./Anderson Rd. intersection:
 - a. upgrade the crosswalks at the intersection with decorative stamped asphalt treatment and tactile warning pavers at the curb ramps to improve visibility of crosswalks.
 - ii. For the Anderson Rd./Buswell Rd intersection:
 - a. to install two special crosswalk signals (side-mounted) with APS and service panel; pedestrian detection and communications conduit, cable and junction boxes; and
 - b. add new curb ramps on east side per City Engineering Design Specification standards with tactile warning strips.
 - iii. For the Granville Ave./Buswell St. intersection:
 - a. upgrade intersection with illuminated street name signs.

(Parks - City Trees)

- l) The developer is required to provide for the retention of three existing trees on City property along No. 3 Road, unless otherwise determined by the SA process, in which case replacement terms shall be determined within the SA process. Retention shall be supported with:
- i. installation of appropriate tree protection fencing around all trees to be retained on the No. 3 Road frontage, as well as trees located in adjacent frontages that may be affected by the construction of the proposed development and associated frontage improvements; and
 - ii. submission of a contract entered into by the applicant and a Certified Arborist for the supervision of all works conducted in close proximity to the aforesaid tree protection zones. The contract must include the scope of work to be undertaken, including the proposed number of monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

(Servicing Agreement – Letter of Credit)

- m) Provision of a Letter of Credit to secure the completion of the works in an amount determined by the Director of Development.

(Servicing Agreement – LTO Registration)

- n) Registration of the Servicing Agreement on title.

(Development Permit)

30. Submission and processing of a Development Permit* application, completed to a level deemed acceptable by the Director of Development, demonstrating:

- a) design development of the rezoning concept to address:
 - i. Council directions arising out of Public Hearing;
 - ii. form and character objectives noted in the associated Report to Planning Committee;
 - iii. form and character objectives described in the OCP and CCAP Development Permit Guidelines;
 - iv. technical resolution, as necessary, of building services, private utilities, public utilities, parking and loading and waste management including provision of final utility, loading, waste management and signage and wayfinding plans; and
 - v. technical resolution, as necessary, of the landscape plans related to:
 - a. the protection, installation and/or maintenance (including automatic irrigation) of retained and/or new ecological network landscape;
 - b. the protection, installation and/or maintenance (including automatic irrigation) of retained and/or new trees; and
 - c. the installation and/or maintenance (including automatic irrigation) of additional landscape; and
- b) 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. the required shared commercial/visitor parking stalls;
 - vi. the required EV-charging and EV-ready vehicle parking stalls;
 - vii. the required EV-charging and EV-ready bicycle parking stalls;
 - viii. the required car-share parking stalls;
 - ix. the 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. the required affordable housing units, including their size and location;
 - xii. the required aging in place, basic universal, accessible, adaptable and/or convertible dwelling units, including their associated design features;

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Updated: January 10, 2017 3:21 PM

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- xiii. a site and building Accessibility checklist and identification of specific recommended measures on the plans, where relevant;
- xiv. a CPTED checklist and identification of specific recommended measures on the plans, where relevant;
- xv. 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;
- xvi. an acoustic and mechanical report with recommendations prepared by an appropriate registered professional regarding measures to be incorporated into the Building Permit drawings to achieve the exterior and interior noise levels and other noise mitigation standards articulated in the aircraft and mixed use noise covenants;
- xvii. the required common indoor, common outdoor and private outdoor amenity areas including their location, size, use and finishing;
- xviii. the location and specifications for ecological network landscaping; and
- xix. the dimensions of any tree protection fencing illustrated on the Tree Retention/Management Plan provided with the application.

(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.

(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) prior to Building Permit issuance.

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

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Updated: January 10, 2017 3:21 PM

____ Initial

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. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
4. 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

Signed

Date

COPY ADP MINUTES

3. RZ 14-678448/DP 15-708092 – PROPOSED REZONING OF 6840-6860 NO.3 ROAD AND 8051 ANDERSON ROAD TO PROVIDE FOR THE DEVELOPMENT OF A MIXED COMMERCIAL AND MULTI-FAMILY RESIDENTIAL USE DEVELOPMENT WITH A TOTAL FAR OF 3.84 AND A HEIGHT OF 47 M GSC.

APPLICANT: Ifortune Homes

PROPERTY LOCATION: 8051 Anderson Road

Applicant's Presentation

Daniel Eisenberg and Amela Brudar, GBL Architects, and Landscape Architect Grant Brumpton, PWL Partnerships, presented the project on behalf of the applicant and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- the design of the proposed building is unique in Richmond but suitable for its location;
- the building design is new and interesting; however, the south-facing balconies of the residential midrise need further articulation to achieve its architectural objective;
- consider introducing architectural elements and/or lighting in the proposed north-south lane to make it more friendly;
- would like to see the application back to the Panel if substantial changes will be made to the proposed development;
- the west façade of the building almost opposite Richmond City Hall is interesting; appreciate the inversion of the “podium streetwall with tower” and the pedestrian use of the space under the cantilevered rectangular volumes;
- applicant should ensure that the proposed commercial balconies are kept tidy and free from unsightly objects (e.g. barbeque grills, potted plants, etc.) as they are an important piece on the south façade;
- consider continuing the concrete paving treatment on the covered southern portion of the north-south lane up to the exposed northern portion to improve the experience of pedestrians and motorists coming from the north of the subject site;
- consider eliminating the sidewalk on the proposed north-south lane to enable pedestrians and motorists to share the use of the lane;
- lanes should be well lit to ensure pedestrian safety;
- commend the applicant for a clear and thorough presentation on the architecture and landscaping of the proposed development;
- the planting palette is well considered; appreciate the animation and landscaping on the various levels of the building; appreciate the round garden plots and the tables in between;

- appreciate the applicant's intent to contrast the landscaping of the different building levels with the rectilinear architecture of the building; overall geometry works in the plan drawings but may not be experienced by the residents at the different floor levels; up close, curves may look fuzzy and accidental; some curves, lines and diagonal trellises create too much geometry; consider design development and refinement of geometry on the landscaped areas in the building;
- curved planting beds fronting Anderson Road is not consistent with the overall architecture of the building and landscaping on the ground level; consider a rectilinear form for the planting beds;
- would like to see the proposal back to the Panel if there will be changes to the proposed landscaping;
- appreciate the proposed building form and massing which is unique in Richmond; appreciate the landscaped rooftop of the office tower;
- overall landscaping is cohesive and works well in aerial view; however, the landscaped areas work independently at each level and will not be experienced as a whole by the residents;
- the common outdoor space at the end of the hallway on level 9 is excessive and may not be used by residents; consider utilizing a portion of the space to create an extended private balcony for the two adjacent residential units;
- consider a more extended overhang to provide 4-5 meters of covered space on the ground level of the office tower along No. 3 Road; will provide better weather protection to future occupants of the office tower; also consider more seating opportunities (e.g. partially covered and partially exposed bench areas) along No. 3 Road and Anderson Road and at the corners to provide meeting places for people; application of Canada Line setback guidelines in this location is not necessary as there is no intention to extend the Canada Line southward;
- attention given to the north-south lane is excessive; should be used only as a vehicle service lane and not for pedestrian circulation; pedestrians should utilize the public realm fronting the streets; an east-west lane is not supported, unless the lane is designed to incorporate commercial and active use at ground level (ex. Fan Tan Alley in Victoria), it will not be well-used by pedestrians; provided service access can be accommodated by the north-south lane, removal of the east-west lane is supported; consider covering the entire lane to screen the exposed parkade and introduce a green roof to provide more visual interest from above;
- applicant can look at appropriate precedents if it wants to animate the lane, e.g. Fan Tan Alley in Victoria, Maiden Lane in San Francisco, and other pedestrian lanes in Europe;
- will support the project if the applicant will incorporate the suggested design changes to the proposed north-south and east-west lanes;
- support the previous comment regarding the needed design changes for the proposed east-west lane especially with regard to eliminating the pedestrian sidewalk;

- the applicant needs to provide adequate setback along No. 3 Road for the possible extension of Canada Line in the future;
- appreciate the provision of affordable units and the incorporation of universal access features in residential units; also appreciate the provision of pocket doors in some residential units;
- project may not return to the Panel unless substantial changes are made to the Canada Line setback and the building overhang;
- the applicant is encouraged to identify public art opportunities for the proposed development;
- appreciate the elevation along No. 3 Road and the overhanging tower; agree with comments that it could be further extended;
- the proposed development is sited in a prominent location; design development is needed to emphasize the importance of the project;
- the proposed north-south lane is highlighted by the applicant; however, it lacks appropriate treatments and amenities which would enhance the pedestrian and motorist experience;
- review the relationship of the subject development with the adjacent development along Anderson Road; the stepping down of the residential mid-rise is a weak move; consider a stronger transition;
- consider a stronger interaction of the north side of the proposed development, e.g. more “eyes on the street”, with the east-west pedestrian mews; and
- would like to see the application again in the Panel.

Panel Decision

It was moved and seconded

That DP 15-708092 return to the Panel with the applicant giving consideration to the comments of the Panel.

CARRIED

1	PROPOSED	ROAD PAVEMENT
2	PROPOSED	ROAD PAVEMENT
3	PROPOSED	ROAD PAVEMENT
4	PROPOSED	ROAD PAVEMENT
5	PROPOSED	ROAD PAVEMENT
6	PROPOSED	ROAD PAVEMENT

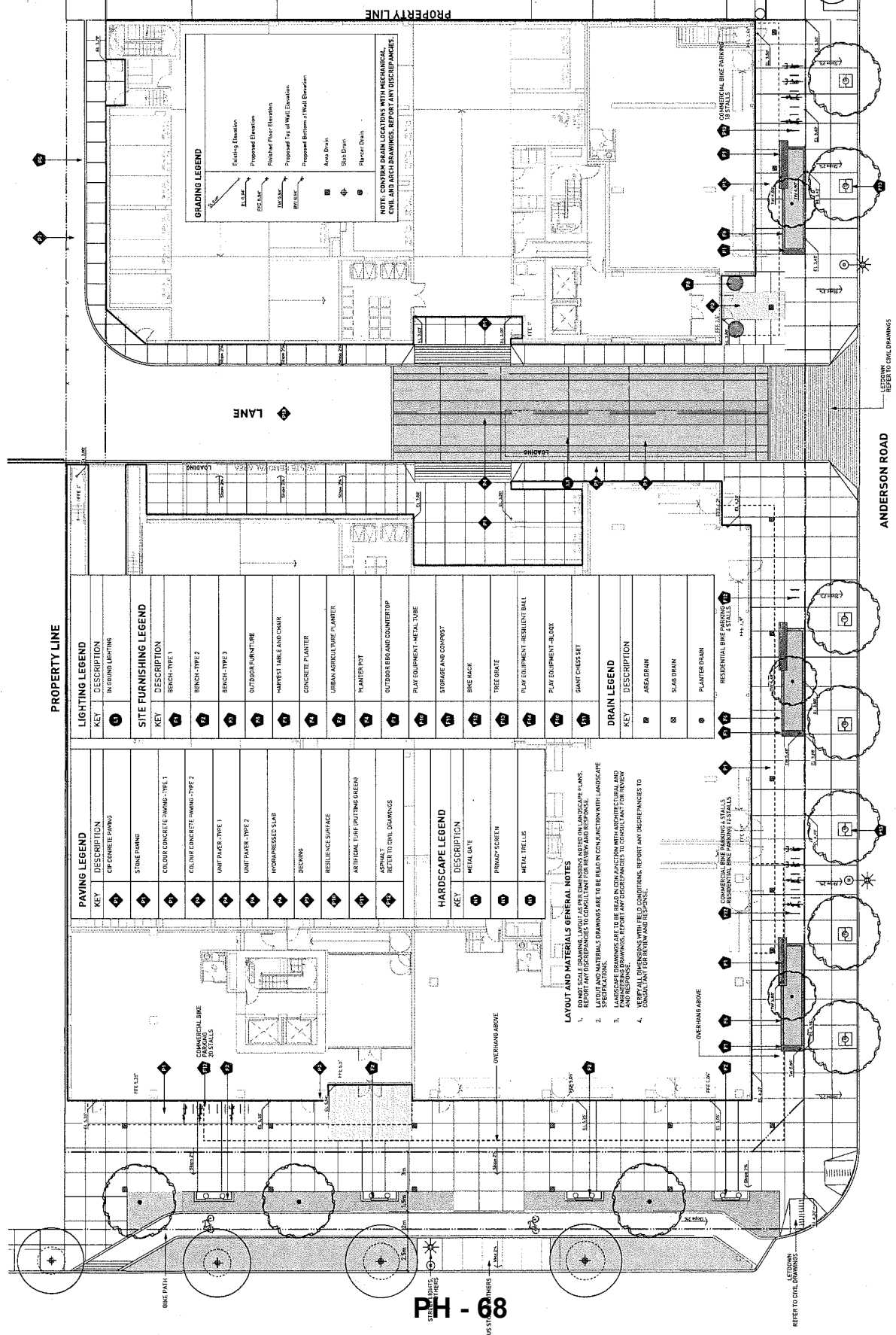
ATTACHMENT 8

FORTUNE CENTRE
 ANDERSON ROAD

LAYOUT, MATERIAL
 AND GRADING
 LEVEL 1 - INTERIM

PROJECT	DATE	SCALE
FORTUNE CENTRE	14-02-21	1/32" = 1'
DRAWN BY	CHECKED BY	DATE
...

L1.01



LIGHTING LEGEND	
KEY	DESCRIPTION
1	IN-GROUND LIGHTING

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
1	BENCH - TYPE 1
2	BENCH - TYPE 2
3	BENCH - TYPE 3
4	OUTDOOR FURNITURE
5	HARVEST TABLE AND CHAIR
6	CONCRETE PLANTER
7	URBAN AGRICULTURE PLANTER
8	PLANTED POT
9	OUTDOOR BENCH AND COUNTERTOP
10	PLAY EQUIPMENT - METAL TUBE
11	STORAGE AND CLOSET
12	BIKE RACK
13	TREE GRATE
14	PLAY EQUIPMENT - RESILIENT BALL
15	PLAY EQUIPMENT - BLOK
16	SMART CHESS SET

PAVING LEGEND	
KEY	DESCRIPTION
1	CP CONCRETE PAVING
2	STONE PAVING
3	COLOR CONCRETE PAVING - TYPE 1
4	COLOR CONCRETE PAVING - TYPE 2
5	UNIT PAVEMENT - TYPE 1
6	UNIT PAVEMENT - TYPE 2
7	HYDRO-PRESSED SLAB
8	DECORATIVE
9	REFERENCE SURFACE
10	ARTIFICIAL TURF PUTTING GREEN
11	ASPHALT
12	REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND	
KEY	DESCRIPTION
1	METAL BALE
2	FRONT SCREEN
3	METAL TRELLIS

DRAIN LEGEND	
KEY	DESCRIPTION
1	SLAB DRAIN
2	PLANTED DRAIN
3	RESIDENTIAL BIKE PARKING IS STALLS
4	COMMERCIAL BIKE PARKING IS STALLS

LAYOUT AND MATERIALS GENERAL NOTES

- ON-SITE SCALE DRAWINGS, LAYOUTS AND DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE AND HARDSCAPE DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

PH - 68

ANDERSON ROAD

PROPERTY LINE

PROPERTY LINE

REFER TO CIVIL DRAWINGS

REFER TO CIVIL DRAWINGS

PLAN EPPXXXXX

SUBDIVISION PLAN OF LOT "B" PLAN 8552 (RD58458E),
 LOT 3 PLAN 8552 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 12388) AND
 LOT 169 PLAN 39107 ALL OF
 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT
 PURSUANT TO SECTION 67 OF THE LAND TITLE ACT. BC65 926.015

SCALE 1 : 500 DISTANCES ARE IN METRES
 THE INTENDED PLOT SCALE OF THIS PLAN IS 560 mm
 IN WIDTH BY 430 mm IN HEIGHT (G-SIZE) WHEN
 PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA No. 18
 (CITY OF RICHMOND) NAD83 (CSRS)

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
 BETWEEN GEODETIC CONTROL MONUMENTS 77H4623 and
 91H9837 and ARE REFERRED TO THE CENTRAL MERIDIAN
 OF UTM ZONE 10.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL
 DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE
 GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY
 THE AVERAGE CORRECTION FACTOR OF 0.9996040 WHICH
 HAS BEEN DERIVED FROM 77H4623 and 91H9837.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL
 POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM THE
 MASCOFF PUBLISHED COORDINATES AND STANDARD
 ESTIMATES FOR GEODETIC CONTROL MONUMENTS
 77H4623 and 91H9837.

UTM ZONE TO COORDINATES: 77H4623 DATUM: NAD83(CSRS) UTM NORTHING: 5443460.388 UTM EASTING: 490043.484 POINT COMBINED FACTOR: 0.9996040 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.004	UTM ZONE TO COORDINATES: 91H9837 DATUM: NAD83(CSRS) UTM NORTHING: 5445786.070 UTM EASTING: 490043.484 POINT COMBINED FACTOR: 0.9996041 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.010
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LEGEND

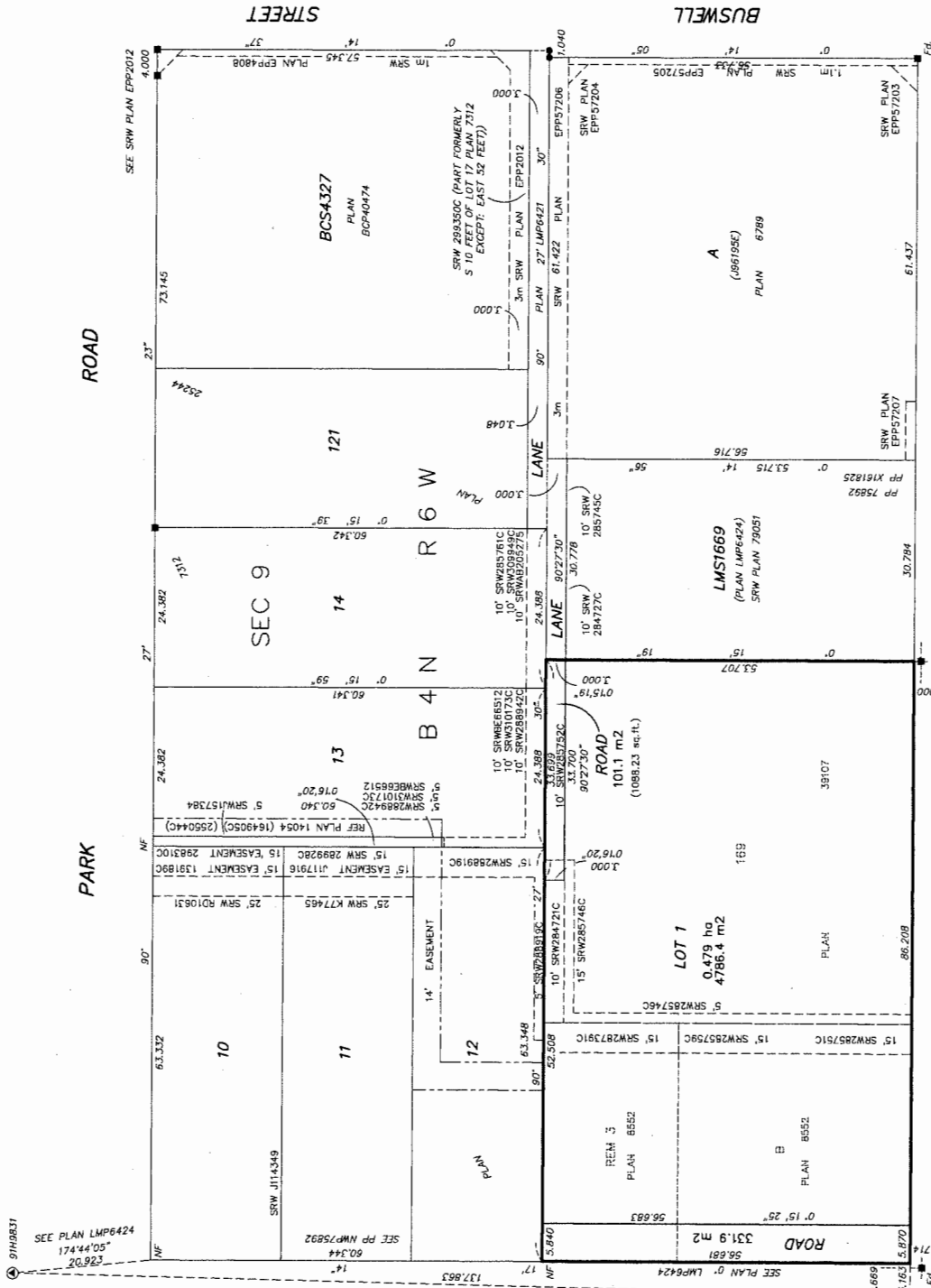
- FOUND PLACED
- DENOTES CONTROL MONUMENT
 - DENOTES LEAD PLUG
 - DENOTES IRON POST
 - DENOTES WIRELESS
 - m² DENOTES SQUARE METRES
 - ha DENOTES HECTARES
 - NF DENOTES NOTHING FOUND
 - Fd DENOTES FOUND, NO RECORDS

NOTE: THIS PLAN SHOWS ONE OR MORE POSTS WHICH ARE
 SET ALONG THE PRODUCTION OF THE PROPERTY
 BOUNDARY LINE UNLESS OTHERWISE NOTED.



THIS PLAN LIES WITHIN THE JURISDICTION OF THE
 APPROVING OFFICER FOR THE CITY OF RICHMOND

THIS FIELD SURVEY REPRESENTED BY THIS PLAN WAS
 COMPLETED ON 11th DAY OF DECEMBER, 2016.
 GRANT BUTLER, B.E.L.S. (658) ECP / DRAFT



7 DEC 2016



PROFESSIONAL LAND SURVEYORS
 1377 Melville St.
 Vancouver, BC V6L 2N7
 Tel: 604-672-7211
 Fax: 4554
 Dwg: 4554-S1 R2
 www.butlersundick.ca

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

77H4623

PLAN EPPXXXXX

EXPLANATORY PLAN OF VOLUMETRIC STATUTORY RIGHT OF WAY
 OF PART OF LOT 1 BLOCK 4 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT PLAN EPP-----
 PURSUANT TO SECTION (99)(1)(e) OF THE LAND TITLE ACT.

BCCS 92G.015 CITY OF RICHMOND

FOR PUBLIC PASSAGE PURPOSES



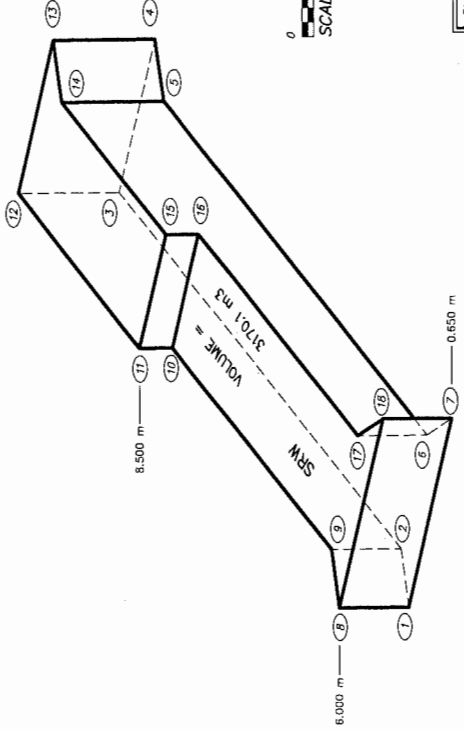
SCALE 1 : 500 DISTANCES ARE IN METRES
 THE INTENDED PLOT SCALE OF THIS PLAN IS 560 mm
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 PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA No. 18
 (CITY OF RICHMOND) NADB3 (CSRS)

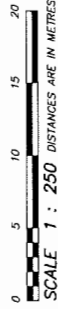
GRID BEARINGS ARE DERIVED FROM PLAN EPP-----

LEGEND

- m² DENOTES SQUARE METRES
- m³ DENOTES CUBIC METRES



ISOMETRIC VIEW

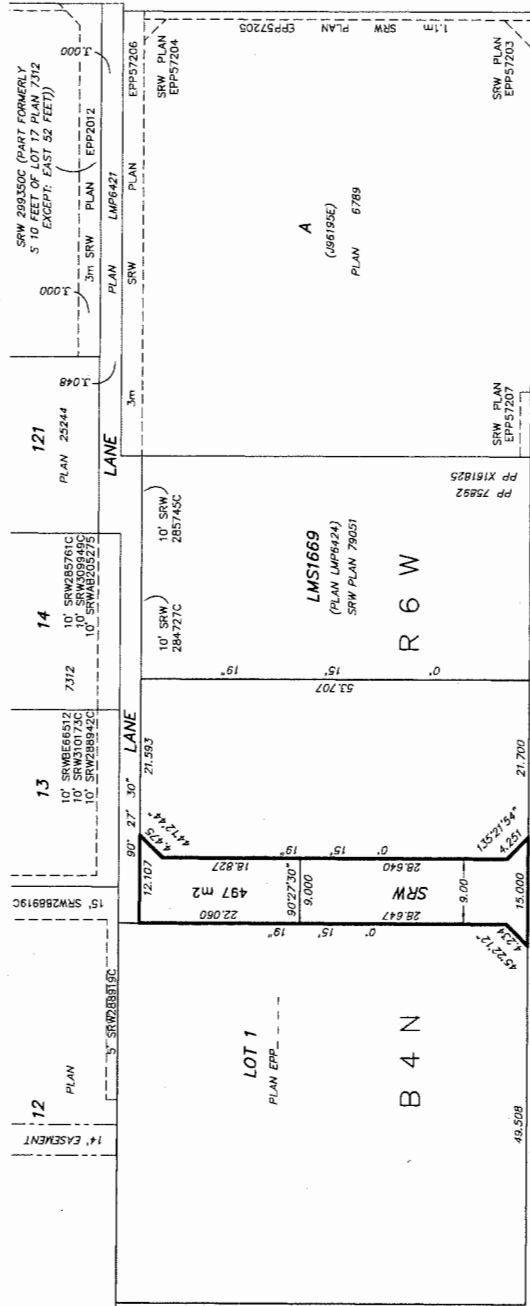


SCALE 1 : 250 DISTANCES ARE IN METRES

TABLE OF COORDINATES

Pt.No.	Northing	Easting	Elevation
1	10000.000	10000.000	0.660
2	10002.966	10003.013	0.660
3	10053.672	10003.239	0.660
4	10063.575	10015.345	0.660
5	10060.367	10012.225	0.660
6	10002.901	10012.013	0.660
7	9999.876	10015.000	0.660
8	10000.000	10003.013	6.000
9	10002.966	10003.013	6.000
10	10031.612	10003.141	6.000
11	10031.612	10003.141	8.500
12	10053.672	10001.239	8.500
13	10053.575	10015.345	8.500
14	10050.367	10012.225	8.500
15	10031.540	10012.141	8.500
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17	10002.901	10012.013	6.000
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PH - 70

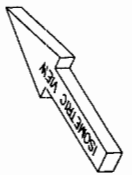


ANDERSON ROAD

BUSWELL STREET

PLAN VIEW

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



7 DEC 2016



PROFESSIONAL LAND SURVEYORS
 200-1376 Midway Drive
 Vancouver, BC V5L 3K7
 Tel: 604-872-7211
 www.butlersundwick.ca

Dwg: 4534-SRW 1

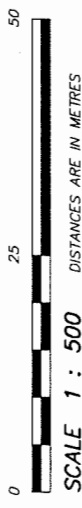
THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND
 SURVEY AUTHORITY OF BC RECORDS: PLAN EPP-----
 GRANT BUTLER, BCLS ECP #----- DRAFT

PLAN EPPXXXXXX

EXPLANATORY PLAN OF STATUTORY RIGHT OF WAY OF
PART OF LOT 1 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN EPP _____
PURSUANT TO SECTION (99)(1)(e) OF THE LAND TITLE ACT.

BCGS 92G.015 CITY OF RICHMOND

"FOR PUBLIC PASSAGE PURPOSES"



SCALE 1 : 500 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm
IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN
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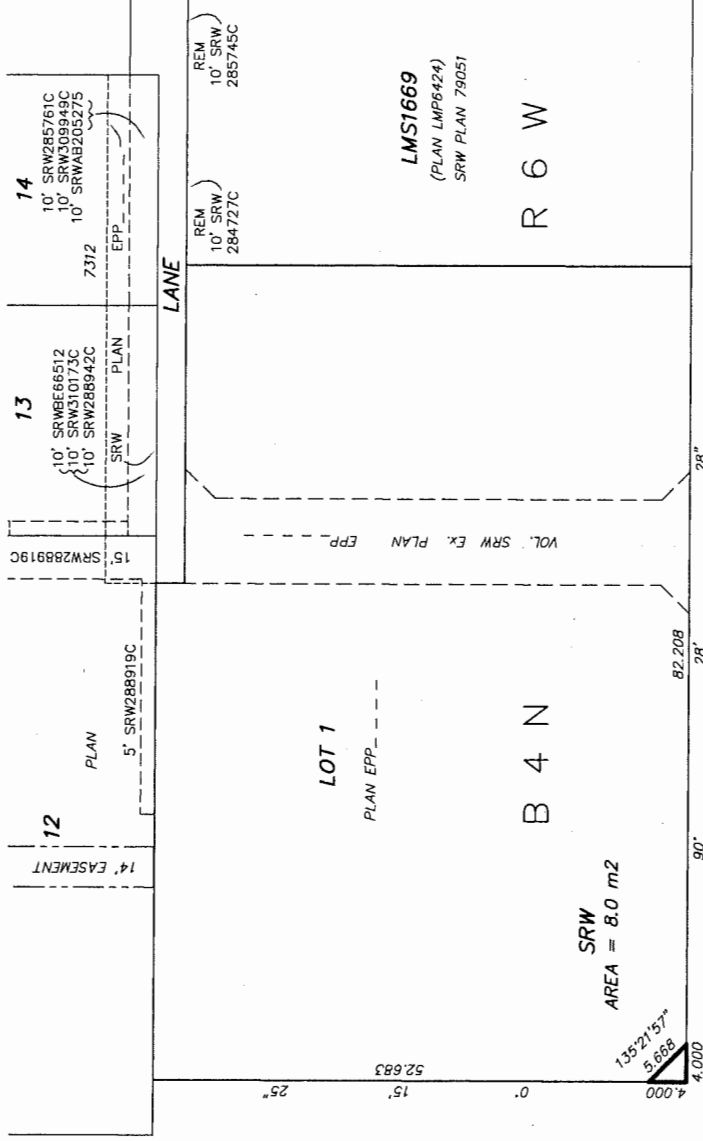
INTEGRATED SURVEY AREA No. 18
(CITY OF RICHMOND) NADB3 (CSRS)

GRID BEARINGS ARE DERIVED FROM PLAN EPP _____

PH - 71

LEGEND

m² DENOTES SQUARE METRES



ANDERSON ROAD

ANDERSON ROAD

NO. 3 ROAD

THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND
SURVEY AUTHORITY OF BC RECORDS; PLAN EPP _____
GRANT BUTLER, BCLS ECP # _____ DRAFT

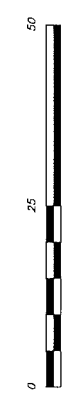
7 DEC 2016
PROFESSIONAL LAND SURVEYORS
201 - 1375 McLeary Drive
Vancouver, BC V5L 3N7
Tel. 604-872-7211
www.butlersundvick.ca
**BUTLER
SUNDVICK**
File: 4554-554-SRW 3
Dwg: 4554-SRW 3

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

EXPLANATORY PLAN OF STATUTORY RIGHT OF WAY OF PARTS OF LOTS 12, 13 AND 14 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 7312 PURSUANT TO SECTION (99)(1)(e) OF THE LAND TITLE ACT.

BOGS 926.015 CITY OF RICHMOND

"FOR PUBLIC PASSAGE PURPOSES"



SCALE 1 : 500 DISTANCES ARE IN METRES THE INTENDED PLOT SCALE OF THIS PLAN IS 560 mm IN WIDTH BY 432 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

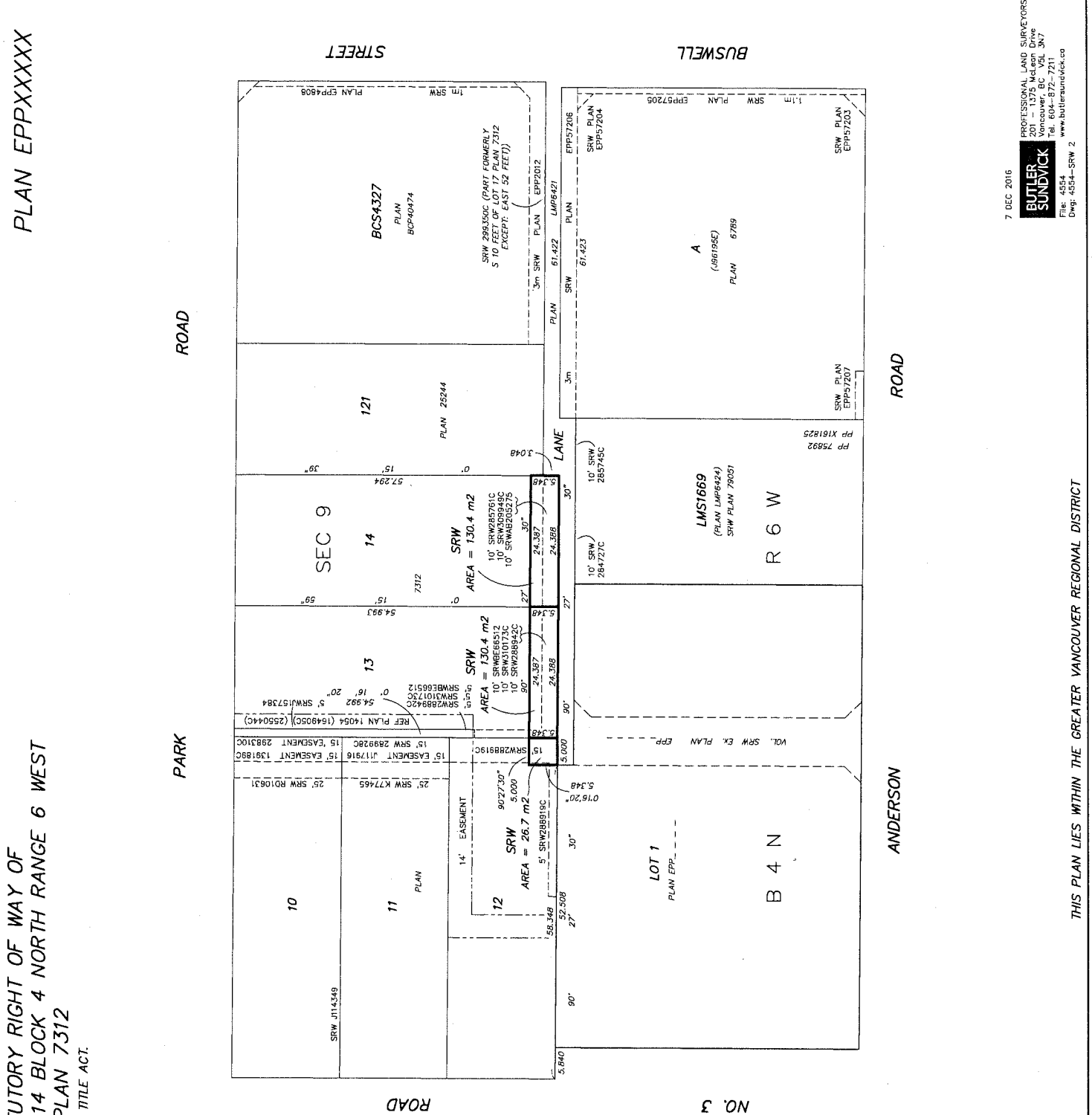
INTEGRATED SURVEY AREA No. 18 (CITY OF RICHMOND) NAD83 (CSRS)

GRID BEARINGS ARE DERIVED FROM PLAN EPP_-----

LEGEND

m² DENOTES SQUARE METRES

PH - 72



PLAN EPPXXXXX

7 DEC 2016

PROFESSIONAL LAND SURVEYORS
200-3375 McLeod Drive
Vancouver, BC V6L 3A7
Tel: 604-872-7211
File: 4554
Dwg: 4554-SRW 2
**BUTLER
SUNDWICK**
www.butlerandsundwick.ca

THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS: PLAN EPP_-----
GRANT BUTLER, BCLS ECP #----- DRAFT

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

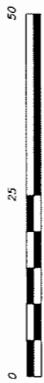
PLAN EPPXXXXX

DRAFT

EXPLANATORY PLAN OF VOLUMETRIC STATUTORY RIGHT OF WAY
 OF PART OF LOT 1 BLOCK 4 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT PLAN EPP
 PURSUANT TO SECTION (99)(1)(e) OF THE LAND TITLE ACT.

BCGS 92G.015 CITY OF RICHMOND

"FOR SHARED PARKING PURPOSES"



SCALE 1 : 500 DISTANCES ARE IN METRES
 THE INTENDED PLOT SCALE OF THIS PLAN IS 560 mm
 IN WIDTH BY 432 mm IN HEIGHT (C SIZE) WHEN
 PLOTTED AT A SCALE OF 1:500.

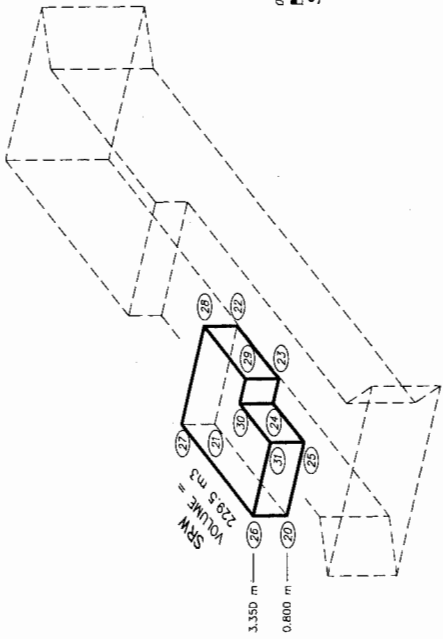


INTEGRATED SURVEY AREA No. 18
 (CITY OF RICHMOND) NAD83 (CSRS)

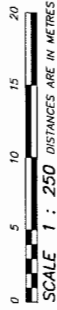
GRID BEARINGS ARE DERIVED FROM PLAN EPP.

LEGEND

- m² DENOTES SQUARE METRES
- m³ DENOTES CUBIC METERS



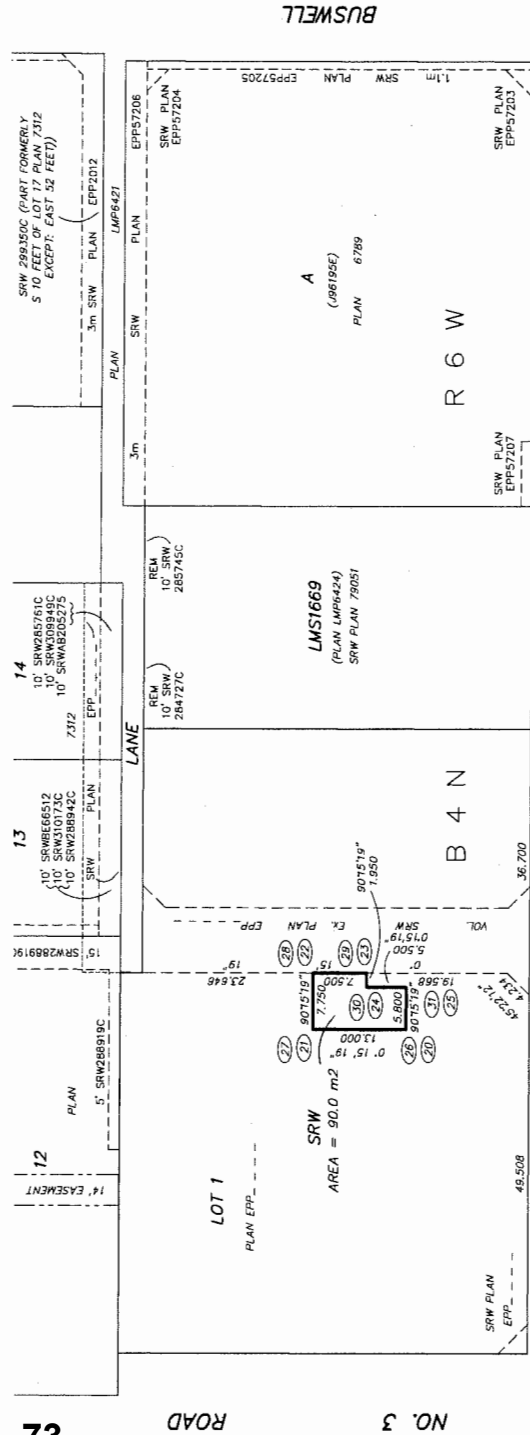
ISOMETRIC VIEW



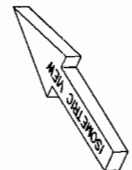
SCALE 1 : 250 DISTANCES ARE IN METRES

TABLE OF COORDINATES

Pt.No.	Northing	Easting	Elevation
20	10017.061	9995.326	0.800
21	10030.061	9995.384	0.800
22	10030.026	10003.134	0.800
23	10022.533	10003.100	0.800
24	10022.535	10001.150	0.800
25	10017.035	10001.126	0.800
26	10017.061	9995.326	3.350
27	10030.061	9995.384	3.350
28	10030.026	10003.134	3.350
29	10022.533	10003.100	3.350
30	10022.535	10001.150	3.350
31	10017.035	10001.126	3.350



DRAFT



THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND
 SURVEY AUTHORITY OF BC RECORDS: PLAN EPP. ---
 GRANT BUTLER, BCLS ECP --- DRAFT

19 DEC 2016
 PROFESSIONAL LAND SURVEYORS
**BUTLER
 SUNDBICK**
 201 - 1375 McLean Drive
 Vancouver, BC V5L 3N7
 Tel: 604-681-7771
 Fax: 455-84
 www.butlersurveyors.com
 Dwg: 4554-SRW 4

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

PH - 73

ROAD NO. 3



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9510 (RZ 14-678448)
6840 & 6860 No. 3 Road and 8051 Anderson Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

20.31 City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village

20.31.1 Purpose

The **zone** provides for a broad range of commercial, service, business, entertainment and residential uses typical of the **City Centre**. Additional **density** is provided to achieve **City** objectives related to the development of **affordable housing units, child care, community amenity space and commercial uses**, including a significant component of **office**.

20.31.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- education, university
- entertainment, spectator
- government service
- health service, minor
- housing, apartment
- housing, town
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- neighbourhood public house
- office
- parking, non-accessory
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- vehicle rental, convenience
- veterinary service

20.31.3 Secondary Uses

- amenity space, community
- boarding and lodging
- community care facility minor
- home-based business

20.31.4 Permitted Density

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a **site** area of 4,882 sq. m.
2. The maximum **floor area ratio** is:
 - a) for residential uses, 1.00; and
 - b) for non-residential uses, 1.40.

together with an additional 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.

3. Notwithstanding Section 20.31.4.2(a), the reference to “1.00” is increased to a higher **floor area ratio** of “1.60” if, at the time **Council** adopts a zoning amendment bylaw to create the ZMU31 **zone** and include the **lot** in the **zone**, the **owner**:
 - a) has agreed to provide **affordable housing units** on site and the combined **habitable space** of the **affordable housing units** is not less than 5% of the total residential **floor area**;
 - b) has entered into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office; and
 - c) pays a sum into the **child care reserve fund** based on 1% of the value of the total residential **floor area ratio** less the value of the **affordable housing unit floor area ratio**, calculated using the “equivalent to construction value” rate determined by **Council** during the rezoning process.
4. Notwithstanding Section 20.31.4.2(b), the reference to “1.40” is increased to a higher **floor area ratio** of “2.25” provided that:
 - a) the **owner** uses the additional 0.85 **floor area ratio** for **office uses** only; and
 - b) if, at the time **Council** adopts a zoning amendment bylaw to create the ZMU31 **zone** and include the **lot** in the **zone**, the **owner** pays a sum into the City Centre Facility Development Fund based on 5% of the 0.85 **floor area ratio** “Village Centre Bonus”, calculated using the “equivalent to construction value” rate determined by **Council** during the rezoning process.

20.31.5 Permitted Lot Coverage

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

20.31.6 Yards & Setbacks

1. The minimum **front yard** is:
 - a) 3.80 m but the minimum **front yard** may be reduced to 0.80 m for a maximum of 80% of the width of the **front yard** in the case of portions of the **building** located 5.0 m or more above **grade**; and,
 - b) weather protection associated with ground level uses may project into the **front yard** a maximum of 1.8 m.
2. The minimum **exterior side yard** is:
 - a) 3.80 m but the minimum **exterior side yard** may be reduced to 1.50 m for a maximum of 25% of the width of the **exterior side yard** in the case of portions of the building located 5.0 m or more above grade; and,
 - b) weather protection associated with ground level uses may project into the **exterior side yard** a maximum of 1.8 m.
3. The minimum **interior side yard** is 0.0 m.
4. The minimum **rear yard** is 0.0 m.
5. In addition to any **front, exterior side, interior side** and **rear yard** requirements, 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 a secured, publicly-accessible exterior space.

20.31.7 Permitted Heights

1. The maximum **building height** for **principal buildings** is 47.0 m geodetic.
2. The maximum **building height** for **accessory buildings** is 12.0 m.

20.31.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 4780 sq. m.
2. The minimum **lot width** is 45.0 m.
3. The minimum **lot depth** is 40.0 m.

20.31.9 Landscaping & Screening

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

20.31.10 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.

20.31.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
 2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following parcels and by designating them **CITY CENTRE HIGH DENSITY MIXED USE WITH OFFICE (ZMU31) – BRIGHOUSE VILLAGE**:

P.I.D. 011-325-666
LOT 3 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 12388); SECTION 9 BLOCK
4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 8552

P.I.D. 003-609-944
LOT "B" (RD58458E) SECTION 9 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 8552

P.I.D. 002-850-702
LOT 169 SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 39107

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9510".

FIRST READING

JAN 23 2017

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>JH</i>

MAYOR

CORPORATE OFFICE

MayorandCouncillors

From: Webgraphics
Sent: Friday, 10 February 2017 21:17
To: MayorandCouncillors
Subject: Send a Submission Online (response #1001)

Follow Up Flag: Follow up
Flag Status: Flagged

To Public Hearing
Date: Feb 20, 2017
Item # 1
Re: 6840, 6860 No.3 Rd
8051 Anderson Rd
RZ 14-67844P

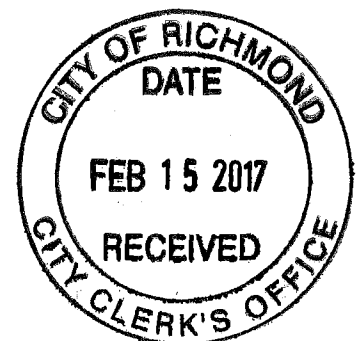
Send a Submission Online (response #1001)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/10/2017 9:17:17 PM

Survey Response

Your Name	LANA S CHAN
Your Address	1103 8111 ANDERSON RD
Subject Property Address OR Bylaw Number	6840 & 6860 No.3 Road and 8051 Anderson Road
Comments	Building should not be taller than Richmond City Hall.





City of Richmond

Report to Committee Planning and Development Division

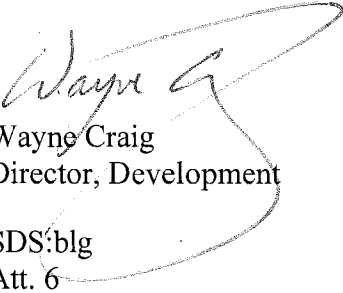
To: Planning Committee
From: Wayne Craig
Director, Development

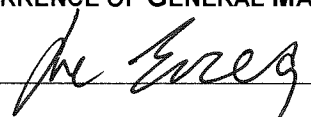
Date: December 19, 2016
File: RZ 16-734667

Re: Application by Xiufeng Zhang and Shufang Zhang for Rezoning at 8140/8160 Lundy Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/C)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9664, for the rezoning of 8140/8160 Lundy Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.


Wayne Craig
Director, Development
SDS:blg
Att. 6

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

Staff Report

Origin

Xiufeng Zhang and Shufang Zhang have applied to the City of Richmond for permission to rezone the property at 8140/8160 Lundy Road from the “Two-Unit Dwellings (RD1)” zone to “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Lundy Road (Attachment 1). The site is currently occupied by a stratified duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the site is as follows:

To the North: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Lundy Road.

To the South: Single-family dwellings on lots zoned “Single Detached (RS2/C)” fronting Lundy Road.

To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Lucerne Place.

To the West: Single-family dwellings on lots zoned “Single Detached (RS2/B)” and “Single Detached (RS1/E)” fronting Lundy Road.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential” (NRES). The proposed rezoning and subdivision would comply with this designation.

Single-Family Lot Size Policy 5423/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5423 (adopted by Council on November 20, 1989 and last amended in 2004) (Attachment 4). The Policy permits properties with duplexes to be rezoned and subdivided into two (2) equal sized lots, provided that each lot created meets the requirements of the “Single Detached (RS2/B)” or “Single Detached (RS2/C)” zones. Proposed lots will be approximately 14.6 m (48 ft.) wide and 588.8 m² (6,337 ft.²) in area. The proposed rezoning and subdivision would comply with the requirements of the “Single Detached (RS2/C)” zone and Single-Family Lot Size Policy 5423.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) registered on Title for utilities (sanitary sewer) along the rear of the subject property. This SRW will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

There is also an existing restrictive covenant registered on the Title of each strata lot, restricting the use of the subject property to a duplex (Document No. AE6888). The covenant must be discharged from Title as a condition of rezoning.

Prior to subdivision, the applicant must cancel the existing Strata Plan (NWS3444) from the Title of the subject property.

Transportation and Site Access

Vehicle access to the proposed lots is to be from Lundy Road via separate driveway crossings.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses two (2) trees located on the subject site, two (2) trees located on neighbouring properties and one (1) City-owned tree.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain and protect one (1) Dogwood tree (tag# 34) located on the subject site due to good condition (15 cm dbh).

- Retain and protect two (2) trees (tag# Neigh.1 & Neigh.2) located on the neighbouring property to the south.
- Remove and replace one (1) Birch tree (tag# 35) located on the subject site in poor condition due to Bronze Birch Borer infestation (56 cm dbh).
- Remove and replace one (1) City-owned Birch tree (tag# 33) located in front of the subject property (138 cm dbh). The City's Parks Arborist has assessed the tree for removal and indicated that the required servicing works (including ditch infill) will have a negative impact on the tree's health. The applicant has received approval from the Parks Department and must contact the department four (4) days prior to removal. Compensation of \$1,300 is required for removal of the tree, in order for the Parks Department to plant two (2) trees at or near the subject property.

Tree Protection

The proposed Tree Management Diagram is shown in Attachment 5, which outlines the protection of the one (1) tree on-site and two (2) trees on the neighbouring property.

To ensure the protection of the three (3) trees (tag# 34, Neigh.1 & Neigh.2), the applicant is required to complete the following:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Submission of a Tree Survival Security to the City in the amount of \$5,000 for the one (1) on-site tree to be retained.
- Prior to the demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any works being conducted on-site, and remain in place until construction and landscaping works are completed.

Tree Replacement

For the removal of the one (1) tree on-site, the OCP tree replacement ratio goal of 2:1 requires two (2) replacement trees to be planted and maintained on the proposed lots. Council Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two (2) trees to be planted and maintained on every lot. The applicant has proposed to plant and maintain a minimum of two (2) trees on each lot (one (1) in the front yard and one (1) in the rear yard); for a total of four (4) replacement trees.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (56 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	6 cm		3.5 m
2	10 cm		5.5 m

To ensure that four (4) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Affordable Housing Strategy

The City’s Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City’s Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if no secondary suites are provided.

The applicant proposes to provide a legal secondary suite on both of the two (2) lots proposed at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the City’s Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to complete the following:

- Payment of current year’s taxes and the costs associated with the completion of the required servicing works as described in Attachment 6.
- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$36,319.60 cash-in-lieu contribution for the design and construction of frontage upgrades, including new concrete curb and gutter, concrete sidewalk, pavement widening, roadway lighting and boulevard landscape/trees.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 8140/8160 Lundy Road from the “Two-Unit Dwellings (RD1)” zone to “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two single-family (2) lots.

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

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9664 be introduced and given first reading.



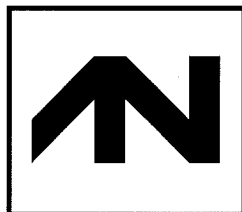
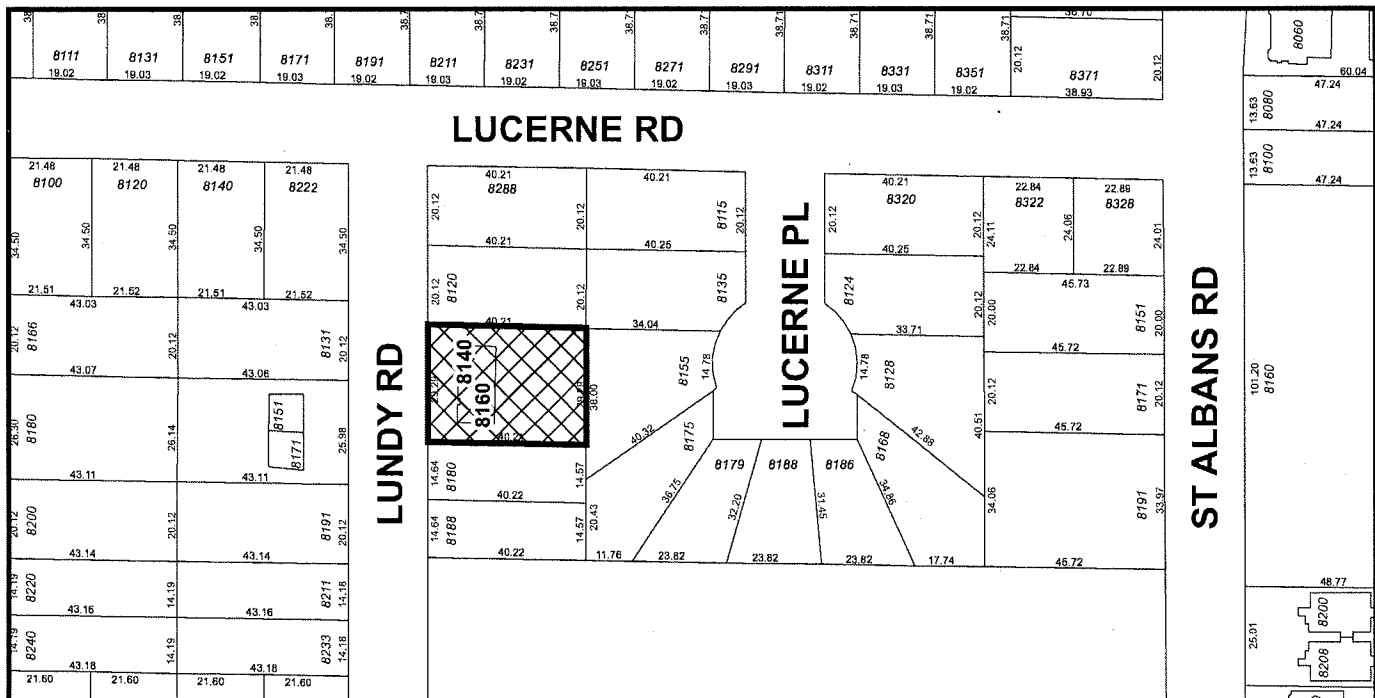
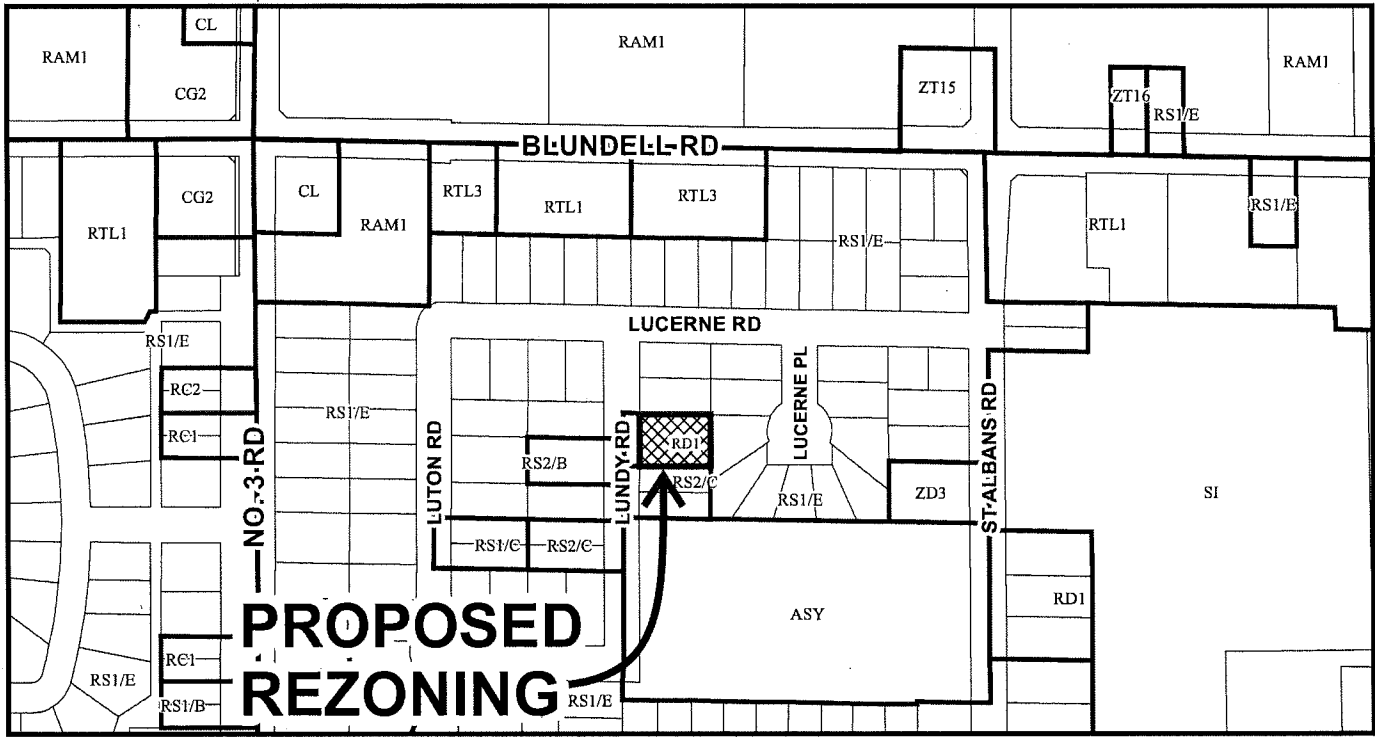
Steven De Sousa
Planning Technician – Design
(604-276-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5423
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of Richmond



RZ 16-734667

Original Date: 07/11/16
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond



RZ 16-734667

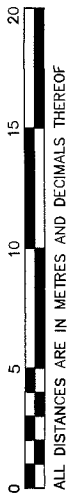
Original Date: 07/11/16

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NWS3444

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

CIVIC ADDRESS:
8140-8160 LUNDY ROAD, RICHMOND B.C.
PID: S.L.1 - 017-097-479
S.L.2 - 017-097-487

BENCHMARK
ELEVATIONS ARE BASED ON:
CITY OF RICHMOND SECONDARY
BENCH MARK #337
ELEVATION = 0.938 METRE
GEODETIC DATUM = CVD28GVRD
DERIVED FROM HPN BENCH MARK

LEGEND:

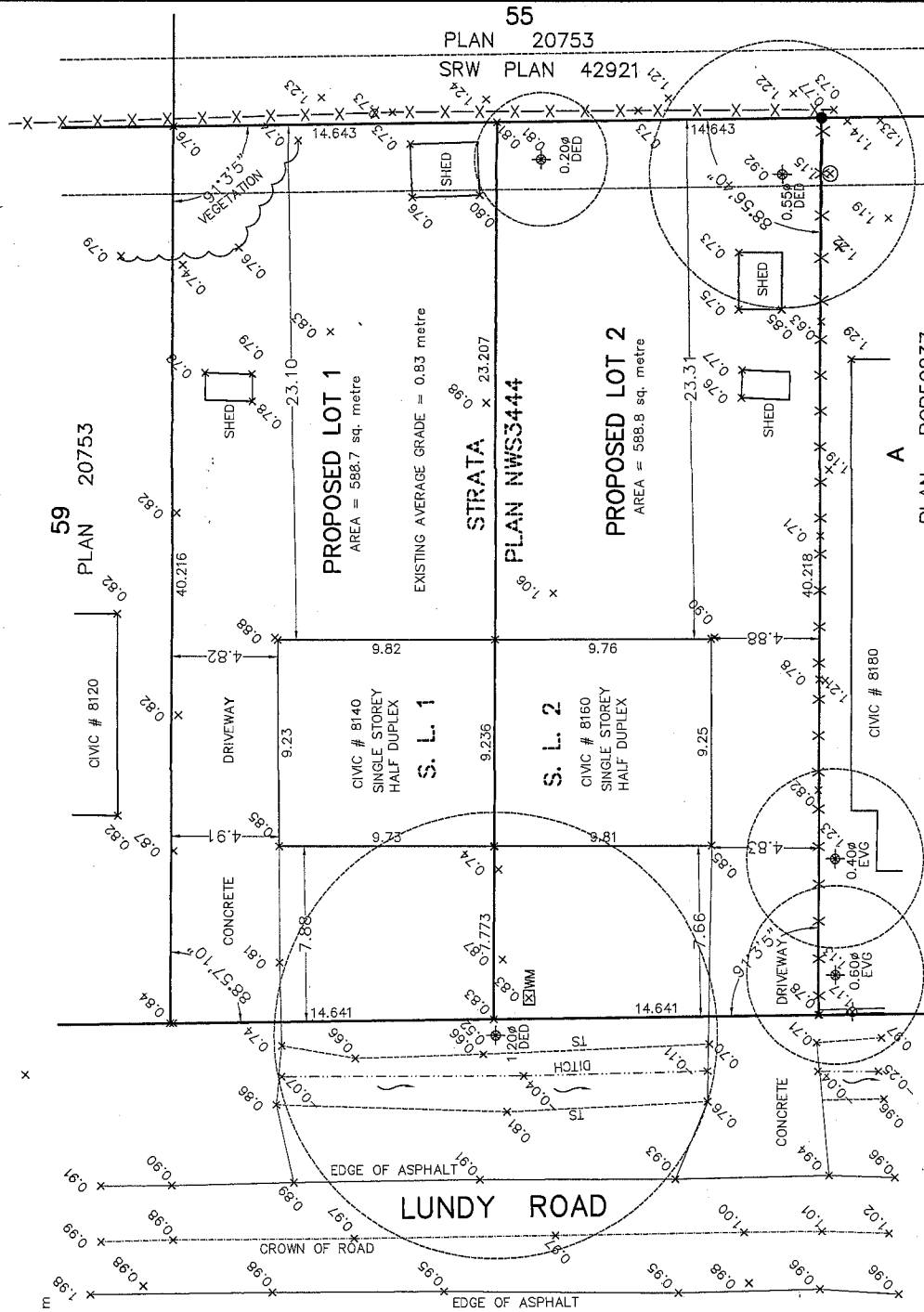
- GROUND ELEVATION
- TREE WITH DRIFLINE (TIED AT POINT OF ENTRY INTO THE GROUND)
- WM
- WATER METER
- FENCE
- DITCH
- TOP SLOPE
- EVERGREEN
- EVG
- DECIDUEOUS
- DED
- LEGAL IRON PIN
- MANHOLE
- UTILITY POLE

PH - 88

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY THIS 27th DAY OF MAY, 2016.

Richard S. Fu
RICHARD S. FU B.C.L.S.

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ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.



THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

RICHARD FU
Land Surveying Inc.
3817 McKay Place
Richmond BC V6X 3R6
TEL: 604-315-2883
FILE: 1605-004



RZ 16-734667

Attachment 3

Address: 8140/8160 Lundy Road

Applicant: Xiufeng Zhang and Shufang Zhang

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	X. & S. Zhang	To be determined
Site Size:	1,177.5 m ² (12,674 ft ²)	Lot 1: 588.7 m ² (6,337 ft ²) Lot 2: 588.8 m ² (6,337 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Lot Size Policy Designation:	Single Detached (RS2/B) or Single Detached (RS2/C)	Complies
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/C)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m ² of Lot Area + 0.3 for remainder	Max. 0.55 for 464.5 m ² of Lot Area + 0.3 for remainder	None Permitted
Buildable Floor Area:*	Max. 292.7 m ² (3,150 ft ²)	Max. 292.7 m ² (3,150 ft ²)	None Permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 25%	Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 25%	None
Lot Size:	360 m ²	588 m ²	None
Lot Dimensions:	Width: 13.5 m Depth: 24.0 m	Width: 14.6 m Depth: 40.2 m	None
Setbacks:	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	None
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None

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

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989
 Amended by Council: November 17th, 2003
 Amended by Council: March 15th, 2004

POLICY 5423

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6

POLICY 5423:

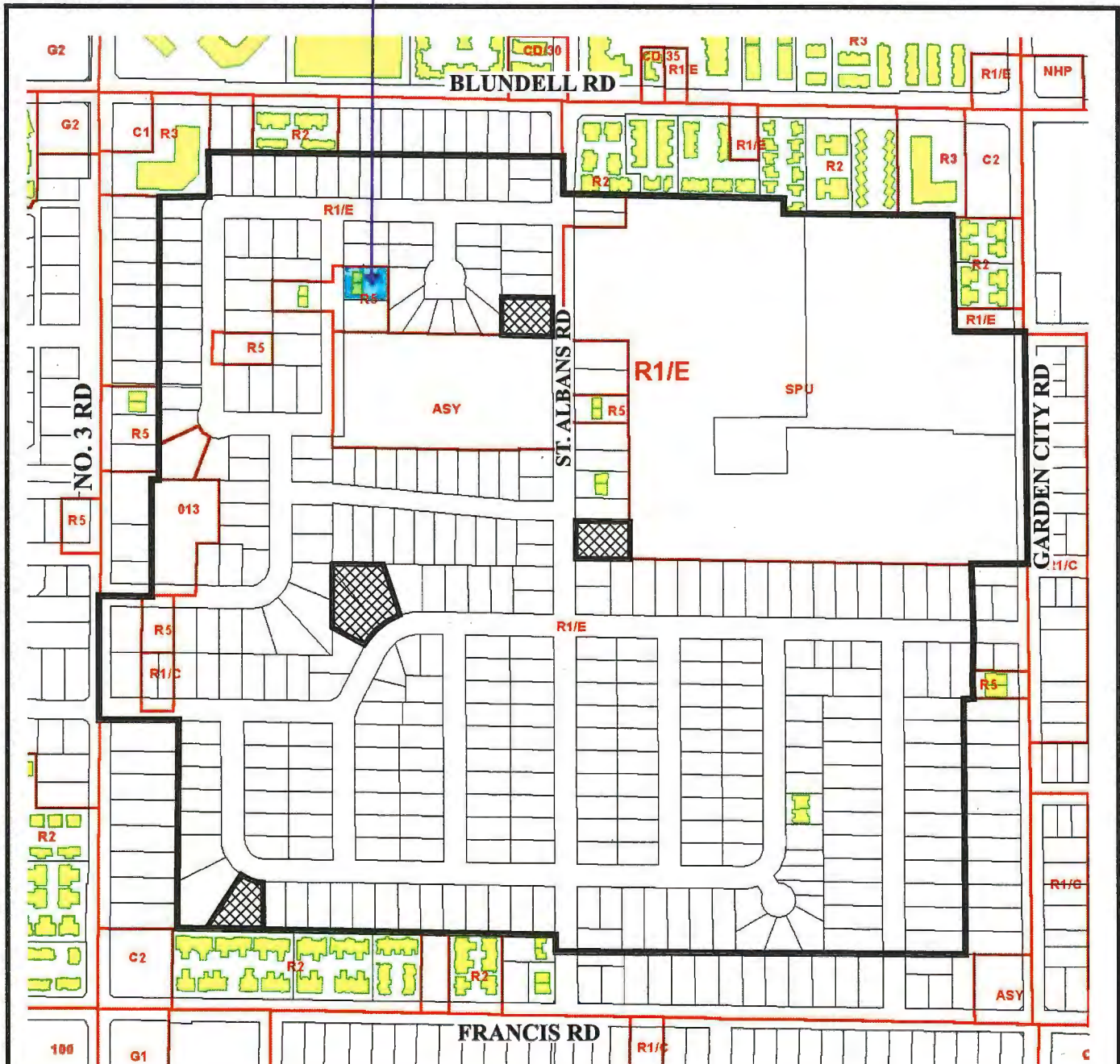
The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):



That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw..

SUBJECT PROPERTY



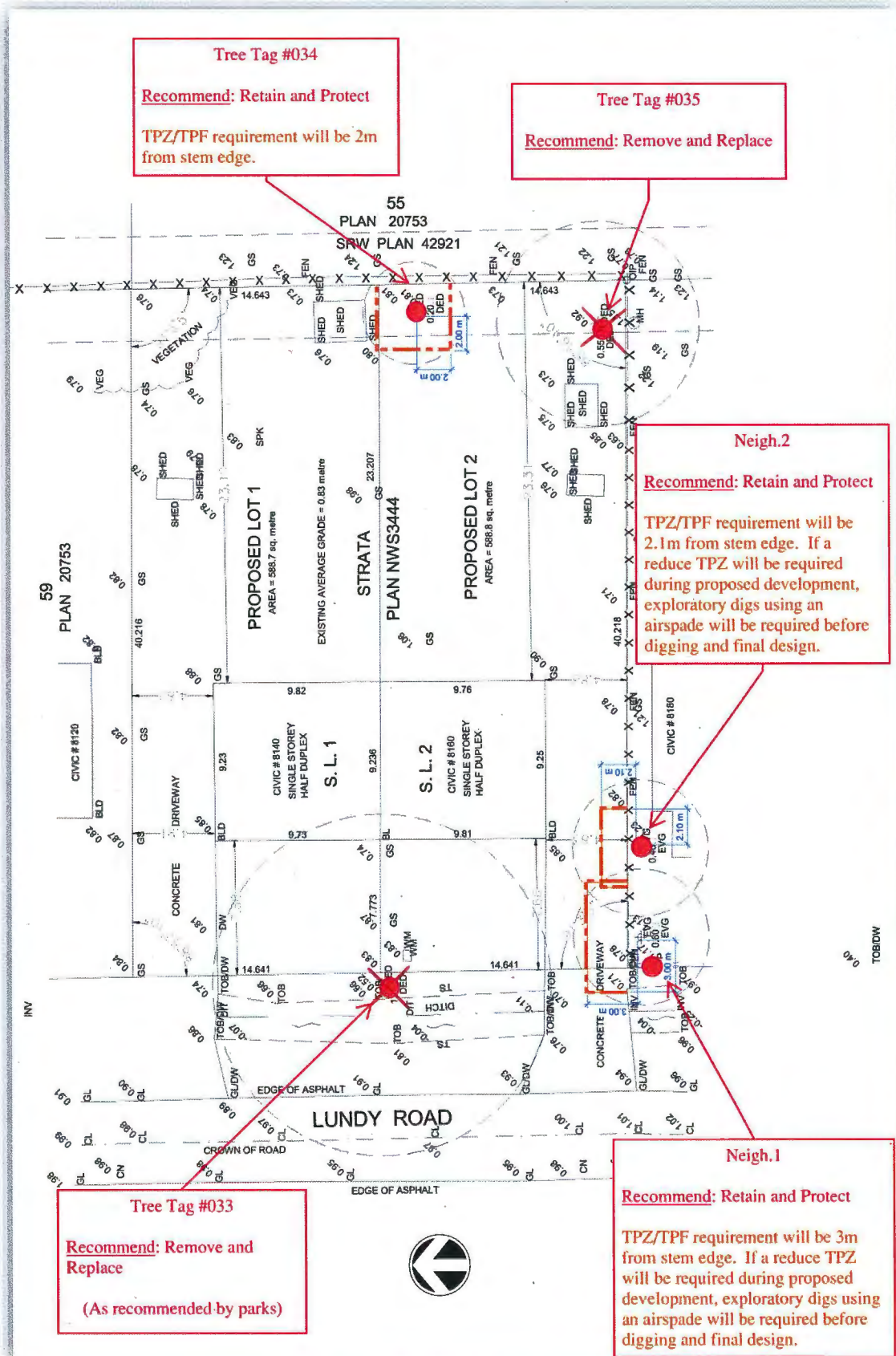
-  Lots which can be subdivided under R1/E (Existing Policy)
-  Lots which can subdivide under R1/H



Policy 5423
 Section 21, 4-6
 PH - 91

Adopted Date: 11/20/89
 Amended Date: 03/15/04

Site Plan (Mark up)



PH - 92



Address: 8140/8160 Lundy Road

File No.: RZ 16-734667

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9664, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four (4) replacement trees (one (1) in the front yard and one (1) in the rear yard of each lot) are planted and maintained on the proposed lots with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	6 cm		3.5 m
2	10 cm		5.5 m

The security will not be released until a landscaping inspection is passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

2. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the one (1) on-site tree to be retained.
4. City's acceptance of the applicant's voluntary contribution of \$1,300 for the removal of the one (1) City-owned tree; in order for the City to plant two (2) trees at or near the developments site.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two (2) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Discharge of the existing covenant registered on Title of the subject property (i.e. AE6888); which restricts the use of the subject property to a duplex.

At Demolition Permit* stage, the developer is required to complete the following:

1. Installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

At Subdivision* and Building Permit* stage, the developer must complete the following requirements:

1. Cancellation of existing Strata Plan (NWS3444).
2. The Developer is required to pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$36,319.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

Concrete Curb and Gutter (EP.0641)	\$5,858.00
Concrete Sidewalk (EP.0642)	\$8,494.10
Pavement Widening (EP.0643)	\$10,251.50
Roadway Lighting (EP.0644)	\$3,221.90
Boulevard Landscape/Trees (EP.0647)	\$8,494.10
3. Payment of current year's taxes and the costs associated with the completion of the required servicing works and frontage improvements.

4. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution based on a City cost estimate for the City to manage the design and construction of the works:

Water Works:

- Using the OCP Model, there is 335 L/s of water available at a 20 psi residual at the Lundy Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - 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 Stage Building designs.
 - Retain the 2 existing 25 mm water service connections for the development site.

Storm Sewer Works:

- The Developer is required to:
 - Infill the existing ditch and install a new 600 mm storm sewer along the entire lot's frontage.
 - Install two (2) new storm service connections and inspection chambers at the northwest and southwest corners of the lots.
- At Developer's cost, the City is to:
 - Perform all tie-ins of proposed works to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Not start on-site building construction prior to rear yard sanitary works.
- At Developer's cost, the City is to:
 - Install a new sanitary service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads.
 - Cut and cap the existing sanitary lead at the northeast corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Complete other frontage improvements as per Transportation's requirements.

General Items:

- a. The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
5. If applicable, submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
6. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
7. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated

fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

[Signed copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9664 (RZ 16-734667)
8140/8160 Lundy Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/C)".

P.I.D. 017-097-479

Strata Lot 1 Section 21 Block 4 North Range 6 West New Westminster District Strata Plan NWS3444 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. 017-097-487

Strata Lot 2 Section 21 Block 4 North Range 6 West New Westminster District Strata Plan NWS3444 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9664".

FIRST READING

JAN 23 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by BK, APPROVED by Director or Solicitor with signature.

MAYOR

CORPORATE OFFICER



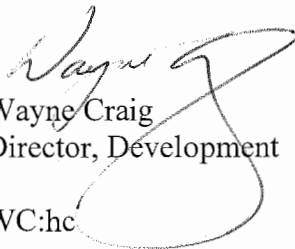
City of Richmond

Report to Committee

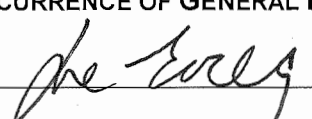
To: Planning Committee **Date:** January 9, 2017
From: Wayne Craig **File:** RZ 15-700431
 Director, Development
Re: **Application by Urban Era Builders & Developers Ltd. for Rezoning 9700, 9720, 9800 Williams Road from Single Detached (RS1/C) and Single Detached (RS1/E) to Town Housing (ZT81) – Williams Road**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9667 to create the “Town Housing (ZT81) – Williams Road” Zone, and to rezone 9700, 9720 and 9800 Williams Road from “Single Detached (RS1/C)” and “Single Detached (RS1/E)” to “Town Housing (ZT81) – Williams Road”, be introduced and given first reading.


 Wayne Craig
 Director, Development
 WC:hc

Att: 5

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

Staff Report

Origin

Urban Era Builders & Developers Ltd. has applied to the City of Richmond for permission to rezone 9700, 9720, 9800 Williams Road (Attachment 1) from “Single Detached (RS1/C)” and “Single Detached (RS1/E)” to a site-specific zone in order to develop a 18-unit townhouse project with access from Williams Road. The development would include three (3) affordable housing units that combined have not less than 15% of the total floor area. The subject site consists of three (3) lots each of which currently contains one (1) single-family dwelling that will be demolished.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site includes the following:

- To the North are single-family dwellings on lots zoned “Single Detached (RS1/K)”, “Single Detached (RS1/E)” and “Compact Single Detached (RC1)” along Williams Road.
- To the South are single-family dwellings on lots zoned “Single Detached (RS1/E)” along Swansea Drive with north-south access along a walkway that connects to Williams Road.
- To the East are single-family dwellings on lots zoned “Single Detached (RS1/E)”, which front Williams Road.
- To the West are single-family dwellings on lots zoned “Single Detached (RS1/E)”, which front Williams Road. The properties at 9620, 9640, 9660 and 9680 Williams Road are subject to an active rezoning application (RZ 15-715406) for townhouses. A staff report will be presented to Planning Committee for this project upon completion of staff review.

Related Policies & Studies

Official Community Plan (OCP)

The OCP Bylaw 9000 land use designation for the subject site is “Neighbourhood Residential” where single-family, two-family, and multiple family housing are the principal uses. This development proposal is consistent with the land use designation.

Arterial Road Policy

On December 19, 2016, Council adopted the amended OCP Arterial Road Policy. Under the amended policy the subject site is designated for townhouse use in the new Arterial Road Development Map.

The proposal is further consistent with the Arterial Road Policy for the siting of townhouse developments as follows:

- The townhouse development would have a frontage of greater than 50 m along a minor arterial road (i.e. Williams Road);
- Shared vehicle access to the east of the subject site for future townhouse developments will be secured through a legal agreement registered on title prior to rezoning approval;
- Vehicle access points to the townhouse development would be located at a distance of more than 50 m from the intersection of a minor arterial road (Williams Road) with a major arterial road (No. 4 Road).

The amended Arterial Road Policy allows additional density along arterial roads to be considered subject to provision of Low End Market Rental (LEMR) housing units, as per the below conditions:

- Bonus density is used to provide built LEMR units secured through a Housing Agreement;
- Built LEMR units comply with the City's Affordable Housing Strategy with respect to the housing unit sizes, tenant eligibility criteria and maximum monthly rental rates; and
- The overall design of the development complies with the Development Permit Area design guidelines for arterial road townhouse developments.

The proposed development under this application is generally consistent with this new policy.

Floodplain Management Implementation Strategy

The proposed development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9667.

Public Consultation

A rezoning sign is installed on the subject property. No comments have been received to date as a result of the sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9667, it will be forwarded to a Public Hearing, where area residents and other interested parties will have the opportunity to comment. Public notification for the Public Hearing will occur as per *Local Government Act* requirements.

Analysis

Density, Form, and Affordable Housing

The Arterial Road Policy specifies a typical density of 0.60 FAR (Floor Area Ratio) for townhouse developments along arterial roads, subject to the applicant providing a cash-in-lieu contributions to the City’s Affordable Housing Reserve Fund in the amount of \$4.00 per buildable square foot, prior to Council approval of any rezoning application.

This policy further provides for the consideration of additional density for townhouse development if the proposal includes built affordable housing units, secured by the City’s standard Housing Agreement. The applicant is proposing medium density townhouses with 0.73 FAR including three (3) affordable housing units with a combined floor area of not less than 15% of the total floor area. These units would be secured through a restrictive covenant and Housing Agreement registered on property title prior to Council approval of the rezoning.

Conceptual development plans are contained in Attachment 3. The three (3) affordable housing units are proposed to be located in the easterly building fronting Williams Road in close proximity to the outdoor amenity space. Each unit would also have a private front yard.

Consistent with the OCP policies for a variety of housing, the proposed affordable housing units would be ground-oriented in design, and family-oriented in type and size as detailed below:

Number of Units	Unit Type	Minimum Unit Area as per Affordable Housing Strategy	Proposed Unit Size
3	3 Bdrm	91 m ² (980 ft ²)	120.87 m ² (1301 ft ²)
Total: 3			Total: 362.60 m ² (3,903 ft ²) (approx. 15% of total floor area proposed)

Staff recommend that Council support this proposal as the community benefit is significant and the proposed form and massing of the triplex buildings is generally consistent with the Arterial Road Policy, as detailed below. Accordingly, a new site-specific zone “Town Housing (RT81) – Williams Road” is proposed to accommodate this townhouse development with a maximum base density of 0.60 FAR, and bonus density of 0.13 FAR, up to a total maximum of 0.73 FAR. The bonus density is conditional upon the provision of three (3) affordable housing units with a combined floor area of not less than 15% of total floor area. These units would be secured through a restrictive covenant and a Housing Agreement to be registered on title, prior to rezoning approval.

The ZT81 zone also reflects the applicant’s proposal to allow:

- A maximum lot coverage for buildings of 44%;
- A maximum projection of 0.52 m into the front yard setback for columns only; and
- A minimum 4.5 m front yard setback in favour of a minimum 6.0 m rear yard setback for a building above first storey to transition to existing single detached housing to the south.

Site Planning, Access, and Parking

The subject site of consolidated lots is 3,154 m² (33, 949 ft²) in total area, located on the south side of Williams Road, between Severn Drive and No. 4 Road, in the Broadmoor neighbourhood.

The proposed site plan has a total of 18 units. Seven (7) units in one (1) building fronting Williams Road and six (6) units in two (2) triplex buildings fronting the walkway to the west. Two (2) units in one (1) duplex front the internal north/south drive aisle, but are sited near to the outdoor amenity space, and three (3) units in one (1) triplex front the internal east/west drive aisle but each have private rear yard patios.

The buildings at the rear have a setback of 4.52 m at ground level, and 6.0 m above the first storey. As this application was in-stream prior to Council adoption of the new Arterial Road Policy for townhouses, this does not conform with the new guideline for not more than 50% of the first storey to have a rear yard setback of less than 6 m. However, it is consistent with the intent of the guidelines and the policy in place at the date of application to ensure a visual transition to single detached housing to the south, as envisioned in the Arterial Road design guidelines for townhouse development.

Outdoor amenity space is well-sited for direct access for pedestrians from the walkway to the west. The proposal also includes a Statutory Right-of-Way for public passage along the west property line of the subject site to accommodate expanded sidewalk and grass boulevard improvements to the north/south walkway from Williams Road to Swansea Drive.

The point of vehicle access is a new driveway entrance from Williams Road and each townhouse garage door entry is sited along the internal east-west or north/south drive aisles. A Statutory Right-of-Way for public passage is required to be registered on title, prior to Council approval of the proposed rezoning, for access to future development adjacent to the east.

As per Richmond Zoning Bylaw 8500, the proposal requires a total of 37 spaces including 33 spaces for resident parking (30 for strata townhouses, 3 for affordable housing units) and four (4) spaces for visitor parking. The proposal exceeds this amount with a total of 36 spaces for residents of which 18 spaces are tandem in arrangement. Another 18 resident spaces are side-by-side stalls and include nine (9) standard spaces and nine (9) small sized spaces. Four (4) visitor spaces are proposed in total, including one (1) for disabled parking. Registration of a legal agreement that prohibits conversion of tandem parking spaces into habitable area is included in the rezoning conditions (Attachment 4).

