



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

**Monday, April 16, 2012 - 7 p.m.**

**Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1**

## OPENING STATEMENT

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1. **Housing Agreement Bylaw 8691 (RZ 07-380222)**  
(File Ref. No. RZ 07-380222) (REDMS No. 3316108, 3316393, 3477732, 3143388v5)

See Page **PH-9** for full report

**Location:** 6951 Elmbridge Way

**Applicant:** 6951 Elmbridge Way Ltd.

**Purpose:** Currently, the subject property is subject to a housing agreement notice securing 20 affordable housing units located on the subject property pursuant to Housing Agreement (6951 Elmbridge Way) Bylaw 8620. On October 25, 2010, Council adopted recommended changes to the City's Affordable Housing Strategy. To reflect those changes and the 2012 income threshold and affordable rent rates adopted by Council on February 13, 2012, City Council intends to adopt the new Housing Agreement (6951 Elmbridge Way) Bylaw 8691 which has attached to it an updated housing agreement still securing 20 affordable housing units but with updated and increased eligible tenant income and increased permitted rent as well as other updated terms and conditions.

**First Reading:** March 26, 2012

**Page**

**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 & third readings of Bylaw 8691.

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2. **Zoning Amendment Bylaw 8870 (RZ 11-596352)**

(File Ref. No. 12-8060-20-8870; RZ 11-596352) (REDMS No. 3468937, 2291744, 3471067)

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See Page **PH-37** for full report

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**Location:** 6688 Livingstone Place

**Applicant:** Ajit Thaliwal

**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, in order to subdivide into two (2) single-family lots.

**First Reading:** March 12, 2012

**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 & third readings of Bylaw 8870.

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2. Adoption of Bylaw 8870.

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3. **Zoning Amendment Bylaw 8871 (RZ 11-591786)**

(File Ref. No. 12-8060-20-8871; RZ 11-591786) (REDMS No. 3481202, 292539, 3481369)

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See Page **PH-49** for full report

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**Location:** 10231 and 10251 Ruskin Road

**Applicant:** Ying Zi Zhang

**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit development of three (3) single-family lots.

**First Reading:** March 26, 2012

**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 & third readings of Bylaw 8871.



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4. **Zoning Amendment Bylaw 8872 (RZ 11-593412)**

(File Ref. No. 12-8060-20-8872; RZ 11-593412) (REDMS No. 3478339, 1012887, 3481626)

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See Page **PH-65** for full report

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**Location:** 8540 and 8560 Jones Road

**Applicant:** Zhao XD Architect Ltd.

**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” to “High Density Townhouse (RTH1)”, to permit development of 12 three-storey townhouse units.

**First Reading:** March 26, 2012

**Page**

**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 & third readings of Bylaw 8872.



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5. **Zoning Amendment Bylaw 8873 (RZ 11-577561)**  
(File Ref. No. 12-8060-20-8873; RZ 11-577561) (REDMS No. 3478950, 3482289)

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See Page **PH-85** for full report

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**Location:** 9100, 9120 and 9140 No. 3 Road

**Applicant:** Ampri Construction Ltd.

**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, to permit development of 18 townhouse units.

**First Reading:** March 26, 2012

**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 & third readings of Bylaw 8873.



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6. **Official Community Plan Amendment Bylaw 8874 and Zoning Amendment Bylaw 8875 (RZ 11-586705)**  
(File Ref. No. 12-8060-20-8874/8875; RZ 11-586705) (REDMS No. 3476638, 3481989, 3481991)

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See Page **PH-109** for full report

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**Location:** 6011 and 6031 No. 1 Road



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**Applicant:** Centro Terrawest Development Ltd.

**Purpose of OCP Designation Amendment:**

To change the land use designation on the Land Use Map in Schedule 2.2B (Terra Nova Sub-Area Plan) from “Residential (Single Family)” to “Mixed Use”.

**Purpose of Zoning Amendment:**

To amend the Zoning Bylaw, to create “Commercial Mixed Use (ZMU21) – Terra Nova” zone, and to rezone the subject property from “Local Commercial (CL)” and “Single Detached (RS1/F)” to “Commercial Mixed Use (ZMU21) – Terra Nova”, to permit development of a 4-storey mixed-used building with commercial space at grade (approximately 731 m<sup>2</sup>), approximately 36 apartment housing dwelling units on upper floors, and an associated two-level parking structure.

**First Reading:** March 26, 2012

**Order of Business:**

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

- 145 (a) Roger K. C. Cheng, 3331 Trutch Avenue
- 146 (b) Doug Nightingale, 3220 Semlin Drive
- 147 (c) Peter Chan, #125-3880 Westminster Highway
- 148 (d) Connie S. B. Fung, 3200 Semlin Drive
- 150 (e) Parisa Zaini, #18-3880 Westminster Highway
- 151 (f) Phu Tse Sing Lan, 5720 Musgrave Cr.
- 152 (g) Mandeep Aulakh, 5511 No. 1 Road
- 153 (h) Sharon Dulay, 5740 Forsyth Crescent
- 154 (i) Demetrios Dimou, 3400 Granville Avenue
- 155 (j) B.C. Teoh and Joyce Teoh, 6071 Forsyth Crescent
- 156 (k) Pak Lin Lam, 5564 Cornwall Drive
- 157 (l) John Giuliano, 5562 Hankin Drive
- 158 (m) Solvig Kwei, #116-3880 Westminster Highway
- 159 (n) Earl and Maryanne Kwei, #116-3880 Westminster Highway

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3. Submissions from the floor.

**Council Consideration:**

1. Action on second & third readings of Bylaws 8874 and 8875.



- 159**      7. **Temporary Commercial Use Permit Application (TU 12-600784)**  
(File Ref. No. TU 12-600784) (REDMS No. 3487216)

See Page **PH-159r** full report

**Location:** 12631 Vulcan Way

**Applicant:** Paul Cheung (Lions Communications Inc.)

**Purpose:** To permit a Temporary Commercial Use Permit to allow for the operation of an evening market event at 12631 Vulcan Way in 2012, 2013 and 2014.

Periods of validity shall be between May 11, 2012 to September 16, 2012 (inclusive), May 10, 2013 to September 8, 2013 (inclusive) and May 9, 2014 to September 14, 2014 (inclusive).

Days of operation shall be Friday, Saturday, Sunday and Statutory Holidays.

Evening market event hours of operation shall be 7pm to midnight on Friday and Saturday and 7pm to 11pm on Sunday and Statutory Holidays. For Sunday's that precede a Statutory Holiday, hours of operation shall be 7pm to midnight.

**Order of Business:**

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

- 191**      (a) Memorandum dated April 12, 2012 from Brian J. Jackson, Acting General Manager Planning and Development

3. Submissions from the floor.

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**Council Consideration:**

1. That a Temporary Commercial Use Permit be issued to Paul Cheung (Lions Communications Inc.) for the property at 12631 Vulcan Way for the purpose of permitting a evening night market event between May 11, 2012 to September 16, 2012 (inclusive), May 10, 2013 to September 8, 2013 (inclusive) and May 9, 2014 to September 14, 2014 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules [including the additional condition outlined in the Acting General Manager, Planning and Development's, Memorandum dated April 12, 2012].

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ADJOURNMENT

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**Page**



# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** February 29, 2012

**From:** Cathryn Volkering Carlile  
General Manager

**File:** 08-4057-05/2012

**Re:** Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691- to Secure Affordable Housing Units located in 6951 Elmbridge Way

### Staff Recommendation

1. That Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691 be introduced and given first reading to permit the City, after adoption, to enter into an amended Housing Agreement with 6951 Elmbridge Way Ltd., in connection with the property identified in Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691, all in accordance with section 905 of the *Local Government Act*.

Cathy Volkering Carlile  
General Manager, Community Services  
(604-276-4068)

Att. 3

FOR ORIGINATING DEPARTMENT USE ONLY					
<b>ROUTED TO:</b>		<b>CONCURRENCE</b>		<b>CONCURRENCE OF GENERAL MANAGER</b>	
Law		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
Development Applications		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
Budgets		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
<b>REVIEWED BY TAG</b>		YES	NO	<b>REVIEWED BY CAO</b>	
		<input type="checkbox"/>	<input type="checkbox"/>	YES NO	
				<input type="checkbox"/> <input type="checkbox"/>	

## Origin

The purpose of this report is to obtain first reading of Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691 (**Attachment 1**). After first reading and all required notice is given, the bylaw shall go to public hearing, at which point consideration will be given to second and third reading of the Bylaw.

On July 12, 2010, Housing Agreement (6951 Elmbridge Way) Bylaw 8620 was adopted by Council to permit the City to enter into a Housing Agreement with 6951 Elmbridge Way Ltd., to secure 20 low end market rental units at 6951 Elmbridge Way, as part of Rezoning Application No. 07-380222 and associated Zoning & Development Bylaw No. 8604 and 8605.

On October 25, 2010, Council adopted the recommended changes to the City's Affordable Housing Strategy, whereby:

1. The City's maximum income thresholds and rent rates for low end market rental units would be adjusted to align with Core Need Income Threshold values and/or other applicable data released from Canada Mortgage and Housing Corporation (CMHC) to reflect current market and affordability trend data.
2. The annual income threshold and maximum permitted rent for affordable housing would be adjusted by staff once every calendar year.
3. The effective date for the adjustment would be applied to all Housing Agreements brought forward after the date of Council approval.

Developers expressed concern that the adjusted rates and thresholds would not apply to existing Housing Agreements executed prior to October 25, 2010. Council, in turn, requested staff to contact developers with previous approved Housing Agreements to:

1. Inform them that the adjusted income and rent values would apply to the Housing Agreements prior to October 25, 2010.
2. Provide them with an opportunity to apply for an adjustment to the income and rent values in their Housing Agreements.

Section 905(4) of the *Local Government Act* provides that a Housing Agreement may only be amended by bylaw.

On February 13, 2012, Council adopted the 2012 income threshold and affordable rent rates, based on staff's review of Housing Income Limit values determined by the annual Canada Mortgage and Housing Corporation market rental survey. The adjustment will become effective immediately following the adoption by Council.

Future adjustments to the income threshold and maximum permitted rent rates will be based on staff's review of updated Housing Income Limits and/or other applicable data produced by CMHC in years when it is released.

The adjusted Affordable Housing Strategy total household annual income and maximum monthly rent limits are:

	<b><u>Bachelor</u></b>	<b><u>1 Bedroom</u></b>	<b><u>2 Bedroom</u></b>	<b><u>3 Bedroom</u></b>
Total Household Annual Income	\$33,500 or less	\$37,000 or less	\$45,500 or less	\$55,000 or less
Maximum Monthly Rent	\$837	\$925	\$1,137	\$1,375

### Analysis

The existing Housing Agreement restricts annual household income and rents in perpetuity for the 20 units, with the provision for an adjustment of the maximum annual household income and rental rates on an annual basis to ensure that the affordability terms established by the City remain in effect.

The property owner has since applied for its existing Housing Agreement to be reviewed for a rate adjustment which staff have completed. The table below compares the maximum total household income and monthly rent values in the existing Housing Agreement to the proposed, amended Housing Agreement (**Attachment 2**) for the 20 affordable low end market rent units:

Unit Type	Maximum Monthly Rent		Maximum Household Annual Income	
	<i>Existing Housing Agreement</i>	<i>Amended Housing Agreement -(Rates Align with CMHC 2012 Housing Income Limits)</i>	<i>Existing Housing Agreement</i>	<i>Amended Housing Agreement-(Rates align with CMHC 2012 Housing Income Limits)</i>
16 one-bedroom units	\$650	\$925	\$30,500	\$37,000 or less
4 two-bedroom units	\$770	\$1,137	\$36,000	\$45,500 or less

Staff have conducted the requested review and are proposing rate adjustments for the 6951 Elmbridge Way Ltd. development situated at 6951 Elmbridge Way in accordance with Council's October 25, 2010 direction and February 13, 2012 amended rates. The amended Housing Agreement shall also contain additional updated terms and conditions consistent with current housing agreements being approved by the City.

After adoption of Housing Agreement Bylaw No. 8691, the City will be able to enter into an amended Housing Agreement with 6951 Elmbridge Way Ltd. reflecting the October 25, 2010 and February 13, 2012 changes to the City's Affordable Housing Strategy in connection with securing 20 affordable units at the subject development.

A public hearing will be required, with normal notification to all residents within 50 metres from the property line (**Attachment 3**).

This report and bylaw are consistent with Council's adopted term goal:

*Improve the effectiveness of the delivery of social services in the City through the development and implementation of a Social and Community Services Strategy that includes increased social housing, implementation of the campus of care concept and an emergency shelter for women.*

### **Financial Impact**

Administration of this Housing Agreement will be covered by existing City resources.

### **Conclusion**

In accordance with the *Local Government Act* (Section 905), adoption of Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691 is required to permit the City to enter into an updated Housing Agreement to reflect October 25, 2010 and February 13, 2012 changes to the City's Affordable Housing Strategy.

It is thus recommended that first reading be given to Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691.



Dena Kae Beno  
Affordable Housing Coordinator  
(604-247-4946 )

Attachment 1	Bylaw No. 8691	Doc # 3316393
Attachment 2	Housing Agreement	Doc # 314338v5
Attachment 3	Property Map	Doc # 3477715





**City of  
Richmond**

**Bylaw 8691**

**Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the land legally described as:

PID: 028-324-030

Lot A Section 6 Block 4 North Range 6 West NWD Plan  
BCP 45903

2. This Bylaw may be cited as **"Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

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

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>OB</i>
APPROVED for legality by Solicitor
<i>BDS</i>

Schedule A

To Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691

HOUSING AGREEMENT BETWEEN 6951 ELMBRIDGE WAY LTD. AND CITY OF  
RICHMOND IN RELATION TO 6951 ELMBRIDGE WAY

**HOUSING AGREEMENT**  
**(Section 905 *Local Government Act*)**

**THIS AGREEMENT** is dated for reference the 12<sup>th</sup> day of March, 2012.

**BETWEEN:**

**6951 ELMBRIDGE WAY LTD. (Inc. No. 0597673),**  
a company duly incorporated under the laws of the Province of British  
Columbia and having its registered office at Suite 300 -- 550 Robson  
Street, Vancouver, BC V6B 2B7

(the "Owner" as more fully defined in section 1.1 of this  
Agreement)

**AND:**

**CITY OF RICHMOND,**  
a municipal corporation pursuant to the *Local Government Act* and  
having its offices at 6911 No. 3 Road, Richmond, British  
Columbia, V6Y 2C1

(the "City" as more fully defined in section 1.1 of this Agreement)

**WHEREAS:**

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement,

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

## ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (b) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"City"** means the City of Richmond;
- (d) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (e) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (f) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (g) **"Eligible Tenant"** means a Family having a cumulative annual income of:
  - (i) in respect to a bachelor unit, \$33,500 or less;
  - (ii) in respect to a one bedroom unit, \$37,000 or less;
  - (iii) in respect to a two bedroom unit, \$45,500 or less; or
  - (iv) in respect to a three or more bedroom unit, \$55,000 or less

provided that, commencing July 1, 2012, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (h) **"Family"** means:
  - (i) a person;
  - (ii) two or more persons related by blood, marriage or adoption; or
  - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (i) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on \_\_\_\_ day of \_\_\_\_\_, 201\_\_, under number \_\_\_\_\_;
- (j) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (k) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (l) **"Lands"** means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:  
  
 PID: 028-324-030  
 Lot A Section 6 Block 4 North Range 6 West New Westminster District Plan BCP45903
- (m) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (n) **"LTO"** means the New Westminster Land Title Office or its successor;
- (o) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are

Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;

(p) **"Permitted Rent"** means no greater than:

- (i) \$837.00 a month for a bachelor unit;
- (ii) \$925.00 a month for a one bedroom unit;
- (iii) \$1,137.00 a month for a two bedroom unit; and
- (iv) \$1,375.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2012, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

(q) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;

(r) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(s) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

(t) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;

(u) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and

(v) **"Tenant"** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

## ARTICLE 2

### USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the

form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

### **ARTICLE 3**

#### **DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS**

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Affordable Housing Units.
- 3.3 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
  - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
  - (c) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
  - (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;



- (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
  - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
  - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(g) of this Agreement;
  - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
  - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
  - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.3(f)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(g) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.3(f)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

## ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
  - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

## ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs

the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

## ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

## ARTICLE 7 MISCELLANEOUS

### 7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The

Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

## 7.2 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

## 7.3 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

## 7.4 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

## 7.5 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators,

personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement; and/or
- (b) the exercise by the City of any of its rights under this Agreement or an enactment.

## 7.6 **Survival**

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

## 7.7 **Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

## 7.8 **City's Powers Unaffected**

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

## 7.9 **Agreement for Benefit of City Only**

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and

- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

#### 7.10 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

#### 7.11 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

And to: City Solicitor  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

#### 7.12 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

#### 7.13 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

#### 7.14 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising

any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

#### **7.15 Sole Agreement**

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

#### **7.16 Further Assurance**

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

#### **7.17 Covenant Runs with the Lands**

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

#### **7.18 Equitable Remedies**

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

#### **7.19 No Joint Venture**

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

#### **7.20 Applicable Law**

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

**7.21 Deed and Contract**

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

**7.22 Joint and Several**

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

**7.23 Limitation on Owner's Obligations**

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement as of the day and year first above written.

**6951 ELMBRIDGE WAY LTD.,**  
by its authorized signatory(ies):

Per: \_\_\_\_\_  
Name: \_\_\_\_\_

Per: \_\_\_\_\_  
Name: \_\_\_\_\_

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor
DATE OF COUNCIL APPROVAL



**CITY OF RICHMOND**  
by its authorized signatory(ies):

Per: \_\_\_\_\_  
Malcolm D. Brodie, Mayor

Per: \_\_\_\_\_  
David Weber, Corporate Officer

## Appendix A to Housing Agreement

## STATUTORY DECLARATION

CANADA

PROVINCE OF BRITISH COLUMBIA

)  
)  
)  
)IN THE MATTER OF A  
HOUSING AGREEMENT WITH  
THE CITY OF RICHMOND  
("Housing Agreement")

TO WIT:

I, \_\_\_\_\_ of \_\_\_\_\_, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of \_\_\_\_\_ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from \_\_\_\_\_ to \_\_\_\_\_ the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

*[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]*

4. The rent charged each month for the Affordable Housing Unit is as follows:
  - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$ \_\_\_\_\_ per month;
  - (b) the rent on the date of this statutory declaration: \$ \_\_\_\_\_; and
  - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$ \_\_\_\_\_.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of \_\_\_\_\_,  
\_\_\_\_\_, in the Province of British  
Columbia, this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
A Commissioner for Taking Affidavits in the  
Province of British Columbia

\_\_\_\_\_  
DECLARANT

## PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and **6951 Elmbridge Way Ltd.** (the "Owner") in respect to the lands and premises legally known and described as:

PID: 028-324-030

Lot A Section 6 Block 4 North Range 6 West New Westminster District Plan BCP45903

(the "Lands")

**THE BANK OF NOVA SCOTIA** (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers BB1330619 and BB1330620, respectively ("the Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder), hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**THE BANK OF NOVA SCOTIA**  
by its authorized signatory(ies):

Per: \_\_\_\_\_  
Name:

Per: \_\_\_\_\_  
Name:

## PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and **6951 Elmbridge Way Ltd.** (the "Owner") in respect to the lands and premises legally known and described as:

PID: 028-324-030

Lot A Section 6 Block 4 North Range 6 West New Westminster District Plan BCP45903

(the "Lands")

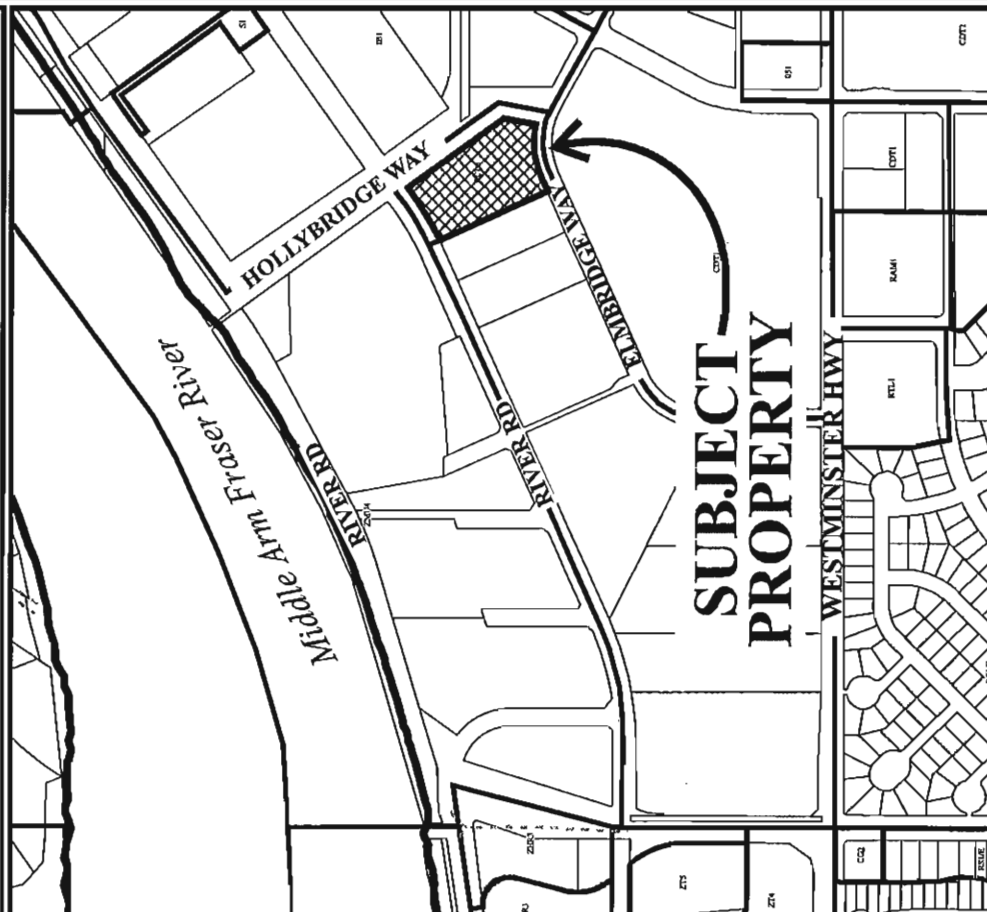
**AVIVA INSURANCE COMPANY OF CANADA** (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers BB1330621 and BB1330622, respectively ("the Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder), hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**AVIVA INSURANCE COMPANY OF CANADA**  
by its authorized signatory(ies):

Per: \_\_\_\_\_  
Name:

Per: \_\_\_\_\_  
Name:



6951 Elmbridge Way





# City of Richmond

## Bylaw 8691

### Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the land legally described as:

PID: 028-324-030

Lot A Section 6 Block 4 North Range 6 West NWD Plan  
BCP 45903

2. This Bylaw may be cited as "**Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691**".

FIRST READING

MAR 26 2012

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


\_\_\_\_\_  
MAYOR

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







# City of Richmond

## Report to Committee Fast Track Application

**To:** Planning Committee  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** February 13, 2012  
**File:** RZ 11-596352  
**Re:** Application by Ajit Thaliwal for Rezoning at 6688 Livingstone Place from  
Single Detached (RS1/E) to Single Detached (RS2/A)

### Staff Recommendation

That Bylaw No.8870, for the rezoning of 6688 Livingstone Place from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

ES:blg  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

**Staff Report**

Item	Details	
Applicant	Ajit Thaliwal	
Location	6688 Livingstone Place ( <b>Attachment 1</b> )	
Development Data Sheet	See <b>Attachment 2</b>	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Single Detached (RS2/A)	
OCP Designation	Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential".	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Area Plan Designation	East Livingstone Sub-Area Plan (2.5B) Land Use Map – "Small Lot Single-Family (Max FAR 0.55)"	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	Lot Size Policy 5461 (adopted by Council in 1996 & amended in 2007) – permits subdivision of properties in accordance with the provisions of "Single Detached (RS2/A)" ( <b>Attachment 3</b> ).	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Other Designations	N/A	N/A
Affordable Housing Strategy Response	The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Surrounding Development	North: across Livingstone Place are townhouses zoned "Town Housing (ZT40) – East Livingstone"	
	South: facing Comstock Road is a single-family lot zoned "Single Detached (RS1/E)".	
	East: single-family lot zoned "Single Detached (RS1/K)".	
	West: a single-family lot zoned "Single Detached (RS1/B)".	
Rezoning Considerations	See <b>Attachment 5</b>	

**Staff Comments**Tree Preservation & Landscaping

The Tree Survey submitted by the applicant indicates that there are no trees on the subject property. There is one (1) bylaw-sized tree (Tree A) located on the adjacent property to the east (6780 Livingstone Place) and one (1) undersized tree (Tree B) on the neighbouring property to the west (6680 Livingstone Place). Tree protection fencing must be installed around Tree A & B to City standards and must remain in place until construction and landscaping on the future lots is completed.

The final Tree Retention Plan is included in **Attachment 4**.

Council Policy 5032, adopted in 1995, encourages property owners to plant and maintain at least two (2) trees on every lot in recognition of the many benefits derived from urban trees.

Consistent with this Policy, the applicant has agreed to plant and maintain two (2) trees on each new future lot (minimum 6 cm deciduous calliper/2.5 m coniferous height). To ensure the new trees are planted and maintained, 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.

#### Site Servicing & Subdivision

There are no servicing concerns with rezoning. The dedication and completion of Livingston Place (full road upgrade), along the entire north edge of the site will be dealt with as part of the Servicing Agreement for SD 11-596408.

Prior to approval of Subdivision the developer will be required to pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

#### **Conclusion**

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies and is consistent with the direction of redevelopment currently on-going in the surrounding area. The applicant has agreed to the list of rezoning conditions included in **Attachment 5**. On this basis, staff support the application.