The plan also includes a total of 27 resident bicycle parking spaces (Class 1) in individual garages and a visitor bicycle rack (Class 2) with four (4) spaces located within the outdoor amenity space.

Amenity Space

Consistent with the OCP and Council Policy 5041, the applicant would provide a contribution in the amount of \$18,000 (\$1,000/unit), prior to Council approval of Richmond Zoning Bylaw Amendment Bylaw 9667, in-lieu of the provision of an on-site indoor amenity space.

Outdoor amenity space is proposed, and would be located on the west side of the subject site between the two (2) triplex buildings. In the preliminary plan, the proposed outdoor amenity space is 109.9 m² exceeding the OCP requirement of 6 m² per unit (108 m²). Staff will continue to work with the applicant at the Development Permit application review stage to ensure that the design of this outdoor amenity space does comply with applicable design guidelines in the OCP.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist Report (Attachment 5), which identifies on-site and off-site tree species, assesses their condition and provides recommendations on tree retention and removal in relation to the proposed development. The Report assesses nine (9) trees on the subject site, six (6) trees on adjacent properties (9931 and 9951 Swansea Drive), two (2) trees on a shared property line (9800 Williams Road and 9951 Swansea Drive), and one (1) hedgerow on an adjacent property (9931 Swansea Drive).

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist Report, conducted visual tree assessments and provide the following comments:

- Six (6) trees (tags #A, #B, #C, #D, #E, #F) located on adjacent properties (9931 and 9951 Swansea Drive) and one (1) hedgerow located on an adjacent property (9931 Swansea Drive) must be retained and protected.
- Two (2) trees (tags #12, #133) located on a shared property line between the subject site (9800 Williams Road) and an adjacent property (9951 Swansea Drive) should be removed due to existing poor condition, subject to written consent of the adjacent property owner, prior to issuance of the Development Permit. Should consent not be achieved, the trees must be retained.
- Nine (9) trees (tags #135, #136, #137, #138, #139, #140, #141, #142, #143) on the subject site should be removed due to existing poor condition.

Tree Retention

Six (6) trees (tags #A, #B, #C, #D, #E, #F) on the subject site must be retained and protected as per the Tree Retention and Removal Plan in the Certified Arborist Report.

To ensure the protection of these trees, the applicant must complete the following items prior to the final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9667:

- Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to the tree protection zone. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, and specific measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for Review.

Additionally, two trees (tags #12, #133) on shared property lines must be retained and protected unless the adjacent property owner provides written consent to remove them prior to the issuance of the Development Permit.

Prior to the demolition of the existing buildings on the subject site, the applicant must install tree protection fencing to City standards in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on site. Protection fencing must remain in place until such time as the construction and on-site landscaping works are completed.

Tree Replacement

The Arborist report recommends the removal of nine (9) trees from the subject site and two (2) trees located on a shared property line between the subject site (9800 Williams Road) and an adjacent property (9951 Swansea Drive). City staff have reviewed the proposal this report and concur with the recommendations. The OCP tree replacement ratio of 2:1 requires that 22 replacement trees be planted and retained on the site. As per the preliminary Landscape Plan, the applicant is committed to plant a total of 22 replacement trees including one (1) in the front yard of each townhouse unit fronting Williams Road and fronting the walkway to the west and two (2) trees in the outdoor amenity area.

As part of the future Development Permit application, the applicant is required to submit a final proposed Landscape Plan. A Registered Landscape Architect must prepare the Landscape Plan, and the Cost Estimate for the works provided, and 10% contingency, for fencing, hard surfaces, trees, soft landscaping and installation, and the applicant must provide a Landscape Security for 100% of the Cost Estimate. The Landscape Plan, Cost Estimate and Landscape Security must be submitted prior to issuance of the Development Permit.

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant proposes a voluntary contribution to the City's Public Art Reserve Fund at a rate of \$0.79 per buildable square foot (not including the affordable housing units) and a total contribution in the amount of \$16,491.

Townhouse Energy Efficiency and Renewable Energy

Consistent with the OCP energy policy for townhouse rezoning applications, the applicant has committed to design and build each townhouse unit so that it scores 82 or higher on the EnerGuide scale, and so that all units will meet the BC Solar Hot Water Ready Regulations.

Prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9667, the applicant is required to meet the complete the following as rezoning conditions:

- Submit a Building Energy Report prepared by a Certified Energy Advisor that confirms the proposed design and construction will achieve EnerGuide 82, or higher, based on the energy performance of at least one unit built to building code minimum requirements including the unit with the poorest energy performance of all the proposed units; and
- Registration on title of a restrictive covenant to secure the design and construction of all townhouse units in compliance with the Building Energy Report and to comply with BC Solar Hot Water Ready Regulations.

Site Servicing and Frontage Improvements

Prior to rezoning, the applicant must enter into a Servicing Agreement for the design and construction of servicing connections, upgrades, and frontage improvements as outlined in the Rezoning Conditions (Attachment 4). These works include, but are not limited to: review of street lighting levels along frontages of the development site for any additional street lighting requirements or upgrades: widening and upgrading of the existing north-south walkway along the entire west property line; removal of the existing driveways from Williams Road; and installation of new sidewalk, curb and gutter on Williams Road.

Development Permit Application Considerations

A Development Permit application is required for the proposal to ensure consistence with the applicable OCP policies and design guidelines for townhouses.

Further refinements to architectural, landscape and urban design will be made as part of the Development Permit application review process including, but not limited to, the following:

- A detailed design of the outdoor amenity space.
- Perimeter fencing along Williams Road and the pedestrian path to the west.
- A detailed landscape design including trees, shrubs and plantings and hard surface treatments.
- Architectural expression and proposed colour-palette and exterior building materials.
- Features that incorporate Crime Prevention through Environmental Design (CPTED).

Interior plans must demonstrate that all of the relevant accessibility features are incorporated into the proposed Convertible Unit design and that aging-in-place (i.e. adaptable unit) features can be incorporated into all units.

Further items may be identified as part of the Development Permit application review process, which must proceed to an acceptable stage prior to Council adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9667.

Financial Impact

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

Conclusion

This application is to rezone 9700, 9720 and 9800 Williams Road from “Single Detached (RS1/C)” Zone and “Single Detached (RS1/E)” Zone to a new site-specific zone, “Town Housing (ZT81) – Williams Road”, to permit the development of 18 townhouses including three (3) affordable housing units.

The townhouse proposal is consistent with the OCP land use designation and is generally consistent with the OCP Arterial Road Policy for townhouses. The conceptual development plans attached are generally consistent with all applicable OCP design guidelines, and would be further refined in the Development Permit application review process.

The application includes the significant benefit of three (3) three-bedroom affordable housing units, which will be secured through a restrictive covenant and a Housing Agreement at the Development Permit stage.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9667 be introduced and given first reading.

Helen Cain

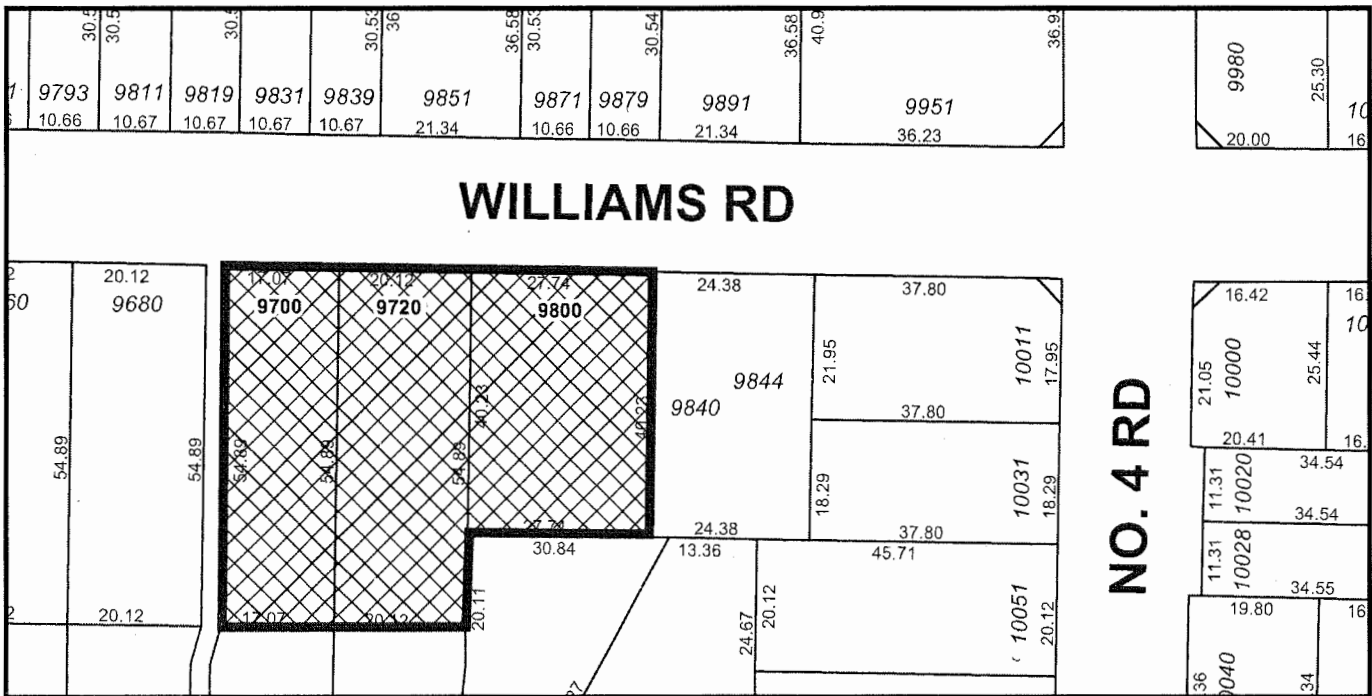
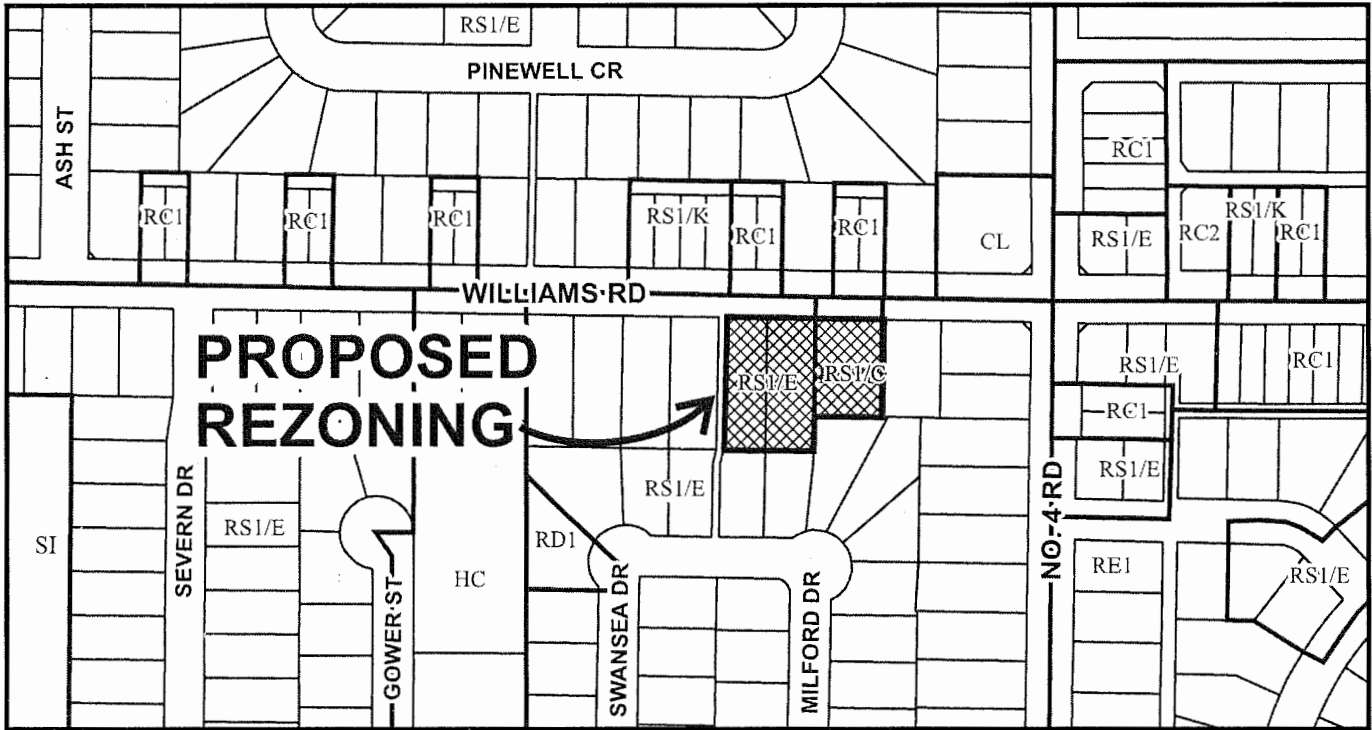
Helen Cain
Planner 2, Heritage, Policy Planning

HC:cas

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Plans
- Attachment 4: Rezoning Considerations
- Attachment 5: Proposed Tree Management Plan



City of
Richmond



RZ 15-700431

Original Date: 07/08/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-700431

Original Date: 07/08/15

Revision Date:

Note: Dimensions are in METRES



RZ 15-700431

Attachment 2

Address: 9700, 9720 and 9800 Williams Road

Applicant: Urban Era Builders & Developers Inc.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Urban Era Builders & Development, Inc.	No change
Site Size (m²):	3,154 m ² (33,949 ft ²)	3,154 m ² (33,949 ft ²)
Land Uses:	Single-detached dwelling	18 townhouse units
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E, RS1/C)	Town Housing (ZT81) – Williams Road
Number of Units:	3	18
Other Designations:	The Arterial Road Policy for location of new townhouses	Consistent with the Arterial Road Policy.

On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Floor Area Ratio:	Max. 0.73		0.73		none permitted
Lot Coverage – Buildings:	Max. 44%		44%		none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 65%		58.6%		none
Lot Coverage – Live Plant Material:	Min. 25%		27.8 %		none
Lot Size (min. dimensions):	N/A		N/A		none
Lot Width (min. dimension):	40 m		65 m		none
Setback – Front Yard (m):	Min. 4.5 m		4.52 m		none
Setback – Rear Yard (m):	Min. 3.0 m		4.50 m for 1 st storey 6.00 m above 1 st storey		none
Setback – Side Yard (m):	Min. 3.0 m		West - 4.01 m East - 3.14 m		none
Height (m):	12 m		11.98 m		none
On-Site Vehicle Parking Spaces – Regular (R):	Market housing	2 (R)/unit	Market housing	30 spaces (2 R x 15)	none

On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
	Affordable housing	1 (R)/unit	Affordable housing	6 spaces (1 R x 3 + 3 surplus)	
On-Site Vehicle Parking Spaces – Regular (V):	0.2 (V) per unit = 4 spaces		4 spaces		none
On-Site Vehicle Parking Spaces – Total:	37 spaces		40 spaces		none
On-Site Vehicle Parking Spaces – Handicapped:	0.02 of required visitor spaces (4) = 1 space		1 space		none
Tandem Parking Spaces:	Permitted (max 50%) = 18 spaces		18 spaces		none
Small Car Parking Spaces:	Permitted (max 50%) = 9 spaces		9 spaces		none
Amenity Space – Indoor:	Min. 50 m ² or Cash-in-lieu		Cash-in-lieu		none
Amenity Space – Outdoor:	Min. 6 m ² per unit (108 m ²)		109.9 m ² (1,183 ft ²)		none

REZONING FOR PROPOSED TOWNHOUSE AT 9700, 9720, 9800 WILLIAMS ROAD, RICHMOND, BC

DEVELOPMENT DATA

- (A) CIVIC ADDRESS: 9700, 9720, 9800 WILLIAMS ROAD, RICHMOND, BC
- (B) LEGAL DESCRIPTION: LOT 8 & LOT 9 PLAN 11494, LOT 170 PLAN 36305 ALL SECTION 34, BLOCK 4 NORTH, RANGE 6 WEST W12
- (C) LOT AREA: 3154 SM (33,949SF)
- (D) ZONING USE CURRENT: RS1/F, (PROPOSED: SITE SPECIFIC)

CURRENT ZONING (UNDER RS1 ZONING) PROPOSED ZONING (SITE SPECIFIC)

(E) FLOOR AREA RATIO 0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA 0.73 TOTAL FLOOR AREA 0.73 X3154 SM = 2302 SM. (24,778 SF)

(F) NUMBER OF UNIT: 1 PER LOT

(G) BUILDING COVERAGE: MAX - 45%

(H) BUILDING HEIGHT: MAX HEIGHT - 9M
FRONTYARD - 6M
SIDEYARD - 2M
REARYARD - 6M

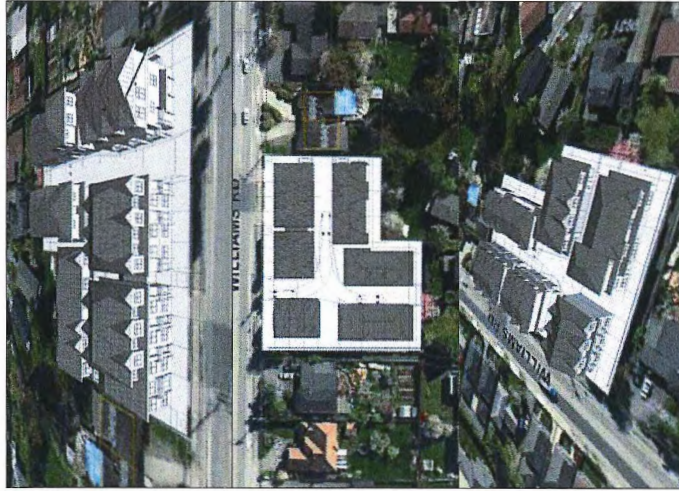
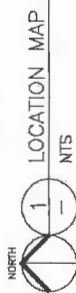
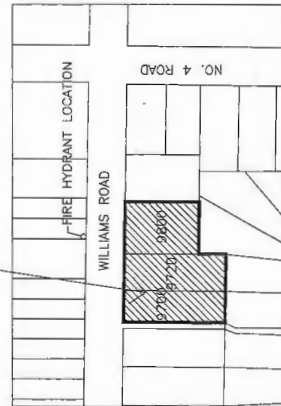
(I) SETBACK: FRONTYARD FACING WILLIAMS - 4.5M
EAST AND WEST SIDEYARD - 3M
REAR YARD - 4.5M

(J) OUTDOOR AMENITY: 6.0 SM (64.58 SF) PER UNIT
6SM X18 = 108 SM (1163 SF)

(K) PARKING: 2 PER DWELLING UNIT
TOTAL = 40 REQUIRED

VISITOR BICYCLE 0.2 PER DWELLING UNIT X18= 4
RESIDENTIAL BICYCLE STORAGE 1.25 PER DWELLING UNIT X18=23

- ARCHITECTURAL DRAWING LIST
- A1- DEVELOPMENT SUMMARY
- A2- SITE PLAN (1/F)
- A3- SITE PLAN (2/F)
- A4- SITE PLAN (3/F)
- A5- UNIT PLANS
- A6- ELEVATIONS
- A7- LANDSCAPE AREA CALCULATION



ERIC LAW ARCHITECT

200 WEST WARD, RICHMOND, BC
V6V 1C6
TEL: (604) 273-8888
FAX: (604) 273-8889
WWW.ERICLAWARCHITECT.COM

APPROVED ARCHITECT: ERIC LAW
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1. PRELIMINARY FOR REZONING APPLICATION
2. PRELIMINARY FOR REZONING DOCUMENT
3. PRELIMINARY FOR REZONING DOCUMENT
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20. PRELIMINARY FOR REZONING DOCUMENT

PROPOSED TOWNHOUSE
AT
9700, 9720, 9800
WILLIAMS RD RICHMOND
DEVELOPMENT SUMMARY

PROJECT NUMBER: 2-26
ISSUED: 10/21/2018
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 12-24-WR-19103-02.DWG

A1

REZONING

- 1. SUBMIT FOR PERMITS APPLICATION
- 2. SUBMIT FOR PERMITS COMMENT
- 3. REVISIONS FOR PERMITS COMMENT
- 4. SUBMIT FOR PERMITS COMMENT
- 5. SUBMIT FOR PERMITS COMMENT
- 6. SUBMIT FOR PERMITS COMMENT
- 7. SUBMIT FOR PERMITS COMMENT

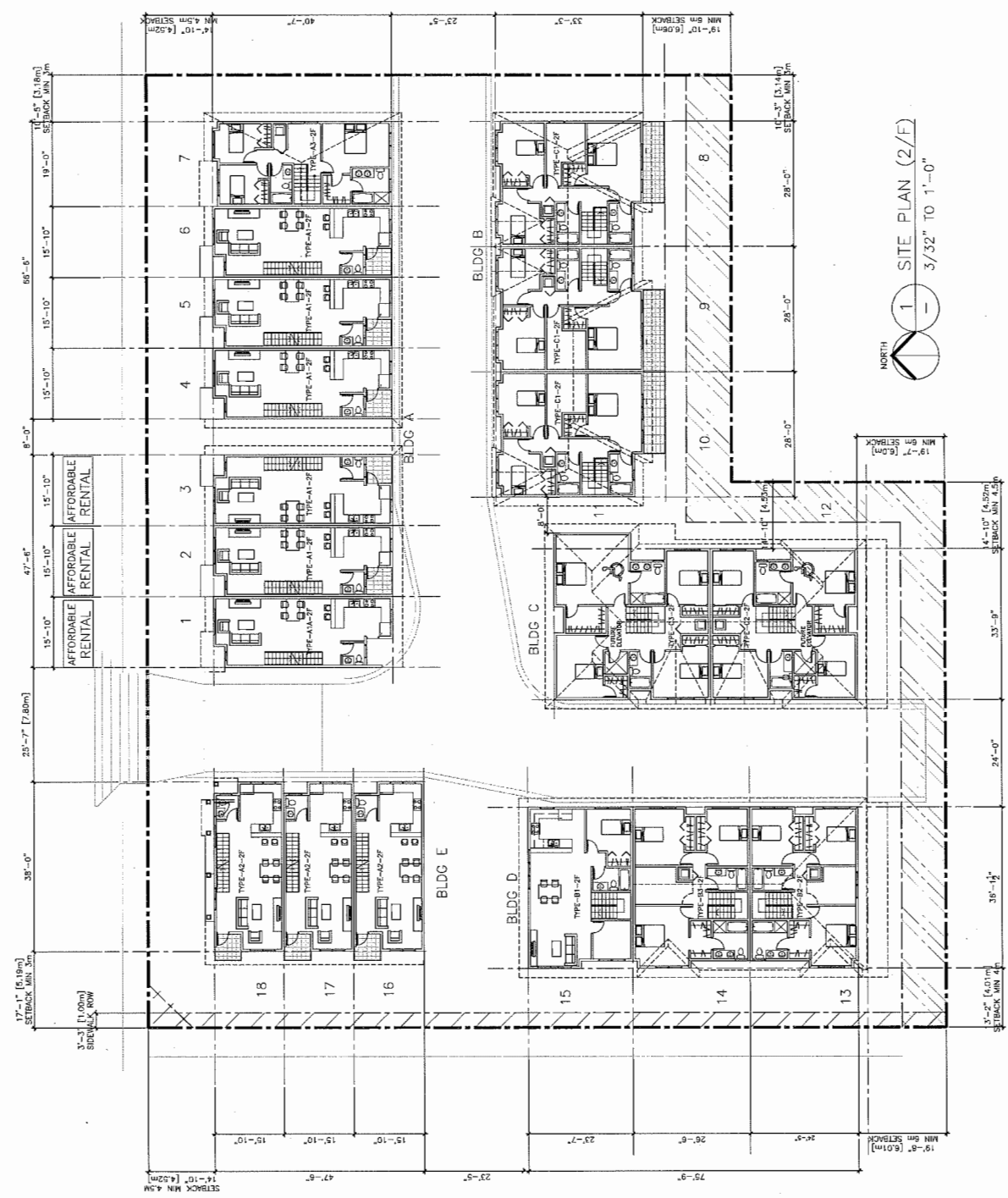
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PROPOSED TOWNHOUSE AT
9700, 9720, 9800 WILLIAMS RD RICHMOND
SITE PLAN (2/F)

PROJECT NUMBER: 12-25
 ISSUED: 10/21/2016
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 12-25-NR-161021-RZ.DWG

A3

REZONING



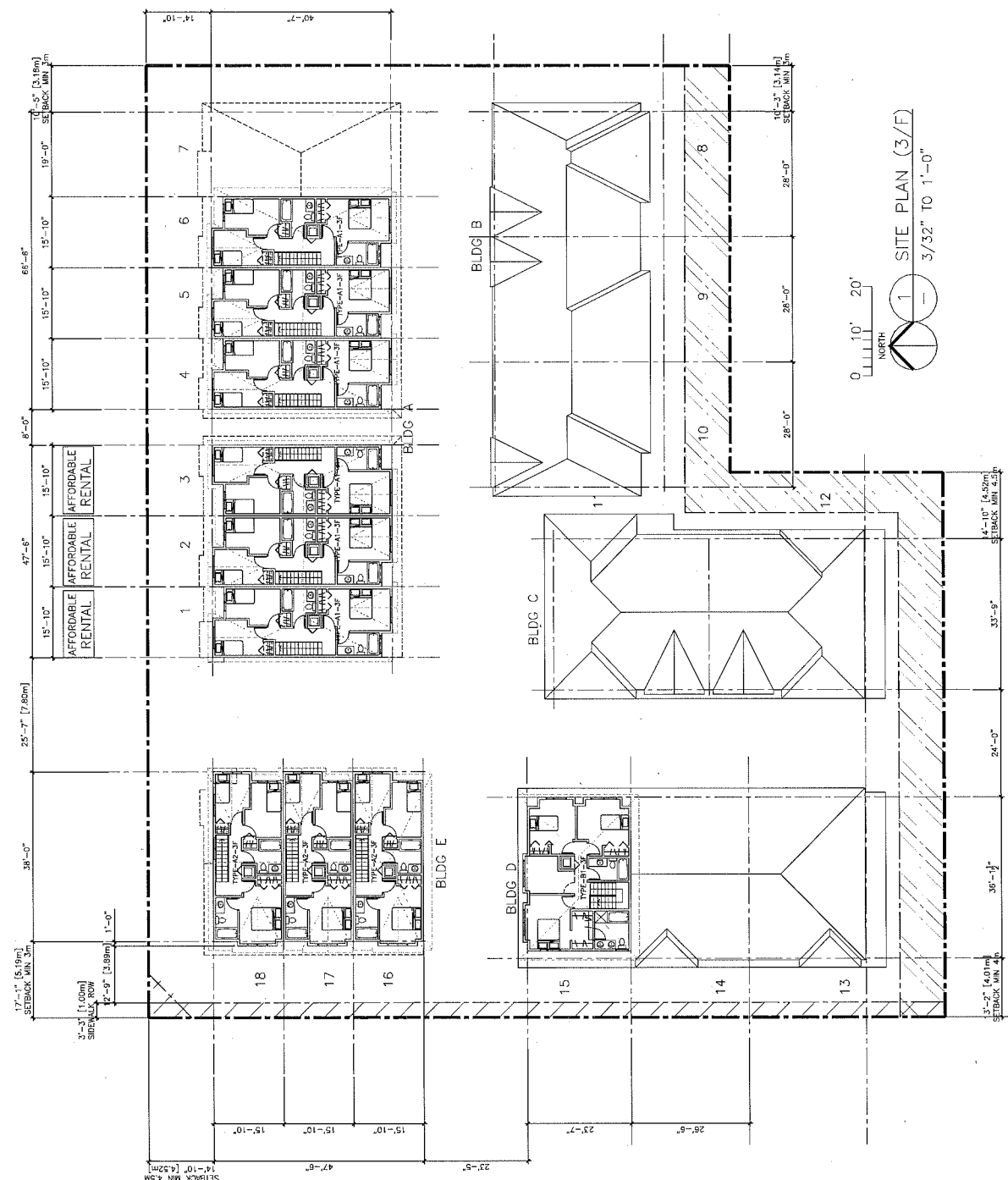
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PROPOSED TOWNHOUSE AT 9700, 9720, 9800 WILLIAMS RD RICHMOND SITE PLAN (3/F)

PROJECT NUMBER: 12-25
 ISSUED: 10/21/2015
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 12-25-AR-10121-RZ.DWG

A4

REZONING

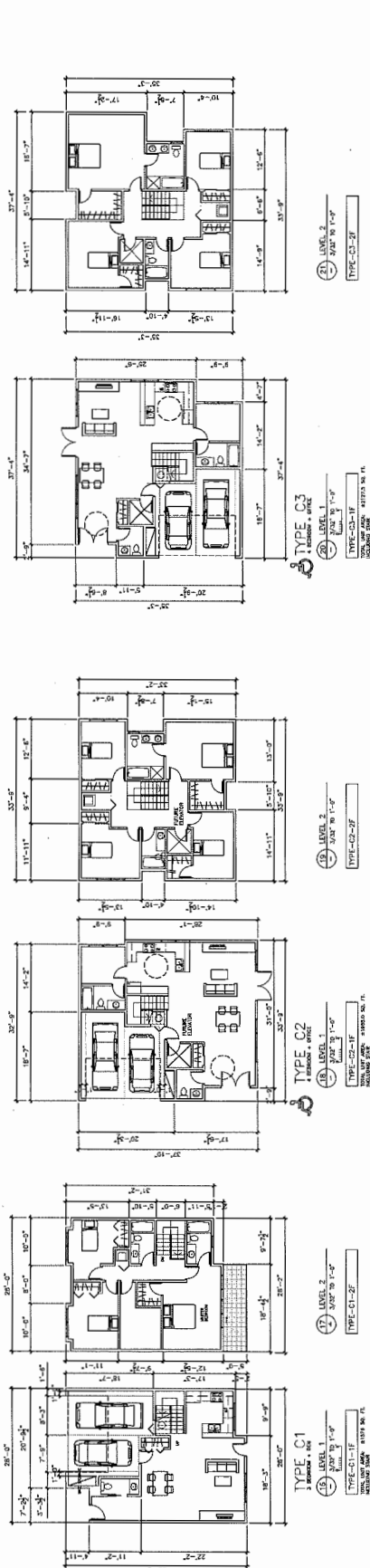
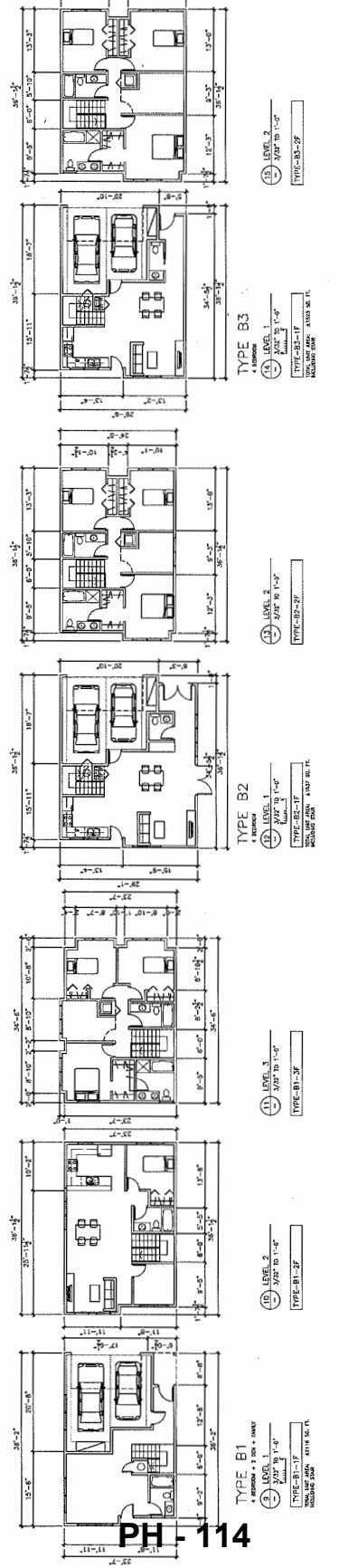
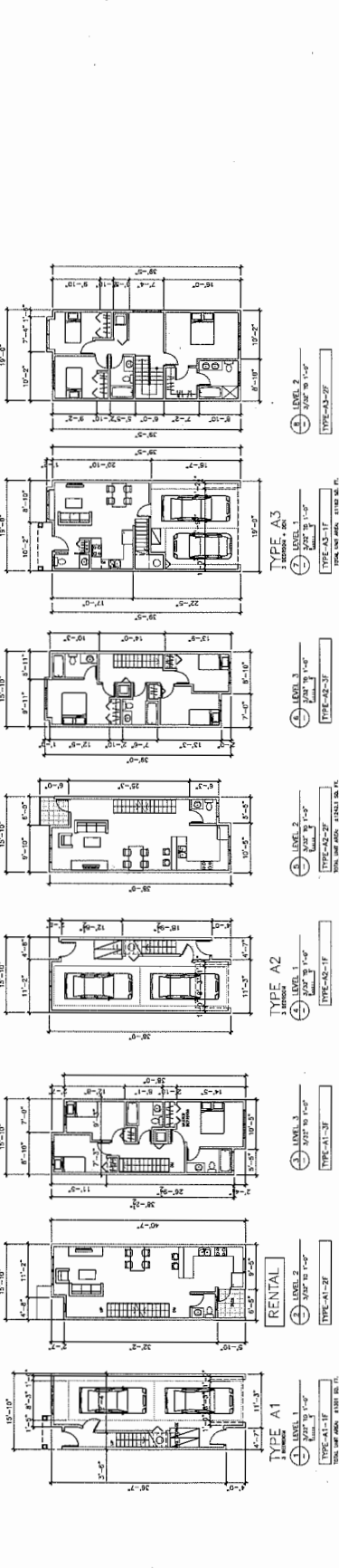


ERIC LAW ARCHITECT

200 WEST WYOMING AVENUE SUITE 200
 DENVER, CO 80202
 TEL: (303) 733-2222
 FAX: (303) 733-2227

OWNER: THE UNIVERSITY OF COLORADO
 PROJECT: 1000 WEST WYOMING AVENUE
 PHASE: PHASE 1 - 1000 WEST WYOMING AVENUE
 DRAWING NO.: PH-114

1. DEVELOPER FOR ZONING APPLICATIONS
 2. DEVELOPER FOR ZONING PERMITS
 3. DEVELOPER FOR ZONING ORDINANCE
 4. DEVELOPER FOR ZONING ORDINANCE
 5. DEVELOPER FOR ZONING ORDINANCE



PROPOSED TOWNHOUSE AT 9700, 9720, 9800 WILLIAMS RD RICHMOND UNIT PLANS

PROJECT NUMBER: 12-25
 ISSUED: 10/21/2016
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 12-25-WP-10021-RZPHG

A5

REZONING

ERIC LAW ARCHITECT

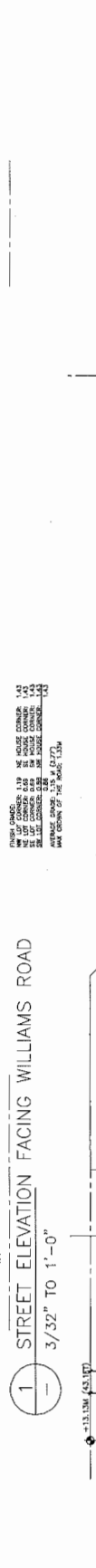
200 WEST WYOMING AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: (303) 733-2888
 FAX: (303) 733-2889

CONTRACT NUMBER: PH-115
 PROJECT NAME: PROPOSED TOWNHOUSE PROJECT
 DATE: 10/21/2016

OWNER: PH-115
 ARCHITECT: ERIC LAW ARCHITECT
 CONTRACTOR: [REDACTED]
 ENGINEER: [REDACTED]
 PERMITS: [REDACTED]



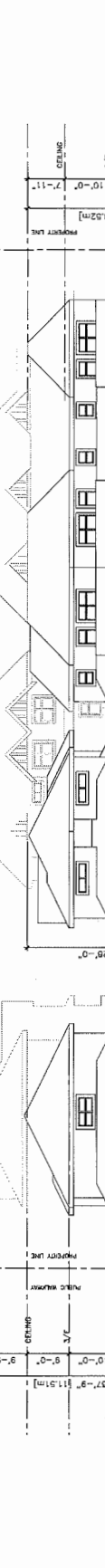
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 3. 2016.11.17 FOR RECORD CHANGE
 4. 2016.11.17 FOR RECORD CHANGE
 5. 2016.11.17 FOR RECORD CHANGE
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 7. 2016.11.17 FOR RECORD CHANGE



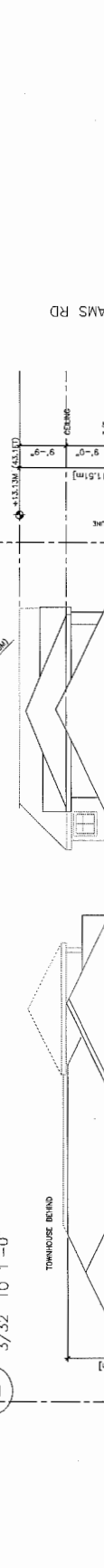
- NOTES**
1. REFER TO THE ARCHITECT'S RECORD DRAWINGS FOR THE EXACT LOCATION OF THE TOWNHOUSE.
 2. THE TOWNHOUSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DENVER ZONING ORDINANCES AND THE ARCHITECT'S RECORD DRAWINGS.
 3. THE TOWNHOUSE SHALL BE CONSTRUCTED WITH A MINIMUM HEIGHT OF 35'-0\"/>



- NOTES**
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- NOTES**
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 3. THE TOWNHOUSE SHALL BE CONSTRUCTED WITH A MINIMUM HEIGHT OF 35'-0\"/>

PROPOSED TOWNHOUSE AT
9700, 9720, 9800 WILLIAMS RD RICHMOND ELEVATIONS

PROJECT NUMBER: 12-25-20
 ISSUED: 10/21/2016
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 12-25-IMP_101021-02.dwg

A6

REZONING

ERIC LAW ARCHITECT

217 1/2 ST. JOHN STREET, SUITE 200
 BOSTON, MA 02114
 TEL: (617) 552-2000
 FAX: (617) 552-2009

CONTRACT NO. 12-25
 PROJECT NO. 12-25
 SHEET NO. PH-116

DATE: 10/21/16

PROJECT: PROPOSED TOWNHOUSE AT 9700, 9720, 9800 WILLIAMS RD RICHMOND LANDSCAPE AREA DIAGRAM

- 1. 2016.05.13 FOR RECORD APPLICATION
- 2. 2016.05.13 FOR RECORD COMMENT
- 3. 2016.05.13 FOR RECORD COMMENT
- 4. 2016.05.13 FOR RECORD COMMENT
- 5. 2016.05.13 FOR RECORD COMMENT
- 6. 2016.05.13 FOR RECORD COMMENT
- 7. 2016.05.13 FOR RECORD COMMENT
- 8. 2016.05.13 FOR RECORD COMMENT

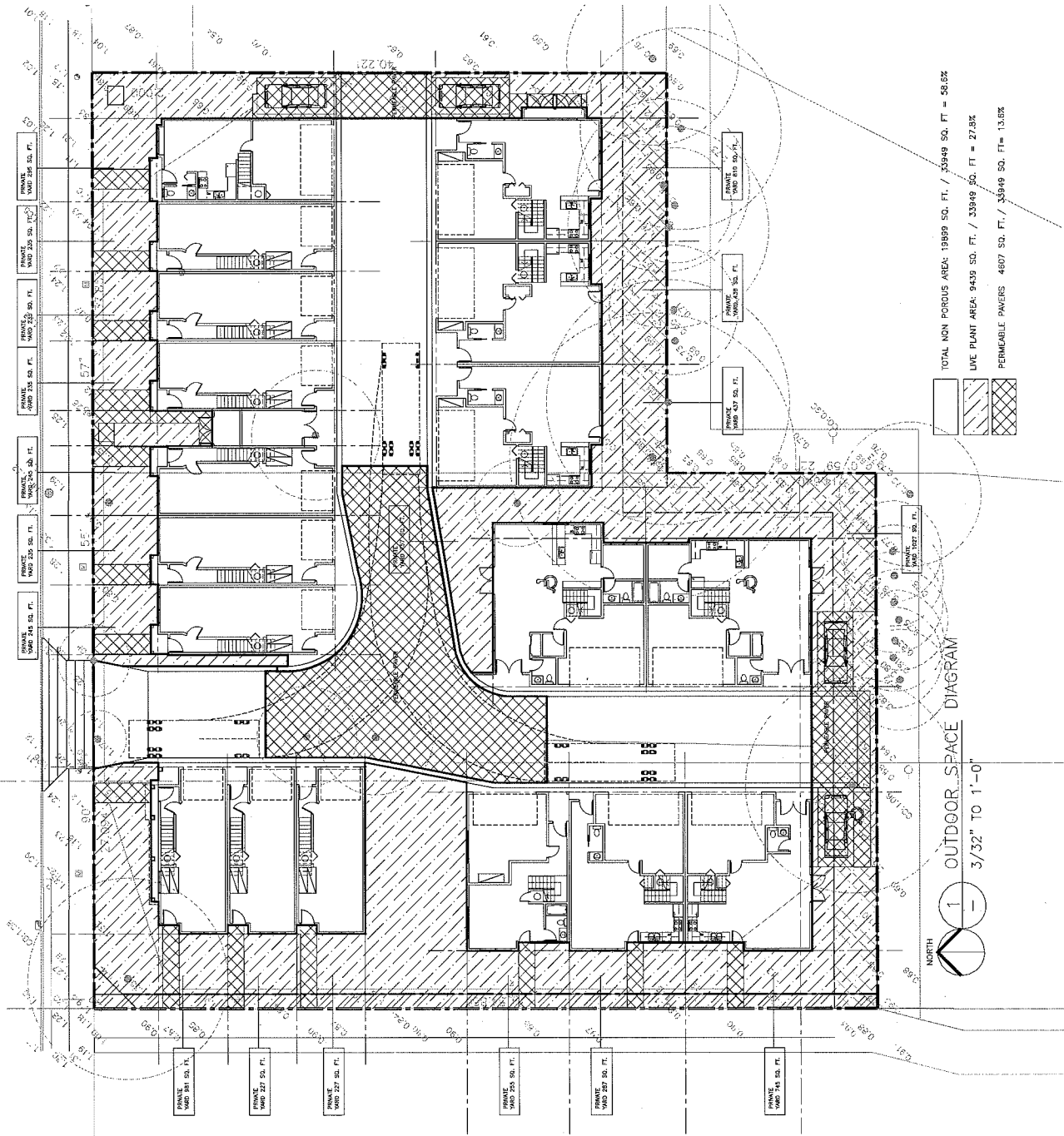
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- 2. 2016.05.13 FOR RECORD COMMENT
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- 5. 2016.05.13 FOR RECORD COMMENT
- 6. 2016.05.13 FOR RECORD COMMENT
- 7. 2016.05.13 FOR RECORD COMMENT
- 8. 2016.05.13 FOR RECORD COMMENT

PROPOSED TOWNHOUSE AT
9700, 9720, 9800
WILLIAMS RD RICHMOND
LANDSCAPE AREA DIAGRAM

PROJECT NUMBER: 12-25
 ISSUED: 10/21/2016
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NUMBER: 12-25_LANDSCAPE-116-12-25

A7

REZONING



TOTAL NON POROUS AREA: 19899 SQ. FT. / 33949 SQ. FT. = 58.6%

USE PLANT AREA: 9439 SQ. FT. / 33949 SQ. FT. = 27.8%

PERMEABLE PAVERS: 4807 SQ. FT. / 33949 SQ. FT. = 13.6%



1 OUTDOOR SPACE DIAGRAM



- NOTES:
1. Maintain min. 2% slope away from building.
 2. All plants and landscape installation to conform to BCCLA Landscape Standards Label Edition.
 3. All growing medium to be tested by PBA (604-279-3020) and amended accordingly if necessary, and to be tested again at Completion.
 4. Minimum planting medium depths:
 a. 18" on slab
 b. 18" on slab
 c. 18" on slab
 d. 18" on slab
 e. 18" on slab
 f. 18" on slab
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 v. 18" on slab
 w. 18" on slab
 5. All plant material shall conform to Level 1, Low Traffic Lawn Area, Trees and Large Shrubs (UL Table C3, 2012 BCCLA Standards).
 6. All plant material shall meet minimum size requirements as indicated in plant list.
 7. Trees planted in lawn areas to have 1 m dia. mulched ring.
 8. Make sure wires around rootballs to be cut and removed to prevent girdling.
 9. All proposed trees should be planted min. 3 m away from building foundation or face of building or existing walls.
 10. Install min. 2" of composted bark mulch on all shrub beds after planting and rake smooth. Mulch to be 30mm assumed compost bark mulch.
 11. Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the Phytophthora ramorum virus (Sudden Oak Death).
 12. Contractor to report any discrepancies in plant numbers immediately to Landscape Architect.
 13. All on-site landscape to be irrigated with an automatic irrigation system.

TOTAL 22 PROPOSED REPLACEMENT TREES

PLANT LIST	Quantity/Symbol/Botanical Name	Common Name	Size	Spacing
Trees				
A	Cornus florida 'Cherokee Chief'	Red Flowering Dogwood	5cm cal B&B	as shown
B	Betula jacquemontii	Whitebarked Himalayan Birch	6cm cal B&B	as shown
C	Cercidiphyllum japonica	Katsura	7cm cal B&B	as shown
D	Styrax japonica	Japanese Snowbell	5cm cal B&B	as shown
E	Gleditsia triacanthos 'Normis Hallii'	Thornless Halika Honeylocust	8cm cal B&B	as shown
F	Prunus yedoensis 'Akebono'	Akebono Cherry	7cm cal B&B	as shown
G	Pinus nigra	Austrian Black Pine	3m High, B&B	as shown
Shrubs, Perennials & Grasses				
a	Azalea japonica 'Hino Crimson'	Evergreen Azalea	# 2 pot	as shown
b	Azalea japonica 'Diamond Red'	Evergreen Azalea	# 2 pot	as shown
c	Azalea japonica 'Ward's Ruby'	Evergreen Azalea	# 2 pot	as shown
d	Azalea japonica 'Diamond Lachs'	Evergreen Azalea	# 2 pot	as shown
e	Calluna vulgaris 'Karl Foerster'	European Heide Grass	# 3 pot	as shown
f	Festuca rubra	Red Fescue	# 1 pot	as shown
g	Erica x darleyensis 'Mediteranean Pink'	Mediterranean Pink Heather	# 1 pot	as shown
h	Erica x darleyensis 'Siberian Schmelz'	White Bell	# 1 pot	as shown
i	Galium morandii 'Aureoantherata'	Orange Bell	# 1 pot	as shown
j	Phlox subulata	Waxflower	# 1 pot	as shown
k	Polystichum	Waxleaf Fern	# 1 pot	as shown
l	Hebe x exoniensis 'Satan's Head'	Blue Bell Grass	# 1 pot	as shown
m	Hebe x exoniensis 'Black-eyed Stella'	Satan's Head	# 1 pot	as shown
n	Hemerocallis 'Black-eyed Stella'	Daylily	# 1 pot	as shown
o	Chamaelirium	Evergreen Clematis	# 3 pot	as shown
p	Prunus laurocerasus	Portulac Laurel	# 3 pot	as shown
q	Rhododendron 'Elizabeth'	Rhododendron	# 2 pot	as shown
r	Rhododendron 'Mary Fleming'	Rhododendron	# 2 pot	as shown
s	Rosa 'Medallion La Sevillana'	Rose	# 2 pot	as shown
t	Skimmia japonica 'Reveasiana'	Skimmia Fortunei	# 2 pot	as shown
u	Taxus x media 'Hicksii'	Hick's Yew	4' high	as shown
v	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	6' high, B & B, trim top flat	as shown
w	Actinostaphylos uva-ursi 'Vancouver Jade'	Kinnikinnick	10cm pot	18" O.C.

PROJECT INFO

TOWNHOUSE DEVELOPMENT
 8700-8800 WILLIAM STREET
 RICHMOND, BC

ISSUE

DATE: 01.19
 DRAWN BY: JLM
 CHECKED BY: JLM

JHL Design Group Inc.
 Landscape Architecture + Urban Design

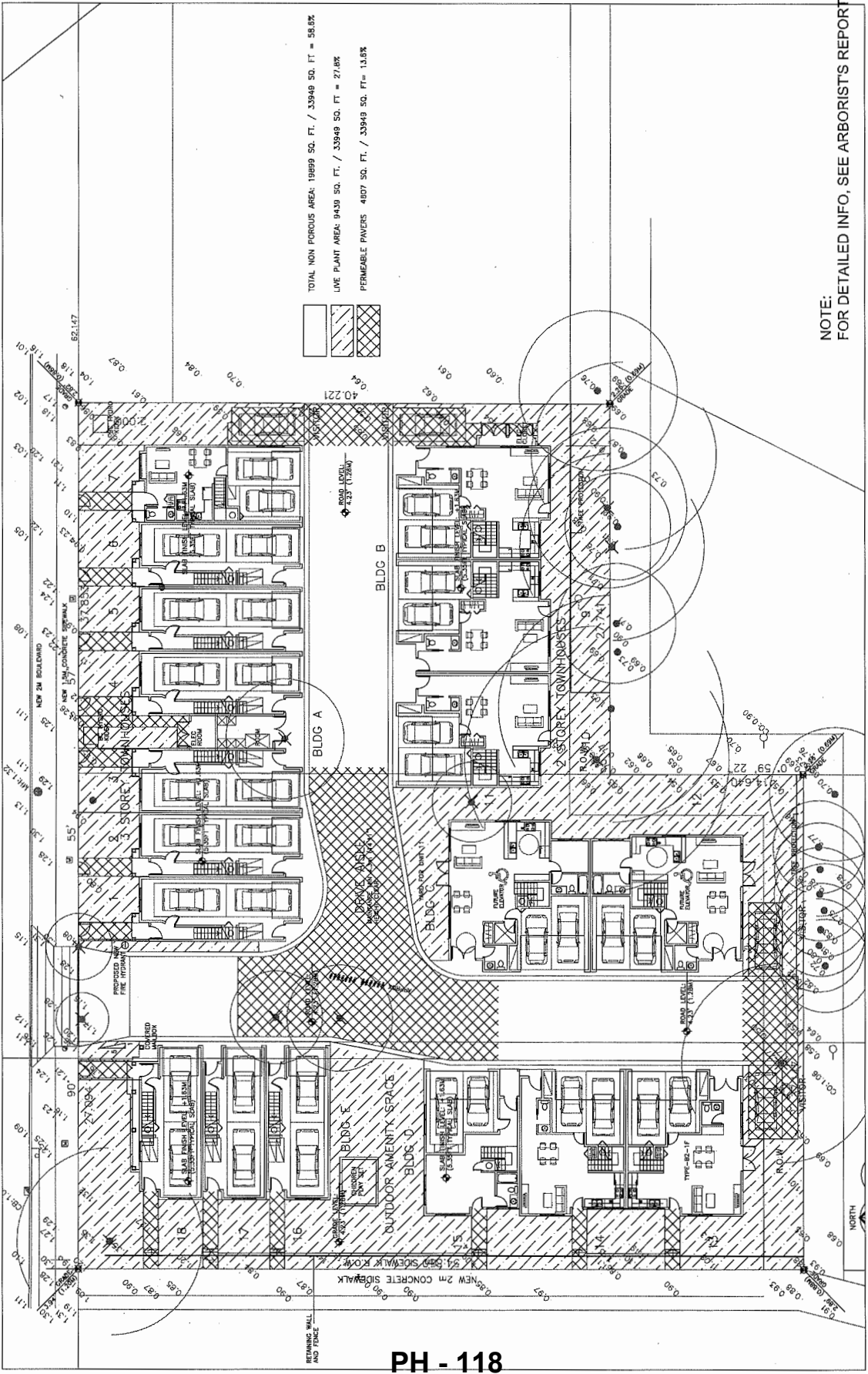
45th Floor, 1000 Burrard Street, Vancouver, BC
 Tel: 604-271-8833
 Fax: 604-271-8804
 Email: jhl@jhl.com

PROJECT TITLE

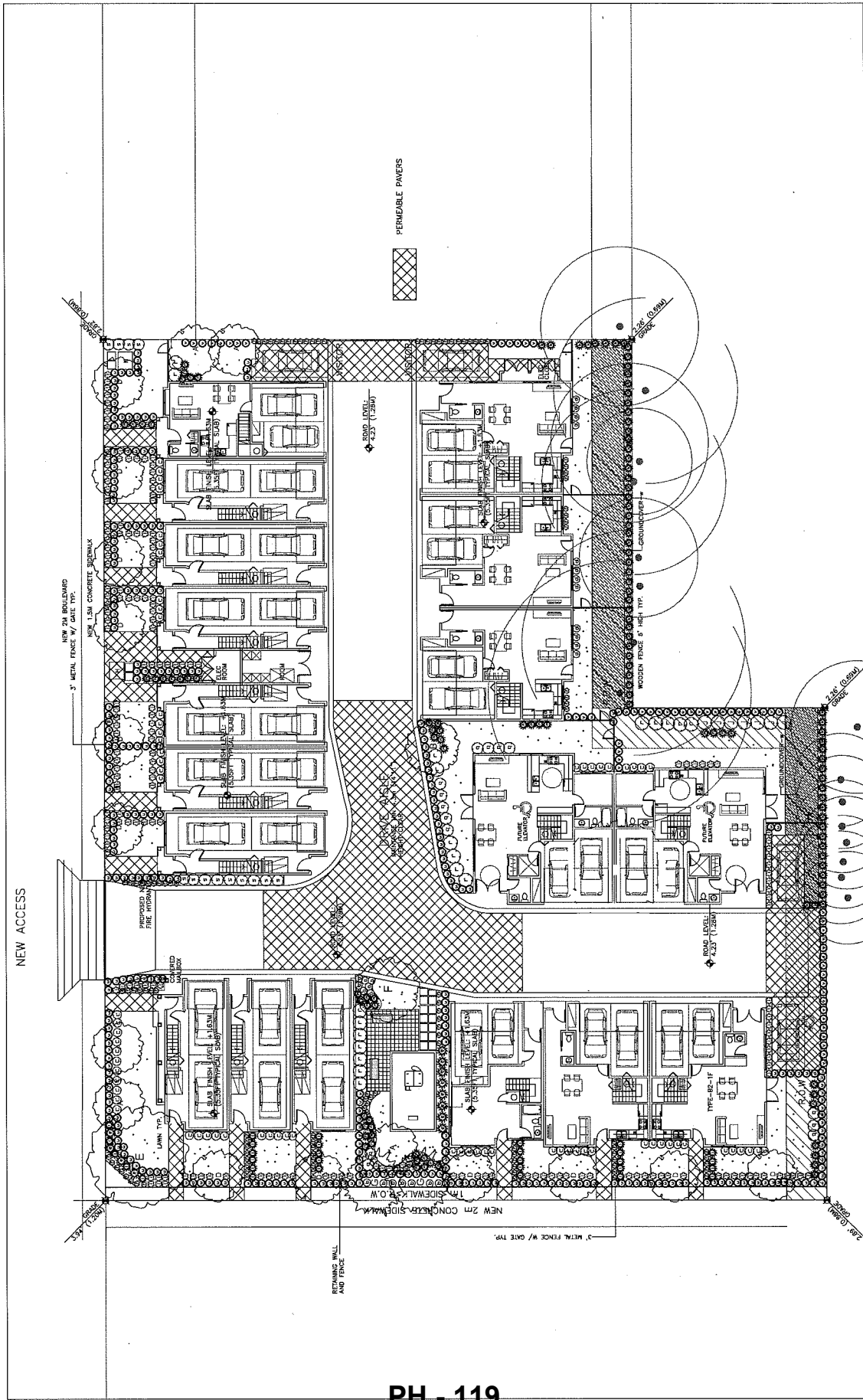
NOTES/PLANT LIST

SCALE

1:1



DATE: 15	REVISIONS: SUBMITTED
DRAWN: JHL	DRAWN: JHL
DATE: Oct. 19	DATE: Oct. 19
DRAWN: JHL	DRAWN: JHL
PROJECT TITLE: TOWNHOUSE DEVELOPMENT 11501 115TH STREET RICHMOND, BC	
DRAWING TITLE: TREE REMOVAL AND RETENTION PLAN	
JHL Design Group Inc. Landscape Architecture + Urban Design	
1174 West 106th Avenue, BC V6V 3K3 Tel: 604-273-8833 Fax: 604-273-8834 Email: info@jhl.com	
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L-3

DRAWING TITLE
LANDSCAPE PLAN

PROJECT TITLE
TOWNHOUSE DEVELOPMENT
9750-9800 WILLIAM STREET
RICHMOND, VA

SCALE
DATE
DRAWN
JOB NO.

JHL Design Group Inc.
4370 Maple Street, Richmond, VA
Tel: 804-771-7004
Fax: 804-771-7004
Email: jhl@jhl.com

JHL Design Group Inc.
Landscape Architecture + Urban Design

DATE	REVISIONS
02.15	Revising Submittal



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City of Richmond

Rezoning Considerations

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

Address: 9700, 9720, 9800 Williams Road

File No.: RZ 15-700431

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9667, the applicant is required to complete the following:

1. 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 (at specified stages of construction), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
2. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g. \$16,491) to the City's Public Art Reserve Fund.
3. City acceptance of the applicant's voluntary contribution in the amount of \$18,000 (\$1,000/unit) in-lieu of providing on-site indoor amenity space.
4. The granting of a 1 m wide x 55 m long Statutory Right-of-Way (SRW) for public right-of-passage along the west property line to accommodate widened sidewalk and grass boulevard on the east side of the existing City walkway.
5. The granting of a Statutory Right-of-Way (SRW) for public-right-of-passage over the entire north-south and east-west internal drive aisle to provide legal means of public/vehicular access to future developments located east of the subject site. The drive aisle is to be constructed by the developer and to be maintained by the strata.
6. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
9. Registration of a legal agreement on title identifying that the proposed townhouse development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all units will meet the BC Solar Hot Water Ready Regulations.
10. Registration of the City's standard Housing Agreement to secure three (3) affordable housing units, the combined habitable floor area of which shall comprise not less than 15% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of the outdoor amenity space. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
3 Bdrm	3	90 m ² (980 ft ²)	\$1,437	\$57,500 or less

** May be adjusted periodically as provided for under adopted City policy.

11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
12. Enter into a Servicing Agreement* for the design and construction of servicing connections/upgrades and frontage improvements. Works include, but may not be limited to the following:

Water Works

- Using the OCP Model, there is 675.0 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s. At Building Permit stage, the developer is required to submit fire flow calculations signed and sealed by a Professional

Engineer as per the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for onsite fire protection.

- At the developer's cost, the City is to:
 - Cut and cap the existing water service connection on Williams Road.
 - Install a new water connection complete with meter and meter box to be placed on-site.

Storm Sewer Works

- Install drainage along upgraded walkway of approximately 55 m in length.
- At the developer's cost, the City is to;
 - Cut and cap the existing storm service connections and remove the existing inspection chamber along the 9800 Williams Road frontage.
 - Upgrade the existing storm service connection and inspection chamber located along 9700 Williams Road frontage. Utilize the existing core into the existing box culvert.

Sanitary Sewer Works

- At the developer's cost, the City is to:
 - Cut and cap the existing sanitary service connections and remove the existing inspection chamber along the south property line.
 - Install one (1) new sanitary service connection complete with new inspection chamber within the existing SRW at the southwest corner of the development site, tie-in new service to existing manhole (SMH2161). All sanitary works to be completed prior to any onsite building construction.

Frontage Improvements

- Review street lighting levels along the north and west frontages of the development site for any additional street lighting requirements or upgrades to LED fixtures.
- Widening and upgrading of the existing north-south walkway along the entire west property line through the provision of a 1m x 1m corner cut at the access from Williams Road and a 2.0 m wide sidewalk and 1.0 wide grassed boulevard on the east side of the walkway. The exact width of the new grass strip at all points along the walkway is to be determined in consultation with the Parks Department through the review processes for the Development Permit application and Servicing Agreement.
- Removal of the existing driveways providing access to the subject site from Williams Road and replacement with barrier/curb gutter, 1.5 m wide concrete sidewalk and 2.0 m wide grassed boulevard between the new sidewalk and the new road curb. The sidewalk must connect to the existing sidewalk east and west of the subject site along the Williams Road frontage.
- The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground the service lines for the proposed development.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). All above ground structures to be located on the development site. Architects to coordinate with private utility companies to determine location prior to Development Permit application. Proposed locations to be included on the Development Permit plans.

General Items

- 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.

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

- Written consent of the adjacent property owners to remove two (2) trees on shared property lines. If written consent is not provided, the trees must be retained and protected through inclusion in the contract between the developer and a Certified Arborist that is outlined in rezoning condition #1 as per above.
- Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or higher), in compliance with the City's Official Community Plan.

Prior to Building Permit* issuance, the following must be completed:

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of three (3) affordable housing units, the combined habitable floor area of which shall comprise approximately 15% of the subject development's total residential building area, and which are to comply with all of the terms of the Housing Agreement that is required to be registered on title prior to Development Permit issuance.
- Submission of 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.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

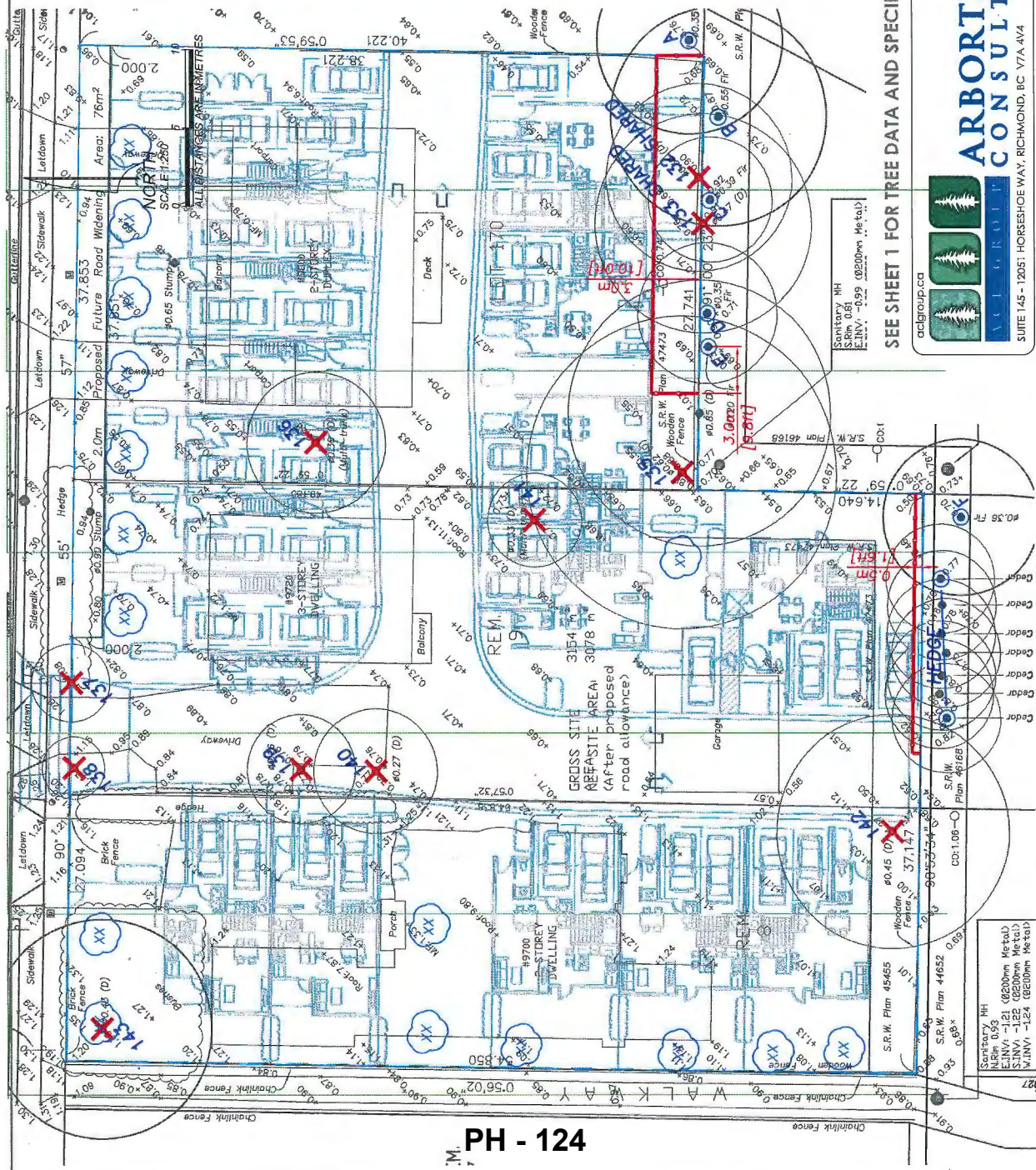
(signed concurrence on file)

Signed

Date

PLAN NOTE:
 All dimensions are in meters unless otherwise specified.
 All dimensions are in meters unless otherwise specified.
 All dimensions are in meters unless otherwise specified.

NOTE: THE ARBORIST REPORT WAS BASED ON AN EARLIER SITE PLAN. THE PROPOSED SITE PLAN IS PROVIDED IN ATTACHMENT 3. THERE IS NO CHANGE IN THE IMPACT OF DEVELOPMENT ON ANY EXISTING TREES ON-SITE OR OFF-SITE.



LEGEND:

- x denotes TAG NUMBER or ID REFERENCE
- denotes DEFURF (ground of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- x denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as relevant).
- + denotes NON-STRAW uncertainty tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

REV #	DATE	COMMENTS
0	MAR 24, 2015	INITIAL SUBMISSION

TREE MANAGEMENT DRAWING
 PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
 ADDRESS: 9700, 9720 & 9800 WILLIAMS RD, RMD
 CLIENT: URBAN ERA BUILDERS & DEV LTD
 ACL FILE: 14399

ARBORTECH CONSULTING
 SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4
 P. 604.275.3484
 acdgroup.ca



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9667 (RZ 15-700431)
9700, 9720 and 9800 Williams Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the end of the table contained in Section 5.15.1 regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT81	\$4.00"

- b. Inserting as Section 17.81 thereof the following:

“ 17.81 Town Housing (ZT81) – Williams Road

17.81.1 Purpose

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

17.81.2 Permitted Uses

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

Secondary Uses

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

17.81.3 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.40, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.81.3.1, the reference to “0.4” is increased to a higher **density** of “0.60” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZT81 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

3. Notwithstanding Section 17.81.3.1, the reference to "0.4" is increased to a higher **density** of "0.73", if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT81 zone, and provided that prior to the first occupancy of the **building** the **owner**:
 - a) provides in the **building** not less than 3 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises not less than 15% of total **floor area** that is **habitable space**; and
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**. ✓

17.81.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 44% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.81.5 Yards & Setbacks

1. The minimum **front yard** is 4.5 m, except for the projection of building columns for a maximum of 0.52 m.
2. The minimum **interior side yard** is 3.0 m.
3. The minimum **rear yard** is 6.0 m, except for the projection of the first **storey** for a maximum of 1.5 m.

17.81.6 Permitted Heights

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

17.81.7 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** on minor **arterial roads** is 40.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.81.8 Landscaping & Screening

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

17.81.9 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.

17.81.10 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, is amended by repealing the existing zoning designation of the following areas and by designating them "**TOWN HOUSING (ZT81) – WILLIAMS ROAD**".

P.I.D. 003-606-333

Lot 8 Except: Part Subdivided by Plan 44427, Section 34 Block 4 North Range 6 West New Westminster District Plan 11454

P.I.D. 004-870-620

Lot 9 Except: Part Subdivided by Plan 45409, Section 34 Block 4 North Range 6 West New Westminster District Plan 11454

P.I.D. 003-798-798

Lot 170 Section 34 Block 4 North Range 6 West New Westminster District Plan 36305

- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9667**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JAN 23 2017



MAYOR

CORPORATE OFFICER



To: Planning Committee

Date: January 10, 2017

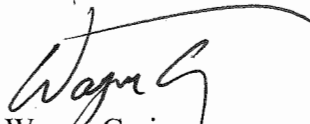
From: Wayne Craig
Director, Development

File: RZ 16-738480

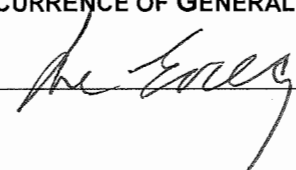
Re: **Application by Trellis Seniors Services Ltd. for Rezoning at 23100, 23120 and 23140 Westminster Highway from Single Detached (RS1/F) to Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9669 to create the "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" zone, and to rezone 23100, 23120 and 23140 Westminster Highway from "Single Detached (RS1/F)" to "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:mm

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Trellis Seniors Services Ltd. has applied to the City of Richmond for permission to create a new site-specific zone and rezone a 0.59 ha. (1.46 acre) site at 23100, 23120 and 23140 Westminster Highway from "Single Detached (RS1/F)" to "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)". This application is to facilitate development of a three (3) storey, 135-bed health care facility (Attachment 1). All residents will be provided with meals, supervision and full-time health care services. The facility is to be licenced by Vancouver Coastal Health (VCH) and is receiving funding from VCH to subsidize all units for the accommodation and care for seniors referred to it by VCH and other Provincial programs.

The proposed development site is referred to in this report as Parcel 4, and is located immediately to the north of two (2) in-stream rezoning applications that have been submitted by Oris Developments Ltd. for their Parcel 2 and 3 developments (RZ14-660662 and RZ14-660663) which received Third Reading on September 8, 2015 (see Context Map in Attachment 2). These applications include the Oris mixed-use building on Parcel 2 located on Gilley Road and the adjacent apartment / seniors congregate housing building on Parcel 3 proposed by New Coast Lifestyles (NCL) Management Ltd. The subject Parcel 4 development gains access from the shared "New Road" being built for the Parcel 2 and 3 developments (see Conceptual Development Plans in Attachment 3). The "New Road" provides public access secured through a statutory right of way (SRW) and will be named at a later date through the City's road naming process with Council approval.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Surrounding Development

Development surrounding the subject site is as follows:

- To the North: Single-Family dwellings zoned "Single Detached (RS1/F)".
- To the South: Single-Family lots currently zoned "Single Detached (RS1/F)" which are under application to be rezoned to permit the 130 unit seniors housing building on Parcel 3 (RZ14-660662).
- To the East: Single-Family dwellings zoned "Single Detached (RS1/F)".
- To the West: Former fire hall site (vacant) fronting onto Westminster Highway zoned "School and Institutional (SI)".

Related Policies & Studies

Official Community Plan / Hamilton Area Plan

The Official Community Plan (OCP) designates the subject site as “Residential” and the Hamilton Area Plan designates the site as “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” which provides for apartments and a range of assisted living uses (see Attachment 5). The proposal is consistent with the OCP and Hamilton Area Plan.

Environmentally Sensitive Area (ESA)

The development site includes approximately 1,100m² (0.27 acre) of ESA which is part of a larger contiguous 5,500m² (1.35 acre) ESA that extends eastward (see maps in Attachment 6). The applicant’s Qualified Environmental Professional (QEP) has examined how the site should be managed in the context of the larger ESA. On this basis, the QEP report includes the following conclusions and recommendations in their Stage 1 report as follows:

- The report examines the on-site ESA within the context of the larger contiguous 5,500 m² (1.35 acre) ESA that includes the subject site and adjacent lots to the north and east. The report also reviews the site in the broader context of connections to other natural areas within the City’s broader *Ecological Network* within Hamilton. The proposed ESA enhancement and compensation areas will provide vegetation and habitat corridors to the ESA on future development properties to the north and east. Furthermore, the area along the north boundary of the site will form part of a habitat corridor link running from the Queen Canal greenway in the west to the ESA on the lots to the east.
- In accordance with the OCP *ESA Development Permit Guidelines*, a QEP report providing a detailed inventory and conservation evaluation that includes maintenance of part of the physical area of the ESA area and compensation for lost ESA area, was prepared.
- The QEP and arborist have found that a majority of the 1,100 m² (0.27 acre) on-site ESA area includes mature forest with most trees being in poor or fair condition along with areas of invasive understory plants such as buttercup and canary grass.
- The report also includes recommendations on retention of three (3) coniferous trees and maintenance of approximately one-quarter of the existing ESA area along the north property boundary supplemented with replanting, the addition forest floor soils and removal of invasive species to create a robust native species forest area.
- The habitat compensation for the area impacted by the development is to be provided at a 1:1 physical area basis on the existing 1,100 m² (0.27 acre) area of ESA on the site. The compensation planting is included within the conceptual development landscape plans (Attachments 3 and 6) for the rezoning. The QEP also concludes that the relative ecological value of the replanted and enhanced areas will be greater than the existing ESA.

Should the rezoning application proceed, the applicant and their QEP will prepare a more detailed native planting plan, invasive species removal specifications, and a monitoring and maintenance plan for the ESA.

Affordable Housing Strategy

The City's Affordable Housing Strategy is not applicable to this application as it allows only for senior's health care facility and not independent senior's residential units. As it is not a residential apartment use, it is exempted from providing affordable housing under the Strategy.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 which provides for a 3.5 m flood construction level (FCL). Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received several telephone inquiries from the public about the general purpose of the rezoning application in response to the placement of the rezoning sign on the property, but no concerns were expressed.

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

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

Analysis

Built Form and Architectural Character

Site Planning

- The proposed building is located on the centre of the site with three (3) wings radiating northward from the common areas and lobby located on the south side of the building adjacent to the "New Road".
- The building's two (2) north courtyards separate the three (3) wings of the building and will open out onto the proposed natural landscaped Environmentally Sensitive Area (ESA) compensation area.
- As required in the Hamilton Area Plan, the North-South Greenway is provided on the east side of the site on the building podium. The greenway will connect Gilley Road (to the south) to Willet Avenue (to the north), and is an extension of the greenway sections being secured as part of the Parcel 2 and 3 developments. A 4.0 m (13.1 ft.) wide SRW will be registered to secure public pedestrian access, provide for developer construction and future owner maintenance of the landscaping and 2.5 m (8.0 ft.) pathway.
- The main floor elevation of the building will be approximately 2.5 m (8.0 ft.) above Westminster Highway. There is a 6.0 m (20.0 ft.) wide sloping, landscaped area rising up from Westminster Highway to provide an attractive grade transition to the building and fully screen the parkade.
- The proposed interim grade transition to the existing single-family dwellings on the north and east sides of building (designated for stacked townhouse development in the Hamilton

Area Plan) are addressed with temporary landscape walls averaging 2.3 m (7.5 ft.) and landscaping adjacent to the property lines.

- The “New Road” will rise from Westminster Highway up to the 3.95 m elevation of the building’s main floor. The building’s large port cochere/driveway canopy will face “New Road”, and provide cover for the main pedestrian entrance while providing for easy vehicle drop-off/pick-up of residents.

Architectural Form and Character

- The three (3) wings of the building fan outwards to the north from its centre block on the building’s south side.
- The first two (2) storeys of the building are clad in brown brick to provide a stronger, substantial base.
- The third floor has a lighter appearance with beige cementitious siding with sections of large roof overhangs separating this floor from the lower two (2) floors.
- Adjacent to the intersection of the “New Road” with Westminster Highway, the south-west corner of the building includes a large brick-clad vertical buttress/fin element that rises from grade to above the main roof level. This vertical element, together with a similar vertical element on the adjacent Parcel 3 seniors building provide an attractive shared gateway to both developments.
- The building has a flat roof with sections of a sloping roof rising up to 3.0 m (10.0 ft.) above the main flat roof; these sloping roof sections are clad in charcoal colour standing metal seam roofing material. These sections of roof provide for further visual interest on the prominent west and will help screen rooftop mechanical equipment.

Existing Legal Encumbrances

Two (2) legal agreements were registered on the title of the subject Parcel 4 development site as part of the rezoning and development permit applications for the adjacent Parcel 3 development. These agreements facilitate both developments proceeding in a complementary manner and include:

- A statutory right of way over the shared “New Road” which is registered on Parcels 3 and 4 including the southern 7.0 m (23.0 ft.) of the subject Parcel 4 site and the northern 7.0 m (23.0 ft.) of the adjacent Parcel 3 site.
- An easement to allow for construction and maintenance of an interim landscape buffer on the southern 5.0 m (16.5 ft.) of the subject Parcel 4 site by the adjacent Parcel 3 developer to provide landscaped screening of the Parcel 3 parkade in the event that the subject Parcel 4 does not proceed before or concurrently with the Parcel 3 development.

Transportation and Site Access

Site Access

As noted above, vehicle and pedestrian access will be provided by the “New Road”. The building’s parkade entrance will be located near Westminster Highway. The subject Parcel 4 building and adjacent Parcel 3 building to the south include complementary large porte cocheres

to provide covered pedestrian entrances for Handy Dart buses and private vehicle drop-off and pick-up of pedestrians.

The Rezoning Considerations for this application include the registration of a reciprocal easement on Parcels 3 and 4 to allow for each developer to access the adjacent parcel to construct a functional "New Road" if the parcels do not develop concurrently. The considerations also include the requirement for a small extension of the existing "New Road" SRW further north onto Parcel 4 to secure public access for the sidewalk. There is a further requirement for a construction turn-around easement to be registered on the adjacent Parcel 3 development which is secured by a Letter of Agreement between the developers of Parcels 3 and 4.

Parking

The subject development will provide for a total of 59 parking spaces within an enclosed parkade which exceeds the 45 spaces required under Zoning Bylaw 8500. There is also one (1) medium (SU9) loading space that meets the Zoning Bylaw's requirements.

The applicant will register an electric vehicle parking covenant on title requiring that 20% of resident parking stalls that will be equipped with 120V electric plug-ins and that an additional 25% of the resident parking stalls will be pre-ducted to accommodate the future installation of electric vehicle charging equipment.

LEED Development

As required by the Hamilton Area Plan, developers need to ensure that the project has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver rating. This will require review from a LEED certified consultant which confirms that buildings have been designed at Development Permit and constructed at Building Permit to achieve the required LEED certification or equivalent. The applicant has committed to VCH and the City that they will construct a LEED Gold equivalent building.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- 70 trees located on the development site to be removed and replaced.
- 15 trees located on neighbouring property located on adjacent neighbouring properties are identified to be retained and protected and to be provided tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- 4 (four) trees located on City property (Westminster Highway) which were assessed previously by City Parks and authorized for removal through the adjacent Parcel 3 rezoning application (RZ14-660662).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments (Attachment 7):

- Three (3) trees (tag# 869, 871, 872) located on the development site are proposed to be removed, but are not in conflict with the proposed development and identified in “fair” condition. These trees are proposed to be retained and protected.
- A total of 134 replacement trees are to be specified at 2:1 ratio for the remaining 67 trees to be removed as per the OCP to be included within the Development Permit landscape plans.

Tree Replacement

The applicant wishes to remove 67 on-site trees. The 2:1 replacement ratio would require a total of 134 replacement trees. The applicant has agreed to plant 72 trees on the development site.

The applicant will also plant a large number of smaller trees within the ESA compensation area to be determined with the QEP’s Stage 2 Report and landscape plan included within the Development Permit for the project. The applicant has agreed to provide a voluntary contribution of \$500 per replacement tree to the City’s tree compensation (e.g. \$31,000) for each of the remaining 62 replacement trees that are not be able to be secured for planting with the landscape plans within the Development Permit.

Tree Protection

The above-noted three (3) on-site trees and 15 trees on the neighbouring property to the north are to be retained and protected in accordance with the City’s Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Elements to be Addressed in Development Permit

The forthcoming Development Permit application for the subject development needs to address the following elements:

- The detailed Phase 2 ESA report and landscaping plans which include the detailed specifications for the replanting of native plant species in the ESA compensation area with the appropriate detail for the Development Permit.
- Completion of the detailed landscape and on-site civil plans that include refined grading, planting soil profiles and wall details for aesthetic and trees preservation reasons.
- Completion of the architectural plans which include further design detail on the building cladding and materials along with additional elevation and perspective plans.

Hamilton Area Plan Amenity Contributions

This Hamilton Area Plan requires amenity contributions for residential apartments of \$49.50 per square meter (\$4.60 per square foot) amenity contributions. This rezoning permits a health care facility and not independent senior’s residential units. The applicant has further confirmed that they have obtained VCH funding for 100% of the beds to be provided at below market rates. Thus, it is not subject to providing the Area Plan’s amenity contributions which are applicable for residential apartments. In this regard, the applicant has provided written confirmation from the *Vancouver Coast Health Authority* that the development will be licenced for a senior’s care facility under the *Community Care and Assisted Living Act*.

Public Art Program

The City's Public Art Program is not applicable to this application as it is to allow for a senior's health care facility and not a residential apartment building that would be subject to the Program.

Amenity Space

The proposed project will include 1,015 m² (10,925 ft.²) of common indoor amenity space with dining rooms and lounges on each of the building's three (3) floors. There is a large multi-purpose activity room on the third floor with access to a large south-facing sundeck.

There will also be 830 m² (8,934 ft.²) of common outdoor amenity area located largely in two (2) courtyards located between the three (3) main wings of the building. Main features of these areas will include:

- Large open air and covered seating areas.
- Walking pathways encircling the courtyards.
- Garden planters.
- Water features.
- A gazebo and trellis structures.

Site Servicing and Frontage Improvements

Westminster Highway Frontage Improvements

The applicant will be undertaking the following works under a Servicing Agreement on the site's road frontage: 3.0 m (9.8 ft.) wide concrete sidewalk, 1.75 m (5.75 ft.) boulevard with grass and street trees, and installation of street lights with pedestrian arm lights. There will also be pavement widening and line painting on Westminster to provide for a 1.8 m (5.9 ft.) wide northbound bike lane, left turn lane and landscaped median.

Servicing Works

The servicing requirements are included within the Rezoning Considerations (Attachment 8) and are outlined below.

For water servicing, the applicant is required to install additional fire hydrants and replace the existing 300 mm diameter watermain along Westminster Highway to the limits of the road works. For storm servicing, the applicant is required to install a new storm service connection complete tie-in to the existing storm sewer along Westminster Highway.

Regarding sanitary sewer servicing, the applicant is required to:

- Receive confirmation from the City of the finalized sanitary servicing layout of the lots to the south (under RZ14-660662 and 14-660663 for Oris Parcels 2 and 3) prior to this rezoning application for Parcel 4 progressing to zoning adoption; or
- To provide alternative sewer servicing by either of the following two (2) alternative options in the event the developments to the south are delayed in construction:

- Install a new permanent sanitary sewer to the City's future pump station located potentially within the VLA Park on Willett Avenue; or
- If the construction of the proposed development proceeds ahead of the pump station, the applicant will be required to obtain an easement through the developments to the south and construct temporary sanitary sewers to the Metro Vancouver pump station on Gilley Road.

Financial Impact or Economic Impact

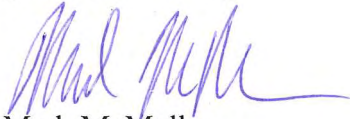
There are no financial or economic impacts of note for the proposed project.

Conclusion

The proposed senior's health care facility on Parcel 4 is the third rezoning application to be considered under the Hamilton Area Plan. The proposed development includes a 135-unit senior's health care facility that complements the adjacent 130-unit independent living seniors building on Parcel 3 that has been considered by Council and is at 3rd Reading.

This development will involve improvements to Westminster Highway and further contribute to the development of the pedestrian-oriented Hamilton Village Centre as envisioned under the Hamilton Area Plan.

Thus, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9669 be introduced and given first reading.