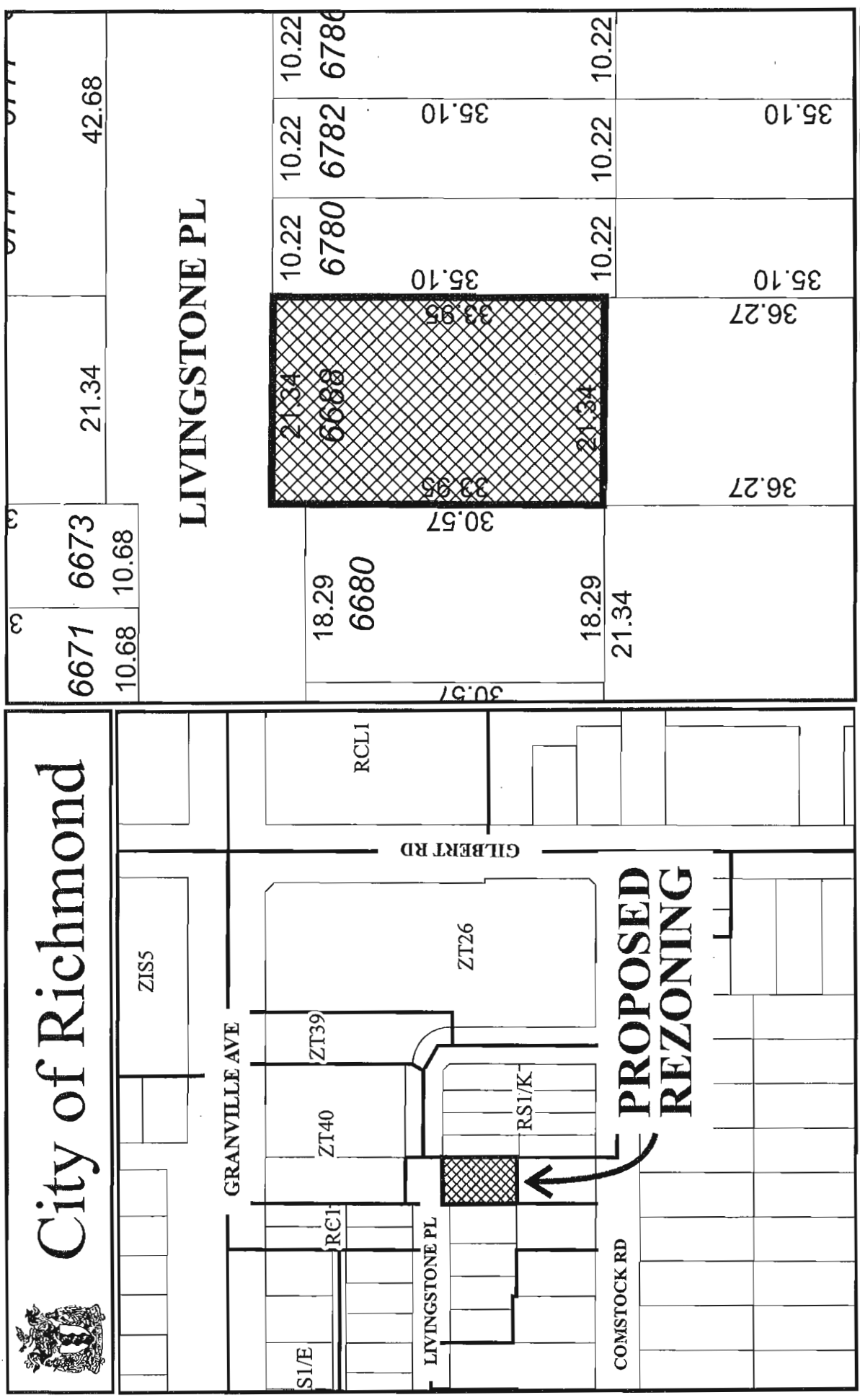


Erika Syvokas  
Planning Technician  
(604-276-4108)

ES:blg

#### **Attachments:**

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5448
- Attachment 4: Proposed Subdivision/Tree Retention Plan
- Attachment 5: Rezoning Considerations





PH 40

**RZ 11-596352**

Original Date: 01/12/12  
Revision Date:  
Note: Dimensions are in METRES



RZ 11-596352

Original Date: 01/12/12

Amended Date:

Note: Dimensions are in METRES

**PH 41**



**RZ 11-596352**

**Attachment 2**

Address: 6688 Livingstone Place

Applicant: Ajit Thaliwal

Date Received: December 19, 2011 Fast Track Compliance: February 3, 2012

	Existing	Proposed
Owner	0754913 B.C. LTD. INC.	To be determined
Site Size (m <sup>2</sup> )	724 m <sup>2</sup> (7,793.3 ft <sup>2</sup> )	Two (2) lots each approximately 362 m <sup>2</sup> (3,896.7 ft <sup>2</sup> )
Land Uses	Vacant Single-family residential lot	Two (2) single-family residential dwellings
Zoning	Single Detached (RS1/E)	Single Detached (RS2/A)
Number of Units	None	Two (2)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m)	Min. 6 m	6 m Min.	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2.5 storeys	2.5 storeys	none
Lot Size	Min. 270 m <sup>2</sup>	362 m <sup>2</sup>	none
Lot Width	Min. 9.0 m	10.667 m	none

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



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: June 17, 1996  
Amended by Council: October 15, 2007

POLICY 5461

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 18-4-6

## POLICY 5461:

The following policy establishes lot sizes in a portion of Section 18-4-6, within the area bounded by Granville Avenue, Comstock Road and the Livingstone Place road allowance.

That properties within the area bounded by the west property lines of 6600 Granville Avenue and 6671 Comstock Road, Comstock Road, Gilbert Road, the south property lines of 7071 Gilbert Road, the south and west property lines of 6680 Granville Avenue, and Granville Avenue (in a portion of Section 18-4-6), be deemed eligible for Townhouse District (R2), Two-Family Housing District (R5) or subdivision in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) in the Richmond Zoning and Development Bylaw No. 5300 with the following exceptions:

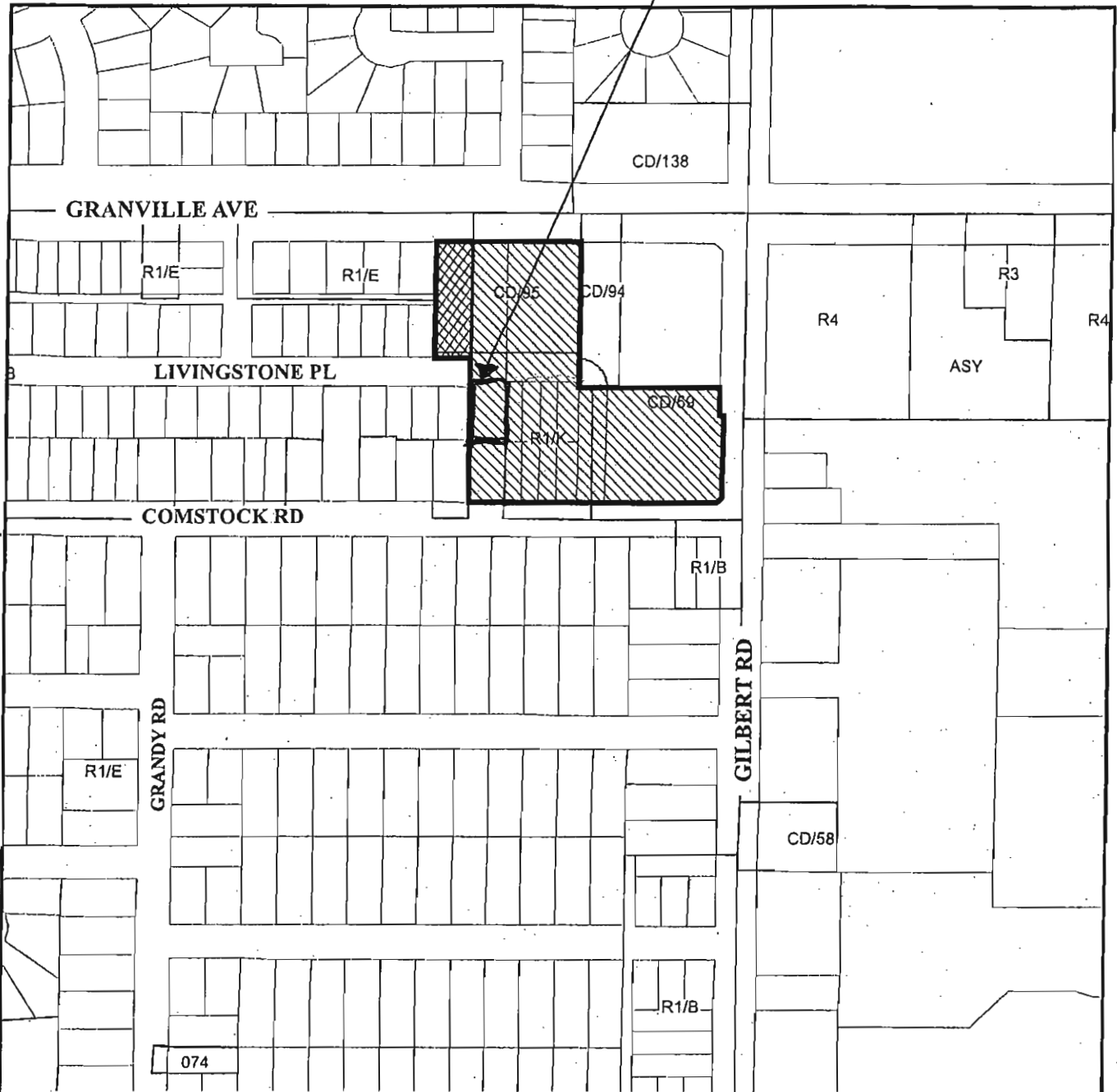
a) If there is no lane or internal road access, then properties along Gilbert Road and Granville Avenue must remain Single-Family Housing District, Subdivision Area E (R1/E) zoning; and,

***b) That the properties at 6600 Granville Avenue and 6671 Livingstone Place only, be deemed eligible for Single-Family Residential District (R1-0.6); and***

That this policy be used to determine the disposition of future Single-Family, Two-Family and Townhouse rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Richmond Zoning and Development Bylaw No. 5300.



SUBJECT PROPERTY



Subdivision permitted as per R1/A, R2 or R5 except

- 1) Lots facing Granville Ave and Gilbert Rd R1/E, unless there is a lane or internal road access then R1/A, R2 or R5.



Subdivision permitted as per R1-0.6 provided that the new lots have rear lane vehicle access



## Policy 5461 Section 18, 4-6

Adopted Date: 06/17/96

Amended Date: 10/15/07

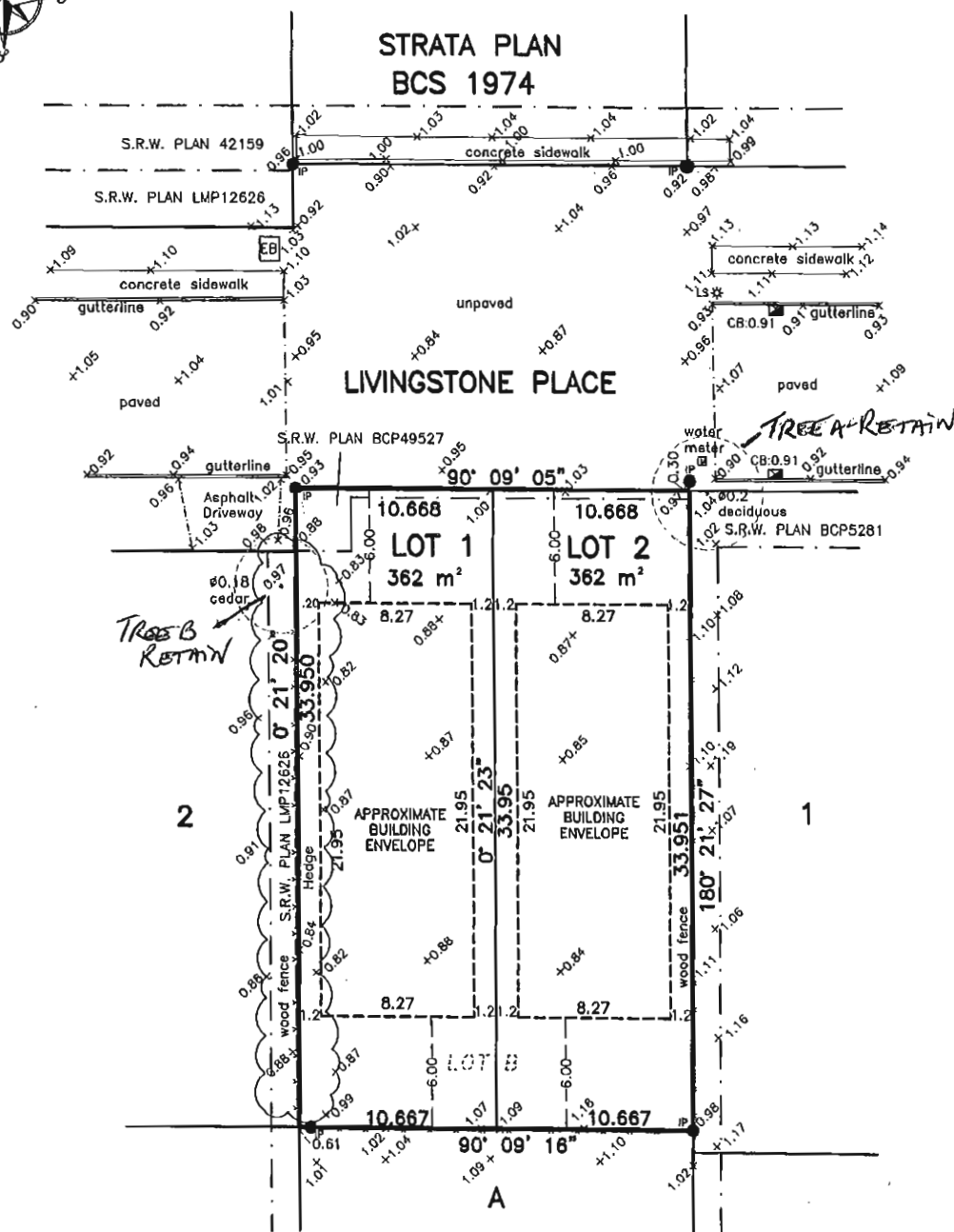


# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT B SECTION 18 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN BCP49526

#6688 LIVINGSTONE PLACE,  
RICHMOND, B.C.  
P.I.D 028-711-947

SCALE: 1:250

0 5 10 20  
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



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Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 4186  
FB-198 P138  
Drawn By: TH

## LEGEND:

IP denotes iron post set  
LS denotes lamp standard  
EB denotes electrical box  
CB denotes catch basin

## NOTE:

Elevations shown are based on City of  
Richmond HPN Benchmark network.  
Benchmark: HPN #202, Central Monument 77H4623  
Located at CL S bound L turn lane @ No.3 Rd & Bennett Rd  
Elevation = 1.452 metres

## CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

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

DECEMBER 08th, 2011

DWG No. 4186-B-TOPO

PH - 45



**City of  
Richmond**

## **Rezoning Considerations**

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

**Address:** 6688 Livingstone Place

**File No.:** RZ 11-596352

**Prior to final adoption of Zoning Amendment Bylaw 8870, the developer is required to complete the following:**

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) for the planting and maintenance of four (4) replacement trees (minimum 6 cm deciduous calliper/2.5 m coniferous height).
2. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) 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.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,286.3) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At demolition stage\*, the applicant will be required to:

- Install Tree Protection Fencing around all off-site trees to be retained and protected as part of the development (Trees A & B) prior to any construction activities, including building demolition, occurring on-site.

At subdivision stage\*, the developer will be required to:

- Pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

**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.

[Signed original on file]

Signed \_\_\_\_\_

Date \_\_\_\_\_



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8870 (RZ 11-596352)  
6688 LIVINGSTONE PLACE**

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/A)**.

P.I.D. 028-711-947

Lot B Section 18 Block 4 North Range 6 West New Westminster District Plan  
BCP49526

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8870**".

FIRST READING

**MAR 12 2012**

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

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





**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee

**Date:** February 24, 2012

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** RZ 11-591786

**Re:** Application by Ying Yi Zhang for Rezoning at 10231 and 10251 Ruskin Road  
from Single Detached (RS1/E) to Single Detached (RS2/B)

**Staff Recommendation**

1. That Bylaw No. 8871, for the rezoning of 10231 and 10251 Ruskin Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>Acting</i> 

## Staff Report

### Origin

Ying Yi Zhang has applied to the City of Richmond for permission to rezone 10231 and 10251 Ruskin Road (**Attachment 1**) from Single Detached (RS1/E) to Single Detached (RS2/B) in order to permit the property to be subdivided into three (3) single family lots (**Attachment 2**).

### Findings of Fact

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

### Surrounding Development

To the north: Existing single-family lots zoned Single Detached (RS1/E);

To the east: Across Ruskin Road, recently developed single-family lots zoned Single Detached (RS2/B);

To the south: Existing single-family lots zoned Single Detached (RS1/E); and

To the west: Newer single-family dwellings on lots zoned Single Detached (RS1/E) fronting Leonard Road.

### Related Policies & Studies

#### Lot Size Policy 5469

The subject property is located within the Single-Family Lot Size Policy No. 5469 (adopted by Council February 19, 2001) (**Attachment 4**). This Policy permits rezoning and subdivision of lots within the policy area in accordance with "Single Detached (RS2/B)" (minimum 12 m wide and 360 m<sup>2</sup> in area). This redevelopment proposal would enable the development site to be subdivided into three (3) lots, each approximately 13.4 m (442 ft.) wide and 491 m<sup>2</sup> (5,285 ft<sup>2</sup>) in area.

#### Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant is proposing to provide a legal secondary suite on two (2) of the three (3) future lots at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to be granted until the secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning. This agreement will be discharged from Title on the one (1) lot where the secondary suites are not required by the Affordable Housing Strategy after the requirements are satisfied, at the initiation of the applicant.

Should the applicants change their mind about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00 per square foot of total building area of the single detached developments (i.e. \$8,507).

### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

### **Public Input**

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

### **Staff Comments**

#### Tree Preservation

A Tree Survey and a Certified Arborist's report were submitted in support of the application; seven (7) trees and two (2) hedgerows were identified and assessed:

- five (5) bylaw-sized tree and one (1) hedgerow on the subject property; and
- two (2) bylaw-sized trees and one (1) hedgerow on the City boulevard in front of the site.

The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the arborist's recommendations to remove four (4) bylaw-sized trees onsite. The 90 cm caliper Black Pine tree (tag #41) displays an "unnatural" lean at the base of the tree (no basal flare is visible at the south side of the tree in the direction of the lean). In addition, 50% of the trees critical root zone is located within the allowable building footprint (the building depth would need to be reduced by a minimum 30% in order to protect this tree). Due to the lean and the close proximity of the tree to the building, this tree should be removed and replaced.

Three (3) trees identified as tree tag #36 (65cm cal Birch), #37 (50cm cal Cherry) and #40 (33cm cal Crab Apple) have all been historically topped and as a result have developed decay pockets and weakly attached secondary branch growth that is prone to failure. These three (3) trees are not good candidates for retention and should be removed and replaced.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, and the City's Tree Preservation Coordinator recommendations, a total of eight (8) replacement trees with the following minimum calliper sizes are required:

# Trees to be removed	dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
1	31-40 cm	2	8 cm		4.0 m
1	41-50 cm	2	9 cm		5.0 m
2	60 cm +	4	11 cm		6.0 m

To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$4,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

The applicant has agreed to retain a 30 cm caliper Holly tree (tag #42) along the west property line and a hedgerow along the north property line. A Tree Retention Plan is attached (**Attachment 5**). Tree protection fencing must be installed to City standards prior to demolition of the existing dwelling on the subject site, and must remain in place until construction and landscaping on the future lots is completed. As a condition to rezoning, the applicant is required to submit a proof of contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones.

Parks Operations staff have agreed to the proposed removal of two (2) bylaw-sized trees along Ruskin Road. Both trees have been severely topped for overhead hydro lines and now have poor structure as a result. A cash compensation for the street tree removal in the amount of \$2,600 is determined. The hedgerow along Ruskin Road will be protected.

### Site Servicing

Prior to final adoption of the rezoning, the developer is required to enter into a standard Servicing Agreement for the design and construction of frontage improvements from Ryan Road to the north property line of 10231 Ruskin Road. The improvements to include, but not limited to: storm sewer, curb and gutter, pavement widening (based on 8.5 m road width), 1.5 m concrete sidewalk at the west property line of Ruskin Road, grass and treed boulevard (trees at 9 m spacing), and street lighting.

At future Subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fee, as well as to provide underground hydro, telephone and cable service connections for each lot.

At future Building Permit stage, the developer will be required to pay a Late Comer Fee (Storm Sewer) including 8% annual interest since August 27, 2004, as benefiting properties.

### **Analysis**

#### Development Potential of Adjacent Properties

##### *Property to the North*

Based on the existing lot geometry, none of the six (6) properties to the north of the subject site (10111 to 10211 Ruskin Road) has development potential on its own. Land assembly of a minimum of two (2) lots is required to rezone and subdivide to create additional lots (i.e. 2 RS1/E lots into 3 RS2/B lots).

##### *Property to the South*

The width of the adjacent property to the south at 8311 Ryan Road is approximately 20.1 m wide, which is approximately 3.9 m short to create for two (2) RS2/B lots fronting Ryan Road or approximately 5.9 m short to create for two (2) RS2/B lots fronting Ruskin Road. Given the existing lot geometry, 8311 Ryan Road has no development potential on its own.



Proposed Development

This is a relatively straight-forward redevelopment proposal. This development proposal is consistent with Lot Size Policy 5469 and is located within an established residential neighbourhood that has a strong presence of small lots zoned Single Detached (RS1/B), created from larger lots. Since there is no development potential at 8311 Ryan Road, frontage improvement across the Ruskin Road frontage of 8311 Ryan Road is secured as part of this rezoning application to achieve a consistent street design along Ruskin Road. The list of rezoning conditions is included as **Attachment 6**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff support the application.

**Financial Impact or Economic Impact**

None.

**Conclusion**

This rezoning application is to permit subdivision of two (2) larger lots into three (3) smaller lots (approximately 13.4 m wide). This rezoning application complies with all applicable land use designations and policies contained within the Official Community Plan (OCP). The list of rezoning conditions is included as **Attachment 6**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff recommends support of the application.



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg

**Attachments:**

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5469
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations

Original Date: 11/01/11

Revision Date:

**Note:** Dimensions are in METRES

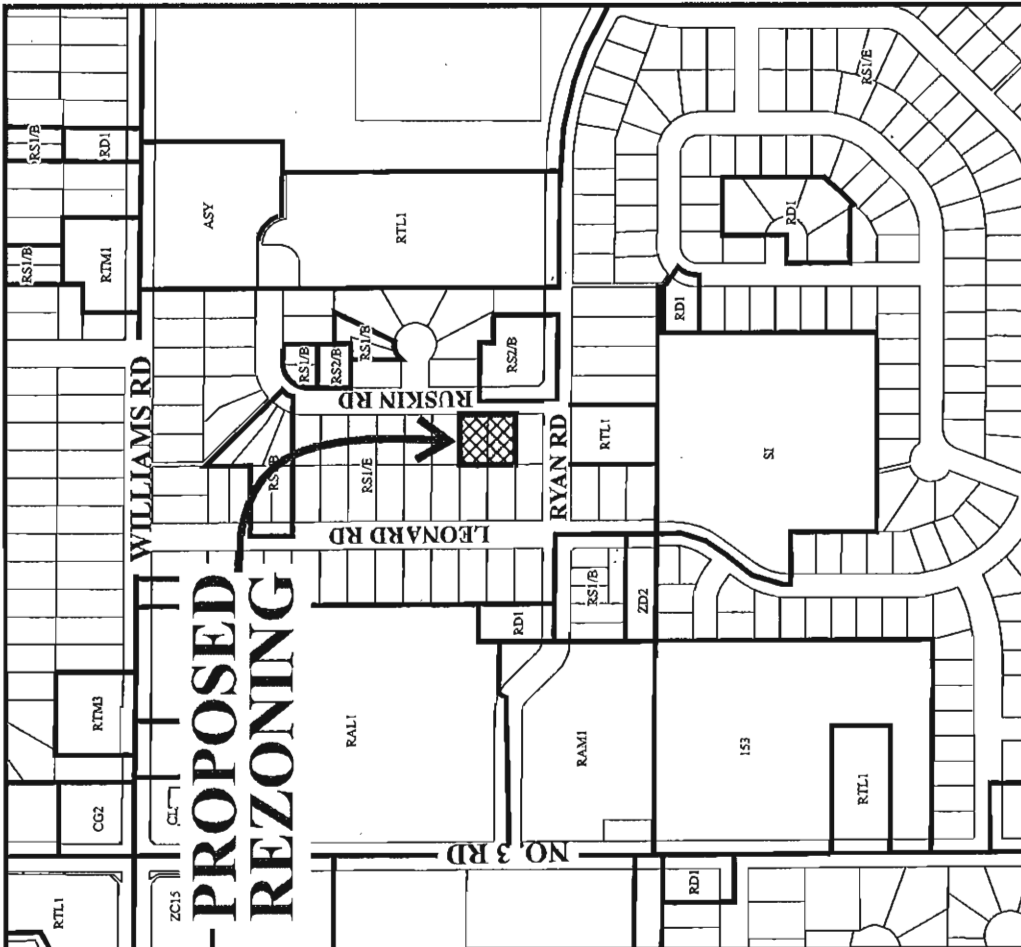
RZ 11-591786

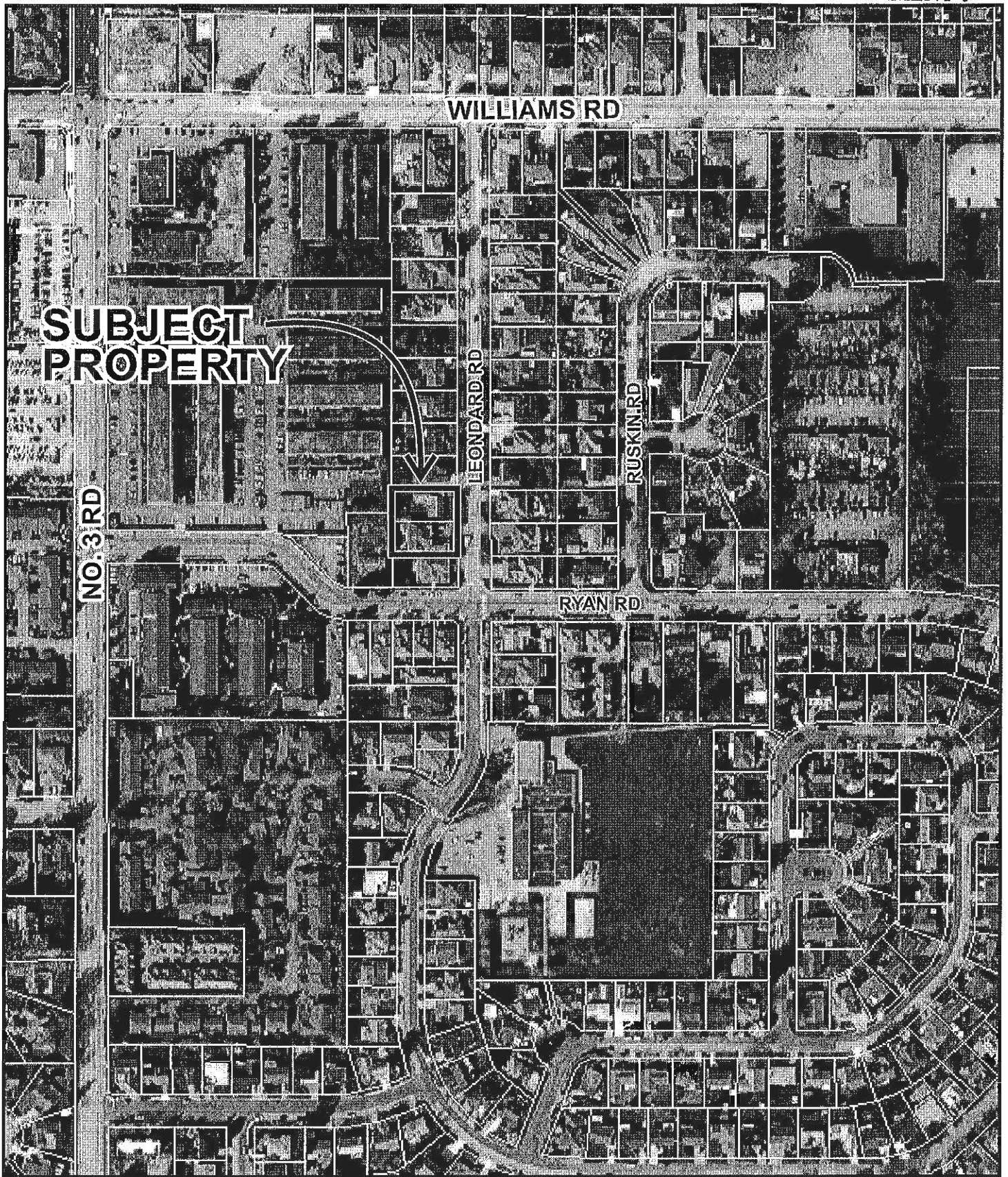


~~PH - 54~~



# City of Richmond

[illegible]



RZ 11-591786

Original Date: 11/02/11

Amended Date:

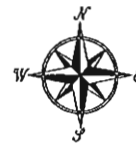
Note: Dimensions are in METRES

**PH 55**

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOTS 18 AND 19  
BOTH OF SECTION 33 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 18353**

#10231 RUSKIN ROAD, (LOT 18)  
RICHMOND, B.C.  
P.I.D 010-379-801

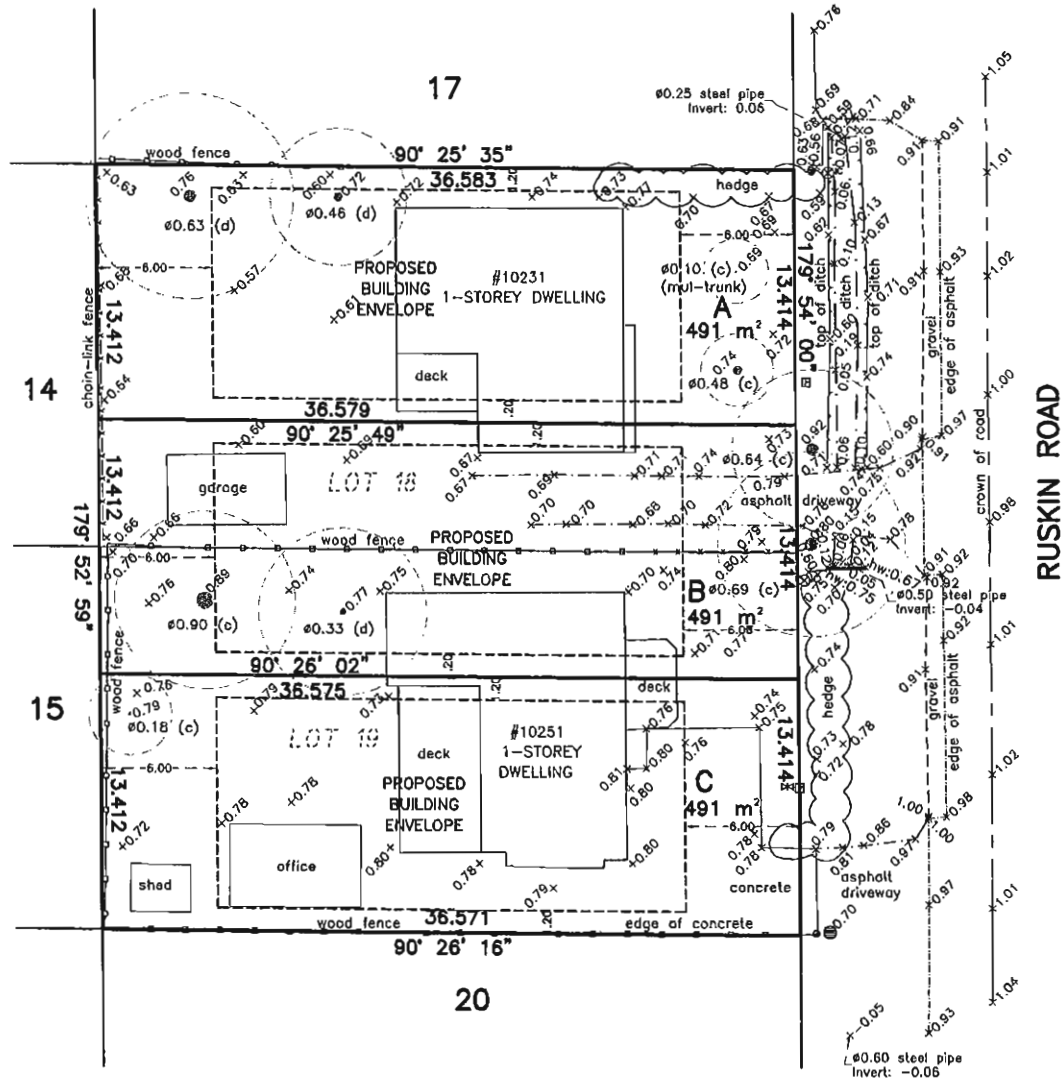
#10251 RUSKIN ROAD, (LOT 19)  
RICHMOND, B.C.  
P.I.D 003-554-988



SCALE: 1:250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



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Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 4592  
FB-188 P124-126  
Drawn By: TH

**LEGEND:**

- (c) denotes coniferous
- (d) denotes deciduous
- ⊙ denotes power pole
- ⊗ denotes round catch basin
- ⊕ denotes inspection chamber
- ⊖ denotes water meter
- ⊗ denotes water valve
- HW denotes headwall

**NOTE:**

Elevations shown are based on City of  
Richmond HPN Benchmark network.  
Benchmark: HPN #204,  
Control Monument 02H2452  
Located at In grassy area @ SW corner  
No.3 Road & Steveston Highway  
Elevation = 1.559 metres

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.

DWG No. 4592-TOPO

AUGUST 31st, 2011 PH - 56



## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

## Development Application Data Sheet

**RZ 11-591786**

**Attachment 3**

Address: 10231 and 10251 Ruskin Road

Applicant: Ying Yi Zhang

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Ying Y. Zhang	No change
<b>Site Size (m<sup>2</sup>):</b>	1470 m <sup>2</sup> (15,823 ft <sup>2</sup> )	approximately 490 m <sup>2</sup> (5,274 ft <sup>2</sup> )
<b>Land Uses:</b>	Two (2) single-family residential dwellings	Three (3) single-family residential dwellings
<b>OCP Designation:</b>	Generalized Land Use Map – Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	N/A	No change
<b>702 Policy Designation:</b>	Single Detached (RS2/B)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/B)
<b>Number of Units:</b>	Two (2)	Three (3)
<b>Other Designations:</b>	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	1.2 m Min.	none
Height (m):	Max. 2.5 storeys	2.5 storeys Max.	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	490 m <sup>2</sup>	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 2001

POLICY 5469

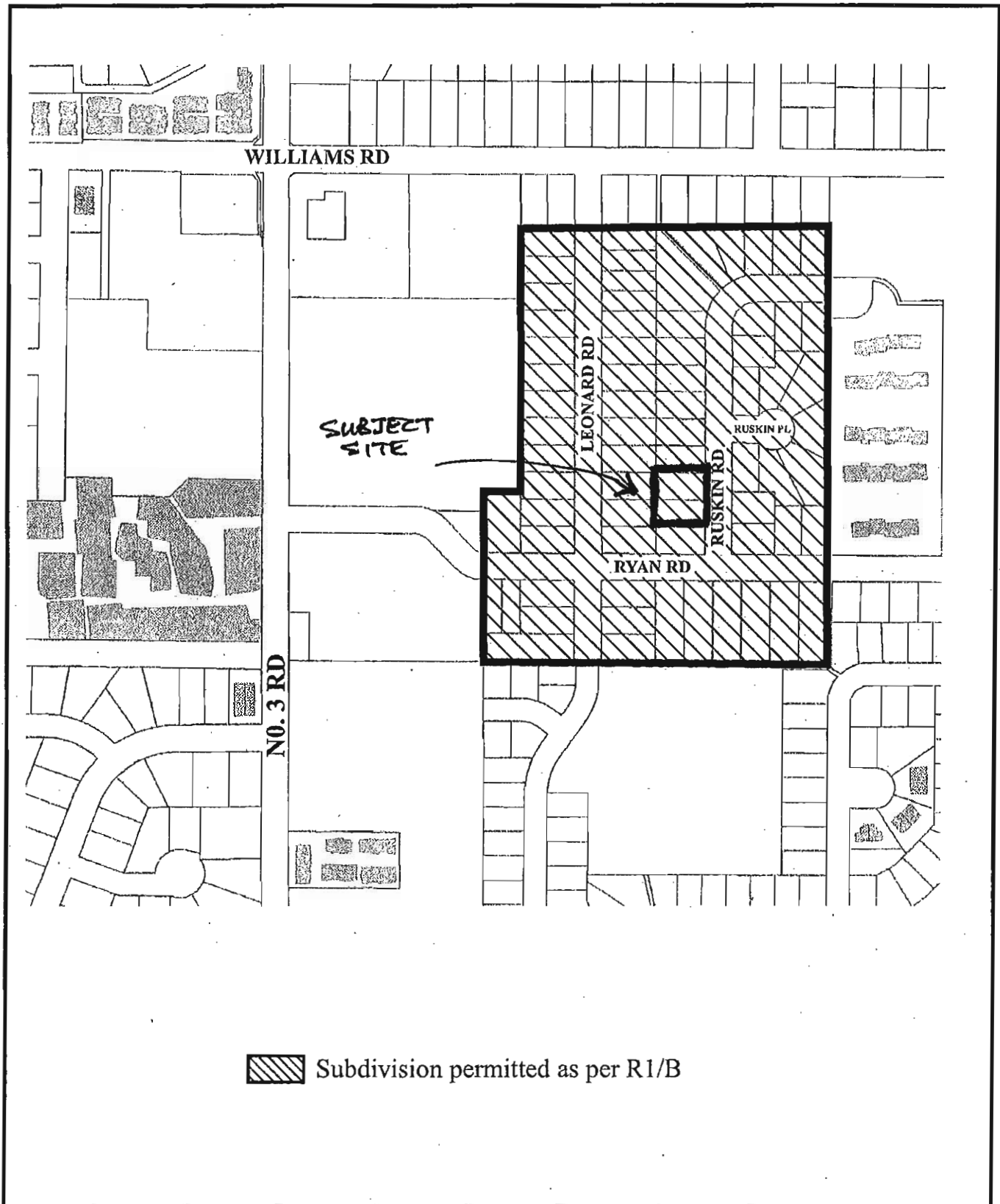
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 33-4-6

## **POLICY 5469:**

The following policy establishes lot sizes in a portion of Section 33-4-6, for the properties generally located along **Ryan Road, Leonard Road, Ruskin Road and Ruskin Place**, as shown on the attached map:

That properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place (in a portion of section 33-4-6) as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) as per the Zoning and Development Bylaw 5300 and that this policy be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



**POLICY 5469**  
**SECTION 33,4-6**

Adopted Date: 02/19/01

Amended Date:



# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOTS 18 AND 19 BOTH OF SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 18353

#10231 RUSKIN ROAD, (LOT 18)  
RICHMOND, B.C.  
P.I.D 010-379-801

#10251 RUSKIN ROAD, (LOT 19)  
RICHMOND, B.C.  
P.I.D 003-554-988



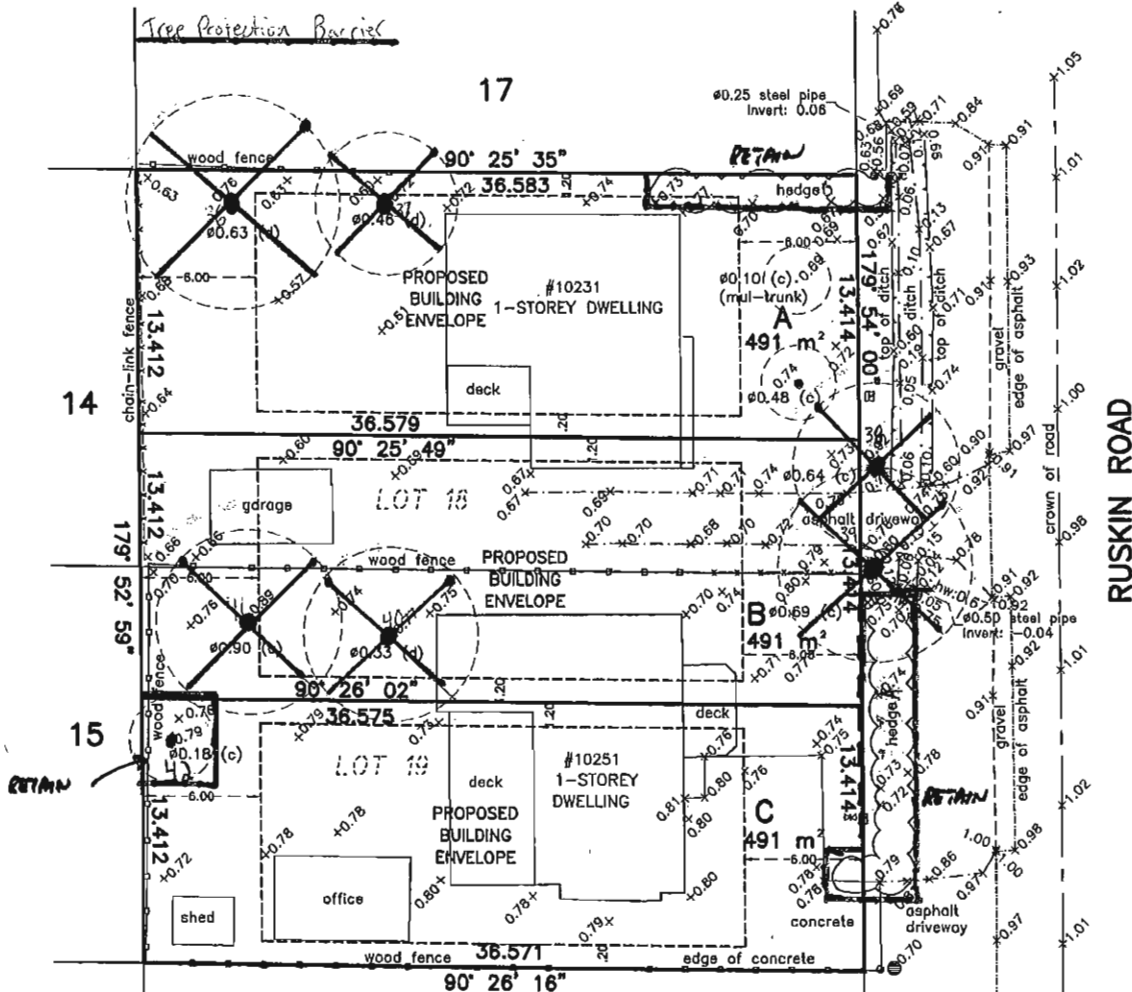
SCALE: 1:250

0 5 10 20  
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

Drillings of  
Tree = 6x  
Diameter (DBH)



OFF-SITE TREE  
ON-SITE TREE



ID	SPECIES	DBH	TPS	RECOMMEND	ID	SPECIES	DBH	TPS	RECOMMEND
*36	Betula papyrifera	65mm	3.9m	Remove	*40	Morus domestica	33mm	2m	Remove
*37	Prunus americana	50mm	3m	Remove	*41	Prunus nigra	90mm	5.4m	Remove
*38	Pseudotsuga menziesii	70mm	4.2m	Remove	*42	Ilex aquifolium	3mm	1.8m	Retain
*39	Pseudotsuga menziesii	70mm	4.2m	Remove	NEEDLE A-B	Thuja occidentalis	20mm	2m	

Thomas White P.N.S. 96041  
R.C. Plant Health Care Inc. - Jun 5, 2012

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Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
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Drawn By: TH

**LEGEND:**  
(c) denotes coniferous  
(d) denotes deciduous  
● denotes power pole  
● denotes round catch basin  
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**NOTE:**  
Elevations shown are based on City of  
Richmond HPN Benchmark network.  
Benchmark: HPN #204,  
Control Monument 02H2452  
Located at In grassy area @ SW corner  
No.3 Road & Steveston Highway  
Elevation = 1.559 metres

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.  
  
JOHNSON C. TAM P.N.C.L.S.  
AUGUST 31st, 2011

DWG No. 4592-TOPO



## Rezoning Considerations

### 10231 and 10251 Ruskin Road

### RZ 11-591786

Prior to final adoption of Zoning Amendment Bylaw 8871, the developer is required to complete the following:

1. 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 three (3) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$8,507) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

2. Registration of a flood indemnity covenant on Title.
3. Submission of a Landscaping Security to the City of Richmond in the amount of \$4,000 (\$500/tree) for the planting and maintenance of eight (8) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Trees
2	8 cm		4.0 m
2	9 cm		5.0 m
4	11 cm		6.0 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees and hedgerows to be retained onsite and on the City boulevard in front of the site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. City acceptance of the developer's offer to voluntarily contribute \$2,600 to Parks Division's Tree Compensation Fund for the removal of two Douglas Firs trees located on the city boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

6. Enter into a standard Servicing Agreement\* for the design and construction of frontage improvements from Ryan Road to the north property line of 10231 Ruskin Road. The improvements to include, but not limited to: storm sewer, curb and gutter, pavement widening (based on 8.5 m road width), 1.5 m concrete sidewalk at the west property line of Ruskin Road, grass and treed boulevard (trees at 9 m spacing), and street lighting.

Note: Design to include water, storm and sanitary service connections for each lot. Developer to provide underground hydro, telephone and cable service connections for each lot.

At future subdivision stage, the developer will be required to:

1. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fee.
2. Agree to provide underground hydro, telephone and cable service connections for each lot.

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

1. Payment of Late Comer Fee (Storm Sewer) including 8% annual interest since August 27, 2004, as benefiting properties.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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:**

\* This requires a separate application.

[Signed original on file]

---

Signed

---

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8871 (RZ 11-591786)  
10231 AND 10251 RUSKIN 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/B)**.

P.I.D. 010-379-801

Lot 18 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

P.I.D. 003-554-988

Lot 19 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8871"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 26 2012



\_\_\_\_\_  
MAYOR

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





**City of Richmond**  
Planning and Development Department

**Report to Committee**

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**To:** Planning Committee **Date:** February 24, 2012  
**From:** Brian J. Jackson, MCIP **File:** RZ 11-593412  
Director of Development  
**Re:** Application by Zhao XD Architect Ltd. for Rezoning at 8540 and  
8560 Jones Road from Single Detached (RS1/E) to High Density Townhouse  
(RTH1)

---

**Staff Recommendation**

That Bylaw No. 8872, for the rezoning of 8540 and 8560 Jones Road from "Single Detached (RS1/E)" to "High Density Townhouse (RTH1)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>Acting</i> 

## Staff Report

### Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to rezone 8540 and 8560 Jones Road (**Attachment 1**) from Single Detached (RS1/E) to High Density Townhouse (RTH1) in order to permit the development of 12 three-storey townhouse units. A preliminary site plan and building elevations are contained in **Attachment 2**.

### Findings of Fact

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

### Surrounding Development

- To the north: Across Jones Road, a small townhouse complex, zoned Town Housing (ZT14) – St. Albans Sub-Area (City Centre); a single-family home, zoned Single Detached (RS1/E), with development potential for a small townhouse complex; and an in-stream 23-unit three-storey townhouse proposal at 7500, 7520, 7540, 7560 St. Albans Road (DP 11-585139). The application to rezone the site to High Density Townhouses (RTH4) was given third reading on June 20, 2011;
- To the east/south: Four-storey condominiums (three-storeys over parking), zoned Medium Density Low Rise Apartments (RAM1); and
- To the west: A multiple-family development (three-storey townhouses) zoned Medium Density Low Rise Apartments (RAM1).

### Related Policies & Studies

#### City Centre Area Plan

The subject property is located within the City Centre Area, Schedule 2.10 of the Official Community Plan (OCP). The site is within “Sub-Area B.1: Mixed-Use – Low-Rise Residential & Limited Commercial”, which is intended primarily for grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). The preliminary design of the proposal complies with the Sub-Area B.1 Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

#### St. Albans Sub Area Plan

The proposed development is generally consistent with the Multi-Family Low-Rise land use designation in the St. Albans Sub-Area Plan (Schedule 2.10A), which envisions three-storey apartments, townhouses, two-family, or single-family dwellings (**Attachment 4**). The proposal for 12 three-storey townhouse units fits well within the emerging multi-family development pattern.

### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). The site is located within an area where the minimum habitable elevation is 2.9 m geodetic; however, there are provisions to permit habitable space, provided it is located a minimum of 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.

### Affordable Housing Strategy

The applicant proposes to make cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy, making the payable contribution amount of \$27,160.00.

### Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.75 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$10,185.00.

### **Public Input**

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

### **Staff Comments**

#### Tree Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application; nine (9) trees were identified and assessed:

- Five (5) bylaw-sized trees on the adjacent property to the east at 8600 Jones Road;
- Two (2) bylaw-sized trees and three (3) undersized trees on the adjacent property to the west at 8500 Jones Road; and
- A 41cm calliper Western Red Cedar tree and a hedgerow comprised of 14 trees located on the City boulevard.

There are no trees on site. All trees located on the adjacent properties along the common property lines will be protected as per the Arborist's recommendations. Tree protection fencing on-site around the driplines of all trees to be retained will be required prior to any construction activities, including building demolition, occurring on-site. A Tree Protection Plan is attached (**Attachment 5**). Staff will work with the applicant on the site layout and building design at the Development Permit stage to ensure tree protection. A proof of contract with a Certified Arborist for supervision of on-site works conducted close to all protected trees will be required at the Development Permit stage.

Parks Operations staff have determined that the Western Red Cedar and the hedgerow on the City boulevard in front of the subject site have been previously topped for hydro line clearance due to an overhead three-phase hydro line. Staff have agreed to the removal of these trees based on the tree condition and the required frontage improvement works (including new sidewalk at property line) along Jones Road. A cash compensation for the street tree removal in the amount of \$3,250 has been determined.

#### Site Servicing & Frontage Improvements

Prior to final adoption, the applicant is required to contribute \$10,000 towards the upgrades of the crosswalk at St. Albans and Jones Roads.

As a condition of rezoning, the applicant is required to enter into a standard Servicing Agreement for the design and construction of the following items:

- Upgrades of the existing 450 mm diameter storm sewer along the frontage of the site to 600 mm from existing manhole STMH 4584 to the west property line of 8540 Jones Road;
- Removal of the existing sidewalk and installation of a new 1.50 m sidewalk at the property line;
- Creation of a 2.50 m grass and treed boulevard in the area between the new sidewalk and the existing curb (tree species to be 7 cm caliper Kwanzan Cherry); and
- Replacement of the existing street light ducts and possibly adjustment of power and streetlight poles along the frontage to avoid conflict with the new sidewalk.

Note: due to the required storm upgrades, existing power pole, streetlight pole, Telus and Shaw crossings may need to be relocated or removed.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$12,000 as per the Official Community Plan (OCP) and Council policy.

#### Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be reviewed as part of the Development Permit application.

#### **Analysis**

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 and the St. Albans Sub Area Plan in terms of land use, character, and density. The site plan identifies the unit location and configuration of the internal drive aisle, as well as the location of the outdoor amenity space for the complex.



The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). The proposed height, siting and orientation of the buildings respect the massing of the existing multi-family developments. The unit design includes a layout to accommodate conversion for universal access. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area. Building massing and conditions of adjacency will be further reviewed at the Development Permit stage.

#### Requested Variances

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). Based on the review of current site plan for the project, a variance to allow for a total of 24 tandem parking spaces in all of the townhouse units is being requested.

Based on the City Centre location the bylaw requirement is for 17 residential parking spaces. By permitting the tandem arrangement, the applicant is able to provide seven (7) extra parking spaces on site (by turning all of the seven (7) single car garages and five (5) double car garages into 12 tandem garages). Tandem parking arrangement is generally supported on its reduction on pavement area on site and facilitation of a more flexible site layout. Tandem garages are provided in all units at the adjacent townhouse development to the west. On-street parking is available on both sides of Jones Road and St. Albans Road. A restrictive covenant to prohibit the conversion of the garage area into habitable space is required prior to final adoption.

#### Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines) and in Schedule 2.10 – City Centre Area Plan (Section 3). The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Building form and architectural character;
- Location and design of the convertible unit and other accessibility features;
- Landscaping design and enhancement of the outdoor amenity area to maximize use; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

#### **Financial Impact or Economic Impact**

None.

**Conclusion**

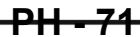
The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 in terms of land use, character, and density. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg

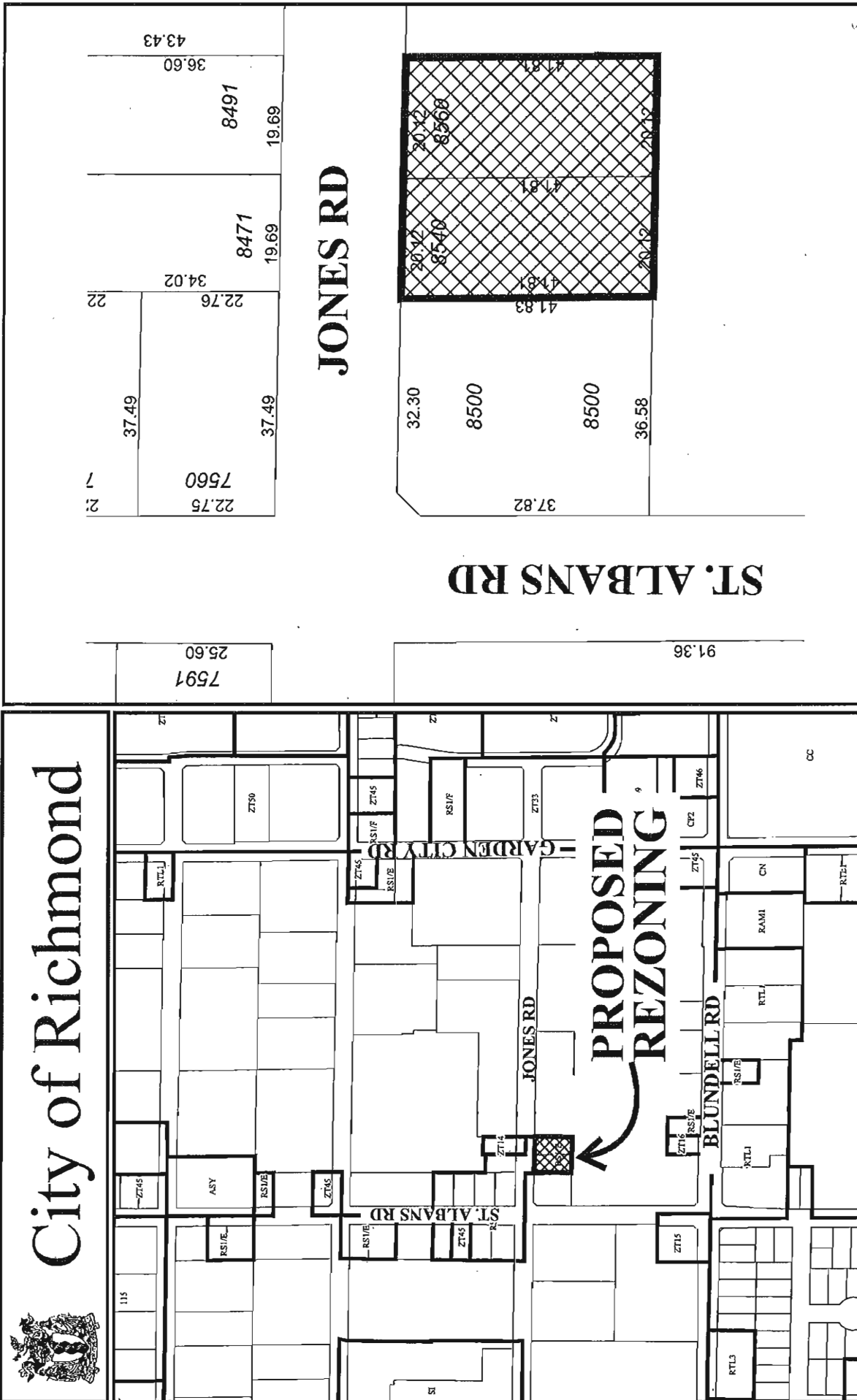
- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: St. Albans Sub-Area Plan
- Attachment 5: Tree Protection Plan
- Attachment 6: Rezoning Considerations Concurrence

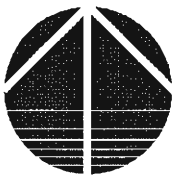
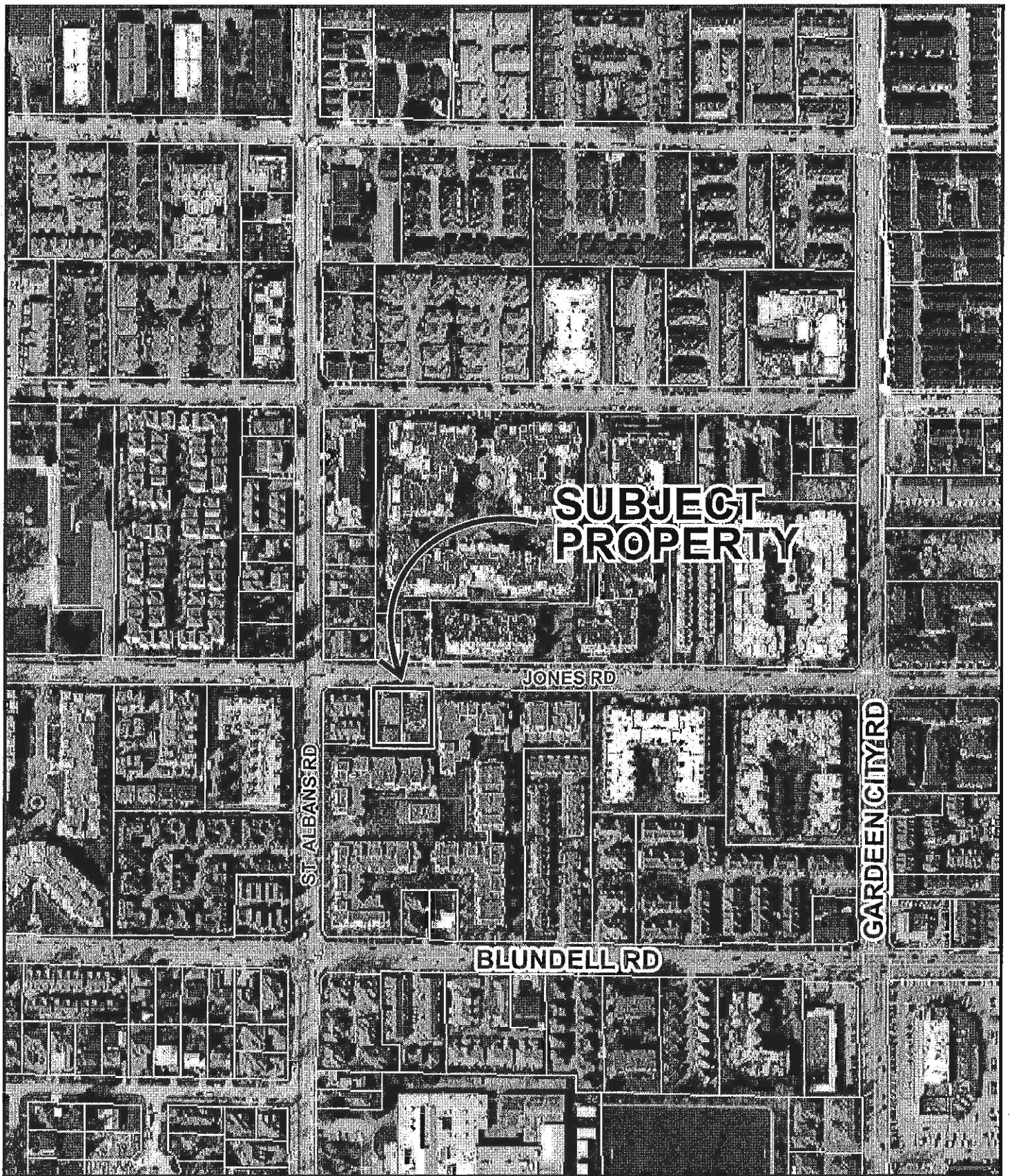