Mark McMullen

Senior Coordinator - Major Projects

MM:rg

Attachment 1: Location Map

Attachment 2: Development Context Map

Attachment 3: Conceptual Development Plans

Attachment 4: Development Application Data Sheet

Attachment 5: Hamilton Area Plan Land Use Map

Attachment 6: Environmentally Sensitive Area Report Maps

Attachment 7: Tree Survey

Attachment 8: Rezoning Considerations



City of
Richmond



RZ 16-738480

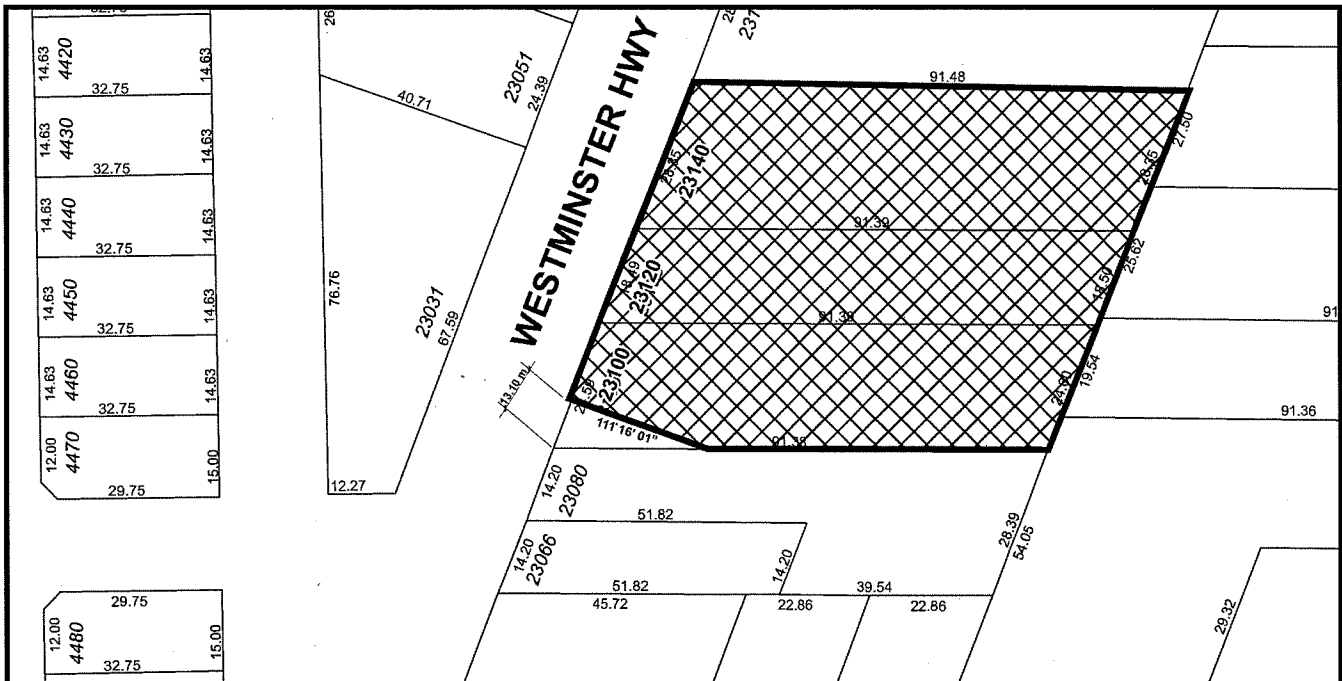
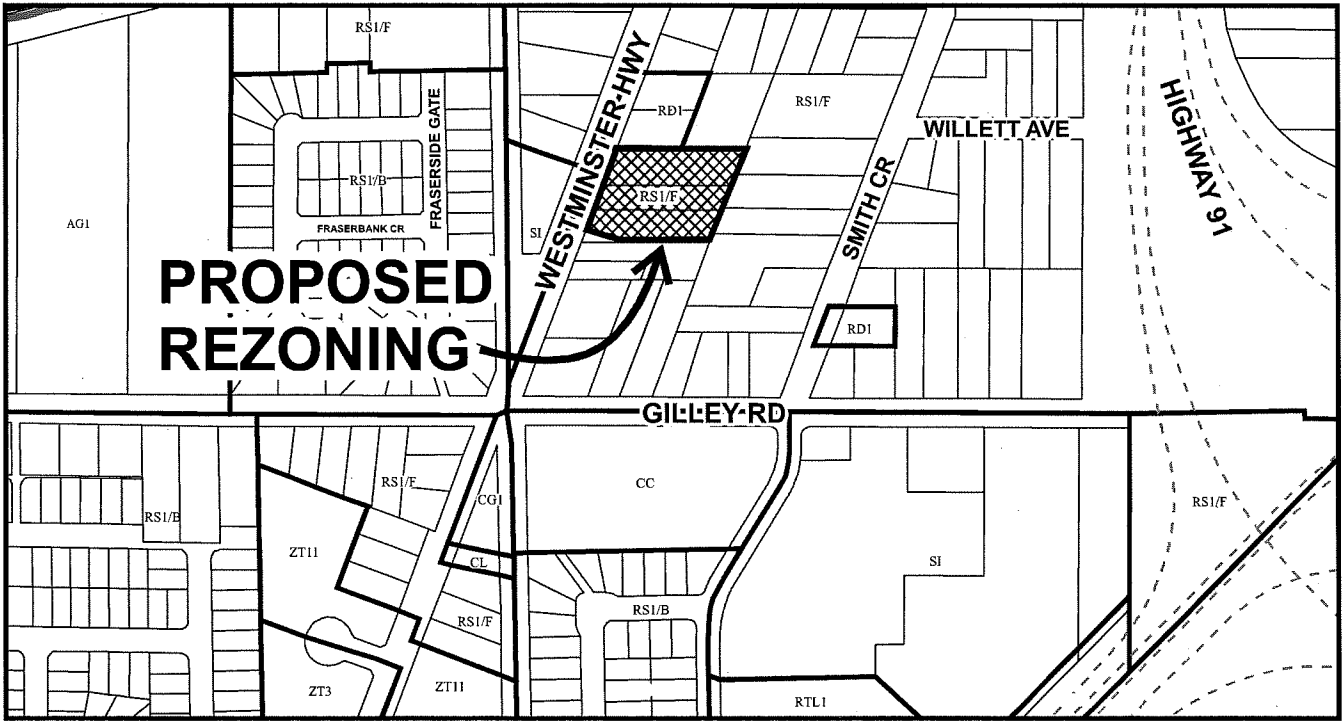
Original Date: 08/11/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 16-738480

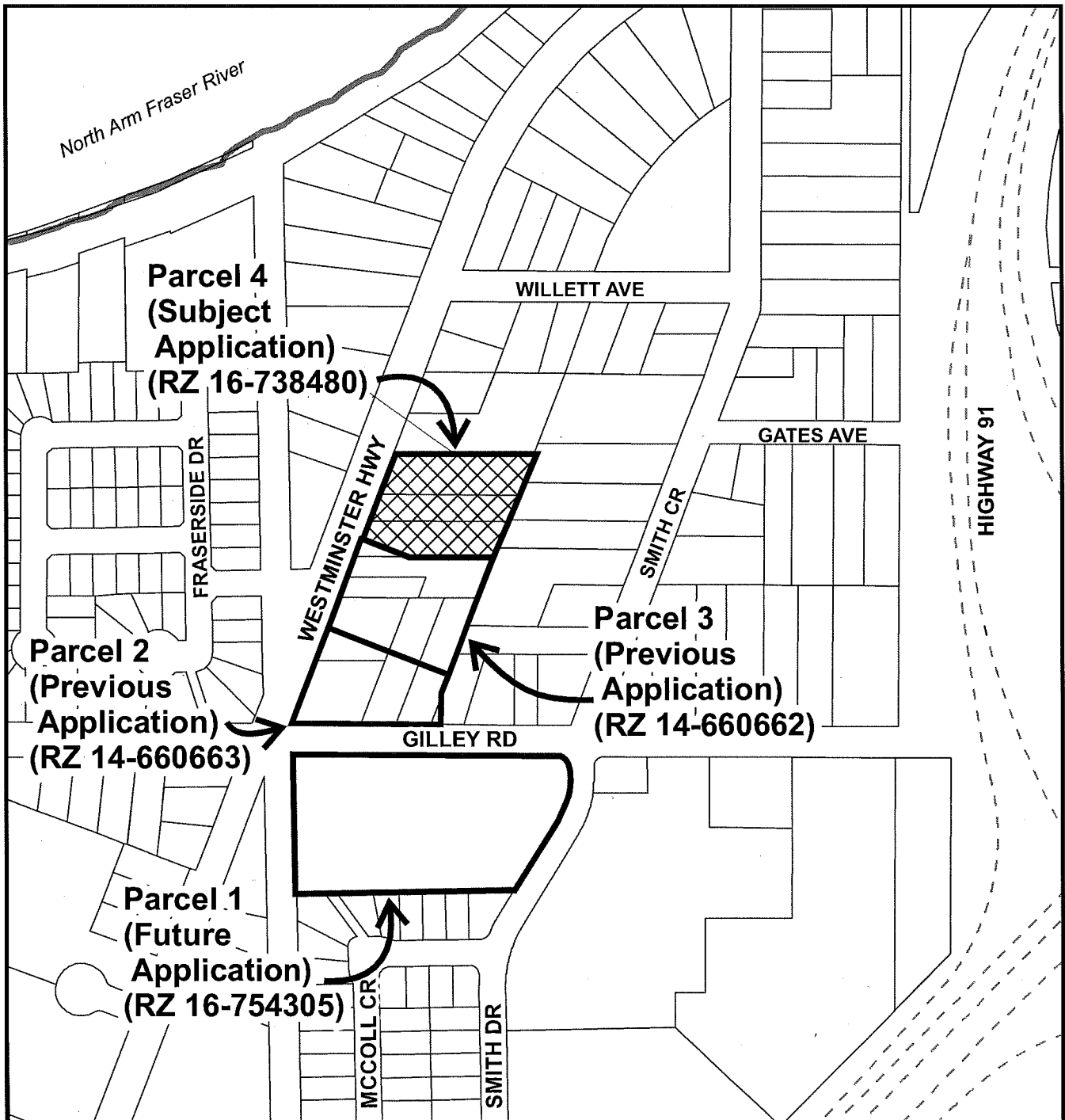
Original Date: 08/11/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond



Context Map

Original Date: 01/06/17

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 3

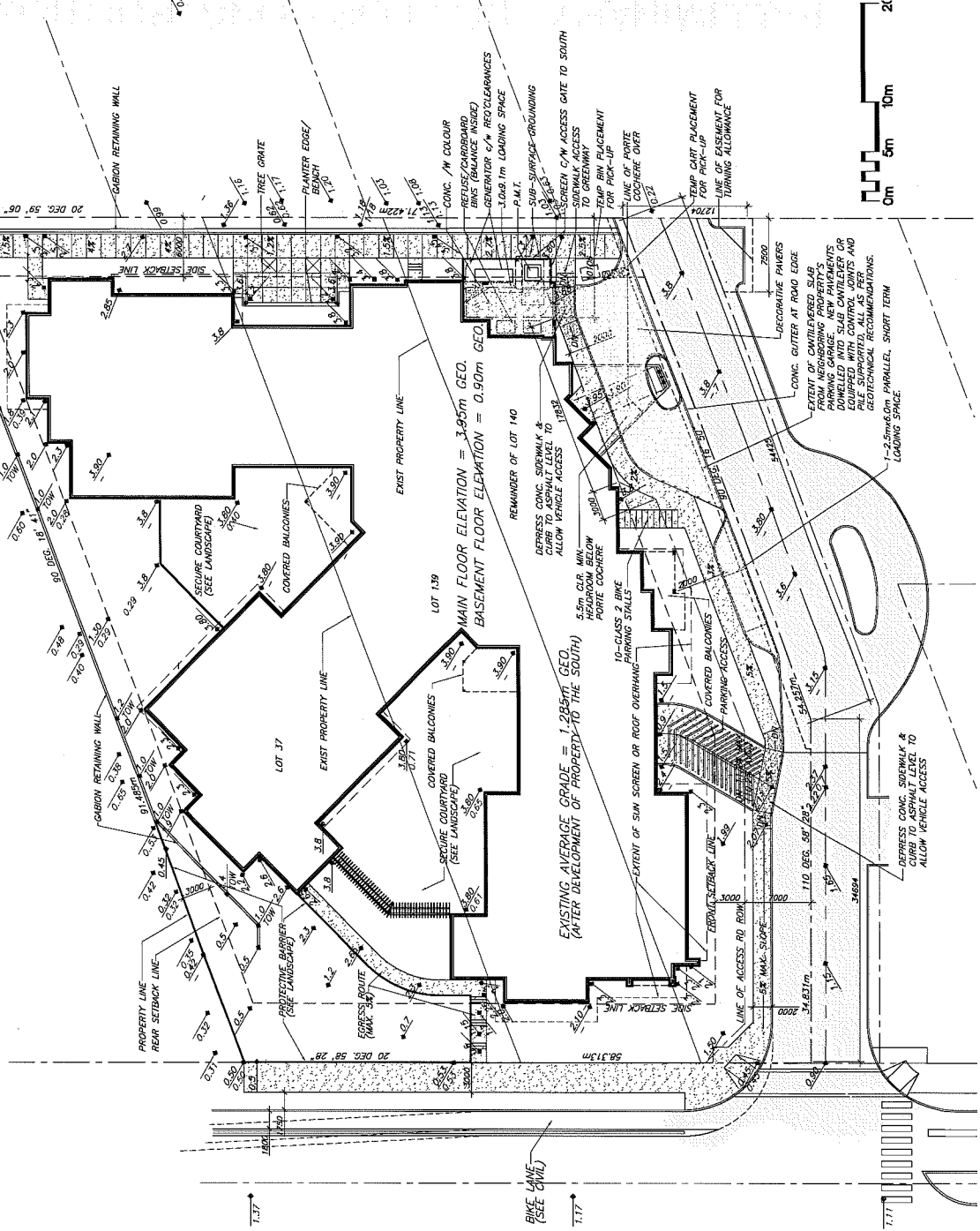
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 (EXISTING REMOVE)**

CLIENT: **TRELLIS**
 SENIORS SERVICES

PROJECT:
**HAMILTON VILLAGE - Residential Care
 Facility**

NO.	DATE	REVISION
3	DEC. 15/16	REZONING RESUBMISSION
2	SEP. 23/16	REZONING RESUBMISSION
1	JUL. 15/16	FOR REZONING

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LEGEND
 CONCRETE FINISH
 ASPHALT DRIVEWAY
 ASPHALT DRIVEWAY
 ASPHALT DRIVEWAY
 ASPHALT DRIVEWAY

PROPOSED USE: LICENSED RESIDENTIAL CARE

ITEM	REQUIRED	PROPOSED
LOT AREA (sq. m)	34,631	34,631
LOT COVERED AREA (sq. m)	0	10,000
FRONT (width) SETBACK	0.0 m	0.0 m
REAR (width) SETBACK	0.0 m	0.0 m
SIDE (width) SETBACK	0.0 m	0.0 m
HEIGHT (max)	10.0 m	10.0 m
PROPOSED USE	RESIDENTIAL CARE	RESIDENTIAL CARE
PROPOSED ZONING	CD	CD

PROPOSED USE: LICENSED RESIDENTIAL CARE

ITEM	REQUIRED	PROPOSED
LOT AREA (sq. m)	34,631	34,631
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HEIGHT (max)	10.0 m	10.0 m
PROPOSED USE	RESIDENTIAL CARE	RESIDENTIAL CARE
PROPOSED ZONING	CD	CD

PROPOSED USE: LICENSED RESIDENTIAL CARE

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SIDE (width) SETBACK	0.0 m	0.0 m
HEIGHT (max)	10.0 m	10.0 m
PROPOSED USE	RESIDENTIAL CARE	RESIDENTIAL CARE
PROPOSED ZONING	CD	CD

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A1.2

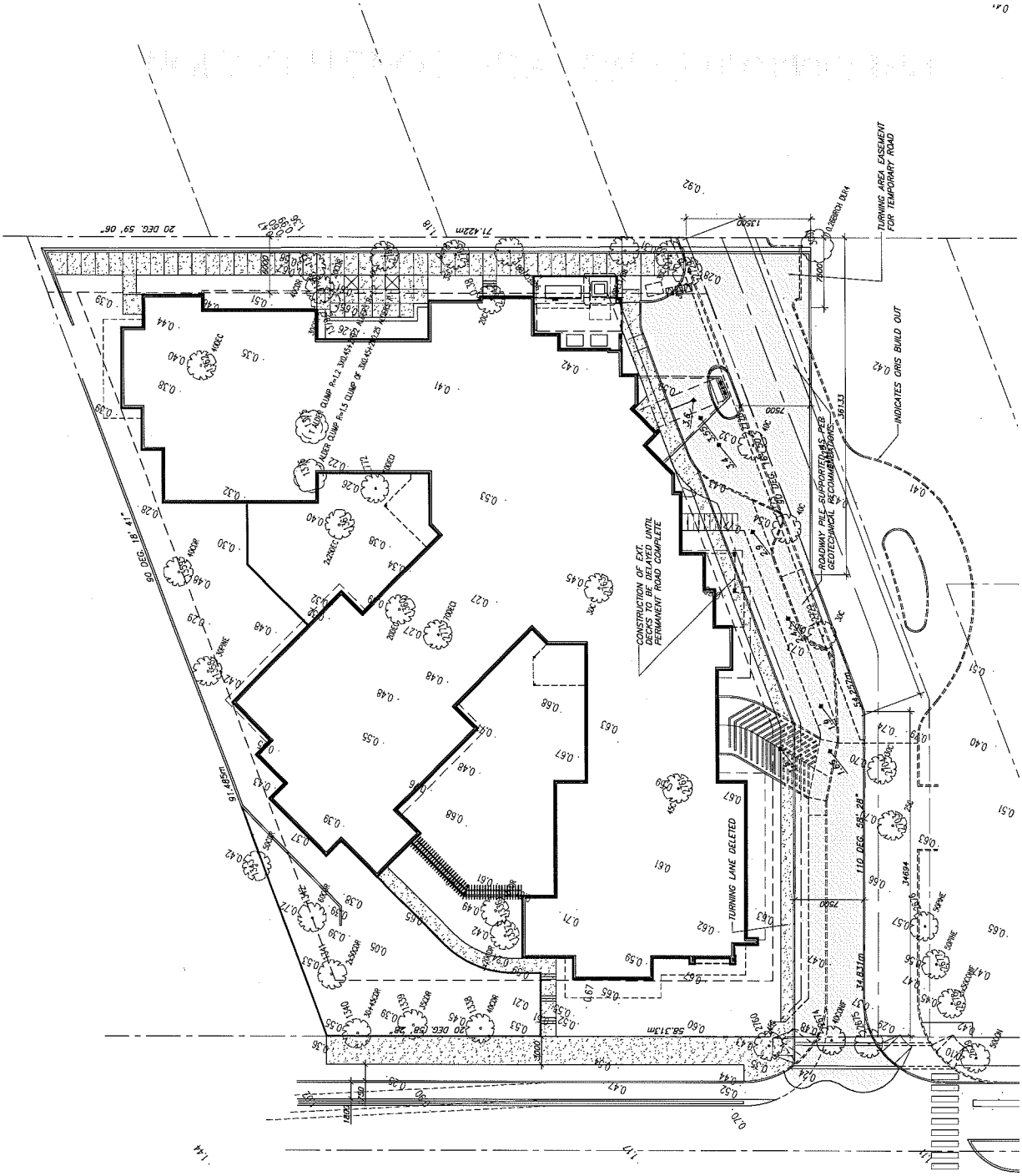
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(TEMP ROADWAY)

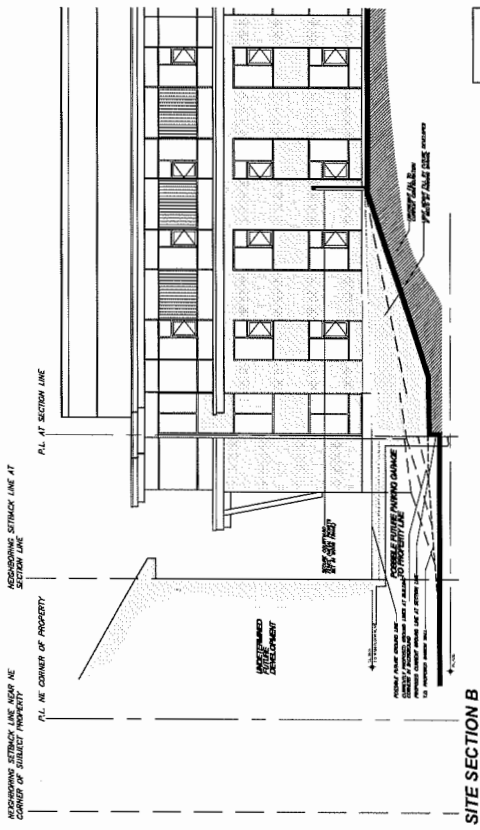
CLIENT
TRELLIS
SENDS SERVICES

PROJECT
HAMILTON VILLAGE - Residential Care
Facility

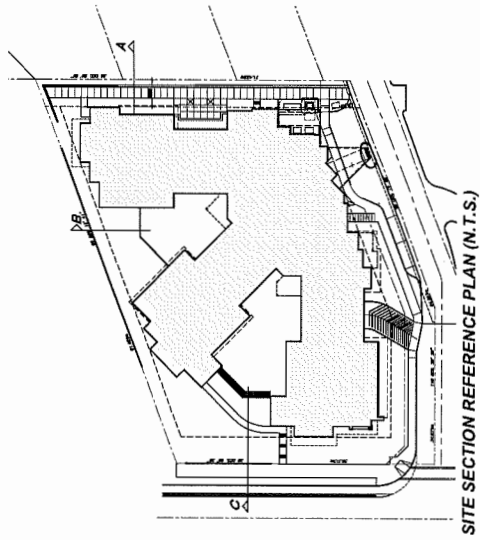
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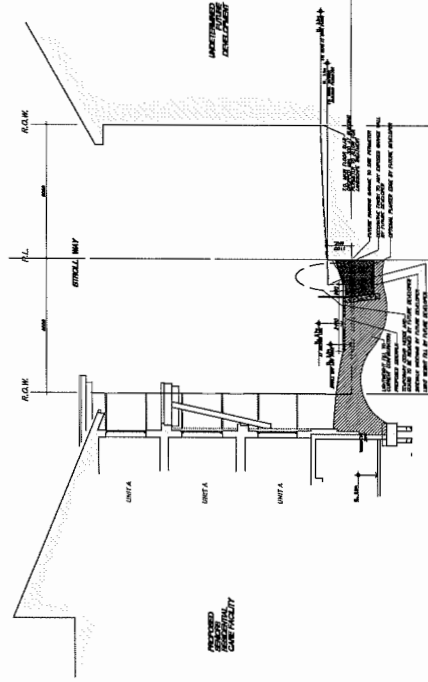
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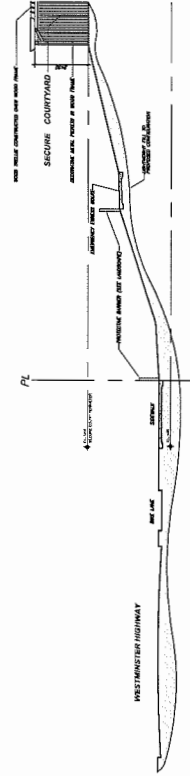
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SECTION SCALE



SITE SECTION A



SITE SECTION C

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A1.3

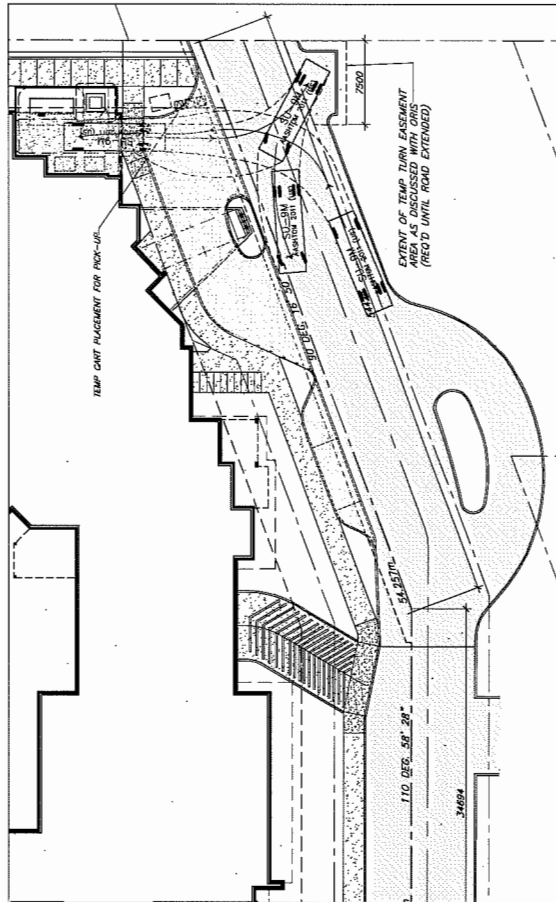
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CLIENT
TRELLIS
 SENIORS SERVICES

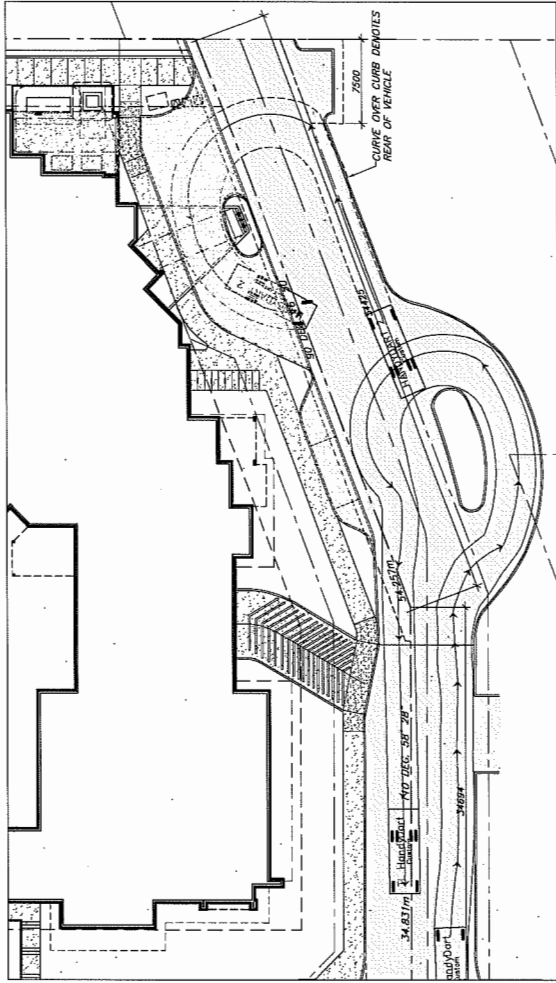
PROJECT
**HAMILTON VILLAGE - Residential Care
 Facility**

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2	DATE:	REVISION: SUBMISSION

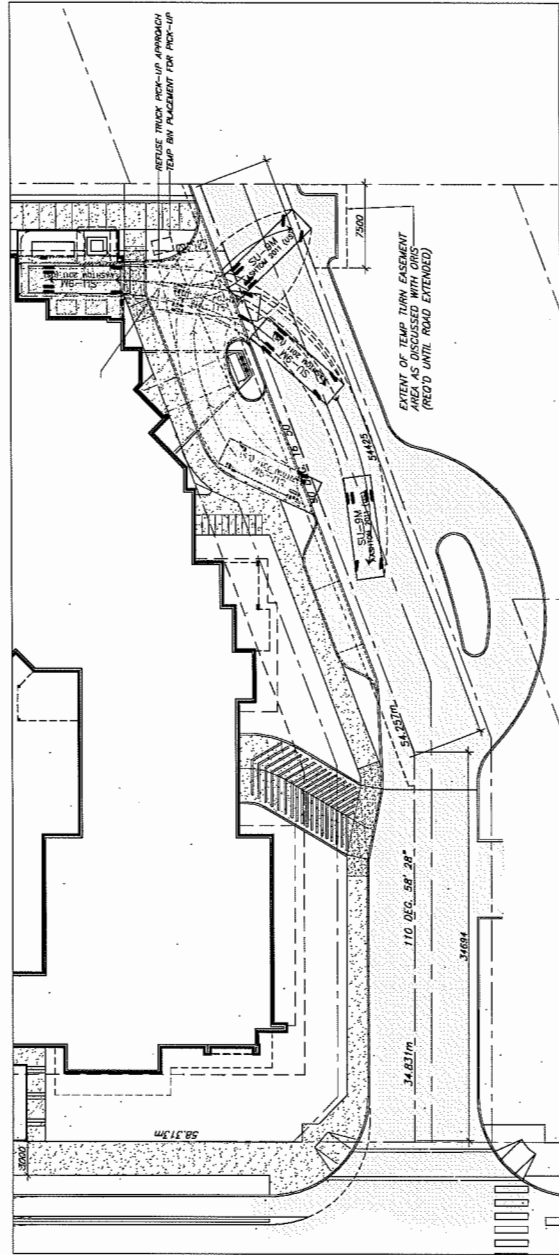
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 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



RECYCLING TRUCK



HANDY-DART



SU9 DELIVERY VEHICLE AND GARBAGE TRUCK

REQUIRED VERTICAL CLEARANCES

HANDY-DART	3'6"
IS-9 DELIVERY VEHICLE	4'6"
REFUSE TRUCK	10'0"
OVERHEAD POWER LINES	18'0"
OVERHEAD POWER LINES	18'0"
OVERHEAD POWER LINES	18'0"
OVERHEAD POWER LINES	18'0"
OVERHEAD POWER LINES	18'0"

PROPOSED VERTICAL CLEARANCES

APPROX CLEARANCE AT PORTE COCHERE	8'6"
APPROX CLEARANCE AT LOADING BAY	8'6"
APPROX CLEARANCE AT LOADING BAY	8'6"
APPROX CLEARANCE AT LOADING BAY	8'6"
APPROX CLEARANCE AT LOADING BAY	8'6"
APPROX CLEARANCE AT LOADING BAY	8'6"

NOTES:
 1. ALL CLEARANCES ARE MINIMUMS. THE CONTRACTOR SHALL VERIFY ALL CLEARANCES AT THE SITE PRIOR TO CONSTRUCTION.
 2. ALL CLEARANCES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE PROVINCE OF ONTARIO.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE PROVINCE OF ONTARIO.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE PROVINCE OF ONTARIO.

NO.	DATE	REVISION
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2	06/15/18	REVISION
1	06/15/18	REVISION

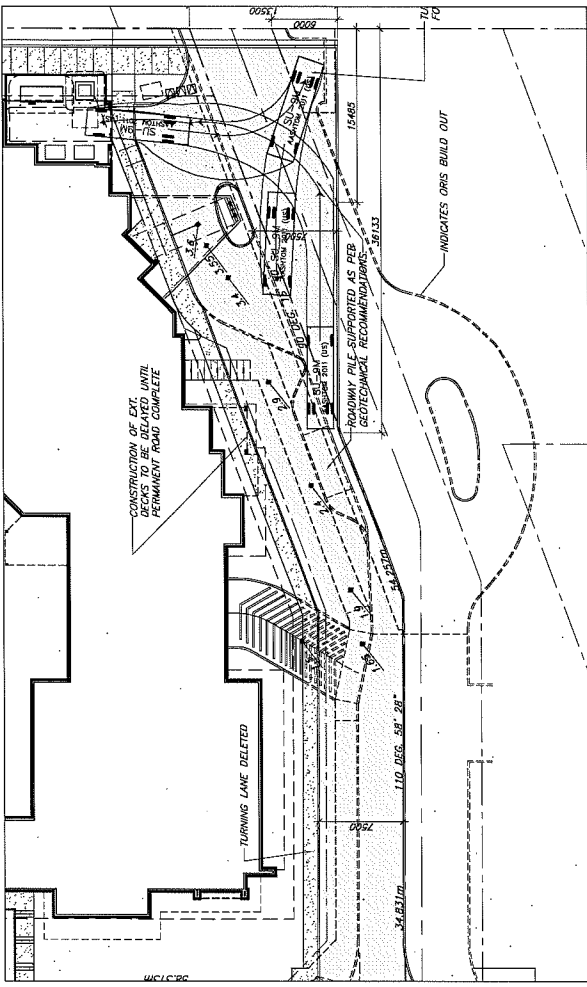
PROJECT:
 HAMILTON VILLAGE - Residential Care Facility

CLIENT:
 TRELIS SENIORS SERVICES

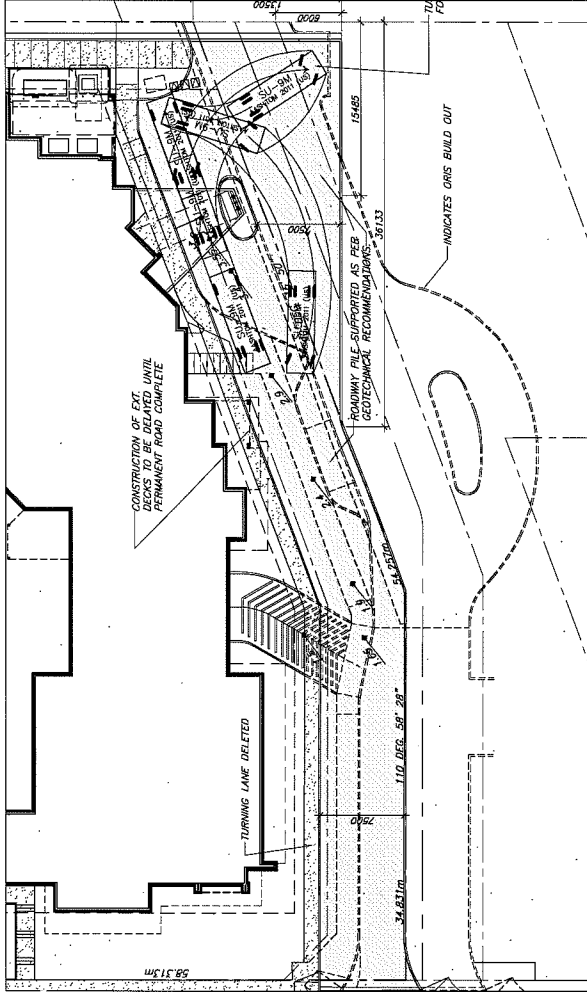
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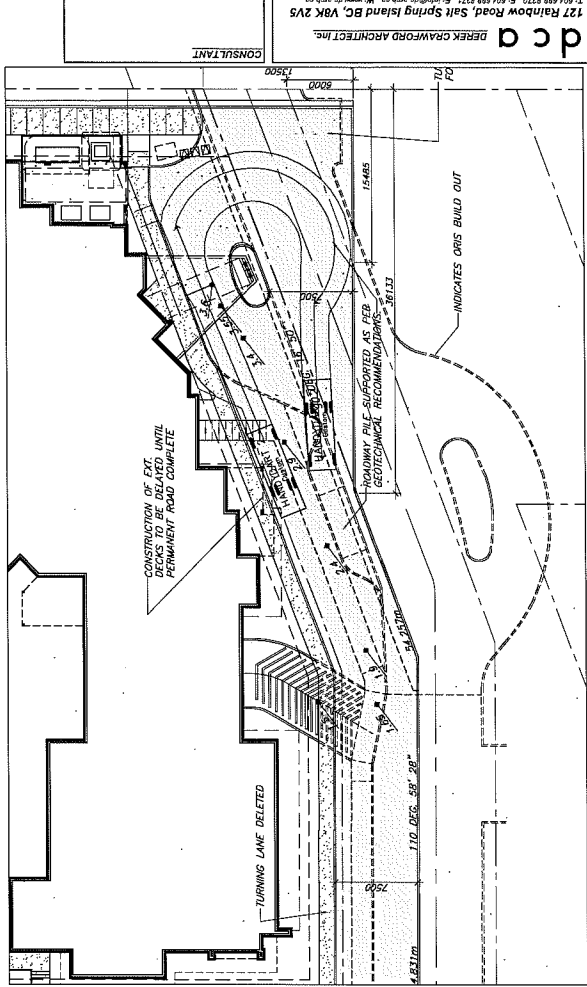
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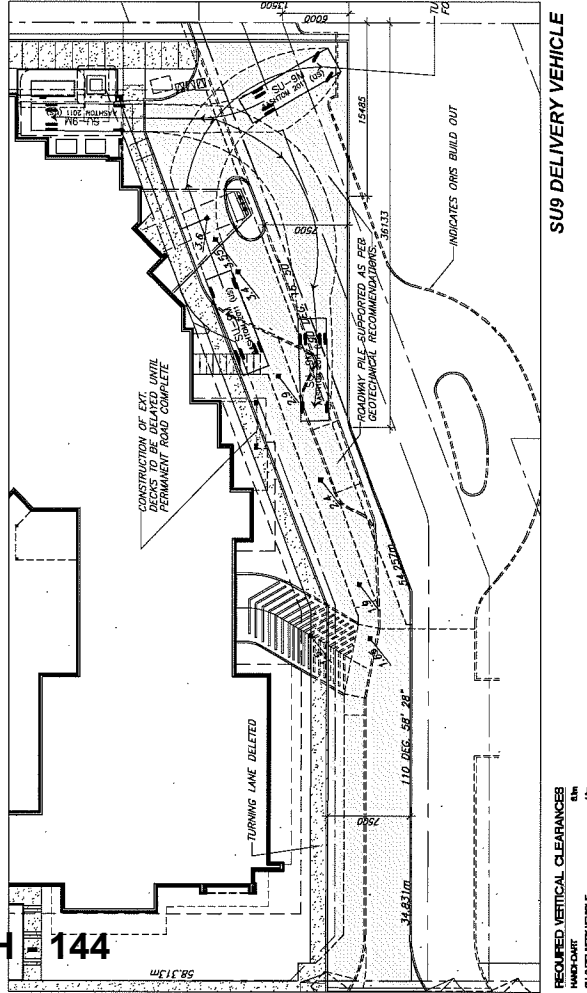
RECYCLING TRUCK



REFUSE TRUCK



HANDY DART



SU9 DELIVERY VEHICLE

REQUIRED VERTICAL CLEARANCES
 HAND-DART 4m
 SU9 DELIVERY VEHICLE 4m
 CONSTRUCTION OF EXT. DECKS TO BE DELAYED UNTIL PERMANENT ROAD COMPLETE
 SEE LAMARCA OVERHEAD BOWLING TRUCK - HIGH LOADING CONDITION
 CITY OF WINDSOR COMMERCIAL ACCESS (REVISED)

PROPOSED VERTICAL CLEARANCES
 APPROX. CLEARANCE AT DRIVE COVERAGE 5.5m
 APPROX. CLEARANCE AT LOADING BAY 6.0m
 APPROX. CLEARANCE OVER DRIVE AND CANELED IN IN STORAGE LOCATION 2.8m

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. CONSTRUCTION OF EXT. DECKS TO BE DELAYED UNTIL PERMANENT ROAD COMPLETE.
 3. ROADWAY PILE SUPPORTED AS PER GEOTECHNICAL RECOMMENDATIONS.
 4. TURNING LANE DELETED.
 5. CONSTRUCTION OF EXT. DECKS TO BE DELAYED UNTIL PERMANENT ROAD COMPLETE.
 6. SEE LAMARCA OVERHEAD BOWLING TRUCK - HIGH LOADING CONDITION.
 7. CITY OF WINDSOR COMMERCIAL ACCESS (REVISED).

NO.	DATE	REVISION
2	DEC. 15/18	REVISION RESUBMISSION
1	MAY 15/18	ISSUE FOR PERMIT

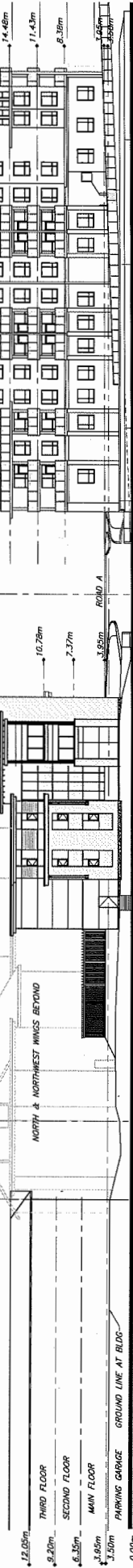
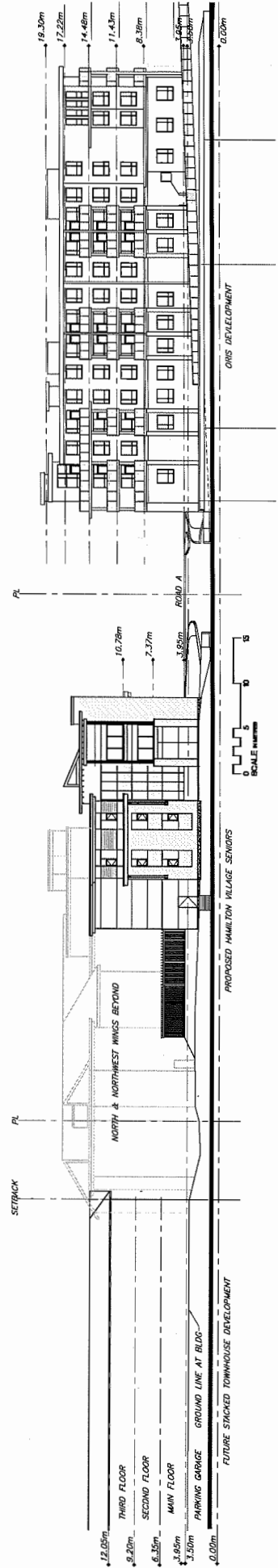
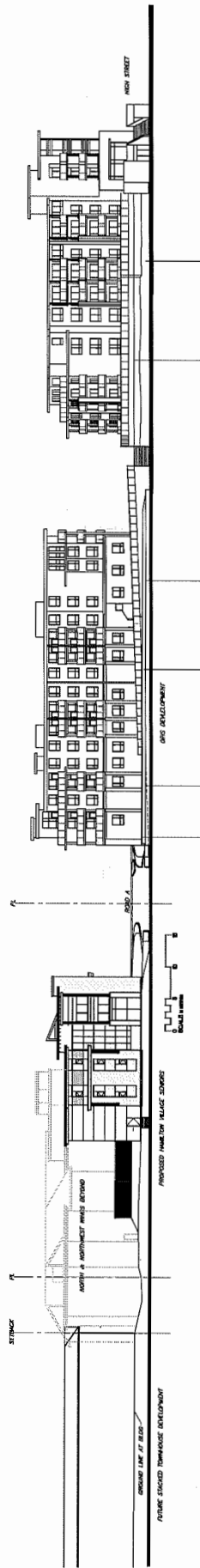
PROJECT:
 HAMILTON VILLAGE - Residential Care Facility

CLIENT:
 TRELLIS SENIORS SERVICES

DRAWING TITLE:
 TURNING DIAGRAMS FOR TEMP ROAD

A1.4A

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A1.5

DRAWING TITLE:
STREETSCAPE AT
WESTMINSTER HWY

CLIENT:
TRELLIS
SENIORS SERVICES

PROJECT:
HAMILTON VILLAGE - Residential Care
Facility

NO.	DATE	REVISION
2	DEC 19/16	REZONING RESUBMISSION
1	NOV 22/16	REZONING RESUBMISSION
0	NOV 15/16	REVISION

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A1.6

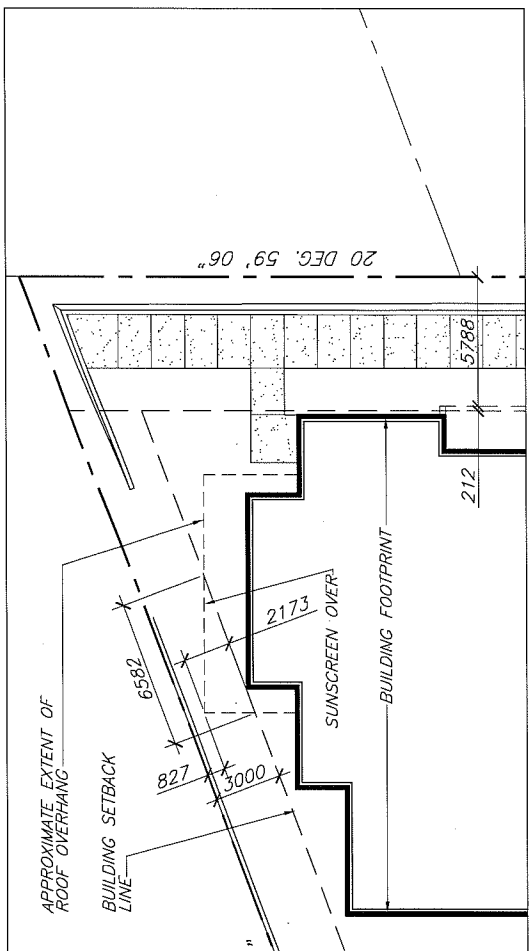
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**SETBACK
ENCROACHMENTS**

CLIENT:
TRELLIS
SENIOUS SERVICES

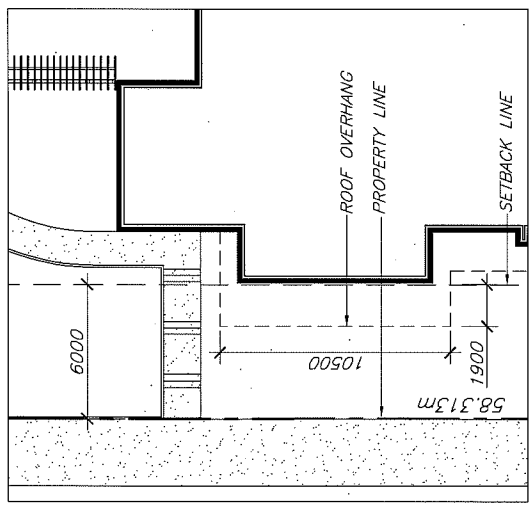
PROJECT:
**HAMILTON VILLAGE - Residential Care
Facility**

NO.	DATE	REVISION
1		REVISION RESUBMISSION
2		REVISION RESUBMISSION

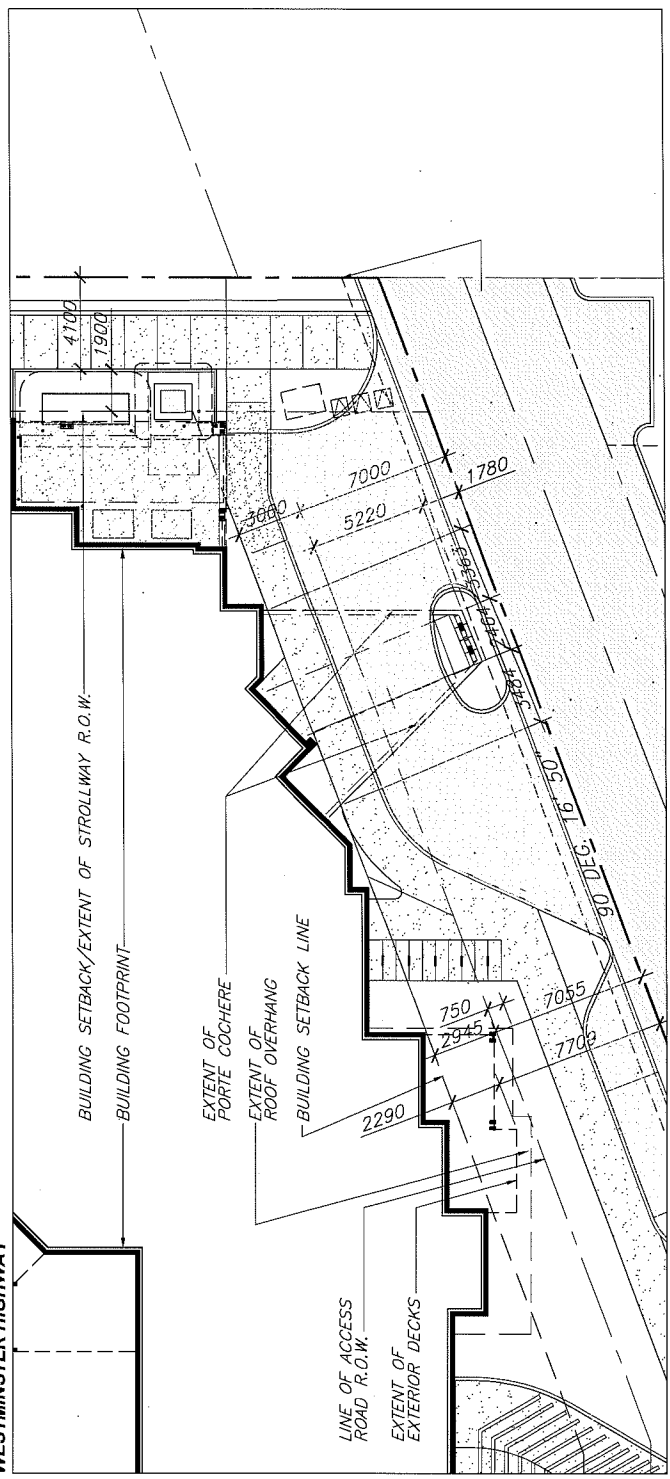
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DETAIL B - SETBACK ENCROACHMENTS

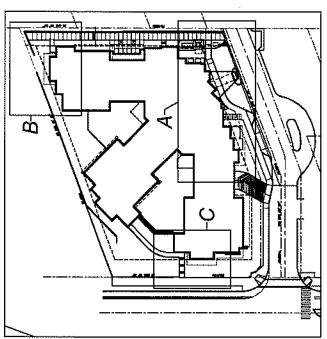


DETAIL C - SETBACK ENCROACHMENTS BY WESTMINSTER HIGHWAY

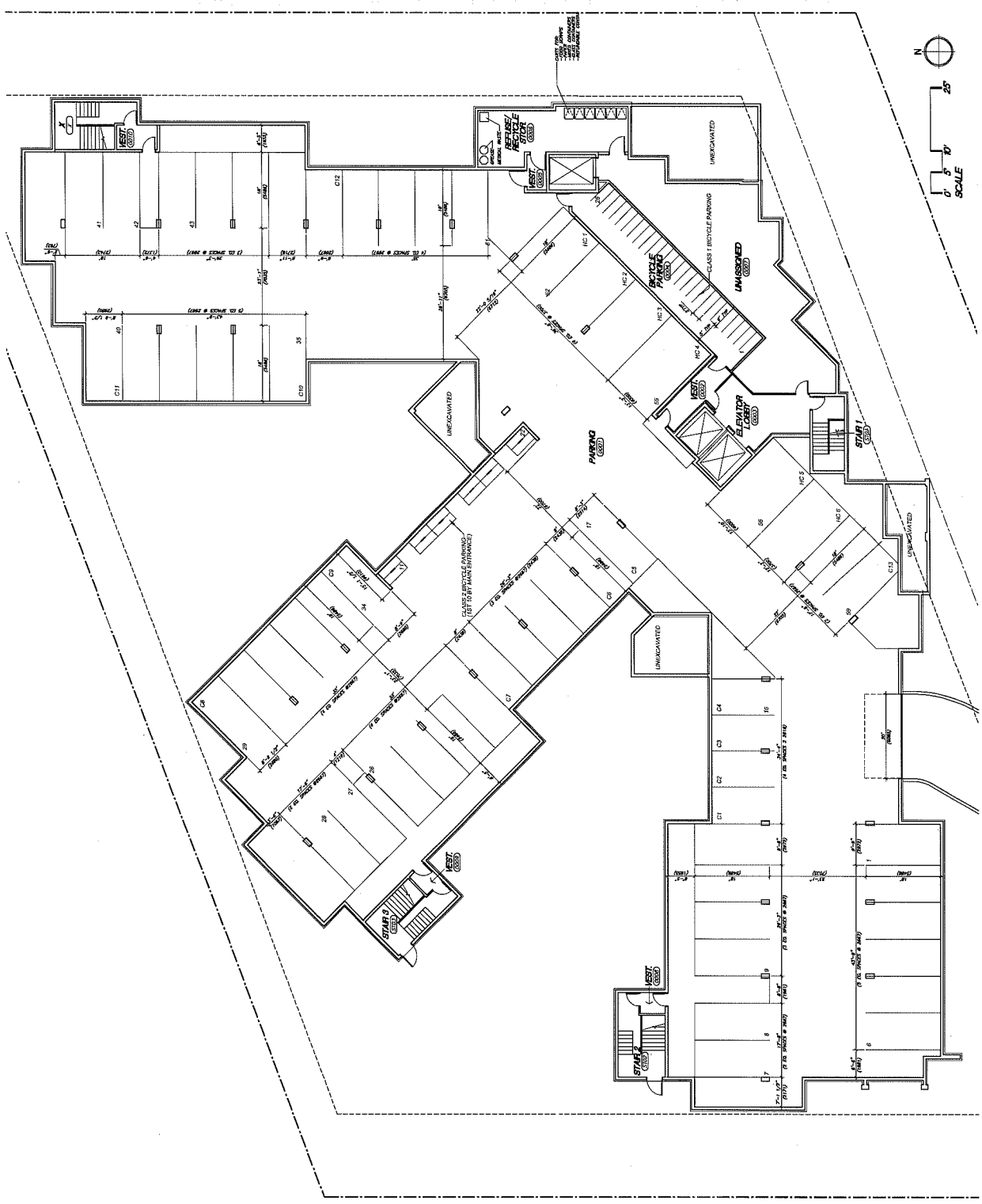


DETAIL A - ENCROACHMENTS INTO ACCESS ROAD AND STROLLWAY R.O.W AREAS

GENERAL NOTE
PLEASE NOTE THAT DIMENSIONS OF OVERHANGS AND EQUIPMENT ARE APPROXIMATE ONLY, AS DETAILING AND EQUIPMENT SELECTION (EG. EMERGENCY GENERATOR) IS NOT YET COMPLETE.



DETAIL REFERENCE PLAN



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 CONSULTANT

A2.1

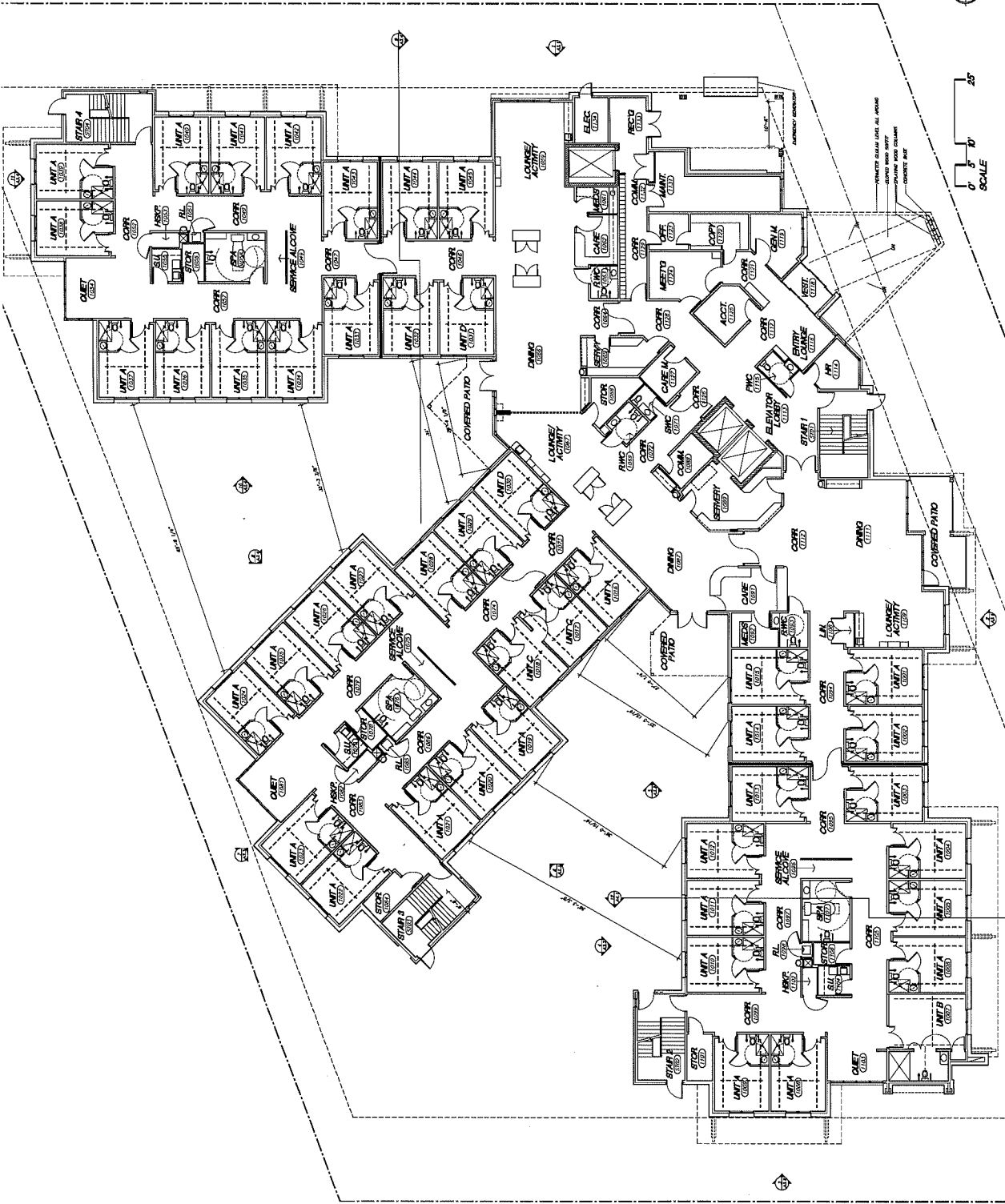
DRAWING TITLE:
BASEMENT FLOOR / PARKING PLAN

CLIENT:

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
3	06/15/16	REZONING RESUBMISSION
2	05/12/16	REZONING RESUBMISSION
1	04/27/16	FOR RECORDING

NOTES:
 1. ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.



DEREK CRAWFORD ARCHITECT INC.
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 CONSULTANT

A2.2

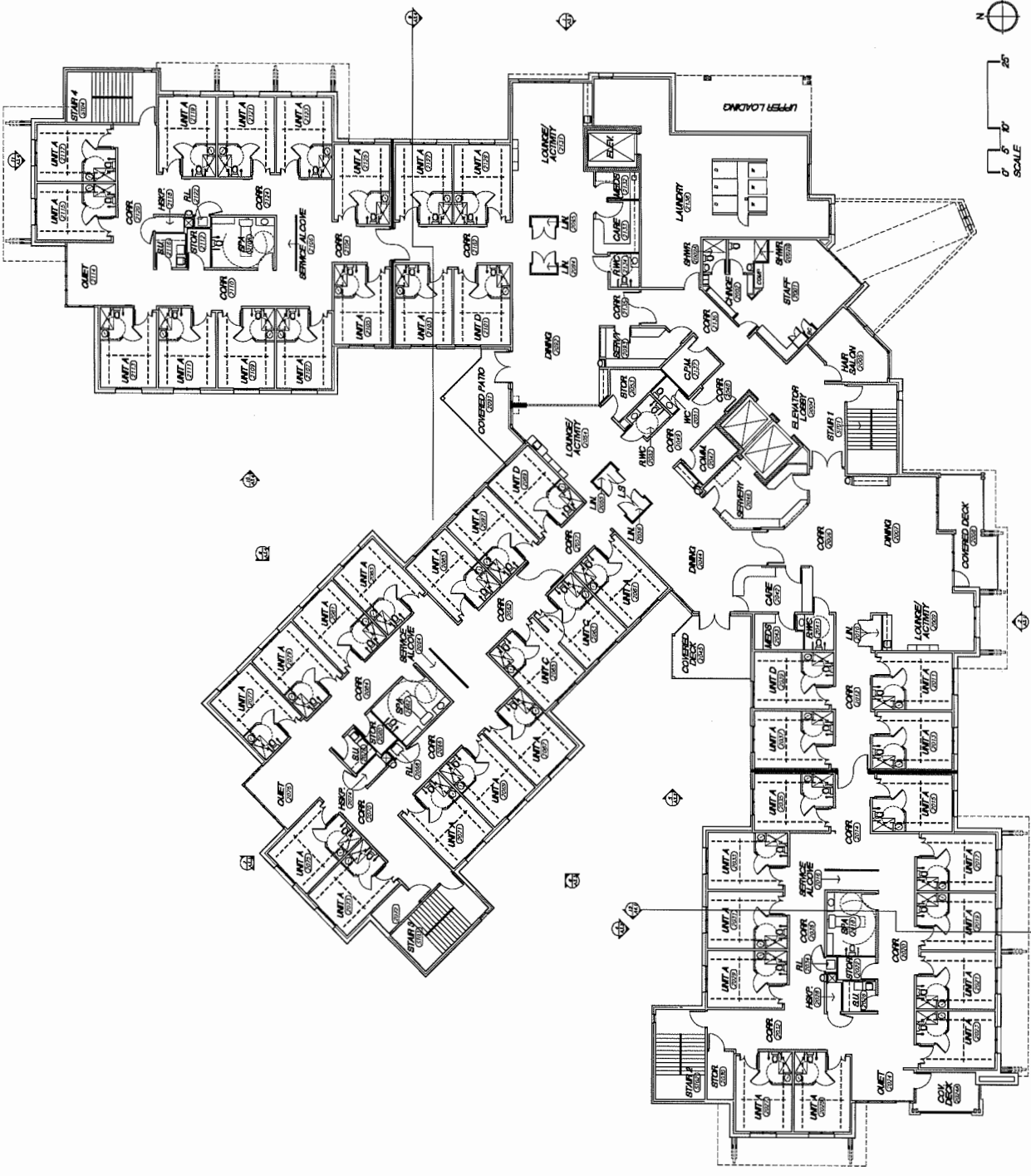
DRAWING TITLE:
MAIN FLOOR PLAN

CLIENT:

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
3	DEC. 15/16	REZONING REASSESSMENT
2	SEP. 27/16	REZONING REASSESSMENT
1		REVISED REASSESSMENT

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL FINISHES ARE TO BE DETERMINED BY THE CLIENT.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE CLIENT.
 4. ALL WORK IS TO BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 5. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE.
 6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 7. THE DRAWING IS THE PROPERTY OF DCA ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DCA ARCHITECTS.



CONSULTANT
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A2.3

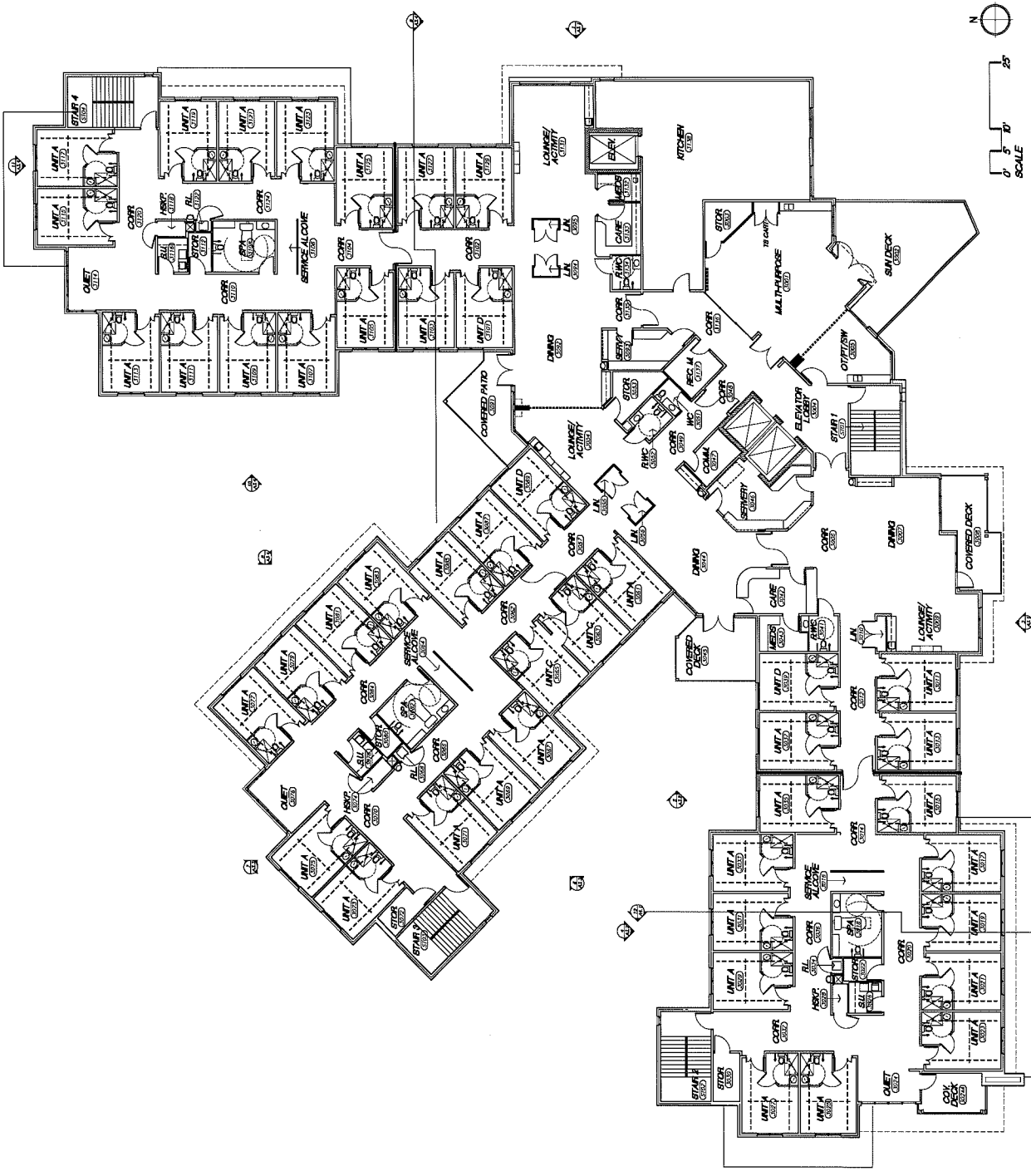
DRAWING TITLE:
SECOND FLOOR PLAN

CLIENT:

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
3	DEC. 2016	REVISION RESUBMISSION
2	NOV. 2016	REVISION RESUBMISSION
1	NOV. 2016	FOR REVISION

NOTES:
 1. DRAWINGS AND SPECIFICATIONS SHALL BE USED IN CONJUNCTION WITH ALL INFORMATION PROVIDED BY THE CLIENT.
 2. APPROVED TO INDICATE THE GENERAL LAYOUT AND POSITIONING OF THE PROPOSED WORK AND NOT TO BE USED FOR CONSTRUCTION.
 3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



CONSULTANT

DENK CRAWFORD ARCHITECT INC.
 177 Rainbow Road, Salt Spring Island B.C. V8K 2V5
 T: 604.488.4370 F: 604.688.8371 E: info@denk.ca W: www.denk.ca

A2.4

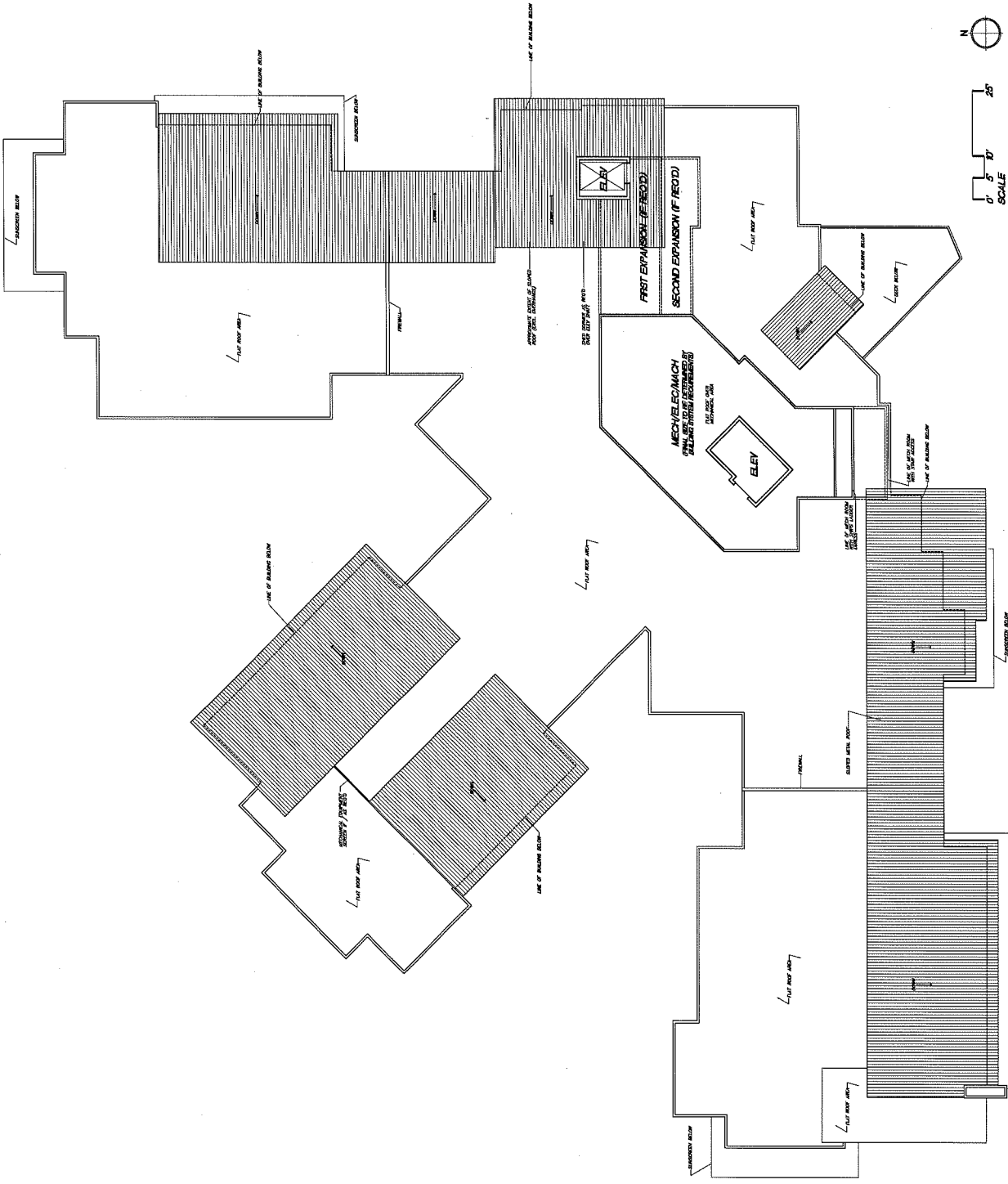
DRAWING TITLE:
THIRD FLOOR PLAN

CLIENT:

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
3	DEC. 15/16	REWORKING RESUBMISSION
2	SEPT. 22/16	REWORKING RESUBMISSION
1	NOV. 10/15	REVISED PER COMMENTS

NOTES:
 1. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING BUILDING. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING BUILDING. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING BUILDING. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING BUILDING.



A2.5

DRAWING TITLE:
**PENTHOUSE /
ROOF PLAN**

CLIENT:

PROJECT:
**HAMILTON VILLAGE - Residential Care
Facility**

NO.	DATE	REVISION
3	DEC. 1975	REWORKING RESUBMISSION
2	SEP. 1975	REWORKING RESUBMISSION
1		REWORKING RESUBMISSION

NOTES:
1. THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

DESK CRAWFORD ARCHITECT INC.
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CONSULTANT



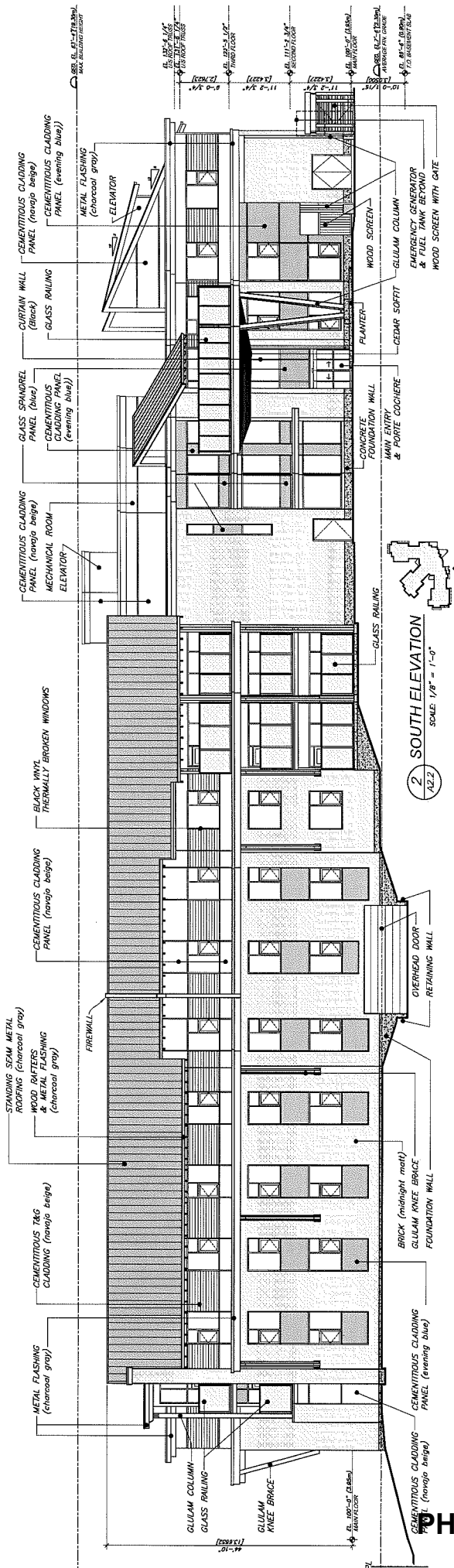
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL EXAMPLES

- 01) BRICK - MANGANESE BROWN
- 02) CEMENTITIOUS CLADDING PANEL - EVENING BLUE
- 03) CEMENTITIOUS CLADDING T&G - NAVAJO BEIGE
- 04) STANDING SEAM METAL ROOF - CHARCOAL GREY
- 05) GLUE LAM STRUCTURE - CLEAR SEAL
- 06) GLASS SPANDREL PANEL - BLUE
- 07) CURTAIN WALL - BLACK
- 08) VINYL WINDOWS - BLACK
- 09) CEMENTITIOUS CLADDING PANEL - NAVAJO BEIGE
- 10) CUSTOM METAL FLASHING - CHARCOAL GREY (TO MATCH ROOF)
- 11) GLASS GUARD - BLACK SUPPORTS
- 12) CONCRETE FINISH - SMOOTH CLEAR SEAL
- 13) PAINTED METAL DOOR / OVERHEAD DOOR - BROWN (TO MATCH BRICK)
- 14) BEADED, VENTED VINYL SOFFIT - GREY (TO MATCH ROOF)
- 15) WOOD SCREENING - CLEAR SEAL
- 16) PORTE COCHERE WOOD SOFFIT - CLEAR SEAL

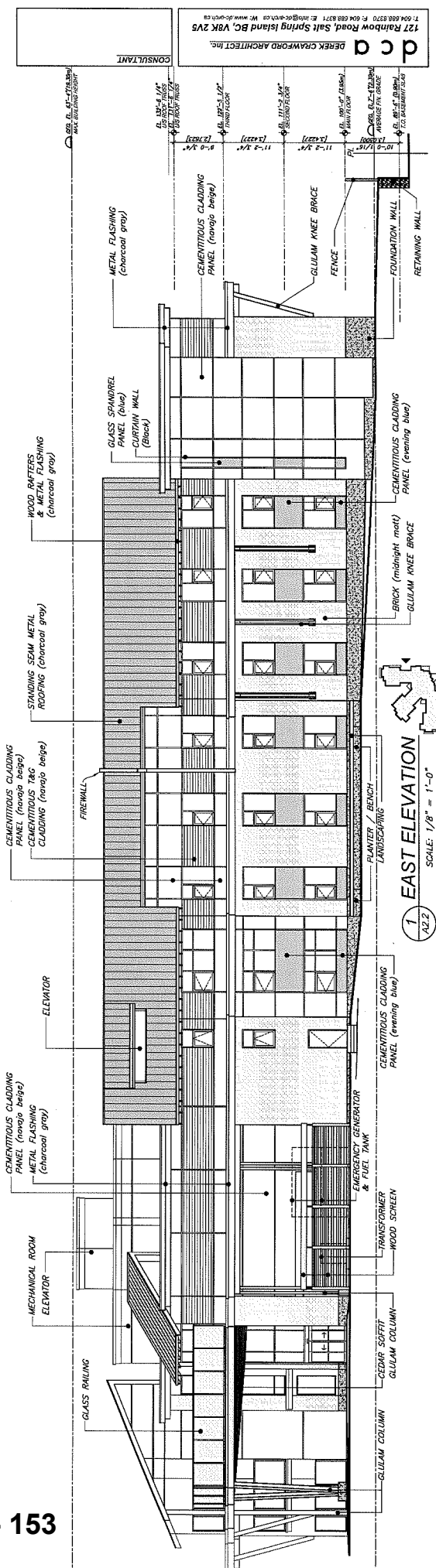
NO.	DATE	REVISIONS	PERMISSION
1	01.15.2019	REVISED	REVISED

NOTES:
1. ALL MATERIALS AND SPECIFICATIONS ARE SUBJECT TO CHANGE. THE PROPERTY OF BRICK...
2. THE CLIENT HAS APPROVED THE MATERIALS AND SPECIFICATIONS FOR THIS PROJECT...
3. THE DRAWING SHALL BE USED AS IS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS...
4. THE CLIENT HAS APPROVED THE MATERIALS AND SPECIFICATIONS FOR THIS PROJECT...
5. THE DRAWING SHALL BE USED AS IS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS...



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PH - 153



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
12.16.2018		REVISION SUBMISSION
9.22.2018		REVISION SUBMISSION
8.31.2018		PROGRESS SET
7.12.2018		PROGRESS SET

CLIENT:
TRELLIS SENIORS SERVICES

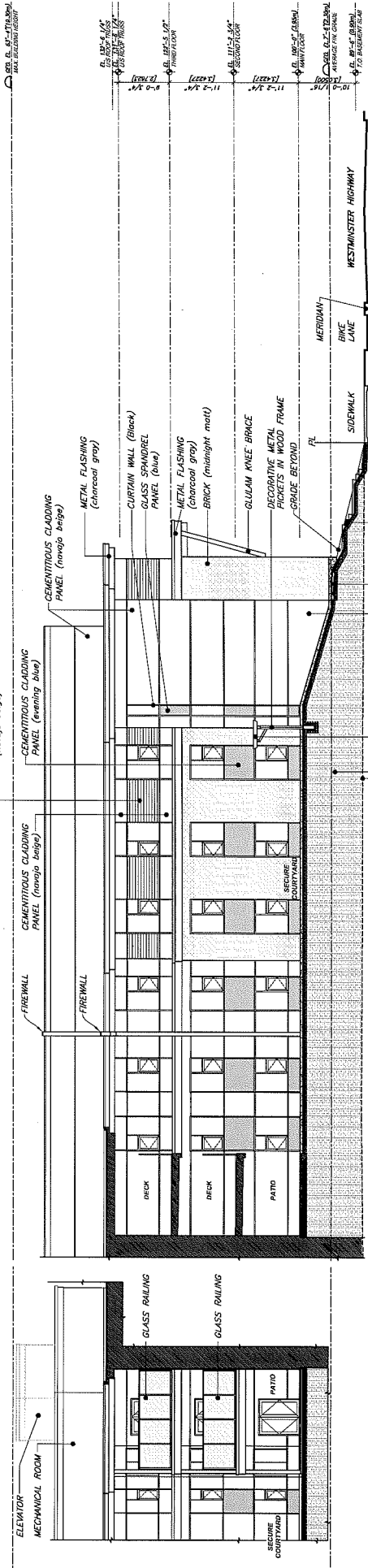
DRAWING TITLE:
ELEVATIONS

A3.1

177 Rabbow Road Salt Spring Island BC, V8K 2V5
TEL: 604.688.8370 FAX: 604.688.8371 E: info@dcarchitect.com W: www.dcarch.com

CONSULTANT:
dc ARCHITECT

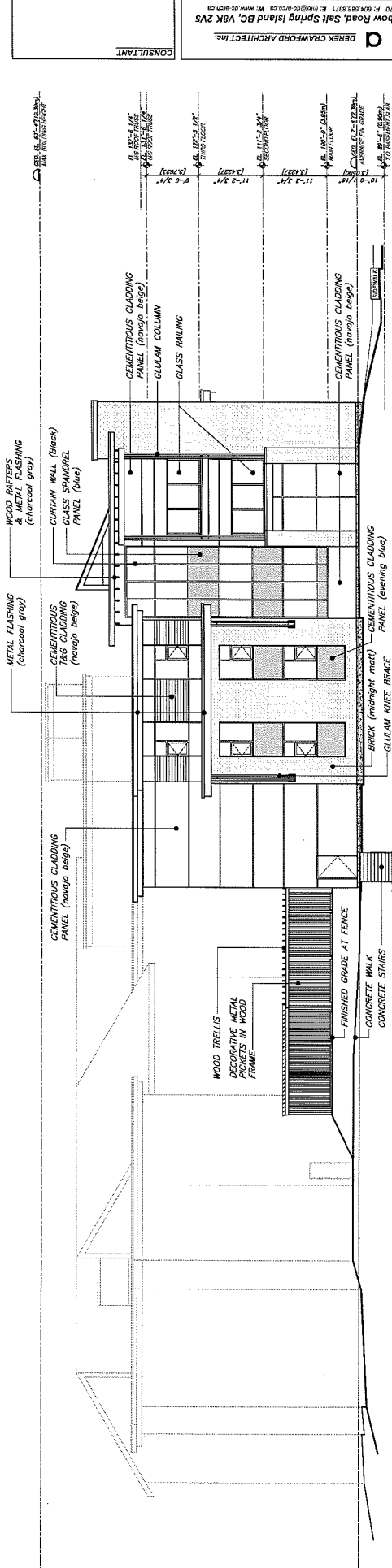
NOTES:
1. CONSULTANT AND SUBCONTRACTORS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE ADEQUACY OF THE INFORMATION PROVIDED BY THE CLIENT FOR THE PROJECT. THE CONSULTANT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.
2. THE CONSULTANT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.
3. THE CONSULTANT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.