RZ 11-593412

Note: Dimensions are in METRES

## ATTACHMENT 1





RZ 11-593412

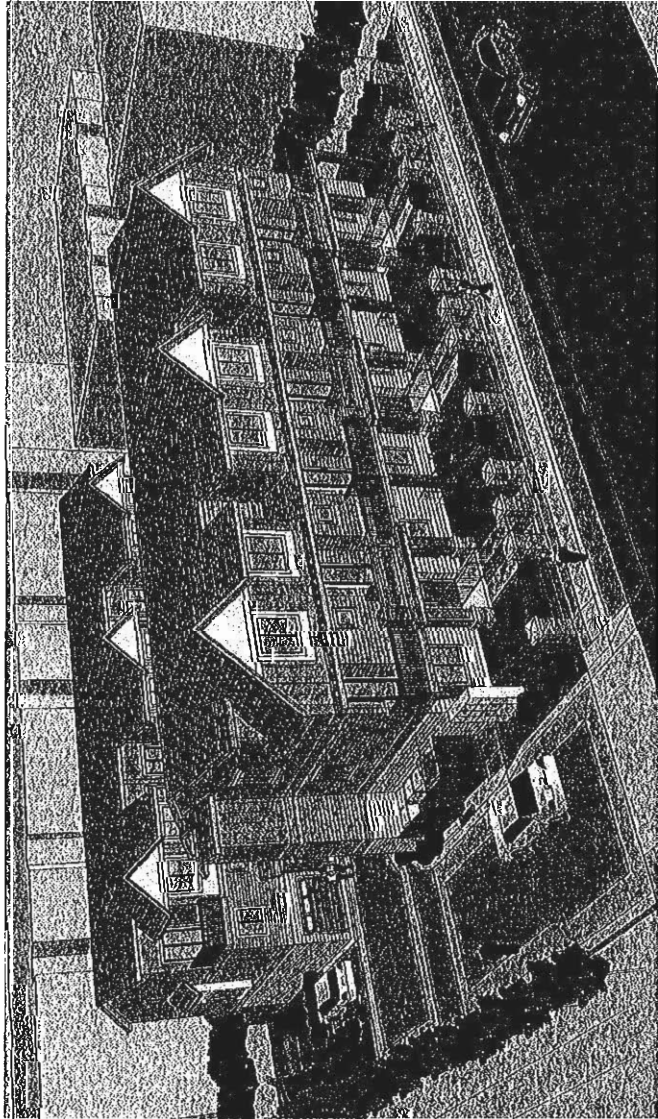
Original Date: 11/14/11

Amended Date:

Note: Dimensions are in METRES

**PH 72**





12-UNIT TOWNHOUSE DEVELOPMENT  
8540-60 JONES ROAD, RICHMOND, BC

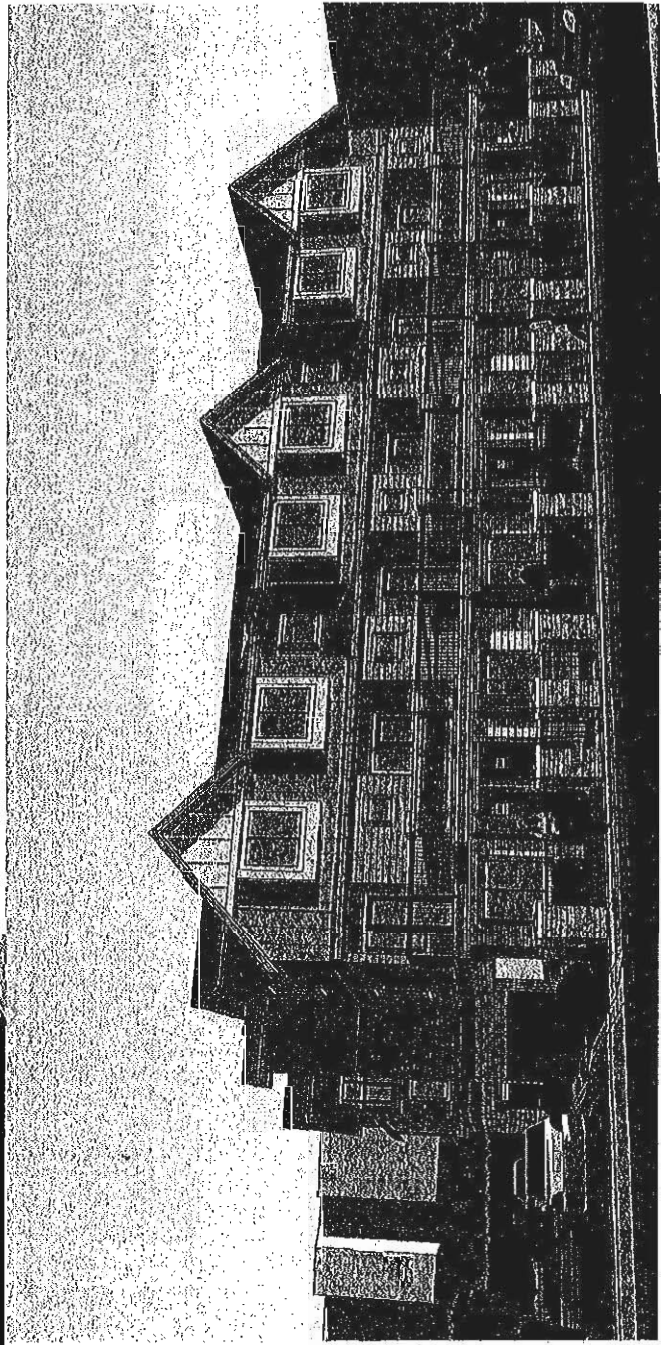
PURPLE STONE PROPERTIES  
& MANAGEMENT LTD



ZHAO XD ARCHITECT LTD.

[www.zhaoarch.com](http://www.zhaoarch.com) tel: 604 275-8882

PH - 73



ATTACHMENT 2



ZHAO XD  
ARCHITECT  
LTD.

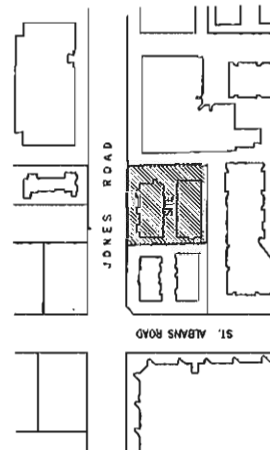
2225-4700 Maple Ave.  
Richmond, BC V6V 2G2  
Tel: (604) 275-4522  
Fax: (604) 275-4522  
Email: info@zhaxd.com  
Web: zhaxd.com

DEVELOPMENT DATA

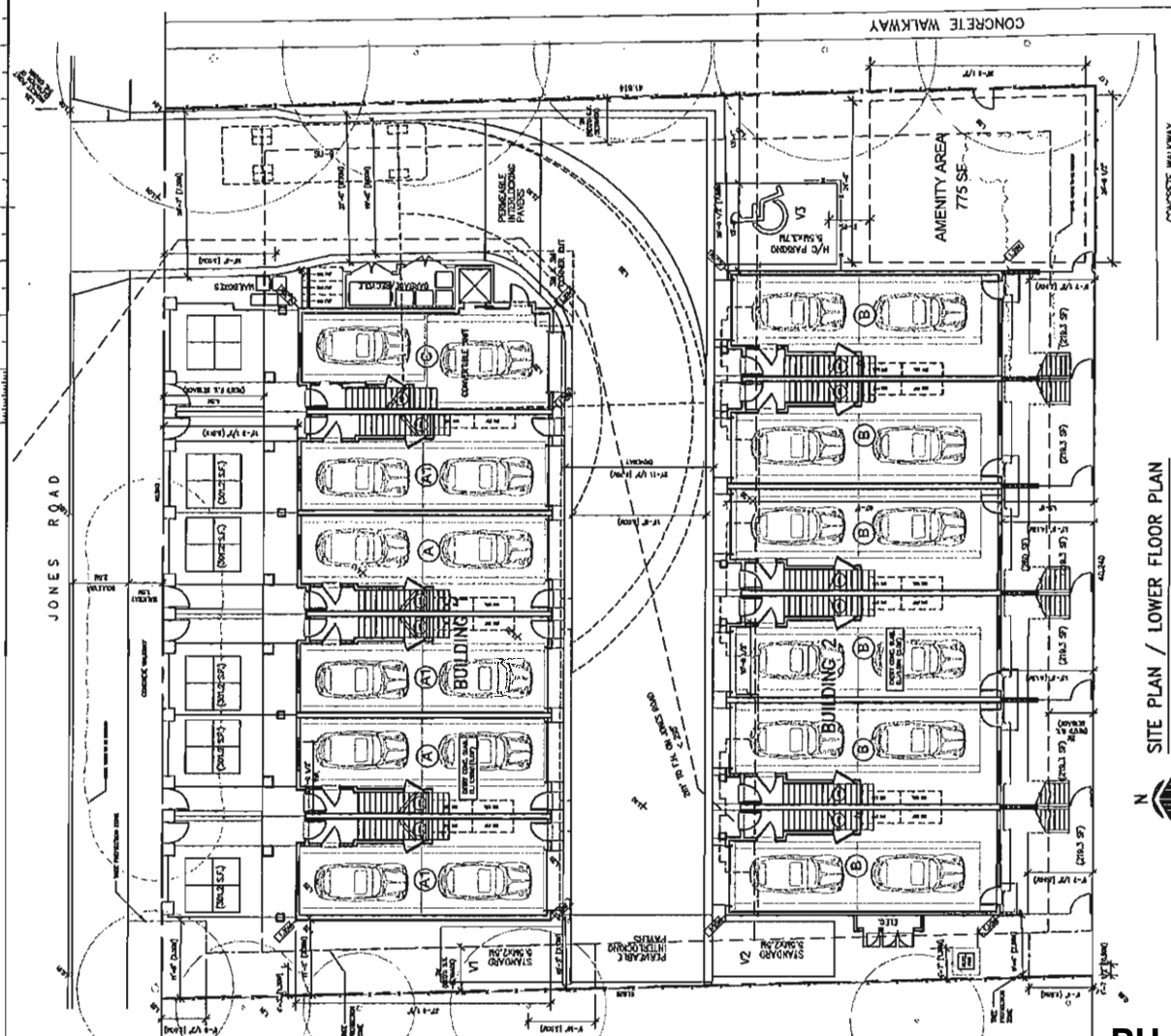
ADDRESS: 6540, 6560 JONES ROAD  
LOT 3 SECTION 16 BLOCK 4 NORTH RANGE  
6 WEST NEW WESTMINSTER DISTRICT PLAN 10685  
10 CITY CENTRE (OCP SIDE 2.10A)

EXISTING	PROPOSED
1682.1 SM (18106 S.F.)	1682.1 SM (18106 S.F.)
LAND USES	SINGLE-FAMILY RESIDENTIAL NEIGHBOURHOOD RESIDENTIAL
DOF DESIGNATION	NEIGHBOURHOOD RESIDENTIAL
AREA PLAN DESIGNATION	10 CITY CENTRE
ZONING	SINGLE DETACHED (RS-1E)
NUMBER OF UNITS	12
STAYL REQUIREMENT	PROPOSED
DENSITY (UNITS/ACRE)	28.87 UNITS/ACRE
FLOOR AREA RATIO	MAX. 0.75
LOT COVERAGE - BUILDING	MAX. 45%
LOT COVERAGE - LANDSCAPING	MIN. 20%
SETBACKS - FRONT YARD (NORTH)	MIN. 4.5 M
SETBACK - EAST SIDE YARD	MIN. 2 M
SETBACK - WEST SIDE YARD	MIN. 2 M
SETBACK - REAR YARD (SOUTH)	MIN. 2 M
HEIGHT	12M (3 STOREYS)
LOT SIZE (MIN. DIMENSIONS)	18106 S.F.
RESIDENTIAL PARKING SPACES	14 SPACES/UNIT
VISITOR PARKING SPACES	0.2 SPACES/UNIT
OFF-STREET PARKING SPACES-TOTAL	20
TANDEM PARKING SPACES	12
BICYCLE PARKING SPACE-CLASS-1	1.25 SPACES PER UNIT
BICYCLE PARKING SPACE-CLASS-2	0.2 SPACES PER UNIT
AMENITY SPACE - INDOOR	MIN. 75 SM OR 800-SQ-FT
AMENITY SPACE - OUTDOOR	MIN. 6 SM PER UNIT
PRIVATE OPEN SPACE	MIN. 37 SM PER UNIT

F.A.R. PERMITTED:	0.75	F.A.R. = 13579.5 SQ.FT.
UNIT 'A' (OR 'A1') 1096.1 SQ.FT.	X 5 =	5480.5 SQ.FT.
UNIT 'B' 1142.3 SQ.FT.	X 6 =	6853.8 SQ.FT.
UNIT 'C' 1174.9 SQ.FT.	X 1 =	1174.9 SQ.FT.
TOTAL PROPOSED = (0.748 F.A.R.)		13599.2 SQ.FT.



CONTEXT PLAN  
SCALE: 1"=10'-0"



SITE PLAN / LOWER FLOOR PLAN  
SCALE: 1"=10'-0"





ZHAO XD  
ARCHITECT  
LTD.

3220-0720 Midway Way  
Richmond, BC V7E 4A5  
Tel: (604) 273-8888  
Fax: (604) 273-8888  
Email: info@zhaoxd.com  
Web: zhaoxd.com

This drawing was created by the author for the project.

11/20/2011 10:00 AM  
Date: 11/20/2011  
Time: 10:00 AM

A. DESIGN NUMBER  
B. PROJECT NAME  
C. SHEET NUMBER

Project: 12 UNITS  
TOWNHOUSE  
DEVELOPMENT

12 UNITS  
TOWNHOUSE  
DEVELOPMENT

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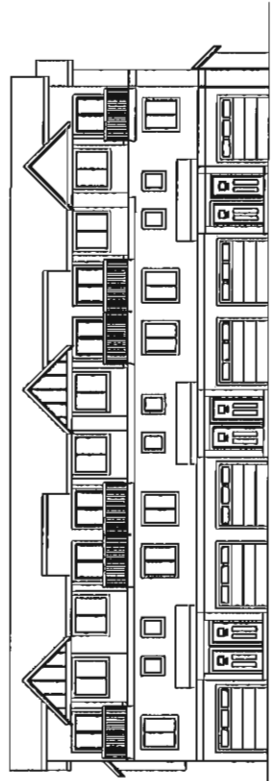
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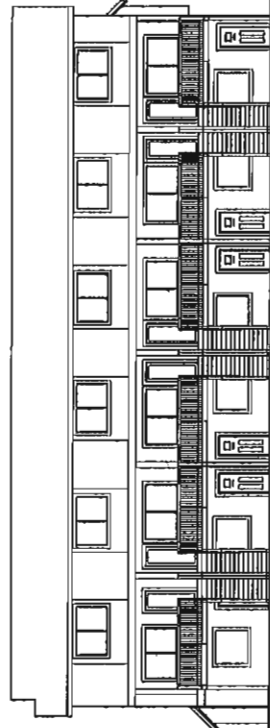
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DEVELOPMENT

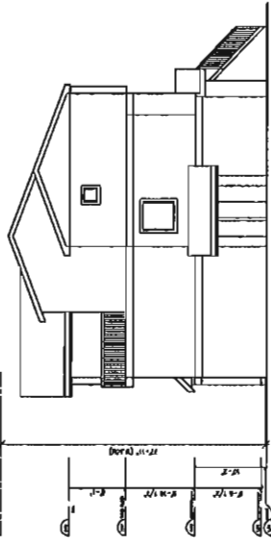
12 UNITS  
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DEVELOPMENT



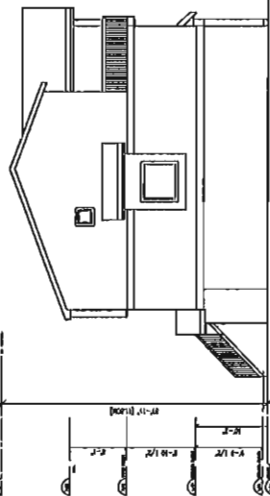
NORTH ELEVATION - BUILDING 2  
SCALE: 1/8"=1'-0"



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



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



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





## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

## Development Application Data Sheet

**RZ 11-593412**

**Attachment 3**

Address: 8540 and 8560 Jones Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

	Existing	Proposed
<b>Owner:</b>	Napavalley Investment Group Ltd. and Yuqing Zhang	No Change
<b>Site Size (m<sup>2</sup>):</b>	1,682.1 m <sup>2</sup> (18,106 ft <sup>2</sup> )	No Change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	General Urban (T4)	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	High Density Townhouse (RTH1)
<b>Number of Units:</b>	2	12
<b>Other Designations:</b>	N/A	No Change

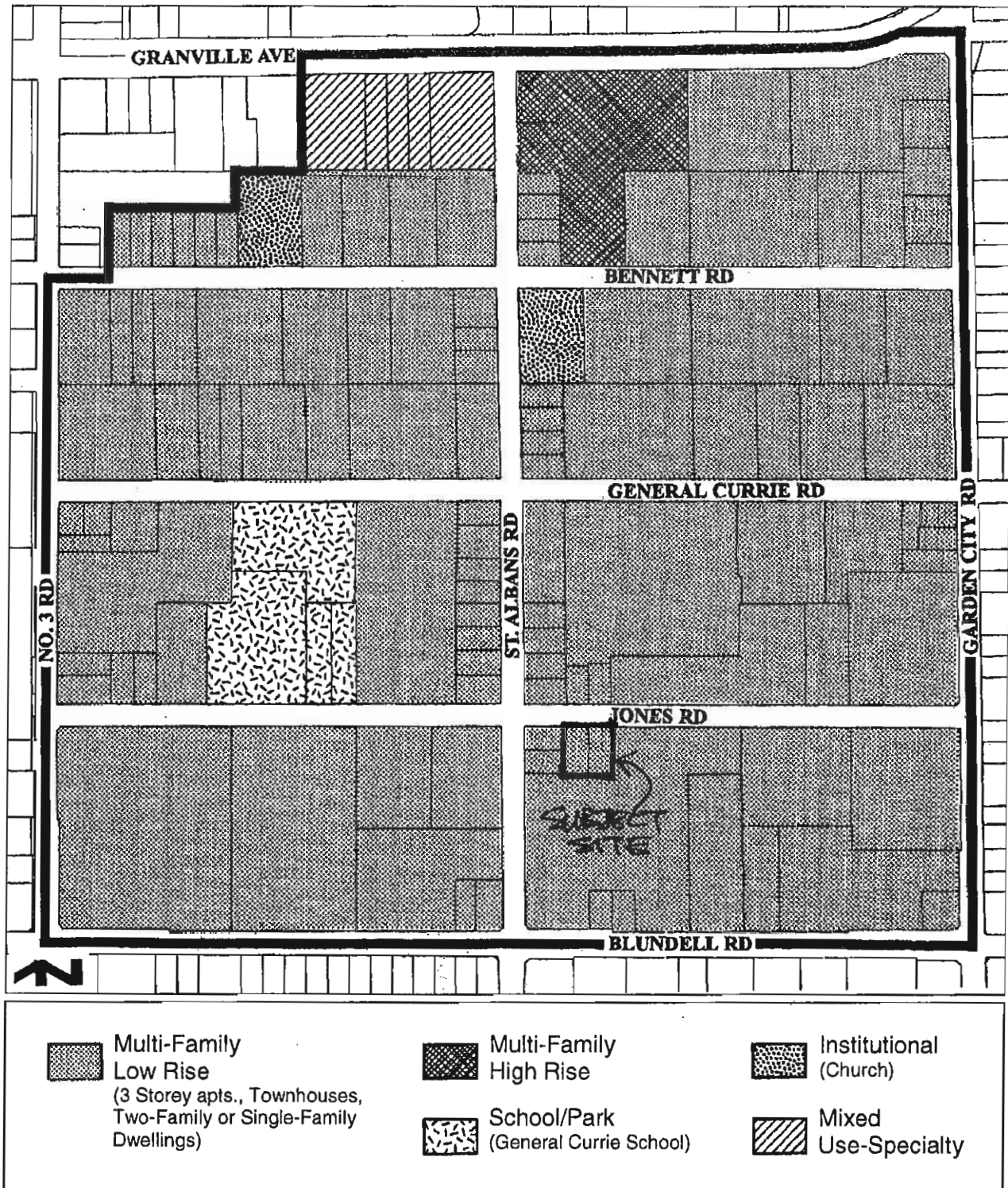
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	28.87 upa	none permitted
Floor Area Ratio:	Max. 0.75	0.75	none permitted
Lot Coverage – Building:	Max. 45%	42.8%	none
Lot Coverage – Landscaping:	Min. 20%	31%	none
Setback – Front Yard (m):	Min. 4.5 m	6.0 m	none
Setback – East Side Yard (m):	Min. 2.0 m	6.0 m min.	none
Setback – West Side Yard (m):	Min. 2.0 m	2.0 m min.	none
Setback – Rear Yard - North (m):	Min. 2.0 m	2.9 m	none
Height (m):	12.0 m (3 storeys)	12.0 m max.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	600 m <sup>2</sup> (min. 20 m wide x 30 m deep)	1,682.1 m <sup>2</sup> (40.24 m wide x 41.81 m deep)	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	20	27	none
Tandem Parking Spaces:	not permitted	24	<b>variance requested</b>
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	\$12,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 12 units = 72 m <sup>2</sup>	72 m <sup>2</sup>	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

City of Richmond

## Land Use Map



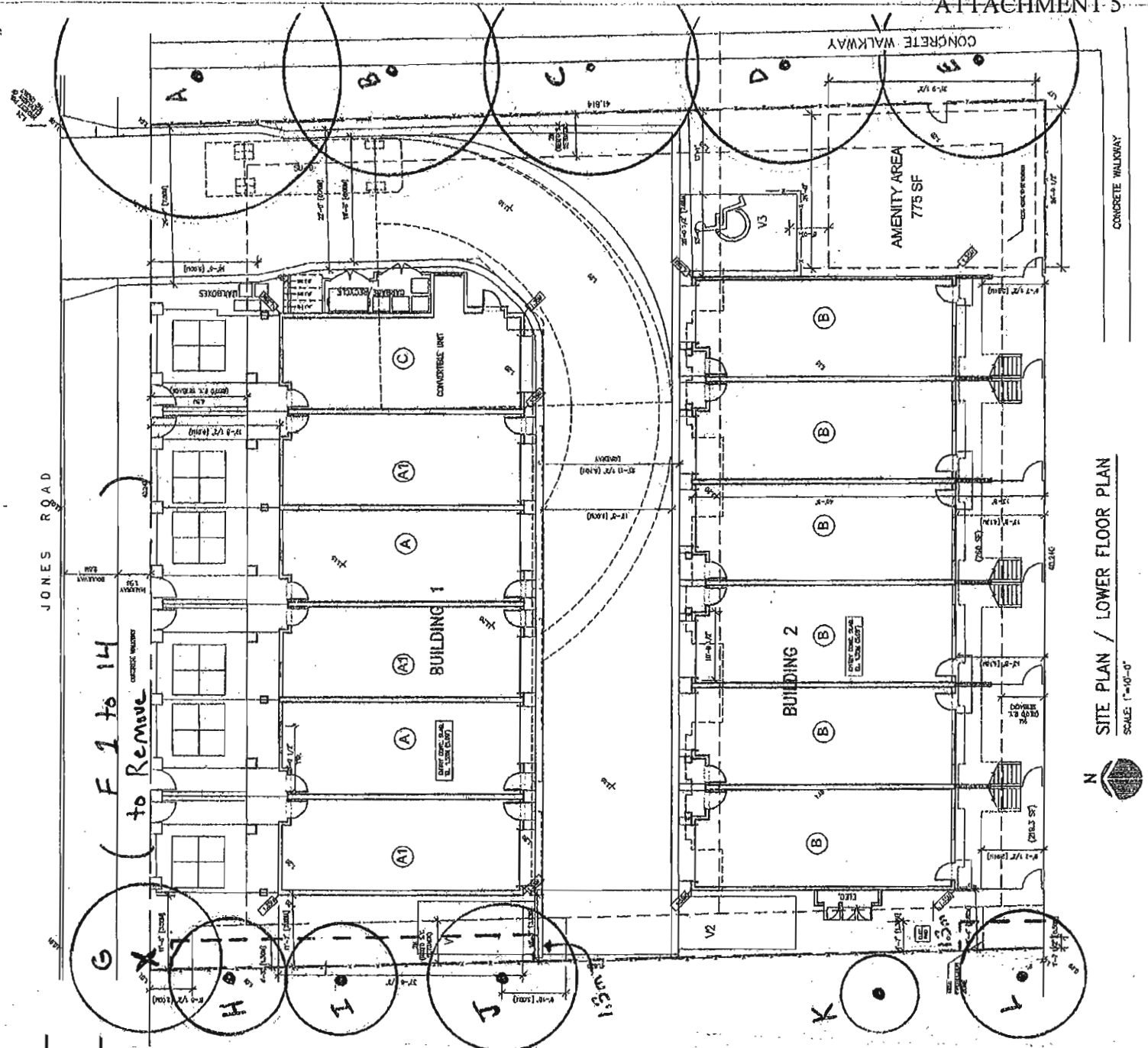
# Tree Location & Protection Plan



100 ● Recommend Tree Retention

101 X Recommend Tree Removal

--- Tree Protection Barrier



N  
SITE PLAN / LOWER FLOOR PLAN  
SCALE 1"=10'-0"

## **Rezoning Considerations**

### **8540 and 8560 Jones Road**

### **RZ 11-593412**

Prior to final adoption of Zoning Amendment Bylaw 8872, the developer is required to complete the following:

1. Consolidation of 8540 and 8560 Jones Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
3. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$27,160) to the City's Affordable Housing Reserve Fund.
4. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$10,185) to the City's Public Art Fund.
5. City acceptance of the developer's offer to voluntarily contribute \$3,250 to Parks Division's Tree Compensation Fund for the removal of a Western Red Cedar tree and a hedgerow located on the city boulevard. Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
6. City acceptance of the developer's offer to voluntarily contribute \$10,000 towards the upgrades of the crosswalk at St. Albans and Jones Roads.
7. Enter into a Servicing Agreement\* for the design and construction of upgrades proposed for the city utilities and frontage improvements:
  - a) Storm:
 

Upgrade of the existing 450mm diameter storm sewer along the frontage of the site to 600mm from existing manhole STMH 4584 to the west property line of 8540 Jones Road.

Note: Existing power pole, streetlight pole, as well as Telus and Shaw crossings may need to be removed and/or relocated due to the storm upgrade.
  - b) Frontage Improvements:
 

Works to be a continuation of those established at the west property line via SA 01-188400 (8500 Jones Road). The works include but are not limited to:

    - i. removal of the existing sidewalk and pouring of a new 1.50m sidewalk at the property line;
    - ii. creating a 2.50m grass & treed boulevard in the area between the new sidewalk and the existing curb; the tree species is to be 7cm caliper Kwanzan Cherry; and

- iii. replacement of the existing street light duct and possibly adjustment of the street light and power pole in the frontage to avoid conflict with the new sidewalk.

Note: Existing/proposed City utilities, infrastructure and trees are located within rights-of-way on this site or located adjacent to this site, that may be impacted by the on-site development works (i.e. buildings, foundations, structures, services, construction, etc.) or the proposed off-site works. The servicing agreement design must include an impact assessment complete with recommendations to ensure the following conditions are met:

- that the City be able to construct, maintain, operate, repair or remove City utilities/infrastructure without impact to the on-site and offsite works, and
- that the on-site works, or their construction/maintenance of, not cause damage to the City utilities/infrastructure.
- the Engineering design, via the Servicing Agreement and/or the Development Permit and/or the Building Permit design must incorporate the recommendations of the impact assessment.

8. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$12,000.
9. Registration of a covenant prohibiting the conversion of tandem parking area into habitable space.
10. Submission and processing of a Development Permit application\* to the acceptance of the Director of Development.

Prior to issuance of Development Permit:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone of the trees to be retained on adjacent sites to the east and west at 8500 and 8600 Jones Road. 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.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all trees to be retained on adjacent properties to the east and west at 8500 and 8600 Jones Road prior to any construction activities, including building demolition, occurring on-site.

Prior to issuance of Building Permit:

1. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), 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: This requires a separate application.

[Signed original on file]

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8872 (RZ 11-593412)  
8540 AND 8560 JONES 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 **HIGH DENSITY TOWNHOUSE (RTH1)**.

P.I.D. 004-268-768

Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 10685

P.I.D. 004-871-731

Lot 3 Section 16 Block 4 North Range 6 West New Westminster District Plan 10685

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8872"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 26 2012



\_\_\_\_\_  
MAYOR

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





**City of Richmond**  
Planning and Development Department

**Report to Committee**

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**To:** Planning Committee **Date:** February 28, 2011

**From:** Brian J. Jackson, MCIP **File:** RZ 11-577561  
Director of Development

**Re:** Application by Am-Pri Construction Ltd. for Rezoning at 9100, 9120 and  
9140 No. 3 Road from Single Detached (RS1/E) to Low Density Townhouses  
(RTL4)

---

**Staff Recommendation**

That Bylaw No. 8873, for the rezoning of 9100, 9120 and 9140 No. 3 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>Acting</i> _____

## Staff Report

### Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to rezone 9100, 9120 and 9140 No. 3 Road (**Attachment 1**) from Single Detached (RS1/E) to Low Density Townhouses (RTL4) in order to permit the development of 18 townhouse units. A preliminary site plan and building elevations are contained in **Attachment 2**.

### Findings of Fact

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

### Surrounding Development

To the North: A vacant site zoned Assembly (ASY) and then a vacant site zoned Gas and Service Stations (CG1) at the corner of Francis Road and No. 3 Road;

To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting Rideau Drive;

To the South: Existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting No. 3 Road; and

To the West: Across No. 3 Road, existing single-family dwellings on lots zoned Single Detached (RS1/B) and recent developed coach houses on lots zoned Coach House (RCH).

### Related Policies & Studies

#### Arterial Road Redevelopment and Lane Establishment Policies

The Arterial Road Redevelopment Policy is supportive of multiple family residential developments along major arterial roads, especially in locations such as the subject site, which are within walking distance of commercial services and where public transit is available.

#### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

#### Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$43,492.00.

## Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.75 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$16,309.50.

## **Public Input**

The applicant has forwarded confirmation that a development sign has been posted on the site. Adjacent property owners on both Rideau Drive and No. 3 Road expressed concerns related to adjacency and privacy. A list of concerns is provided below, along with the responses in ***bold italics***:

1. The units located along the east property line (i.e. adjacent to the single-family homes on Rideau Drive) should be limited to 9 m in height and set back 6 m from the property line to minimize shadowing and overlooking; no east facing balconies on the second floor should be allowed.

***(All the proposed units along the east property line are two- storey and are approximately 7.5 m in height to the midpoint of the roof. In order to reduce the opportunity for overlooking, the proposal has been revised from eight (8) duplex units with a rear yard interface to three (3) end units with a side yard interface, with the adjacent single-family homes to the east. In addition, all east facing windows are removed and no balcony facing the east property line is being proposed.***

***The east setback is maintained at 4.5 m, which is consistent with the design guidelines under the Arterial Road Redevelopment Policy. The east setback area will be designed as a buffer area instead of developed as private backyards.)***

2. A 6 m landscape buffer should be provided along the east property line. If visitor parking is to be located immediately adjacent to the Rideau Drive properties, a sound-proof fence should be constructed along the entire length of the east property line.

***(Two (2) visitor parking spaces are proposed adjacent to the east property line and have been shifted to the west as much as possible (minimum 1.19 m away from the east property line). A solid 6 ft. high fence is proposed along the entire east property line.)***

3. Existing hedge located at the rear of 9120 No. 3 Road should be retained, or a row of 8 ft. high pyramidal Cedars should be planted along the fence line to provide added privacy.

***(A new hedgerow will be installed along the rear fence line to ensure privacy for existing and new neighbours.)***

4. Drainage tiles or pipes should be installed at the rear of the property so that the neighbours will not suffer any undue flooding in their back yards.

***(A retaining wall and proper drainage designed by a civil engineer will be installed along the rear property line to prevent any overflow onto neighbouring properties.)***

5. The proposed development would generate additional traffic and noise, which would adversely impact the adjacent single-family home to the south (at 9160 No. 3 Road).  
*(The proposed land use and density comply with the Arterial Road Redevelopment Policy in the Official Community Plan (OCP). A landscaped buffer, including a 6 ft. high solid wood fence, will be installed along the south property line to alleviate the potential impact to the adjacent single-family home to the south.)*
6. The proposed three-storey units adjacent to the property to the south (at 9160 No. 3 Road) would significantly reduce the privacy of the single-family home.  
*(The number of units adjacent to 9160 No. 3 Road has been reduced from four (4) three-storey and one (1) two-storey units to three (3) two-storey units only. The minimum setback between the proposed townhouse units and the south property line is 7.6 m from the south property line. The outdoor amenity area has also been relocated to the middle of the southern portion of the site to create more open space at the interface with the single-family home to the south.)*
7. The proposed townhouse development would significantly reduce the value of the property to the south (at 9160 No. 3 Road).  
*(The applicant is proposing a townhouse development of a high quality in terms of detailing, materials, and landscaping. In addition, as part of the development, the frontage of the development site will be improved with a new sidewalk and a grassed and treed boulevard. The proposed development will improve the appearance of the streetscape, and alleviate some of the concerns that have been raised with recent tenants at 9120 and 9140 No. 3 Road. The applicant feels that the value of the properties on this block of No. 3 Road would increase with the introduction of a townhouse development.)*

## Staff Comments

### Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to remove all bylaw-sized trees on-site since all of the nine (9) trees display visible structural defects such as previous topping, cavities as a result of topping, inclusions, canopy dieback as a result of tree health decline, and insect damage as a result of Winter Shoot moth. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 18 replacement trees are required. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 31 trees on-site.

The applicant has committed to the relocation of two (2) under-sized trees onsite (i.e. a 13 cm caliper Flowering Dogwood (tag# 6968) and a 10 cm caliper Colorado Spruce tree (tag# 6969), see Tree Protection Plan in **Attachment 4**). As a condition to rezoning, a proof of a contract with a company specializing in tree relocation to undertake the transplant of these trees is required.

The applicant has also committed to the protection of the four (4) trees and two (2) hedgerows located on the adjacent properties to the north and east (see Tree Protection Plan in **Attachment 4**). A proof of contract with a Certified Arborist for supervision of on-site works conducted close to all protected trees will be required at the Development Permit stage.

#### Site Servicing

An independent review of servicing requirements (sanitary) has concluded no upgrades are required to support the proposed development.

Prior to final adoption, the developer is required to consolidate the three (3) lots into one (1) development parcel, dedicate 2.0 m along the west property line up to a 100 m south of the No.3 Road/Francis Road intersection for future road widening, and provide a \$7,500 contribution to the Accessible Pedestrian Signals (APS) upgrade at the No. 3 Road/Francis Road intersection.

#### Vehicle Access

One (1) driveway is proposed at the southern edge of the site. The long-term objective is for the driveway access established on No. 3 Road to be utilized by adjacent properties if they ultimately apply to redevelop. A Public Right of Passage (PROP) will be secured as a condition of rezoning to facilitate this.

It is envisioned that the Assembly (ASY) zoned property to the north at 9080 No. 3 Road will have its own vehicle access point from No. 3 Road when it developed into assembly uses. However, if 9080 No. 3 Road is to be rezoned and redeveloped into townhouse uses, vehicle access to the future development at 9080 No. 3 Road will be via the PROP on the subject development site.

#### Frontage Improvements

Prior to issuance of Building Permit, the developer is to enter into a standard Servicing Agreement to provide the required beautification treatment to the road frontage. Beautification works include relocating the sidewalk to the new property line (a 1.5 m concrete sidewalk) and installing a 1.39 m grassed and treed boulevard behind the existing curb. All works at developers sole cost.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$18,000 as per the Official Community Plan (OCP) and Council Policy.

#### Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

## Analysis

### Official Community Plan (OCP) Compliance

#### *Arterial Road Developments*

Under the Arterial Road Redevelopment and Lane Establishment Policies, the subject block on the east side of No. 3 Road between Francis Road and Saunders Road is designated for multiple-family development. The proposal is generally in compliance with the development guidelines for multiple-family residential developments under the Arterial Road Redevelopment Policy. The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes. All units immediately adjacent to the neighbouring houses have been reduced in height to two (2) storeys. The front buildings along No. 3 Road have been stepped down from three (3) storeys to two (2) storeys along the side yards and the entry driveway. The back buildings along the rear property line have been limited to two (2) storeys. The two (2) storey massing will be controlled through the Development Permit process.

### Requested Variances

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). Based on the review of current site plan for the project, a variance to allow for a total of 16 tandem parking spaces in eight (8) of the three-storey townhouse units is being requested. Transportation Division staff have reviewed the proposal and have no concerns. The proposed number of on-site visitor parking is in compliance with the bylaw requirement. A restrictive covenant to prohibit the conversion of the garage area into habitable space is required prior to final adoption.

### Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 9100, 9120 and 9140 No. 3 Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines);
- Detailed review of building form and architectural character;
- Review of the location and design of the convertible unit and other accessibility features;
- Review of site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space;
- Provision of a buffer area between the proposed townhouse buildings and the adjacent single-family homes;
- Landscaping design and enhancement of the outdoor amenity area to maximize use;
- Ensure there is adequate private outdoor space in each unit; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment

**Financial Impact or Economic Impact**

None.

**Conclusion**

The subject application is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



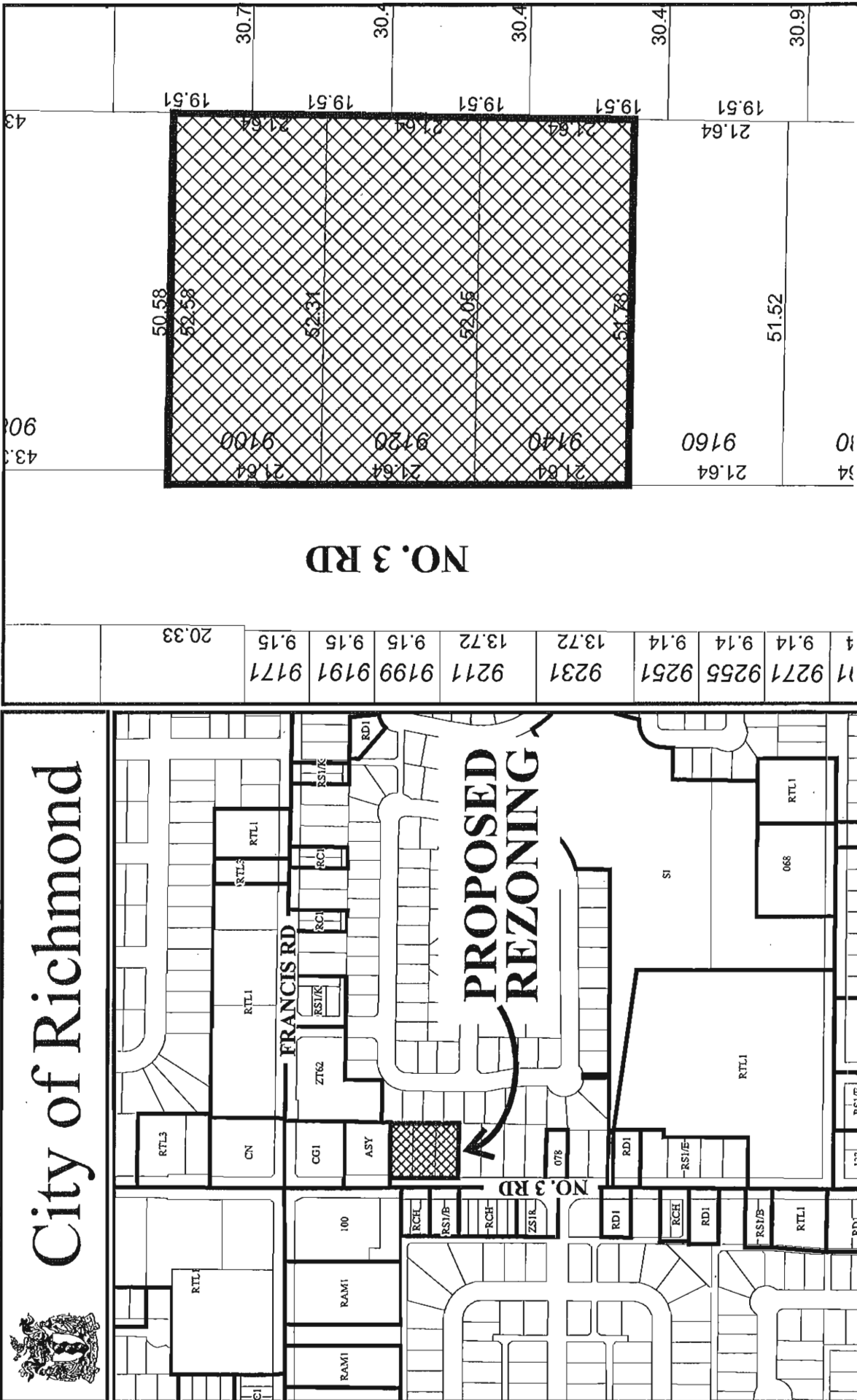
Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg

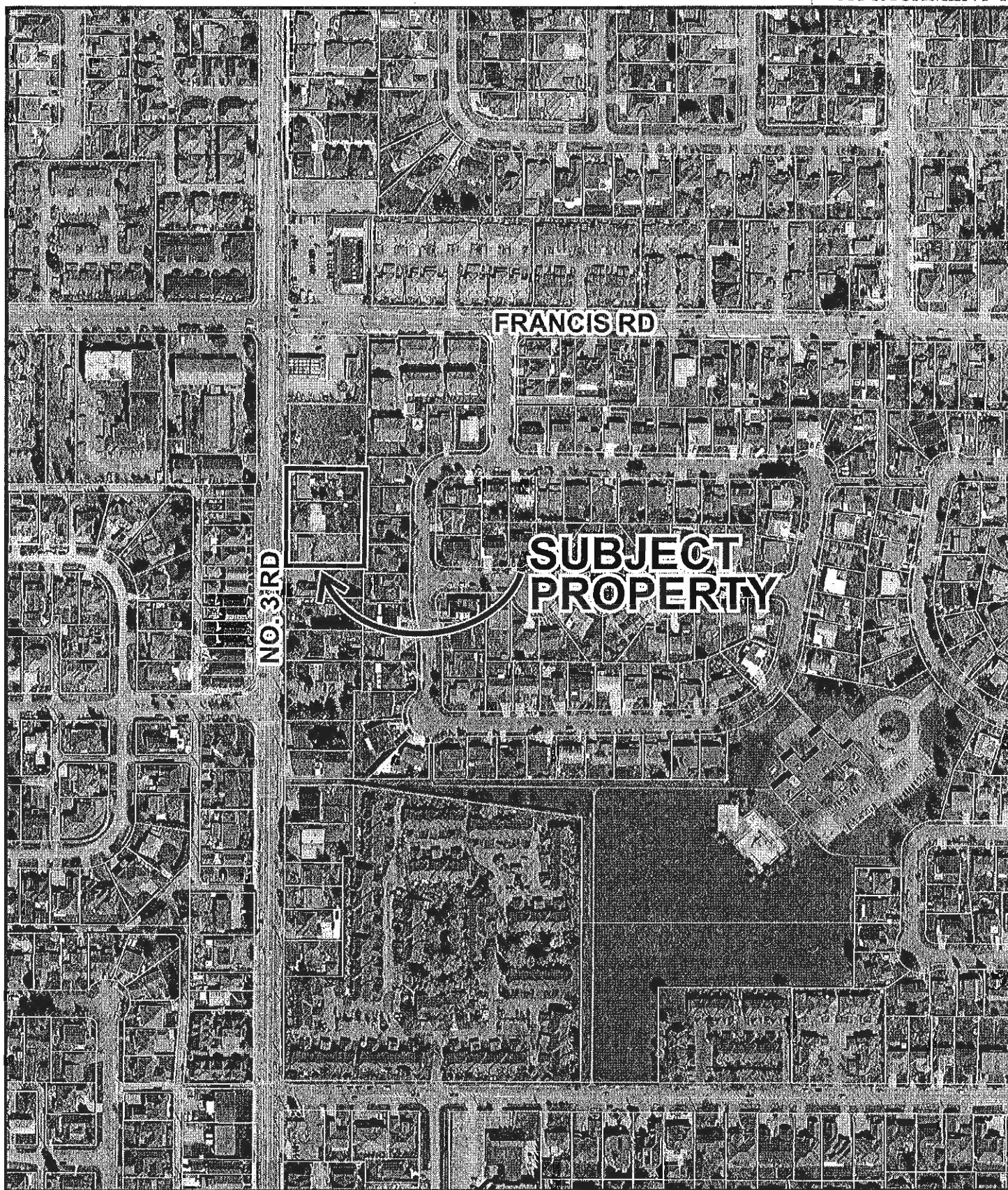
- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Preservation Plan
- Attachment 5: Rezoning Considerations Concurrence

Note: Dimensions are in METRES

# City of Richmond







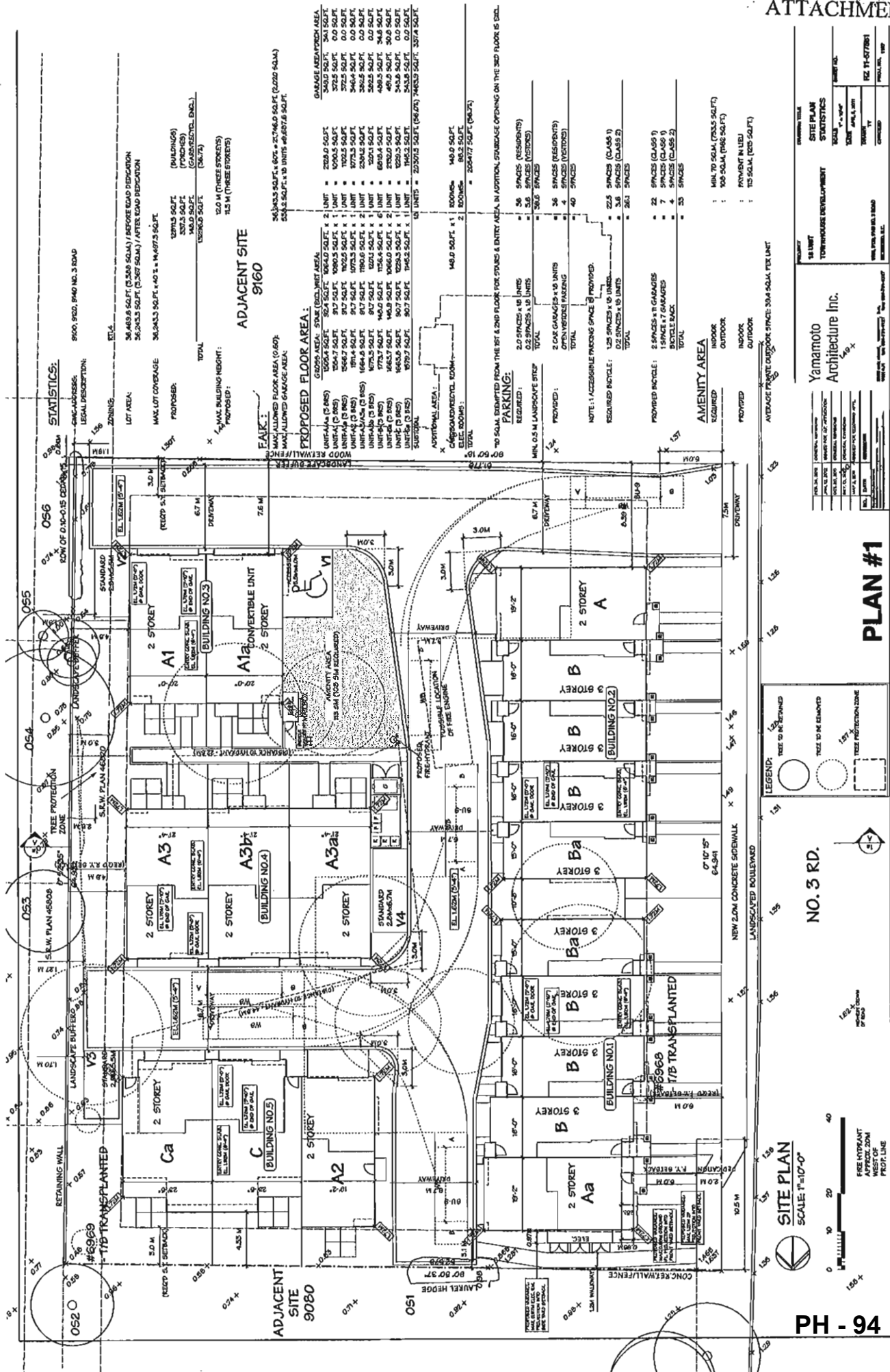
RZ 11-577561

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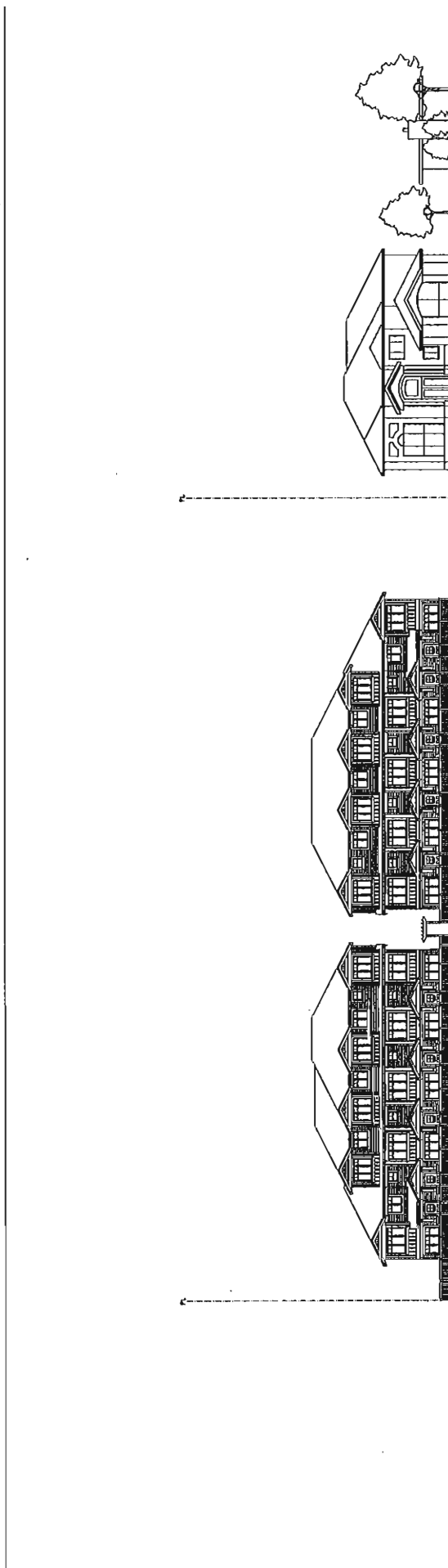
Revision Date:

Note: Dimensions are in METRES

PH - 93







9080 NO.3 ROAD

WEST ELEVATION - NO. 3 ROAD

9160 NO.3 ROAD

9160 NO.3 ROAD

PROJECT NO.	9160 NO.3 ROAD
DATE	12/14/2011
DESIGNER	YAMAMOTO ARCHITECTURE INC.
CLIENT	9160 NO.3 ROAD
LOCATION	9160 NO.3 ROAD
SCALE	1/8" = 1'-0"
PROJECT	9160 NO.3 ROAD
DATE	12/14/2011
DESIGNER	YAMAMOTO ARCHITECTURE INC.
CLIENT	9160 NO.3 ROAD
LOCATION	9160 NO.3 ROAD
SCALE	1/8" = 1'-0"

YAMAMOTO ARCHITECTURE INC.  
12111 121ST AVE. S.W.  
SUITE 100  
REDMOND, WA 98053  
TEL: (206) 881-1211  
FAX: (206) 881-1212  
WWW.YAMAMOTOARCH.COM

YAMAMOTO ARCHITECTURE INC.  
12111 121ST AVE. S.W.  
SUITE 100  
REDMOND, WA 98053  
TEL: (206) 881-1211  
FAX: (206) 881-1212  
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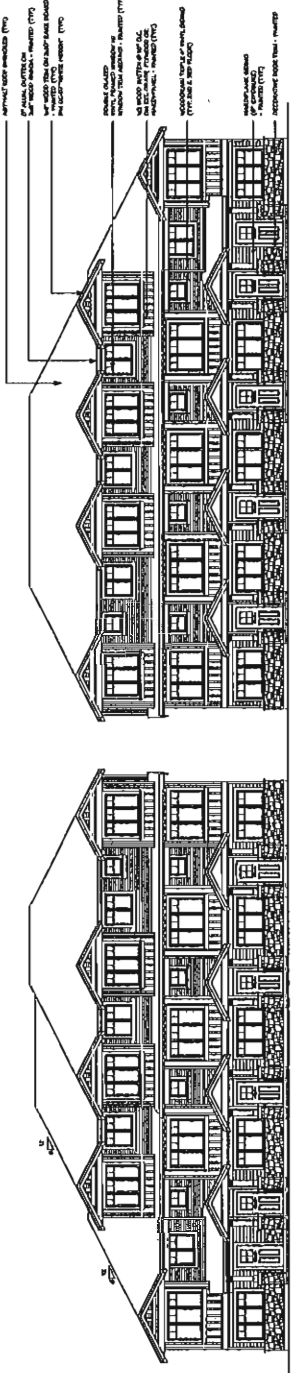
Yamamoto  
Architecture Inc.