5 WEST ELEVATION - Core
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION - South Wing
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - South Wing
SCALE: 1/8" = 1'-0"



PH - 154

5 WEST ELEVATION - Core
SCALE: 1/8" = 1'-0"

4 NORTH ELEVATION - South Wing
SCALE: 1/8" = 1'-0"

3 WEST ELEVATION - South Wing
SCALE: 1/8" = 1'-0"

CLIENT: TRELLIS SENIORS SERVICES

PROJECT: HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
12.15.2016	REZONING RESUBMISSION	
9.22.2016	REZONING RESUBMISSION	
8.31.2016	PROGRESS SET	
7.12.2016	PROGRESS SET	

CONSULTANT: dca DENK CRAWFORD ARCHITECT INC.
177 RAINBOW ROAD, SAULT STEPHEN, ONTARIO
TEL: 709.488.8370 FAX: 709.488.8371 E: info@dcacorp.com W: www.dcacorp.com

A3.2

DRAWING TITLE: ELEVATIONS

PROJECT: HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

SCALE: 1/8" = 1'-0"

DATE: 12.15.2016

REVISION: REZONING RESUBMISSION

DATE: 9.22.2016

REVISION: REZONING RESUBMISSION

DATE: 8.31.2016

REVISION: PROGRESS SET

DATE: 7.12.2016

REVISION: PROGRESS SET

DATE: 12.15.2016

REVISION: REZONING RESUBMISSION

DATE: 9.22.2016

REVISION: REZONING RESUBMISSION

DATE: 8.31.2016

REVISION: PROGRESS SET

DATE: 7.12.2016

REVISION: PROGRESS SET

DATE: 12.15.2016

REVISION: REZONING RESUBMISSION

DATE: 9.22.2016

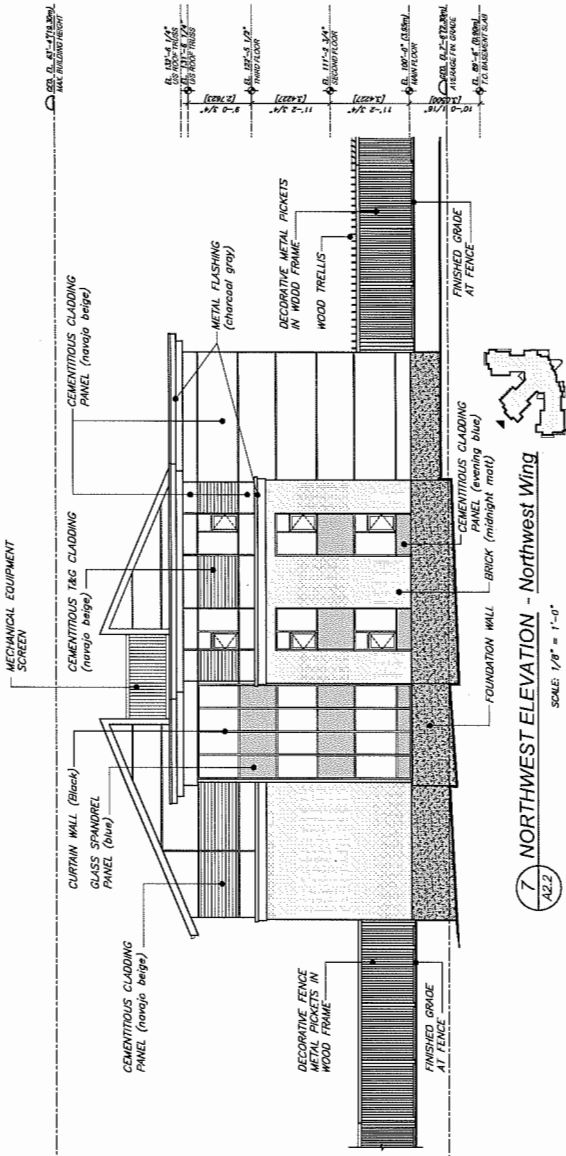
REVISION: REZONING RESUBMISSION

DATE: 8.31.2016

REVISION: PROGRESS SET

DATE: 7.12.2016

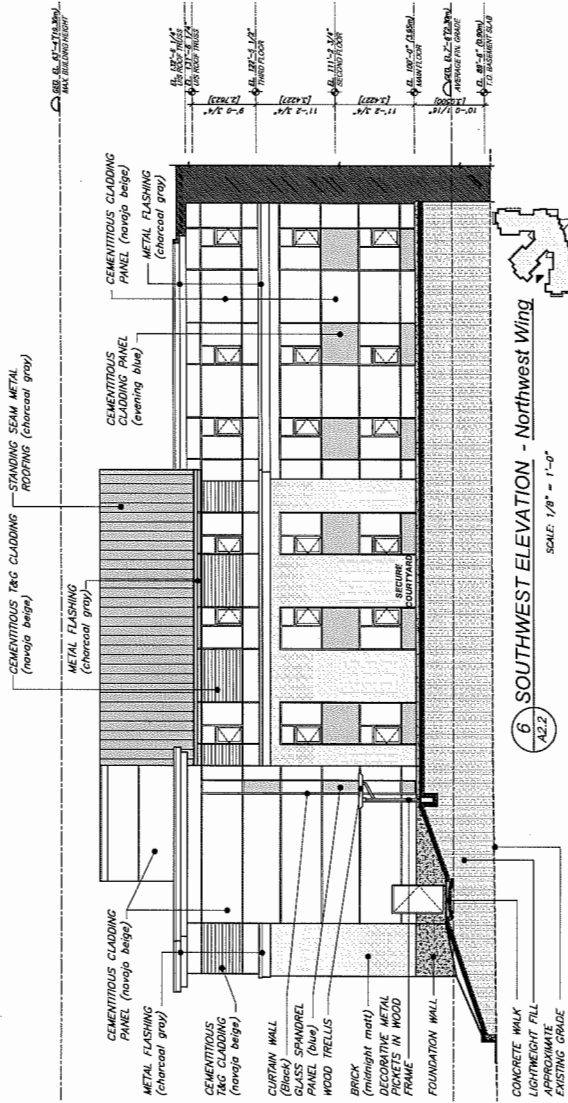
REVISION: PROGRESS SET



7 NORTHWEST ELEVATION - Northwest Wing

SCALE: 1/8" = 1'-0"

A2.2



6 SOUTHWEST ELEVATION - Northwest Wing

SCALE: 1/8" = 1'-0"

A2.2

NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE LATEST REVISIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

NO.	DATE	REVISION
1	12.15.2018	PERMANENT DESIGN SUBMISSION
2	02.22.2019	PERMANENT DESIGN SUBMISSION
3	03.15.2019	PROGRESS SET
4	07.12.2018	PROGRESS SET

PROJECT:
 HAMILTON VILLAGE - Residential Care Facility

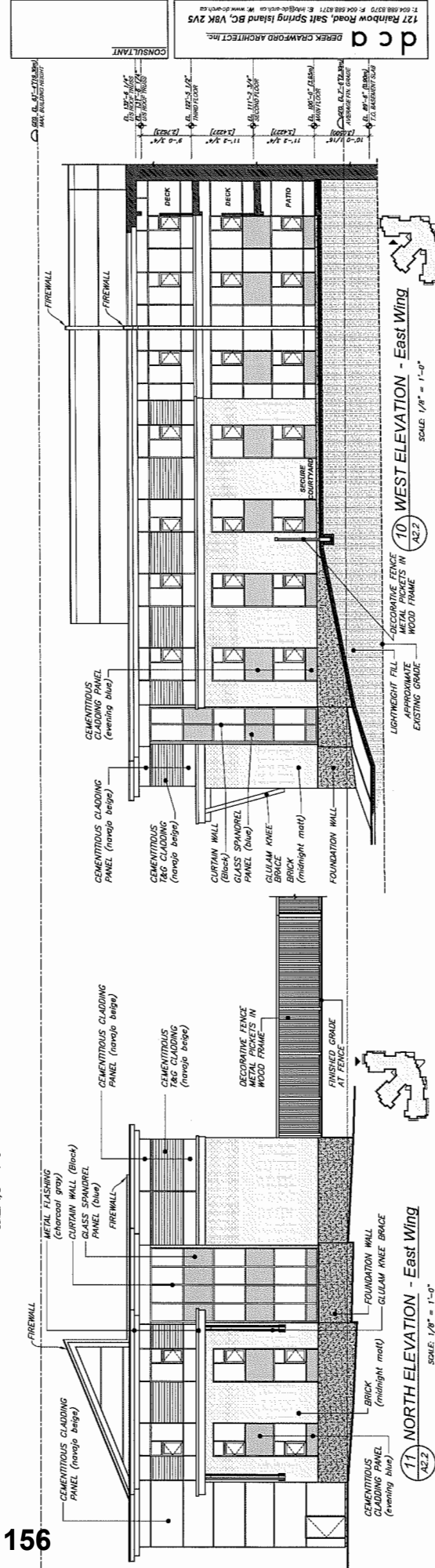
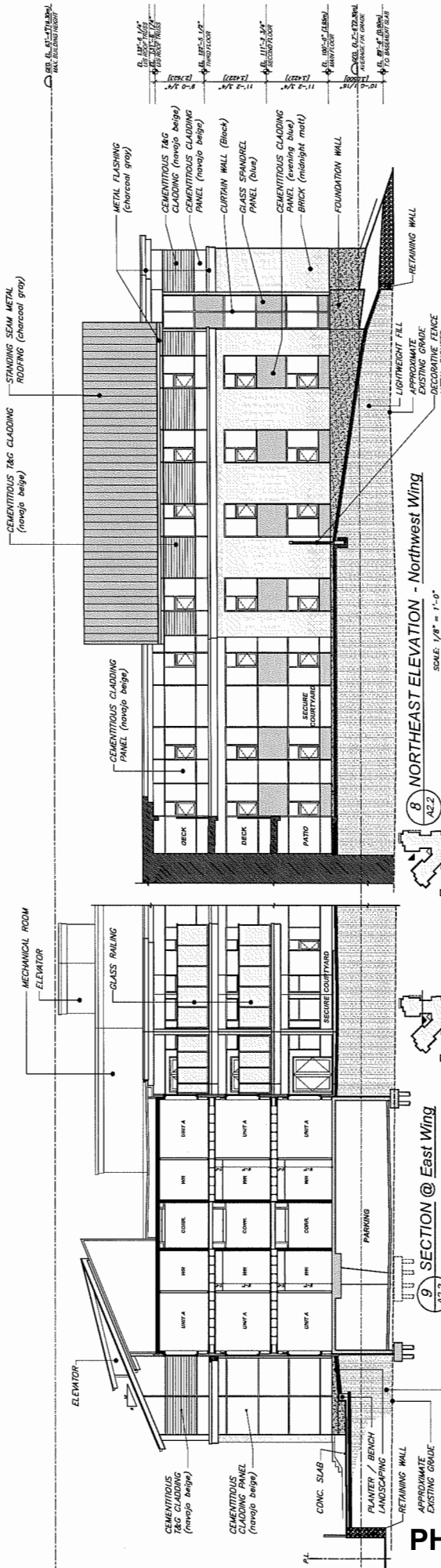
CLIENT:
 TRELLIS SENIORS SERVICES

DRAWING TITLE:
 ELEVATIONS

A3.3

CONSULTANT

dca DEBK CRAWFORD ARCHITECT INC.
 121 Rainbow Road, Salt Spring Island BC, V8K 2V5
 T: 604 688 8310 F: 604 688 8371 E: info@dca.ca W: www.dca.ca



PROJECT:
HAMILTON VILLAGE - Residential Care Facility

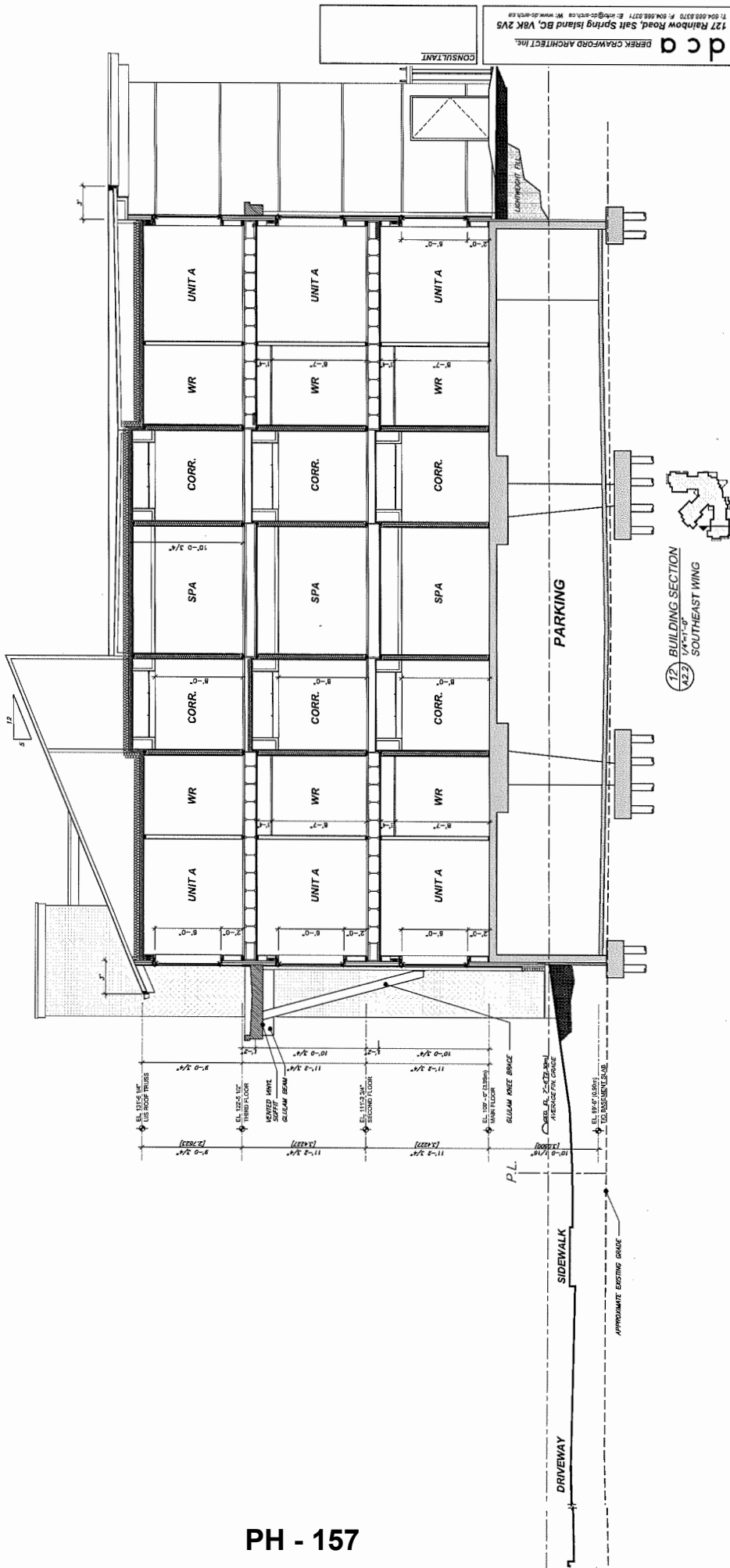
NO.	DATE	REVISION

CLIENT:
TRELIS SENIORS SERVICES

CONSULTANT:
dca DEREK GRAMFORD ARCHITECT INC.
177 Railroad Road, Salt Spring Island BC, V8K 2V5
T: 250.882.8275 F: 250.882.8271 E: info@dca.ca W: www.dca.ca

DRAWING TITLE:
ELEVATIONS

SEE PL. 47-111.500
FOR SECTION HISTORY



127 Rainbow Road, Salt Spring Island BC, V8K 2V5
R: 604.688.8370 F: 604.688.8371 E: info@dcac.ca W: www.dca.ca
DEBRA CRAWFORD ARCHITECT INC.
dca

CONSULTANT

A4.1

DRAWING TITLE:
BUILDING SECTION

CLIENT:
TRELLIS
SENIORS SERVICES

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
1	12.15.2016	REZONING RESUBMISSION
2	02.22.2016	REZONING RESUBMISSION
3	03.31.2016	PROGRESS SET
4	12.12.2016	PROGRESS SET

NOTES:
1. THIS DRAWING IS A PRELIMINARY DESIGN AND THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AUTHORITIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AUTHORITIES.

12 BUILDING SECTION
A4.2.1 1/4"=1'-0"
SOUTHEAST WING



PARKING

DRIVEWAY

SIDEWALK

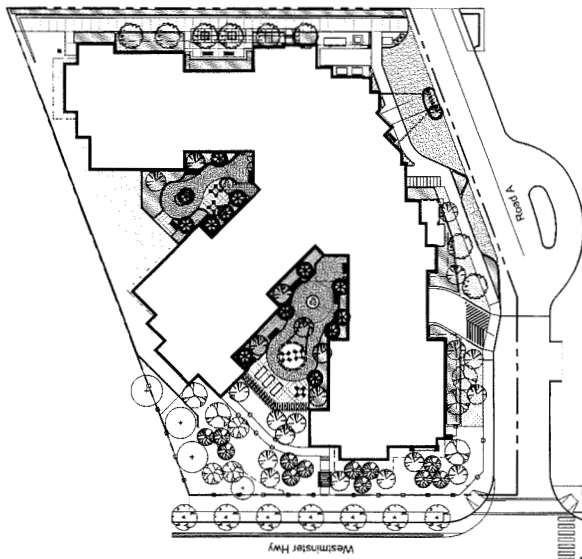
HAMILTON VILLAGE - RESIDENTIAL CARE FACILITY

LANDSCAPE: Issued for Re-Zoning

Contact Information van der Zalm + associates Inc. Suite 1 - 20177 87th Avenue Langley, BC V4W 4B9 L: 604.588.0224 F: 604.588.0242 Planning architect contact: Travis Martin tmartin@vz.co C: 604.588.0242 x 25 Main van der Zalm (inside away): Principal Landscape Architect C: 604.588.0224 x 22	Other Key Contacts: Trellis Senior Services Derek Crawford Architect Inc. 127 Rainbow Road, Salt Spring Island BC V8K 2V5 L: 604.688.8370
Legal Address and Description: Lot 1 - Lot 137, Section 36, Block 5, North Range 4 West, New Westminster Land District Plan 8421, PID 004.197.179, Municipal Address: 23140 Westminster Highway. Lot 2 - Lot 138, Section 36, Block 5, North Range 4 West, New Westminster Land District Plan 50394, PID 003.710.601, Municipal Address: 23120 Westminster Highway. Lot 3 - Remainder of Lot 140, Section 36, Block 5, North Range 4 West, New Westminster Land District Plan 50394, PID 003.396.503, Municipal Address: 23100 Westminster Highway.	

Landscape Sheet Index

L-01	Cover Sheet
L-02	Arboreal Plan
L-03	Overall Site Plan
L-04	Planting Plan
L-05	Sections
L-06	Sections
L-07	Sections



1 SITE PLAN OVERVIEW
Scale 1:400

1:400 0 4m 12 16 20 24 28 32 36 40 44 48 52 56 60

NOTES:

1. CONSULT WITH ALL APPLICABLE AGENCIES AND AGENCIES TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS.

NO.	DATE	REVISION
4	DEC 2016	Revising Description
3	NOV 2016	Revising Description
2	NOV 2016	Revising Description
1	JULY 2016	For Review

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT:
TRELLIS SENIORS SERVICES

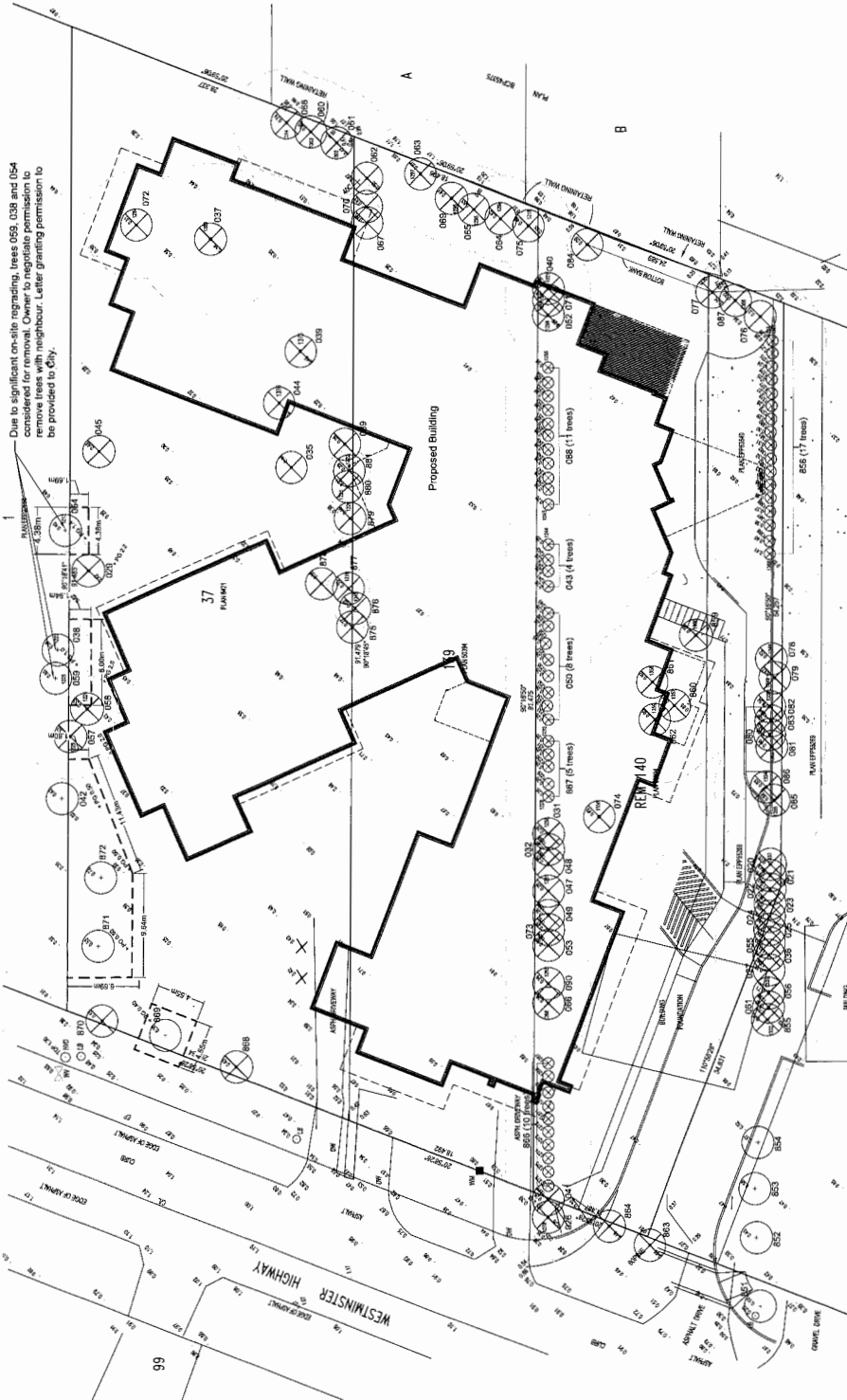
DRAWING TITLE:
COVER SHEET

L-01



CONSULTANT
van der Zalm + associates Inc.
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www.vz.co

DEREK CRAWFORD ARCHITECT INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
L: 604.688.8370 F: 604.588.0224
www.dca.ca



Due to significant on-site regrading, trees O59, O38 and O54 are considered for removal. Owner to negotiate permission to remove trees with neighbour. Letter granting permission to be provided to City.

1 TREE RETENTION PLAN
1:200

Tree Protection Description Table

Tree ID	Tree Description	Tree Status
045	Tree to be removed	Existing Tree to be Removed
046	Tree to be removed	Existing Tree to be Removed
047	Tree to be removed	Existing Tree to be Removed
048	Tree to be removed	Existing Tree to be Removed
049	Tree to be removed	Existing Tree to be Removed
050	Tree to be removed	Existing Tree to be Removed
051	Tree to be removed	Existing Tree to be Removed
052	Tree to be removed	Existing Tree to be Removed
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097	Tree to be removed	Existing Tree to be Removed
098	Tree to be removed	Existing Tree to be Removed
099	Tree to be removed	Existing Tree to be Removed
100	Tree to be removed	Existing Tree to be Removed

Tree Legend

	Existing Tree to be Removed
	Existing Tree to Remain
	Existing Tree to be Removed Canopy

KEY

	TREE PROTECTION FENCE
	L-02

Notes:

- Contact Arborist (Austin Peterson, 604-882-0024, austin@vaz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
- Read this plan together with the arborist report prepared by Austin Peterson and dated September 26, 2016

CLIENT: TRELIS SERVICES

DRAWING TITLE: ARBORIST PLAN

PROJECT: HAMILTON VILLAGE - Residential Care Facility

DATE: REVISION

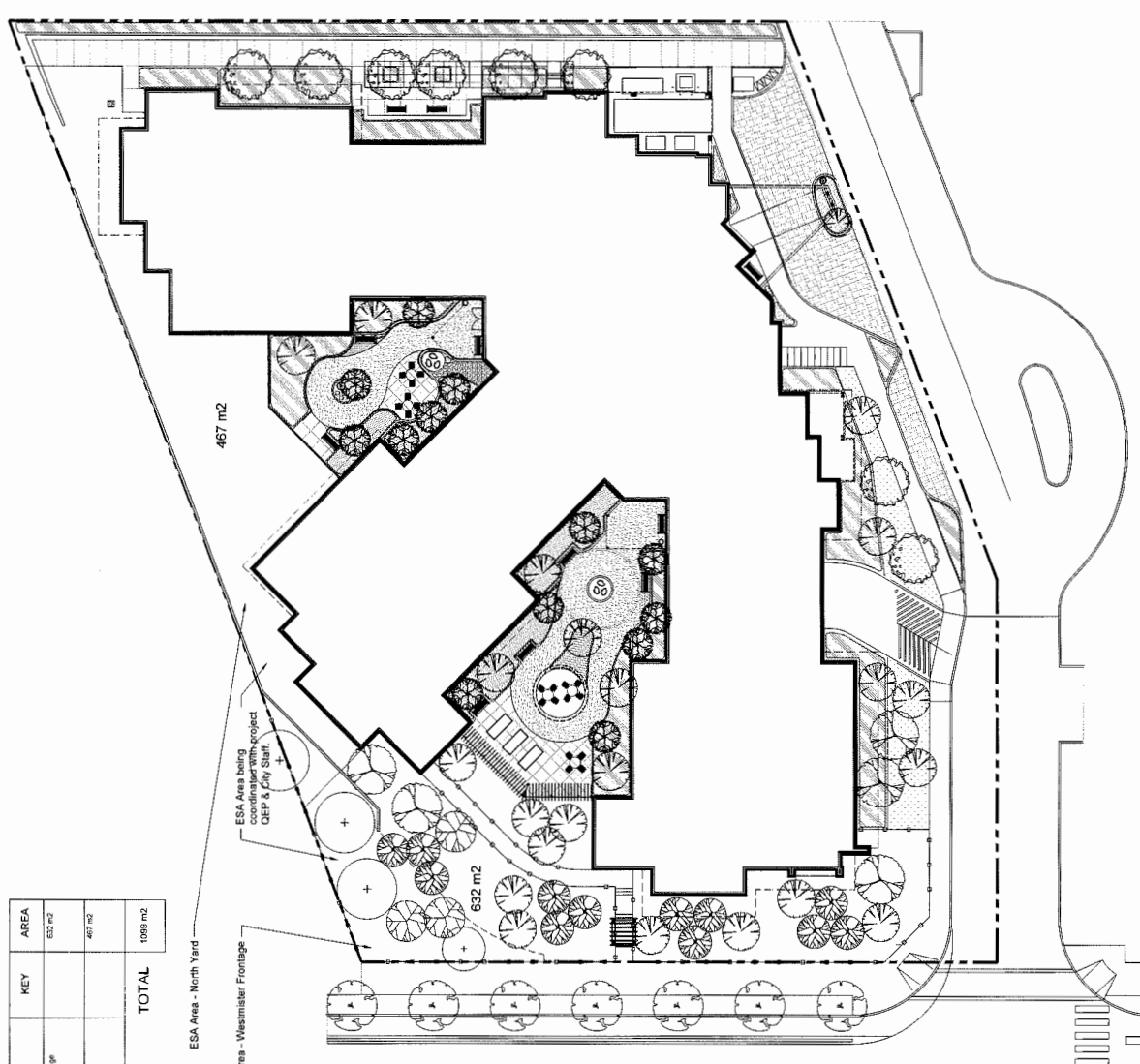
No.	Date	Description
4	Dec 2016	Revising Reimbursement
3	Dec 15/16	Revising Reimbursement
2	Sept 23/16	Revising Reimbursement
1	July 13/16	For Pricing

NOTES: THIS INFORMATION IS PROVIDED AS SERVICES OF RECORD AND NOT INTENDED TO BE A GUARANTEE OF ANY KIND. THE INFORMATION IS PROVIDED AS SERVICES OF RECORD AND NOT INTENDED TO BE A GUARANTEE OF ANY KIND. THE INFORMATION IS PROVIDED AS SERVICES OF RECORD AND NOT INTENDED TO BE A GUARANTEE OF ANY KIND.

CITY OF RICHMOND

177 Rainbow Road, Salt Spring Island BC, V8K 2V5
DÉREK CRAWFORD ARCHITECT INC.
CONSULTANT
VIA DER ZALIN ASSOCIATES INC.

DESCRIPTION	KEY	AREA
ESA Westminster Frontage		632 m ²
ESA North Yard		467 m ²
TOTAL		1099 m²



REGULAR PLANT SCHEDULE

TREE LEGEND

AC	CA	CA	CA	CA	CA	CA	CA	CA	CA
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]

PLANT SCHEDULE	COMMON NAME	QTY	SIZE	SPACING
1	[Symbol]	[Symbol]	[Symbol]	[Symbol]
2	[Symbol]	[Symbol]	[Symbol]	[Symbol]
3	[Symbol]	[Symbol]	[Symbol]	[Symbol]
4	[Symbol]	[Symbol]	[Symbol]	[Symbol]
5	[Symbol]	[Symbol]	[Symbol]	[Symbol]
6	[Symbol]	[Symbol]	[Symbol]	[Symbol]
7	[Symbol]	[Symbol]	[Symbol]	[Symbol]
8	[Symbol]	[Symbol]	[Symbol]	[Symbol]
9	[Symbol]	[Symbol]	[Symbol]	[Symbol]
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11	[Symbol]	[Symbol]	[Symbol]	[Symbol]
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13	[Symbol]	[Symbol]	[Symbol]	[Symbol]
14	[Symbol]	[Symbol]	[Symbol]	[Symbol]
15	[Symbol]	[Symbol]	[Symbol]	[Symbol]

PLANT SCHEDULE	COMMON NAME	QTY	SIZE	SPACING
16	[Symbol]	[Symbol]	[Symbol]	[Symbol]
17	[Symbol]	[Symbol]	[Symbol]	[Symbol]
18	[Symbol]	[Symbol]	[Symbol]	[Symbol]
19	[Symbol]	[Symbol]	[Symbol]	[Symbol]
20	[Symbol]	[Symbol]	[Symbol]	[Symbol]
21	[Symbol]	[Symbol]	[Symbol]	[Symbol]
22	[Symbol]	[Symbol]	[Symbol]	[Symbol]
23	[Symbol]	[Symbol]	[Symbol]	[Symbol]
24	[Symbol]	[Symbol]	[Symbol]	[Symbol]
25	[Symbol]	[Symbol]	[Symbol]	[Symbol]
26	[Symbol]	[Symbol]	[Symbol]	[Symbol]
27	[Symbol]	[Symbol]	[Symbol]	[Symbol]
28	[Symbol]	[Symbol]	[Symbol]	[Symbol]
29	[Symbol]	[Symbol]	[Symbol]	[Symbol]
30	[Symbol]	[Symbol]	[Symbol]	[Symbol]

PLANT SCHEDULE	COMMON NAME	QTY	SIZE	SPACING
31	[Symbol]	[Symbol]	[Symbol]	[Symbol]
32	[Symbol]	[Symbol]	[Symbol]	[Symbol]
33	[Symbol]	[Symbol]	[Symbol]	[Symbol]
34	[Symbol]	[Symbol]	[Symbol]	[Symbol]
35	[Symbol]	[Symbol]	[Symbol]	[Symbol]
36	[Symbol]	[Symbol]	[Symbol]	[Symbol]
37	[Symbol]	[Symbol]	[Symbol]	[Symbol]
38	[Symbol]	[Symbol]	[Symbol]	[Symbol]
39	[Symbol]	[Symbol]	[Symbol]	[Symbol]
40	[Symbol]	[Symbol]	[Symbol]	[Symbol]
41	[Symbol]	[Symbol]	[Symbol]	[Symbol]
42	[Symbol]	[Symbol]	[Symbol]	[Symbol]
43	[Symbol]	[Symbol]	[Symbol]	[Symbol]
44	[Symbol]	[Symbol]	[Symbol]	[Symbol]
45	[Symbol]	[Symbol]	[Symbol]	[Symbol]
46	[Symbol]	[Symbol]	[Symbol]	[Symbol]
47	[Symbol]	[Symbol]	[Symbol]	[Symbol]
48	[Symbol]	[Symbol]	[Symbol]	[Symbol]
49	[Symbol]	[Symbol]	[Symbol]	[Symbol]
50	[Symbol]	[Symbol]	[Symbol]	[Symbol]

TRELLIS
SENIORS SERVICES

CLIENT:

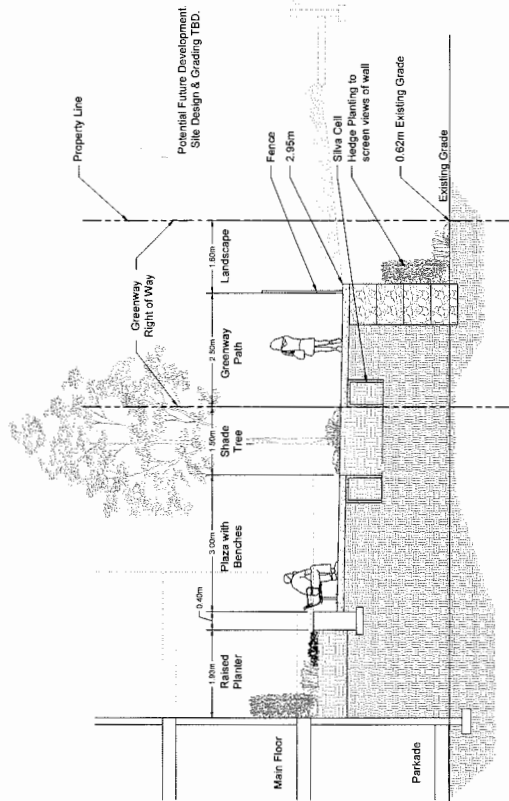
PROJECT:
HAMILTON VILLAGE - Residential Care
Facility

DRAWING TITLE:
PLANTING PLAN

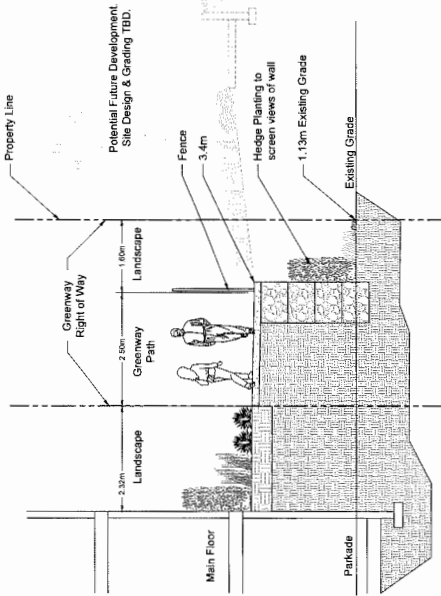
L-04

NO.	DATE	REVISION
1		
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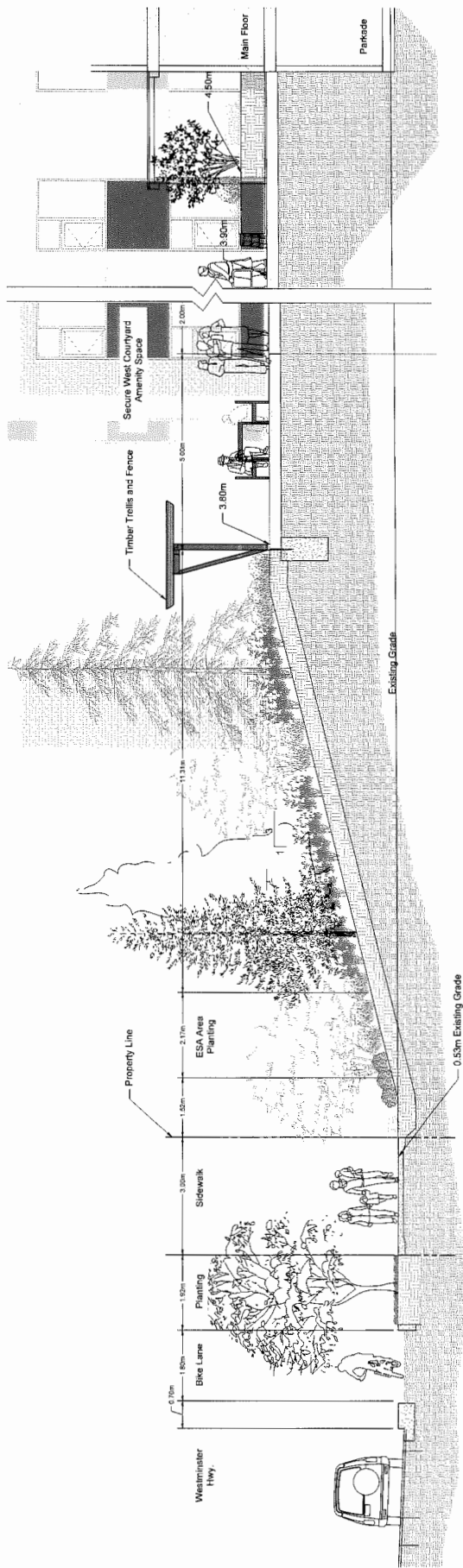
NOTES:
1. CONSULT WITH THE ARCHITECT TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROJECT.
2. ALL PLANTS TO BE SUPPLIED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE NATURE SERVICE.
4. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE CITY OF HAMILTON PLANTING STANDARDS.
5. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE NATURE SERVICE PLANTING STANDARDS.
6. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE CONTRACTOR'S SPECIFICATIONS.
7. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE DRAWING.
8. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE SCHEDULE.
9. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE TENDERS.
10. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE CONTRACT.



1 SECTION A - EAST PROPERTY LINE LOOKING NORTH
Scale 1:50



2 SECTION B - EAST PROPERTY LINE LOOKING NORTH
Scale 1:50



3 SECTION C - WEST PROPERTY LINE LOOKING NORTH
Scale 1:50

CONSULTANT
Derek Crawford Architect Inc.
177 688 8270 F: 604 688 8271 @ info@dc-arch.ca www.dc-arch.ca

177 688 8270 F: 604 688 8271 @ info@dc-arch.ca www.dc-arch.ca
Derek Crawford Architect Inc.
177 688 8270 F: 604 688 8271 @ info@dc-arch.ca www.dc-arch.ca

NOTES:
OWNER AND PROFESSIONAL DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
PROFESSIONAL DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
PROFESSIONAL DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
PROFESSIONAL DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

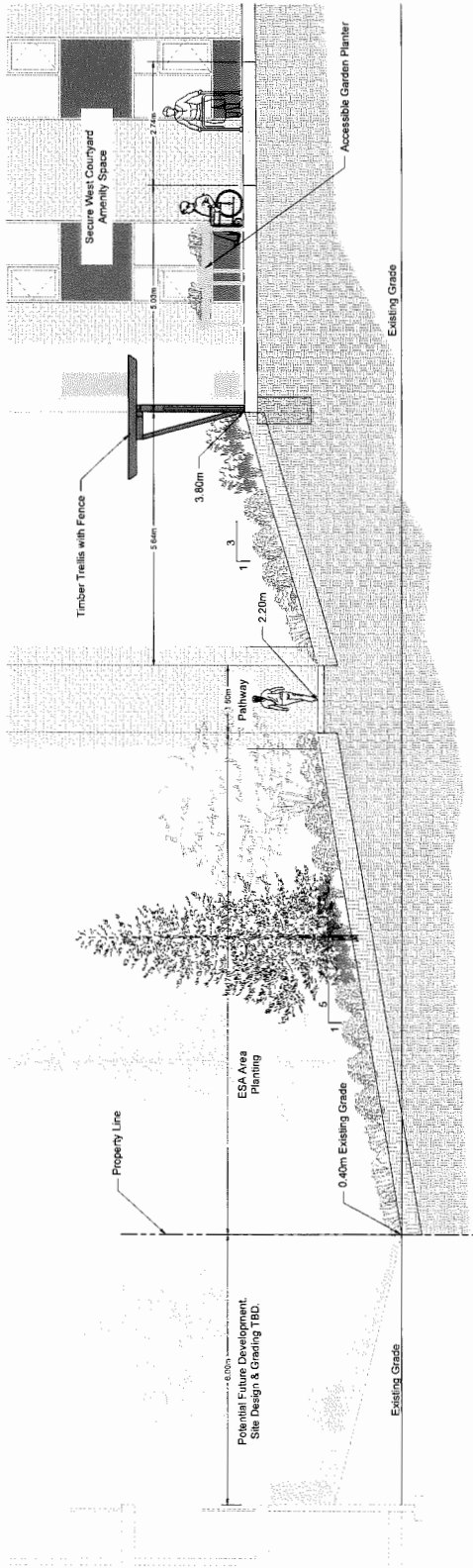
NO.	DATE	REVISION
1	JULY 12/16	FOR RECORD
2		REVISION
3		REVISION
4		REVISION

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

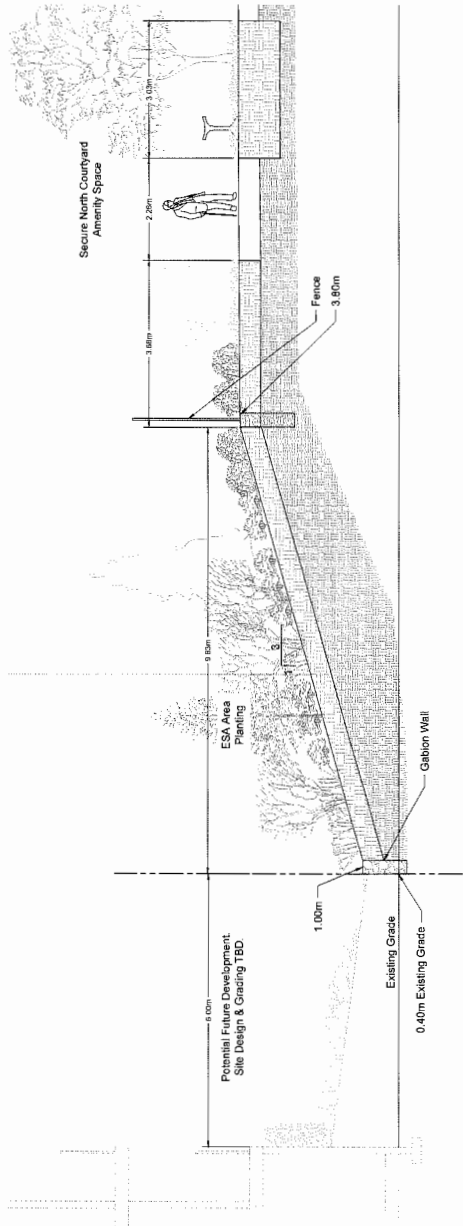
CLIENT:
TRELLIS SENIORS SERVICES

DRAWING TITLE:
SECTIONS

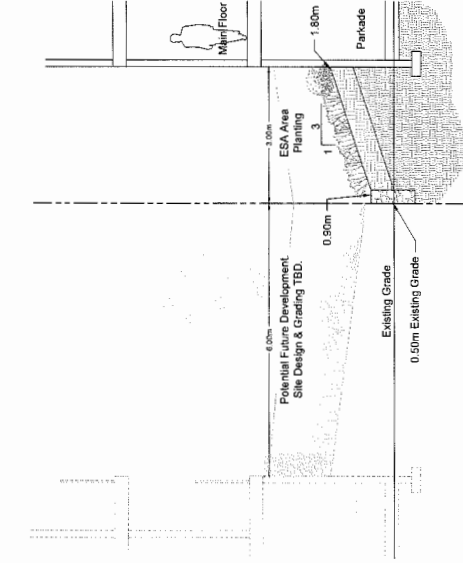
L-05



1 SECTION D - LOOKING NORTH-EAST AT WESTMINSTER HIGHWAY
Scale 1:50



2 SECTION E - LOOKING EAST AT NORTH COURTYARD
Scale 1:50



3 SECTION F - LOOKING EAST ALONG NORTH YARD
Scale 1:50

CONSULTANT
VAN DER ZANDT & ASSOCIATES INC.
Landscape Architecture & Planning
1000 West Beaver Creek Road, Suite 100
Richmond Hill, Ontario L4B 1N2
Tel: 905.709.8888 Fax: 905.709.8889
www.vdz.ca

DEREK CRAWFORD ARCHITECT INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
Tel: 250.468.8370 Fax: 250.468.8371
E: info@dc-arch.ca W: www.dc-arch.ca

L-06

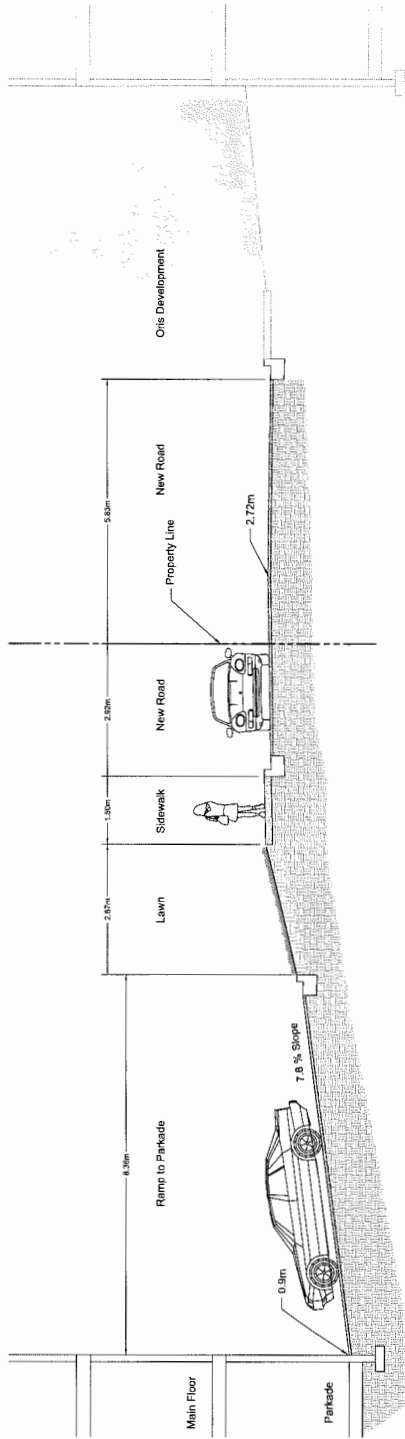
DRAWING TITLE:
SECTIONS

CLIENT:
TRELLIS
SERVICES SERVICES

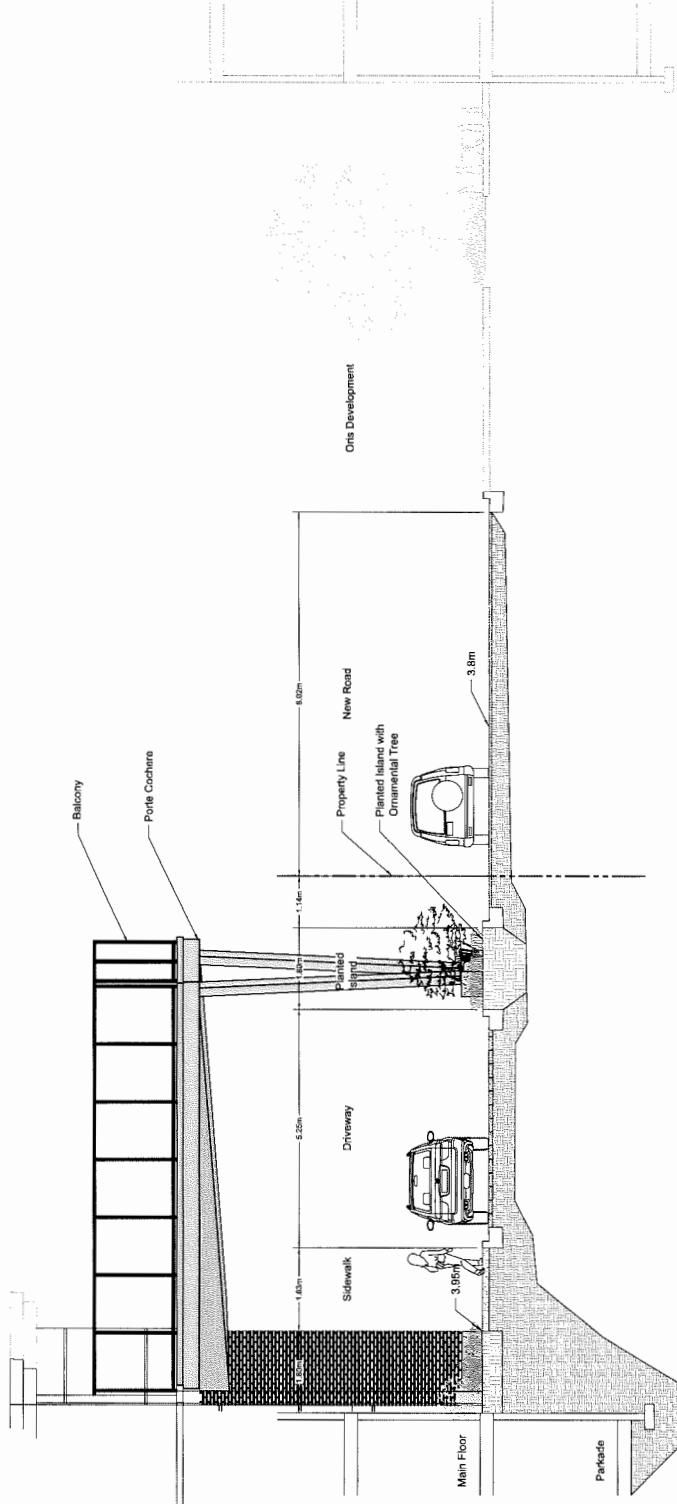
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
1	July 22/16	For Permitting
2	Sept 22/16	Revising Resubmission
3	Oct 26/16	Revising Resubmission
4	Nov 21/16	Revising Resubmission

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



1 SECTION G - SOUTH PROPERTY LINE LOOKING EAST
Scale: 1:50



2 SECTION H - MAIN ENTRANCE LOOKING EAST
Scale: 1:50

CONSULTANT
 URBAN DESIGN & ASSOCIATES INC.
 1000 West Beaver Creek Road
 Suite 200
 Richmond Hill, Ontario L4B 1N2
 Tel: (905) 709-8888
 Fax: (905) 709-8889
 www.urbandesign.ca

DREK CRAWFORD ARCHITECT INC.
 127 Rainbow Road, Salt Spring Island BC, V8K 2V5
 Tel: (250) 868-8373
 Fax: (250) 868-8371
 www.drek.ca



1:50
 0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

L-07

DRAWING TITLE:
 SECTIONS

CLIENT:
TRELLIS
 SENIORS SERVICES

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
1	July 27/16	For Permitting
2	Sept 22/16	Revising Permittion
4	Dec 20/16	Revising Reconsolidation

NOTE:
 THIS DRAWING IS THE PROPERTY OF DREK CRAWFORD ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DREK CRAWFORD ARCHITECT INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



RZ 16-738480

Attachment 4

Address: 23100, 23120 and 23140 Westminster Highway

Applicant: Trellis Seniors Services Ltd.

Planning Area(s): Hamilton

	Existing	Proposed
Owner:	Trellis Seniors Services Ltd.	Trellis Seniors Services Ltd.
Site Size (m²):	5,885 m ²	5,885 m ²
Land Uses:	Single Family Residential	Seniors Health Care Facility
OCP Designation:	Residential	Residential
Area Plan Designation:	Neighbourhood Village Centre (Residential 4 Storey 1.5 FAR)	Neighbourhood Village Centre (Residential 4 Storey 1.5 FAR)
Zoning:	Single Detached (RS1/F)	Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)
Number of Units:	Three (3) single family dwellings	135 senior's care units
Other Designations:	Environmentally Sensitive Area	Environmentally Sensitive Area

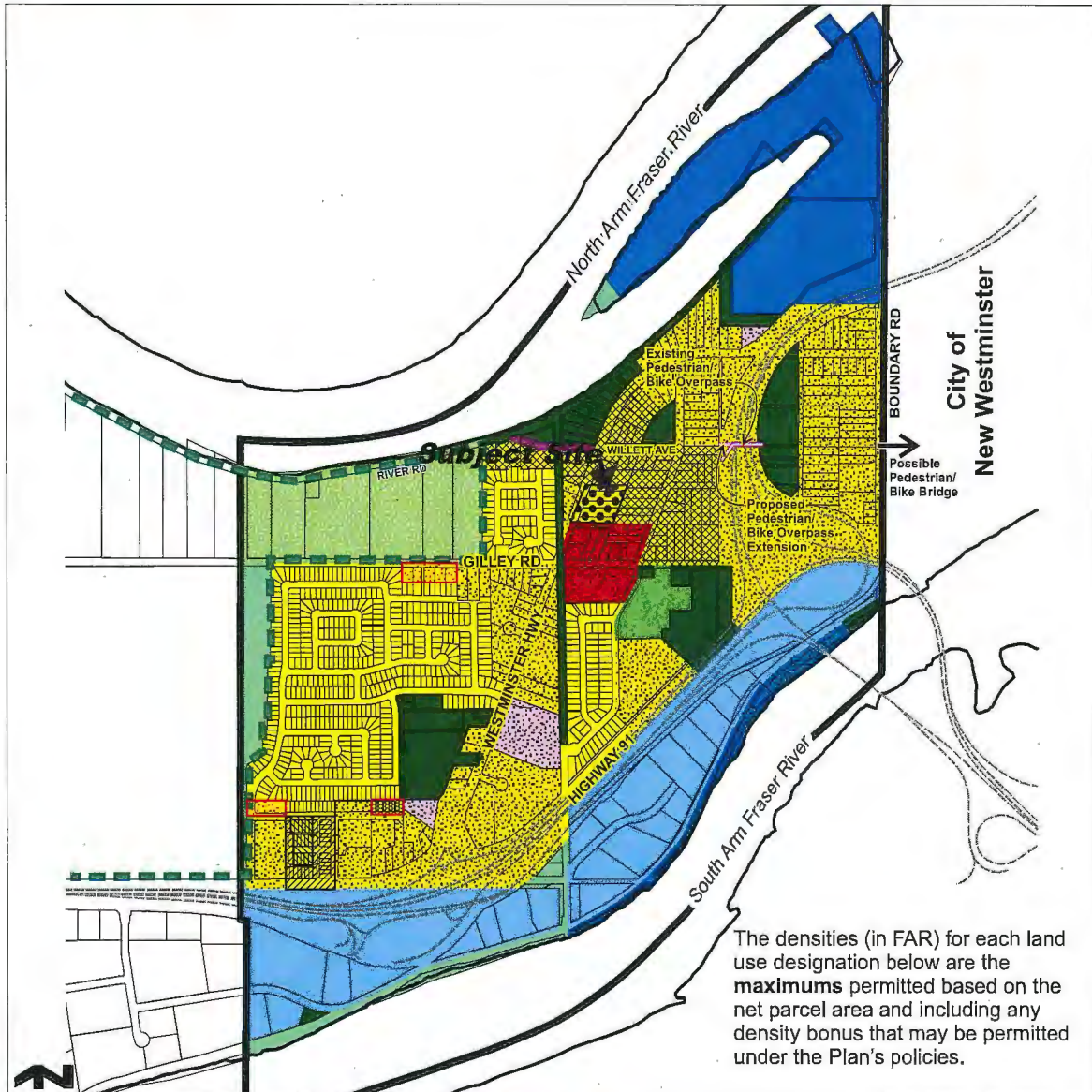
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.4 FAR	1.32 FAR	none permitted
Buildable Floor Area (m ²):*	Max. 8,239 m ² (88,684 ft ²)	7,745 m ² (83,366 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50%	Building: Max. 46.3%	none
Lot Size:	Min. 5,500 m ²	5,885 m ²	none
Lot Dimensions (m):	Min. Width: 40.0 m Min. Depth: 80.0 m	Width: 58.31m Depth: 91.49 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m North Side: Min. 3.0 m South Side: Min. 10.0 m	Front: Min. 6.0 m Rear: Min. 6.0 m North Side: Min. 3.0 m South Side: Min. 10.0 m	none
Height (m):	Max. 17.0 m	16.8 m	none
Off-street Parking Spaces – Total:	Min. 45	59	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	None	none
Amenity Space – Indoor:	Min. 100 m ²	1,015 m ²	none
Amenity Space – Outdoor:	Min. 810 m ²	830 m ²	none

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

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

Hamilton Area Plan

Land Use Map





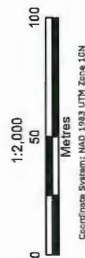
The densities (in FAR) for each land use designation below are the **maximums** permitted based on the net parcel area and including any density bonus that may be permitted under the Plan's policies.

Area Plan Boundary	Neighbourhood Residential (Single Family or Duplex 0.75 FAR)
ALR Boundary	Neighbourhood Residential (Townhouse 0.55 FAR)
Agriculture	Neighbourhood Residential (Townhouse 0.75 FAR)
Community Institutional	Neighbourhood Residential (Stacked Townhouse 1.00 FAR)
Conservation Area	Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)
Industrial	Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)
Marine Residential/Industrial	Park and Major Trail/Greenway Corridors
Mixed Employment	Proposed Streets
Neighbourhood Residential (Single Family 0.55 FAR)	School
Neighbourhood Residential (Single Family 0.60 FAR)	
Neighbourhood Residential (Single Family with Coach Houses 0.60 FAR)	



**Site and ESA
Location Map**

-  Project Site Boundary
-  Environmentally Sensitive Area

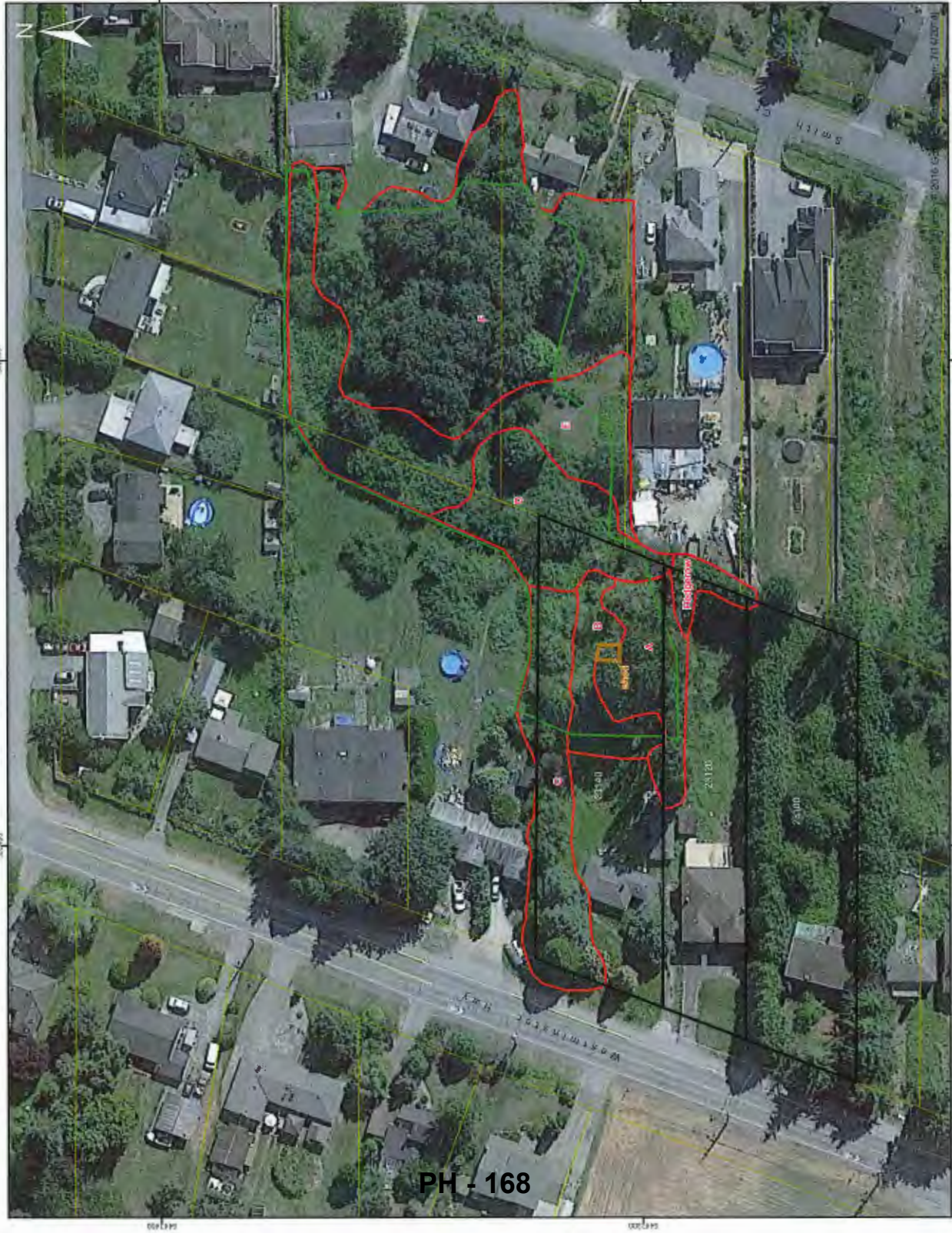


Date: November 4, 2016	Map ID: 4855-01-02_001
Drawn by: RMS	File Number: 4855-01-02

Fig 1

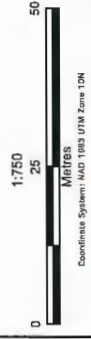


Image Source: Aerial, DigitalGlobe, GeoEye, Earthstar Data, IGN, CNES/Airbus DS, USGS, AeroGRID, IGN, Esri, DeLorme, NAVTEQ, Swisstopo, and the GIS User Community



Ecosystem Polygons

- Project Site Boundary
- Lot Line
- Environmentally Sensitive Area
- Ecosystem Polygon

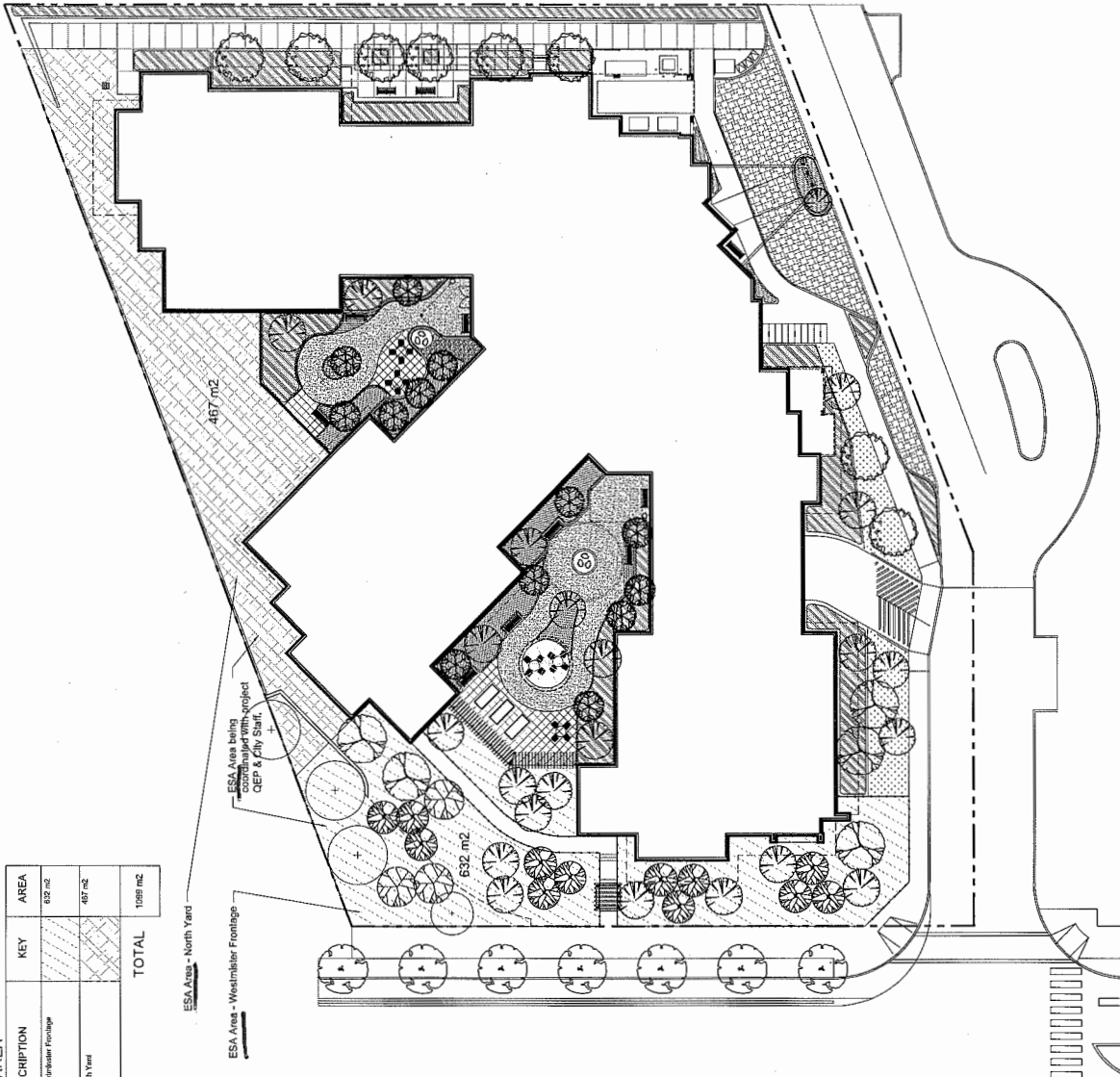


Date: December 15, 2016	Map ID: 4885-01-02_002
Drawn By: RMS	File Number: 4885-01-02

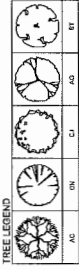
Figure 2

ESA AREA

DESCRIPTION	KEY	AREA
ESA Westminster Frontage	[Pattern]	632 m ²
ESA North Yard	[Pattern]	467 m ²
TOTAL		1099 m²



REGULAR PLANT SCHEDULE



TREES SCHEDULE

SYMBOL	COMMON NAME	DBH	HT	SPACING
AC	Amelanchier canadensis	150	12.0m	10m x 10m
ON	Onoclea sensibilis	150	12.0m	10m x 10m
CI	Cornus rugosa	150	12.0m	10m x 10m
A2	Aster multiflorus	150	12.0m	10m x 10m
A3	Aster multiflorus	150	12.0m	10m x 10m
BT	Betula pumila	150	12.0m	10m x 10m

GRASSES SCHEDULE

SYMBOL	COMMON NAME	DBH	HT	SPACING
1	Grass	150	12.0m	10m x 10m
2	Grass	150	12.0m	10m x 10m
3	Grass	150	12.0m	10m x 10m

SHRUBS SCHEDULE

SYMBOL	COMMON NAME	DBH	HT	SPACING
1	Shrub	150	12.0m	10m x 10m
2	Shrub	150	12.0m	10m x 10m
3	Shrub	150	12.0m	10m x 10m

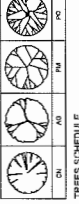
PERENNIALS SCHEDULE

SYMBOL	COMMON NAME	DBH	HT	SPACING
1	Perennial	150	12.0m	10m x 10m
2	Perennial	150	12.0m	10m x 10m
3	Perennial	150	12.0m	10m x 10m

GROUND COVERS SCHEDULE

SYMBOL	COMMON NAME	DBH	HT	SPACING
1	Ground Cover	150	12.0m	10m x 10m
2	Ground Cover	150	12.0m	10m x 10m
3	Ground Cover	150	12.0m	10m x 10m

ESA PLANT SCHEDULE - Westminster Frontage



TREES SCHEDULE

SYMBOL	COMMON NAME	DBH	HT	SPACING
CH	Chamaecyparis	150	12.0m	10m x 10m
AS	Aspidodermis	150	12.0m	10m x 10m
PM	Prunella	150	12.0m	10m x 10m
PO	Populus	150	12.0m	10m x 10m

SHRUBS SCHEDULE

SYMBOL	COMMON NAME	DBH	HT	SPACING
1	Shrub	150	12.0m	10m x 10m
2	Shrub	150	12.0m	10m x 10m
3	Shrub	150	12.0m	10m x 10m

ESA PLANT SCHEDULE - North Yard

TREES SCHEDULE

SYMBOL	COMMON NAME	DBH	HT	SPACING
1	Tree	150	12.0m	10m x 10m
2	Tree	150	12.0m	10m x 10m
3	Tree	150	12.0m	10m x 10m

SHRUBS SCHEDULE

SYMBOL	COMMON NAME	DBH	HT	SPACING
1	Shrub	150	12.0m	10m x 10m
2	Shrub	150	12.0m	10m x 10m
3	Shrub	150	12.0m	10m x 10m

1. Plants in this plan are specified according to the Ontario nursery trade standards for plants and shrubs.
2. All plant material shall be supplied in containers.
3. All plant material shall be delivered to the site in good condition and ready for planting.
4. All plant material shall be delivered to the site in good condition and ready for planting.
5. All plant material shall be delivered to the site in good condition and ready for planting.
6. All plant material shall be delivered to the site in good condition and ready for planting.

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

CLIENT: **TRELLIS** SENIOR SERVICES

DRAWING TITLE: **PLANTING PLAN**

PROJECT: **HAMILTON VILLAGE - Residential Care Facility**

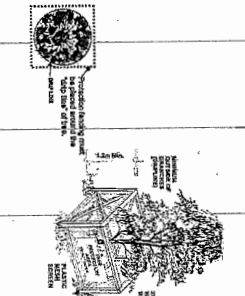
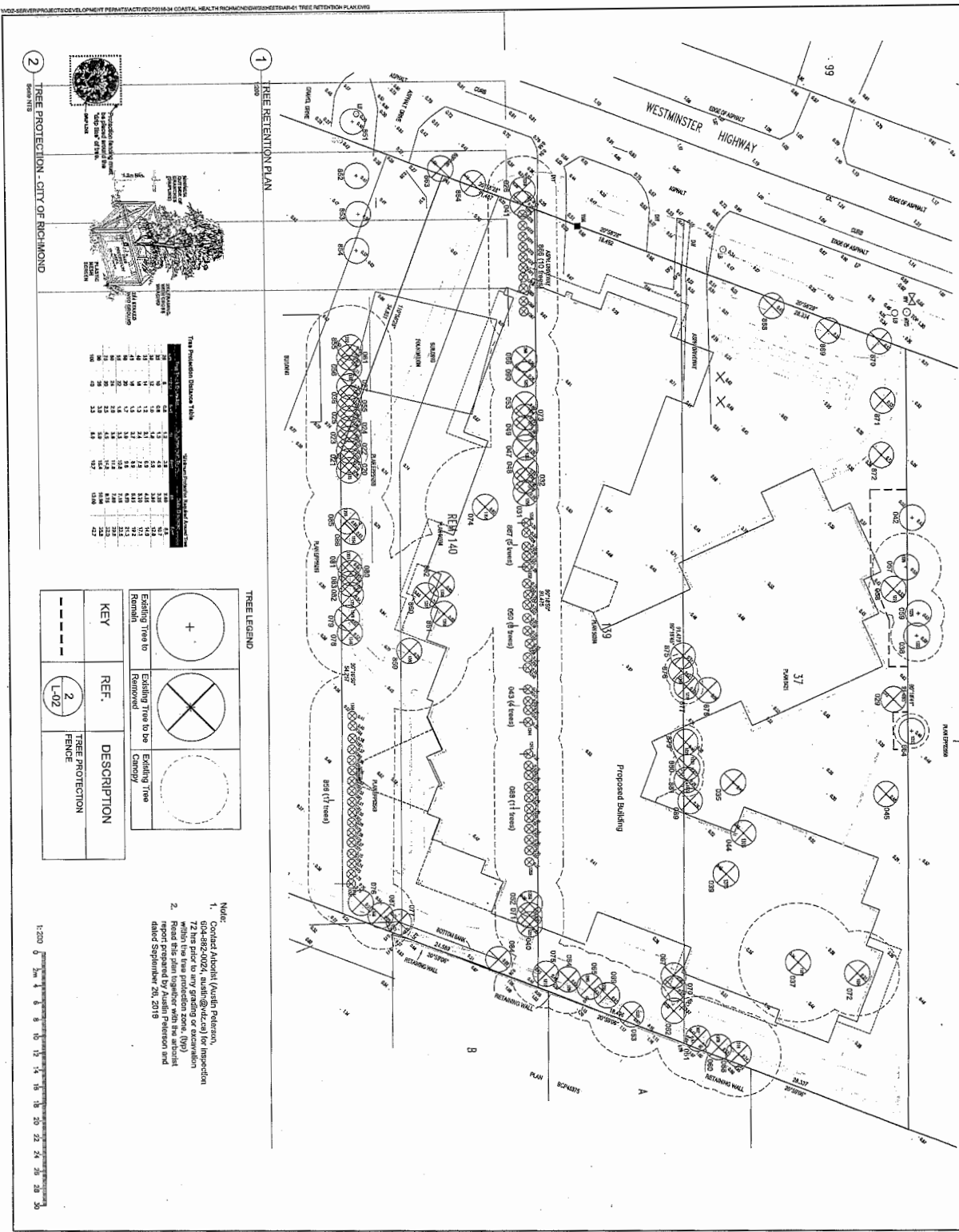
NO.	DATE	REVISION
1	2018.01.15	Final
2	2018.02.15	Revised
3	2018.03.15	Revised
4	2018.04.15	Revised

NOTES:
 1. The contractor shall be responsible for the procurement of all plants and shrubs.
 2. The contractor shall be responsible for the procurement of all plants and shrubs.
 3. The contractor shall be responsible for the procurement of all plants and shrubs.
 4. The contractor shall be responsible for the procurement of all plants and shrubs.

CONSULTANT: **DEREK CRAWFORD ARCHITECT INC.**

127 Rainbow Road, Salt Spring Island BC, V8K 2V5

L-04



Tree Protection - City of Richmond

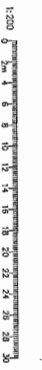
Tree Preservation Ordinance Title

Tree ID	Tree Status	Tree Size	Tree Species	Tree Location	Tree Condition	Tree Health	Tree Protection	Tree Removal	Tree Replacement
001	+	12	SP	A-1	Good	100%	140	0	0
002	+	15	SP	A-2	Good	100%	140	0	0
003	+	18	SP	A-3	Good	100%	140	0	0
004	+	21	SP	A-4	Good	100%	140	0	0
005	+	24	SP	A-5	Good	100%	140	0	0
006	+	27	SP	A-6	Good	100%	140	0	0
007	+	30	SP	A-7	Good	100%	140	0	0
008	+	33	SP	A-8	Good	100%	140	0	0
009	+	36	SP	A-9	Good	100%	140	0	0
010	+	39	SP	A-10	Good	100%	140	0	0
011	+	42	SP	A-11	Good	100%	140	0	0
012	+	45	SP	A-12	Good	100%	140	0	0
013	+	48	SP	A-13	Good	100%	140	0	0
014	+	51	SP	A-14	Good	100%	140	0	0
015	+	54	SP	A-15	Good	100%	140	0	0
016	+	57	SP	A-16	Good	100%	140	0	0
017	+	60	SP	A-17	Good	100%	140	0	0
018	+	63	SP	A-18	Good	100%	140	0	0
019	+	66	SP	A-19	Good	100%	140	0	0
020	+	69	SP	A-20	Good	100%	140	0	0
021	+	72	SP	A-21	Good	100%	140	0	0
022	+	75	SP	A-22	Good	100%	140	0	0
023	+	78	SP	A-23	Good	100%	140	0	0
024	+	81	SP	A-24	Good	100%	140	0	0
025	+	84	SP	A-25	Good	100%	140	0	0
026	+	87	SP	A-26	Good	100%	140	0	0
027	+	90	SP	A-27	Good	100%	140	0	0
028	+	93	SP	A-28	Good	100%	140	0	0
029	+	96	SP	A-29	Good	100%	140	0	0
030	+	99	SP	A-30	Good	100%	140	0	0
031	+	102	SP	A-31	Good	100%	140	0	0
032	+	105	SP	A-32	Good	100%	140	0	0
033	+	108	SP	A-33	Good	100%	140	0	0
034	+	111	SP	A-34	Good	100%	140	0	0
035	+	114	SP	A-35	Good	100%	140	0	0
036	+	117	SP	A-36	Good	100%	140	0	0
037	+	120	SP	A-37	Good	100%	140	0	0
038	+	123	SP	A-38	Good	100%	140	0	0
039	+	126	SP	A-39	Good	100%	140	0	0
040	+	129	SP	A-40	Good	100%	140	0	0

TREE LEGEND

KEY	REF.	DESCRIPTION
(Circle with +)		Existing Tree to be Retained
(Circle with X)		Existing Tree to be Removed
(Circle with -)		Existing Tree
(Circle with 2)		TREE PROTECTION

Note:
 1. Contact Arborist (Austin Peterson, 502-833-2222) for tree inventory and inspection.
 2. Read the plan together with the arborist report prepared by the arborist and City of Richmond 2019.



Drawn:	DC	Shaner
Checked:	MM	
Approved:	AWCZ	Christina Blum-Spik
Scale:	ASAC	240:ASAC
Date:		1/2020

Project: Coastal Health Renewal
 Location: 23700 New Westminster Hwy, Richmond, BC





Address: 23100, 23120 & 23140 Westminster Hwy
Trellis Seniors Services

File No.: RZ 16-738480

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9669, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Consolidation of all the three (3) lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Tree Survival Security to the City in the amount of \$30,000 to be held for a term of three (3) years for the three (3) trees that are to be retained (labelled with tag nos. 869, 871, 872 in the revised Arborist Report from Vander Zalm & Associates dated December 15, 2016).
4. Submission of a landscape plan for the Development Permit that includes 134 replacement trees based on a ratio of at least 2:1 to compensate for the 67 on-site trees to be removed. The applicant has confirmed that 72 replacement trees will be planted on the development site which leaves a shortfall of 62 trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The applicant will also plant a large number of smaller trees within the ESA compensation area to be determined with the Stage 2 ESA Report preferred by the QEP as required for the Development Permit for the project.
5. Provision of a voluntary contribution of \$500 per replacement tree to the City's tree compensation fund for the 62 replacement tree shortfall not included within the Development Permit (a total contribution of \$31,000 based on 62 trees).
6. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
7. Extending North-South Greenway / Strollway: Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development for a greenway/strollway over the most easterly 4.0 m of the site as shown on Attachment 4, that provides for a 2.5m wide hard surface pathway, landscaping, way-finding signage, pedestrian lighting and retaining walls under an approved Development Permit, with the owner/developer being responsible for liability, construction and maintenance of these works, and provision for the City and/or its agents (adjacent property owner/developer) for removal the existing landscaping and retaining wall and completion of landscaping and extension the east-west "New Road" walkway over the easternmost 1.5m of the SRW to complete works under a future Development Permit issued for the adjacent development to the east.
8. Extending "New Road" Statutory Right-of-Way (SRW): Registration amendment for Statutory Right-of-Way (shown on SRW Plan EPP 55269) to extend this existing SRW for public vehicle and pedestrian access over the additional area shown on Attachment 2, and a text amendment to allow for encroachment of a driveway canopy structure (port cochere) into the SRW on the subject Lot 4 development as permitted under an approved Development Permit.
9. Temporary Construction Access Turn-Around Easement: Registration of an easement and/or registration of other legal agreements in favour of the proposed Lot 4 over Lot 3, Block 5, North Range 4, Plan EPP55255, NWD as shown on Attachment 2 to allow for interim construction vehicle access and provide for developer construction of the road and supporting structure as necessary for development of both lots under approved Development Permits, as determined to the satisfaction of the Director of Development; with the easement to be discharged once construction of ultimate "New Road" is completed for developments on both lots.
10. Interim Construction Easement for "New Road": Registration of a reciprocal easement and/or registration of other legal agreements in favour of the proposed Lot 4 and Lot 3, Block 5, North Range 4, Plan EPP55255, NWD over statutory right-of-way Plan EPP 55269 to allow for interim construction access, and construction of the road, sidewalk and supporting structure necessary to provide for permanent vehicle and pedestrian access to developments under approved Development Permits on both lots as determined to the satisfaction of the Director of Development.

11. Further to the Letter of Agreement in Attachment 5, the developer is required to provide a letter/report and diagram from their structural and geotechnical engineers describing how the portion of the parkade of Lot 3 can be constructed in the interim to support the temporary turnaround and part of New Road A required to provide access to the proposed Lot 4 development in the event that the Lot 3 development does not proceed simultaneously or prior to the proposed Lot 4 development.
12. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Gold score criteria. The submission of follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Gold certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code and utilizing geo-exchange energy systems.
13. Registration of an electric vehicle parking covenant on title requiring that 20% of resident parking stalls that will be equipped with 120V electric plug-ins and that an additional 25% of the resident parking stalls will be pre-ducted for future wiring to accommodate the future installation of electric vehicle charging equipment.
14. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
15. The submission and processing of a Development Permit* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
16. The developer is to provide confirmation from the Vancouver Coast Health Authority that the development will be licenced under the *Community Care and Assisted Living Act*, or the City may accept the developer's offer to voluntarily contribute \$49.50 per buildable square meter or \$4.60 per buildable square foot (e.g. \$383,484.00) to the City's Hamilton Area Plan Amenity Reserve Fund (with the exact amount to be confirmed on the floor area within the Development Permit plans).
17. Enter into a Servicing Agreement* for the design and construction of works described in Attachment 3 – Servicing Works.

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

1. Incorporate the "Basic Universal Housing" provisions of Zoning 8500 for all units within the building.
2. Provide a dimensioned plan showing the following:
 - Garbage collection (front end bin); cardboard collection (front end bin); food scraps collection using carts; medical waste collection; paper collection (cart); mixed containers collection (cart); glass container collection (cart); refundable bottles/cans collection (cart); and grease collection container.
 - Wash basin with faucet and hose plus floor drainage in the garbage and recycling area.
 - Illustrate or demonstrate how the garbage and recycling trucks will be servicing the bins and carts.
3. Environmentally Sensitive Area (ESA): The developer is required to address the vegetation and habitat loss within the on-site ESA with compensation area in excess of 1:1 as provided in the Stage 1 Report dated December, 2016 from Pottinger Gaherty, Environmental Consultants Ltd. (QEP Report); the detailed planting and monitoring plans are to be included within the Stage 2 QEP Report prepared for the Development Permit for this project to the satisfaction of the Director of Development.
4. Landscape Plan: The developer is to provide additional detailed finished landscape plan that re-creates natural sloping grades as much as possible, reduces impacts on the preserved trees and prevents potential runoff onto adjacent properties.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

2. Incorporation of the "Basic Universal Housing" provisions of Zoning 8500 for all units as provided in the Development Permit.
3. Submission of a Dewatering Plan to the satisfaction the Manager, Engineering Planning and Manager, Sustainability.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

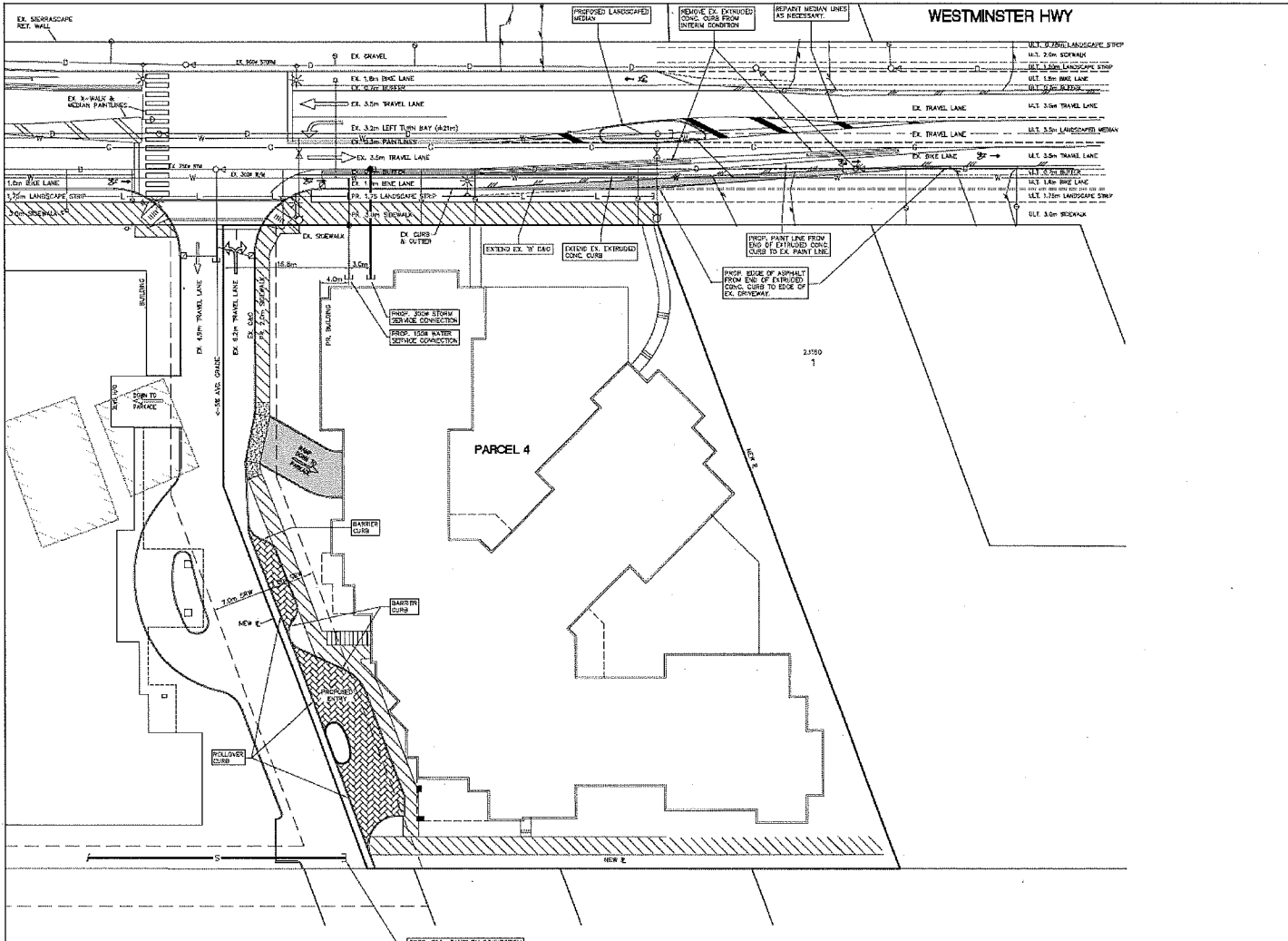
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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



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

Signed

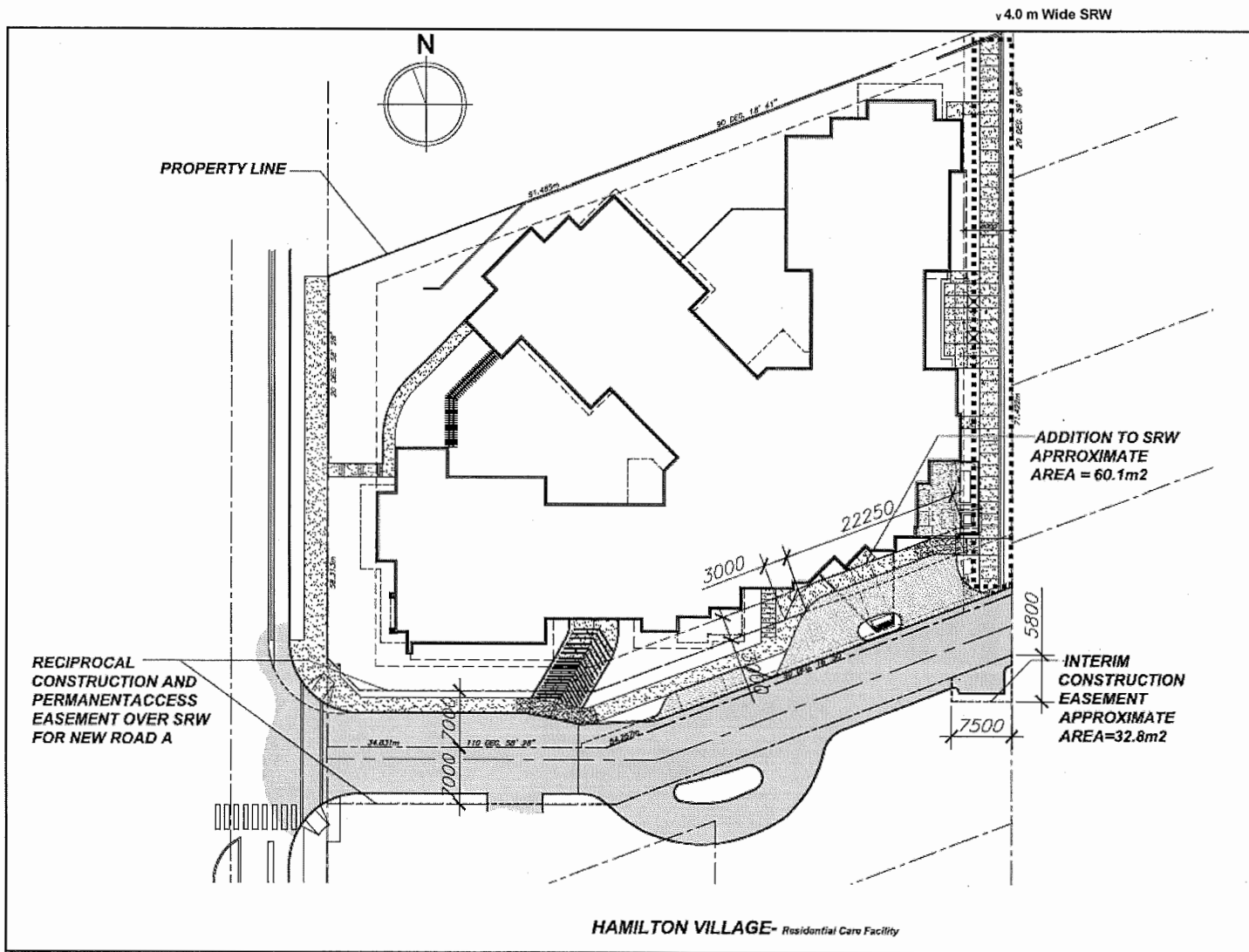
Date

Attachment 1 - Functional Road & Plan of Proposed Lot 4



	 H.Y. ENGINEERING LTD. • (604) 279-1524 31 Surrey, BC V3R 4E7 • TEL 604-543-1615 • Website: www.hy-engineering.com • FAX 604-565-1737		 8111 H.W. 3 ROAD RICHMOND, B.C. V6V 2S1																				
DATE: _____ SCALE: _____ PROJECT: _____	CLIENT TRELLIS GROUP C/O DEREK CRAWFORD ARCHITECTS INC. 127 RAINBOW ROAD BALT SPRING ISLAND, B.C. V8K 2Y5	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">B</td> <td style="text-align: center;">15/12/16</td> <td>JEV JEV MEDIAN AND LETDOWNS ADDED</td> </tr> <tr> <td style="text-align: center;">A</td> <td style="text-align: center;">21/03/15</td> <td>JEV JEV WESTMINSTER HIGHWAY DIMENSIONS REVISED</td> </tr> <tr> <td style="text-align: center;">N</td> <td style="text-align: center;">DATE</td> <td>BY DA DESCRIPTION</td> </tr> </tbody> </table>	REVISIONS		REVISION	B	15/12/16	JEV JEV MEDIAN AND LETDOWNS ADDED	A	21/03/15	JEV JEV WESTMINSTER HIGHWAY DIMENSIONS REVISED	N	DATE	BY DA DESCRIPTION	TITLE: 23100 WESTMINSTER HIGHWAY PRELIMINARY SERVICING PLAN <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">DESIGN: JEV</td> <td style="text-align: right;">DRAW. NO.: 164539-SK1</td> </tr> <tr> <td style="text-align: right;">CHECKED: MFT</td> <td style="text-align: right;">SCALE: 1:300</td> </tr> <tr> <td style="text-align: right;">DATE: 2016-07-12</td> <td></td> </tr> <tr> <td style="text-align: right;">APPROVED: _____</td> <td style="text-align: right;">SEC. NO. _____</td> </tr> </table>	DESIGN: JEV	DRAW. NO.: 164539-SK1	CHECKED: MFT	SCALE: 1:300	DATE: 2016-07-12		APPROVED: _____	SEC. NO. _____
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Attachment 2 – New SRW and Easement Areas



Attachment 3 – Servicing Works

The following works must be included with the Servicing Agreement:

1. Engineering Works

Drainage and water servicing shall generally follow the concepts and layouts proposed in the Hamilton Area Servicing Study (HASS) prepared for the City by KWL, dated Oct 29, 2014. Increased storm sewer diameters and other amendments to the HASS may be required to meet the City's minimum standards and meet existing conditions. All works and agreements will be to the satisfaction of the Director of Engineering.

- **Water Works:**

a. The Developer is required to:

- 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 Stage and Building designs.
- Install additional fire hydrants as required along the developments frontages to achieve the City's standard spacing requirements.
- Replace the existing 300 mm diameter AC watermain along Westminster Hwy to the limits of the proposed road works, complete with tie-in to the watermain to the north and south.
- Install a new water service connection for each new lot complete with tie-in to the newly constructed watermain along Westminster Hwy.
- Cut and cap at main, all existing water service connections.

b. At the Developer's cost, the City will:

- Complete all tie-ins for proposed works to existing City infrastructure.

- **Storm Sewer Works:**

a. The Developer is required to:

- Provide erosion and sediment control plans for all on-site and off-site works.
- Install a new storm service connection complete with inspection chamber for each lot, tie-in to existing 750mm storm sewer along Westminster Hwy.
- Cut, cap and remove all existing storm service connections and inspections chambers.
- At the Developer's cost, the City will:
- Complete all tie-ins for proposed works to existing City infrastructure.

- **Sanitary Sewer Works:**

- The Developer is required to receive confirmation from the City of the finalized sanitary servicing layout of the lots to the south (under the Servicing Agreement and Building Permit for the buildings associated with RZ14-660662 & 14-660663 for Oris Parcels 2 and 3) prior to rezoning application for Parcel 4 progressing to zoning adoption. As all sanitary sewage is to be directed to the onsite sewer to the south, the architectural plans submitted for the Development Permit shall take into consideration the onsite sanitary servicing strategy for this site.
- If such City confirmation regarding on-site sanitary sewer servicing is not received, the Developer will be required to complete one of the following alternatives prior to the zoning bylaw amendment being adopted:

- The Developer is required to install a new permanent sanitary sewer from the south property line on Westminster Highway to the future pump station located potentially within the park space on Willett Avenue. The developer shall inform the City on the timing of the projected occupancy for the proposed development and they shall coordinate the design and construction of the required permanent sanitary sewer with the future Willett sanitary pump station. The permanent sanitary sewer shall be sized using a sanitary catchment analysis based on OCP densities at the servicing agreement stage.
- If, through unforeseen circumstances, the construction of the new sanitary pump station is delayed and the proposed development proceeds ahead of the pump station, the Developer shall obtain an easement through the development to the south (RZ14-660662 and RZ14-660663) and construct temporary sanitary sewers to the Metro Vancouver pump station on Gilley Road; this will require the raising of Gilley Road by approximately 1.0 m, as well as raising of existing aboveground and at-grade structures and utilities, including but not limited to streetlights, catch basins, fire hydrants, new concrete curb & gutter, new concrete sidewalk, etc. The Developer is responsible for confirming, prior to entering into any legal easement agreement with the owner/developer of RZ 14-660662 and RZ14-660663, who shall pay for the removal of the temporary sanitary works as well as the diversion of the sanitary flows from RZ16-738480 while RZ14-660662 and RZ14-660663 are under construction.
- In the event that the City confirms the on-site sewer servicing to the south, but the developments to the south (RZ14-660662 & RZ14-660663) are delayed in construction or do not proceed as originally intended, the Developer will need to design and undertake works to complete one of the above sanitary servicing options.
- **General Items:**
 - a. The Developer is required to:
 - The City is aware of ongoing hydrocarbon contamination issues originating from a gas station located at 22490 Westminster Highway. At the developer's cost, the developer is required to manage any hydrocarbon contamination encountered during construction of the servicing agreement works in compliance with the Environmental Management Act.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Coordination is required with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the 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 SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Assess streetlight levels along Westminster Highway and areas of public rights-of-passage and install/upgrade lighting as required to meet City standards.

- Assess the potential differential settlement between the proposed piled buildings and the surrounding un-piled areas and design City utilities and service connections to accommodate this movement, to the City's satisfaction.
- Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site and proposed utility/road installations and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
- 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.
- Provide frontage improvements as per Transportation's requirements.

2. Transportation Works

1. Developer responsible for the design and construction of the following frontage works:

Westminster Highway (from the property line to north):

- 3.0 m wide concrete sidewalk.
- 1.75 m boulevard with grass and street trees to the satisfaction of City Parks.
- Within the same boulevard, street lights (City Pole Type 7) with 3000K LED lights with pedestrian arm lights with sufficient spacing to provide sufficient street lighting for full width of Westminster Hwy to the satisfaction of City Engineering.
- New 0.15m wide curb and gutter.
- Pavement widening and line painting to provide for a 1.8m wide northbound bike lane, 0.7m wide painted buffer, 3.5m wide northbound travel lane, 3.5m wide southbound left turn lane, landscaped median and maintain existing southbound travel lane and shoulder.
- Outside the development frontage, interim pavement, markings and extruded concrete curb as shown on Attachment 1.

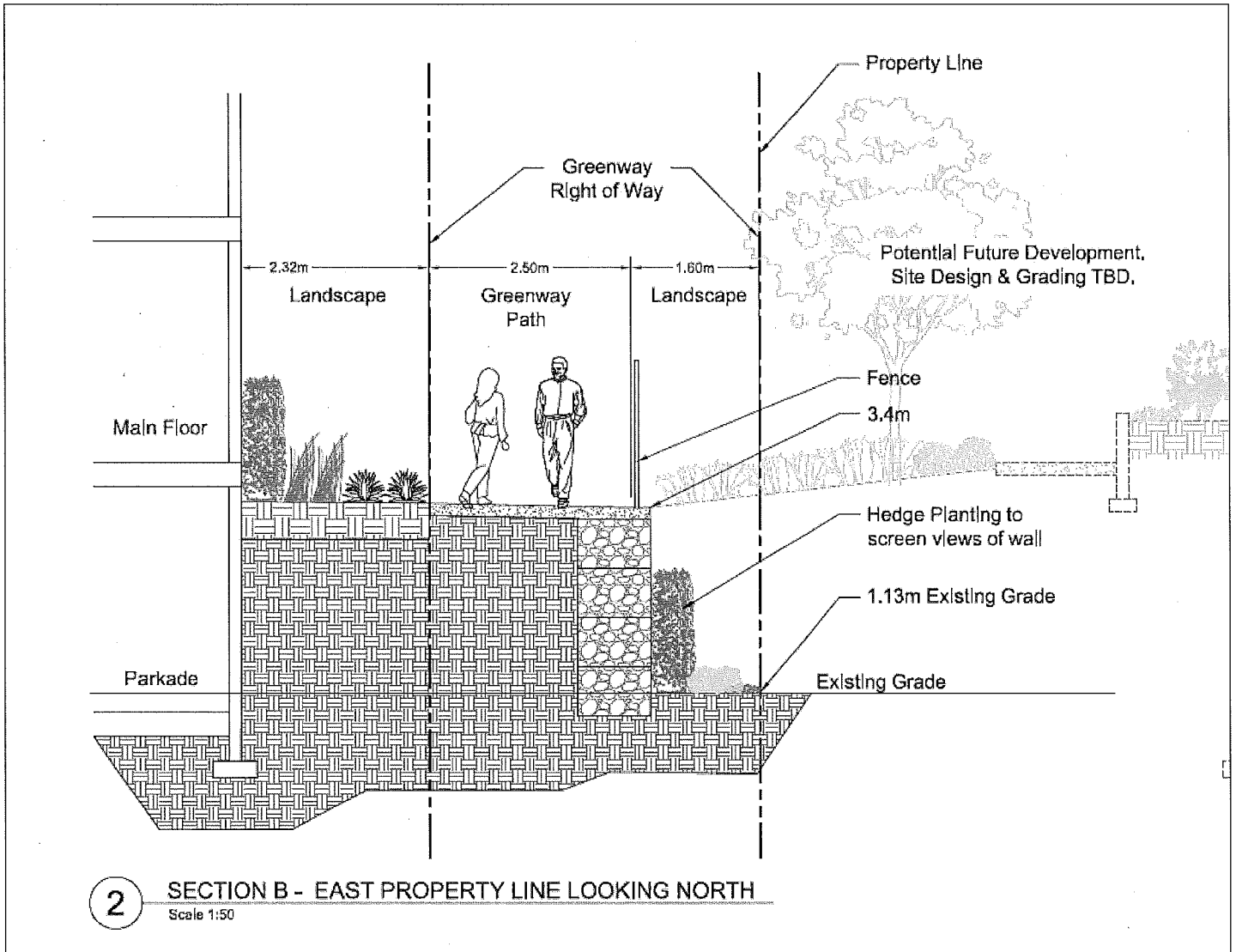
These works are to be included within the Servicing Agreement to be reviewed and approved by the City, secured with a Letter of Credit and built by the developer.

2. The required **On-Site Works** as shown on Attachment 1 include, but are not limited to:

- New Road A with a road width of 11.1m.
- Adjacent 2.0 m wide concrete sidewalk and Proposed Entry as shown on Attachment 1

These works are to be included within the Servicing Agreement to be reviewed and approved by the City with respect to construction standards and to be built by the developer.

Attachment 4 – Plan Showing North-South Greenway



Attachment 5 – Letter Agreement on Construction Interim New Road A



Oris Consulting Ltd
12235 No 1 Rd, Richmond, BC
V7E 1T6

December 16, 2016

City of Richmond
6911 No. 3 Rd
Richmond, BC

RE: Letter of Agreement between Oris Developments (Hamilton) Corp., 23100 Hamilton Holdings Corp., and Hamilton Village Care Centre Holdings Ltd.

Dear Sir/Madam,

Oris Development (Hamilton) Corp., 23100 Hamilton Holdings Corp., and Hamilton Village Care Centre Holdings Ltd., jointly agree to register a reciprocal easement over the "New Road A" SRW (as shown as Sketch A below) on Parcel 3 (Lot 3) and Parcel 4/5 (Rem Lot 140).

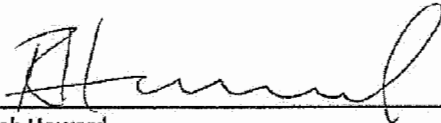
In the event that the sale of Parcel 3 is completed between Oris Development (Hamilton) Corp. to 23100 Hamilton Holdings Corp. prior to the easement agreement being completed, the agreement will be between 23100 Hamilton Holdings Corp. and Hamilton Village Care Centre Holdings Ltd.

In the event the developments on Parcel 3 and Parcel 4/5 are not developed at the same time, the City of Richmond requires an acceptable interim road and pedestrian access solution within the respective Parcels' boundaries including the portion of the development Parcels which will become the Road A SRW (under EPP55269).

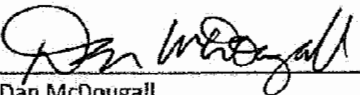
To clarify, each of Parcel 3 and Parcel 4/5 has separately provided to the City of Richmond an interim solution for their respective developments which includes a functional road and pedestrian access within the Parcels' boundaries. The Parcel 4/5 interim solution also will require a temporary easement over the north east corner of Parcel 3 to provide for the turning of service vehicles and each of Oris Development (Hamilton) Corp. and 23100 Hamilton Holdings Corp., as the case may be, agree to provide such additional easement if so required.



Dana Westermark
Oris Developments (Hamilton) Corp.



Rob Howard
23100 Hamilton Holdings Corp.



Dan McDougall
Hamilton Village Care Centre Holdings Ltd.

Sketch A (SRW for Future "Road A" under EPP55269)

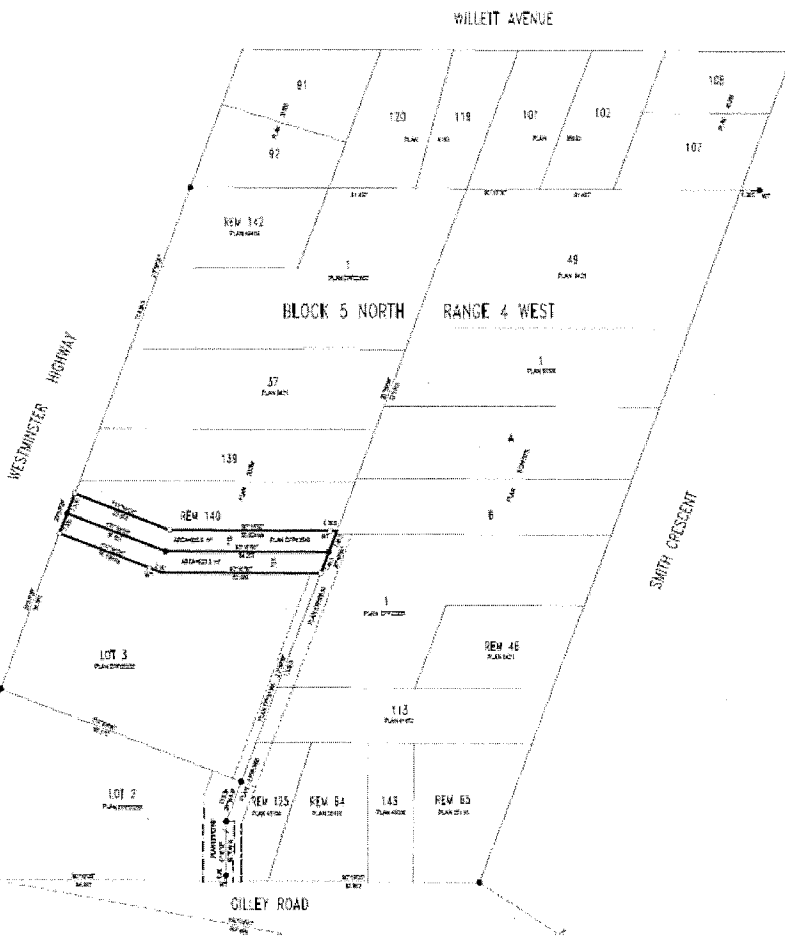


Plan of Survey for the City of Red Deer, More Specifically: LOTS

located in Block 5 North, Range 4 West, Township 52 North, Range 10 West, County of Red Deer, Alberta, Canada.

1. This sketch is a preliminary sketch and is not to be used for any purpose.

2. The survey was conducted in accordance with the provisions of the Survey Act, R.S.A. 1980, c. S-26.



1. The survey was conducted in accordance with the provisions of the Survey Act, R.S.A. 1980, c. S-26.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9669 (RZ16-738480)
23100, 23120 and 23140 Westminster Highway**

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 21 (Site Specific Residential (Other) Zones), in numerical order as follows:

“21.11 Senior’s Care Facility (ZR11) – Hamilton Village (Hamilton)

21.11.1 PURPOSE

This **zone** provides for a senior’s care facility with a maximum **floor area ratio** of 1.40.

21.11.2 PERMITTED USES

- **community care facility, major**

21.11.3 SECONDARY USES

- **health service, minor**

21.11.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40 for a residential apartment development.
2. Notwithstanding Section 21.11.4.1, the reference to “0.40” is increased to a higher **density** of “1.40” if, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZR11 zone**, the **owner** has provided confirmation from the Vancouver Coast Health Authority that the development will be licenced under the *Community Care and Assisted Living Act*, or the **owner** has paid \$49.50 per square meter of the total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**.

21.11.5 MAXIMUM LOT COVERAGE

1. The maximum **lot coverage** for **buildings** is 50%.

21.11.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 6.0 m for the **front yard**;
 - b) 6.0 m for the **rear yard**;
 - c) 3.0 m for the north **interior side yard**;
 - d) 10.0 m to the **building** face for the south **interior side yard**; and
 - e) 0.30 m for a vehicular driveway canopy for the south **interior side yard**.
2. Common pedestrian entrance canopies, staircases, eaves, sunscreens and unenclosed **balconies** may project into any **setback** to a maximum distance of 2.3 m.
3. Notwithstanding the above **setbacks**, an enclosed parking **structure** may project into the **setbacks** provided that the **structure** either is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, and is no closer than 6.0 m from Westminster Highway.

21.11.7 MAXIMUM HEIGHTS

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed (3) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

21.11.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot width** is 40.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 5,000 m².

21.11.9 LANDSCAPING AND SCREENING

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

21.11.10 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.

21.11.11 OTHER REGULATIONS

- 1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**Senior’s Care Facility (ZR11)– Hamilton Village (Hamilton)**”:

That area outlined in bold on “Schedule A attached to and forming part of Bylaw No. 9669”

- 2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9669**”.

FIRST READING

JAN 23 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED



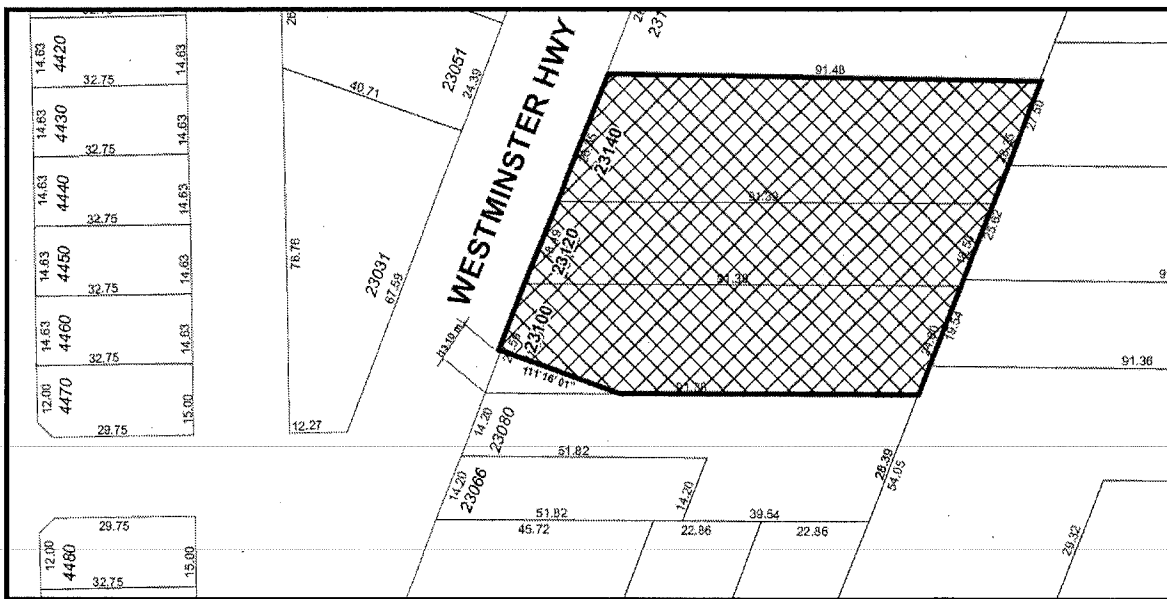
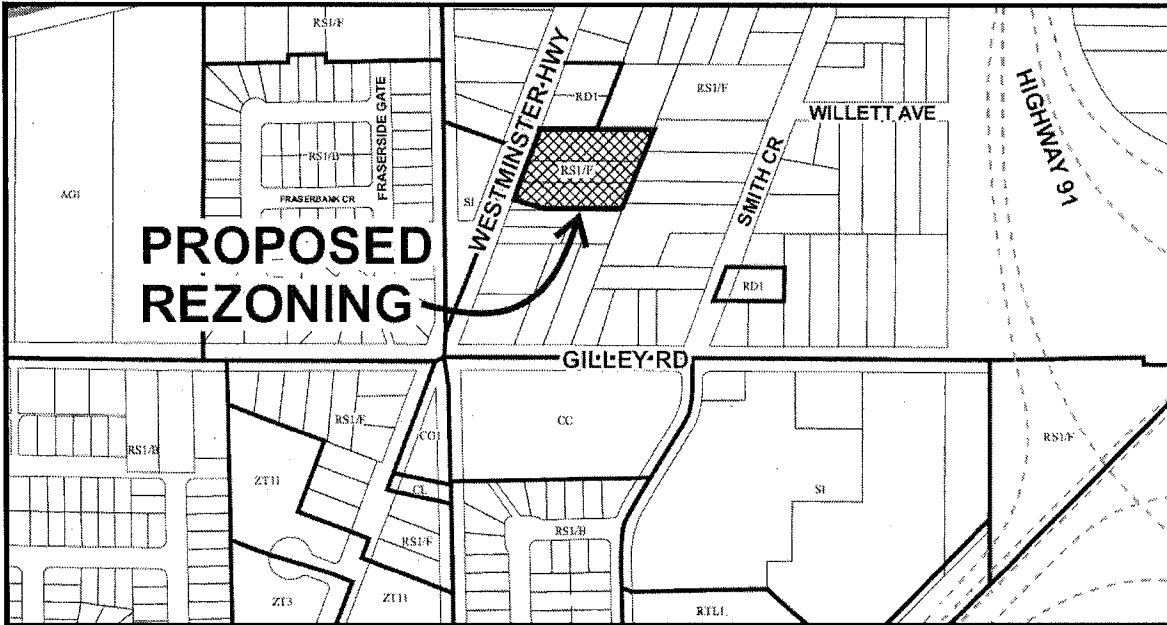
MAYOR

CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9669”



City of Richmond



RZ 16-738480

Original Date: 08/11/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Report to Committee

To: General Purposes Committee
From: Cecilia Achiam, MCIP, BCSLA
 Director, Administration and Compliance
Re: Regulations for Marihuana Dispensaries

Date: January 10, 2017
File: 03-0900-01/2016-Vol 01

Staff Recommendation

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 9671 to add a definition of “marihuana dispensary” and add this use to the non-permitted uses and definitions (Section 3.5) of the Richmond Zoning Bylaw No. 8500 to prohibit “marihuana dispensary” in all zones, be introduced and given first reading.

Cecilia Achiam, MCIP, BCSLA
 Director, Administration and Compliance
 (604-276-4122)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

Marihuana laws are changing rapidly in Canada and the federal government recently released a report on a framework for the legalization of cannabis in Canada. This report recommends moving forward with a number of initiatives related to the recreational use of marihuana, including retail sales. Federal regulations that may result from the report's recommendations are expected as early as spring 2017.

This report proposes amendments to the Richmond Zoning Bylaw No. 8500 as a proactive response to the potential Federal legalization of marihuana. Until legalization measures are taken by the Federal Government, the use and retail sale of cannabis is prohibited by existing Federal legislation and not required to be in the City's zoning bylaw. However, in order to manage the potential impacts arising at the local level, it is prudent for the City to implement zoning regulations to prohibit all retailing and/or dispensing of marihuana or cannabis products city-wide.

Analysis

Current Federal Regulations

Federally, marihuana (cannabis) is currently regulated by the Controlled Drugs and Substances Act (CDSA) and the Access to Cannabis for Medical Purposes Regulations (ACMPR), formerly the Marihuana for Medical Purposes Regulations (MMPR). Currently, under this legislation there is no provision allowing for the retail sale or dispensing of marihuana or cannabis products.

Current Municipal Regulations

When the federal regulations came into effect in 2013, in relation to addressing access to medical marihuana (MMPR), Council endorsed a zoning bylaw amendment that defined a medical marihuana production facility and a medical marihuana research facility. This amendment also brought regulations to prohibit these uses City-wide. Through this regulatory framework, case-by-case consideration of rezoning applications for proposed medical marihuana production and/or research and development facilities have been reviewed based on Official Community Plan (OCP) policies developed to manage this land use. These zoning bylaw regulations and OCP policy specifically addressed medical marihuana production under the MMPR (now ACMPR).

Richmond Zoning Bylaw 8500 does not currently contain explicit provisions regarding retailing or dispensing of marihuana/cannabis because it is unlawful and contrary to the CDSA. In anticipation of federal legislation that may legalize and regulate marihuana, and to manage this issue within the context and priorities of Richmond, staff propose to:

- Define and add "marihuana dispensary" as a use definition in Section 3.5 (Non-Permitted Uses and Definitions) of the Richmond Zoning Bylaw 8500, wording as shown in the proposed Bylaw Amendment; and

- Include “marihuana dispensary” in Section 3.5 (Non-Permitted Uses and Definitions) of the Richmond Zoning Bylaw 8500, which would not permit this use in any zone city-wide.

The proposed amendment to the zoning bylaw would provide clarity on the City’s regulations on this type of business during the period until which time federal legislation on marihuana is brought forward. This approach would ensure that the City’s regulations are consistent with current federal legislation, where marihuana retail and/or dispensaries remain unlawful operations.

This is an interim regulatory approach that can be re-visited in the future. Should the Federal Government proceed with implementation of legislation for the legalization of marihuana in Canada, staff will assess the regulatory framework and provide Council with a future report outlining any legalization initiatives and potential options related to marihuana use, including retail sale.

Consultation

Staff have reviewed the proposed Zoning Bylaw amendment and advise that no public consultation is required beyond the public notification requirements.

Financial Impact

None

Conclusion

This staff report recommends that Richmond Zoning Bylaw No.8500, Amendment Bylaw 9671 be brought forward to define “marihuana dispensary” and prohibit them in all zones in the City. The City may make further amendments to respond to any new federal legislation.



Carli Edwards
Chief Licence Inspector
(604.276.4136)

KE:ce



Richmond Zoning - Bylaw No. 8500
Amendment Bylaw No. 9671

The Council of the City of Richmond enacts as follows:

1) The Richmond Zoning Bylaw 8500 as amended, is further amended at Section 3.5 (Non-Permitted Uses and Definitions) by:

a) Adding the following to Section 3.5.1:

“e) Marihuana dispensary”

b) adding the following definition of “marihuana dispensary”, in alphabetical order to Section 3.5.2:

“Marihuana Dispensary means a business or other operation involving the sale, barter, storage, distribution or dispensing of cannabis, marihuana or any products containing or derived from cannabis or marihuana.”

2) This Bylaw is cited as “**Richmond Zoning – Bylaw, Amendment Bylaw 9671**”.

FIRST READING

JAN 23 2017

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER



To: David Weber
Director, City Clerk's Office

Date: January 4, 2017

From: Wayne Craig
Director, Development

File: DP 16-741981

Re: **Application by Townline Gardens Inc. for a Development Permit at
10780 No. 5 Road, 10788 No. 5 Road and 12733 Steveston Highway**

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on November 30, 2016.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.

Jr. 
Wayne Craig
Director, Development

KE:blg
Att.



To: Development Permit Panel

Date: November 14, 2016

From: Wayne Craig
Director of Development

File: DP 16-741981

Re: Application by Townline Gardens Inc. for a Development Permit at
10780 No. 5 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of one (1) 10-storey residential building and three (3) 3-storey residential buildings at 10780 No. 5 Road on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and
 - (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.


Wayne Craig
Director of Development

WC:hc
Att.

Staff Report

Origin

Townline Gardens Inc. has applied to the City of Richmond for permission to develop one (1) 10-storey residential building (Building E1 – ‘The Dahlia’) and three (3) 3-storey residential buildings (Building F1/F2/F3 – ‘The Jasmine’) all above an underground parkade. The development would have 180 housing units in total: Building E1 would have 157 apartment units; and Buildings F1/F2/F3 would have 23 townhouse units.

‘The Gardens’ is a mixed-use development located at the northeast corner of Steveston Highway and No. 5 Road that has occurred in Phases 1-3 (Attachment 1). Council approved the rezoning (RZ 08-0450659) for the overall development on July 25, 2011. ‘The Gardens’ site was rezoned from “Service Station District (G2)”, “Botanical Garden District 1 (BG1)” and “Botanical Garden District 2 (BG2)” to “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” through Zoning Bylaw 8500 Amendment Bylaw 8532. The vision is a ‘Garden City’ with compact, transit-oriented development, pedestrian-friendly streetscapes and small shops and restaurants within a landscaped setting of common gardens including urban agriculture areas.

Significant requirements and contributions were secured at the time of rezoning that included:

- 12.2 acre ‘Agricultural-Park’ dedication and the park design;
- 5 % of total residential floor area as affordable housing units;
- A City-owned 37 space child care facility in an upgraded existing building;
- Agricultural Land Reserve (ALR) setback and landscape buffer;
- Enhancement of an existing Riparian Management Area (RMA);
- On-site public art;
- Construction of a north-south and an east-west internal road; and
- Upgrades to the No. 5 Road frontage and existing infrastructure.

The “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” Zone permits development of the overall site up to a maximum density of 1.43 FAR, provided that commercial use does not exceed 9,000 m² and that residential use does not exceed 53,511 m².

The Development Permit (DP-10-544504) for Phase 1 was issued in 2011 and Buildings A and B along Steveston Highway are built. The Development Permit (DP-13-641796) for Phase 2 was issued in 2014 and Building D along No. 5 Road is under construction.

In June 2016, Council approved a Development Permit (DP 15-708397) for Phase 3 for two (2) eight-storey residential buildings (Building E1 – ‘The Dahlia’ and Building E2 – ‘The Calla’) and one (1) four-storey residential building (Building F – ‘The Jasmine’). This Development Permit includes two variances: one for building height and the other for projection of balconies into a side yard setback abutting an agricultural landscape buffer. Construction of Building E2 (‘The Calla’) will occur under DP 15-708397 and the issuance of a Building Permit is pending.

The applicant has applied for a new Development Permit (DP 16-741981) for the remainder of the site development (Building E1 – ‘Dahlia’ and Building F – ‘Jasmine’) through a revised

scheme that minimizes the number of housing units adjacent to the future Highway 99 road interchange. This would be achieved through replacing one (1) four-storey apartment building (Building F – ‘Jasmine’) with a cluster of three (3) three-storey townhouse buildings (Buildings F1/F2/F3 – ‘Jasmine’). Additionally, the surplus floor area would be redistributed to Building E1 (‘Dahlia’) through an increase in height from eight storeys and 26.9 m to ten storeys and 33.53 m. A new variance is required to permit the proposed increased height, which exceeds the maximum six-storey (25 m) in the “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” Zone. A second variance is required for the projection of balconies into the agricultural landscape buffer, which is identical to the previously approved variance for Building E2 (‘Calla’) (DP 15-708397).

This proposal for Phase 3 is the fourth Development Permit for the overall development project.

Surrounding Development

- North: A 12.2 acre dedicated ‘Agricultural Park’ zoned “Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens (Ironwood)”.
- South: Building A and Building B in Phase 1 of ‘The Gardens’ are immediately south of proposed Building E1, Building E2 and Building F across the traffic end point at the east end of the internal east-west shopping high street.
- East: Beyond the development site is Highway 99, separated from the development site by a tall, evergreen hedge (within the subject site) and a large drainage ditch (within the highway right-of-way). Properties to the east of Highway 99 are agricultural.
- West: Across No. 5 Road is an established, single-family neighbourhood with lots fronting No. 5 Road zoned “Single Detached (RS1/E)” and a townhouse project zoned “Low Density Townhouse (RTL4)” that fronts onto No. 5 Road.

Development Information

The proposal to develop one (1) mid-rise (10-storey) apartment building and three (3) low-rise (three-storey) townhouse buildings, is generally consistent with ‘The Gardens’ master plan that was presented to Council at the time of the rezoning (RZ 08-0450659). Vehicle access was provided to the site in Phase 1 of the overall development and includes a right-in only access from Steveston Highway, and a two-way access from the signalized intersection at No. 5 Road. Pedestrians enter the site from points along No. 5 Road and Steveston Highway and two (2) public paths which will eventually connect the overall subject site to the ‘Agricultural Park’.

The attached Development Application Data Sheet (Attachment 2) provides a comparison of the proposed development data with the relevant Bylaw requirements.

Related Policies and Bylaws

Official Community Plan (OCP)

The subject site is designated as “Limited Mixed Use” in the Official Community Plan (OCP), and the proposal is consistent with the vision for the area as medium-density, mid-rise housing with limited commercial, industrial, office, institutional or community uses. This application also complies with Shellmont Area Plan “Ironwood Sub-Area” policies and design guidelines.

Flood Plain Designation and Protection (Bylaw 8204)

In accordance with the Flood Management Strategy, registration of a Flood Indemnity Covenant has been secured as a condition of the rezoning.

Affordable Housing Strategy

In accordance with the Affordable Housing Strategy, the applicant is required to provide 5% of total residential floor area as affordable housing units which for Phase 3 are 16 units in total. In the previously approved Development Permit application (DP 15-708397) for Phase 3, the applicant’s proposal had the distribution of 16 units as follows:

- Buildings E1 and E2 together would have one (1) studio; one (1) accessible one-bedroom; five (5) two-bedrooms; and six (6) three-bedrooms;
- Building F would have one (1) two-bedroom and two (2) three-bedrooms.

The current proposal is to redistribute the affordable housing units previously located in Building F as follows:

- Building E1 will have have one (1) accessible one-bedroom; six (6) two-bedrooms; and five (5) three-bedrooms;
- Building E2 would have four (4) three-bedrooms (approved in DP 15-708397);
- Building F would have no affordable housing units.

The following is a chart that compares the current Housing Covenant and the proposed changes.

	Previous DP 15-708397	Current DP 16-741981
Studio	1	0
Accessible 1-Bedroom	1	1 (Building E1)
1-Bedroom	0	0
2-Bedroom	6	6 (Building E1 = 6)
3 Bedroom	8	9 (Building E2 = 4, Building E1 = 5),
Total area of units (ft²)	14,260 ft ²	14,716 ft ²

The affordable housing units in Building E2 ('Calla') are unaffected by this proposal and the affordable housing units in Building E1 ('Dahlia') are identified in the interior plans for the current proposal (DP 16-741981). The existing Housing Covenant must be amended to redistribute the 16 units and this amendment is included in the Development Permit conditions. As the Housing Agreement would remain the same, it is not necessary to amend the Housing Agreement Bylaw.

OCP Accessibility Policy

The proposal includes 15 out of 16 affordable housing units that would meet basic universal access design requirements to be easily adaptable to accommodate a resident in a wheelchair. These single-storey units are required to incorporate all accessibility provisions in the Basic Universal Housing Features section of Richmond Zoning Bylaw 8500.

The proposed development includes one (1) barrier-free unit in Building E1 to be designed to be fully accessible at the time of construction for a resident in a wheelchair.

OCP Crime Prevention Through Environmental Design (CPTED)

The development proposal will include standard CPTED features as articulated by the applicant in the Development Permit plans. For example, the size of the apartment buildings will ensure there are many sets of 'eyes on the street', and access to the underground parkade is restricted.

Public Art Program (Policy 8703)

Rezoning conditions for The Gardens included the provision of public art for all phases. Artist Joel Berman delivered two pieces for Phases 1 and 2. The remaining amount for Phase 3 was \$143,419, which was secured prior to the issuance of the previous Development Permit (DP 15-708397) through a Letter of Credit with a letter from the applicant that commits to the timeframe for the production and installation of public art.

Childcare Facility

In accordance with the rezoning conditions, registration of a legal agreement for the City-owned childcare facility was required prior to zoning bylaw adoption. The conditions of the earlier Phase 3 Development Permit (DP 15-708397) included the release and replacement of this agreement with a Restrictive Covenant (RC) to secure a construction agreement. The construction agreement has since been registered on title and includes plans, a budget and the completion and occupancy of the childcare facility, which must occur prior to occupancy of any Phase 3 building (DP 15-708397/ DP 16-741981).

Agricultural Landscape Buffer Zone and Maintenance Plan

The applicant is proposes no changes to the agricultural landscape buffer from the earlier Phase 3 application (DP 15-708397). Registration of a legal agreement for an Agricultural Landscape Buffer Zone and Maintenance Plan was also required as a condition of the rezoning. The legal

agreement terms required that the applicant provide a plan with the appropriate details for the buffer zone between the north property line of the subject site and the 'Agricultural Park'. Prior to the issuance of the previous Development Permit (DP 15-708397), the agreement was released and simultaneously replaced with a RC with the landscape plan and maintenance provisions and a Statutory Right-of-Way to allow for the City to maintain the buffer area in the event that the strata corporation does not fulfill legal obligations for maintenance. Costs for the landscaping plan were included in the landscaping estimate for the subject site and were a component of the landscaping security.

Riparian Management Area Landscape and Maintenance Plan

The current proposal does not include any changes to the Riparian Management Area (RMA) along the east edge of the subject site. At the time of rezoning, the conditions included the registration of a legal agreement for a RMA Landscape and Maintenance Plan, prior to the bylaw adoption. This required that the applicant engage a qualified environmental professional (QEP) to prepare a plan to enhance the RMA in the short-term and preserve and maintain the RMA over the long-term. The RMA is partially located along the east edge of the subject site and partially on the Ministry of Transportation and Infrastructure (MoTI) lands along the Highway 99 corridor. The applicant's QEP prepared the RMA plan, including the MoTI portion, and the applicant agreed to cover all costs for the works through security for the off-site improvements. Prior to the issuance of the previous Development Permit (DP 15-708397), the agreement was released and replaced with a registered RC with the RMA plan and a Statutory Right-of-Way to allow for the City to maintain the RMA should the strata corporation not fulfill the legal obligations for long-term maintenance.

Noise and CHMC Standards

Registration of a legal agreement for noise attenuation was required as a condition of the rezoning. As per its requirements, the applicant has provided an acoustical engineering report which assesses that the proposed apartment and townhouse designs for Phase 3 (DP 15-708397/ DP 16-741981) will meet all of the applicable CMHC standards for mitigation of traffic-related noise. It should be noted that this report was based on the most recent available data for future conditions for Highway 99 as part of the George Massey Tunnel Replacement (GMTR) project.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning application was held on October 19, 2009. While no objections to the proposed development were raised, some concerns were expressed about the traffic impact in the immediate vicinity. As a result, improvements were made in Phase 1 of 'The Gardens' to the Steveston Highway and No. 5 Road intersection and a new signalized intersection was introduced along No. 5 Road at the entry to the subject site.

Public Consultation

As The Gardens master plan vision at the time of rezoning was mid-rise buildings between four and six storeys, the applicant held an Open House on September 13, 2016, to gather feedback on the proposal primarily with respect to the height variance for the ten-storey apartment building.

The applicant has provided a report that summarizes the steps taken in the public consultation (Attachment 3) and the feedback results. As stated in this report, a Public Notice was sent to households within an identified mail-out area, and a survey was available at the event. There were 43 public participants at the Open House and six (6) individuals completed the survey: four (4) respondents indicated support and two (2) had concerns related to traffic circulation at the intersections of Highway 99 and Steveston Highway and Steveston Highway and No. 5 Road. Verbal comments included similar concerns about traffic conditions and noise impacts. Other feedback focused on the ten-storey apartment and ranged from support for creation of a dense urban environment to the visual prominence of the building as seen from the neighbourhood to the north and west, and the future park to the north.

Zoning Compliance/VariANCES

The proposed scheme attached to this report has satisfactorily addressed urban design issues and responded to staff comments in the review process for this Development Permit application. The proposal is generally consistent with applicable sections of the Official Community Plan (OCP) Bylaw 9000 and Schedule 2.8A – Shellmont Area – Ironwood Sub-Area Plan in the OCP Bylaw 7100 including site-specific design guidelines. Two (1) zoning variances are required as below.

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- (a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m.

Staff support the variance for building height because the relocation of residential floor area away from the future Highway 99 road interchange would significantly improve liveability for the more residents than the previous proposal. Additionally, the form and massing of Building E1 ('Dahlia') has been designed to minimize the visual impact of the increased height as seen from the internal high-street, the future park to the north, and the neighbourhood to northwest.

- (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.

This regulation is part of the zone to protect farm uses in the ALR. The adjacent lands are located within the ALR but are not farmed as the property is dedicated to the City as a park. Staff support the proposed variance because the projection of unenclosed balconies further into the north (side) setback would help to connect the occupants of the apartment units to the people and activities in the park, and thereby promote animation. The balcony projections into the side setback would have no adjacency or other negative impacts, given the dwelling units would be facing a park and not sensitive land uses (e.g. adjacent residential buildings).

Urban Design Response

Advisory Design Panel Comments

The Advisory Design Panel recommended support for this Development Permit application. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 19, 2016 is attached (Attachment 3). The design response from the applicant is included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency and Streetscape

The proposed design of Building E1 and Buildings F1/F2/F3 respect adjacent properties and neighbouring land uses to ensure urban design is well-suited to the site in the following ways.

- Buildings E1 would have some shadow impacts on the 'Agricultural-Park' and nearby neighbourhood to the northwest but these are limited to the winter months.
- The proposed development would not have a negative impact on public views from the 'Agricultural Park', looking south:
 - The increased height for Building E1 would not change the appearance of the building at eye level as seen from the future park. Also the larger step backs in building form of the north elevation and the choice of white for exterior finishes would serve to lighten the building's appearance.
 - Though the above-grade exterior of the parking roof deck would be visible along the north edges of the subject site, the 'blank wall' appearance would be softened through plantings in the Agricultural Buffer and trees in the front of Building F1.
- The views of Buildings F1/F2/F3 from Highway 99 would be somewhat screened from view due to the existing tall, evergreen hedge.
- The relationships between Buildings E1, E2 and F2/F3 would form a north streetscape:
 - Building E1 would complete the sense of enclosure with Building D along the internal road and the L-shaped mirroring of Buildings E1 and E2 would create the edges of an enclosed plaza between the two buildings.
 - The creation of three-storey brick veneer 'frame' along the south elevations of Buildings E1 and E2 would be complementary to the height of the commercial storeys along the north elevations of Buildings A and B. Together these four buildings would form the streetscape along an internal east-west retail street.
 - The three-storey height of Buildings F2 would complement the three-storey podium of Building E2 and their respective east/west elevations would add a sense of enclosure around the 'pedestrian mews'.

Site and Functional Planning

- This site is located at an important southern gateway to Richmond from Highway 99 where the vision for multi-storey (above a parkade structure) mixed-use commercial and

residential built forms spread throughout the site was intended to provide the genesis for a new neighbourhood along the north side of Steveston Highway.

- The original development vision included seven buildings all located on an internal east-west 'high street' on top of the parking roof deck with apartments above ground-level commercial spaces. This pedestrian-scale retail street incorporates a variety of store frontages, a limited amount of surface parking, wide sidewalks, raised crosswalks, decorative paving and other special features intended to create an enjoyable pedestrian experience and to contribute to a vibrant 'urban village'.
- The proposed site plan for Buildings E1, E2 and F1/F2/F3 is generally consistent with the overall vision to create a vibrant, mixed-use, 'urban village'.
 - The public realm between Buildings E1 and E2 and between Building E2 and Building F2 would consist of high-quality gardens, courtyards, plazas, and the 'pedestrian mews' connecting to the 'Agricultural Park' with trees, shrubs, plantings, outdoor seating and viewing areas that are appropriately detailed.
 - The site orientation of Building F2 in relation to Building E2 would create a generous 'mouth' at the south edge of the pedestrian mews and the 'funnel' effect would encourage pedestrians to move toward the plaza at the north end of the mews and to cross over the 'grand staircase' and Agricultural Landscape Buffer and into the 'Agricultural Park'.
 - Interruption of the public realm at the vehicle entry point to the underground parkade, along the west elevation of Building E1, would be softened through extensive plantings along the road and the private patios.
 - Pedestrian connectivity would be further achieved through the completion of the sidewalk along the north side of the road between Buildings E1, E2 and F2/F3.

Parking and Loading

- In Phase 1, the applicant provided a parking study and proposed a suite of transportation demand management (TDM) measures that Transportation staff accepted as sufficient to support a 10% reduction in the on-site parking requirements for the overall development.
- All required commercial spaces for the overall development were provided in Phase 1, and these stalls are shared as unassigned residential visitor parking for Phases 1 and 2.
- Vehicle parking stalls for Phase 3 (DP 15-708397/DP 16-741981) are based on the 10% reduction in ratios for apartment, townhome and affordable housing spaces, small car stalls, accessible and visitor spaces and loading spaces.
 - It should be noted that ten (10) surface parking stalls to the north of Building F3 will be dedicated for the exclusive use of townhouse residents. Registration of a legal agreement on title for this purpose is required prior to Development Permit issuance.
- Class 1 and Class 2 bicycle parking facilities also comply with the Bylaw requirements:
 - All required visitor bicycle racks were provided in Phase 1;
 - Phase 3 bicycle storage units would be located in the bike pavilion/parking structure that will be reserved for the use of residents in Building E2 ('Calla') and Building E1 ('Dahlia'). A legal agreement to secure the proposed cross-access is required, prior to the subdivision of the subject site ('Lot 2') into separate parcels.

- Phase 3 vehicle parking stalls would be provided partly in the underground parkade, and partly in the above-ground bicycle pavilion/parking structure to the east of Building F3.

Architectural Form and Character

- One central principle in the design guidelines for Shellmont Area – Ironwood Sub-Area is the ‘pedestrian-first orientation’ that would be achieved through the design as follows:
 - Buildings E1:
 - This ten-storey building would mirror the L-shaped Building E2, which together would form an enclosed plaza and gardens as described above.
 - Some units would have individual entrances and others would have patios that would connect the private and public realms.
 - The form and massing would be stepped back at the sixth storey on all elevations where the building would terrace back at the 7th-10th storeys. The six-storey base would create a sense of human-scale and progressively stepping back would further help to reduce the pedestrians’ experience of the bulk, size and scale through the creation of a ‘bottom, middle and top’.
 - Buildings F1/F2/F3:
 - Building F2 is sited at an angle to frame the ‘pedestrian mews’ and each unit has an angled façade which would connect the residents to the ‘street’ and complements the angled balconies along the east side of Building E2.
 - Garage entrances are blended with upper storeys through the continuity of materials, texture and colours.
- Although the architectural features and expression of Buildings E1 and E2 are distinct from Buildings F1/F2/F3, they are well-integrated with the overall development. The podium along the south elevation of Buildings E1 and E2 takes cues from the datum line of the commercial storey of Buildings A and B and the finishes and palettes on both sides of the retail street would be complementary.

Landscape Design and Open Space Design

- As part of the rezoning, the applicant was required to dedicate approximately 12.2 acres as an ‘Agricultural Park’ that will include trails, play areas, ponds, community gardens, horticultural and agricultural interpretive facilities in the various garden areas.
- Phase 1 and 2 provided a high quality of hard and soft landscape design, materials, detailing and furnishings. All soft landscape areas have an automatic irrigation system. Landscaping the internal road between Building D and E1 included 1.5 m wide boulevard planting strips with street trees and grass and 2.0 m wide sidewalks on both sides, which will also provide future pedestrian access to the ‘Agricultural-Park’.
- Phase 3 landscaping would include the following:
 - The courtyard between Buildings E1 and E2 would have five zones: a large amenity garden with a simple sheet of lawn and water feature; a summer flower

garden; a children's play area; a covered outdoor dining area and large semi-private patios for the units facing the common spaces.

- The pedestrian mews would have a linear path with textured concrete pavers in a charcoal colour alongside grasses and other plantings that would visually and physically connect the mews to the semi-private patios of Buildings E2 and F1/F2. Its south end would have a trellis structure with seating oriented to north, and way-finding to the staircase and ramp to provide universal access to the park.
- The bike pavilion has a green roof that would be accessible to townhouse residents as a common garden area.
- The Agricultural Landscape Buffer Area would have cedar hedging and a variety of thorny plantings that would serve as an effective barrier between the ALR buffer and the development site, while providing an attractive landscape strip when seen from the park and Buildings E1, E2 and F1/F2/F3.

It should be noted that the landscape architecture remains the same from the earlier Phase 3 application (DP 15-708397) except for the removal of the dog park in the northeast section of the site plan. This was removed to anticipate the future land expropriation tied to the GMTR project. However, the proposal remains consistent with the site-specific design guidelines to provide a 'garden setting' with extensive outdoor amenity spaces.

Conclusions

The proposed design is responsive to the City of Richmond's urban design objectives within the Ironwood Sub-Area of the Shellmont neighbourhood, and is generally consistent with the master plan that was presented to Council at the time of rezoning. The siting of the proposed buildings and their respective forms, massing and heights would complete the envisioned streetscapes and urban design pattern of the central spine (i.e. retail street) courtyards, gardens, a large plaza (i.e. the south end of the mews) and pedestrian connections to the 'Agricultural Park'. The proposed architectural styles, features and exterior finishes are also complementary to the mixed-use buildings on Steveston Highway, and the apartment building which faces No. 5 Road.

As the proposal would meet the design guidelines, staff recommend that the Development Permit be endorsed and issuance by Council is recommended.

Helen Cain

Helen Cain
Planner 2
(604-276-4193)

HC:cas

Attachment 1: Context Plan for Phases of The Gardens Development

Attachment 2: Data Sheet

Attachment 3: Report for Public Open House on Phase 3 Development Permit with Variances, September 13, 2016, prepared by Townline Gardens Inc.

Attachment 4: Advisory Design Panel Minutes & Applicant Responses (inserted in bold italics)

The following are to be met prior to forwarding this Development Permit application to Council for approval:

1. Amendment of the existing CA5244228 and CA5244229 on Lot 2 in the Land Title Office, to provide the number of affordable housing units, together with their types, sizes (averages in Table 1; minimums in Table 2), and unit mix, to the satisfaction of the City according to the following schedule:

Table 1

Phase	Unit Type	No. of Units	%	Average Unit Size	Total Amount (ft ²)
Phase 3 (Lot 2) Buildings E1	Studio	0	0%	n/a	n/a
	1 Bedroom	0	0%	n/a	n/a
	Accessible 1 Bedroom	1	8%	600	600
	2 Bedroom	6	50%	871	5,226
	3 Bedroom	5	42%	982	4,910
	Sub-Total	12	100%	-	10,736
Phase 3 (Lot 2) Building E2	Studio	0	0%	n/a	n/a
	1 Bedroom	0	0%	n/a	n/a
	Accessible 1 Bedroom	0	0%	n/a	n/a
	2 Bedroom	0	0%	n/a	n/a
	3 Bedroom	4	100%	995	3,980
	Sub-Total	4	100%	-	3,980

- rental rates and occupant income restrictions shall be in accordance with the City's Affordable Housing Strategy and guidelines for Low End Market Rental housing, according to the following schedule:

Table 2

Unit Type	Minimum Unit Sizes	Maximum Monthly Rent	Total Household Annual Income ^{1,2}
Bachelor	37 m2 (400 ft2)	\$850	\$34,000 or less
One bedroom	50 m2 (535 ft2)	\$950	\$38,000 or less
Two bedroom	80 m2 (860 ft2)	\$1,162	\$46,500 or less
Three bedroom	91 m2 (980 ft2)	\$1,437	\$57,500 or less

Notes:

¹ Denotes 2013 amounts adopted by Council on March 11, 2013 .

² Household income may be increased annually by the Consumer Price Index.

2. Registration of a legal agreement on Lot 2 to secure the dedication of ten (10) surface parking stalls to the north of Building F3 for exclusive use of townhouse residents in perpetuity, to the satisfaction of the City.

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

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

***Prior to Subdivision, the developer must complete the following requirement**

1. Registration of a legal agreement on Lot 2 to secure the access to the 'bike pavilion' for the exclusive use of residents of Building E1 and Building E2 in perpetuity, to the satisfaction of the City.

Note:

- * This requires a separate application.

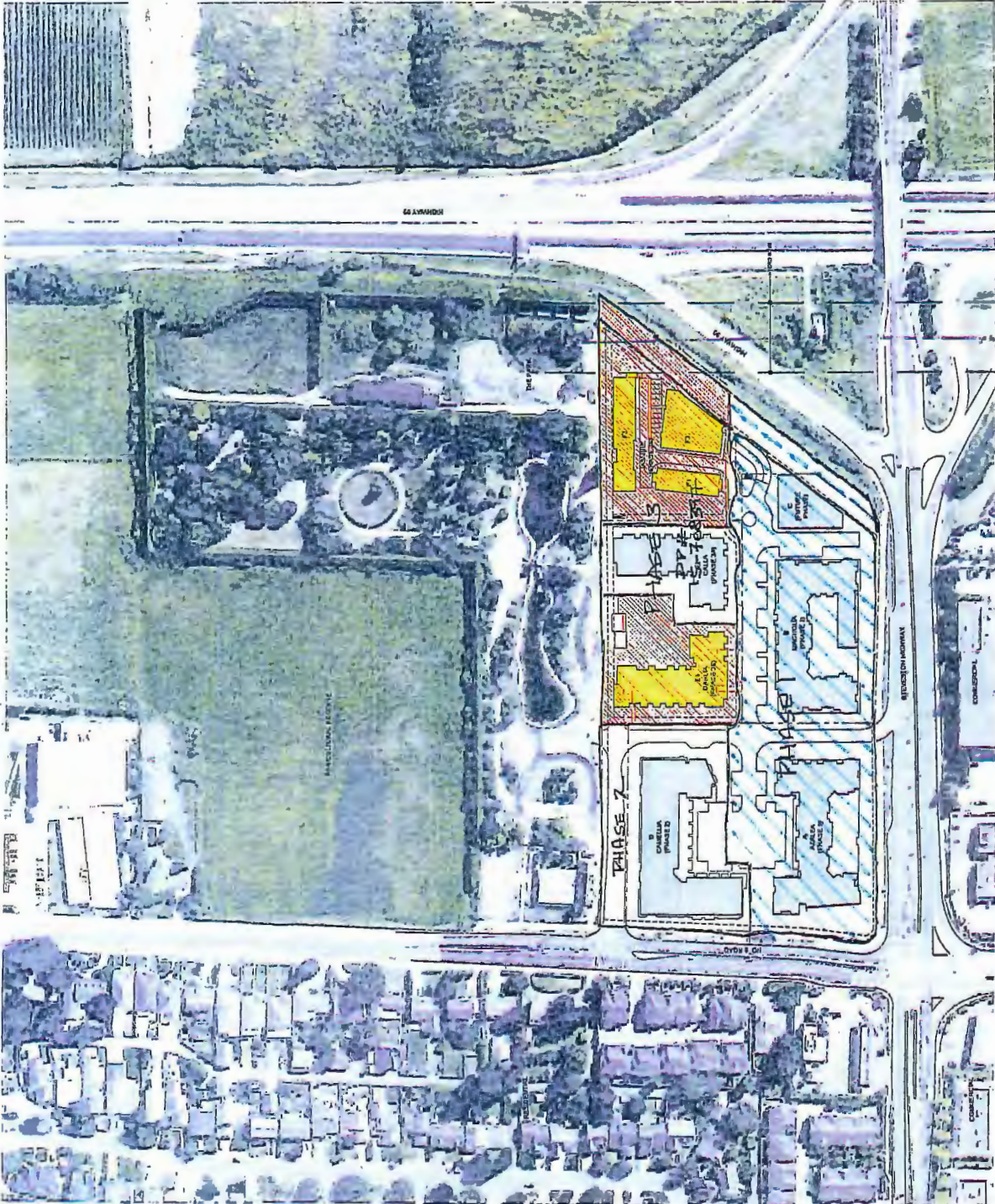
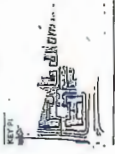
Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

Signed

Date



AREA OF PERMIT

NOT FOR CONSTRUCTION

1	PHASE THREE
2	PHASE SEVEN
3	PHASE ONE
4	PHASE TWO
5	PHASE FOUR
6	PHASE FIVE
7	PHASE SIX
8	PHASE EIGHT
9	PHASE NINE
10	PHASE TEN
11	PHASE ELEVEN
12	PHASE TWELVE
13	PHASE THIRTEEN
14	PHASE FOURTEEN
15	PHASE FIFTEEN
16	PHASE SIXTEEN
17	PHASE SEVENTEEN
18	PHASE EIGHTEEN
19	PHASE NINETEEN
20	PHASE TWENTY
21	PHASE TWENTY ONE
22	PHASE TWENTY TWO
23	PHASE TWENTY THREE
24	PHASE TWENTY FOUR
25	PHASE TWENTY FIVE
26	PHASE TWENTY SIX
27	PHASE TWENTY SEVEN
28	PHASE TWENTY EIGHT
29	PHASE TWENTY NINE
30	PHASE THIRTY

ZGF
COTTER

10000 North Central Expressway, Suite 1000
Dallas, Texas 75243
Phone: (972) 343-7000
Fax: (972) 343-7001
www.zgfcotter.com

THE GARDENS

THE GARDENS PHASE THREE
BUILDING 21, 22, 23, 24, 25, 26, 27, 28, 29, 30
BUILDING 21, 22, 23, 24, 25, 26, 27, 28, 29, 30
BUILDING 21, 22, 23, 24, 25, 26, 27, 28, 29, 30

TOWNLINE

CONCRETE
ASPHALT
PRIVATE PARKING

1	PHASE THREE
2	PHASE SEVEN
3	PHASE ONE
4	PHASE TWO
5	PHASE FOUR
6	PHASE FIVE
7	PHASE SIX
8	PHASE EIGHT
9	PHASE NINE
10	PHASE TEN
11	PHASE ELEVEN
12	PHASE TWELVE
13	PHASE THIRTEEN
14	PHASE FOURTEEN
15	PHASE FIFTEEN
16	PHASE SIXTEEN
17	PHASE SEVENTEEN
18	PHASE EIGHTEEN
19	PHASE NINETEEN
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22	PHASE TWENTY TWO
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25	PHASE TWENTY FIVE
26	PHASE TWENTY SIX
27	PHASE TWENTY SEVEN
28	PHASE TWENTY EIGHT
29	PHASE TWENTY NINE
30	PHASE THIRTY

CONTEXT PLAN



DP 15-708397

Attachment 2

Address: 10780 and 10788 No 5 Road and 12733 Steveston Highway

Applicant: Townline Gardens Inc.

Owner: Townline Gardens Inc.

Planning Area(s): Shellmont Ironwood Sub-Area

Floor Area

Gross: 18,010 m²

Floor Area Net: 15,345 m²

	Existing	Proposed	
Site Area:	17, 088 m ²	17, 088 m ²	
Land Uses:	Vacant	Residential apartment	
OCP Designation:	Limited Mixed Use	No change	
Zoning:	"Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"	No change	
Number of Units:	180	180	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.43	1.41	none permitted
Lot Coverage:	Max. 50%	25.0%	n/a
Setback – Front Yard (west):	Min. 6.0 m	8.40 m (Building E1)	n/a
Setback – Rear Yard (east):	Min. 6.0 m	11.60 m (Building E1)	n/a
Setback – Side Yard (north):	Min. 6.0 m No projection into setback abutting ALR	6.10 m (Building E1) Projection of 1.80 m for unenclosed balconies	Variance required
Setback – Side Yard (south):	Min. 3.0 m	7.60 m (Building E1)	n/a
Height (m):	Max. 25.0 m 6 storeys	33.53 m 10storeys	Variance required
Lot Size:	Min. 3,000 m ²	17, 088 m ²	n/a
Off-street Parking Spaces – Regular/Commercial:	424 residential No commercial	431 residential No commercial	n/a
Off-street Parking Spaces – Accessible:	8	8	n/a
Total off-street Spaces:	424	431	n/a
Tandem Parking Spaces	50% for townhouses	48% for townhouses	n/a
Amenity Space – Indoor:	Min. 70 m ²	Provided in Phase 1	n/a



November 14, 2016

Dear Helen,

RE: Public Information Consultation Report

Due to the potential impact of the proposed Massey Bridge and Highway 99 improvements, Townline Gardens Inc. submitted a new Development Permit Application (DP-741981) to the City of Richmond, which further improves the overall design in line with the vision of 'The Gardens' Master Planned Community. In order to address any concerns the public may have, Townline held a public information session on September 13th, 2016. The purpose of this report is to provide a summary of this session and the data obtained. Basic information on the session:

- South Arm Community Centre – 6:00 to 8:00 pm
- 600 invitations sent out
 - see appendix A for map of notice area, appendix B for copy of letter
- 2 half page advertisements were put in the Richmond News on Wednesday, September 7 and Friday, September 9 (see appendix C)
- 43 attendees
- 7 feedback forms handed in during the session (see appendix D)
- 1 feedback form emailed to Townline directly after the session (see appendix D)

Public feedback received both verbally during the information session and on the feedback forms was generally positive and supportive. A copy of these feedback forms are provided at the end of this report (see appendix D). Verbal comments were received on:

- Appreciation of design of Phase 3
- Appreciation for removing density away from the highway towards the centre of the Gardens Master Planned Community
- Appreciation for the Townhome Design
- One attendee, currently residing at phase 1 of the Gardens, shared a concern regarding the existing and future traffic congestion on Steveston Hwy and No. 5 Road
- General support for the proposed new development including the ten-storey building and the townhouses.
- No shadow concerns considering the very minor additional impact of shadowing on the park
- Numerous concerns regarding the George Massey Tunnel Replacement project were voiced
- Councillor Day indicated the very positive public consultation process which was undertaken by Townline for the original rezoning of the Gardens Master Planned Community. Councillor Day expressed concerns regarding the proposed building height of one of the buildings and how it might impact the views from the single family community to the West of the Gardens. Councillor Day expressed severe concerns regarding the George Massey Tunnel Replacement Project and indicated that it was very unfortunate for Townline that the Ministry of Transportation was needing to expropriate a portion of the Phase 3 development

- Several comments were received from attendees who would like more information on purchasing one of the phase 3 homes.

Summary of responses to the questions in the feedback forms:

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

- Response summary: No concerns were indicated by 7 respondents. One respondent commented: "The original plans were exciting this is not"

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

- Response summary: No concerns were indicated by 7 respondents. Some of the comments were "not a big difference" – "minor additional impact". One respondent indicated a concern

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

- Response summary: No concerns were indicated by 7 respondents. Some of the comments were "No it's minor" – "No problem with increase" - "Increasing building height and density will be trend in Richmond" . One respondent indicated a concern.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

- Response summary: No concerns were indicated by 6 respondents. Some of the comments were "Parking space enough should be ok" – "Parking should be fine" - "No I think it's reasonable I live in one like that myself! Design is nice" . Two respondents left the question blank.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

- Response summary: Support was indicated by 6 respondents. Some of the comments were "Townline has done a great job on the project so far I am sure it will finish off nicely" – "One respondent does not support the new development considering they live in existing Gardens Phase 1" One respondent supports the townhomes but commented the 10 storey building is high.

Kind Regards,

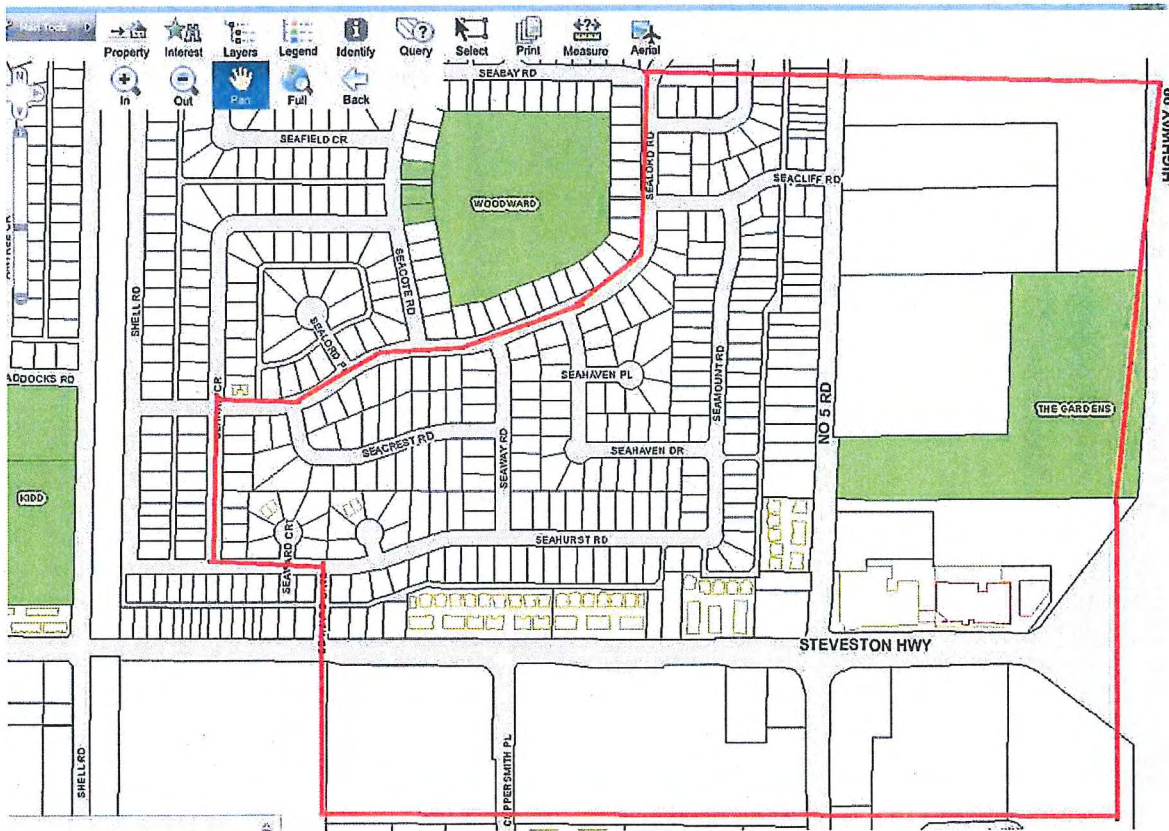


Stefan Slot

Development Manager - Townline

604-276-8823, ext 205

Appendix A: Map of notice area



Appendix B: Copy of notice letter



120-13575 Commerce Parkway
Richmond, BC, Canada V6V 2L1

Main 604 276 8823
Fax 604 270 0854

www.townline.ca

August 29, 2016

Dear Neighbor,

RE: Public Information Session – Final Phase of ‘The Gardens’ Master Planned Community 10780, 10788 No. 5 Road and 12733 Steveston Highway

Earlier this year, Council approved the Townline Gardens Inc. Development Permit Application (DP-15-708397) for the final phase of ‘The Gardens’ Master Planned Community – former ‘Fantasy Gardens’, located on the corner of No. 5 Road and Steveston Highway.

Due to the potential impact of the proposed Massey Bridge and Highway 99 improvements, Townline Gardens Inc. has submitted a new Development Permit Application (DP-741981) to the City of Richmond, which further improves the overall design in line with the vision of ‘The Gardens’ Master Planned Community.

‘The Gardens’ Master Planned Community is located on the corner of Steveston Hwy and No. 5 Road.



Townline is cordially inviting you to a public information session to present the proposed design and seeks your feedback.

Where: South Arm Community Centre
8880 Williams Rd, Richmond

When: September 13, 2016

Time: 6:00 – 8:00 pm

South Arm Community Centre
September 13, 2016
6:00-8:00pm
Williams Rd

Garden City Rd

William



Please note that this is not a City of Richmond event however there will be a city planner present at the information session to answer general zoning and city process related questions.

For questions in advance of the public information session, please contact:

Stefan Slot

Development Manager - Townline

604-276-8823, ext 205

Appendix C: Copy of advertisement

A20 WEDNESDAY, SEPTEMBER 7, 2016

RICHMOND-NEWS.COM

ARTS in the City

Prepared by the Richmond Arts Coalition

■ **Sept. 8 - 10**
Gateway Theatre (6600 Gibton Road) presents **Boeing Boeing** Sept. 8-10 in Cantonese with English and Traditional Chinese subtitles.

■ **Sept. 9**
China's newest composing prodigy and winner of the first season of 'Sing My Song,' **Henry Huo** will be at the River Rock Show Theatre (8811 River Road) on Sept. 9. Known for his crystal-clear hearing voice and vocal

technique, Huo inherited his musical talent from both parents who are also famous singers. Tickets available at Ticketmaster.

■ **Sept. 10**
Many know **Amy Wu** as a famous Hong Kong film and stage artist, but she is also a famous opera singer who will be performing Sept. 10 at the River Rock Show Theatre. Wu received the "Women of Distinction Award" issued by The Hong Kong Women Development Association Limited. Since 1990, her CD and audio visual products in

Hong Kong has accumulated sales over 10 platinum. For tickets, call 604-617-8759.

■ **Sept. 11**
The Charm of Poetry on Sept. 11 at the River Rock Casino Resort is Vancouver's first performing arts show in which Chinese poetry is the main theme. The show features many classic and modern poetry related to Mid-Autumn and the moon. Through the use of music, dance and other forms of art, the show strives to portray the poem's theme as well as bringing astounding visuals to

the audience. Tickets on sale at Ticketmaster.

A Very Frozen Musical is a tribute show at Gateway Theatre featuring a three-character cast of the Ice Queen, the Ice Princess, and their lovable friend. Join them in the retelling of this classic story as you sing-along with them in all your favourite songs. Kids will get a chance to interact with the princesses during the show. After the show, every child VIP ticket will meet with the princess for a photo opportunity and meet and greet. This show is based on the classic fairy tale. The

Snow Queen written by Hans Christian Andersen and has no affiliation with Disney.

■ **Sept. 12**
At the Stars and Full Moons and Lantern Making event at the City Centre Community Centre (5900 Minoru Boulevard) create a wifow woven star or moon or a unique lantern made from local groan waste, salvaged and recycled materials to be used in the procession on the night of the Harvest Full Moon Celebration. This free, drop-in event runs from 5:30 - 8:30 p.m. and is open to all ages.



Gateway Theatre takes you on a culinary journey in *A Taste of Empire*. Photo submitted.

■ **Sept. 13**
With six million downloads in 2004 for the first single, *Once Love Rises*, the **Yang Chen Gang** brings its musical stylings to the River Rock Show Theatre on Sept. 13. The song was not only translated and sung in more than 10 different languages, it has also been covered by popular artists, most notably HK Pop duo Twins in 2012. Tickets, available at Ticketmaster.

■ **Sept. 15**
If world-famous Indian ghazal singer **Jagjit Singh** were to share a hookah with Neil Young, the result would be Indo-Folk Music. That's what to expect when **Ranj Singh** performs Sept. 15 at the Chinese Bunkhouses at Britannia Heritage Shipyard (5180 Westwater Drive). A presentation of the Steveston Folk Guild, the event starts at 7:30 p.m. For more, visit online stevestonfolk.net.

■ **Sept. 15-17**
Gateway Theatre presents **A Taste of Empire** in Cantonese with English and Simplified Chinese subtitles. Written and directed by Jovanni Sy. Translated and performed by Derek Chan it poses the question "We are what we eat. But where does it come from? How does it get here? It's a wacky and fun culinary exploration of global food domination and the conquest for our appetites. Everything we eat tells a story. This show is not suitable for children under 12. Tickets: 25\$, at tickets.gatewaytheatre.com

■ **Sept. 16**
Celebrate the **Mid-Moon Festival** at Brightline Library (7700 Minoru Gate) from 5 - 6:30 p.m. in the Kwok-Chu Lee Living Room and 7 - 8:30 p.m. - in the Performance Hall. The event, presented in Mandarin, features poetry, music and dance event in celebration of the Mid-Moon Festival.

**Public Information Session
Townline is cordially inviting you and seeks your feedback.**

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Where: South Arm Community Centre
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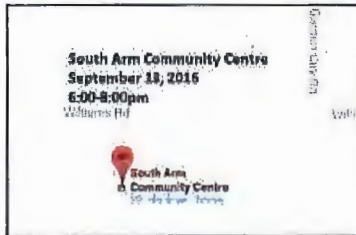
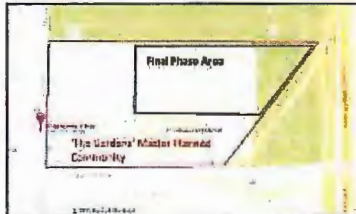
When: September 13, 2016

Time: 6:00 - 8:00 pm

Please note that this is not a City of Richmond event however there will be a city planner present at the information session to answer general zoning and city process related questions.

For questions in advance of public information session, please contact:

Stefan Slot
Development Manager - Townline
604-276-8823, ext 205



**STEVESTON GIRL SURVIVES
65 YEARS OF MARRIAGE!**



Having somehow survived not just her childhood years in Hecla, Manitoba, but her teen years in Steveston, BC, Elin (nee Sigurgeirson) Ross is proud to announce the 65th Anniversary (Sept 7) of her marriage to Raymond Ross, originally of Revelstoke, BC. Currently living in Nanaimo, BC, they are, as ever, still madly in love.



**CONGRATULATIONS
mom and dad: well done!**

Love, your family: Eric & Mandy & Lauren & Kinmy & Hannah & Trevor and Ian & Anne-Lise.

VOICES on Vocabulary

The great nut divide

How the words hazelnut, walnut grew

SABINEEICHE
In other words

As I watch politics get a strange hold on civilization and flip the world topsy-turvy, I like to imagine life much simpler to the present — the now — was for someone living in the first millennium.

A thousand years ago, when not obsessing about daily dangers, an Anglo-Saxon with a horticultural bent might have thought about Britain as the hazelnut north.

He might also have been aware that somewhere far to the south was the land of the foreign nut.

The idea of associating ourselves with what grows around us is appealing and seems more respectful of the planet Earth than identifying with a political party or ideologies.

Latin and the Germanic languages had words for nut that ultimately go back to the same Proto-Indo-European root, "nux."

"Nux" was what the ancient Koreans called it. The Germanic tribes, such as the Anglo-Saxons, knew it as "hnutu."

The hazelnut is the fruit of the hazel tree, and the Old English word for it was "hasselhnutu."

When the ancient Romans spoke of "nux" ("noce" in modern Italian) they were referring to the walnut, which then grew primarily in southern Europe and Asia.

They dismissed the hazelnut as the little nut, "nucula" ("noccola" in modern Italian).

Although the Romans, who established canals in northern Europe, are likely to have brought walnuts with them, the walnut tree is not recorded as growing in Britain before the 16th century.

A thousand or so years

ago, an Anglo-Saxon who saw a nut imported from the south identified it as a "walhnutu" — foreign nut — by prefixing the Old English "wala," foreign, to "hnutu."

The walnut stayed the foreign nut in many other northern European languages: "Walnuss" in German, "walnoot" in Dutch, "walnøtt" in Norwegian, and so forth.

At the time the Germanic Anglo-Saxons invaded Britain in the 5th century, the island was already inhabited by people known as the Celts.

Nonetheless, to the conquering Anglo-Saxons the Celt was deemed a "Walh," a foreigner, and "walhnut" is the word at the basis of the place names Wales and Cornwall.

It's also the origin of Wallonia (the people of southern Belgium and their dialect) and the family names Wallace and Walsh.

Eventually, the English used the adjective Welsh to convey the sense of inferior or substitute: a Welsh pearl was a fake pearl, Welsh rabbit, or farce has nothing to do with rabbit — it refers to a dish of toasted bread covered with a melted cheese sauce; a Welsh cricketer was a lousy and a Welshman's hug was an itch.

Also the word nut slid down into the derogatory.

In the 19th century, nut became equated with heart, leading to such phrases as to be off your nut.

By the early 20th century, nut was used to describe someone who was eccentric, a screwball.

In 2016, nut found a prime candidate for its derisive meaning in a

certain political person making headlines just over the border.

I fervently hope this particular nut will fall on fertile ground and not end up defining half a continent.

Sabine Eiche is a writer and an historian (Members.shaw.ca/SEiche)

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Diana Dickey - CELL 604.618.7050

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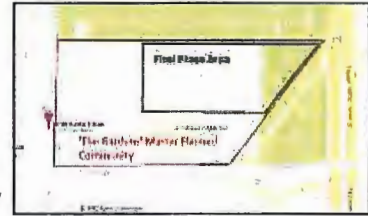
Sutton
Sutton Realty

Public Information Session Townline is cordially inviting you and seeks your feedback.

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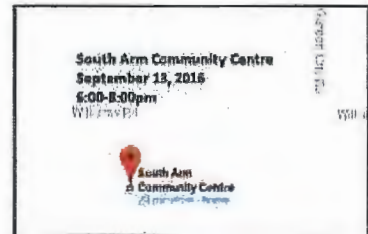


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Where: South Arm Community Centre
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Please note that this is not a City of Richmond event however there will be a city planner present at the information session to answer general zoning and city process related questions.

For questions in advance of public information session, please contact:
Stefan Slot
Development Manager - Townline
604-276-8823, ext 205

0% On Select Models

Interest Limited Offer

Signature Mazda

13500 Smallwood Place,
Richmond Auto Mall
604.278.3185



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

I think s/b OK, it doesn't affect any inconvenience.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

Not the big difference in winter because it always ~~has~~ rains.

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

No concern, s/b OK.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

parking space enough s/pk OK

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Yes

Please provide other comments that you would like to share.

I like to see more higher apartment.



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

NO CONCERNS LOOKS FINE

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO CONCERNS AS WINTER TIME NOT OUTSIDE MUCH, WILL MORE LIGHTS BE PUT IN?

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

NO CONCERNS

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

NO PARKING SHOULD BE FIRST

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

YES

Please provide other comments that you would like to share.