YAMAMOTO ARCHITECTURE INC.  
12111 121ST AVE. S.W.  
SUITE 100  
REDMOND, WA 98053  
TEL: (206) 881-1211  
FAX: (206) 881-1212  
WWW.YAMAMOTOARCH.COM

PROJECT NO.	9160 NO.3 ROAD
DATE	12/14/2011
DESIGNER	YAMAMOTO ARCHITECTURE INC.
CLIENT	9160 NO.3 ROAD
LOCATION	9160 NO.3 ROAD
SCALE	1/8" = 1'-0"
PROJECT	9160 NO.3 ROAD
DATE	12/14/2011
DESIGNER	YAMAMOTO ARCHITECTURE INC.
CLIENT	9160 NO.3 ROAD
LOCATION	9160 NO.3 ROAD
SCALE	1/8" = 1'-0"

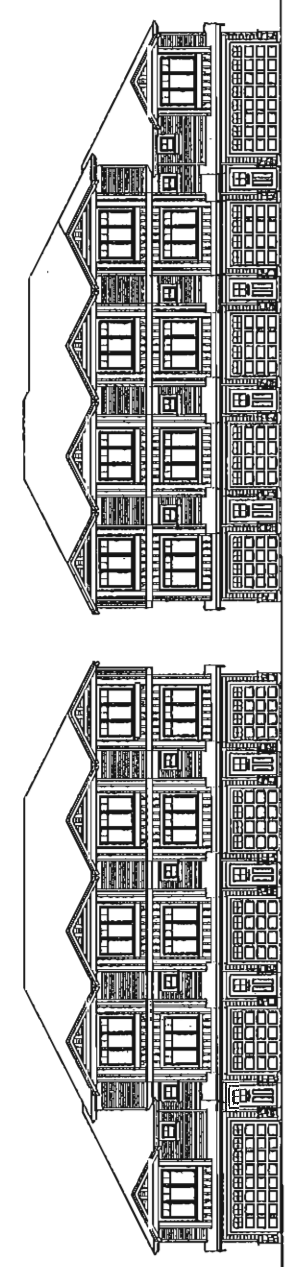
PLAN #4

ROOF EDGE  
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 2. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 3. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 4. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 5. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 6. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 7. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 8. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 9. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 10. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)



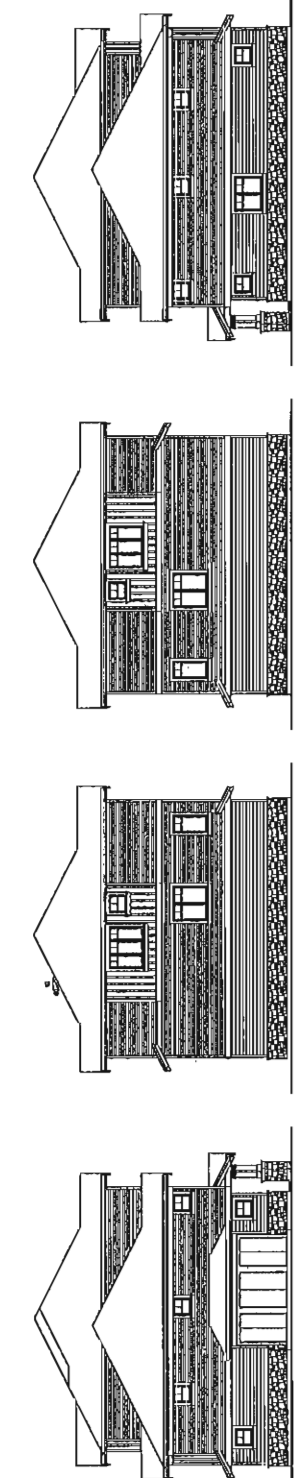
WEST ELEVATION - NO. 3 ROAD

ROOF EDGE  
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 3. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 4. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 5. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 6. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 7. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 8. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 9. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 10. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)



EAST ELEVATION - DRIVEWAY

ROOF EDGE  
 1. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 2. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 3. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 4. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 5. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 6. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 7. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 8. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 9. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)  
 10. 1/2" MIN. TO MAX. ELEVATION (AS SHOWN)



PLAN #5  
SOUTH ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

NO.	DATE	REVISION
1	JAN. 12, 2009	REVISION OF APPROVAL
2	JAN. 12, 2009	REVISION OF APPROVAL

PROJECT  
 10 UNIT TOWNHOUSE  
 DEVELOPMENT

PREPARED BY  
 YAMAMOTO ARCHITECTURE INC.

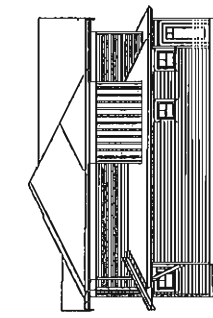
YAMAMOTO  
 Architecture Inc.

ELEVATIONS  
 10 UNIT TOWNHOUSE  
 DEVELOPMENT

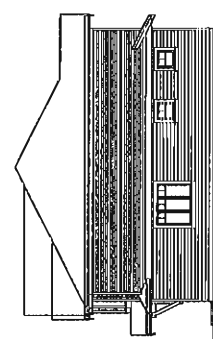
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DATE	10/14/08	BY	10/14/08
DATE	10/14/08	BY	10/14/08



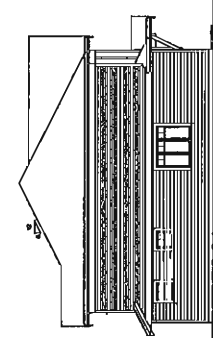
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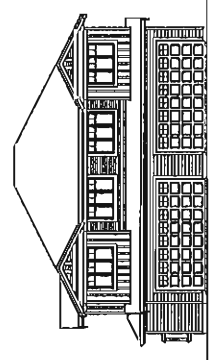
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BUILDING NO. 3  
EAST ELEVATION



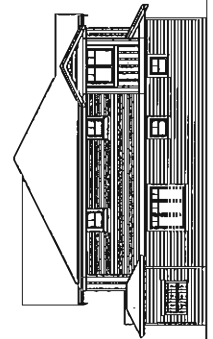
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BUILDING NO. 3  
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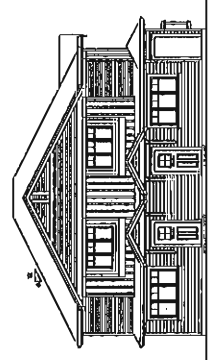
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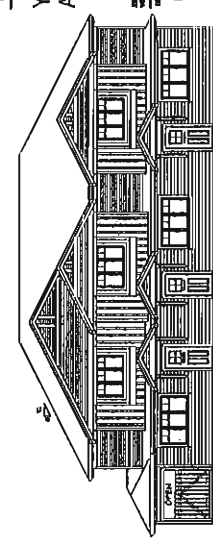
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BUILDING NO. 3  
SOUTH ELEVATION



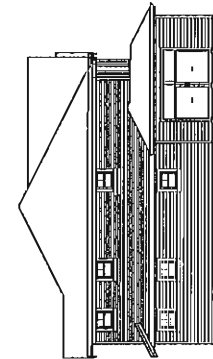
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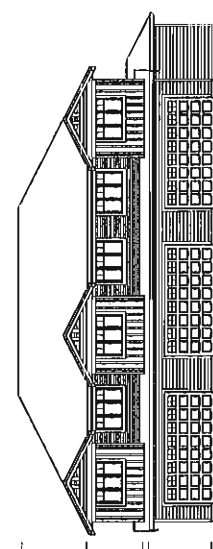
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BUILDING NO. 4  
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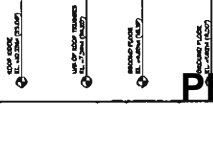
UNIT-25  
BUILDING NO. 5  
NORTH ELEVATION



UNIT-25  
BUILDING NO. 5  
SOUTH ELEVATION



UNIT-26  
BUILDING NO. 6  
EAST ELEVATION



UNIT-26  
BUILDING NO. 6  
WEST ELEVATION

DATE	08/14/2024
BY	YAMAMOTO ARCHITECTURE INC.
PROJECT	14 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
LOCATION	14 UNIT TOWNHOUSE DEVELOPMENT

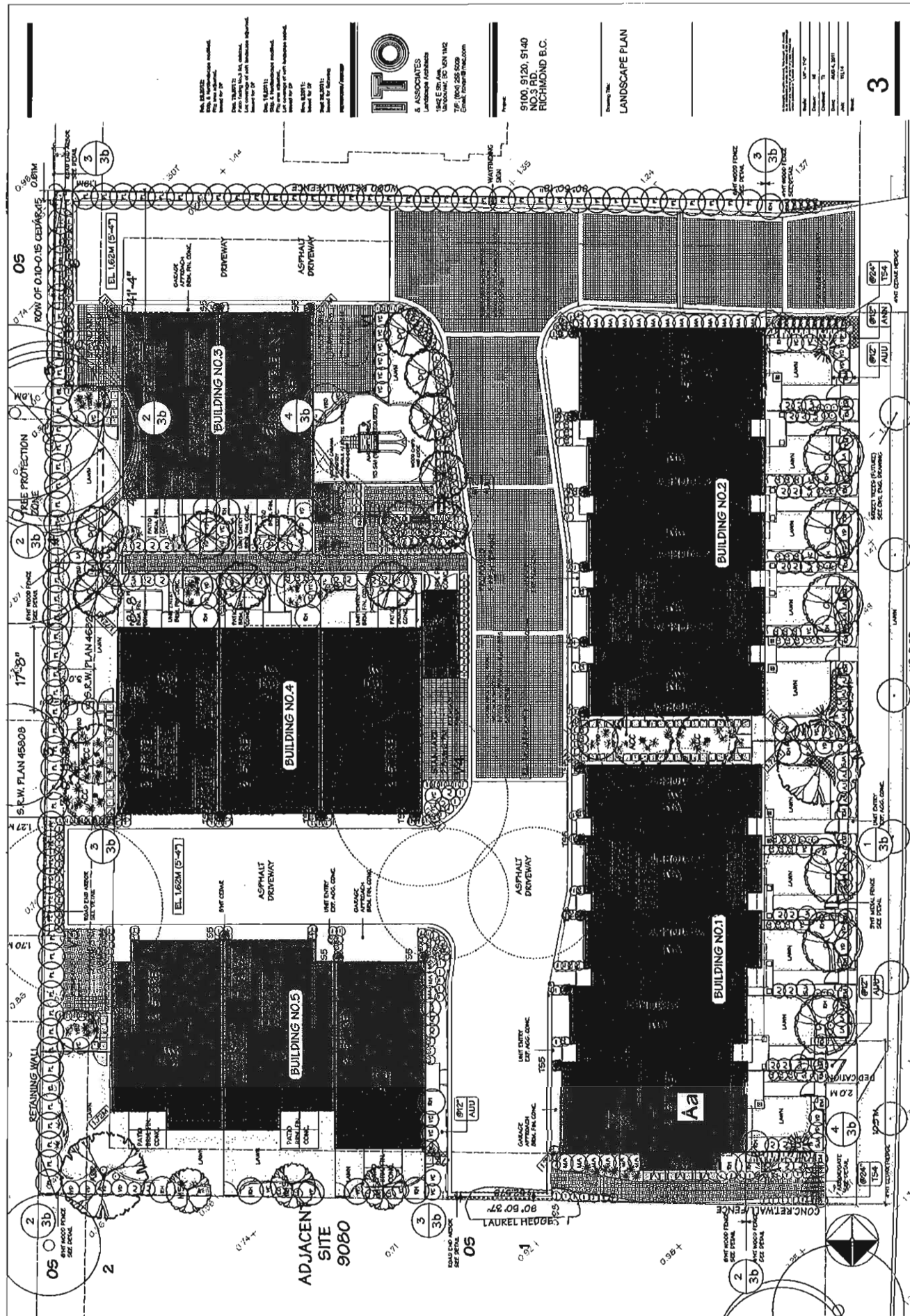
DATE	08/14/2024
BY	YAMAMOTO ARCHITECTURE INC.
PROJECT	14 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
LOCATION	14 UNIT TOWNHOUSE DEVELOPMENT

DATE	08/14/2024
BY	YAMAMOTO ARCHITECTURE INC.
PROJECT	14 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
LOCATION	14 UNIT TOWNHOUSE DEVELOPMENT

DATE	08/14/2024
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CLIENT	YAMAMOTO ARCHITECTURE INC.
LOCATION	14 UNIT TOWNHOUSE DEVELOPMENT

DATE	08/14/2024
BY	YAMAMOTO ARCHITECTURE INC.
PROJECT	14 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
LOCATION	14 UNIT TOWNHOUSE DEVELOPMENT











## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

## Development Application Data Sheet

**RZ 11-577561**

**Attachment 3**

Address: 9100, 9120 and 9140 No. 3 Road

Applicant: Am-Pri Construction Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Am-Pri Developments (Broadmoor) Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	3,388 m <sup>2</sup> (36,469.6 ft <sup>2</sup> )	3,367 m <sup>2</sup> (36,243.3 ft <sup>2</sup> )
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Low-Density Townhouses (RTL4)
<b>Number of Units:</b>	3	18
<b>Other Designations:</b>	Arterial Road Redevelopment Policy – Multiple Family Development	No Change

On Future Development	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 max.	none permitted
Lot Coverage – Building:	Max. 40%	40% max.	none
Lot Coverage – Non-porous Surfaces	Max. 65%	65% max.	none
Lot Coverage – Landscaping:	Min. 25%	25% min.	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (North) (m):	Min. 3 m	3.0 m min.	none
Setback – Side Yard (South) (m):	Min. 3 m	7.60 m	none
Setback – Rear Yard (m):	Min. 3 m	4.5 m min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) max.	none

On Future Development	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 50 m wide x 35 m deep	Approx. 64.94 m wide x 51.78 m deep	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	40	40	none
Tandem Parking Spaces:	not permitted	16	<b>variance requested</b>
Small Car Parking Spaces:	max. 50% when 31 or more spaces are provided on site	8 stalls (20%)	none
Handicap Parking Spaces:	1	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.6 (Class 1) and 0.22 (Class 2) per unit	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-In-lieu	\$18,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 18 units = 108 m <sup>2</sup>	108 m <sup>2</sup> min.	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

# Appendix 2 Arborist Site Plan

(Revision 2.0)

## Note:

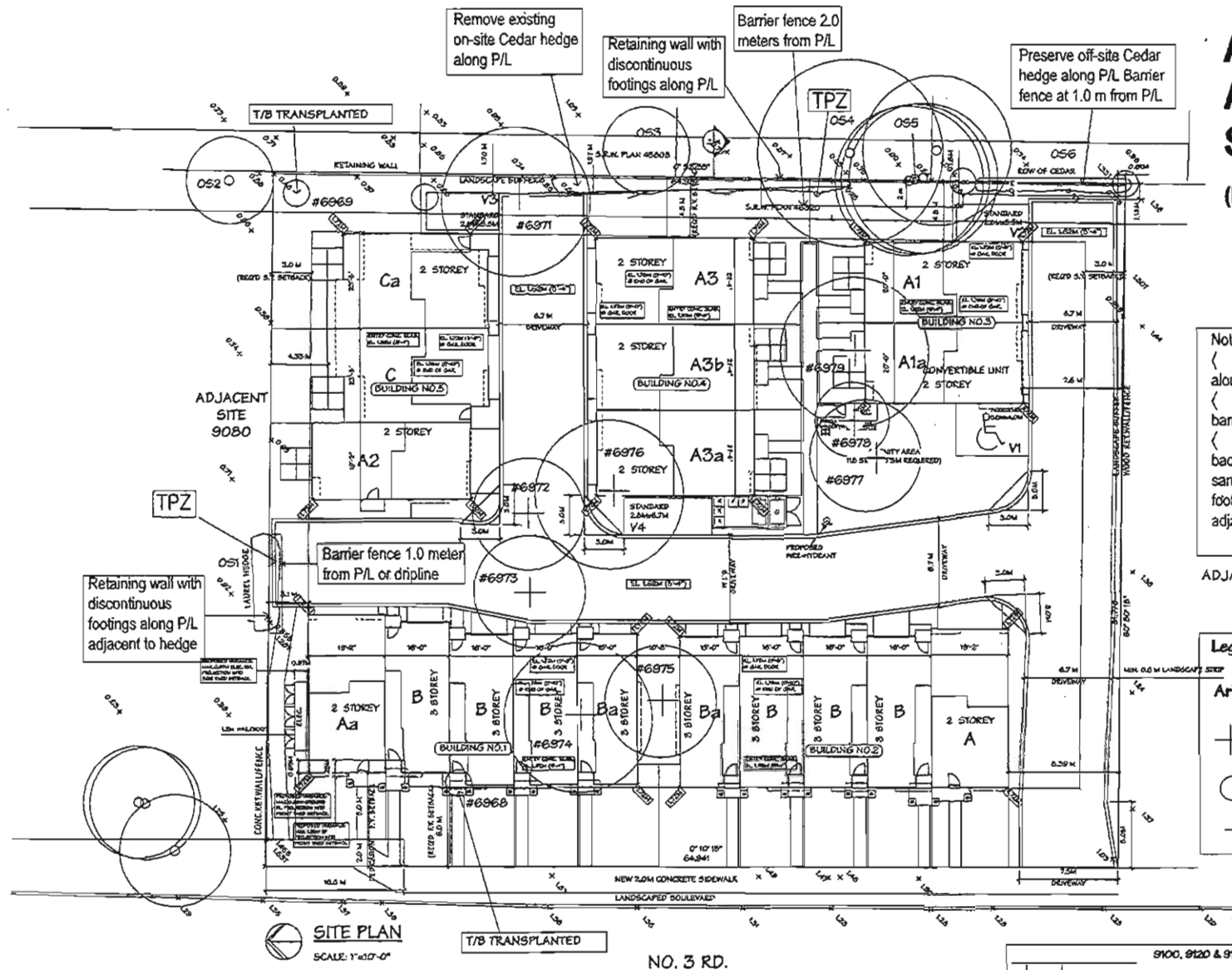
- < Preserve off-site trees and hedges along rear (east) P/L
- < Pre-load excavation at edge of barrier fence; do not dig in TPZ
- < The TPZ along rear P/L is backfilled and covered with coarse sand-medium after the discontinuous footing retaining wall are constructed adjacent to off-site trees

ADJACENT SITE  
9160

## Legend:

Arborist annotations by VanArbor

- + Tree REMOVAL symbol (9 trees)
- Off-site trees to be preserved
- Tree Protection Barrier Fence



< Base Site Plan provided by Yamamoto Architects Inc.  
< VanArbor annotated the Site Plan February 24, 2012

9100, 9120 & 9140 No. 3 Road		drawing_001-1	
Yamamoto Architecture Inc.		drawing_001-2	
sheet_no.		sheet_no.	
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## **Rezoning Considerations**

### **9100, 9120 and 9140 No. 3 Road**

### **RZ 11-577561**

Prior to final adoption of Zoning Amendment Bylaw 8873, the developer is required to complete the following:

1. Consolidation of 9100, 9120 and 9140 No. 3 Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. 2.0 m road dedication along the west property line up to 100 m from the No. 3 Road/Francis Road intersection (south property line of Francis Road);
3. Registration of a Public Rights-of-Passage (PROP) statutory rights-of-way (ROW) over the internal drive aisle on Title allowing access to/from the future townhouse development sites to the south at 9160 No. 3 Road, and any consolidation thereof, as well as to the north at 9080 No. 3 Road.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
6. City acceptance of the developer's offer to voluntarily contribute \$7,500 towards the proposed Audible Pedestrian Sign (APS) system upgrade at the No.3 Road/Francis Road intersection.
7. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$43,492.00) to the City's Affordable Housing Reserve Fund.
8. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$ 16,309.50) to the City's Public Art fund.
9. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$18,000.
10. Provide a proof of a contract with a company specializing in tree relocation to undertake the transplant of the 13cm caliper Flowering Dogwood (tag# 6968) and the 10cm caliper Colorado Spruce tree (tag# 6969) onsite.
11. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

Prior to issuance of Development Permit:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone of the trees and hedgerows to be retained on the adjacent properties to the north and east. 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.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all trees and hedgerows to be retained on adjacent properties to the north and east prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$9,000) to ensure the replacement planting will be provided.

Prior to issuance of Building Permit:

1. Enter into a Servicing Agreement\* for the design and construction of frontage beautification and service connections. Design works include, but are not limited to: removing the existing sidewalk behind the curb and gutter (which remains). As there is only 2.89 m from the property line to the back of curb, pour a new 1.5 m concrete sidewalk at the property line with a 1.39 grass and treed boulevard up to the curb. (Recent example is SA05-315487 at 9600 No 3 Road).
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. 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.

\* Note: This requires a separate application.

[Signed original on file]

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8873 (RZ 11-577561)  
9100, 9120 AND 9140 NO. 3 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 **LOW DENSITY TOWNHOUSES (RTL4)**.

P.I.D. 009-709-240

Lot 5 Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

P.I.D. 009-709-282

Lot 6 Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

P.I.D. 002-389-100

Lot 7 Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8873"**.

FIRST READING

**MAR 26 2012**

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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







# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee **Date:** March 5, 2012

**From:** Brian J. Jackson, MCIP  
Director of Development **File:** RZ 11-586705

**Re:** Application by Centro Terrawest Development Ltd. for Rezoning at 6011 and 6031 No. 1 Road from Local Commercial (CL) and Single Detached (RS1/F) to Commercial Mixed Use (ZMU21) – Terra Nova

### Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 8874, to redesignate 6011 and 6031 No. 1 Road from "Residential (Single-Family)" to "Mixed-Use" in Schedule 2.2B of Official Community Plan Bylaw No. 7100 (Terra Nova Sub-Area Plan), be introduced and given first reading.
2. That Bylaw No. 8874, having been considered in conjunction with:
  - The City's Financial Plan and Capital Program; and
  - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 8874, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.
4. That Bylaw No. 8875, to:
  - Create "Commercial Mixed-Use (ZMU21) – Terra Nova";
  - Amend Section 5.15.1 (Affordable Housing) to include the "ZMU21" zone and the density bonusing sum of "\$4.00"; and
  - Rezone 6011 and 6031 No. 1 Road from "Local Commercial (CL)" and "Single Detached (RS1/F)" to "Commercial Mixed-Use (ZMU21) – Terra Nova", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

SB:blg  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Engineering	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Centro Terrawest Development Ltd. has applied to the City of Richmond for permission to rezone 6011 and 6031 No. 1 Road (**Attachment 1**) from "Local Commercial (CL)" and "Single Detached (RS1/F)" to "Commercial Mixed-Use (ZMU21) – Terra Nova" in order to develop a four-storey mixed-used building with approximately 731 m<sup>2</sup> of commercial space at grade, approximately 36 apartment housing dwelling units on upper floors, and an associated two-level parking structure.

The site currently contains a two-storey commercial building on the corner lot and an existing non-conforming duplex on the adjacent lot.

The developer is required to enter into a Servicing Agreement as a requirement of rezoning for the design and construction of works including, but not limited to: frontage improvements along No. 1 Road and Westminster Highway; intersection improvements at the west leg of the intersection to reduce walking distance, enhance pedestrian movement, and introduce a median; No. 1 Road bus stop improvement; and infrastructure works to remove surplus sanitary sewer.

### Findings of Fact

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

### Surrounding Development

The existing development surrounding the subject consolidated site is described as follows:

- To the north, across Westminster Highway, is the Terra Nova Shopping Centre, zoned Community Commercial (ZC13) – Terra Nova. This shopping centre is also the Official Community Plan (OCP) designated neighbourhood service centre;
- To the east, across No. 1 Road and outside of the Terra Nova Sub-Area boundary, are existing single detached houses, zoned Single Detached (RS1/E);
- To the south, is a 69-unit three-storey townhouse development, zoned Town Housing (ZT19) – No. 1 Road (Terra Nova); and
- To the west is a 201-unit three-storey townhouse development, zoned Low Density Townhouses (RTL1).

## Related Policies & Studies

### Official Community Plan (OCP)

The proposed development is located in the Terra Nova Sub-Area of the Thompson planning area (**Attachment 3**). The application includes an OCP amendment to amend the Terra Nova Sub-Area Plan by changing the designation of the subject site from “Residential (Single-Family)” to “Mixed-Use” in the Terra Nova Sub-Area Plan land use map. Mixed-Use is defined in Schedule 1 (land use map definitions) as “An area which provides for residential, commercial business and industry, and public and private institutions.” The proposed land use complies with the amendment.

The proposed land use complies with the “Neighbourhood Residential” land use on the Generalized Land Use Map Attachment 1 to Schedule 1, which allows for primarily residential uses accompanied by complementary local commercial uses.

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

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses (including dwelling units), requires the registration of a restrictive covenant on title to address aircraft noise mitigation and public awareness. Registration of an aircraft noise sensitive use restrictive covenant is a requirement of rezoning.

This legal agreement is to identify that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise within the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

- a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) The ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.

As part of the required Development Permit, the applicant is required to submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the policy and the required covenant. These are also required to be incorporated into the future Building Permit.

### Flood Plain Designation and Protection Bylaw No. 8204

The proposal includes a 2.25 m GSC ground floor elevation for the ground level commercial space, which is 0.3 m above the highest adjacent crown of road. This elevation allows the street fronting commercial space to tie into the surrounding sidewalk elevations in a manner that is pedestrian-friendly for this relatively small orphan development site. The building will not be subject to damage from flood water up to a level of 2.6 m GSC. No electrical outlets or mechanical equipment are located below 2.6 m GSC, and the ground floor is concrete construction. In addition, the proposed site specific zone requires the residential apartment housing units to be limited to the upper floors.

The City's Flood Plain Designation and Protection Bylaw No. 8204 specifies a minimum flood construction level requirement of 2.6 m GSC for the subject Terra Nova site. For the project to successfully function as a mixed use development with active retail uses at grade, it must have direct, level access from the city sidewalk. A floor height of 2.6 m GSC is significantly higher than the maximum possible height of adjacent sidewalks and would not allow adequate access.

City Engineering staff have reviewed the proposal and a site specific exemption to lower the minimum flood construction level from 2.6 m GSC to 2.25 m GSC (0.3 m above the highest adjacent crown of road) is acceptable to the Director of Engineering. Registration of a flood plain covenant on title is a requirement of rezoning. The covenant will identify:

- A minimum habitable elevation of 2.25 m GSC for non-residential uses for the lifetime of the building; and
- All building construction below 2.6 m GSC is to be constructed in a manner that is not subject to damage by flood water (e.g. concrete construction below this datum and mechanical equipment/electrical outlets all raised above 2.6 m GSC).

### Affordable Housing Strategy

The proposed mixed-use development includes 36 residential dwelling units and complies with the City's Affordable Housing Strategy. The Strategy does not require residential development with less than 80 dwelling units to provide Affordable Housing on-site. Accordingly, a cash contribution towards the City's Affordable Housing Strategy in the amount of \$4.00 per buildable square foot of residential land use is a requirement of the rezoning (e.g. \$125,672).

### Public Art Program

The applicant is participating in the City's Public Art Program with installation of Public Art as a part of the development in the amount of \$0.75 per buildable square foot of residential space and \$0.40 per buildable square foot of commercial space (e.g. \$26,705). The applicant will further investigate opportunities to incorporate Public Art through the required Development Permit application.

### **Consultation**

The development application process to date has included the installation of informational development application signage on the site and two open houses for the community. The Public Hearing will include notification to neighbours and local newspaper advertising.

### School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves 36 multiple-family housing units.

### **Public Input**

On May 12, 2011, the developer hosted two Open House meetings on the same day in the amenity building of the neighbouring townhouse development at 3880 Westminster Highway. Residents in the two (2) neighbouring townhouse developments were invited to the meeting by flyer and an invitation was advertised in the Richmond Review and Richmond News newspapers.

The Open Houses were well attended. The developer advises that 56 names were recorded on sign-in sheets. Attendees reviewed presentation boards with the development team and 40 feedback forms were collected and forwarded by the developer to the City. The majority of the feedback appears to be supportive of the redevelopment. Only one comment form stated opposition to mixed- use redevelopment of the site. Concerns were raised regarding the following:

- Bus service – *The request for more frequent bus service has been shared with TransLink.*
- Adequacy of parking – *The proposed parking complies with the Zoning Bylaw. The applicant is providing a comprehensive TDM package as a requirement of rezoning that includes on and off site improvements to promote electric vehicles, transit use, bicycle use, and pedestrians.*
- Building height higher than three-storey – *The corner site is surrounded on both sides by existing three-storey townhouse development with walkways out to No. 1 Road and Westminster Highway. The proposed building design includes a higher four-storey building height at the corner and a lower one-storey to two-storey building height along shared interior property lines. The taller building height at the corner provides a landmark gateway into the Terra Nova neighbourhood and the lower one-storey to two-storey building height provides a sensitive transition to the adjacent walkways and three-storey townhouse developments to the west and south.*
- Parking access and traffic cutting through neighbourhoods – *The developer's transportation consultant and City Transportation staff have carefully reviewed and are satisfied with the proposal. The proposal includes two separate parking areas, with driveways located as far away from the No. 1 Road and Westminster Highway intersection as possible. The driveway access to No. 1 Road is for the lower resident parking level and the second driveway access to Westminster Highway is for the upper commercial and visitor parking level. The proposal also includes frontage improvements along No. 1 Road and Westminster Highway as well as improvements to the west leg of the intersection.*

- Small unit size – *This received contradicting feedback, receiving both support and concern. The proposed apartment housing provides an appropriate housing option that complements the existing family-oriented town housing and single detached housing in Terra Nova.*

A copy of the public information meeting report and comment forms has been compiled into a binder. Copies of the binder have been placed in the Councillor's lounge for City Council reference and also at the City Hall information desk for public viewing.