NONE



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

NO. I THINK IT LOOKS GOOD, AND WON'T BE VERY NOTICEABLE FOR MOST PEOPLE.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO. I THINK IT IS A MINOR ADDIT'L IMPACT

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

NO. IT IS MINOR

Question #4 - As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

NO. I THINK IT IS REASONABLE. I LIVE W ONE
LIKE THAT MYSELF! DESIGN IS NICE

Question #5 - Do you support the proposed new development including the ten-storey building and the townhouses?

YES. TOWNLINE HAS DONE A GREAT JOB ON
THE PROJECT SO FAR I AM SURE IT WILL FINISH
OFF ~~NICELY~~ NICELY.

Please provide other comments that you would like to share.

ALL LOOKS GOOD. GOOD COMMUNITY MEETINGS!
LET'S GET ON WITH IT.

The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

No, as ~~the~~ more stories would not make a difference.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

No, as people don't use parks much during winter.

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

Shadowing of Azalea & Magnolia buildings.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

~~The~~ Maybe, depends on the price.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

No, as we are covered by those buildings anyway

Please provide other comments that you would like to share.

We are very concerned about the traffic pattern change, as the current Massey tunnel is insufficient for proper traffic.

The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

NO. It makes sense as the additional units will have a great view of the park.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO.

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

no. Building townhouses closer to the highway estate sense as it will be less affected by it.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

No Tandem parking is quite common.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Yes

Please provide other comments that you would like to share.

- The development shall have an exit into Stevenston Hwy. to alleviate traffic



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

No!

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

No

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

No problem with increase by 23 units.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

No

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

yes

Please provide other comments that you would like to share.

The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

The original plans were exciting, this is not!

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

Again gardens are not what we had discussed. A plan to walk, stroll in the evening or call for tenants & community. Mini-city park!

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

Townline had an "input" meeting years ago when asked city for original permit. The neighbors found it perfectly nice as we wanted only 4 floors, but slotted for 6. Now you request more. NO! Same reason. Does not fit with neighborhood, too bad we have ineffective or non-existent by-laws!

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Townhouses fine.

10 story building too high

Blocking view for homeowners on Seaburn!

Please provide other comments that you would like to share.



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

NO.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO, IT'S IMMATERIAL.

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

INCREASING BUILDING HEIGHT AND DENSITY WILL BE TREND IN RICHMOND.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

No.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Yes.

Please provide other comments that you would like to share.

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, October 19, 2016 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

3. DP 16-741981 – SECOND APPLICATION FOR THIRD PHASE MIXED USE DEVELOPMENT COMPRISED OF 10-STOREY AND 3-STOREY RESIDENTIAL BUILDINGS (168 MARKET UNITS & 12 LOW END MARKET RENTAL UNITS)

APPLICANT: Townline Gardens Inc.

PROPERTY LOCATION: 10780 and 10788 No. 5 Road and 12733 Steveston Highway

Applicant's Presentation

Stephen Slot, Development Manager, Townline, Architect Joseph Lau, ZGF Cotter Architects, and Landscape Architect Jennifer Stamp, Durante Kreuk Ltd., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- the north façade of the project is not as successful at reading like a miniature cityscape as viewed from the park; buildings look disjointed and some building elements appear pasted on;
As noted at panel, the model was damaged during transportation. Due to the "frame" not being on the model when it was presented, we believe that this de-emphasized the miniature cityscape concept of our design. The panel did note that the concept was clear on the renderings and other presentation material. Also in response to panel comments, we have lifted the northwest frame up one level to create a clearer read on the north volume and eliminated the 'tacked-on' feel of the expression.
- lower portions of the proposed ten-storey building appear tall; many floors look the same; the building massing appears more prominent when viewed from the park;
We have taken steps to break up the façade on the courtyard side on Building E1. We have set up a more gradual/progressive shift in form and texture on this façade that we believe has broken up the mass and improved the

proportions of the building. By adding the ‘zig-zag’ balconies from level 8 to levels 6 and 7, there is a cleaner read in the shift of the massing as it runs up the building. Both the “base” of the building and the transition to the upper, recessed tier is also more clearly read.

- consider a more continuous design for the lower portions of the ten-storey building; carefully designed townhouse buildings work but the design of the ten-storey building is not as successful;

As noted, we have made changes to the façade to improve on the continuity and clarity of our design.

- consider a larger setback at the 4th or 5th level of the ten-storey building; the low datum line and multiple storeys above it makes the ten-storey building appear heavy;

As noted, the introduction of the level 8 expression onto level 6 and 7 has made the read of the lower base levels read more clearly. The brick frame of the will be lifted on the north and west corners to visually bring up the datum.

- appreciate the overall scheme for the proposed development; “neighbourly” moves, e.g. creating interesting corners, introducing setbacks to the buildings behind the guardrails, and introducing bandings reduce the massing of the ten-storey building;
- the cluster of three 3-storey townhouse buildings are an improvement over the original proposal for a 4-storey apartment building;
- concerned about thermal bridging; thermal breaks for projections are difficult and expensive; concrete projections and fins act like “radiators”;
- increasing the height of the building from eight to ten-storeys is not a concern; however, diminishing the height and massing of the additional upper floors is challenging; the applicant’s approach to lighten the two uppermost floors appears more successful in the renderings than in the model; consider alternate ways to lighten the two uppermost floors, e.g. changing the proposed window specifications and wall systems; also consider design development and change materials for the wood soffit to visually reduce the apparent height of the ten-storey building;

The wood soffit of the roof overhang has been deleted to eliminate the cornice/cap effect as noted by panel. The transition up to the uppermost tier is more gradual as noted above.

- appreciate the proposed roof terraces in townhouse building “F2”; consider introducing skylights or glazing at the stairs to introduce natural lighting inside the townhouse units;

Glazing into the stair well has been added to the stair pop up to introduce natural light into the stairwell.

- nice project; provides beautiful views of the park to the north;

- the project is on the right track from a sustainability perspective;
- proposed window design of buildings create an opportunity for good views to the park; however, it is also a thermal comfort concern; applicant needs to address this issue;
- extensive use of spandrel glass is also a concern from a thermal performance sustainability perspective;

All spandrel panel is backed by an insulated drywall, back-up wall. While the exterior of the building reads as large field of window wall, from the interior, the wall reads more like punched openings. An energy model was already performed for Building E2. Due to the insulated, drywall backup wall being implemented on the window wall system, we are actually surpassing the required performance values. The same exercise will be performed for Building E1.

- the project's target of four energy points with residential heat pumps may not be achievable;
This is a target only. The LEED certification is not being pursued.

- use of LED lighting and low-flow fixtures will enable the project to gain more energy points;

All common area lights will be LED and all fixtures will be low-flow.

- appreciate the applicant doing enhanced commissioning for energy credits; applicant needs to engage the commissioning agent as soon as possible; also appreciate the applicant doing measurement and verification to gain energy credits; not normally done in projects due to the additional costs involved;

The panelist was reading from an older DP submission. We are not pursuing points for either enhanced commissioning or verified measurements for this application as we currently have enough to satisfy the requirements.

- proposed use of compact fluorescent lighting is outdated and not currently considered a sustainable energy strategy; consider instead using LED lighting which is a more recent approach;

All common area lighting will be LED

- appreciate the affordable units will include universal design features; applicant needs to include detailed unit lay-outs in future presentations of the project;
Boards with larger scale unit layouts were available at panel but were not viewed.

- consider replacing swing doors in bathrooms of apartment and townhouse units with sliding doors (i.e., barn door type or pocket doors) to enhance accessibility and provide more floor space;

Where possible, sliding doors will be implemented.

- agree with the comment that the proposed townhouse buildings are an improvement over the previous proposal;

- consider design development to the two uppermost floors of the ten-storey building as they currently appear “placed on”;
As noted above.
- appreciate the height of buildings stepping down towards the highway;
- reconsider the reveal at the corner of building “E2” and consider a continuous treatment to read more as a façade that wraps instead of having a notch at the corner;

The break in the roof is to follow the inside corner condition below. The cut corner of the roof will be maintained to mimic the massing below it. This also helps to break up the massiveness of the roof plane as viewed from the street level.
- townhouse residents should have access to the green roof to get views to the park;
The space above the bike pavilion has been made accessible to the Building F3 townhome units, providing residents with additional outdoor space. The green roof material has been replaced with artificial turf to enhance its usability for residents and raised planters provide a space for gardening for the residents.
- the proposed development is an improvement over the previous proposal;
- proposed increase in the height of building “E1” is not a concern; views of buildings from the park works well and gives the park a feeling of enclosure;
- appreciate the proposed cluster of townhouse buildings; hope that the future development of the park will achieve its fullest potential and commensurate with the quality of development facing the park;□
- appreciate the wider walkway in the pedestrian mews;
- consider design development to the north end of the pedestrian mews to enhance the sense of openness from and to the park; look at the proposed structures and planting at the north end of the mews;
The feature trellis at the north end of the mews will be designed as a tall, open cantilevered structure as demonstrated in Section G on sheet L-2.1. This structure will mark the plaza as the focal point of the mews and establish a strong visual connection with the public park to the north and the urban village to the south. The cantilevered design minimizes the number of posts at the ground plane allowing for various site furnishing opportunities, while the angled roof structure opens to the north and south further enhancing visual connectivity and openness through the structure.
- consider introducing interesting paving materials for the internal roads in the cluster of townhouse buildings; look at precedence in the Olympic Village;

Concrete banding has been introduced in the internal roads in the cluster of townhome buildings to break up the asphalt.

- planting plan symbols in the plans provided by the applicant are hard to read;
Planting Plans on sheets L1.1 – 1.3 are at 1/8” scale. Tree fills have been turned off to improve the readability of the plant symbols.
- support the project and look forward to the City developing the park to match the quality of the proposed development;
- in relation to a previous comment, consider shifting up the brick frame on the south corner in building “E1” so the setback will be above it; will raise up the outlines of the ten-storey buildings when viewed from the park; and
- agree with the comment that residents of the proposed cluster of townhouse buildings should have access to the extensive green roof over the bicycle pavilion to access views to the park.

Townhouse F3 will have access to the roof above the bike pavilion in lieu of having access to the park views to the north. The extensive green roof will be replaced with artificial turf to enhance usability. Raised planters will be placed to allow for gardening opportunities for residents.

Panel Decision

It was moved and seconded

That DP 16-741981 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



No. DP 16-741981

To the Holder: TOWNLINE GARDENS INC.
Property Address: 10780 NO. 5 ROAD, 10788 NO. 5 ROAD AND
12733 STEVESTON HIGHWAY
Address: C/O JOSEPH LAU, ZGF COTTER ARCHITECTS
901 – 838 WEST HASTINGS STREET
VANCOUVER, BC V6C 0A6

1. This Development 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 Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - (a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and
 - (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans 1 to 28 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. 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.
7. 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.

This Permit is not a Building Permit.

Development Permit

No. DP 16-741981

To the Holder: TOWNLIN GARDENS INC.
Property Address: 10780 NO. 5 ROAD, 10788 NO. 5 ROAD AND
12733 STEVESTON HIGHWAY
Address: C/O JOSEPH LAU, ZGF COTTER ARCHITECTS
901 - 838 WEST HASTINGS STREET
VANCOUVER, BC V6C 0A6

AUTHORIZING RESOLUTION NO.
DAY OF

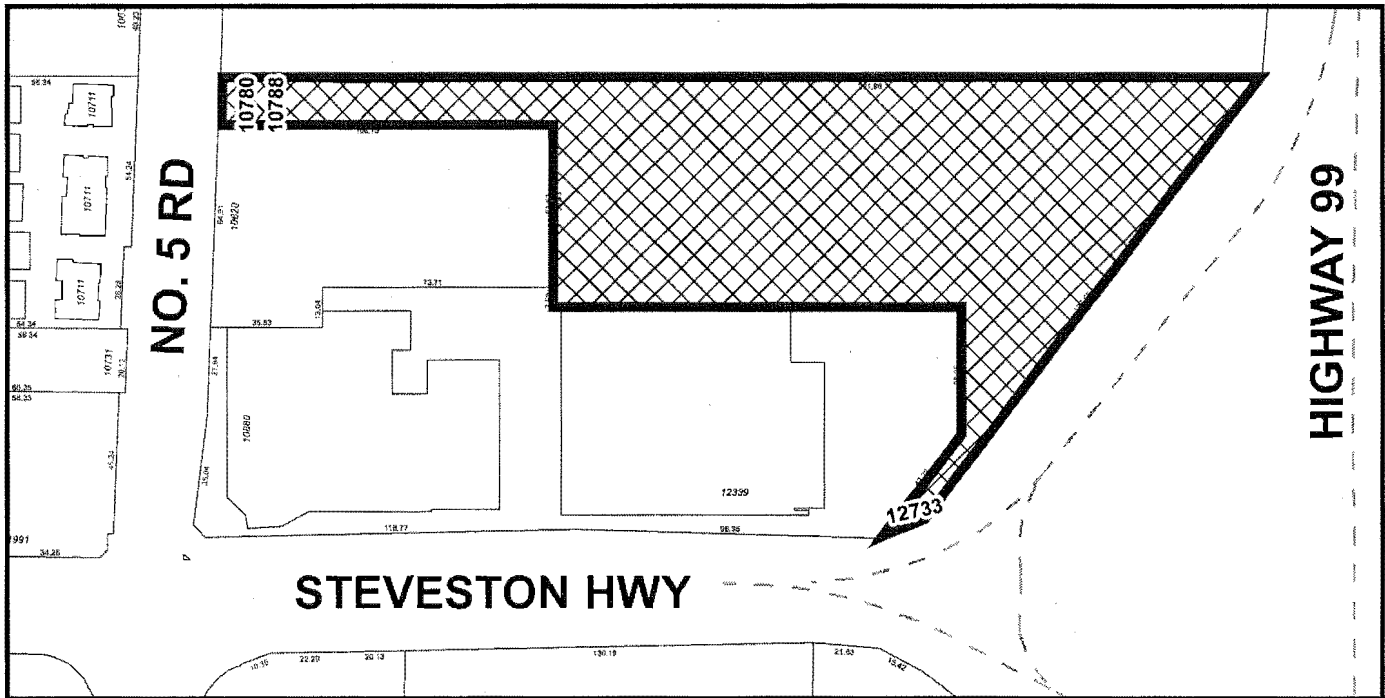
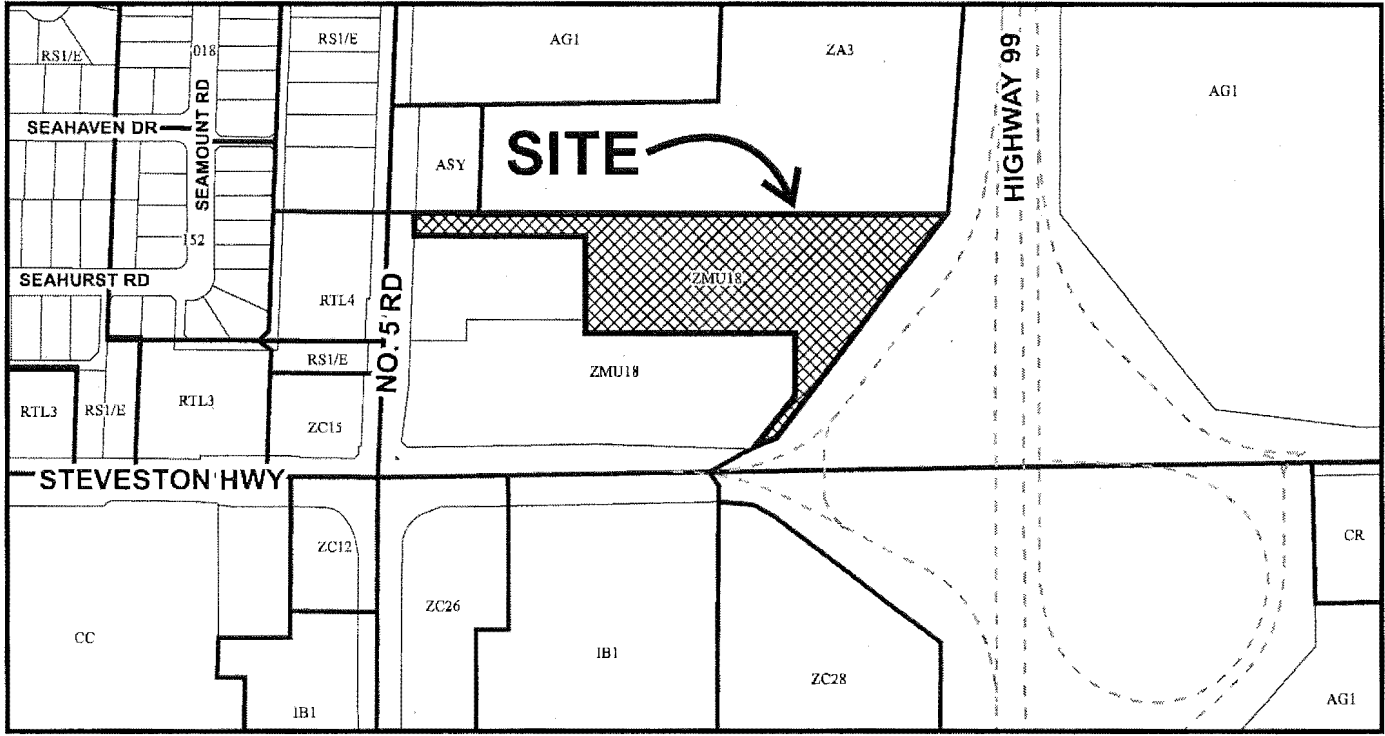
ISSUED BY THE COUNCIL THE


DELIVERED THIS DAY OF

MAYOR

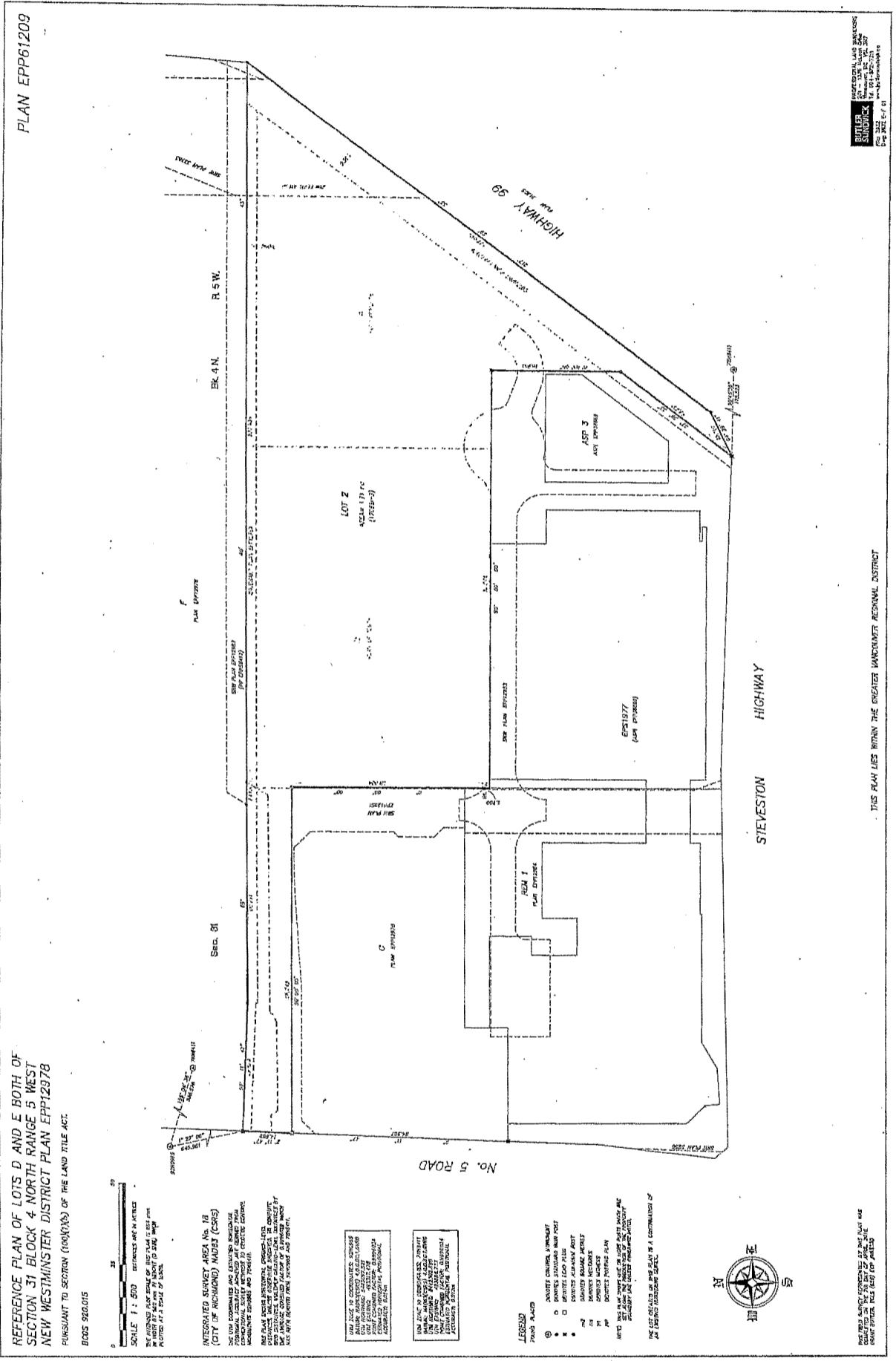


City of Richmond



	<p style="text-align: center;">DP 16-741981 SCHEDULE "A"</p>	<p>Original Date: 09/19/16 Revision Date: Note: Dimensions are in METRES</p>
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NOTED
 DP 16-741981
 PLAN #1



NOT FOR
 CONSTRUCTION

THE GARDENS
 THE GARDENS PHASE THREE
 BUILDING E3: DALLIA,
 BUILDING E2: CALLA, &
 BUILDING F: JASMINE

TOWNLINE

SURVEY PLAN

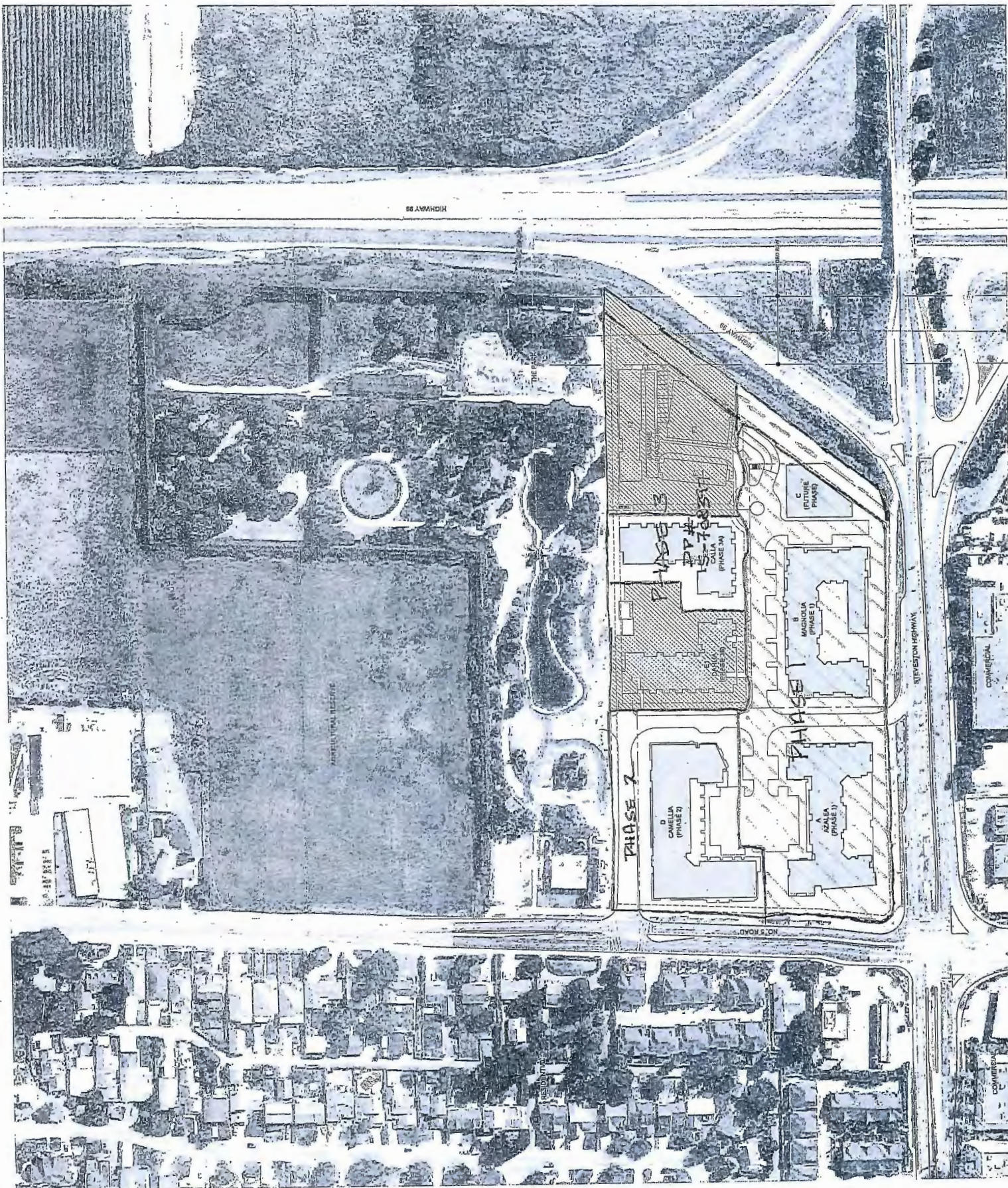
A-101

DP 10
 7/17/2017
 81
 ZONE 2
 PLAN #Z

NOTES:

KEY PLAN

AREA OF PERMIT



NOT FOR CONSTRUCTION

1	PHASE 1	100%
2	PHASE 2	100%
3	PHASE 3	100%
4	PHASE 4	100%
5	PHASE 5	100%
6	PHASE 6	100%
7	PHASE 7	100%
8	PHASE 8	100%

ZGF
 COTTER

301 HARRIS PARKWAY, SUITE 200, WASHINGTON, DC 20004
 202-462-1000
 www.zgf.com

THE GARDENS

THE GARDENS PHASE THREE
 BUILDING E1: DAHLIA,
 BUILDING E2: CALLA, &
 BUILDING F: JASMINE

DATE: 06/20/17

TOWNLINE

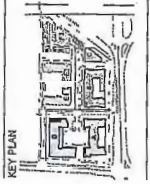
CONSTRUCTION OF PHASE THREE IS SUBJECT TO THE APPROVAL OF THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES AND THE DISTRICT OF COLUMBIA DEPARTMENT OF PARKS AND RECREATION.

NO.	DATE
1	06/20/17
2	06/20/17
3	06/20/17
4	06/20/17
5	06/20/17
6	06/20/17
7	06/20/17
8	06/20/17
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10	06/20/17

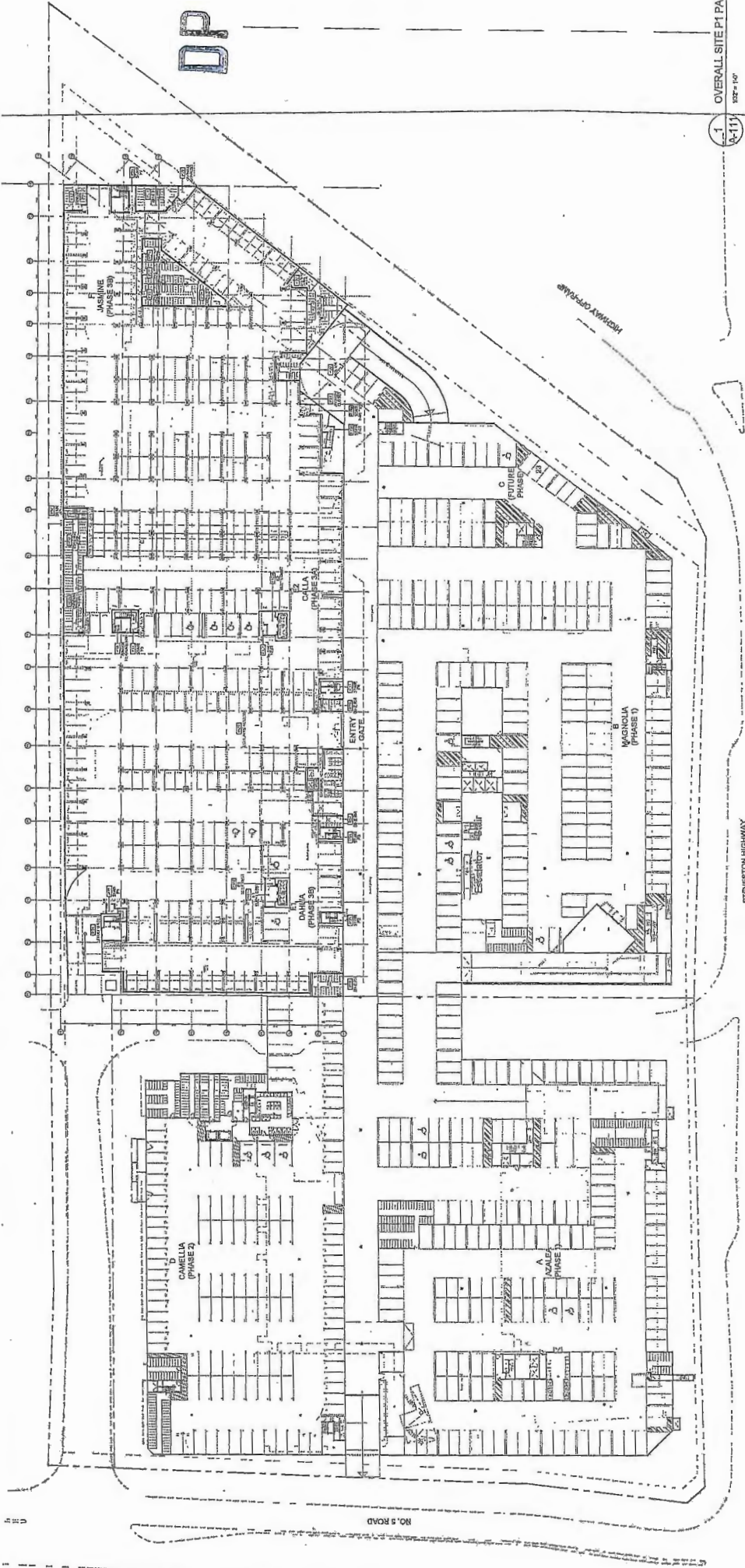
CONTEXT PLAN

NOTES:

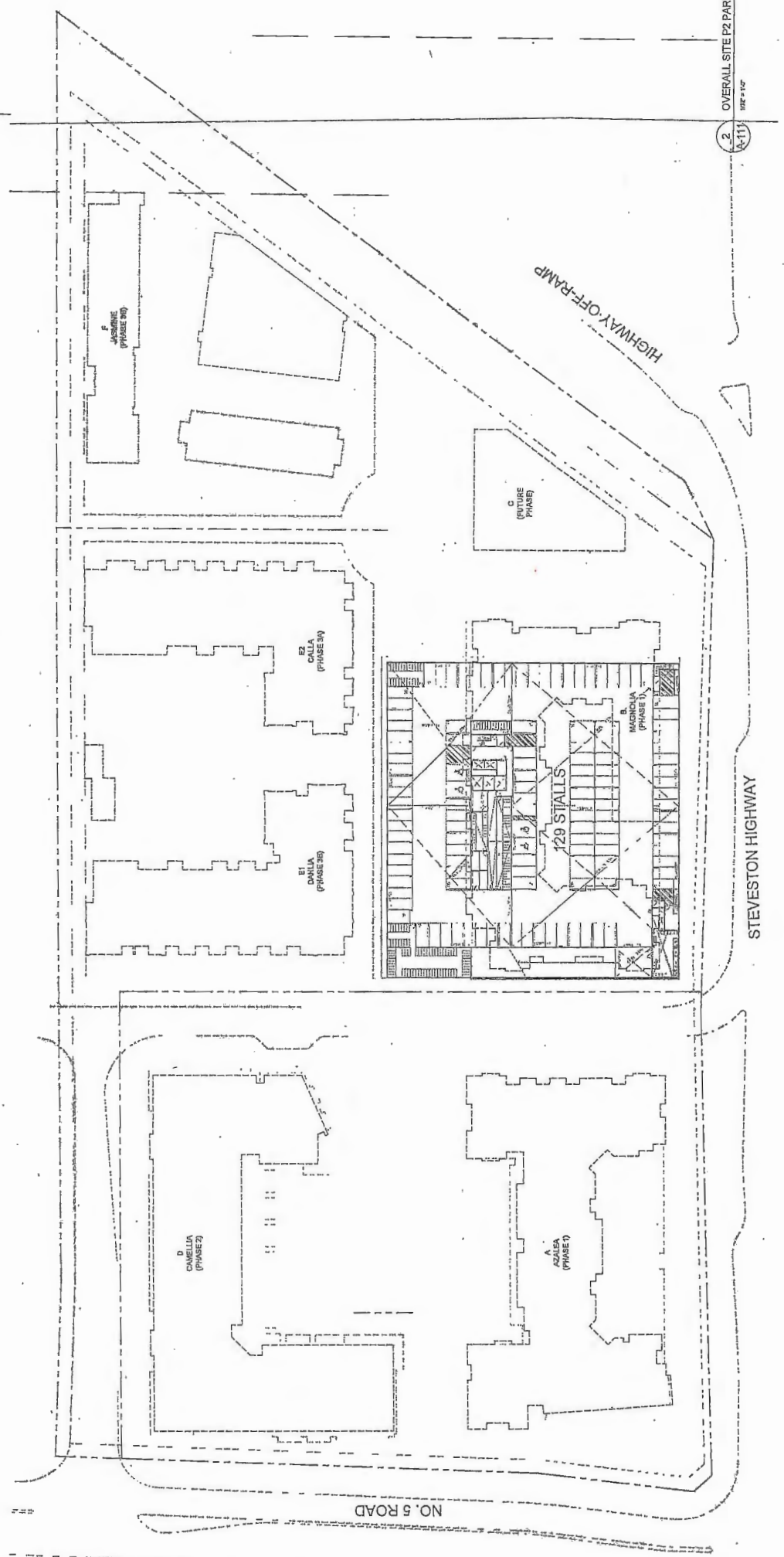
KEY PLAN



DP 16-741981
PLAN #3



1 OVERALL SITE P1 PARKING PLAN
REF: P-107



2 OVERALL SITE P2 PARKING PLAN
REF: P-107

NOT FOR
CONSTRUCTION

ZGF
COTTER

INCORPORATING
ARCHITECTURAL
DESIGN

PROJECT
THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

OWNER
TOWNLINE

DATE
10/20/11

SCALE
AS SHOWN

PROJECT NO.
11-00000000

PROJECT NO.
11-00000000

PROJECT NO.
11-00000000

PROJECT NO.
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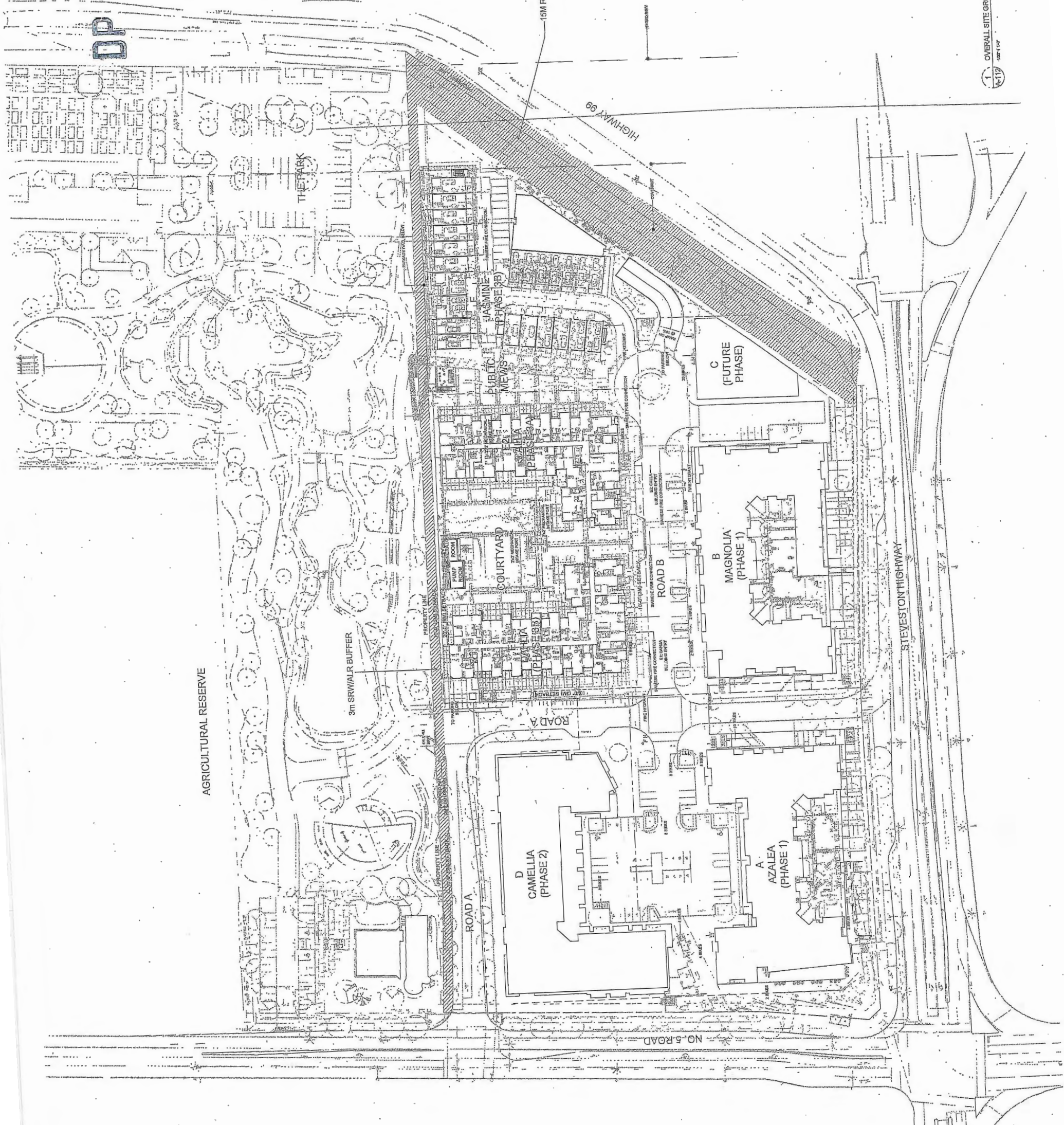
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DP 16-7419 81
PLAN #4



NOT FOR CONSTRUCTION

ZGF
COTTER

THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLIN

Table with 2 columns: Item, Description

OVERALL SITE GROUND FLOOR PLAN

OVERALL SITE GROUND FLOOR PLAN
A-112

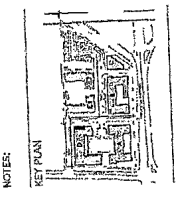
AGRICULTURAL RESERVE

3m SRV/ALR BUFFER

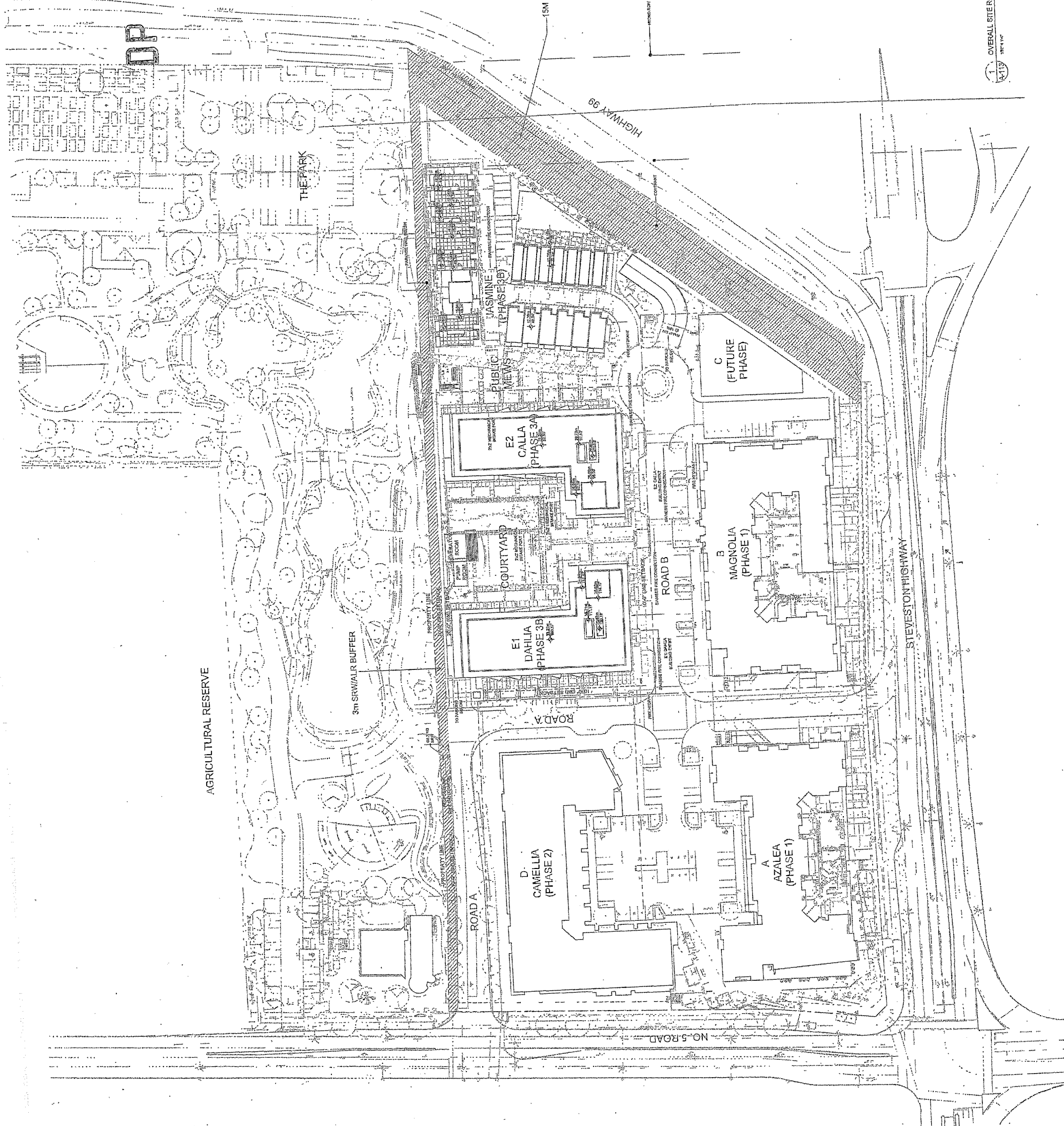
15M RMA ZONE

HIGHWAY 96

STEVESTON HIGHWAY



DP 16-741981
PLAN 45



NOT FOR
CONSTRUCTION

ZGF
COTTER

THE
GARDENS

THE GARDENS PHASE THREE
BUILDING E1, DAHLIA,
BUILDING E2, CALLA,
BUILDING F, JASMINE

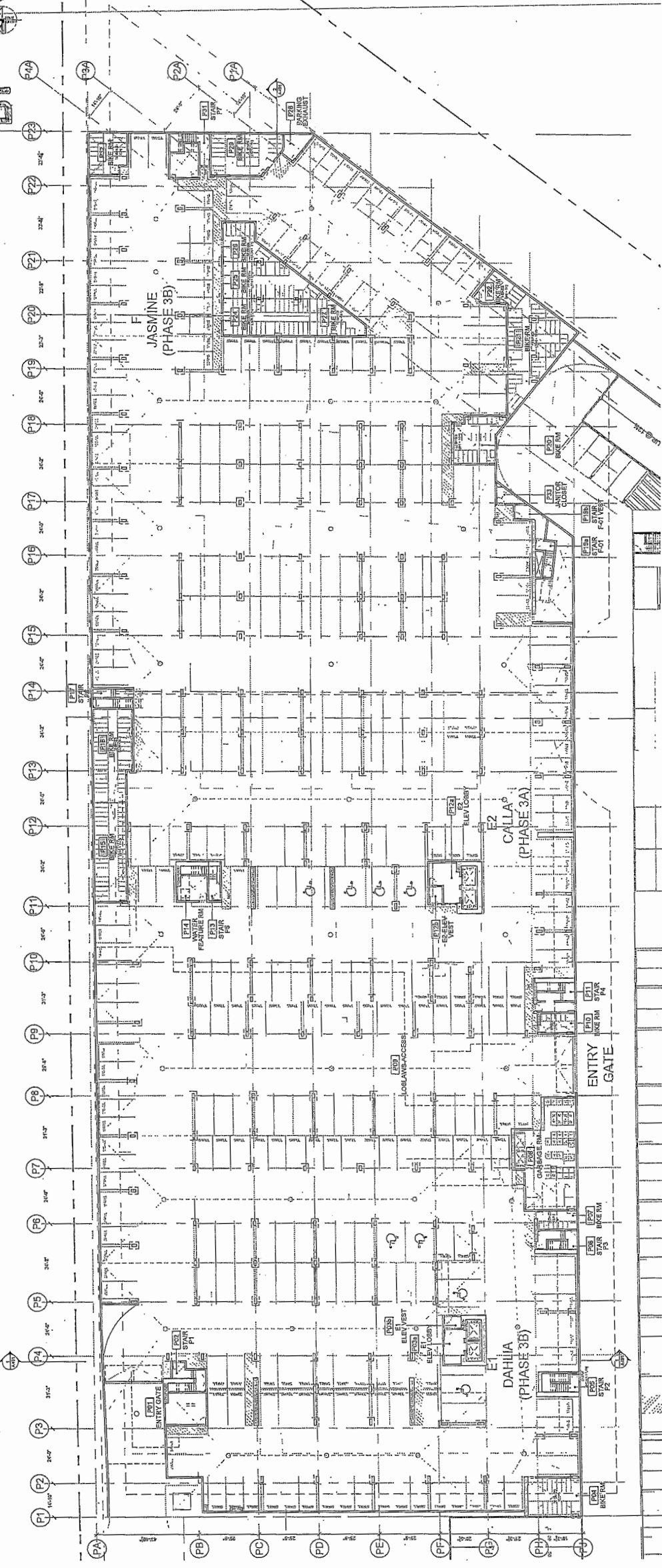
TOWNLINE

DATE: 08/20/14
SCALE: 1/8" = 1'-0"
PROJECT: THE GARDENS PHASE THREE

OVERALL SITE
ROOF PLAN

OVERALL SITE ROOF PLAN
A-113

741981
 PLAN #6
 DP



1
 PHASE 3
 OVERALL P1 PARKING PLAN
 1/8" = 1'-0"



2
 PHASE 3
 GROUND FLOOR PARKING PLAN
 1/8" = 1'-0"

NOT FOR
 CONSTRUCTION

ZGF
COTTER
 ARCHITECTS
 1000 15th Street, Suite 1500
 Denver, CO 80202
 TEL: 303.733.7000
 WWW.ZGFCOTTER.COM

THE GARDENS
 THE GARDENS PHASE THREE
 BUILDING E1: DAHLIA,
 BUILDING E2: CALLA,
 BUILDING F: JASMINE

TOWNLINE
 PROJECT NO. 2018-001
 SHEET NO. 101
 DATE: 08/14/2018
 SCALE: AS SHOWN
 DRAWN: [Name]
 CHECKED: [Name]
 PROJECT MANAGER: [Name]

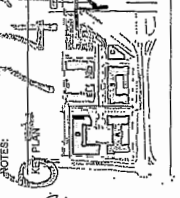
PHASE 3
 OVERALL
 PARKING PLAN

SHEET NO. 101
 A-201

DP

NOTES
741981
PLAN 7

THE PARK



ZGF
COTTER

NOT FOR
CONSTRUCTION

ZGF
COTTER

THE
GARDENS

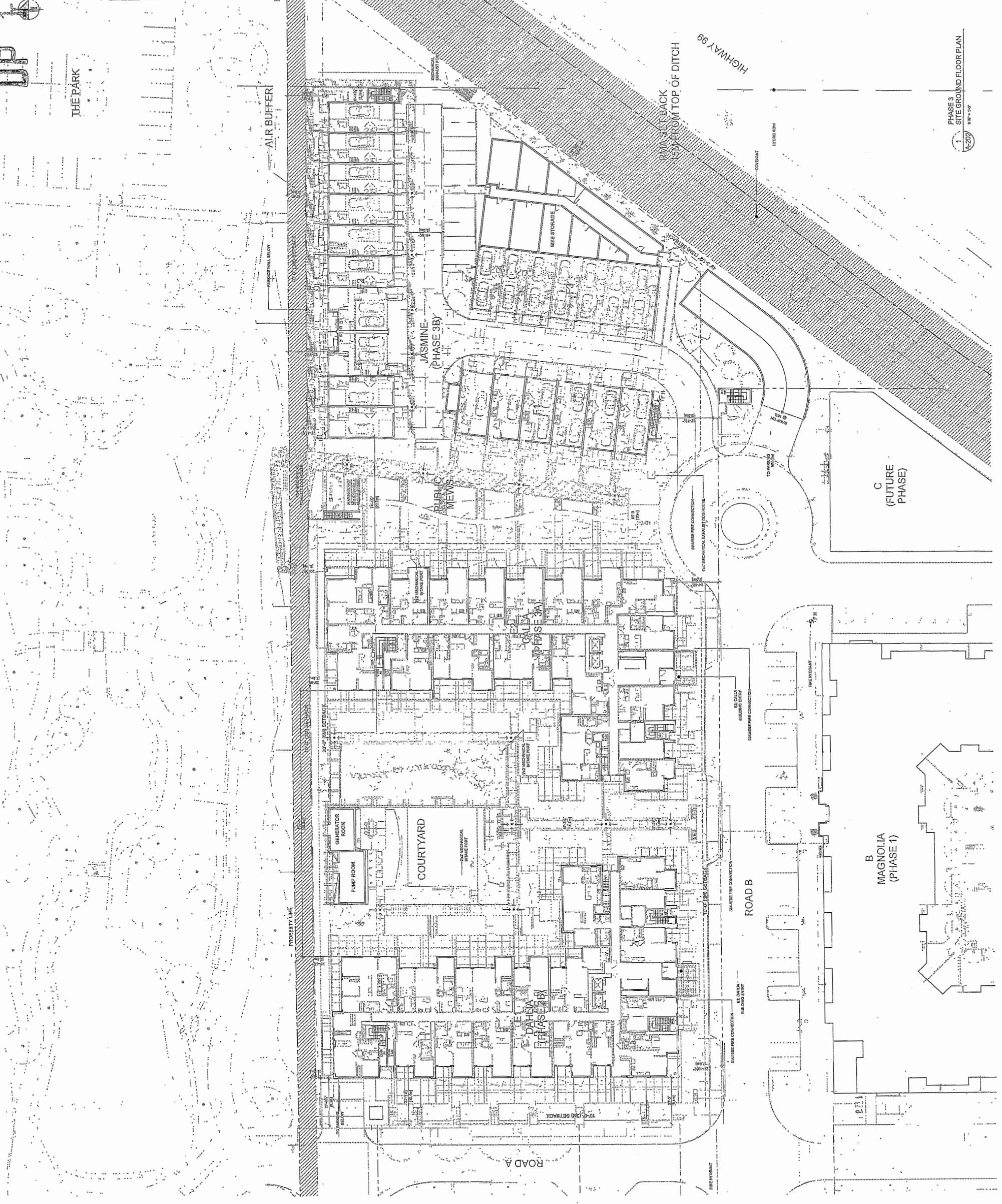
THE GARDENS PHASE THREE
BUILDING E4-DALLA
BUILDING E2-CALLA &
BUILDING F-JASMINE

TOWNSHIP

DATE	11/11/10
SCALE	1/8" = 1'-0"
PROJECT	THE GARDENS PHASE THREE
SHEET	PHASE 3 SITE GROUND FLOOR PLAN

PHASE 3 SITE
GROUND FLOOR PLAN

A-202



PHASE 3
SITE GROUND FLOOR PLAN
11/11/10

741981
PLAN #8

DP THE PARK



NOT FOR CONSTRUCTION

ZGF
COTTER

THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1 DAHLIA,
BUILDING E2 CALLA, &
BUILDING F JASMINE

TOWNLINE

PHASE 3 SITE
ROOF PLAN

PHASE 3 SITE PLAN
A-203

DP 16741981 PLAN 09

* AFFORDABLE UNITS
DESIGNED AS
UNIVERSAL HOUSING
UNITS.

** 1 BEDROOM
AFFORDABLE UNIT
DESIGNED AS FULLY
ACCESSIBLE UNIT.

NOT FOR
CONSTRUCTION

ZGF
COTTER

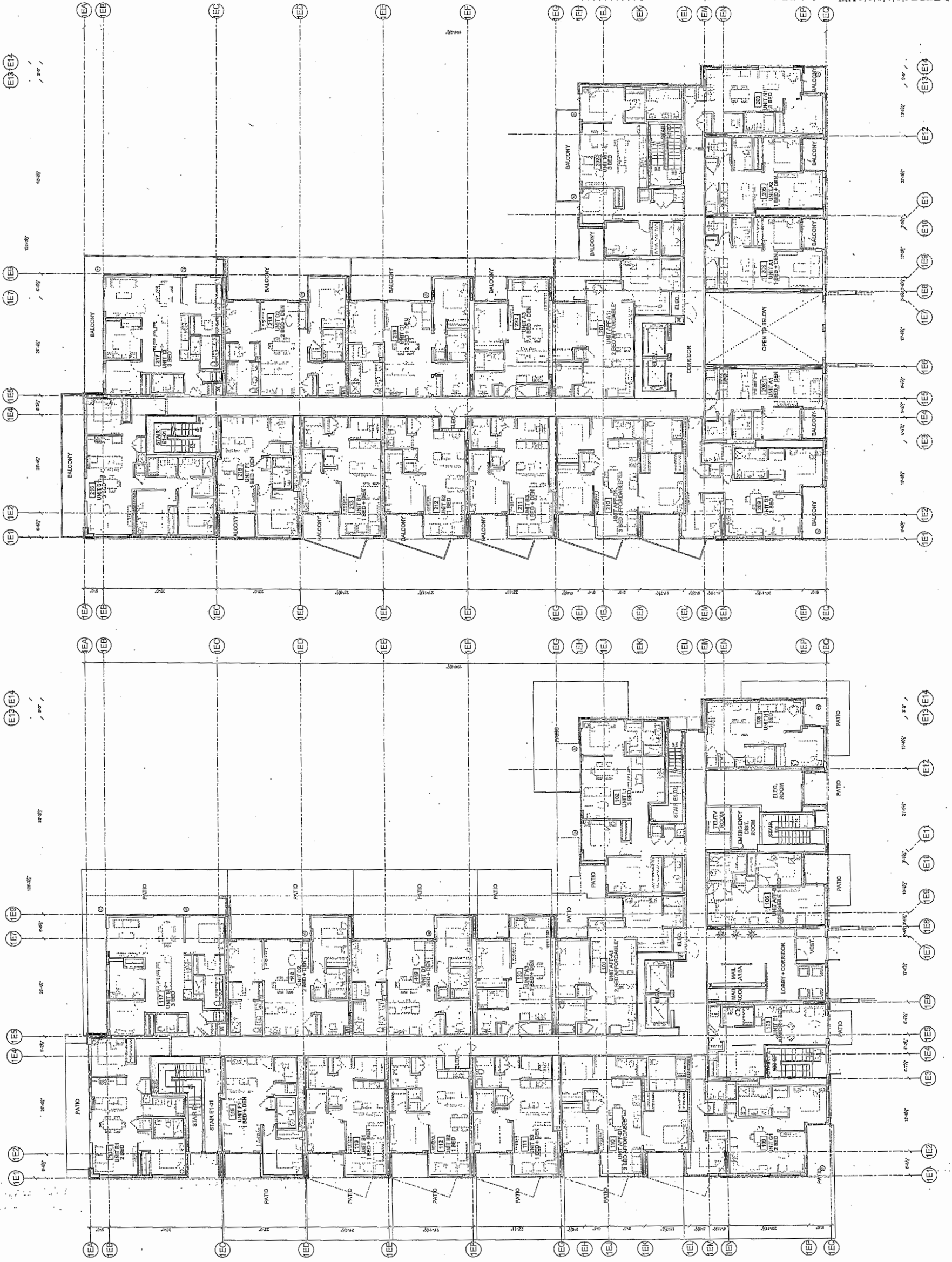
THE
GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALUA &
BUILDING F: JASMINE

TOWNLINE

DATE: 08/11/2011
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: THE GARDENS PHASE THREE
BUILDING E1: DAHLIA
FLOOR PLAN
FLOORS 1 TO 2

DATE: 08/11/2011
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: THE GARDENS PHASE THREE
BUILDING E1: DAHLIA
FLOOR PLAN
FLOORS 1 TO 2



2. BUILDING E1: DAHLIA (PHASE 3)
LEVEL 2 / FLOOR 2 - PLAN
1/8" = 1'-0"

1. BUILDING E1: DAHLIA (PHASE 3)
LEVEL 1 / FLOOR 1 - PLAN
1/8" = 1'-0"

DP 16
741981
PLAN #10

NOTES:
* AFFORDABLE UNITS
DESIGNED AS
UNIVERSAL HOUSING
UNITS.
** 1 BEDROOM
AFFORDABLE UNIT
DESIGNED AS FULLY
ACCESSIBLE UNIT.

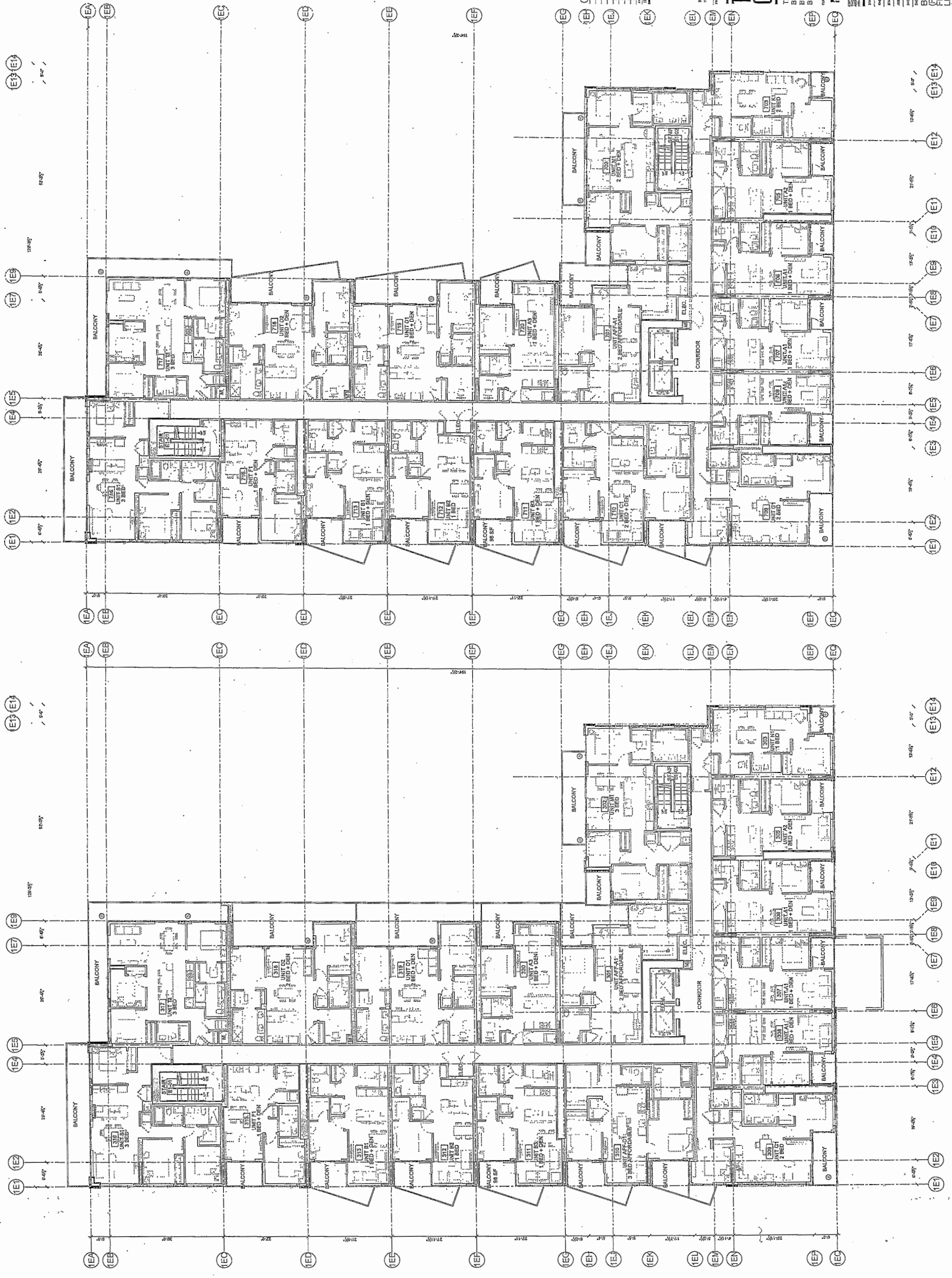
NOT FOR
CONSTRUCTION

ZGF
COTTER
CORPORATION

THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1; DAHLIA,
BUILDING E2; CALLA, &
BUILDING F; JASMINE

TOWNLINE

BUILDING E1; DAHLIA
(PHASE 3)
FLOOR PLAN
LEVELS 3 TO 6
/ FLOORS 3, 5 TO 7

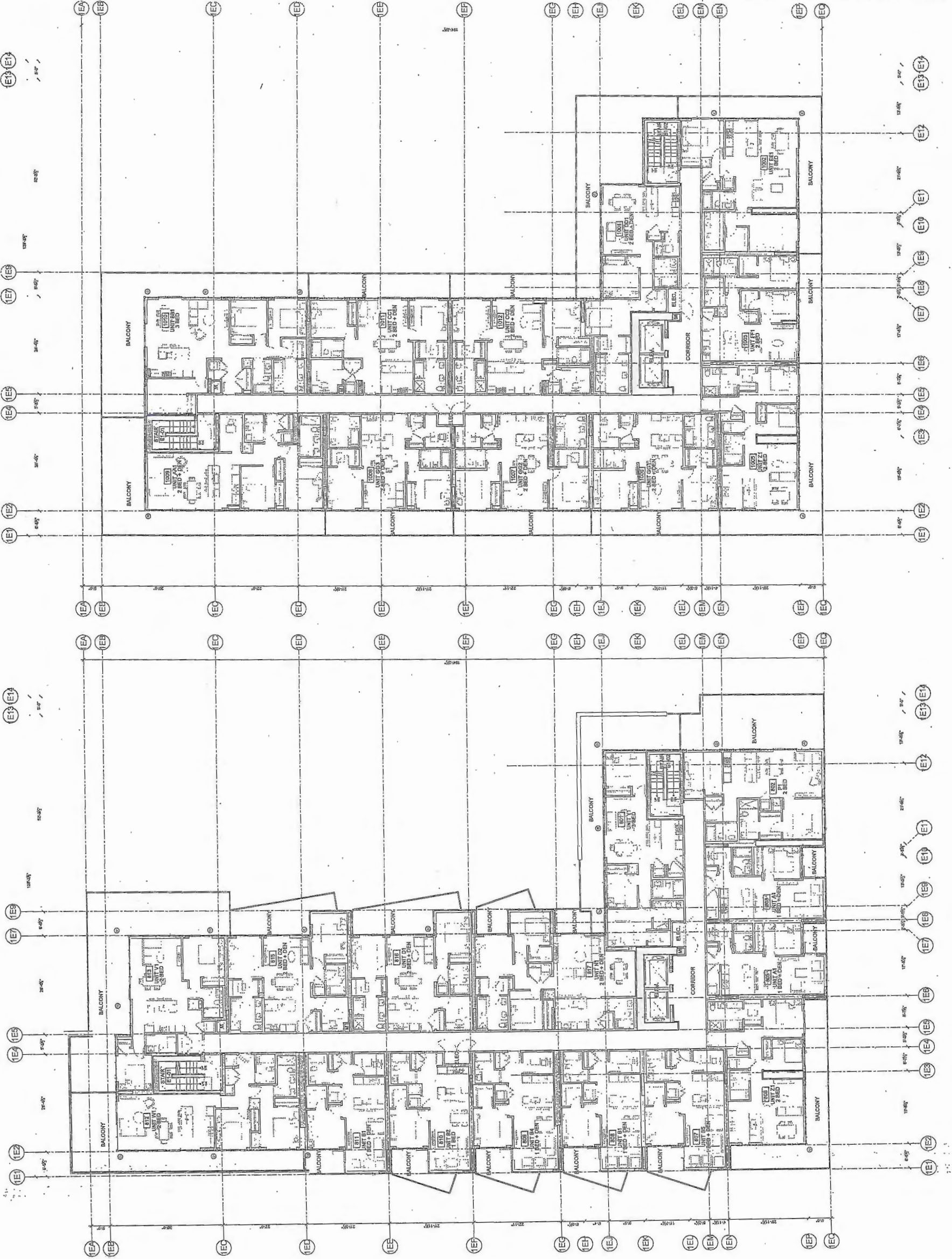
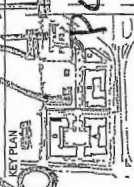


1 BUILDING E1; DAHLIA (PHASE 3)
LEVELS 3 TO 6 - PLAN
1/8" = 1'-0"

2 BUILDING E1; DAHLIA (PHASE 3)
LEVELS 5 TO 7 - PLAN
1/8" = 1'-0"

DP 14674981
 PLAN 111

NOTES:



NOT FOR CONSTRUCTION

ZGF
 COTTER

THE GARDENS

THE GARDENS PHASE THREE
 BUILDING E1, DAHLIA,
 BUILDING E2, DALIA,
 BUILDING F, JASMINE

TOWNLINE

DATE: 10/11/11
 DRAWN: [Name]
 CHECKED: [Name]
 APPROVED: [Name]

BUILDING E1, DAHLIA (PHASE 3)
 FLOOR PLAN
 LEVEL 9 TO 10 / FLOOR 8 TO 10

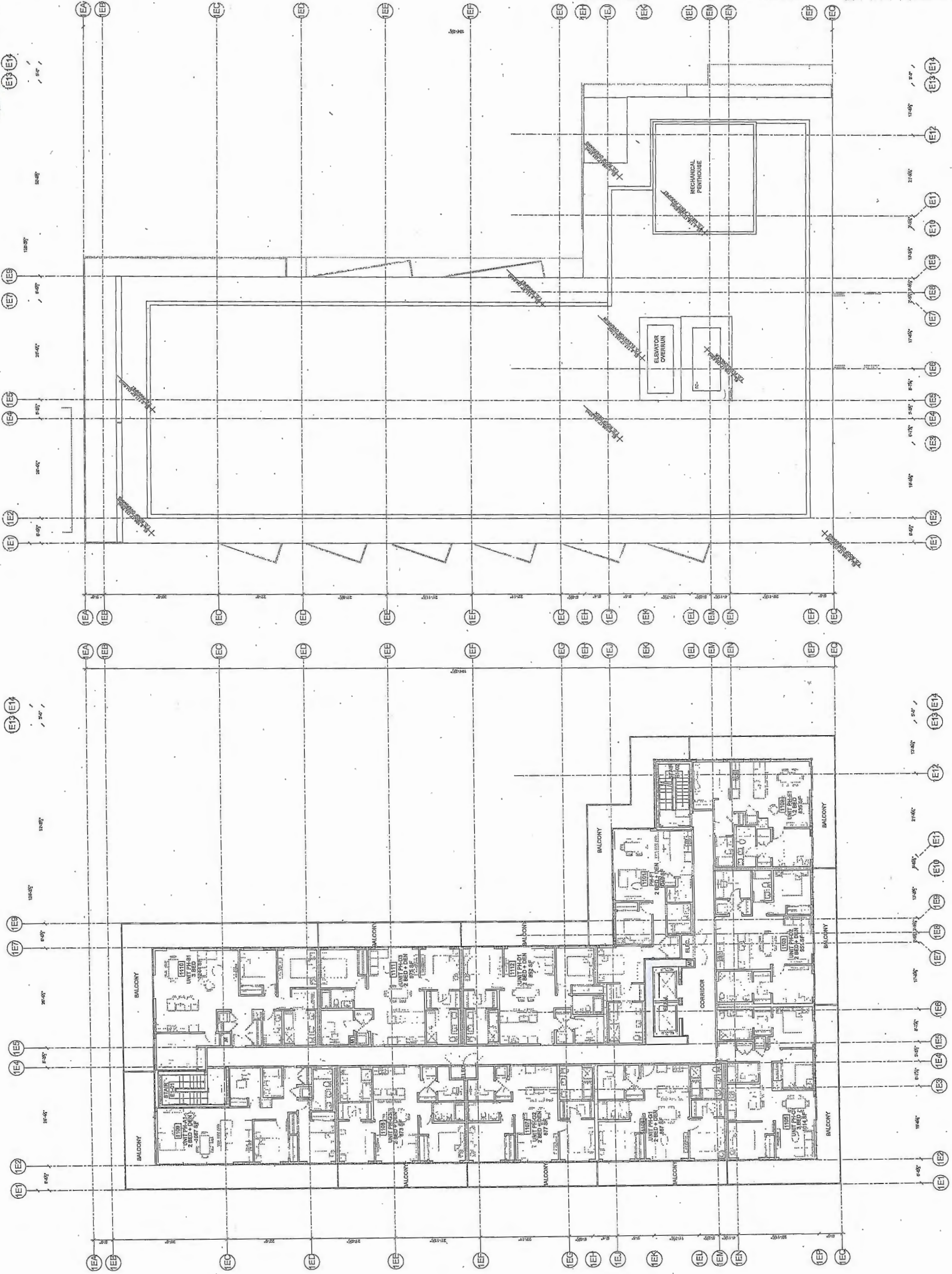
1 BUILDING E1, DAHLIA (PHASE 3)
 LEVELS 8 TO 10 / FLOORS 8 TO 10 - PLAN

2 BUILDING E1, DAHLIA (PHASE 3)
 LEVEL 9 / FLOOR 10 - PLAN

A-213

NOTE:

DP 16
1981
PLAN #12



NOT FOR CONSTRUCTION

1	MECHANICAL
2	ELECTRICAL
3	PLUMBING
4	STRUCTURE
5	FINISH
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	STRUCTURE
10	FINISH

ZGF
COTTER
CORPORATION

THE GARDENS

THE GARDENS PHASE THREE
BUILDING ET: DAHLIA,
BUILDING ET: CALLA, &
BUILDING ET: JASMINE

TOWNLINE

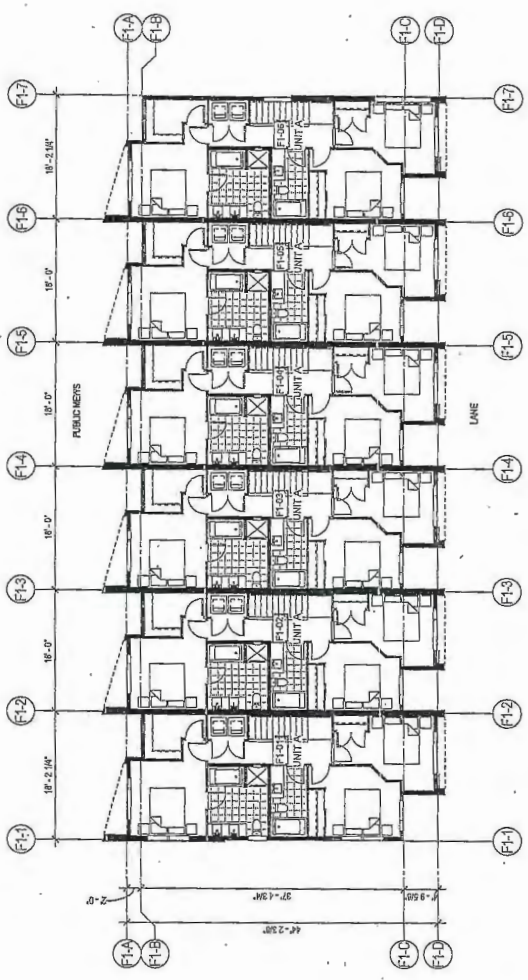
BUILDING ET: DAHLIA (PHASE 3)
FLOOR PLAN
LEVEL 10 / FLOOR 11
AND ROOF PLAN

2 ROOF PLAN
BUILDING ET: DAHLIA (PHASE 3)
A-214

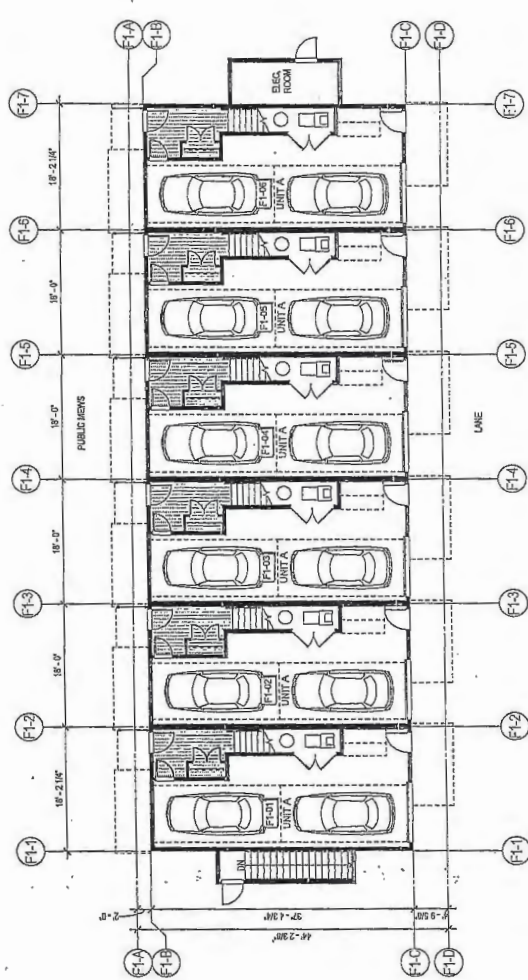
1 LEVEL 10 / FLOOR 11 - PLAN
BUILDING ET: DAHLIA (PHASE 3)
A-214

NOTES
 1. ASK PLAN
 2. 1981
 3. PLAN #13

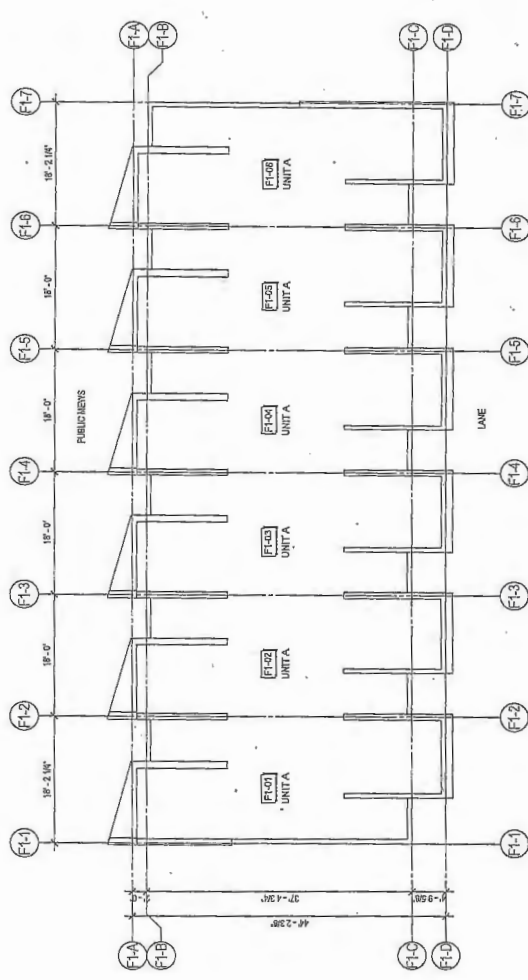
DP 1



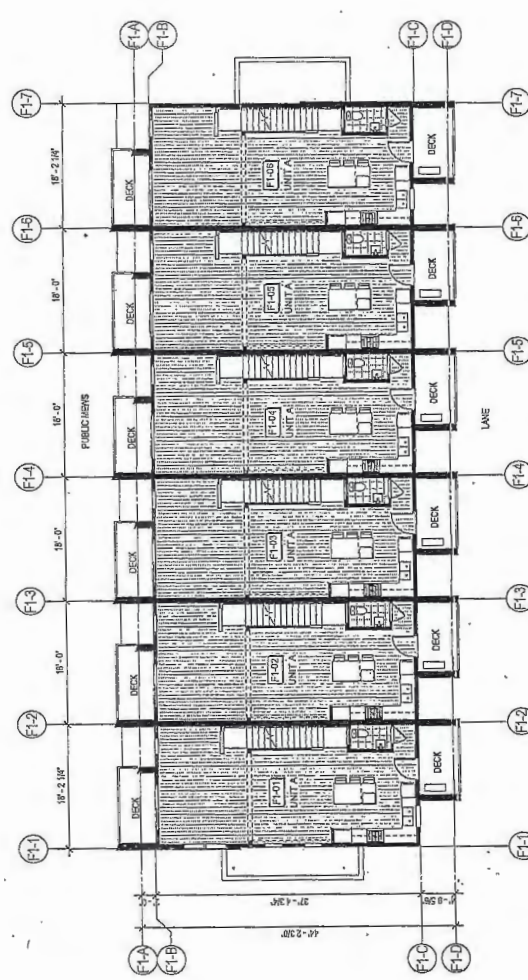
1. BUILDING F1 JASMINE PHASE 3 LEVEL 1 FLOOR PLAN
 1/8" = 1'-0"



1. BUILDING F1 JASMINE PHASE 3 LEVEL 2 FLOOR PLAN
 1/8" = 1'-0"



1. BUILDING F1 JASMINE PHASE 3 LEVEL 1 FLOOR PLAN
 1/8" = 1'-0"



1. BUILDING F1 JASMINE PHASE 3 LEVEL 2 FLOOR PLAN
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT	THE GARDENS PHASE THREE
CLIENT	ZGF COTTER
ARCHITECT	ZGF COTTER
DATE	10/11/11
SCALE	1/8" = 1'-0"
NO.	13
REV.	

ZGF COTTER
 ARCHITECTS

THE GARDENS
 PHASE THREE

THE GARDENS PHASE THREE
 BUILDING E1: DAHLIA,
 BUILDING E2: GALLIA, &
 BUILDING F: JASMINE

TOWNLINE

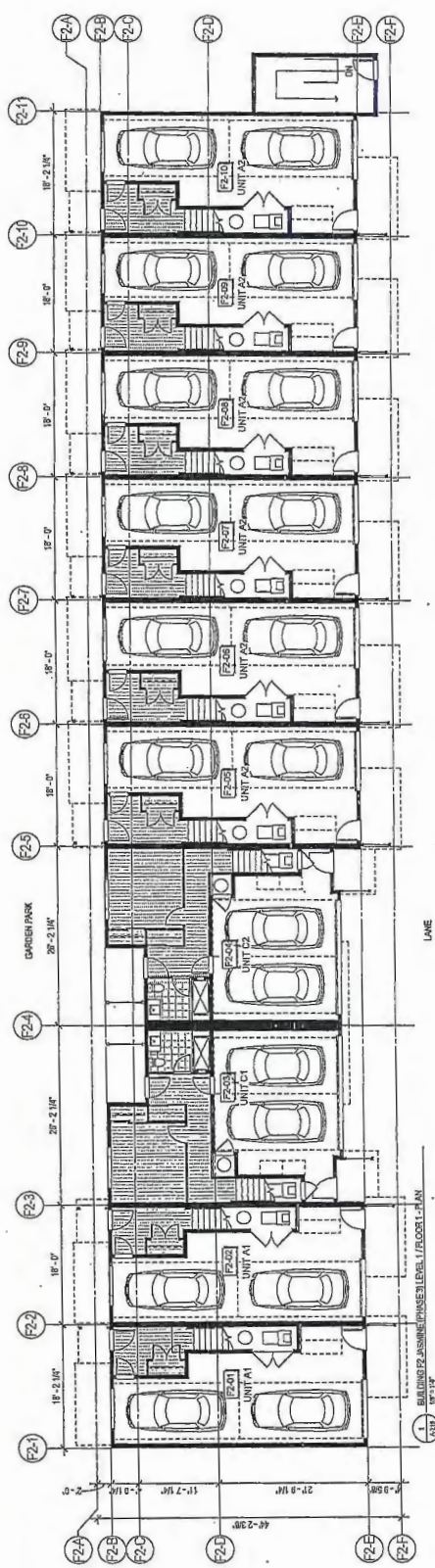
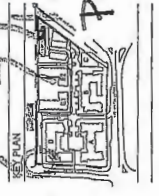
DATE	10/11/11
NO.	13
REV.	

BUILDING F1 JASMINE
 (PHASE 3)
 FLOOR PLANS

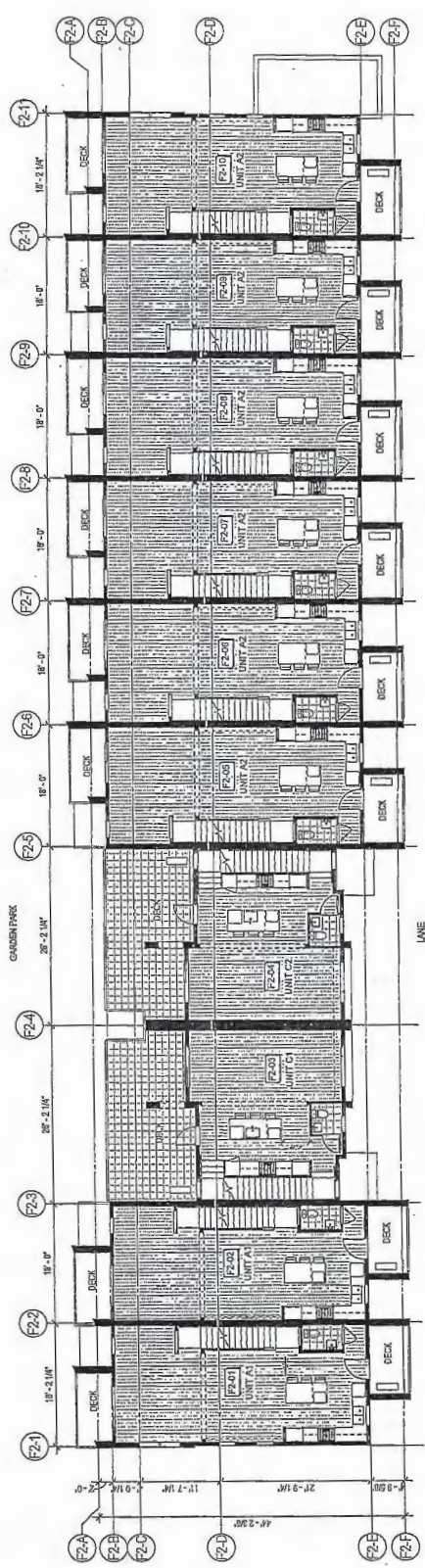
A-218

OP 1
 1981
 PLAN #14

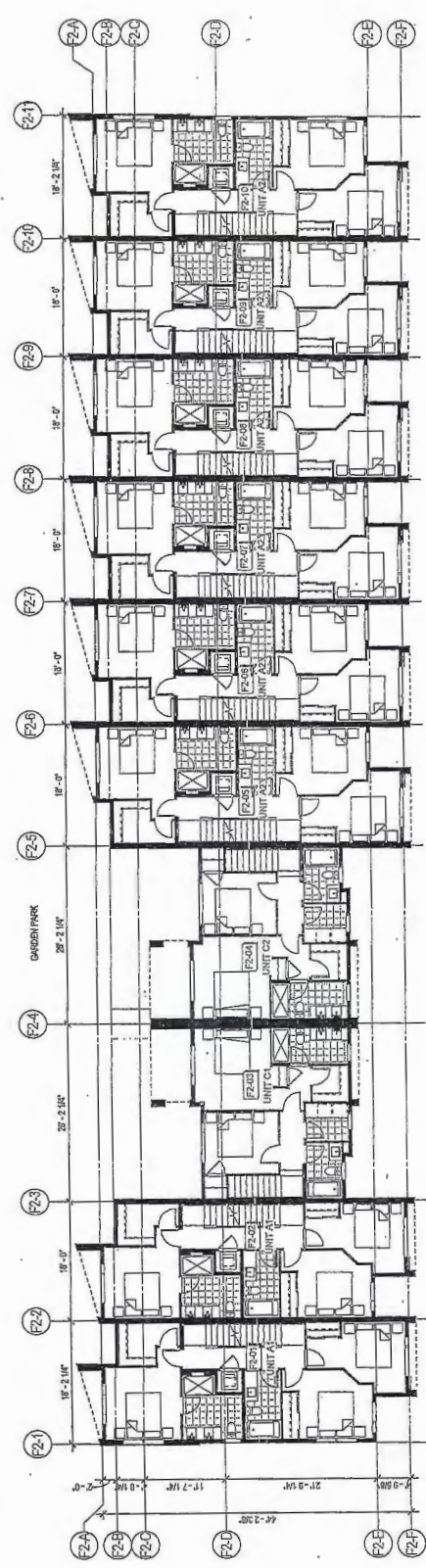
NOTES:



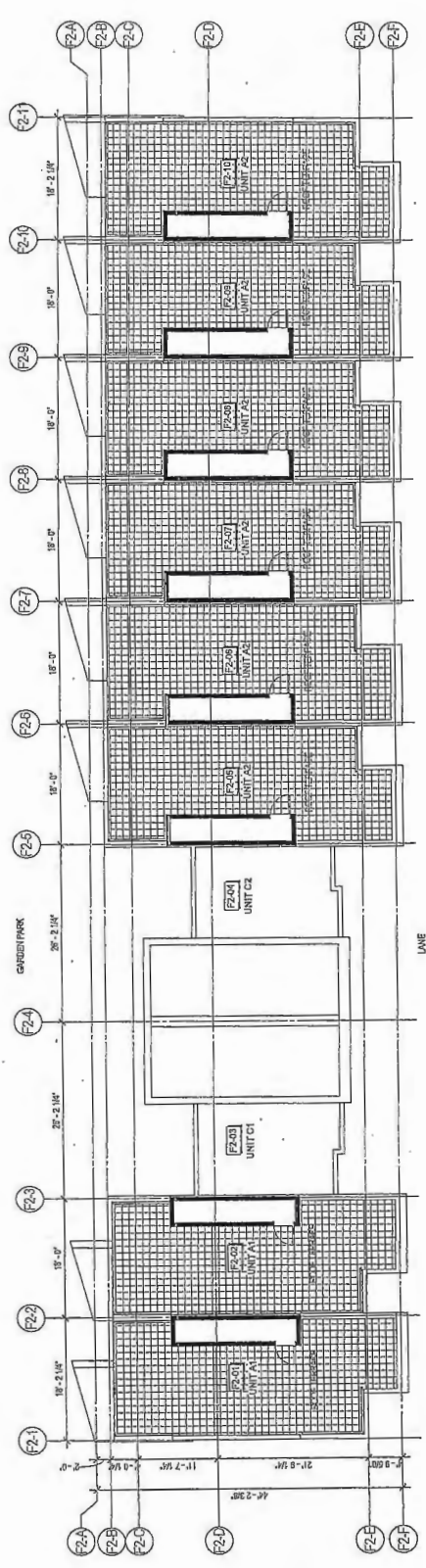
1 BUILDING F2 JASMINE PHASE 3 LEVEL 1 (GRID 1-14)



2 BUILDING F2 JASMINE PHASE 3 LEVEL 2 (GRID 1-14)



3 BUILDING F2 JASMINE PHASE 3 LEVEL 3 (GRID 1-14)



4 BUILDING F2 JASMINE PHASE 3 LEVEL 4 (GRID 1-14)

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

ZGF
 COTTER

THE GARDENS

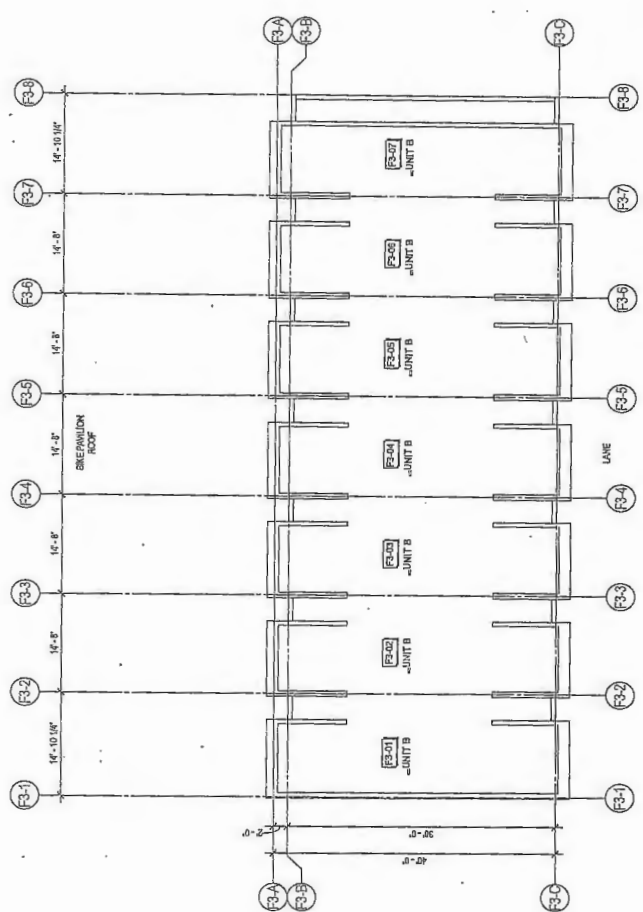
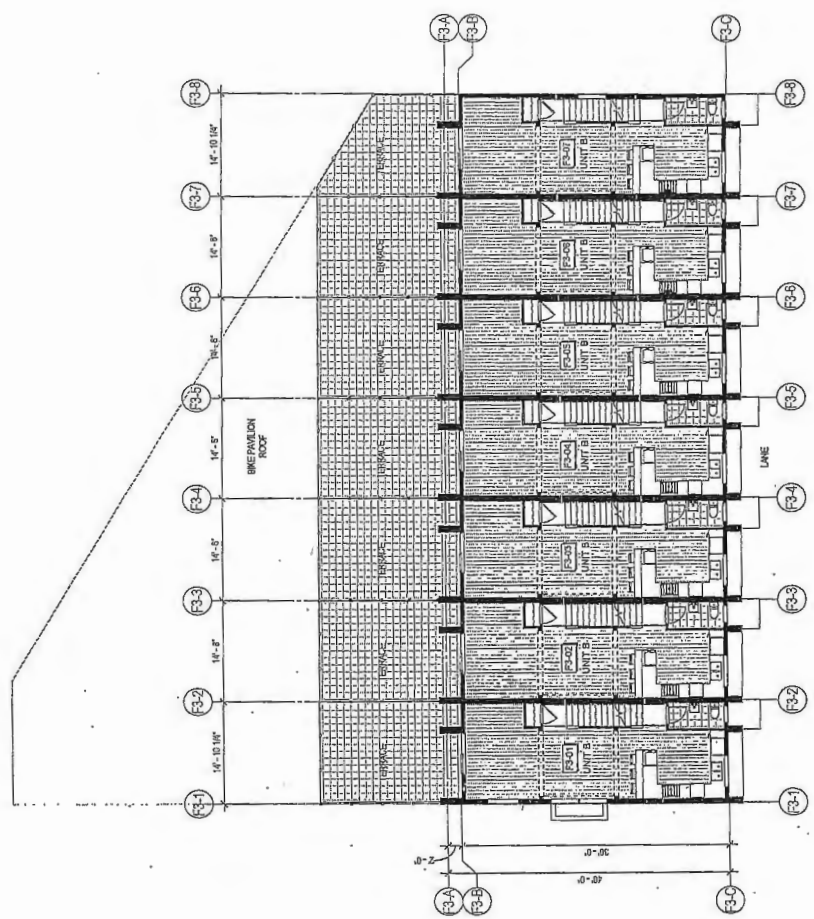
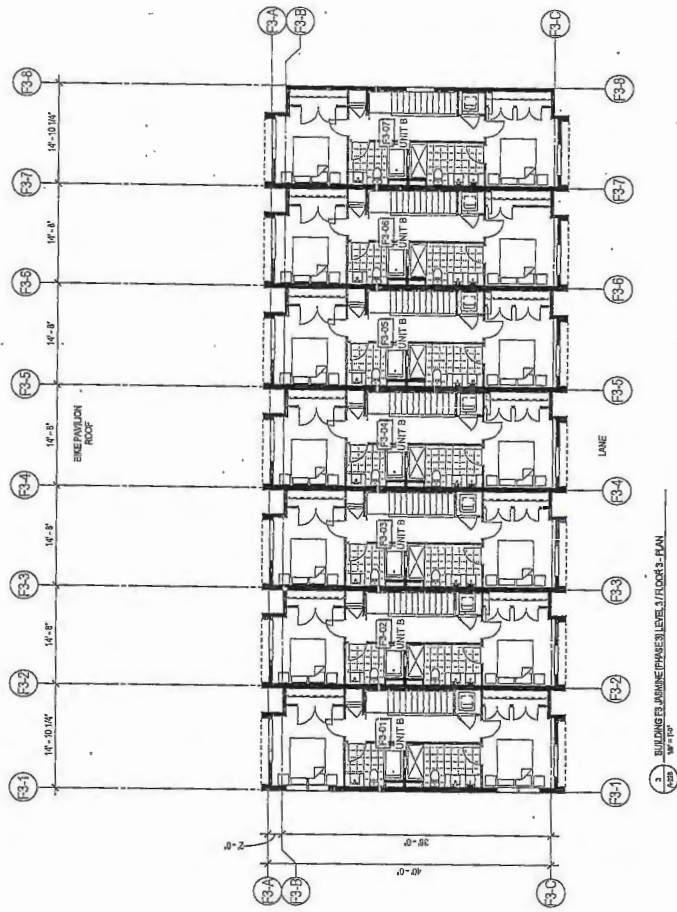
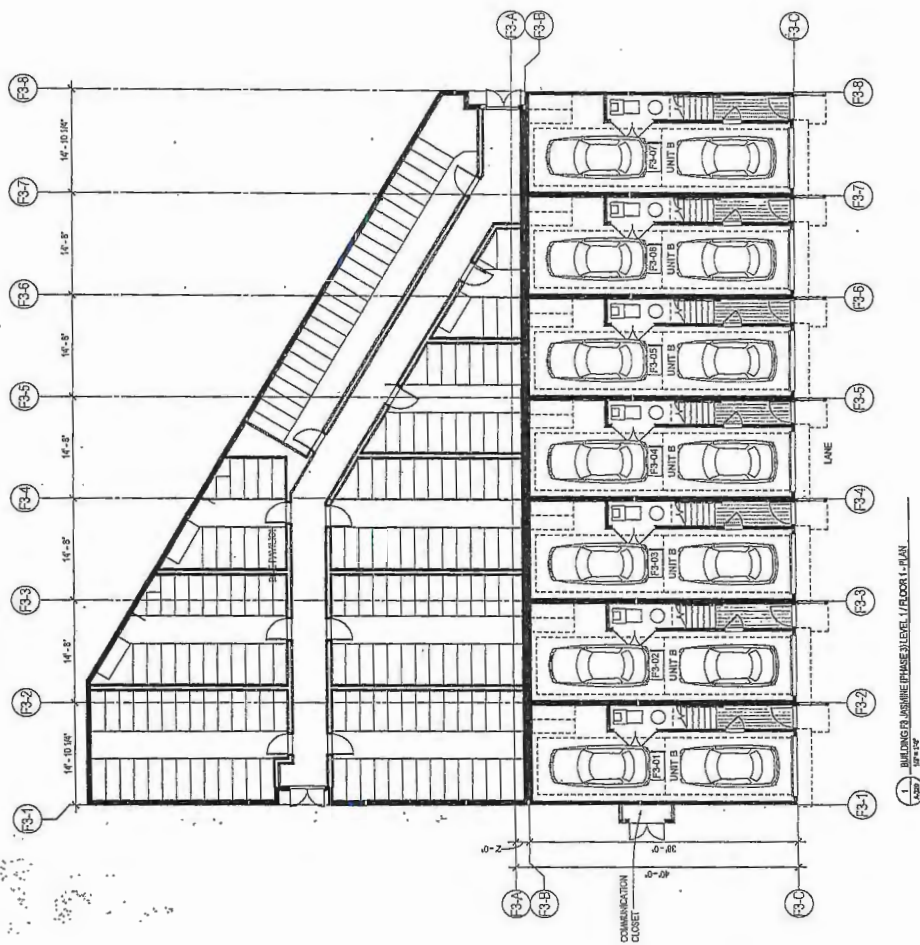
THE GARDENS PHASE THREE
 BUILDING E2 DAHLIA,
 BUILDING E2 CALLA,
 BUILDING F2 JASMINE

TOWNLINE

NO.	DATE	DESCRIPTION

BUILDING F2 JASMINE
 (PHASE 3)
 FLOOR PLANS

A-219



NOT FOR CONSTRUCTION

DATE	DESCRIPTION
7/19/81	NEW PLAN

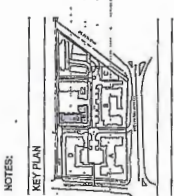
ZGF
 COTTER
 ARCHITECTS

THE GARDENS
 THE GARDENS PHASE THREE
 BUILDING F3, DALLAS,
 TEXAS
 BUILDING F3, JASMINE
 BUILDING F3, JASMINE

TOWNLINE
 THE GARDENS PHASE THREE
 BUILDING F3, DALLAS,
 TEXAS
 BUILDING F3, JASMINE
 BUILDING F3, JASMINE

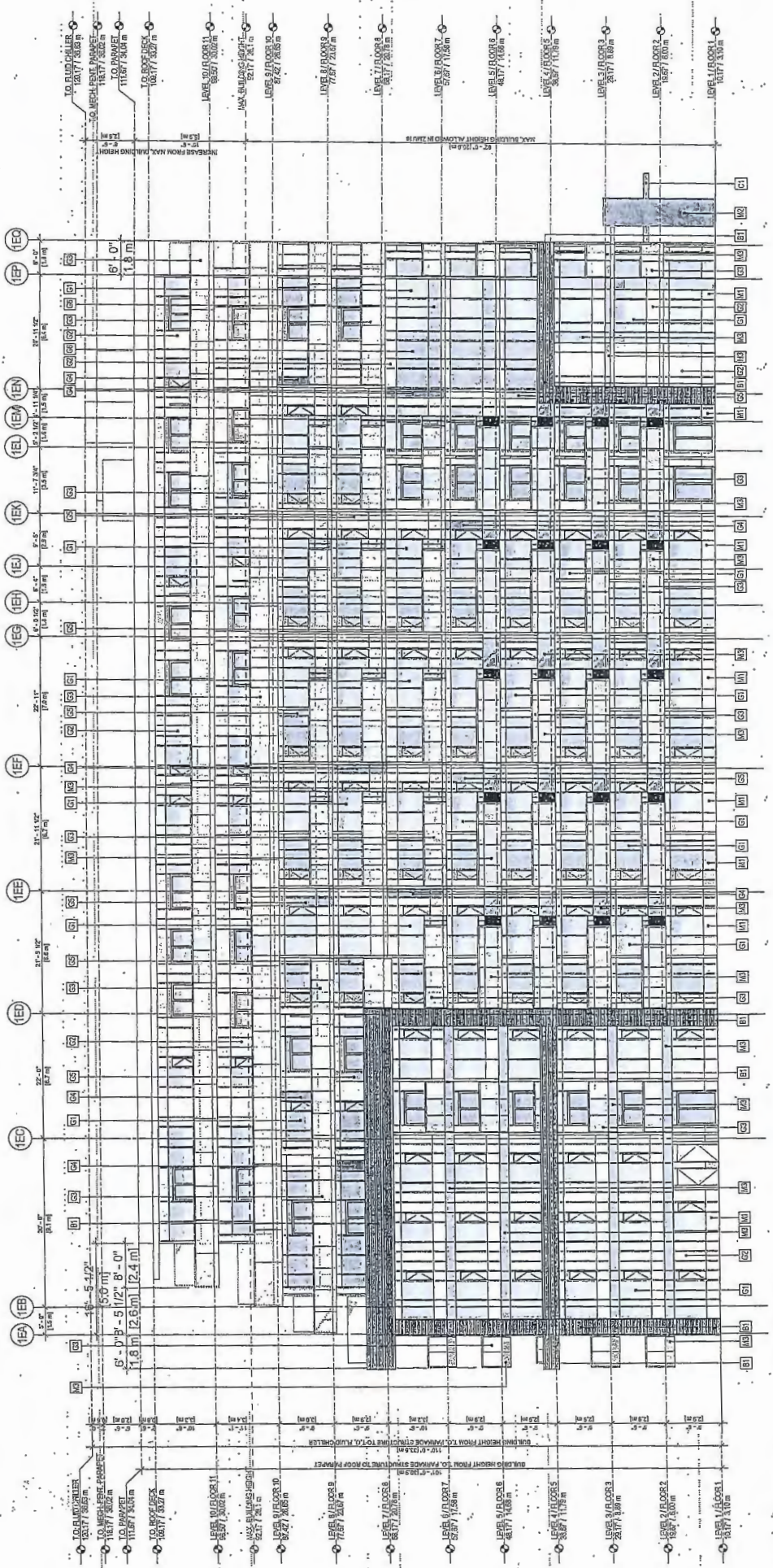
DATE	DESCRIPTION
7/19/81	NEW PLAN

BUILDING F3 JASMINE PHASE THREE
 (PHASE 3)
 FLOOR PLANS



741981
PAN 16

- BUILDING E1 DAHLIA MATERIAL LEGEND**
- B1 - BRICK TEXTURED FINISH (DARK GRAY)
 - C1 - STEEL FRAMED GLASS CURTAIN
 - C2 - CLEAR GLAZING
 - C3 - SPANDREL PANEL (WHITE)
 - C4 - SPANDREL PANEL (ORANGE)
 - C5 - SPANDREL PANEL (YELLOW)
 - C6 - SPANDREL PANEL (GREY)
 - C7 - SPANDREL PANEL (DARK GRAY)
 - C8 - SPANDREL PANEL (DARK GRAY)
 - C9 - SPANDREL PANEL (DARK GRAY)
 - C10 - SPANDREL PANEL (DARK GRAY)



1. BUILDING E1 DAHLIA (PHASE 3) WEST ELEVATION

NOT FOR CONSTRUCTION

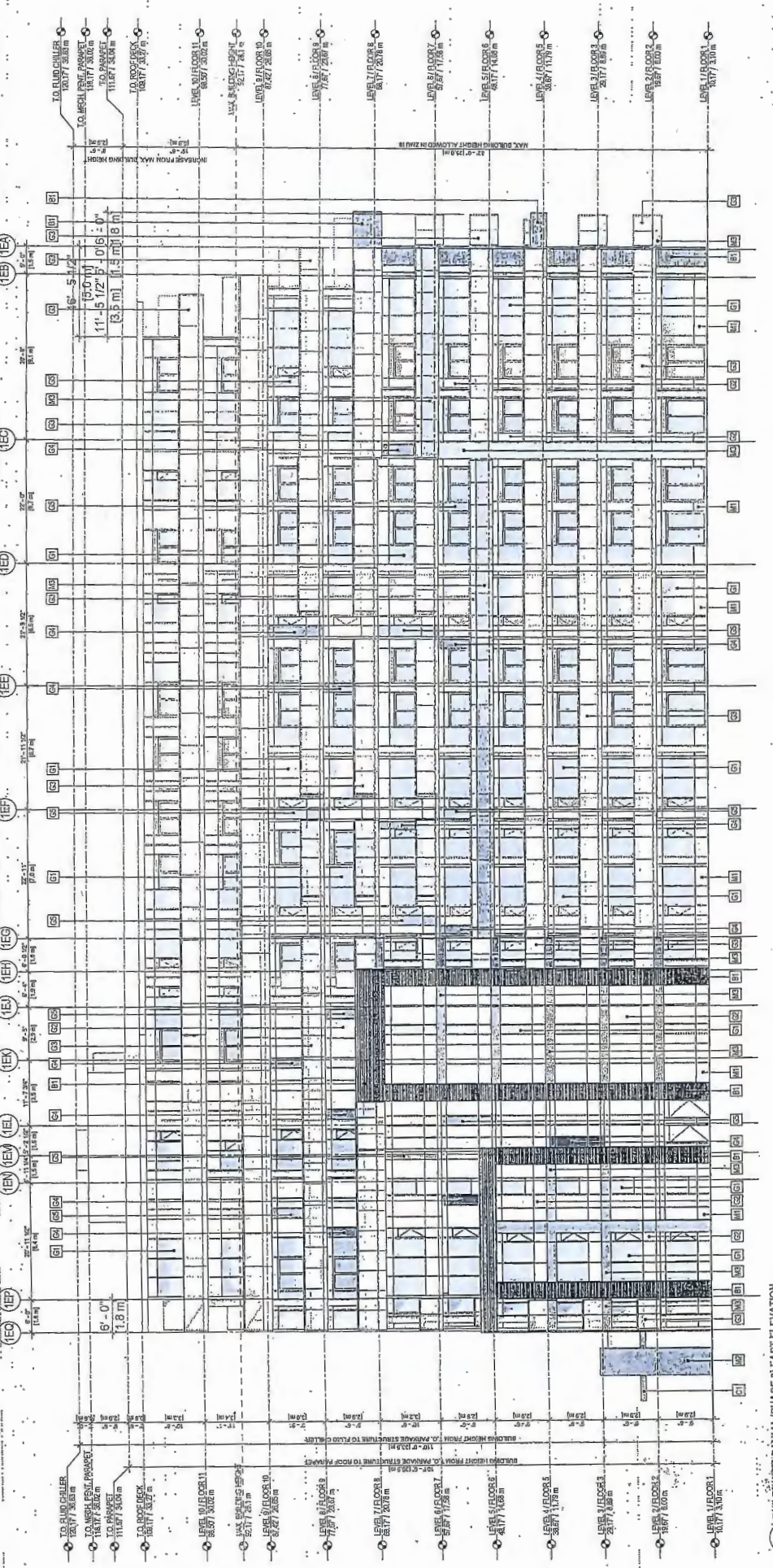


THE GARDENS
THE GARDENS PHASE THREE
(PHASE 3)
BUILDING E1, CALLA &
BUILDING F, JASMINE

TOWNLINE
ARCHITECTS
1000 WEST 10TH AVENUE
SUITE 1000
DENVER, CO 80202
TEL: 303.733.1111
WWW.TOWNLINEARCHITECTS.COM

DATE	2017/04/04
SCALE	1/8" = 1'-0"
PROJECT	BUILDING E1 DAHLIA (PHASE 3)
CLIENT	TOWNLINE ARCHITECTS
DESIGNER	ZGF COTTER
ARCHITECT	TOWNLINE ARCHITECTS

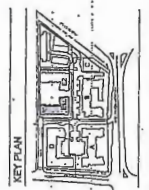
BUILDING E1 DAHLIA
(PHASE 3)
WEST AND EAST
ELEVATIONS



2. BUILDING E1 DAHLIA (PHASE 3) EAST ELEVATION

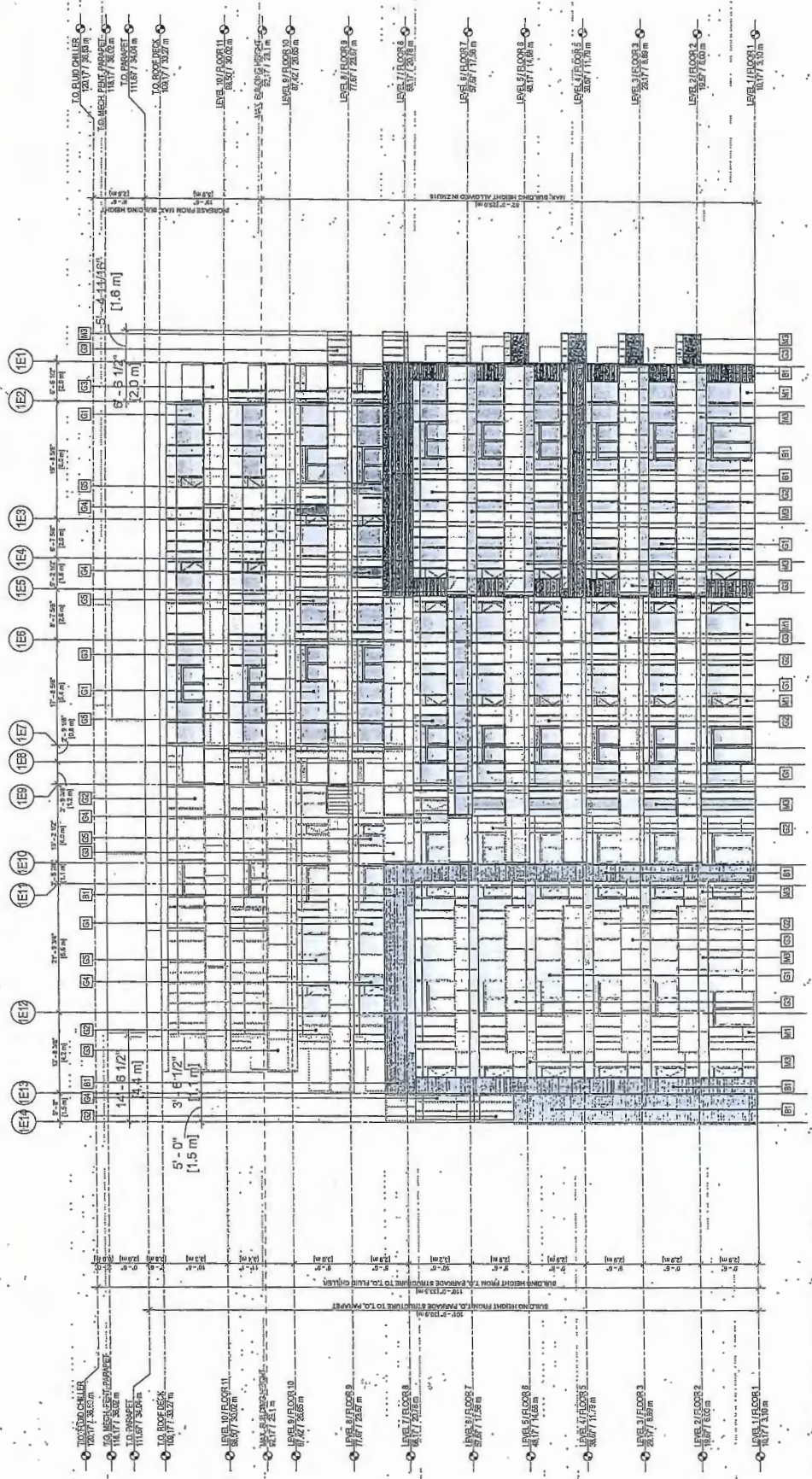
NOTES

NET PLAN

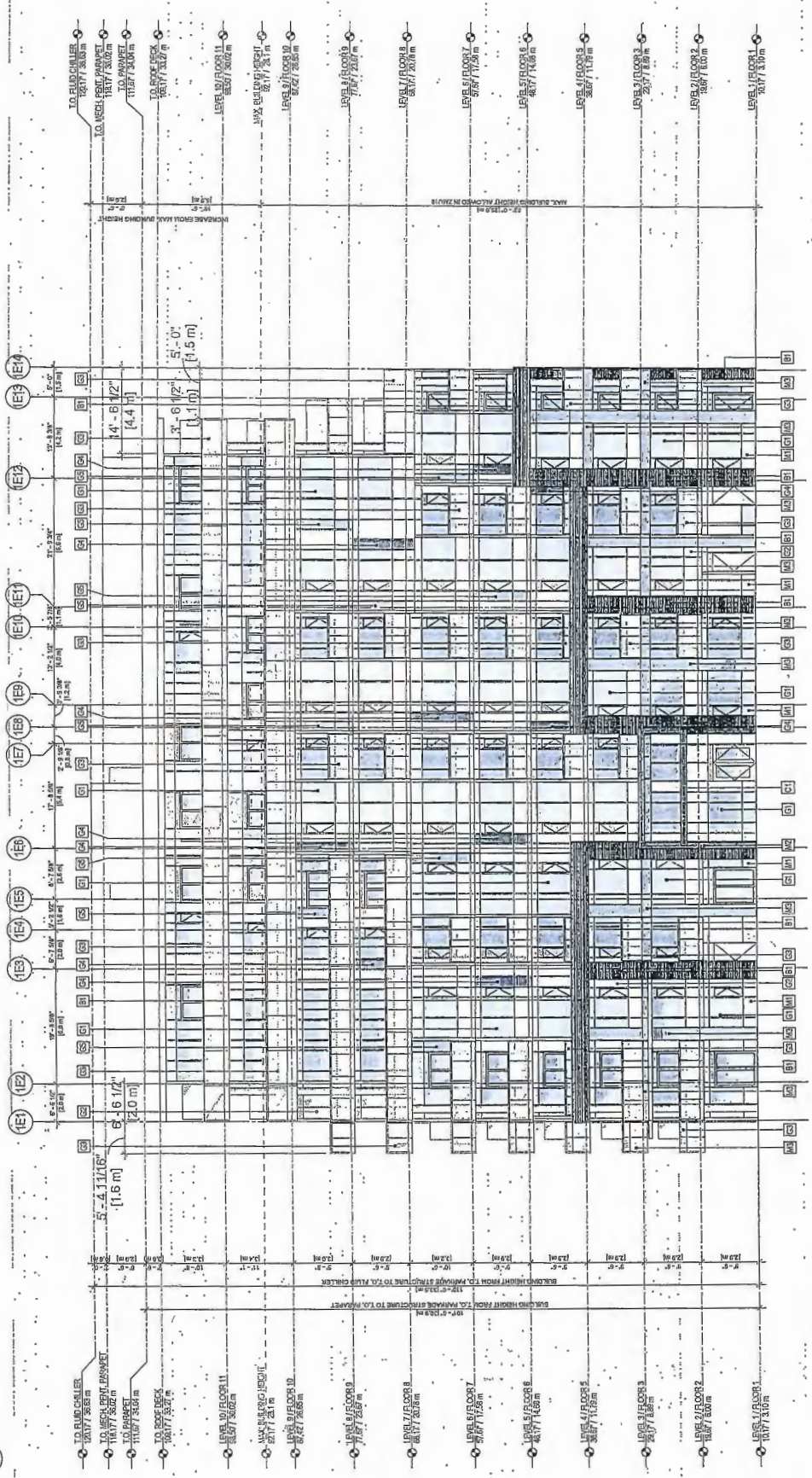


- BUILDING E1 DAHLIA MATERIAL LEGEND**
- B1 - BRICK (TEXTURED FINISH (DARK GRAY))
 - C1 - STEEL (SHINY GLASS CASING)
 - D1 - CLEAR GLAZING
 - D2 - SPANDREL PANEL (WHITE)
 - D3 - GLASS QUADRANT (CLEAR GLAZING)
 - D4 - SPANDREL PANEL (DARK GRAY)
 - D5 - SPANDREL PANEL (GREY)
 - M1 - METAL PANEL (LIGHT GRAY)
 - M2 - METAL PANEL (DARK GRAY)
 - M3 - METAL PANEL (DARK GRAY)

UP 16-741981
PLAN #17



1. BUILDING E1 DAHLIA (PHASE 3) NORTH ELEVATION



2. BUILDING E1 DAHLIA (PHASE 3) SOUTH ELEVATION

NOT FOR CONSTRUCTION

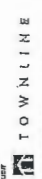


ZGF
COTTER
 ARCHITECTS

1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1000
 WWW.ZGFCOTTER.COM



THE GARDENS
 PHASE THREE
 BUILDING E1: DAHLIA,
 BUILDING E2: CALLA,
 BUILDING E3: JASMINE

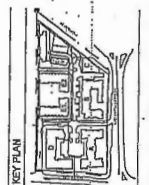


NO.	DATE	DESCRIPTION
1	10/15/16	ISSUED FOR PERMIT
2	11/15/16	REVISIONS
3	12/15/16	REVISIONS
4	01/15/17	REVISIONS
5	02/15/17	REVISIONS
6	03/15/17	REVISIONS
7	04/15/17	REVISIONS
8	05/15/17	REVISIONS
9	06/15/17	REVISIONS
10	07/15/17	REVISIONS
11	08/15/17	REVISIONS
12	09/15/17	REVISIONS

**BUILDING E1 DAHLIA
 (PHASE 3)
 NORTH AND SOUTH
 ELEVATIONS**

NOTES:

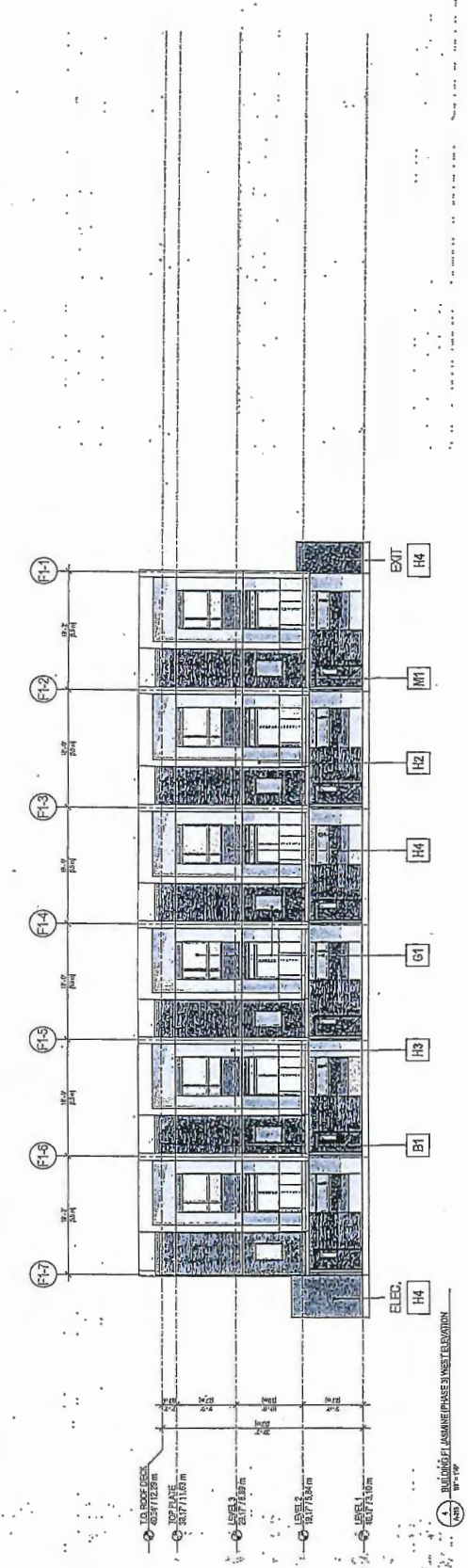
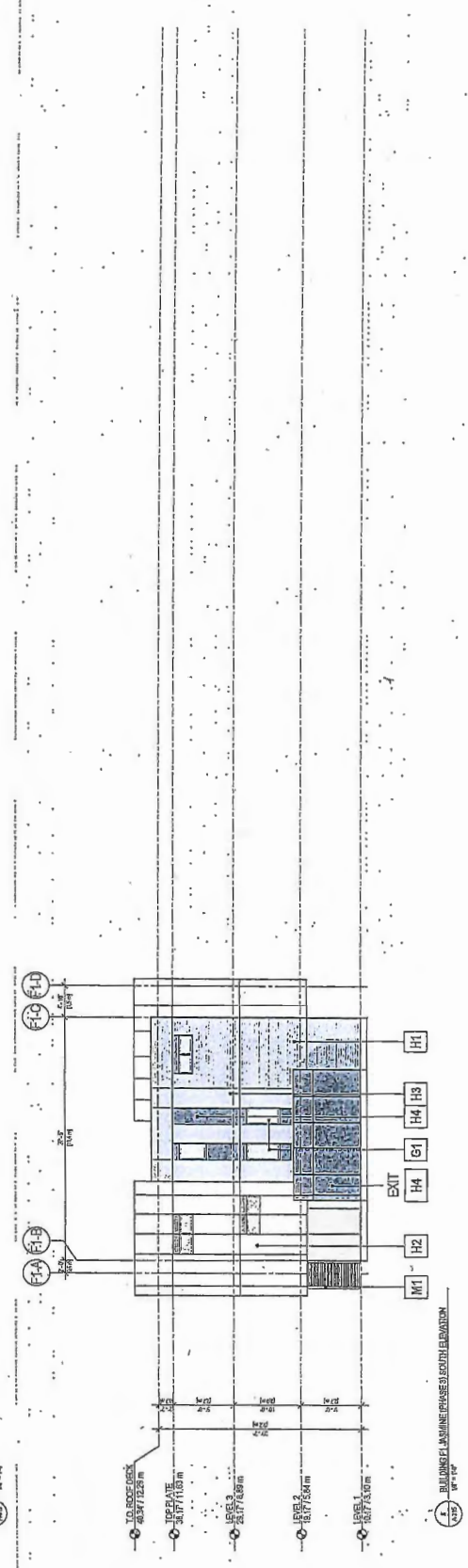
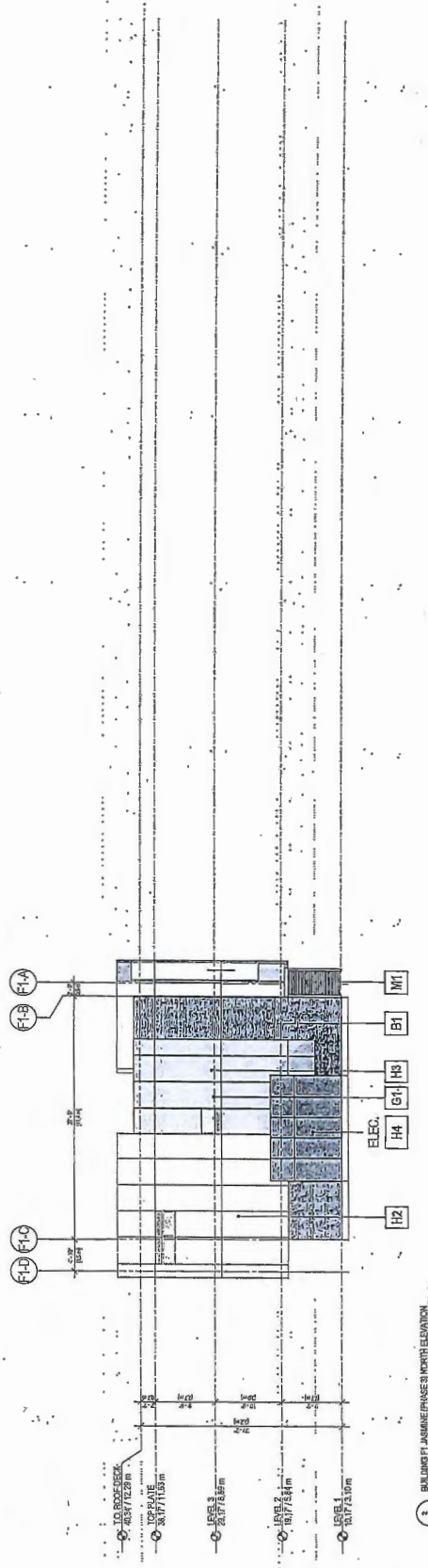
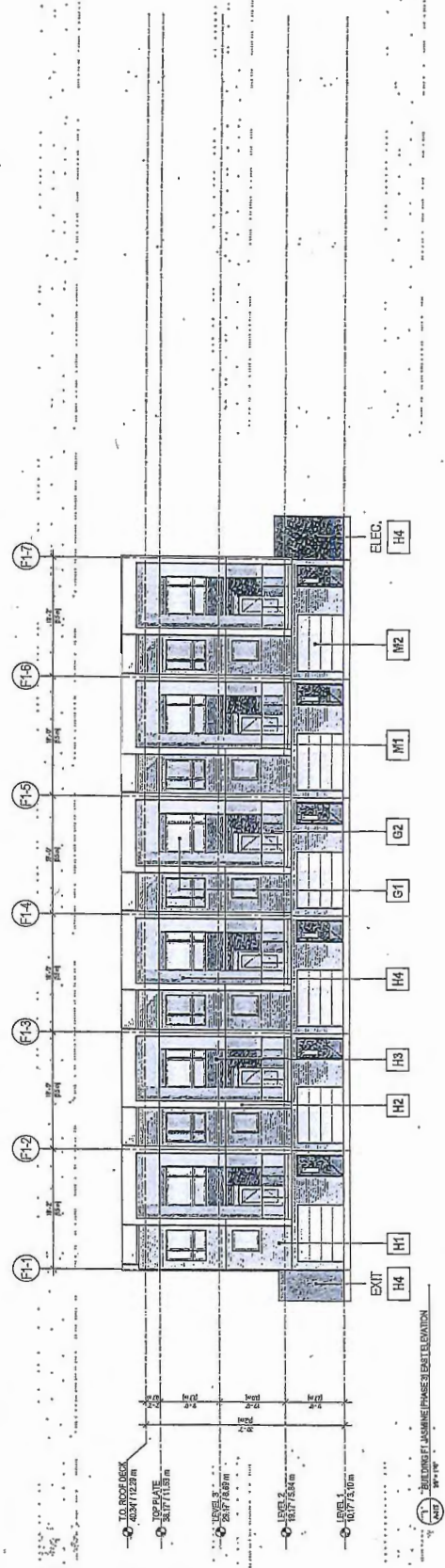
KEY PLAN



- BUILDING F1 - JASMINE MATERIAL LEGEND**
- B1 - BRICK TEXTURED FINISH (RED ONDO GREY)
 - G1 - VINYL WINDOWS (WHITE TRIM)
 - G2 - GLASS GUARDRAIL
 - M1 - METAL SCREENING DETAILING
 - M2 - GARAGE DOOR
 - H1 - CEMENT FIBRE BOARD SHIP-LAP SIDING (LINEAR)
 - H2 - CEMENT FIBRE BOARD (WHITE)
 - H3 - CEMENT FIBRE BOARD (LIGHT GREY)
 - H4 - CEMENT FIBRE BOARD (DARK GREY)

741981

PLAN #18



NOT FOR CONSTRUCTION

NO.	REV.	DATE	BY	CHKD.

ZGF
COTTER

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

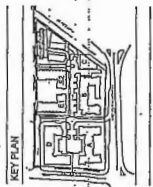
TOWNLINE

NO.	REV.	DATE	BY	CHKD.

BUILDING F1 JASMINE
(PHASE 3)
ELEVATIONS

A-315

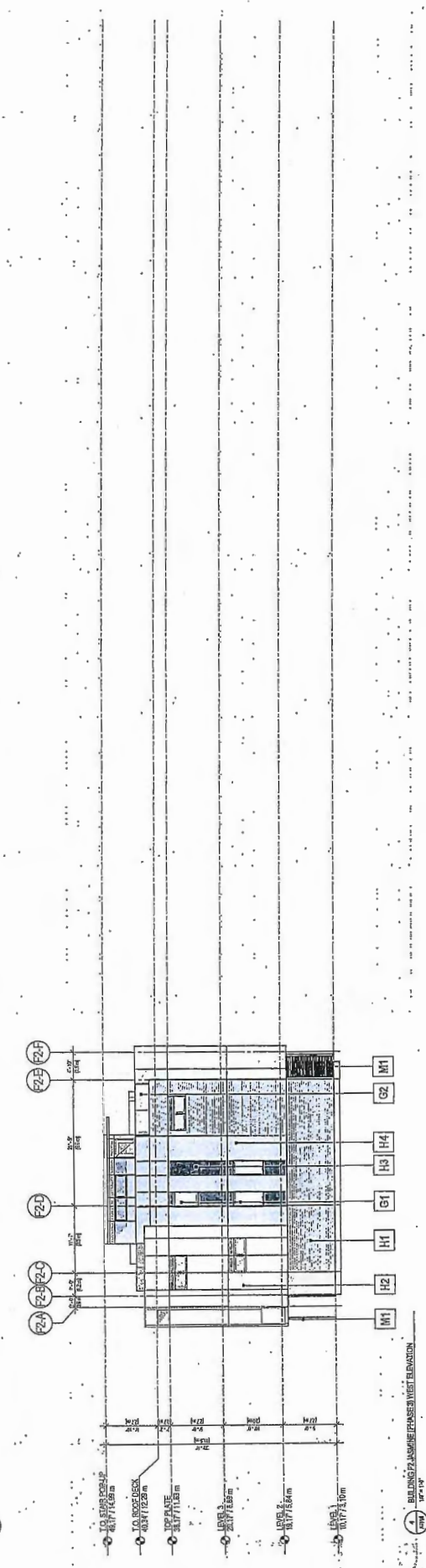
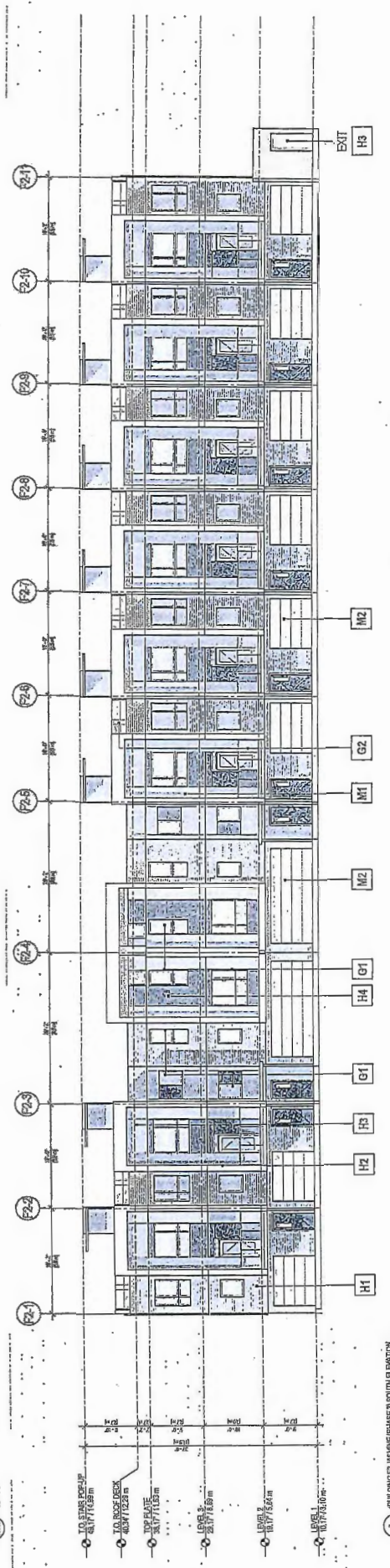
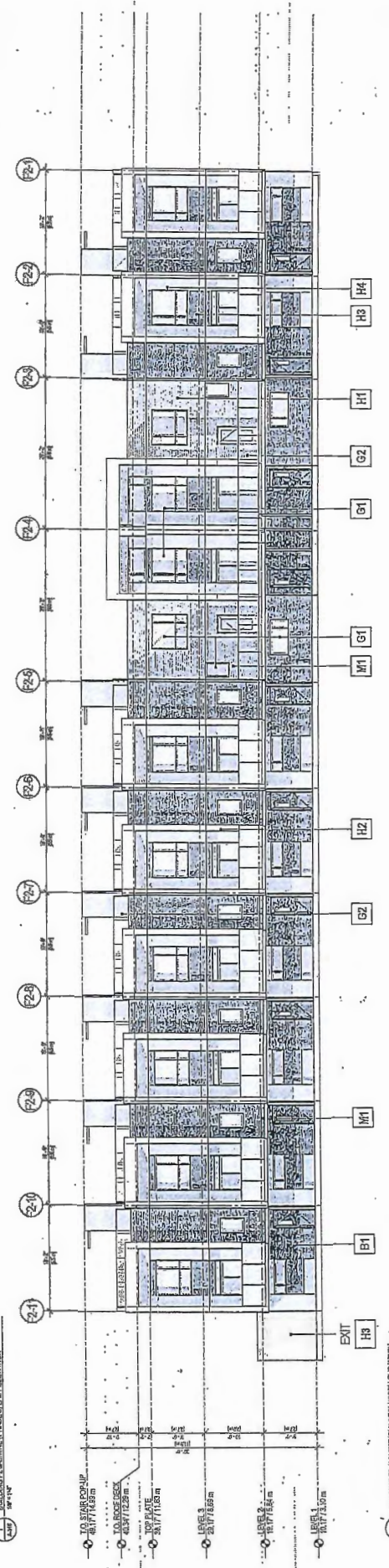
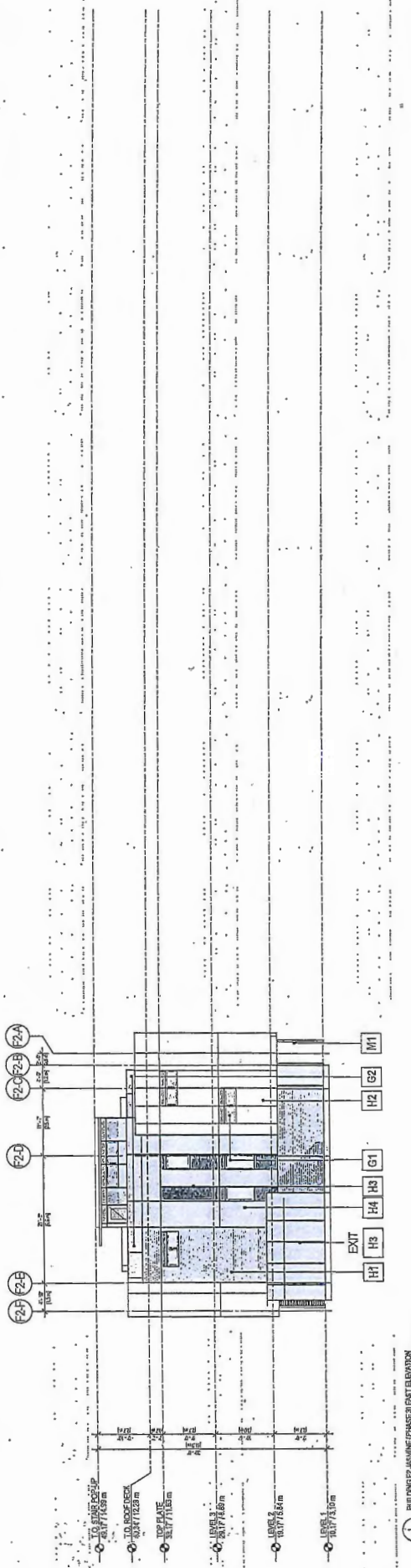
NOTES:



BUILDING F2 JASMINE
MATERIAL LEGEND

- G1 - BRICK TEXTURED FINISH (REDONDO GREY)
- G2 - GLASS CURTAIN WALL
- M1 - METAL SCREENING DETAILING
- M2 - GARAGE DOOR
- H1 - CEMENT FIBRE BOARD SHIP LAP SIDING (LIME)
- H2 - CEMENT FIBRE BOARD (WHITES)
- H3 - CEMENT FIBRE BOARD LIGHT GREY
- H4 - CEMENT FIBRE BOARD (DARK GREY)

741981
PLAN #19



NOT FOR CONSTRUCTION



THE GARDENS PHASE THREE
BUILDING F2 CALLI &
BUILDING F3 JASMINE

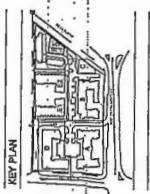
TOWNLINE

DATE	DESCRIPTION
2019.04.08	ISSUED FOR PERMIT
2019.04.08	ISSUED FOR PERMIT
2019.04.08	ISSUED FOR PERMIT
2019.04.08	ISSUED FOR PERMIT
2019.04.08	ISSUED FOR PERMIT

BUILDING F2 JASMINE
(PHASE 3)
ELEVATIONS

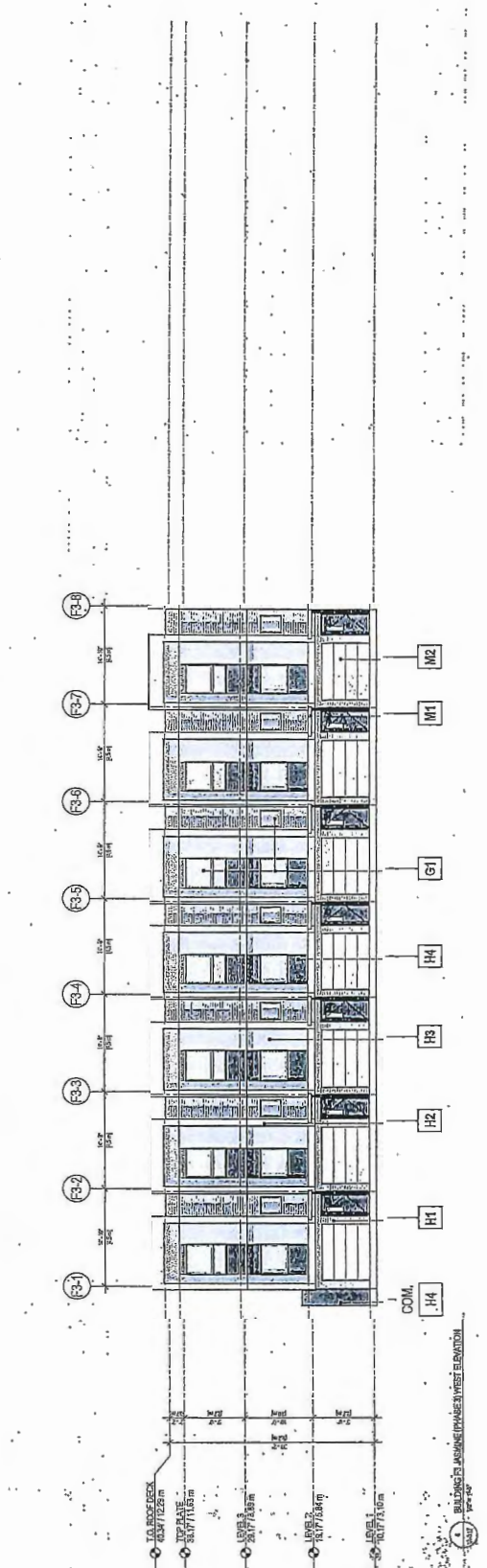
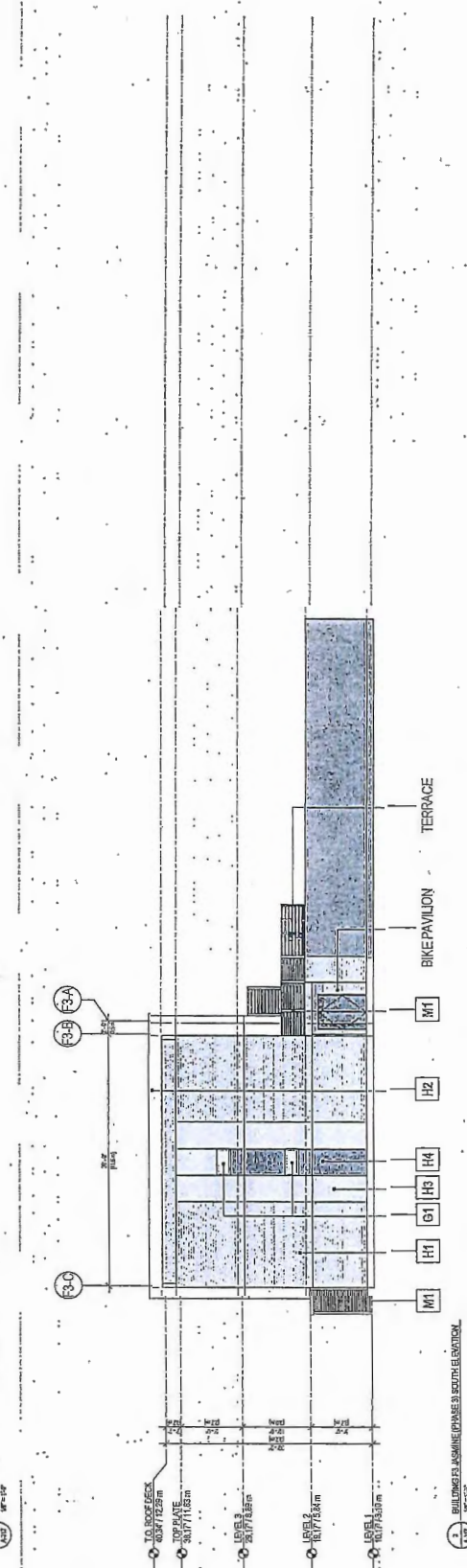
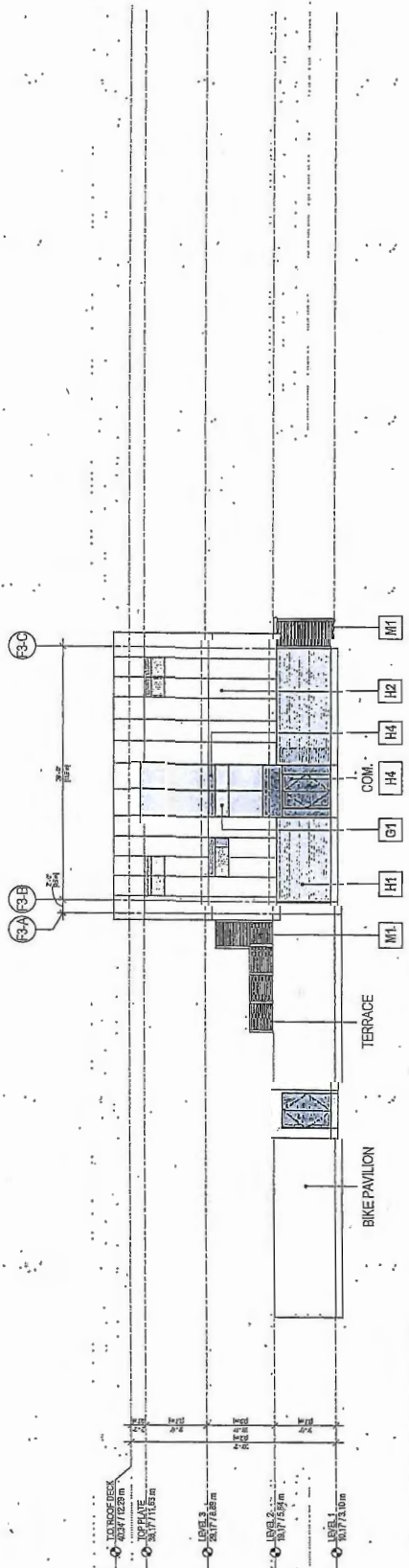
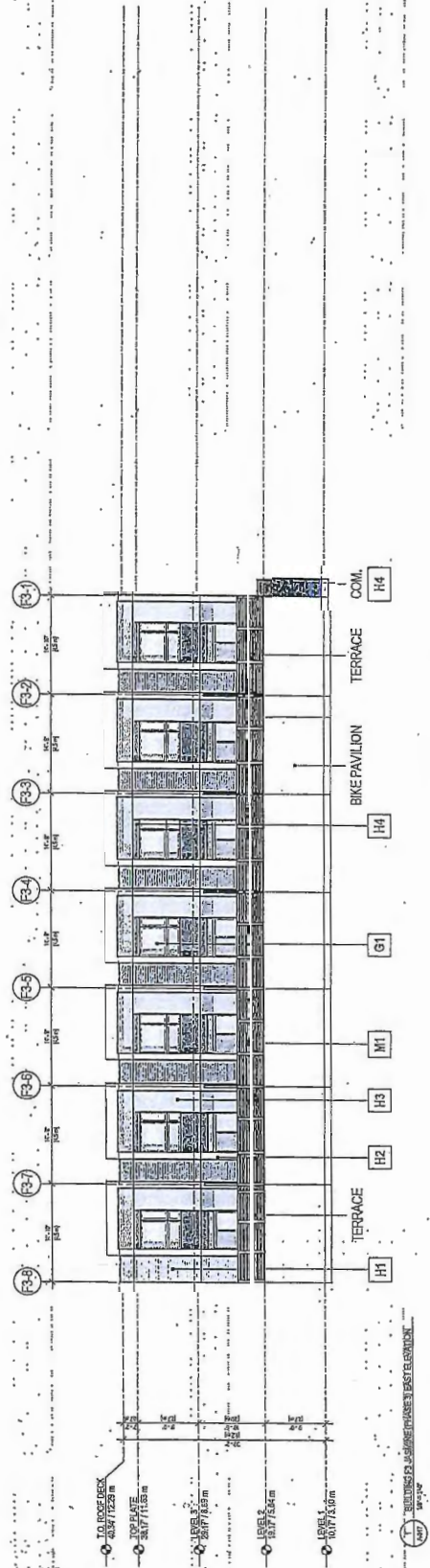
NOTES

KEY PLAN



- BUILDING F3 JASMINE MATERIAL LEGEND**
- B1 - BRICK TEXTURED FINISH (RED ONDOL GREY)
 - G1 - VINYL WINDOWS (WHITE TRIM)
 - M1 - METAL SCREENING DETAILING
 - M2 - GARAGE DOOR
 - H1 - CEMENT FIBRE BOARD SHIPLAP SIDING (LINE)
 - H2 - CEMENT FIBRE BOARD (WHITE)
 - H3 - CEMENT FIBRE BOARD (LIGHT GREY)
 - H4 - CEMENT FIBRE BOARD (DARK GREY)

741981
PLAN #20



NOT FOR CONSTRUCTION

NO.	DATE	REVISION

ZGF
COTTER

ARCHITECTS

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1, DAHLIA,
BUILDING E2, CALLA, &
BUILDING F3 JASMINE

TOWNLINE

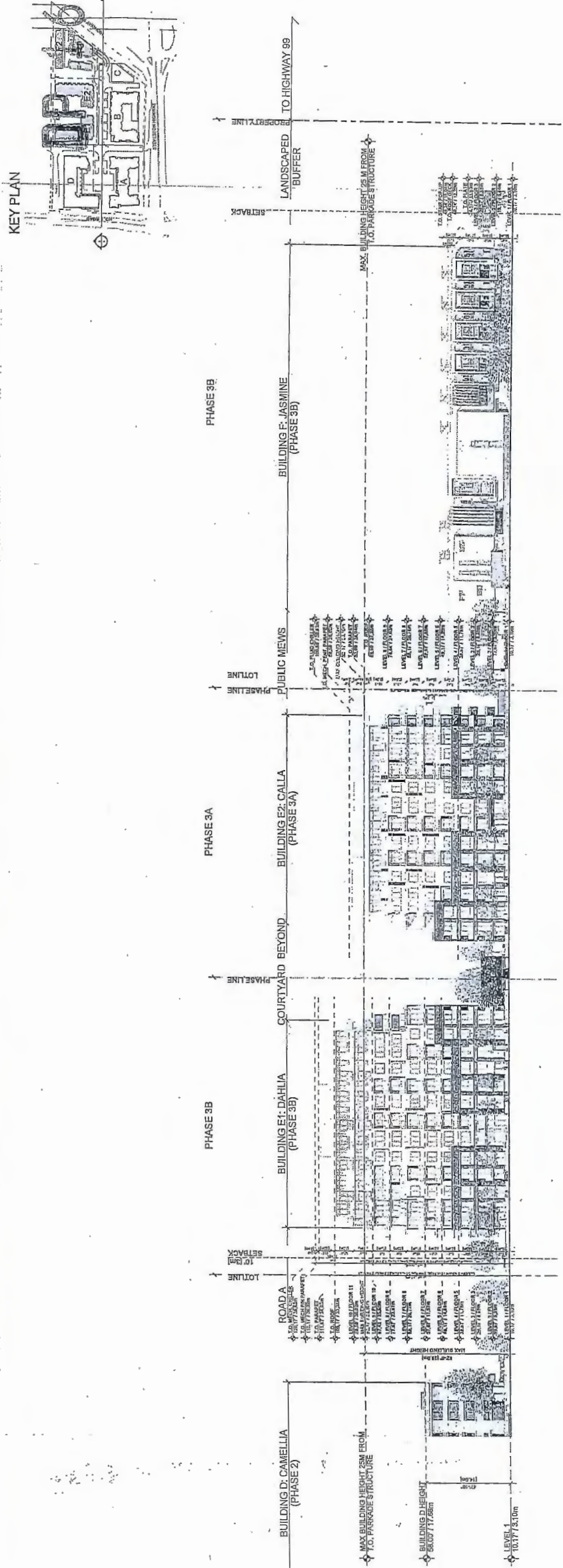
NO.	DATE	REVISION

BUILDING F3 JASMINE
(PHASE 3)
ELEVATIONS

NO. A-317

741981
PLAN #21

NOTES:



1 SITE ELEVATION A-A
A-401
30K x 1/2

NOT FOR CONSTRUCTION

1	DATE	10/17/2020
2	BY	ZGF
3	FOR	THE GARDENS
4	PROJECT	THE GARDENS PHASE THREE BUILDING E2: CALLA, BUILDING E3: DAHLIA, BUILDING F: JASMINE
5	LOCATION	10000 100TH AVE, EDMONTON, ALBERTA T5E 1C4
6	SCALE	AS SHOWN
7	STATUS	FOR INFORMATION ONLY
8	REVISIONS	
9	APPROVED	
10	DATE	
11	BY	
12	FOR	

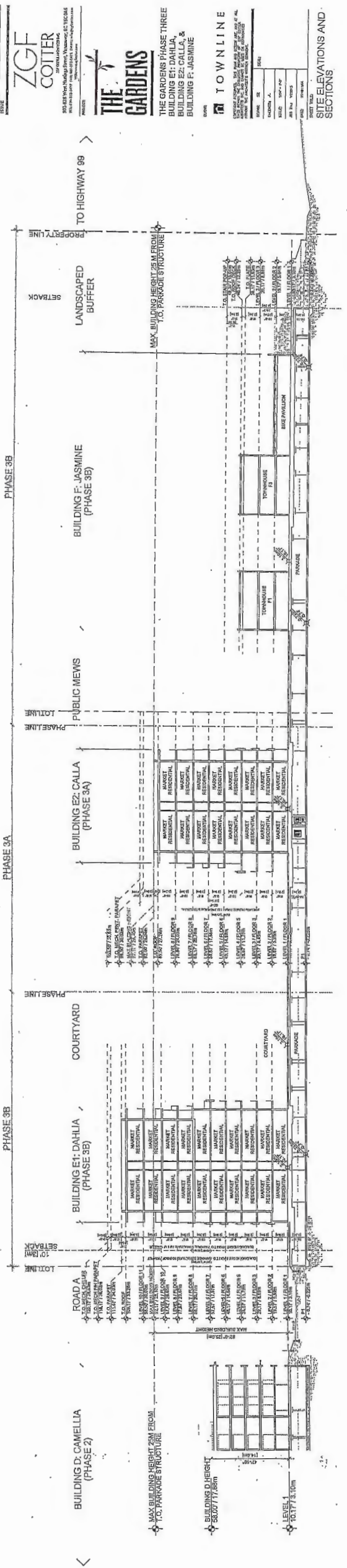
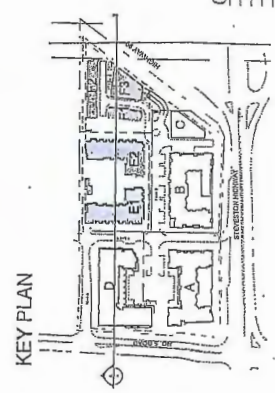
ZGF
COITER

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E2: CALLA,
BUILDING E3: DAHLIA,
BUILDING F: JASMINE

TOWNLINE

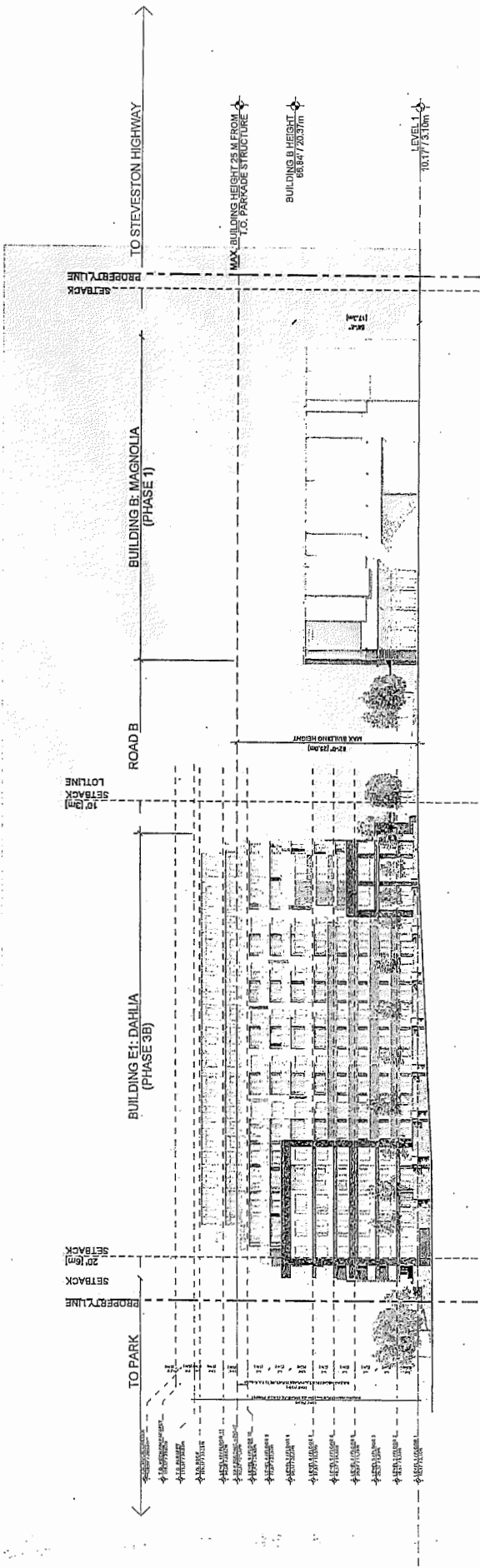
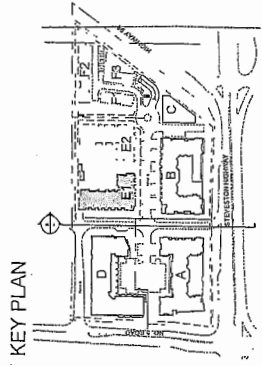
10000 100TH AVE, EDMONTON, ALBERTA T5E 1C4
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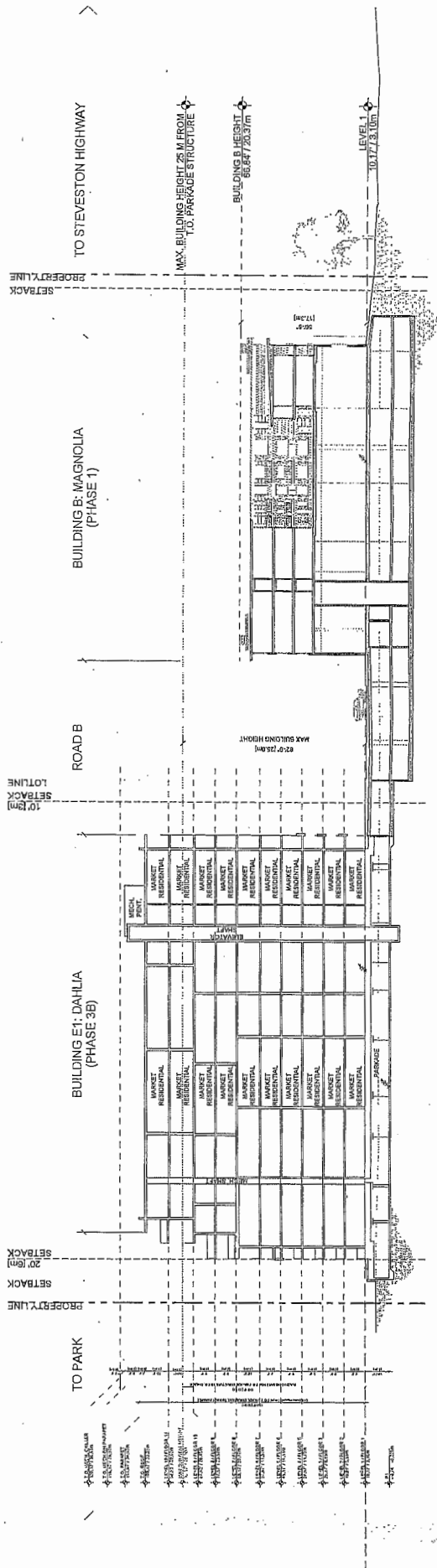
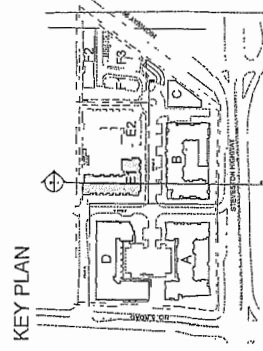
2 SITE ELEVATION A-A
A-401
30K x 1/2

NOTES:

DP 16-741981
PLAN #22



1 SITE ELEVATION B-B
A-402 1/8" = 1'-0"



2 SITE SECTION B-B
A-401 1/8" = 1'-0"

NOT FOR CONSTRUCTION

1	DATE	10/12/2017
2	BY	ARCHITECT
3	DATE	10/12/2017
4	BY	ARCHITECT
5	DATE	10/12/2017
6	BY	ARCHITECT
7	DATE	10/12/2017
8	BY	ARCHITECT
9	DATE	10/12/2017
10	BY	ARCHITECT
11	DATE	10/12/2017
12	BY	ARCHITECT
13	DATE	10/12/2017
14	BY	ARCHITECT
15	DATE	10/12/2017
16	BY	ARCHITECT
17	DATE	10/12/2017
18	BY	ARCHITECT
19	DATE	10/12/2017
20	BY	ARCHITECT

ZGF
COTIER

100 EAST PLYMOUTH ROAD, VICTORIA, BC V8W 2G4
TEL: 250-383-1111 FAX: 250-383-1112
WWW.ZGF.COM

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING B: MAGNOLIA &
BUILDING F: JASMINE

TOWNLINE

100 EAST PLYMOUTH ROAD, VICTORIA, BC V8W 2G4
TEL: 250-383-1111 FAX: 250-383-1112
WWW.TOWNLINE.COM

DATE: 10/12/2017
DRAWN BY: ARCHITECT
CHECKED BY: ARCHITECT
DATE: 10/12/2017
SCALE: 1/8" = 1'-0"

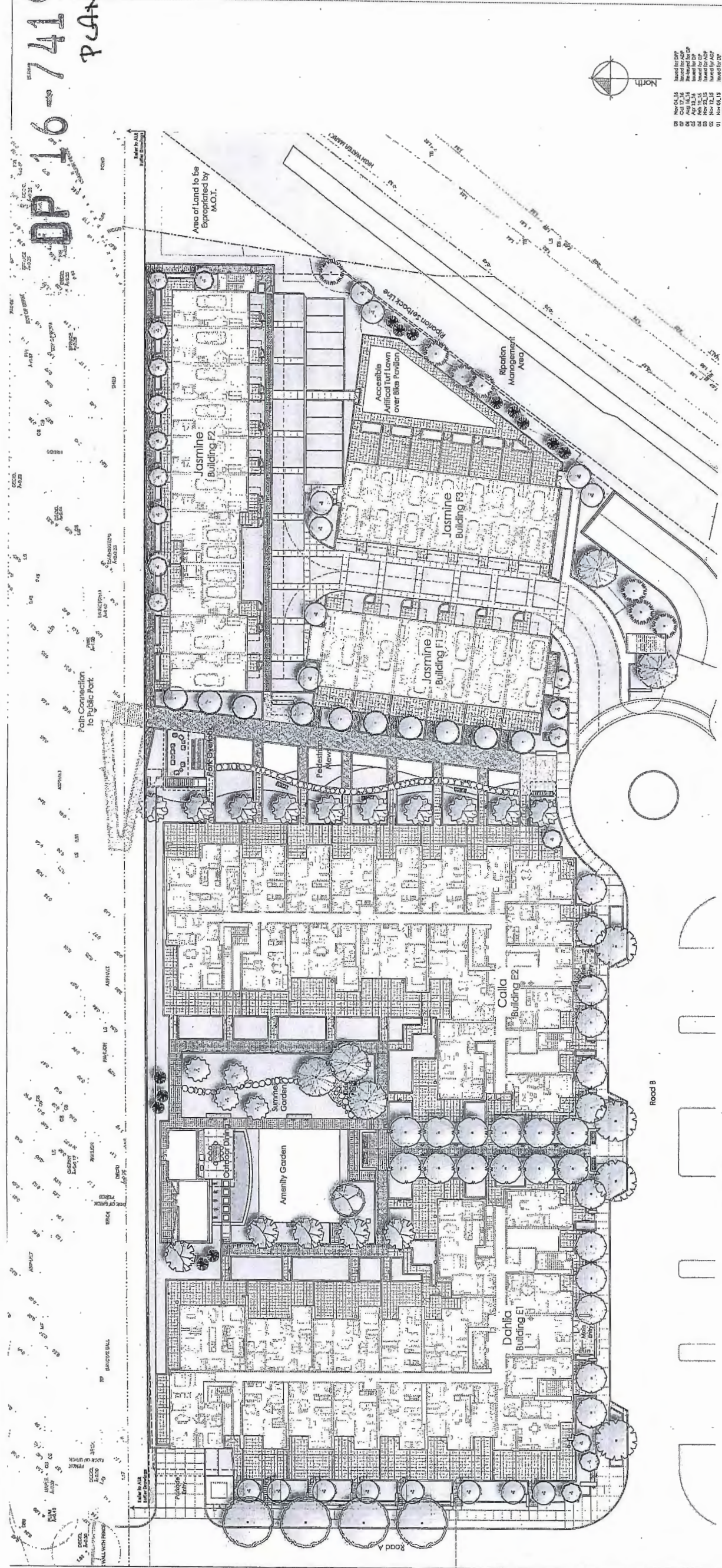
PROJECT NO: 16-741981
SHEET NO: 22

SITE ELEVATIONS AND SECTIONS

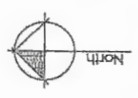
PLAN #22

A-402

DP 16-7419 81
 PLAN #23



Area of Land to be
 Excavated by
 M.O.T.



01	Nov 04, 15	Issued for 20%
02	Dec 17, 15	Issued for ADP
03	Jan 21, 16	Issued for 30%
04	Apr 13, 16	Issued for 50%
05	Apr 27, 16	Issued for 60%
06	May 23, 16	Issued for ADP
07	Nov 12, 16	Issued for ADP
08	Nov 23, 16	Issued for 100%
09	Nov 23, 16	Final



Project: **The Gardens**

Drawn by:	DWH
Checked by:	JR
Date:	Nov 04 2016
Scale:	N.E.L.
Working Title:	

Overall Landscape Plan

Project No.:	15051
Sheet No.:	

L1.0

Sustainability:
 The landscape will utilize a high efficiency drip irrigation system and plants that are drought tolerant in order to reduce the use of potable water. Shade trees and planting have been maintained to reduce the amount of constructive surfaces that heat up and contribute to the heat island effect. Soil depths of 12"-30" over the suspended slab will slow storm water runoff.

Plant Material:
 Plant material will vary throughout the project. Along the steel perimeter evergreen shrubs and hedging, as well as small trees will buffer the sidewalk from the ground floor unit. Similarly the perimeter hedging and medium sized shade trees are proposed to buffer ground floor units from the pedestrian realm.

Planting in the riparian zone will be predominantly native plants, where as plantings in the amenity courtyard and along the pedestrian mews will have color and seasonal variation (perennials and ornamental grasses).

Landscape Rationale:
 Building E and F are residential and provide a transition from the mixed use development to the south (the Urban Village) to the future public park to the north. The steel oriented units of Building E are more urban in character as a response to the development across the street. Robust plantings, metal patio gates, and address plan embellish the entry sequence to these steel oriented units.

Building E Amenity Garden:
 Two 1" slope buildings (Building E1 and E2) enclose a large semi-private courtyard. This amenity garden contains a water feature, a simple sheet of lawn, a summer flower garden, a kids play area, and a dining area that affords residents the opportunity to be outside and meet their neighbors. Large semi-private patios adjacent the building perimeter also encourage outdoor living.

Pedestrian Mews:
 Located between Buildings E2 and F a 10/2m wide public pathway connects the Urban Village and surrounding neighborhood to the future public park to the north. A three structure with seating and way finding of the south end of the Mews gates perimeter north to a park overlook with a light and seating. From the gates of the park and ramp of the Mews the pedestrian mews provides a path for residents to walk to the future public park. Building F provides good oversight of the Pedestrian Mews.

Northern Property Line:
 The existing conditions along the north property line of Building E and F as a means to provide there are several options for the property line. In front of Building E1 the landscape uses of the edge of the parking garage, and then slopes down to the future public park. In front of Building E2 the landscape again steps at the edge of the parking.

A 3m high wall of steel beams has been attached and anchored along the north edge of the site. Public art is encouraged using a variety of forms, attractive and hardy landscaping plants. A retaining wall along the property line also discourages access, while a row of colonnade planting will cascade over the wall, softening the edge. Where possible on park property the landscape can also slope up to meet the property line and reduce the height of the wall. A 3.65 m metal fence set behind the AIB boundary will further discourage pedestrian encroachment into the space.

Along the property line north of Building F there is a 4/1.2m wide access path (to the lowhouse entries) with planting either side.

Golden Property Line Elevation Zone:
 Along the eastern property line there is a riparian setback. This area will be planted as per the recommendation of the environmental consultant. The existing hedge will be protected and retained, and an existing gap in the hedge will be planted with a similar species. Large native coniferous trees are also proposed to be planted in the riparian zone as a means to buffer the highway.