### **Staff Comments**

Preliminary site plan, floor plans, elevations and landscape plans are attached for reference (**Attachment 4**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

### **Analysis**

The site proposal consists of a four-storey mixed-use building with street-oriented ground level commercial space, approximately 36 apartment housing dwelling units on the upper floors and a two-level parking structure with access to both No. 1 Road and Westminster Highway.

### Land Use

- The proposal is consistent with the objectives of the OCP and the proposed amendment to the Terra Nova Sub-Area Land Use Map. As noted previously, the proposed designation is 'Mixed-Use'. The subject consolidated site is the last remaining site in the Terra Nova neighbourhood that is appropriate for redevelopment. The single detached housing envisioned in the sub-area plan is nearly complete with only a few remaining vacant lots.
- Located across the street from the Terra Nova shopping centre, the proposed development complements the development pattern and presents a gateway to the Terra Nova neighbourhood.
- The proposed four-storey building includes street level commercial space fronting onto both No. 1 Road and Westminster Highway, residential apartment housing in the upper three (3) floors, and an associated two-level parking structure. The project increases the density and provides housing alternatives in place of the existing two-storey commercial building and older existing non-conforming duplex. The building massing is pulled away from the neighbouring townhouse developments to provide a sensitive transition.

### "Commercial Mixed Use (ZMU21) – Terra Nova" Site Specific Zone

- "Commercial Mixed Use (ZMU21) – Terra Nova" site specific zoning district was created specifically for the proposed development. The zone has been tailored to ensure ground-oriented commercial space and upper level residential apartment housing. The site specific zone allows medium density low rise development with a limited range of retail and services to the surrounding community, and apartment housing. A density bonus provision for affordable housing is included, in compliance with the City's Affordable Housing Strategy. The development proposal complies with the proposed permitted density and takes advantage of the density bonusing provision.

### Transportation

- Pedestrian routes along No. 1 Road and Westminster Highway are enhanced with projecting canopy weather protection and seating opportunities.
- Vehicular access will be from No. 1 Road and Westminster Highway, located as far away from the intersection as possible, to a two-level parking structure.
- The applicant will design and construct frontage transportation infrastructure improvements through a Servicing Agreement requirement of rezoning, including: improvements along No. 1 Road and Westminster Highway; improvements to the west leg of the intersection to enhance pedestrian movement, and to introduce a median; and bus stop improvement.
- The applicant will contribute \$15,300 for audible pedestrian signal (APS) upgrade at the No.1 Road and Westminster Highway intersection.
- In accordance with Zoning Bylaw 8500, the minimum on-site parking requirements are permitted to be reduced by 10% with appropriate transportation demand management (TDM) measures. The following TDM measures are supported by staff and are a requirement of rezoning:
  - Contribution of \$22,000 for a bus shelter for the nearby bus stop on No.1 Road. Off site works will include pouring a concrete bus pad to support the shelter.
  - Improvements to the No.1 Road and Westminster Highway intersection. Geometric improvements to the corner curb radii to reduce pedestrian walking distance across the west leg of the intersection. Wider 4.5 m crosswalk on the west leg of the intersection with special stamped asphalt surface treatment and design to enhance pedestrian movement. As well, construction of an approximately 2 m wide median along the west leg of the intersection up to the site access, including decorative illuminated bollards.
  - Provision of two (2) benches along the site frontages. The benches are to be provided against the building face within the setback area and may be integrated with the building.
  - Provision of at least one end of trip facilities for the commercial component.
  - Provision of electrical vehicle plug-ins (240 volts) for 20% of the residential parking spaces (10 spaces).
- Registration of a legal agreement on title; prohibiting conversion of bicycle storage area into habitable area (storage space) is a requirement of rezoning.

### Tree Management

	Existing	To be Retained	Compensation
On-site trees	4	0	2:1 replacement ratio
Off-site trees in neighbouring properties	10	10	To be protected

- The City has received a tree preservation report prepared by a registered arborist along with a tree survey. The table above includes the findings of the arborist report and compensation sought by staff.

- The City's tree preservation staff have visited the site and agree with the consulting registered arborist regarding the removal of the four (4) existing trees due to structural defects.
- The conceptual development plans (**Attachment 4**) preliminary landscape plan proposes to plant approximately 14 new replacement trees on-site, which exceeds the 2:1 replacement ratio identified in the OCP. The number, location and size of trees will be reviewed through the future Development Permit.
- The applicant has agreed to plant new street trees along the Westminster Highway and No. 1 Road frontages through a separate required Servicing Agreement.
- The applicant is required to protect the 10 existing trees located on neighbouring properties to the west and south. The neighbouring trees should not be impacted by the proposed development as the trees are all located behind a retaining wall at a higher elevation (1-2 m above the existing grade of the proposed development site). As a result of these trees being located at a higher grade, tree protection fencing is not required. The proposed development site can meet neighbouring grades with little impact to neighbouring trees.

#### Sustainability

- The addition of a mixed-use development is provided in close proximity to the neighbourhood service centre and recreation amenities. This project will introduce apartment housing as a new housing form in the established Terra Nova neighbourhood.
- The project supports alternative forms of transportation with a location adjacent to transit service, on-site bicycle storage, pedestrian friendly design, and the provision of a comprehensive transportation demand management measures package.
- A secure common area is proposed for recycling, organics, and garbage storage.
- The applicant is investigating opportunities to incorporate detailed sustainability measures into the project design. These measures will be identified through the required Development Permit process. These may include:
  - Reusable wood-frame construction materials for top three levels
  - Energy efficient mechanical design
  - Urban agriculture and edible plants at outdoor amenity
  - Rainwater collection

#### Amenity Space

- Outdoor amenity space is proposed on-site at the second floor level and will meet the OCP requirements for size, location, visual surveillance and access. The landscape design details will be refined as a part of the required Development Permit application.
- The applicant is proposing a contribution in-lieu of on-site indoor amenity space for the 36 apartment housing units in the amount of \$53,000 as per the OCP and Council Policy.



### Servicing Capacity

- Storm Sewer: There are no identified concerns with capacity. Through the required Servicing Agreement, the developer is required to include site analysis for site connection only.
- Sanitary Sewer: There are no identified concerns with capacity. There is an existing sanitary sewer in a 3 m wide statutory right-of-way (SRW) that runs along the rear of the site and ends with a connection to the existing corner lot. With the land assembly, the sanitary sewer can be shorted and the SRW area can be reduced. Through the required Servicing Agreement, the developer is required to:
  - modify the existing sanitary sewer, complete with a new City sanitary manhole in the southwest corner of the site;
  - grant a new 3 m by 3 m utilities SRW in the southwest corner of the site; and
  - discharge the existing utilities SRW (BL241502 & BL 257228). Plan LMP33916 will be discharged or modified as part of the sanitary modification.
- Water service: Using the OCP 2021 Maximum Day Model, there is 533 L/s available at 20 psi residual. A minimum of 275 L/s is required for the proposed development. As part of the future Building Permit application, developer to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water service flow.

### Design Review and Future Development Permit Application Considerations

A Development Permit application for the proposed mixed-use development is required to be processed to the satisfaction of the Director of Development as a requirement of rezoning. Review by the Advisory Design Panel will be required as part of the Development Permit application process.

The applicant has developed a preliminary design for this site (**Attachment 4**). The following items will be further investigated at the Development Permit stage:

- Review of building form and architectural character at a detailed level, including urban design, adjacencies, and crime prevention through environmental design (CPTED).
- Review of landscaping and open space design at a detailed level, including streetscape, adjacencies, outdoor amenity space, and the relationship indoor and outdoor spaces.
- Detailed review of opportunities to accommodate a resident, visitor and customer in a wheelchair, unit conversion, and/or aging in place.
- Detailed sustainability strategy measures.
- Detailed dimensioned plans for truck loading for commercial, residential, garbage and recycling (with on-site manoeuvring, turnaround, and height clearances).
- Detailed dimensioned plans for vehicle parking and security gate locations. The commercial area parking spaces are to be available at all times and provide for convenient vertical circulation to the apartments by visitors, especially the accessible parking space.

- Cross sections and a functional design for No. 1 Road and Westminster Highway intersection geometric changes to the satisfaction of the Director of Transportation. Details to include curb radii modifications, median details, and truck turning wheel paths at the west leg of the intersection.

Guidelines for the issuance of Development Permits regarding the subject site are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines).

#### **Financial Impact**

None.

#### **Conclusion**

The subject development conforms with City-wide and Terra Nova OCP objectives for development and population growth. The proposal to develop a mixed-use commercial and residential building is consistent with the proposed OCP objectives of land use, amenity contributions, and City transportation and servicing infrastructure.

The development will provide commercial services, new residential units, and community amenities (e.g. Public Art and contribution for affordable housing). The development will be an attractive addition, complementing the neighbouring Neighbourhood Service Centre and providing an attractive gateway into the Terra Nova neighbourhood. On this basis, staff recommend that the proposed OCP amendment and rezoning application be approved.



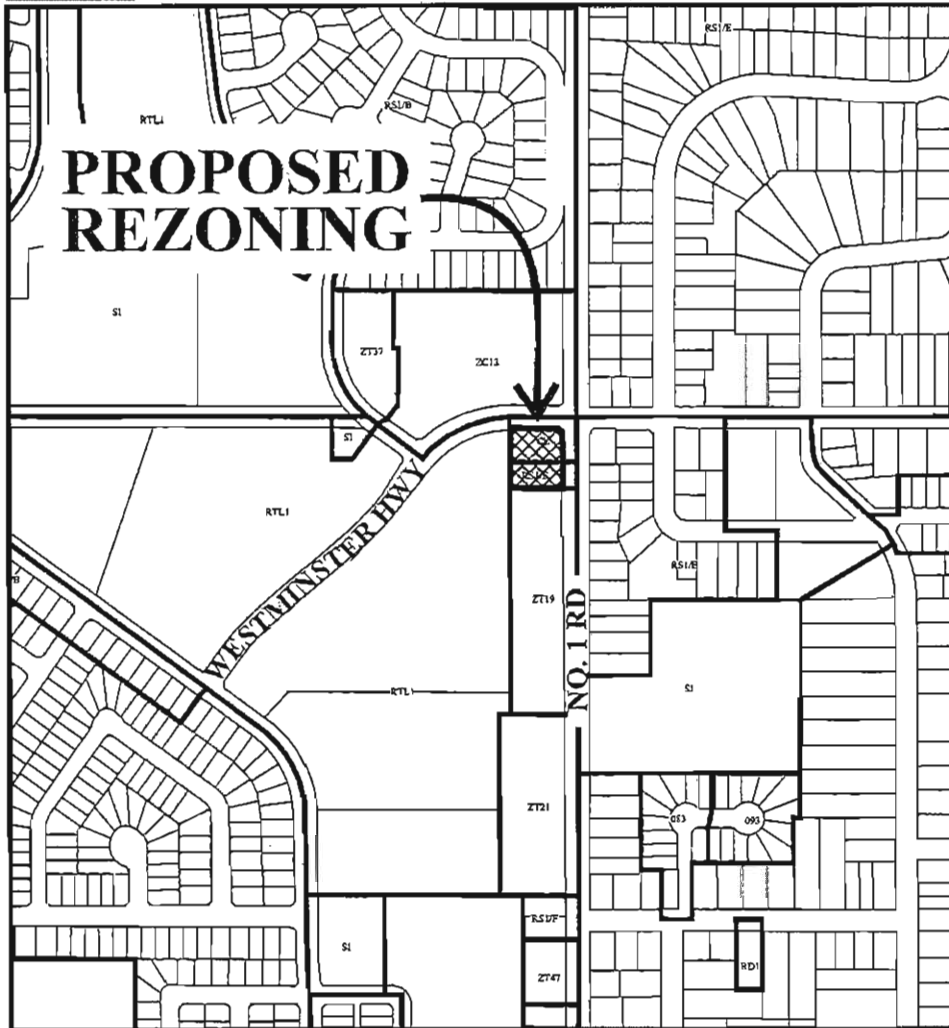
Sara Badyal, M. Arch, MCIP  
Planner 2 (Urban Design)  
(604-276-4282)

SB:blg

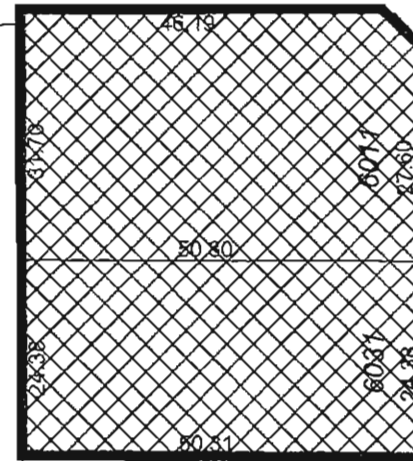
Attachment 1: Location Map and Site Context – GIS 2009 aerial photo  
Attachment 2: Development Application Data Sheet  
Attachment 3: Terra Nova Sub-Area Site Context  
Attachment 4: Conceptual Development Plans  
Attachment 5: Rezoning Considerations



# City of Richmond



**WESTMINSTER HWY**



**NO. 1 RD**

16.76	5940
30.22	
21.33	
28.04	4031
28.05	21.34

21.30
4020

25.30
28.35

16.77
6060
28.35

16.77
6080
28.35

29.75
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6100
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**RZ 11-586705**

Original Date: 08/17/11

Revision Date:

Note: Dimensions are in METRES

**PH - 119**



RZ 11-586705

Original Date: 08/17/11

Amended Date:

Note: Dimensions are in METRES

**PH - 120**



**RZ 11-586705**

**Attachment 2**

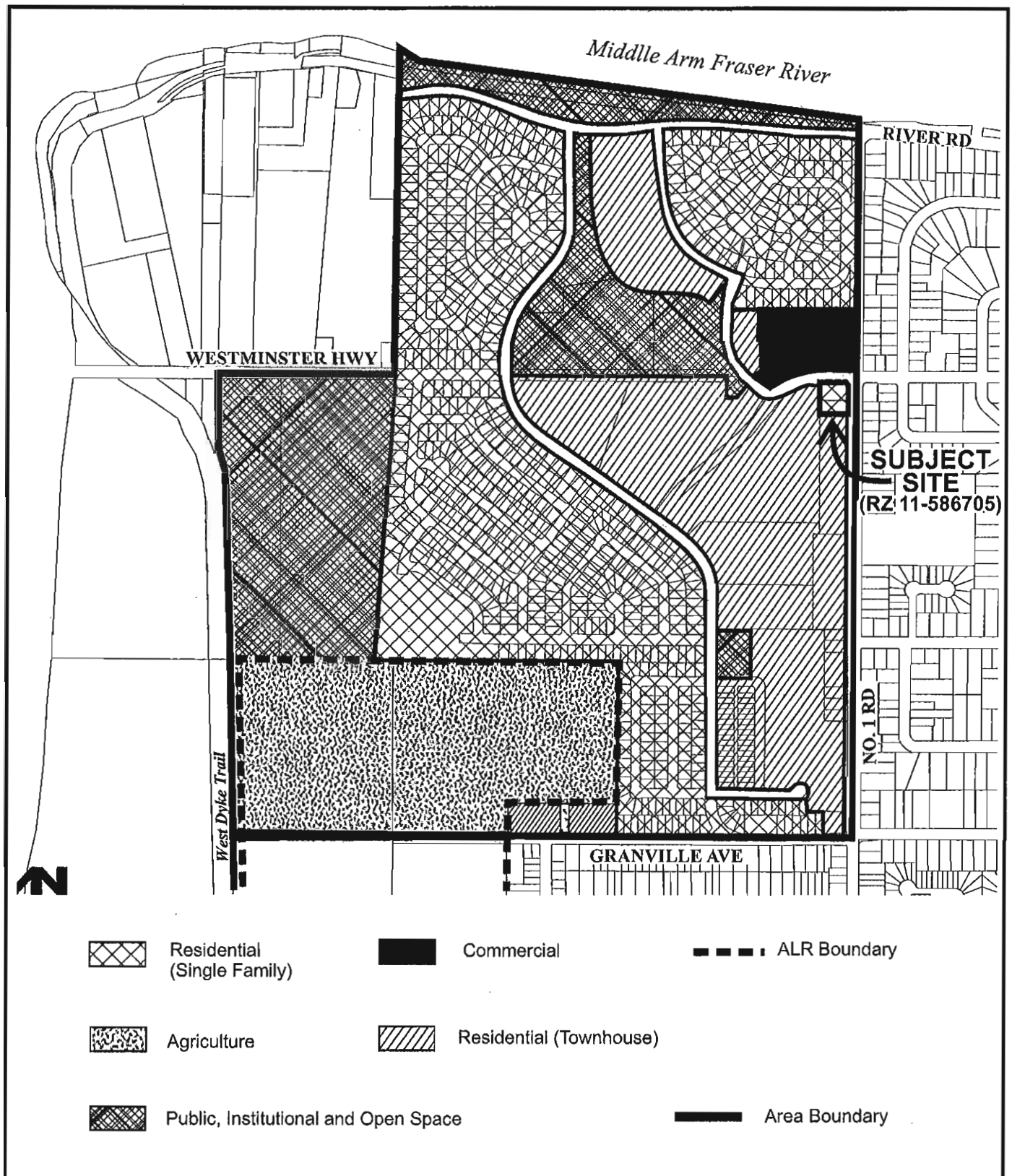
Address: 6011 and 6031 No. 1 Road

Applicant: Centro Terrawest Development Ltd.

Planning Area(s): Terra Nova Sub-Area (Thompson)

	Existing	Proposed	
Owner:	Centro Terrawest Development Ltd. Surlinder K. Beryar	Future strata lot owners	
Site Size (m <sup>2</sup> ):	6011 & 6031 No. 1 Road                      2,815 m <sup>2</sup>	6011 & 6031 No. 1 Road                      2,815 m <sup>2</sup> Road dedication                                      - 208.9 m <sup>2</sup> Total    2,606.1 m <sup>2</sup>	
OCP Designation:	Neighbourhood Residential	Complies	
Area Plan Designation:	Residential (Single-Family)	Mixed-Use	
Aircraft Noise Policy:	Area 4 (new noise sensitive uses permitted, restrictive covenant required)	Complies	
Flood Construction Level:	2.6 m GSC for surrounding Terra Nova	2.25 m GSC (0.3 m above crown) for commercial space at grade, residential apartments on upper floors	
Zoning:	Local Commercial (CL) & Single detached (RS1/F)	Commercial Mixed-Use (ZMU 21) – Terra Nova	
Number of Units:	Two-storey commercial building & 1 duplex	36 apartments & up to 9 CRU	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.4	1.4	None permitted
Lot Coverage – Building:	Max. 75%	72%	None
Setbacks –                      No. 1 Road Westminster Hwy Side yard (west) Rear yard (south)	Min. 1.5 m Min. 1.5 m Min. 3 m Min. 3 m	1.5 m Min. 1.5 m Min. 3 m Min. 3 m Min.	None
Height (m):	Max. 16 m. & four-storey	Max. 16 m & four-storey	None
Parking Spaces: Resident Visitor Commercial Accessible Total	With TDMs: 49 (8) 23 (2) 72	With TDMs: 49 (use commercial) 23 (2) 72	None
Small Car Parking Spaces:	Max. 50% (36 spaces)	Max. 50% (36 spaces)	None
Tandem Parking Spaces:	Permitted	None	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 216 m <sup>2</sup>	Min. 216 m <sup>2</sup>	None





# Terra Nova Sub-Area Site Context Land Use Map

Original Date: 02/28/12

Revision Date:

Note: Dimensions are in METRES

## PROJECT INFORMATION

### CIVIC ADDRESS:

6011, 6033 No.1 Road, Richmond, BC

### LEGAL DESCRIPTION:

6011 No. 1 Road : P.I.D. 000-449-067  
Plan 37490, Lot 19 Block 4 North, Land District  
36, Section 10, Range 7

6031 No. 1 Road : P.I.D. 008-406-715  
Plan 37490 Lot 20 Block 4 North, Land District  
36, Section 10, Range 7

### APPLICANT:

Centro Terrawest Development Ltd.  
#200- 6791 Elmbridge Way  
Richmond, BC V7C 4N1  
T(604) 241-1422, F(604) 241-1482

### EXISTING ZONING:

CL & RS-1

### PROPOSED ZONING:

CD

## DRAWING LIST

### ARCHITECTURAL

A-001	Cover sheet/ Project info.
A-002	Development Data
A-101	Copy of Survey Plan
A-102	Site Plan
A-103	Area Overlay Plan
A-104	Context Plan
A-111	Parking Level P2
A-112	Parking Level P1/Level 1
A-113	Residential Level 1
A-114	Residential Level 2-3 (Typical)
A-201	Building Elevations
A-202	Building Elevations
A-211	Streetscape Elevations
A-301	Building Sections
A-501	Details
A-901	Character Sketches
A-902	Perspectives

### LANDSCAPING

L1	Cover Sheet
L2	Landscape Masterplan
L3	Tree Protection Plan
L4	Planting Plan
L5	Amenity Terrace
L6	Landscape Details

## PROJECT DIRECTORY

### OWNER:

Centro Terrawest Development Ltd.  
200 - 6791 Elmbridge Way  
Richmond, BC V7C 4N1  
T(604) 241-1422, F(604) 241-1482

### ARCHITECTURAL:

Patrick Cotter Architect Inc.  
Suite #235 11300 No. 5 Road  
Richmond, BC V7A 5J7  
T(604) 272-1477; F(604) 272-1471

### LANDSCAPE:

Van Der Zalm + Associates Inc.  
Suite 1 - 8938 192nd Street  
Surrey, BC V4N 3W8  
T(604) 882-0024 ext 22; F(604) 882-0042

### CIVIL ENGINEER:

Core Concept Consulting Ltd.  
#220 - 2639 Viking Way  
Richmond, BC V6V 3B7  
T(604) 249-5040; F(604) 249-5041

### GEOTECHNICAL ENGINEER:

Geopacific Consultants Ltd.  
215 - 1200 73rd Avenue  
Vancouver, BC V6P 6G5  
T(604) 439-0922 Ext 226; F(604) 439-9189

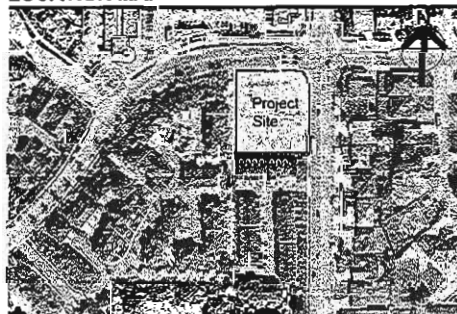
### SURVEYOR:

J.C. Tam & Associates  
#115 - 8833 Odlin Crescent  
Richmond, BC V6X 3Z7  
T(604) 214-8928, F(604) 214-8929

### ARBORIST:

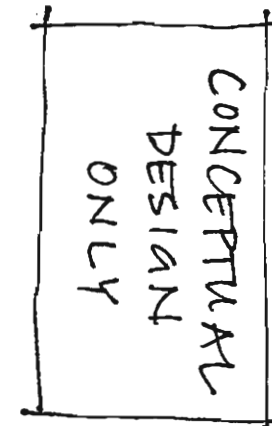
Froggers Creek Tree Consultants Ltd.  
7763 McGregor Avenue  
Burnaby, BC V5J 4H4  
T(604) 721-6002; F(604) 437-0970

## LOCATION MAP



# TerraWest

6011-6031 No.1 Road, Richmond, BC



PH - 123

ATTACHMENT 4

NOT FOR  
CONSTRUCTION[illegible]cotter  
ARCHITECTS

**ARCHITECTS**  
KZUS • 21700 AVE. 1 ROAD, KIDWORTH, NC 27641  
TEL: 919 438 7511 FAX: 919 438 7512

**Proposed Mixed-use  
Development**

Centiro  
TerraWest  
Development Ltd.

Material	Yr. M. de	Local
Chilodiplo - PC		
MCB 2	Yr. Imagem	
Alumínio	Q3 10	
Qual	INCLUIÇÃO DE MATERIAIS	

## SITE PLAN

# A-102



EX(5119 Mayflower Townhouse (BL-2.60)

NEW  
3x3  
SRW

1 SITE PLAN  
3/22/14

Existing Salisbury Townhouses (E.L.2,60)



NOTES:



NOTES:  
1. SEE SITE PLAN FOR PROPOSED DEVELOPMENT

DATE	10/1/10	
BY	ARCHITECTS	
PROJECT	PROPOSED MIXED-USE DEVELOPMENT	
LOCATION	1000 S. 10TH AVE., SUITE 100, DENVER, CO 80202	
SCALE	1" = 100'	
STATUS	PRELIMINARY	
REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/1/10
2	ISSUED FOR PERMITTING	10/1/10
3	ISSUED FOR PERMITTING	10/1/10
4	ISSUED FOR PERMITTING	10/1/10
5	ISSUED FOR PERMITTING	10/1/10
6	ISSUED FOR PERMITTING	10/1/10
7	ISSUED FOR PERMITTING	10/1/10
8	ISSUED FOR PERMITTING	10/1/10
9	ISSUED FOR PERMITTING	10/1/10
10	ISSUED FOR PERMITTING	10/1/10

**cotter**  
ARCHITECTS

4025 - 13TH AVE. S. SUITE 100, DENVER, CO 80202  
TEL: 303.733.1100 FAX: 303.733.1101  
WWW.COTTERARCHITECTS.COM

PROPOSED MIXED-USE  
DEVELOPMENT  
1000 S. 10TH AVE., SUITE 100  
DENVER, CO 80202

OWNER:  
Centra  
TerraWest  
Development Ltd.

DATE	10/1/10	
BY	ARCHITECTS	
PROJECT	PROPOSED MIXED-USE DEVELOPMENT	
LOCATION	1000 S. 10TH AVE., SUITE 100, DENVER, CO 80202	
SCALE	1" = 100'	
STATUS	PRELIMINARY	
REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/1/10
2	ISSUED FOR PERMITTING	10/1/10
3	ISSUED FOR PERMITTING	10/1/10
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10	ISSUED FOR PERMITTING	10/1/10

CONTEXT PLAN

A-104

CONTEXT PLAN  
10/1/10

NOTES:

NOT FOR  
CONSTRUCTION

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL PLUMBING CODE (CNPC).
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.