Building C

Magnolia Building B

Road B

Annuity Garden

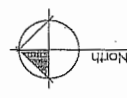
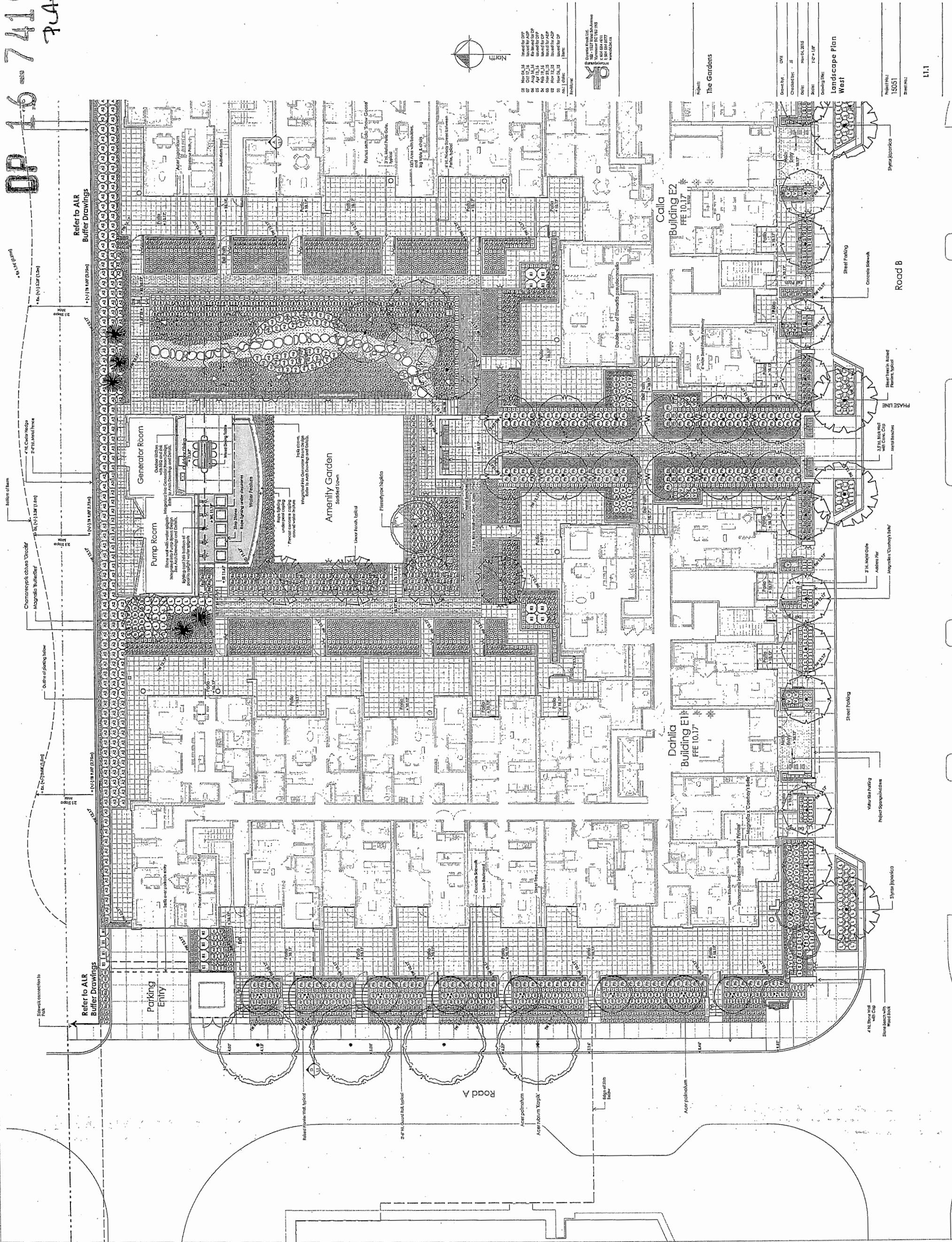
Summer Garden

Outdoor Dining

Path Connection to Public Park

Area of Land to be Excavated by M.O.T.

DP 16-741981
PLAN #24



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 26 May 14, 16 Issued for 20P
 27 Apr 14, 16 Issued for 20P
 28 Nov 23, 15 Issued for 20P
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 100 Nov 23, 15 Issued for 20P

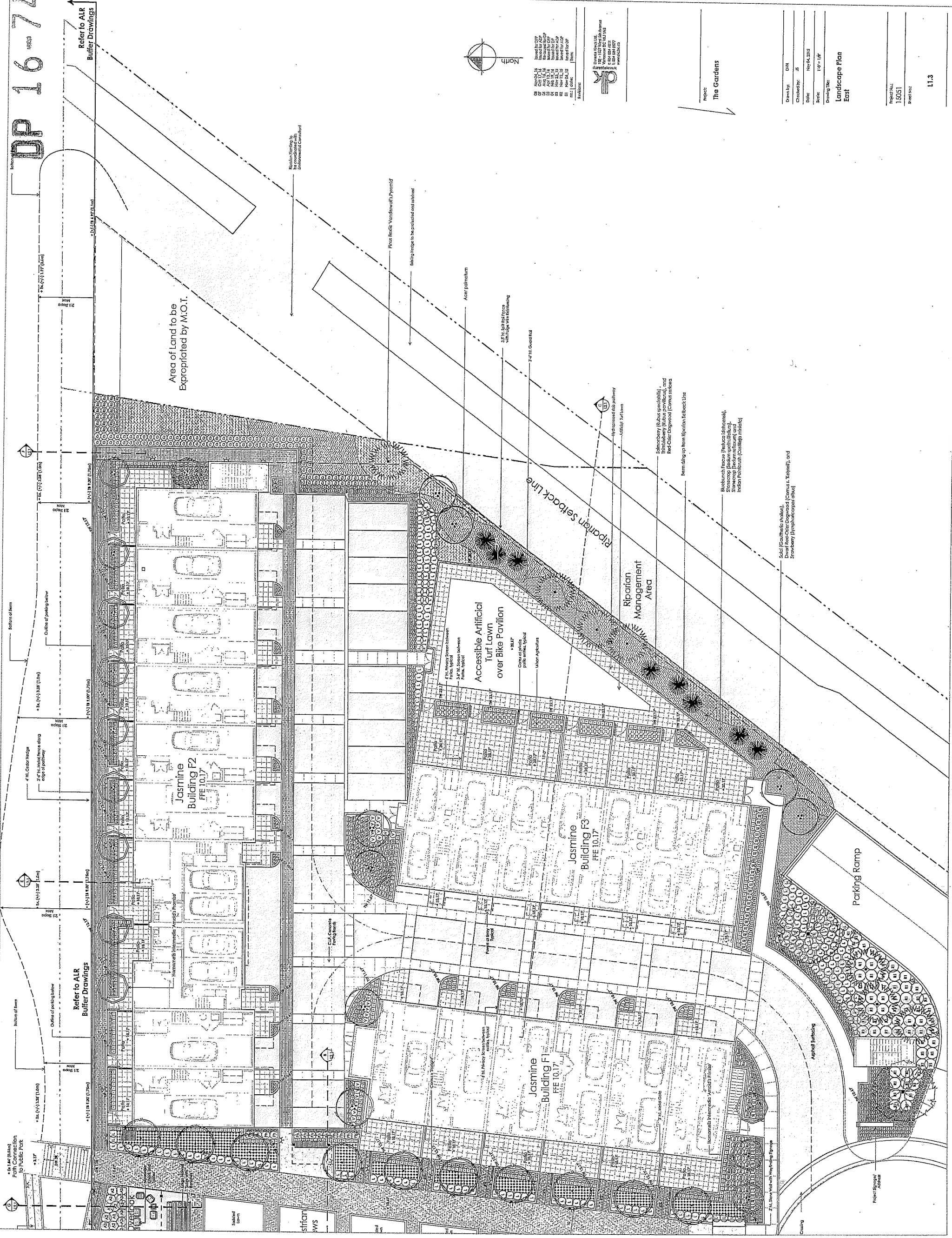


The Gardens

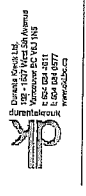
Drawn By: DWH
 Checked By: JF
 Date: Nov 23, 2015
 Scale: 1/2" = 1'-0"
 Drawing Title: Landscape Plan West

Project No: 15051
 Sheet No: 11.1

DP 16-741981
PLAN #26



Item	Quantity	Notes
1.5% Soil and Fertilizer	10000	with Fertilizer and Mulch
1.5% Soil and Fertilizer	10000	with Fertilizer and Mulch
1.5% Soil and Fertilizer	10000	with Fertilizer and Mulch
1.5% Soil and Fertilizer	10000	with Fertilizer and Mulch
1.5% Soil and Fertilizer	10000	with Fertilizer and Mulch
1.5% Soil and Fertilizer	10000	with Fertilizer and Mulch
1.5% Soil and Fertilizer	10000	with Fertilizer and Mulch
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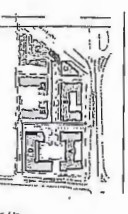


Project: The Gardens
 Date: Nov-04-2015
 Scale: 1/8" = 1'-0"

Drawn by: [Name]
 Checked by: [Name]
 Date: Nov-04-2015
 Scale: 1/8" = 1'-0"

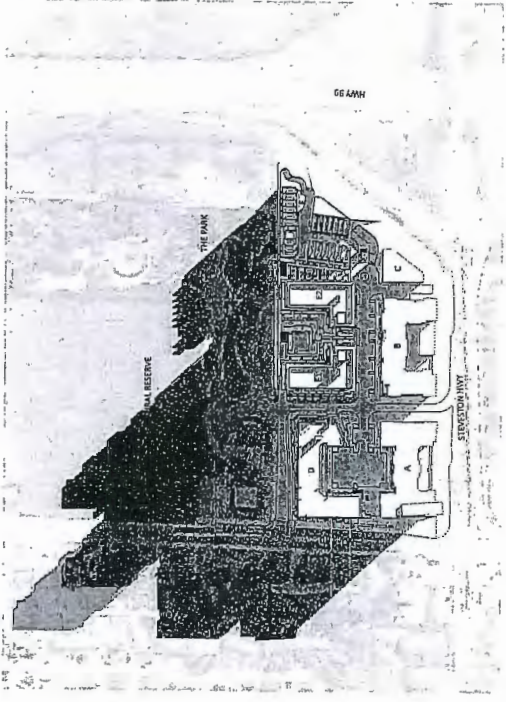
Project Name: The Gardens
 Project No.: 15001
 Sheet No.: 11.3

UP 16 - 741981
SEE PLAN #1

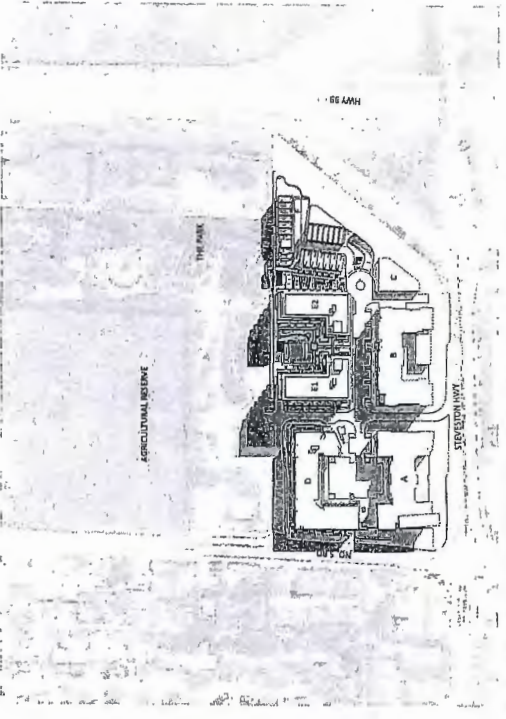


ADDED SHADOWS CAST BY THE PROPOSED 10-STORY E1: DAHLIA

SHADOWS CAST BY THE ORIGINAL 8-STORY E1: DAHLIA



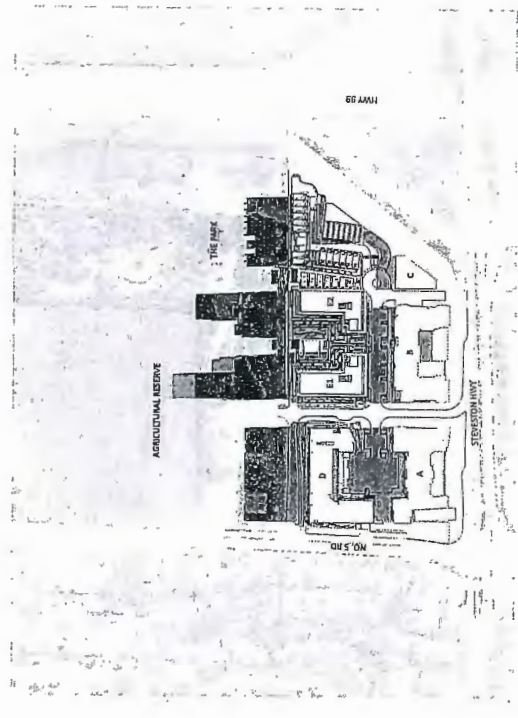
DECEMBER 21 @ 9AM



MARCH/SEPTEMBER 21 @ 9AM



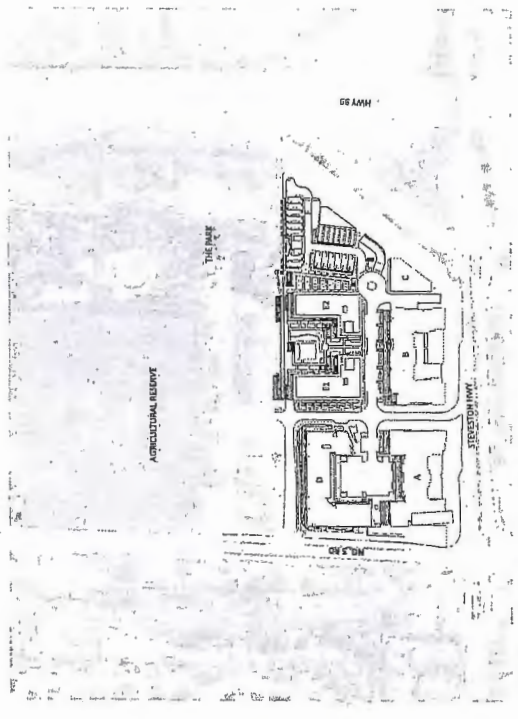
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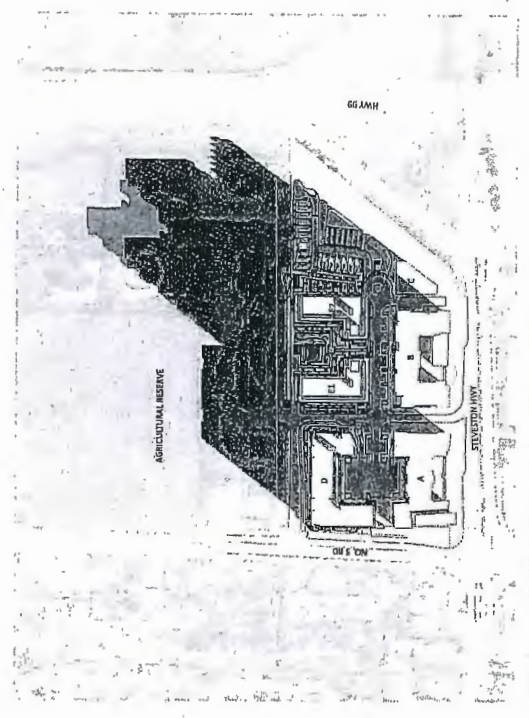
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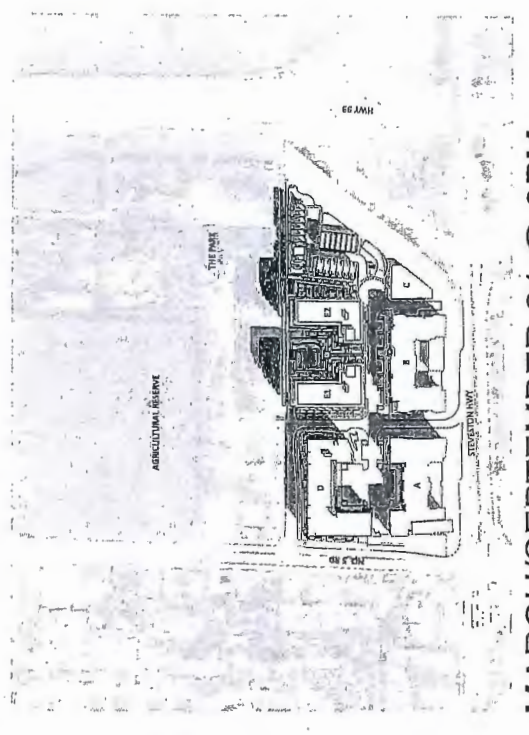
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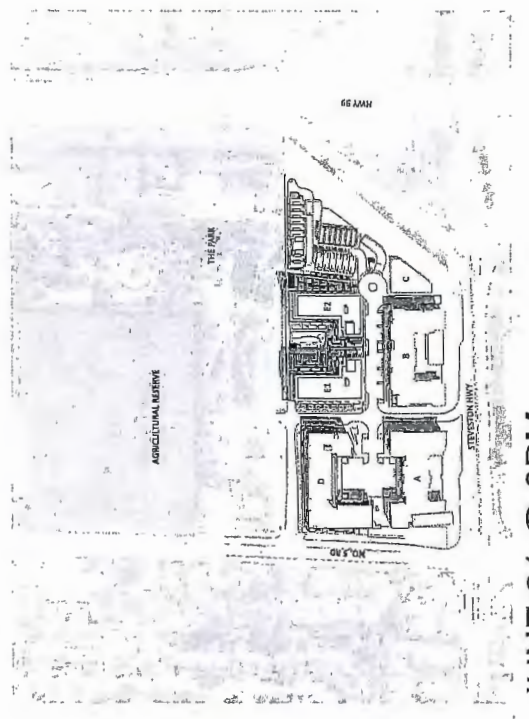
JUNE 21 @ NOON



DECEMBER 21 @ 3PM



MARCH/SEPTEMBER 21 @ 3PM



JUNE 21 @ 3PM

NOT FOR CONSTRUCTION

1. OWNER	SHAWMUT DEVELOPMENT CORP.
2. ARCHITECT	ZGF
3. ENGINEER	COITTE
4. CONTRACTOR	
5. DATE	NOVEMBER 2010
6. PROJECT	THE GARDENS PHASE THREE
7. SHEET	PH - 264
8. SCALE	AS SHOWN
9. DRAWN BY	W. J. COITTE
10. CHECKED BY	W. J. COITTE
11. APPROVED BY	W. J. COITTE
12. DATE	NOVEMBER 2010

ZGF
COITTE

THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE

SHADOW STUDIES

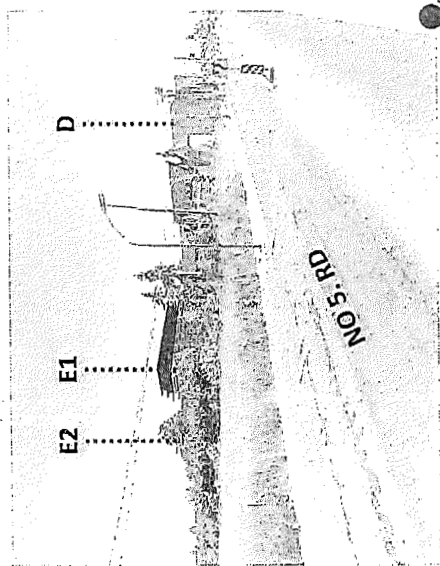
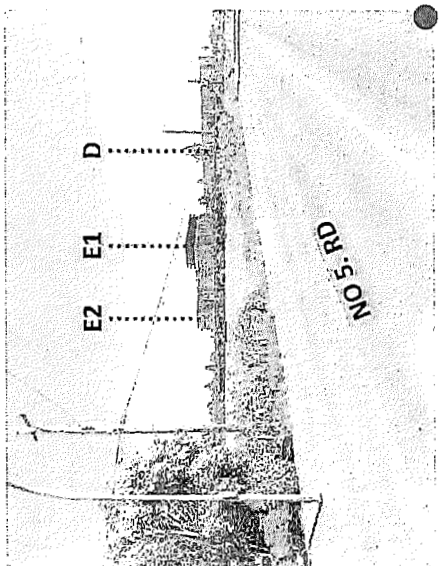
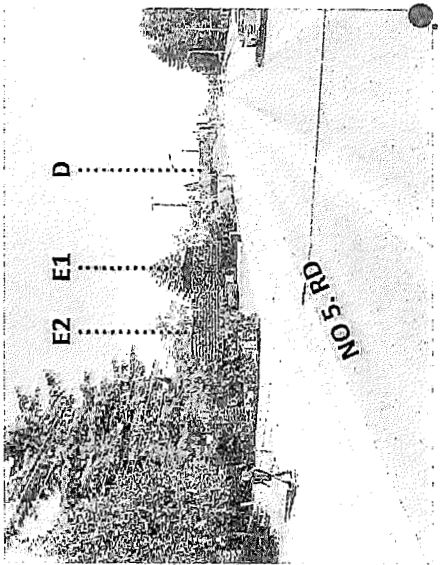
A-103

DP 16 7419 81

NOTES:
SET PLAN



REFERENCE PLAN #2



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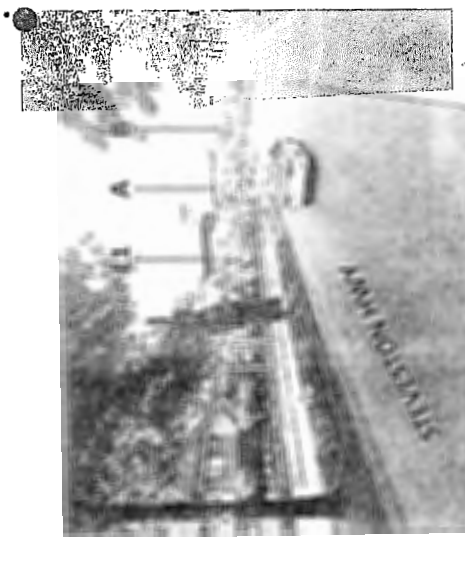
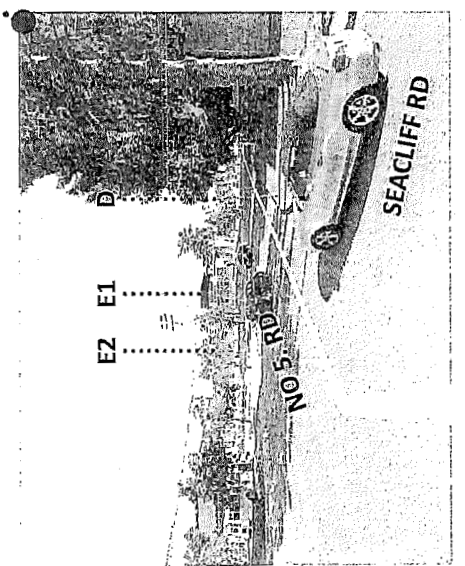
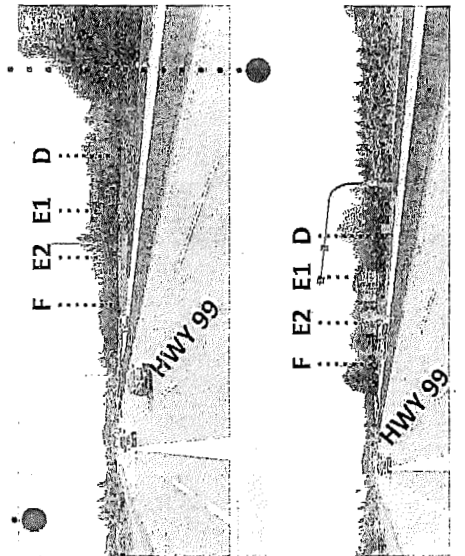
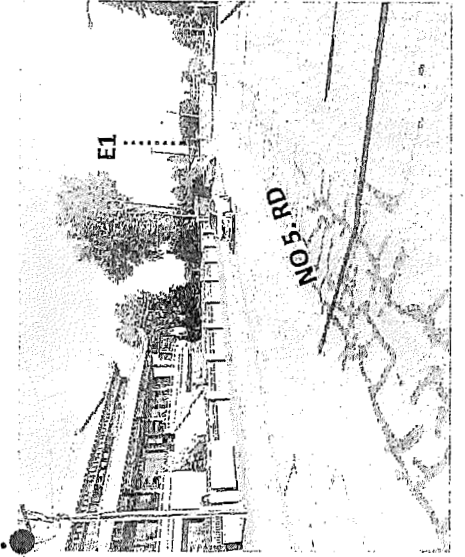
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THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DALLA,
BUILDING E2: DALLA &
BUILDING F: JASMINE

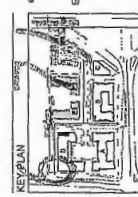
TOWNLINE

HEIGHT IMPACT STUDY

DATE	11/18/11
PROJECT	THE GARDENS PHASE THREE
CLIENT	THE GARDENS DEVELOPMENT
PREPARED BY	ZGF COTTER
SCALE	AS SHOWN
DATE	11/18/11



NOTES:



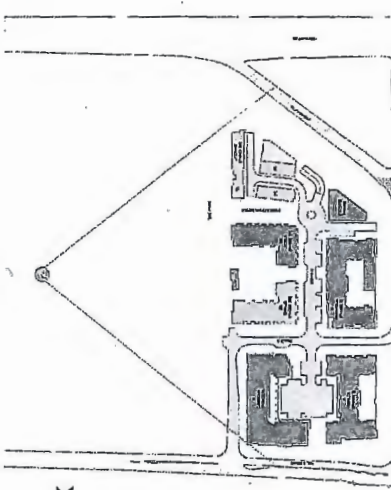
DP 1 1981

REFERENCE PLAN #4



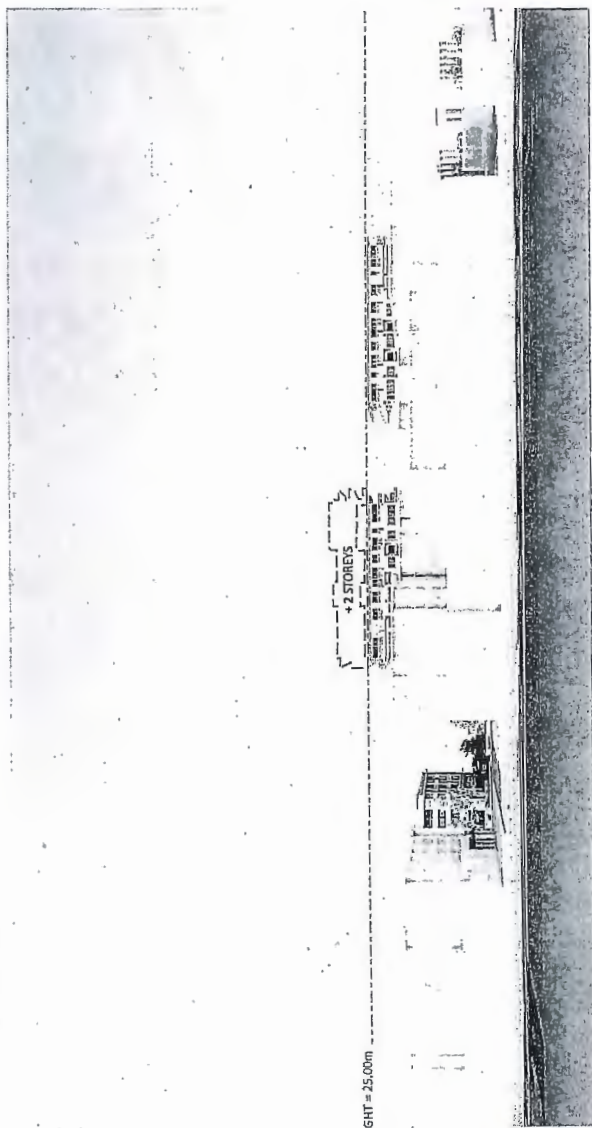
1 X-RAY VIEW FROM ACROSS STEVESTON HWY

KEY PLAN



2 VIEW SOUTH FROM GARDEN PARK

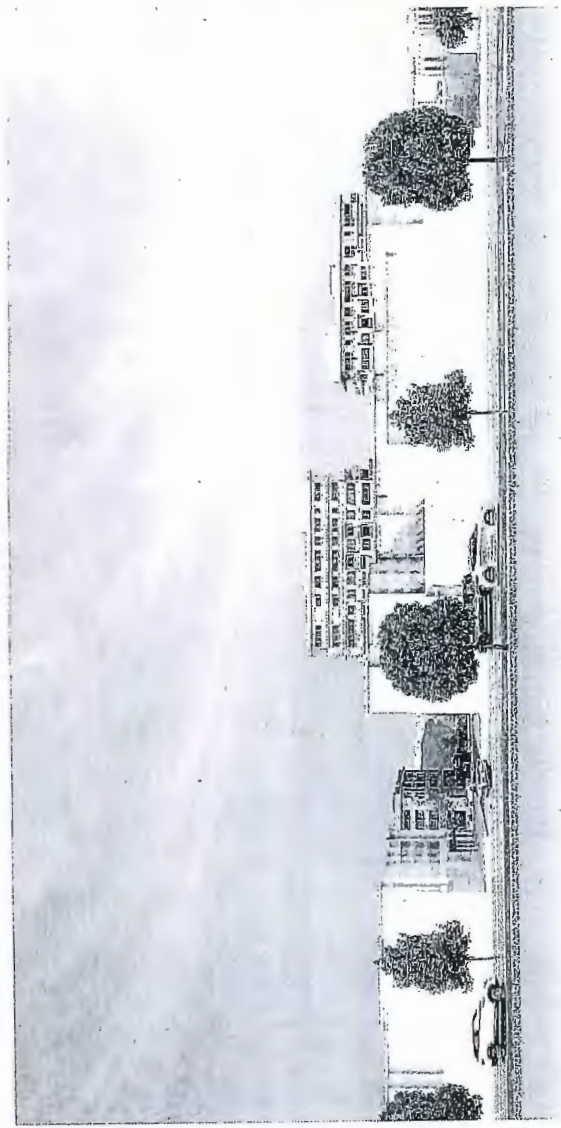
KEY PLAN



HEIGHT INCREASE



HEIGHT INCREASE



PROPOSAL



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COTTER

305 8th Street, Suite 100, Vancouver, BC, V6C 2K6
Tel: 604.681.1111
www.zgfcotter.com

THE GARDENS

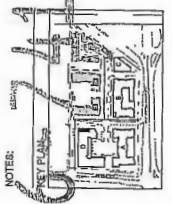
THE GARDENS PHASE THREE
BUILDING E1: DALLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE

DATE: 01/20/2011
DRAWN BY: J. COOPER
CHECKED BY: J. COOPER
SCALE: 1/8" = 1'-0"

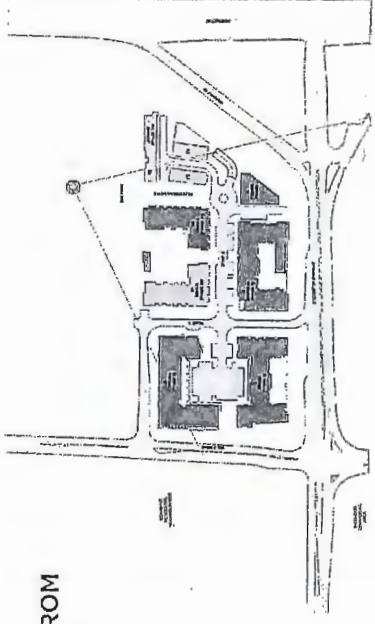
PROJECT: THE GARDENS PHASE THREE
DRAWING: PERSPECTIVE RENDERINGS

NAME: A-301



REFERENCE PLAN #S

4 VIEW SOUTHWEST FROM GARDEN PARK

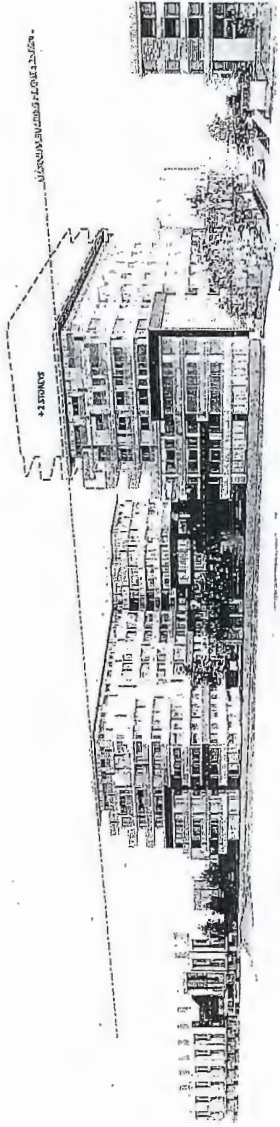


KEY PLAN

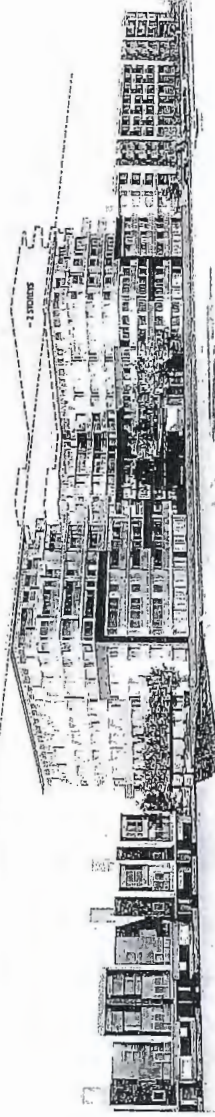
3 VIEW SOUTHEAST FROM GARDEN PARK



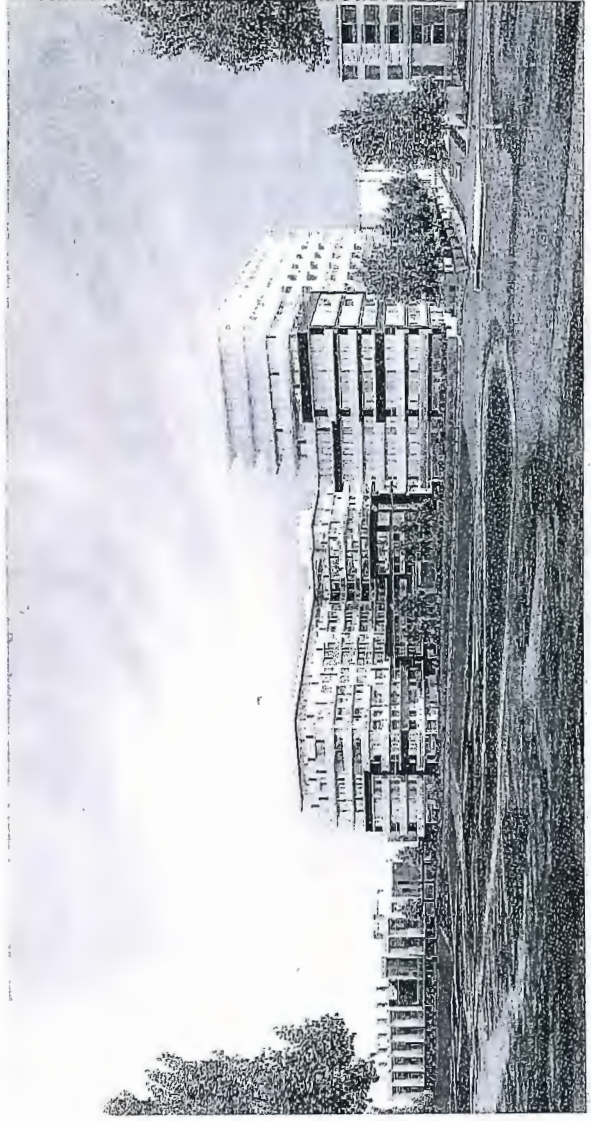
KEY PLAN



HEIGHT INCREASE



HEIGHT INCREASE



PROPOSAL



PROPOSAL

NOT FOR CONSTRUCTION

1	DATE	10/15/2014
2	PROJECT	THE GARDENS PHASE THREE
3	CLIENT	ZGF
4	DESIGNER	ZGF
5	SCALE	AS SHOWN
6	DATE	10/15/2014
7	BY	ZGF
8	CHECKED	ZGF
9	DATE	10/15/2014
10	BY	ZGF
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12	DATE	10/15/2014
13	BY	ZGF
14	CHECKED	ZGF
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16	BY	ZGF
17	CHECKED	ZGF
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ZGF
COTTER

200 West Washington Street, Suite 2000, Chicago, IL 60604
Tel: 312.427.1000
www.zgf.com

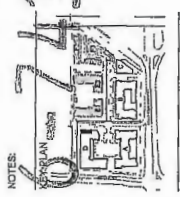
THE GARDENS
PHASE THREE
BUILDING 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50

TOWNLINE

DATE: 10/15/2014
SCALE: AS SHOWN
BY: ZGF
CHECKED: ZGF

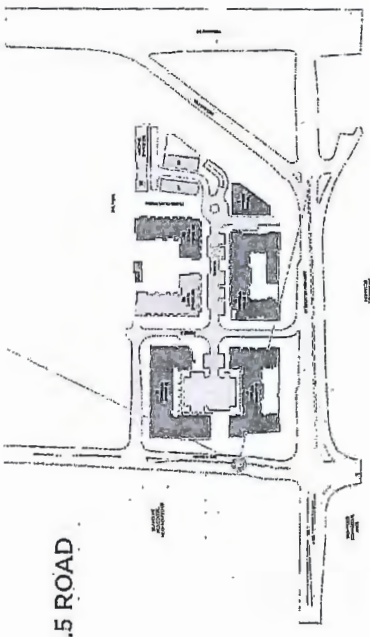
PROPOSAL
BUILDING
RENDERINGS

DP 16741981

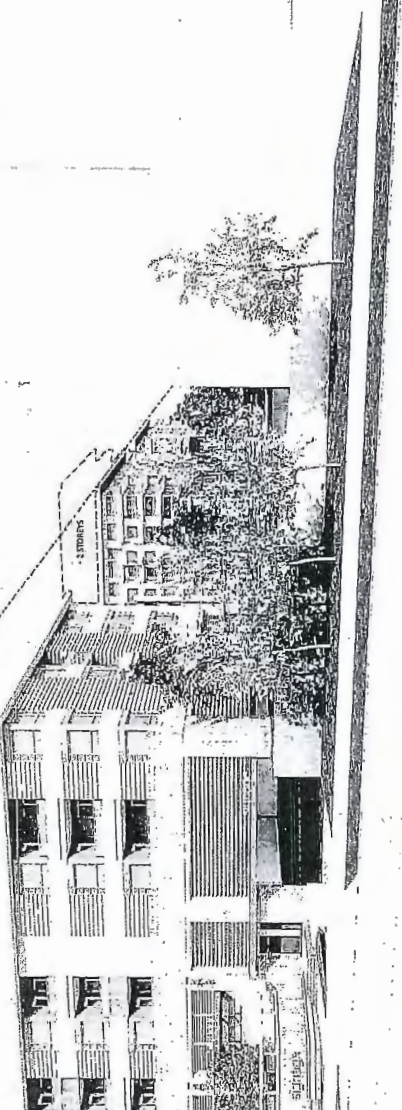


REFERENCE PLAN #6

6 VIEW ACROSS NO.5 ROAD

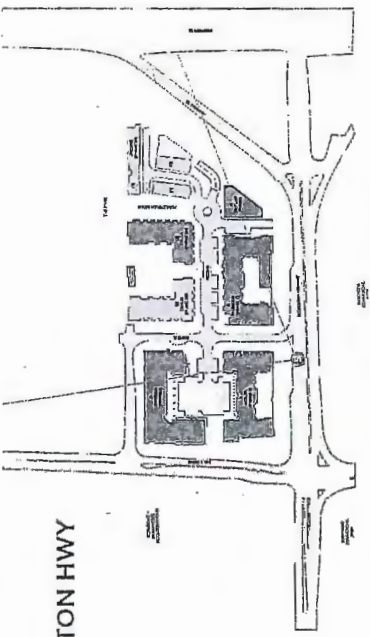


KEY PLAN

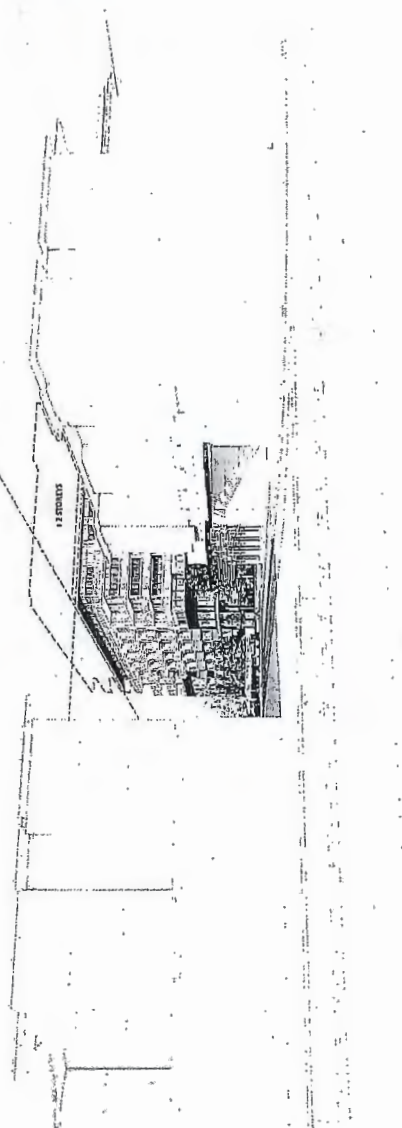


HEIGHT INCREASE

5 VIEW FROM STEVESTON HWY



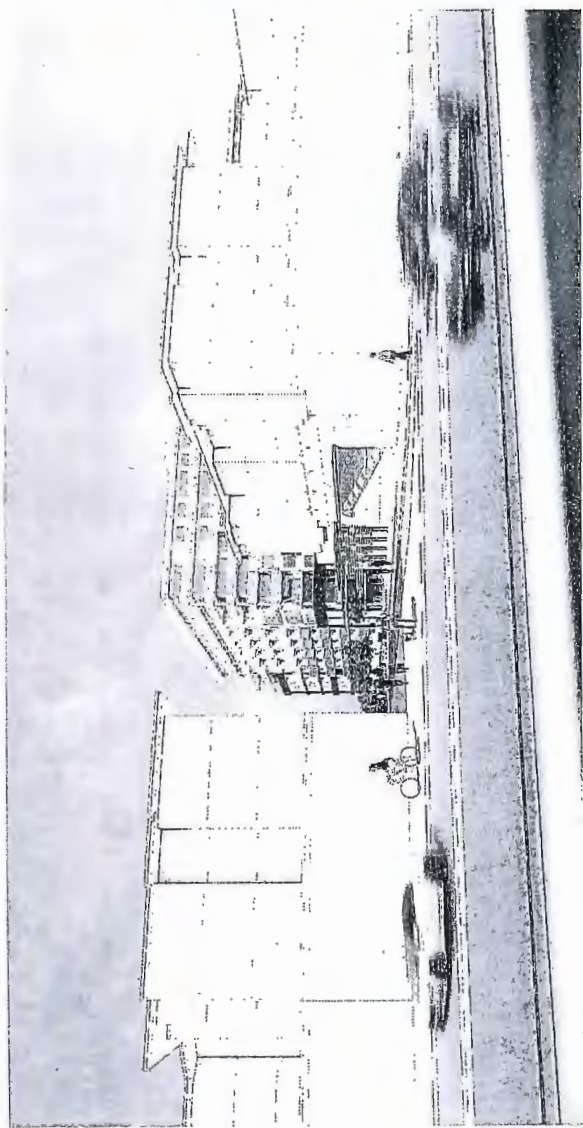
KEY PLAN



HEIGHT INCREASE



PROPOSAL



PROPOSAL

NOT FOR CONSTRUCTION

ZGF
COTTER

200 4300 River Road, Suite 200, Alexandria, VA 22304
Tel: 703.836.1000 Fax: 703.836.1001
www.zgfcotter.com

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1; CALLA,
BUILDING E2; CALLA &
BUILDING F; JASMINE

TOWNLINE

PROJECT NO. 16741981
DATE: 08/14/2014
DRAWN BY: J. WILSON
CHECKED BY: M. HARRIS
SCALE: AS SHOWN
SHEET NO. 16741981-01

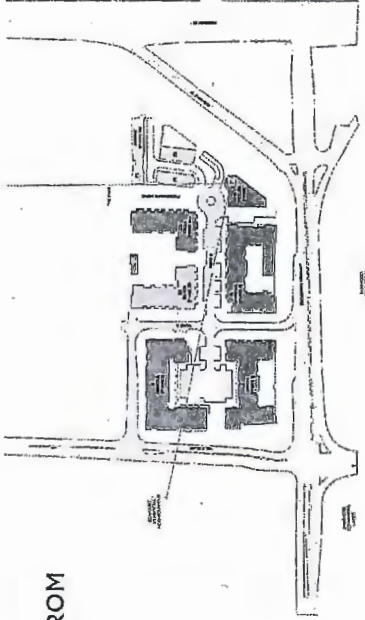
BUILDING E
SURFSHOTS
PENDING

A-303

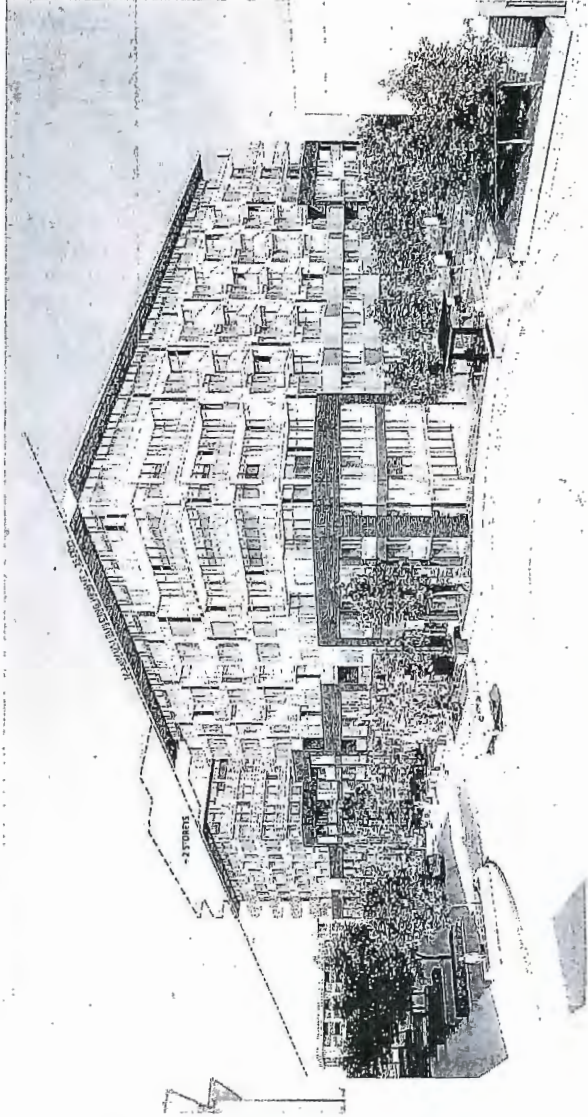


REFERENCE PLAN #9

12 VIEW NORTHWEST FROM ROUNDABOUT



KEY PLAN

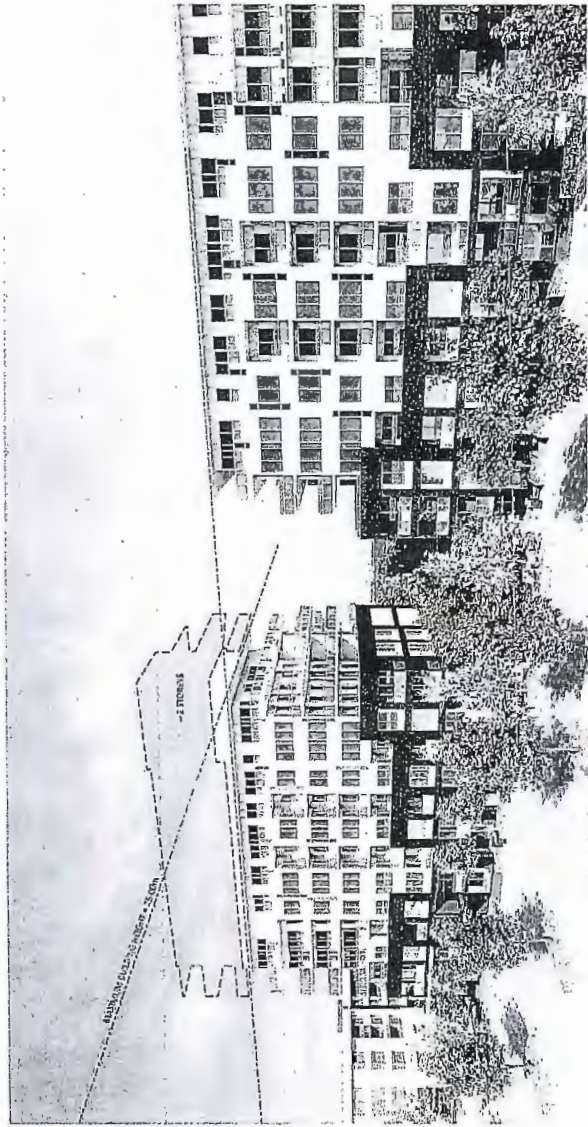


HEIGHT INCREASE

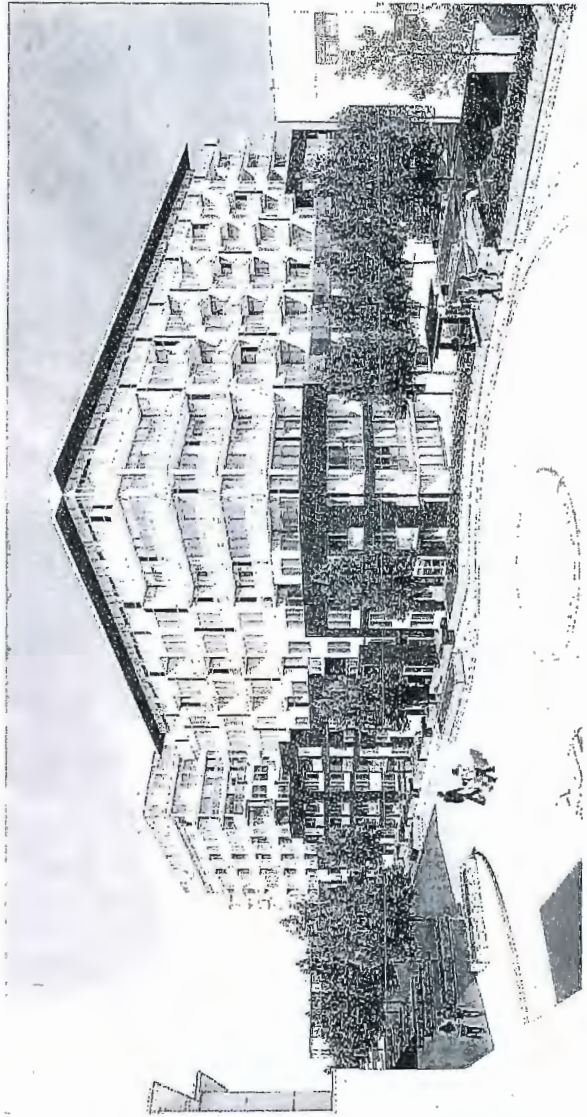
11 VIEW NORTHWEST FROM MAGNOLIA - 4TH FLOOR



KEY PLAN



HEIGHT INCREASE



PROPOSAL



PROPOSAL

NOT FOR CONSTRUCTION

DATE	DESCRIPTION

ZGF
COTTER
ARCHITECTS

1000 WASHINGTON STREET, WASHINGTON, DC 20004
202.462.1000
WWW.ZGFCOTTER.COM

THE GARDENS
THE GARDENS PHASE THREE
BUILDING E; DAHLIA,
BUILDING E2; CALLA, &
BUILDING F; JASMINE

TOWNLINE

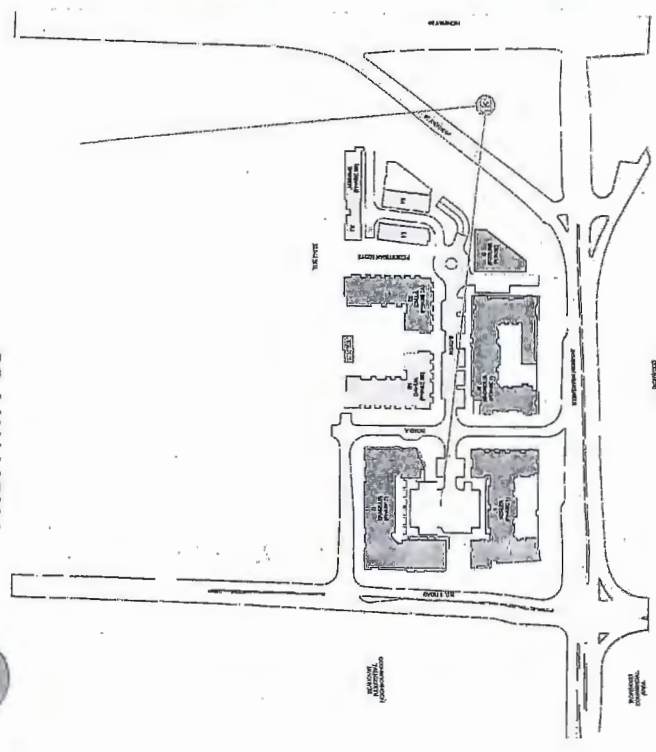
1000 WASHINGTON STREET, WASHINGTON, DC 20004
202.462.1000
WWW.TOWNLINE.COM

DATE	DESCRIPTION

PROPOSAL
BUILDING E
PERSPECTIVE
RENDERINGS



13 AERIAL VIEW NORTHWEST FROM HWY 99

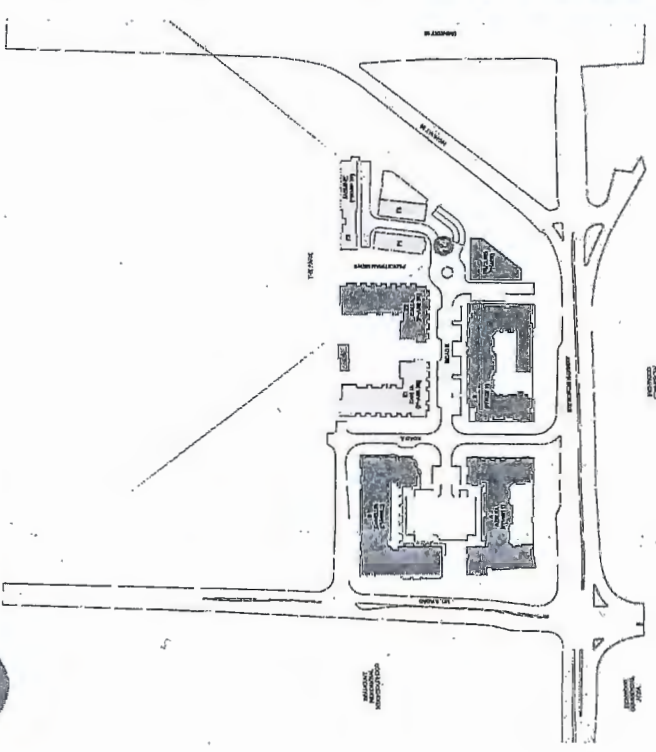


KEY PLAN

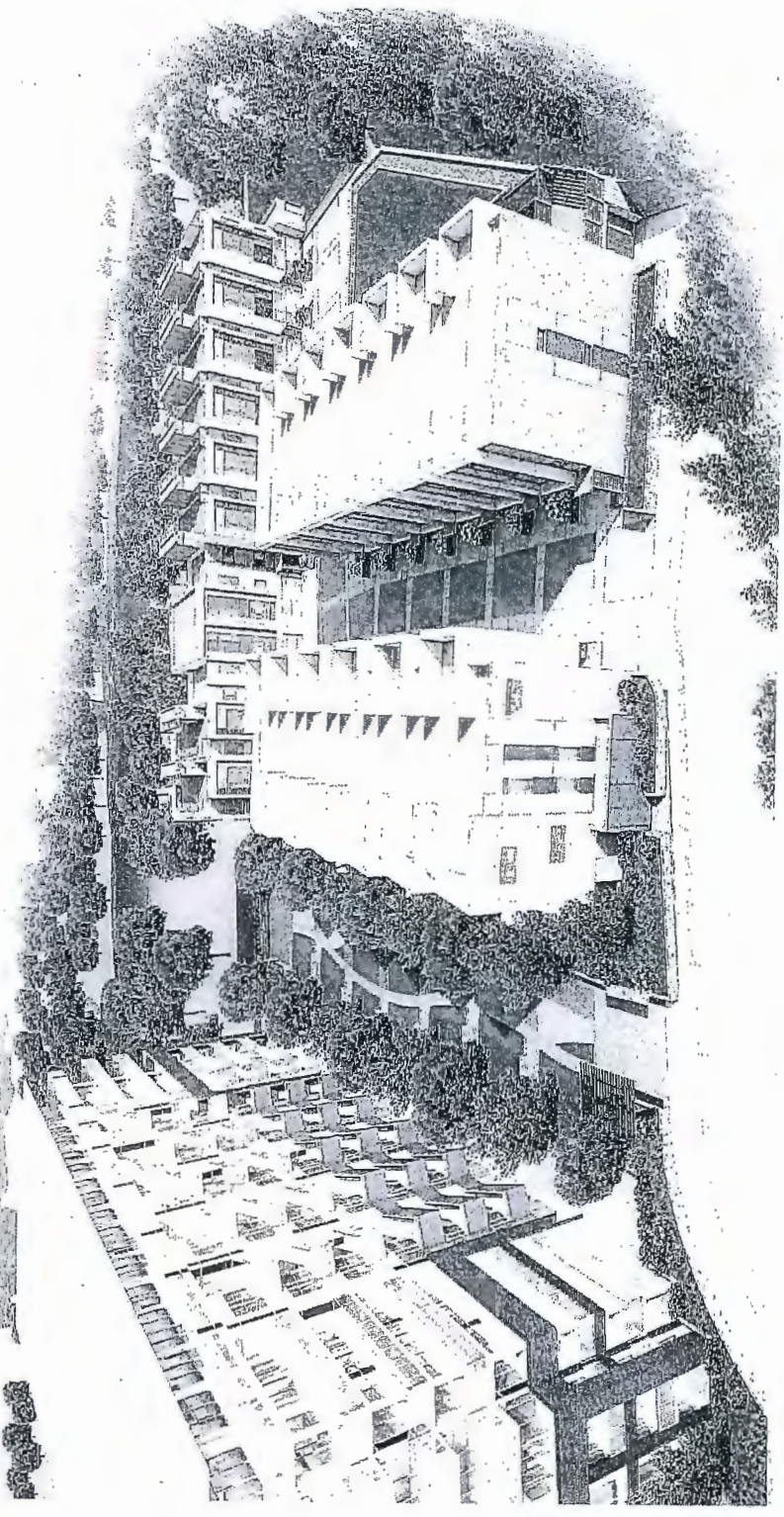


PROPOSAL

14 AERIAL VIEW



KEY PLAN



PROPOSAL

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
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ZGF
COTIER

10101 West Highway 99, Suite 100, Houston, TX 77066
Tel: 281.466.1000
www.zgf.com

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1; DAHLIA,
BUILDING E2; CALLA, &
BUILDING F; JASMINE

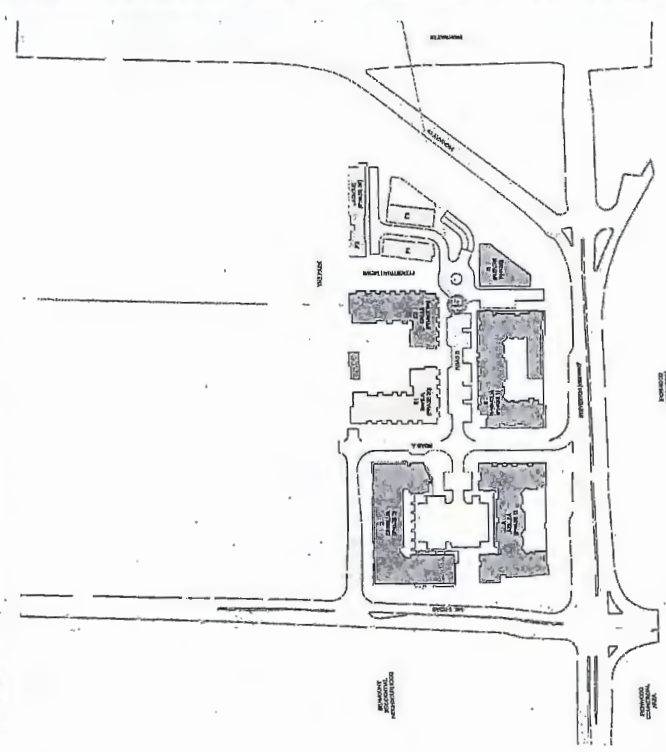
TOWNLINE

DATE: 10/15/14
SCALE: AS SHOWN
DRAWN BY: JACOB
CHECKED BY: JACOB
APP. BY: JACOB

THIS DOCUMENT IS THE PROPERTY OF ZGF & COTIER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ZGF & COTIER.

PHASE 3
BUILDING E
PERSPECTIVE
RENDERINGS

15 VIEW OF ENTRANCE TO PEDESTRIAN MEWS

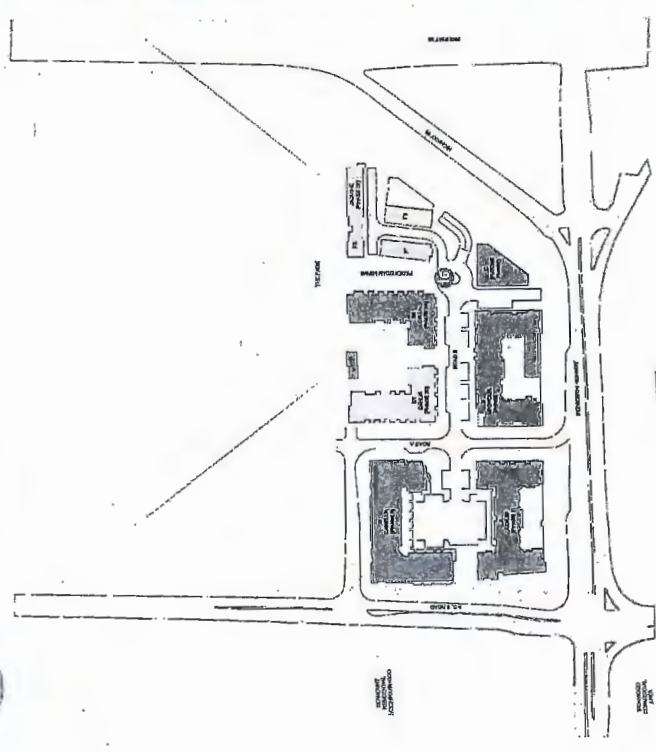


KEY PLAN

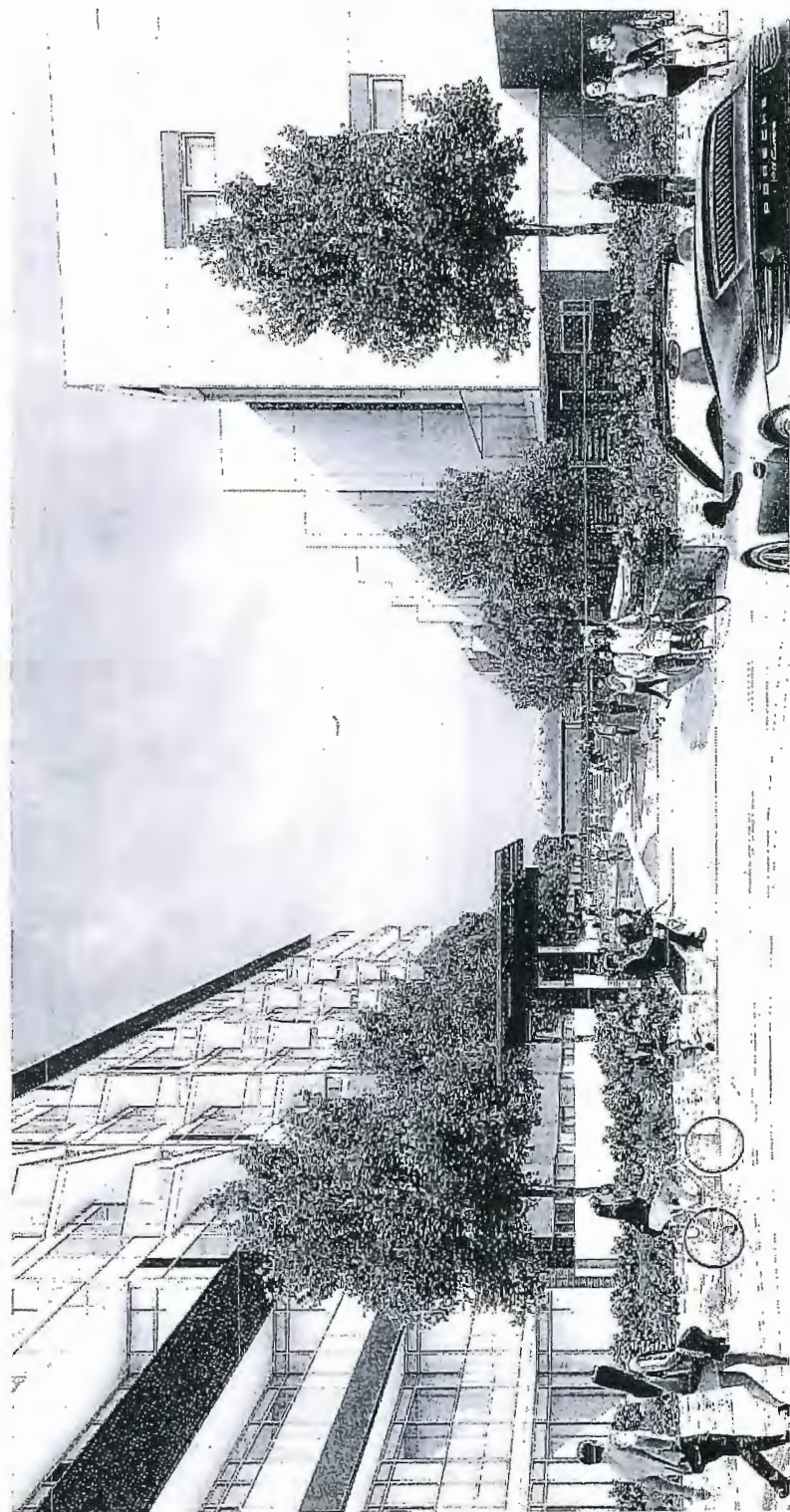


PROPOSAL

16 VIEW NORTH ALONG PEDESTRIAN MEWS



KEY PLAN



PROPOSAL

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1		PRELIMINARY
2		REVISED
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50		REVISED

ZGF
COTTER

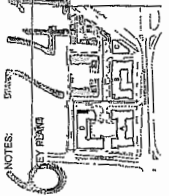
THE GARDENS
THE GARDENS PHASE THREE
BUILDING E; DAHLIA
BUILDING E2; CALLA, &
BUILDING F; JASMINE

TOWNLINE

DATE	NO.	DESCRIPTION
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11/11/11	3	ISSUED FOR PERMITTING
11/11/11	4	ISSUED FOR PERMITTING
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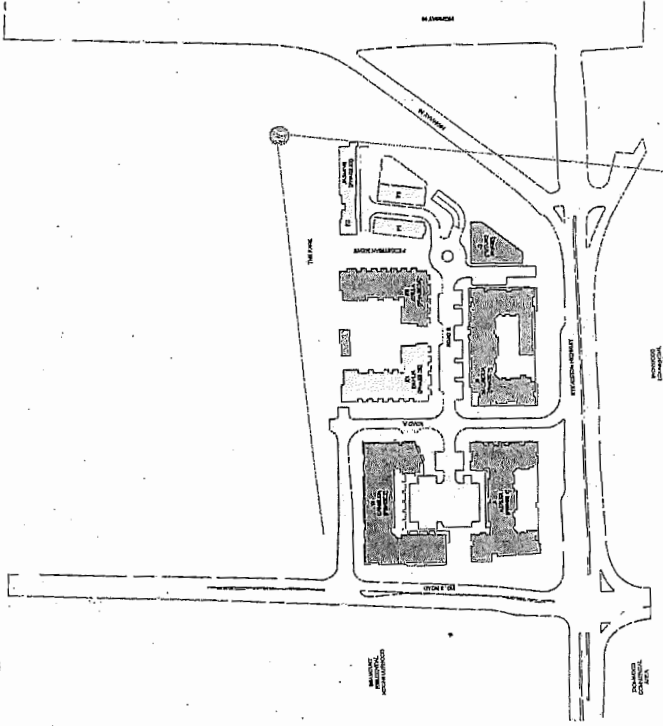
ISSUED FOR PERMITTING

DP 16 741981

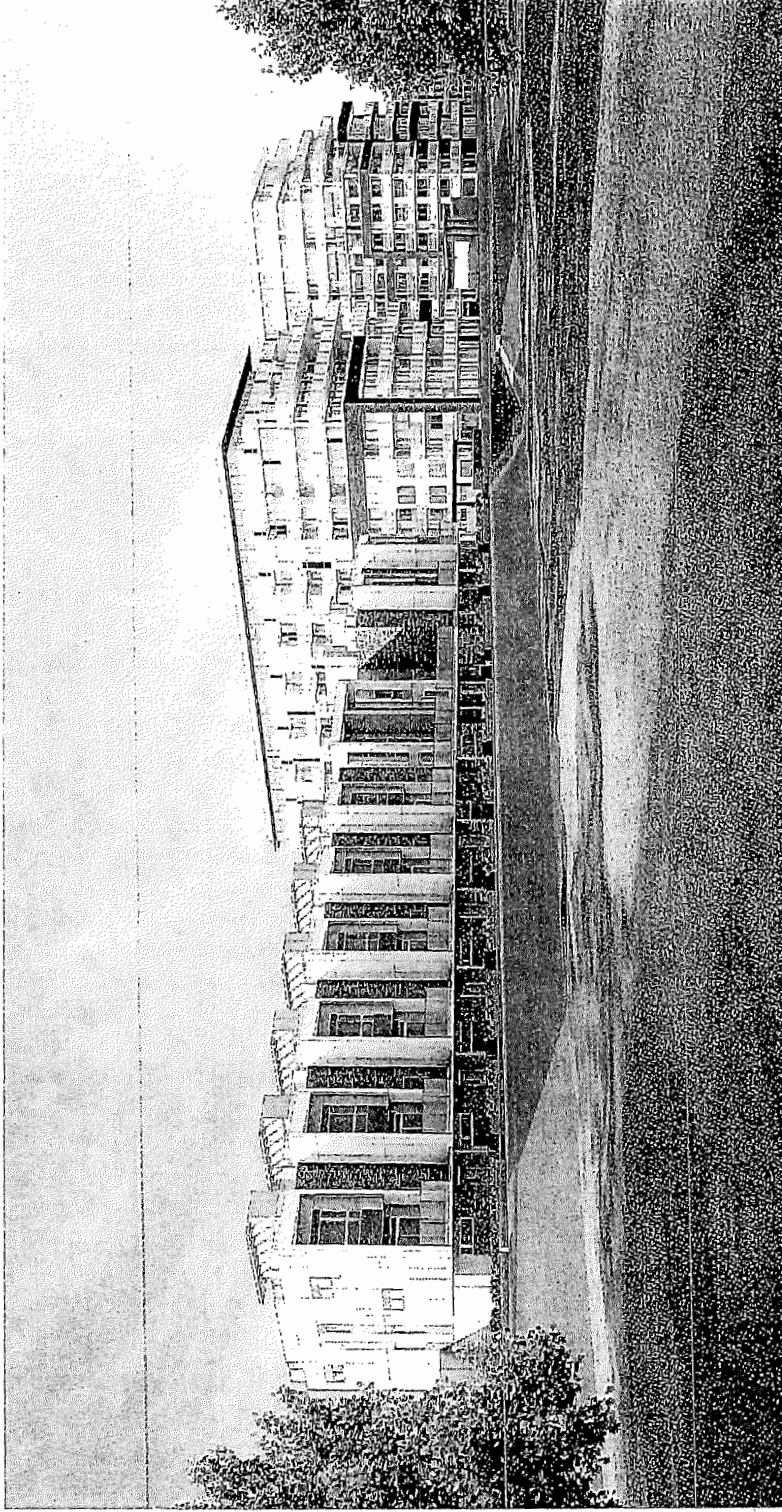


REFERENCE PLAN "R"

17 VIEW SOUTHWEST FROM GARDEN PARK



KEY PLAN



PROPOSAL

NOT FOR CONSTRUCTION

ZGF
COTTER

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E: DAHLIA,
BUILDING F: CALLA, &
BUILDING P: JASMINE

TOWNLIN

DATE	1/10/12
BY	ALVA
CHECKED BY	ALVA
DATE	1/10/12

BUILDING E
PERSPECTIVE
RENDERINGS

A-309

Development Permit Panel
Wednesday, November 30, 2016

2. Development Permit 16-741981

(REDMS No. 5217500)

APPLICANT: Townline Gardens Inc.

PROPERTY LOCATION: 10780 No. 5 Road

INTENT OF PERMIT:

1. Permit the construction of one (1) 10-storey residential building and three (3) 3-storey residential buildings at 10780 No. 5 Road on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and
 - b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.

Applicant's Comments

Joseph Lau, ZGF Cotter Architects, accompanied by Stephen Slot, Townline Developments, provided background information on the proposed development and highlighted the following:

- the project is the last phase (Phase 3) of "The Gardens" mixed-used development;
- the original development permit application for Phase 3 was approved by Council in June 2016; however, the applicant is applying for a new development permit specifically for Building E1 and Buildings F1, F2 and F3 to respond to the Ministry of Transportation and Industry (MoTI) plan for a future expansion of Highway 99 as part of the George Massey Tunnel Replacement (GMTR) project;
- the revised scheme for Phase 3 will redistribute the density from housing units adjacent to Highway 99 to the center of the subject site, through replacing the original proposal for a four-storey apartment building with a cluster of three 3-storey townhouse buildings and increasing the height of Building E1 from eight to ten storeys; and
- the applicant is requesting a variance to increase the height of Building E1 and another variance to increase the projection of unenclosed balconies of Building E1 from 0.9 meters to 1.8 meters into the side yard setback abutting the park to the north.

3.

Development Permit Panel

Wednesday, November 30, 2016

Dan Van Haastrecht, Durante Kreuk Ltd., briefed the Panel on the main landscaping features of the project, noting that the proposed design of the courtyard area between Buildings E1 and E2 and the central pedestrian mews that connects the site to the park to the north have remained largely unchanged in the new development permit application.

Mr. Van Haastrecht added that the proposed landscaping changes are in the areas around the cluster of townhouses including (i) improvements to the surface treatment of the drive aisle entrance, (ii) addition of east-west pedestrian connection for the townhouse cluster to the pedestrian mews, (iii) provision of accessible green roof area over the bicycle pavilion, and (iv) removal of the proposed dog park in the northeast section of the subject site which will be subject to future expropriation by the Ministry of Transportation and Infrastructure for the future GMTR project.

Staff Comments

Mr. Craig advised that (i) the proposed variance for increasing the projection of balconies is consistent with the previously approved development permit for Phase 3, (ii) the revised proposal reallocates the affordable housing units on the subject development, resulting in an increase in the total floor area for affordable housing being provided and an increase in family-oriented affordable housing units, (iii) no significant changes have been made to the overall landscape design for the project, and (iv) the proposed apartment and townhouse designs will conform to the Canada Mortgage and Housing Corporation (CMHC) standards for mitigation of traffic-related noise as per the acoustical engineering report provided by the applicant.

Panel Discussion

In response to queries from the Panel, Mr. Lau acknowledged that (i) changes in the architectural treatment for Building E1 will minimize the visual impact of its increased height, (ii) projected shadow impacts of Building E1 on the park and neighbouring developments to the northeast would be limited to the winter months and only for short durations during sunny days, (iii) the proposed additional two storeys for Building E1 would be accommodated with less than the normal corresponding increase in building height due to the proposed concrete construction, (iv) the applicant did not receive any negative comments regarding the proposed development during the public consultation meeting that was held on September 13, 2016, (v) the total number of proposed housing units for Phase 3 has been reduced as a result of the density transfer to the center of the subject development, and (vi) appropriate measures are expected to be undertaken by MoTI to mitigate the impact of traffic noise to the subject development when the Highway 99 road interchange will be constructed in the future.

The Panel expressed support for the project, noting that (i) the proposed redesign of the subject development and density transfer are well thought out, (ii) the shadow impacts of the increased height of Building E1 on the park and neighbouring developments would be minimal, and (iii) the proposed variations in building heights have made the subject development more visually appealing.

Development Permit Panel
Wednesday, November 30, 2016

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of one (1) 10-storey residential building and three (3) 3-storey residential buildings at 10780 No. 5 Road on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and*
 - b) *For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.*

CARRIED

3. **New Business**

4. **Date of Next Meeting: December 14, 2016**

5. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 3:55 p.m.

CARRIED

5.



Regular Council
Monday, January 9, 2017

DEVELOPMENT PERMIT PANEL

- R17/1-10 15. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meetings held on November 30, 2016 and December 14, 2016 and the Chair's report for the Development Permit Panel meetings held on November 30, 2016, and December 14, 2016, be received for information; and*
 - (2) *That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 16-723753) and a Heritage Alteration Permit (HA 16-723754) for the property at 3811 Moncton Street be endorsed, and the Permit so issued.*

CARRIED

Wayne Craig, Director, Development, noted that the applicant for 10780 No.5 Road had revisited the design of their proposal after information was made available regarding the proposed design of the George Massey Tunnel replacement project interchange. Comments were made regarding the placement of the units in relation to the adjacent highway and the proposed height of the buildings. The merits of referring the matter to a Public Hearing were discussed.

- R17/1-11 It was moved and seconded
- That Development Permit (DP 16-741981) for the property at 10780 No. 5 Road be forwarded to the Public Hearing on February 20, 2017, and that staff contact the applicant to convey the concerns expressed by Council with regards to tandem parking, building heights, and living conditions.*

CARRIED

ADJOURNMENT

- R17/1-12 It was moved and seconded
- That the meeting adjourn (10:35 p.m.).*

CARRIED

To Public Hearing
 Date: Feb 20, 2017
 Item # 6
 Re: 16788 No. 5 Rd
 DP 16-741981

Feb. 8th 2017

Mr Peter McKenna-Small 11400 Sealord Rd Richmond BC V7A 3K7		INT
	DW	
	J	
	DB	

I am against any new construction or increased density at No. 5 Rd. + Steveston Hwy. This new building will impact the neighbourhood I live in. The Ironwood area is vehicle gridlock Monday to Friday afternoons, adding more people living in this area would compound the traffic congestion in a very negative way. The Deas Tunnel is one of the worst traffic backed up locations, why would City of Richmond make worse, by approving this development? To make more money! Richmond is changing for the worst, not the better.

DP 16-741981

P. McKenna-Small

CITY OF RICHMOND
 DATE
 FEB 10 2017
 RECEIVED
 CITY CLERK'S OFFICE

PH-280

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 8 February 2017 17:11
To: MayorandCouncillors
Subject: Send a Submission Online (response #999)

Follow Up Flag: Follow up
Flag Status: Flagged

To Public Hearing
Date: <u>Feb 20, 2017</u>
Item # <u>6</u>
Re: <u>10788 No. 5 Rd</u> <u>(DP 16-741981)</u>

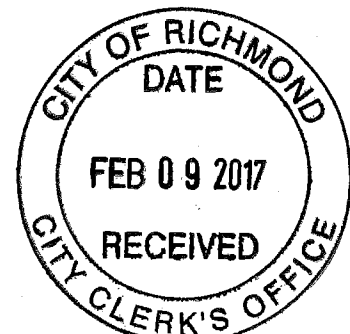
Send a Submission Online (response #999)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/8/2017 5:10:02 PM

Survey Response

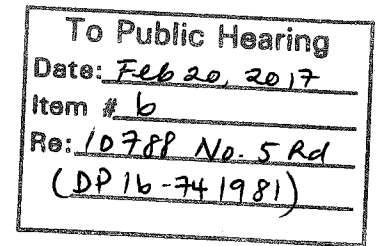
Your Name	rae nix
Your Address	11900 seabrook crescent
Subject Property Address OR Bylaw Number	Townline Gardens Inc.
Comments	<p>I have attended several meetings held by Townline. The first sessions were back when they were telling the community they had purchased the mall and planned to build apartments. Most of the members of the community made it very clear we did not want buildings behind four stories. We got six. Now they are wanting to build' even higher. I oppose it. With all the added apartments in this location and prospects of townhouses across the street on No. 5 Rd. there is a dire need for better infrastructure. Traffic is ridiculous now and we can only expect that it will get worse with the increase of building permits.</p>



MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 8 February 2017 19:23
To: MayorandCouncillors
Subject: Send a Submission Online (response #1000)

Follow Up Flag: Follow up
Flag Status: Flagged



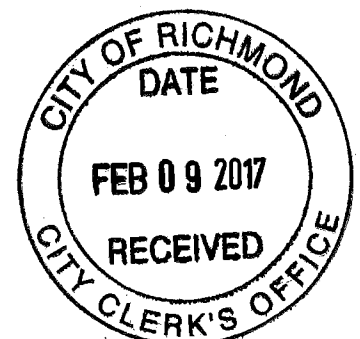
Send a Submission Online (response #1000)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/8/2017 7:22:20 PM

Survey Response

Your Name	LEUNG PINGSUN
Your Address	321-10880 NO.5 ROAD,RICHMOND,BC
Subject Property Address OR Bylaw Number	BYLAW 8500
Comments	REJECT TO INCREASE THE MAX HEIGHT OVER A PARKADE STRUCTURE FROM 6 STOREYS TO 10 STOREYS. THE INCREASE WILL CREATE TOO MUCH TRAFFIC TO THIS AREA.



MayorandCouncillors

From: Frank Suto <fsuto@shaw.ca>
Sent: Thursday, 9 February 2017 18:33
To: MayorandCouncillors
Subject: The Gardens Public Hearing

Follow Up Flag: Follow up
Flag Status: Completed

To Public Hearing
Date: <u>Feb. 20, 2017</u>
Item # <u>6</u>
Re: <u>10788 No. 5 Rd.</u>
<u>(DP 16-741981)</u>

Feb 9, 2017

Development Variances Requested by Townline for "The Gardens" project

*Feb 8 letter regarding a Public Information Session and Public Hearing from Townline
Undated Notice of Public Hearing from the City of Richmond*

I received both missives yesterday and offer the following comments:

While both reference the same development permit number (DP 16-741981) there is considerable variation in the information presented which I found to be confusing and suspect most will find confusing.

The notice from the City indicates a request from the developer to increase the height of an approved six story 25.0 m high structure to a ten story 33.6 m high structure and a request to increase the allowable projection of unenclosed balconies from 0.9 m to 1.8 m.

The notice from Townline indicates a request to increase the height of one of two approved eight-storey 24.2 m high structures to a ten-storey 30.2 m structure and moving from one four-storey structure to three three-story structures.

A call to the City provided a fuzzy clarification: While the City's notice was technically correct; the information within the Townline letter is a more complete description of what is already approved (including variances) and what is being requested.

I'm still scratching my head with regard to the difference between the City's notice and Townline's letter. Nevertheless as a resident of the area I am of the opinion that any structure taller than the approved 25.0 m height should not be approved. The approved 25.0 m height is, in my opinion, already too high and out of character for the area and will set a precedent and open the door for additional requests for tall structures in the area.

The new bridge will provide enough visual distraction without the addition of residential towers.

While I am sympathetic to Townline's issue of proximity to Hwy 99; Hwy 99 is still in the same place it was before the project was proposed. And based on what I've learned about the proposed Hwy 99 / Steveston Hwy interchange it won't be getting all that much closer.

As a result I would suggest that Townline stay with what's already approved or come up with a new plan that increases separation from Hwy 99 with increased low rise density (no more than four or five storeys) toward the western side of the property. The outcome may be a project with fewer than the presently approved 500 residential units.

Without an understanding of what structures would abut ALR land on the north side (and the setback) it's difficult to offer an opinion one way or another on balconies.

I'd also like to suggest that the City re-address the geometry of the No 5 Road and Westminster Hwy intersection. Anyone travelling westbound along Steveston Hwy has to make a 110 to 115 degree right turn (should be 90 degrees) into

a narrow right lane to go north on No 5 Road only to run into a standing bus at a bus stop on a regular basis. Not a good situation, especially if eastbound Steveston Hwy traffic is turning left (less than 90 degrees) into the narrow No 5 Road northbound left lane.

Sincerely,
Frank Suto
Shellmont resident.



MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 15 February 2017 21:50
To: MayorandCouncillors
Subject: Send a Submission Online (response #1002)

To Public Hearing
Date: <u>Feb 20, 2017</u>
Item # <u>6</u>
Re: <u>10788 No. 5 Rd</u> <u>(DP 16-741981)</u>

Send a Submission Online (response #1002)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/15/2017 9:49:58 PM

Survey Response

Your Name	Stefanie Weng
Your Address	309 - 8011 Ryan Road
Subject Property Address OR Bylaw Number	Townline Gardens DP-16-741981.
Comments	As a long time resident in the area, we welcome the new development at the Gardens. There have not been any new apartments in the area for long time. This development is a great addition to the area. It is also in a very convenient location with public transportation at the door step and close to the highway to Vancouver or to the Surrey. The park area is great and hard to find in any new development. I fully support this new development.