**cotter**  
ARCHITECTS

4425 - 13800 138th Avenue, Suite 100, Edmonton, AB T5E 0A7  
403-442-1380  
www.cotterarchitects.com

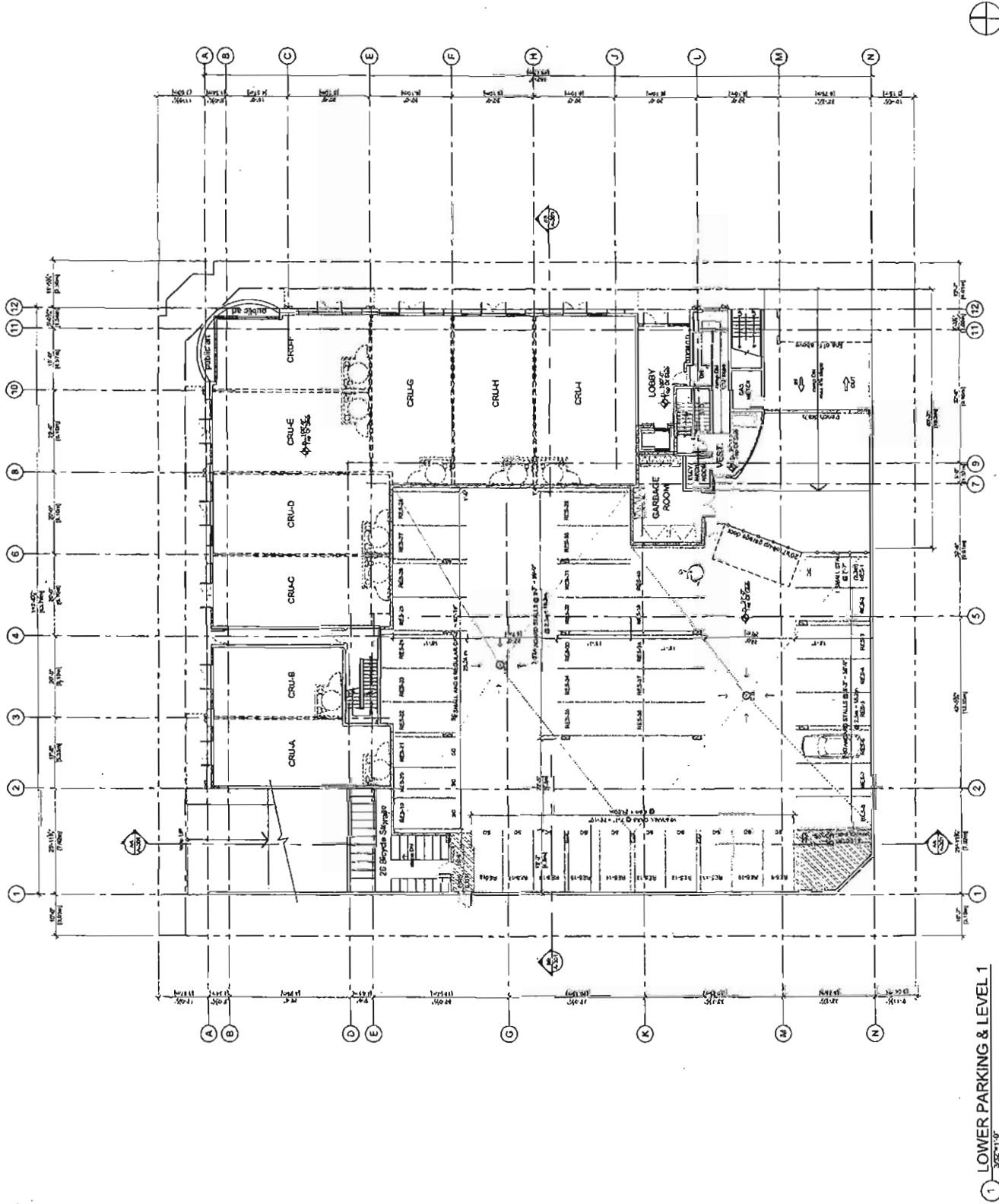
Proposed Mixed-use  
Development  
13800 138th Avenue, Suite 100  
Edmonton, AB

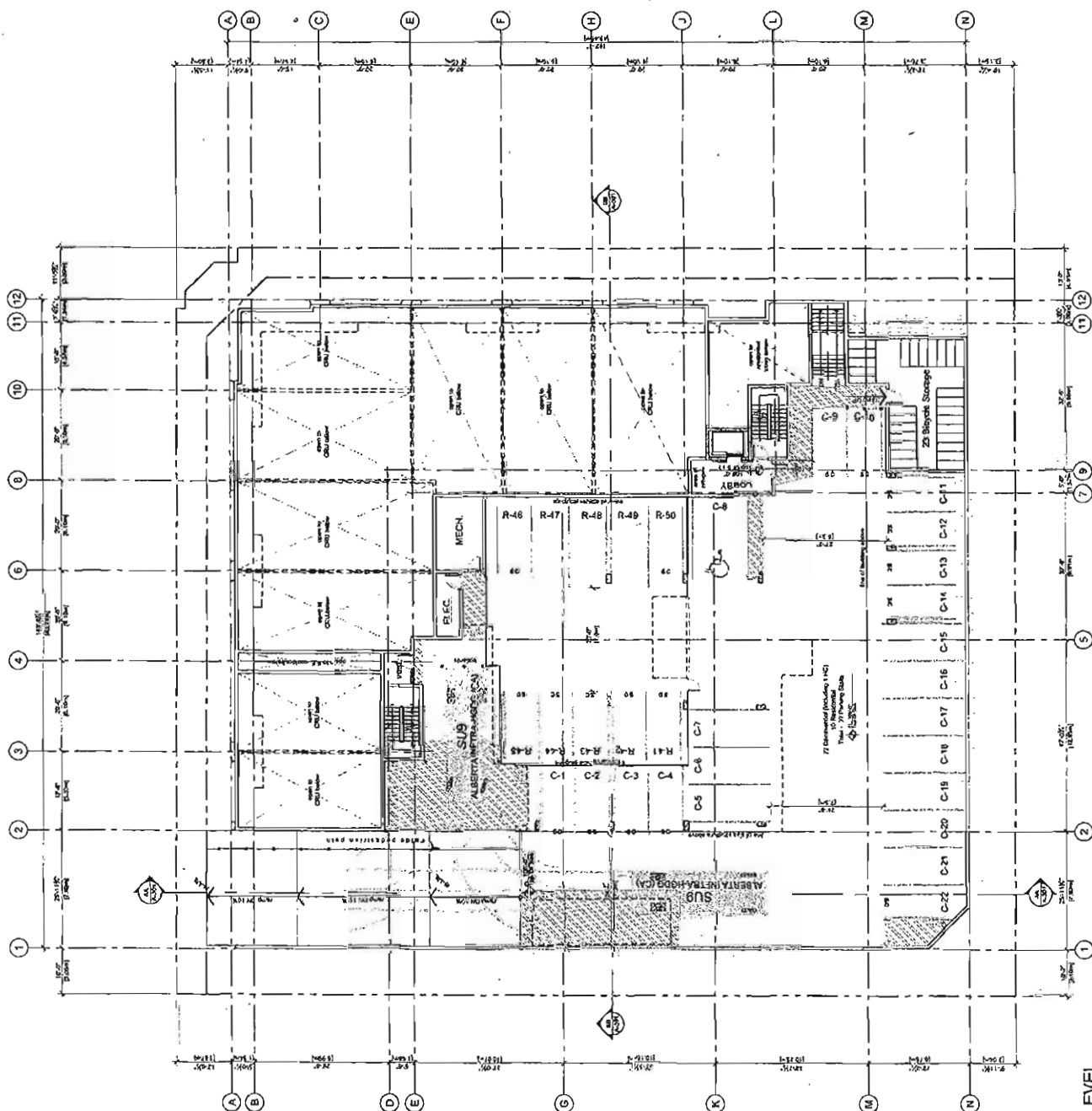
Client:  
Centro  
Terraviva  
Development Ltd.

Project:	13800 138th Avenue, Suite 100
Location:	Edmonton, AB
Owner:	Centro Terraviva Development Ltd.
Architect:	Cotter Architects
Date:	2024-11-09
Scale:	1/8" = 1'-0"
Sheet:	101-111

FLOOR PLAN

A-111





NOTES:

NOT FOR  
CONSTRUCTION

1	PROPOSED DEVELOPMENT	PROPOSED DEVELOPMENT
2	PROPOSED DEVELOPMENT	PROPOSED DEVELOPMENT
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10	PROPOSED DEVELOPMENT	PROPOSED DEVELOPMENT
11	PROPOSED DEVELOPMENT	PROPOSED DEVELOPMENT
12	PROPOSED DEVELOPMENT	PROPOSED DEVELOPMENT

**cotter**  
ARCHITECTS

11100 100 S MAIN, SUITE 100, DALLAS, TX 75201  
214.742.1111  
www.cotterarchitects.com

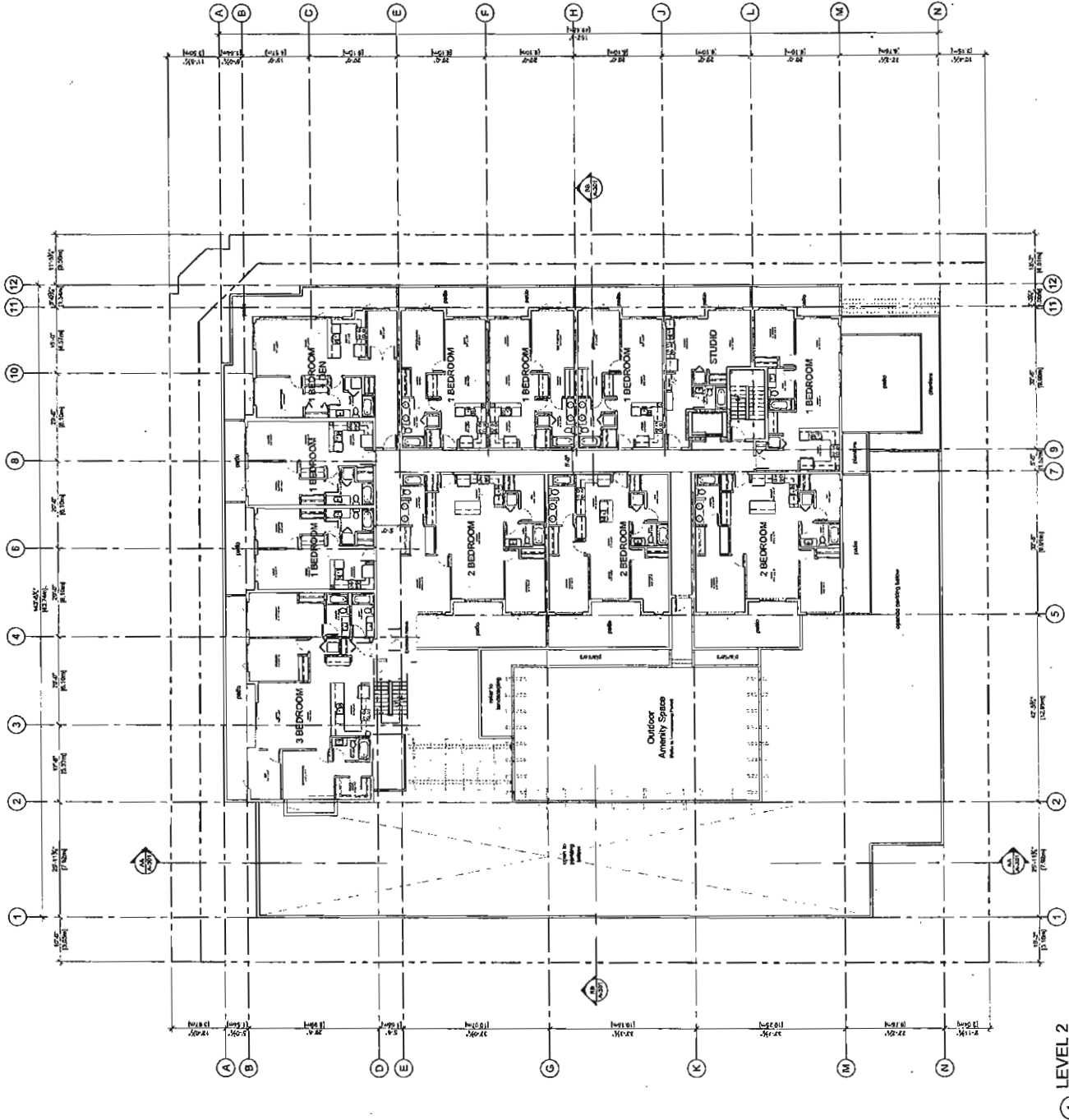
Proposed Mixed-Use  
Development  
11100 100 S MAIN, SUITE 100, DALLAS, TX 75201  
214.742.1111

Client:  
Contra  
Terravest  
Development Ltd.

DATE	10.10.17
BY	10.10.17
CHECKED	10.10.17
APPROVED	10.10.17
DESIGNED	10.10.17
DATE	10.10.17

FLOOR PLAN

A-113



1 LEVEL 2  
3/32"=1'-0"

NOTES:

NOT FOR  
CONSTRUCTION

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**cotter**  
ARCHITECTS

4250 AVENUE 100, SUITE 100, VANCOUVER, BC V6P 1A6  
TEL: 604.681.1100  
WWW.COTTERARCHITECTS.COM

Proposed Mixed-use  
Development  
4250 AVENUE 100, SUITE 100, VANCOUVER, BC V6P 1A6  
DATE: 10/10/10

Client:  
Contra  
Terravest  
Development Ltd.

Project:  
4250 AVENUE 100, SUITE 100, VANCOUVER, BC V6P 1A6  
DATE: 10/10/10

Drawn by:  
J. Smith  
Date:  
10/10/10

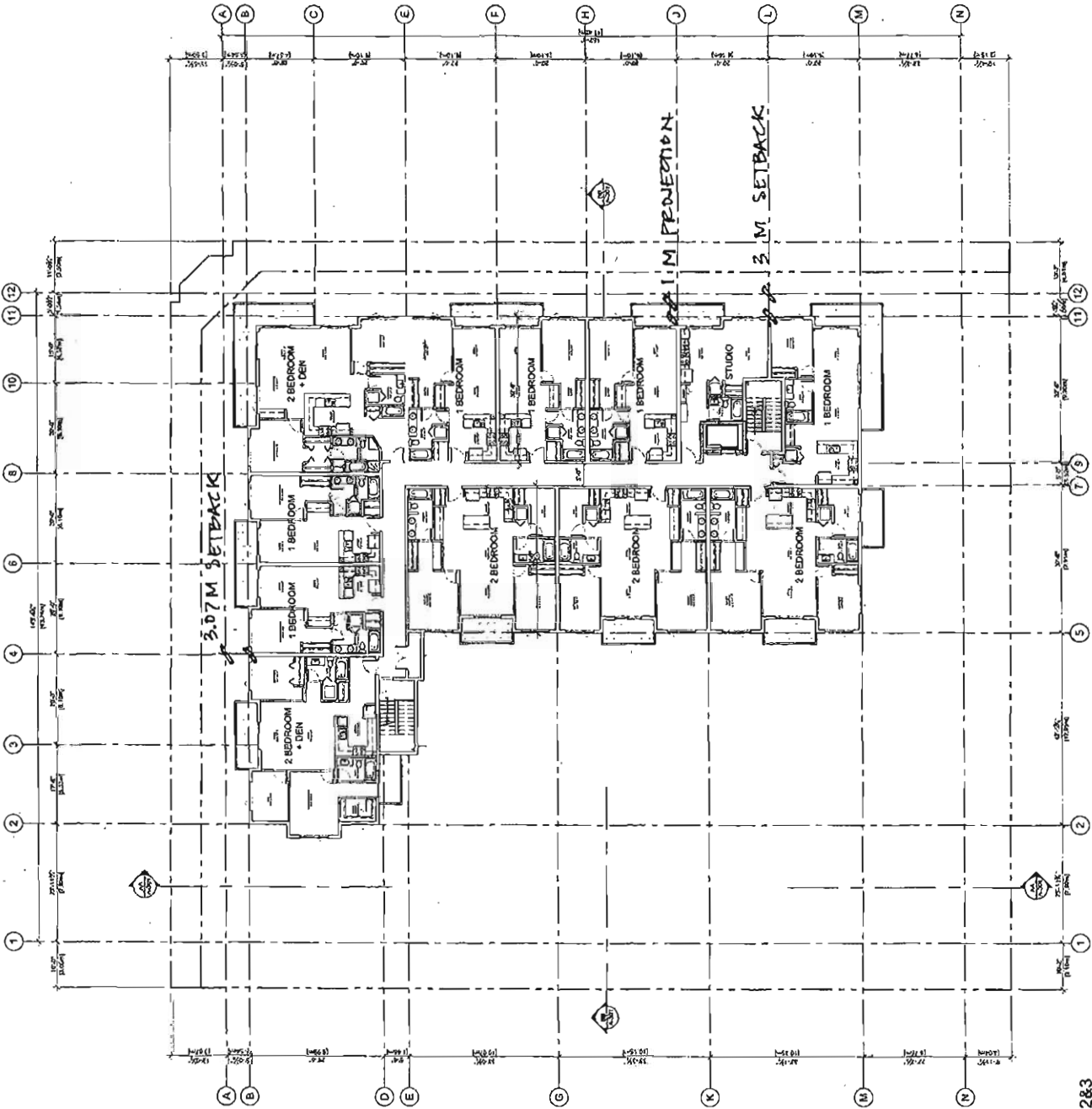
Checked by:  
M. Jones  
Date:  
10/10/10

Scale:  
1:100  
Date:  
10/10/10

Notes:  
See attached drawings for details.  
Date:  
10/10/10

FLOOR PLAN

A-114



1 TYPICAL LEVELS 2&3  
3/27/10

NOTES:

EXTERIOR FINISH SCHEDULE

1	WALL CLADDING WALL CLADDING WALL CLADDING
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14	WALL CLADDING WALL CLADDING WALL CLADDING

NOT FOR  
CONSTRUCTION

cotter  
ARCHITECTS

915-1110-01, 1000 LORIMER ST. S.W. 100  
VANCOUVER, BC V6C 2E8

Proposed Mixed-Use  
Development  
1000 LORIMER ST.  
VANCOUVER, BC

Client:  
Cento  
TerraWega  
Development Ltd.

DATE: 10/10/2017

PROJECT: 1000 LORIMER ST.

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

DATE: 10/10/2017

PROJECT: 1000 LORIMER ST.

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

DATE: 10/10/2017

PROJECT: 1000 LORIMER ST.

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

DATE: 10/10/2017

PROJECT: 1000 LORIMER ST.

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

DATE: 10/10/2017

PROJECT: 1000 LORIMER ST.

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

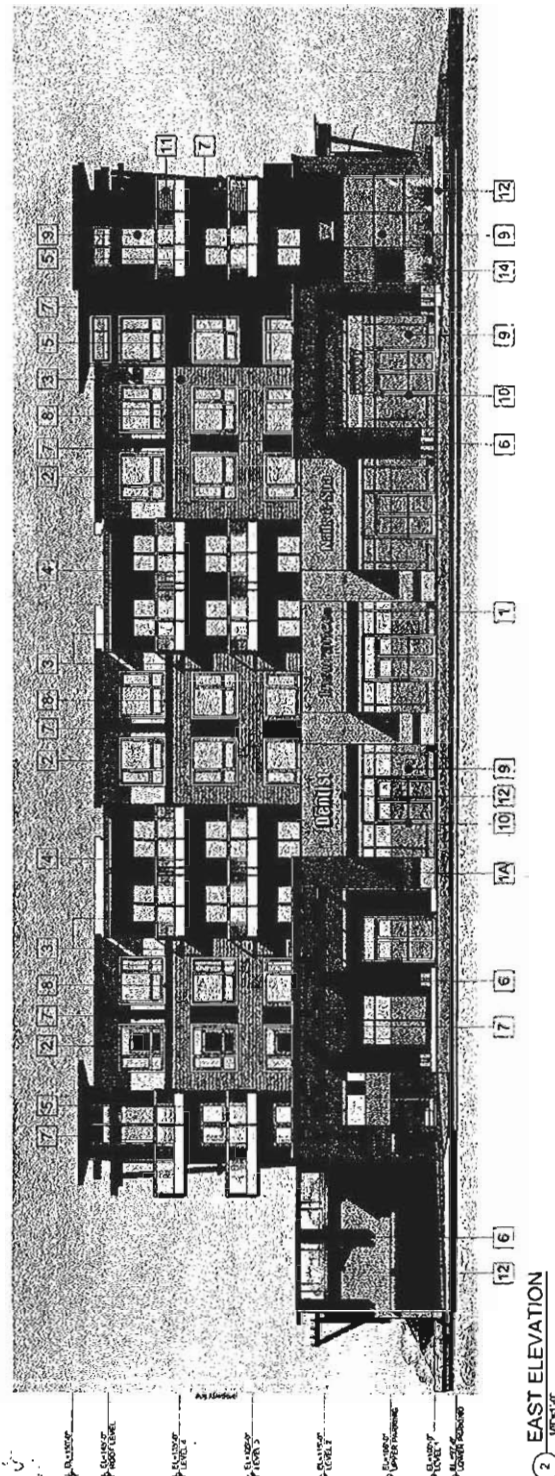
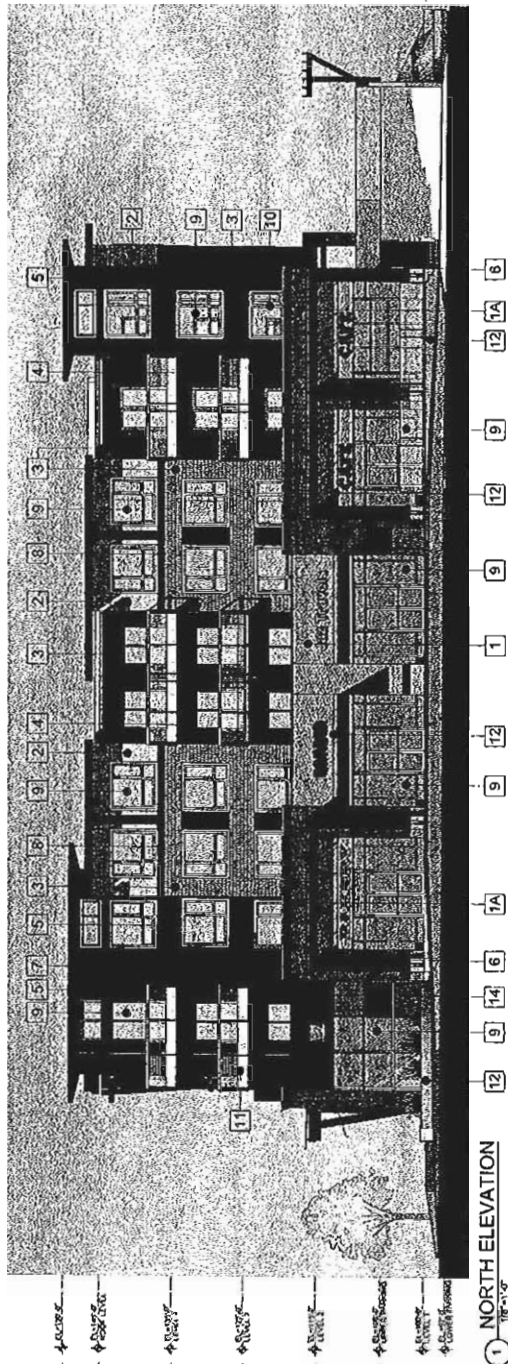
DATE: 10/10/2017

PROJECT: 1000 LORIMER ST.

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

DATE: 10/10/2017

A-201





### EXTERIOR FINISH SCHEDULE

### EXTERIOR FINISH SCHEDULE

1	BRICE CALDWAY WFOE CALDWAY, 10A
1A	BRICE CALDWAY WFOE CALDWAY, 10A
2	2000-10 WFOE CALDWAY, 10A
3	2000-10 WFOE CALDWAY, 10A
4	2000-10 WFOE CALDWAY, 10A
5	2000-10 WFOE CALDWAY, 10A
6	2000-10 WFOE CALDWAY, 10A
7	2000-10 WFOE CALDWAY, 10A
8	2000-10 WFOE CALDWAY, 10A
9	2000-10 WFOE CALDWAY, 10A
10	2000-10 WFOE CALDWAY, 10A
11	2000-10 WFOE CALDWAY, 10A
12	2000-10 WFOE CALDWAY, 10A
13	2000-10 WFOE CALDWAY, 10A
14	2000-10 WFOE CALDWAY, 10A

NOT FOR  
CONSTRUCTION

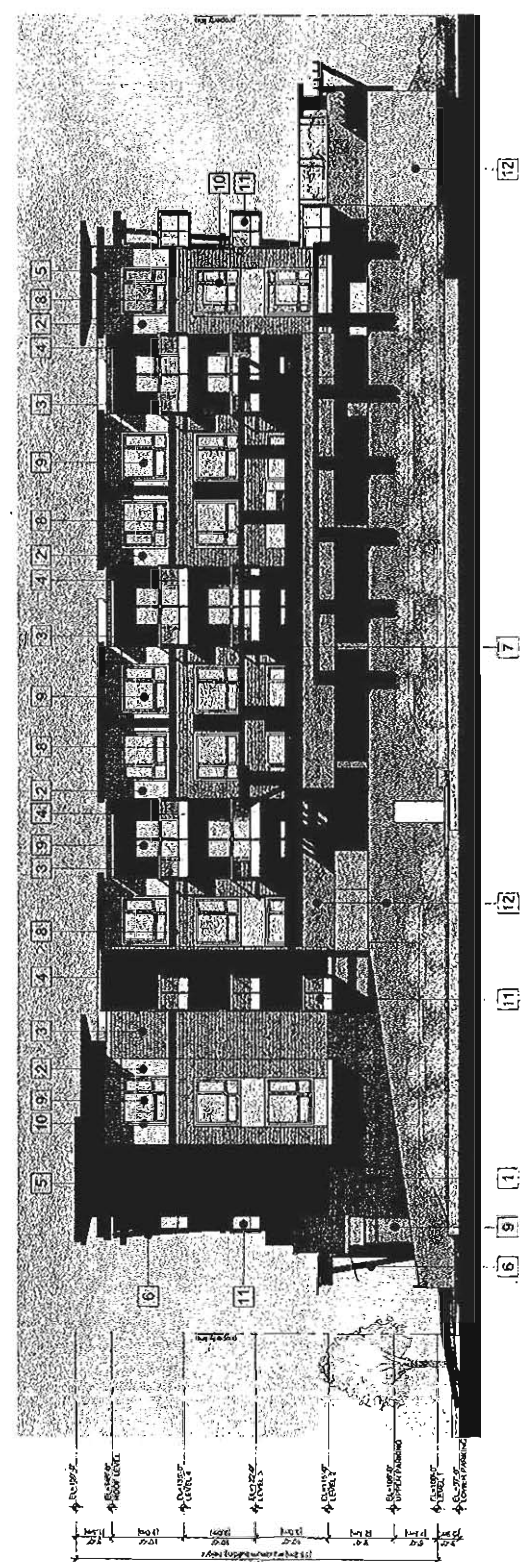
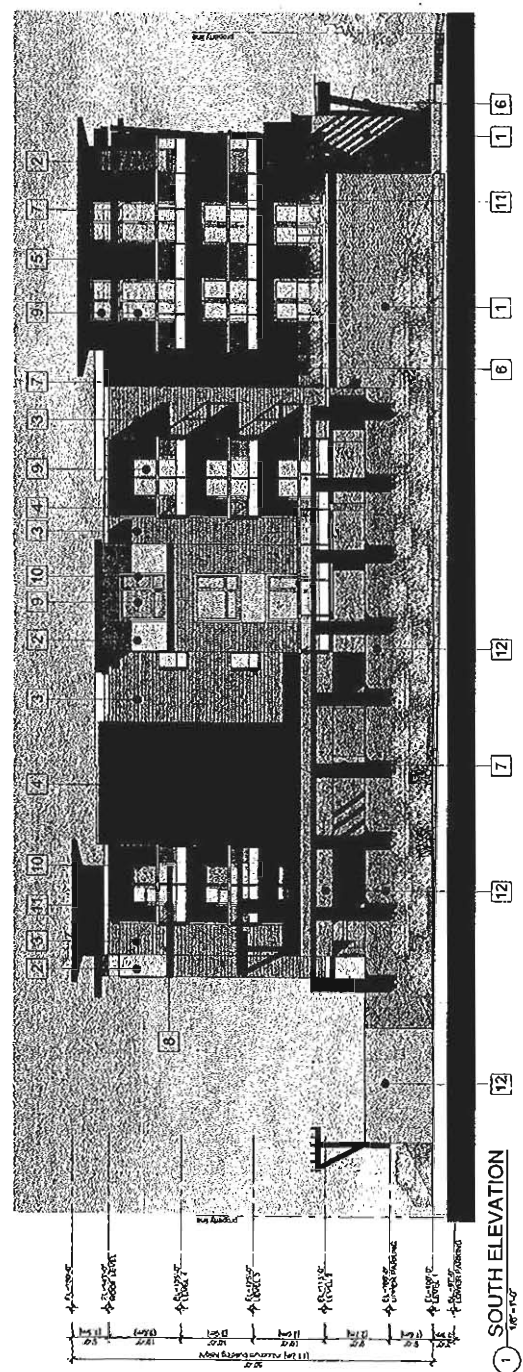
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**cotter**  
ARCHITECTS  
429 - 1300 RD. S. ROAD, BOWLING GREEN, OH 43403  
PHONE 614-778-1771 FAX 614-777-1771 WWW.COTTERARCH.COM  
©2004 Cotter Architects, Inc.

**Proposed Mixed-Use  
Development**  
5000 46th Ave., # 1000  
Boca Raton, FL

STATION		ELEVATIONS	
NO.	DESCRIPTION	IN	OUT
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**A-202**







This architectural section drawing, titled "SECTION THRU 'AA'", illustrates a building and its associated parking structure. The building is shown in cross-section, revealing multiple floors with various rooms, including what appear to be offices, a kitchen, and a bathroom. The parking garage is located adjacent to the building, featuring several parking bays and a loading bay. A car is depicted in one of the parking bays. The drawing includes various dimensions and labels, such as "PARKING GARAGE", "LOADING BAY", and "Bike STORAGE". The section is oriented vertically, with the building's exterior on the left and the parking structure on the right. The drawing is a detailed technical illustration, likely used for construction or planning purposes.

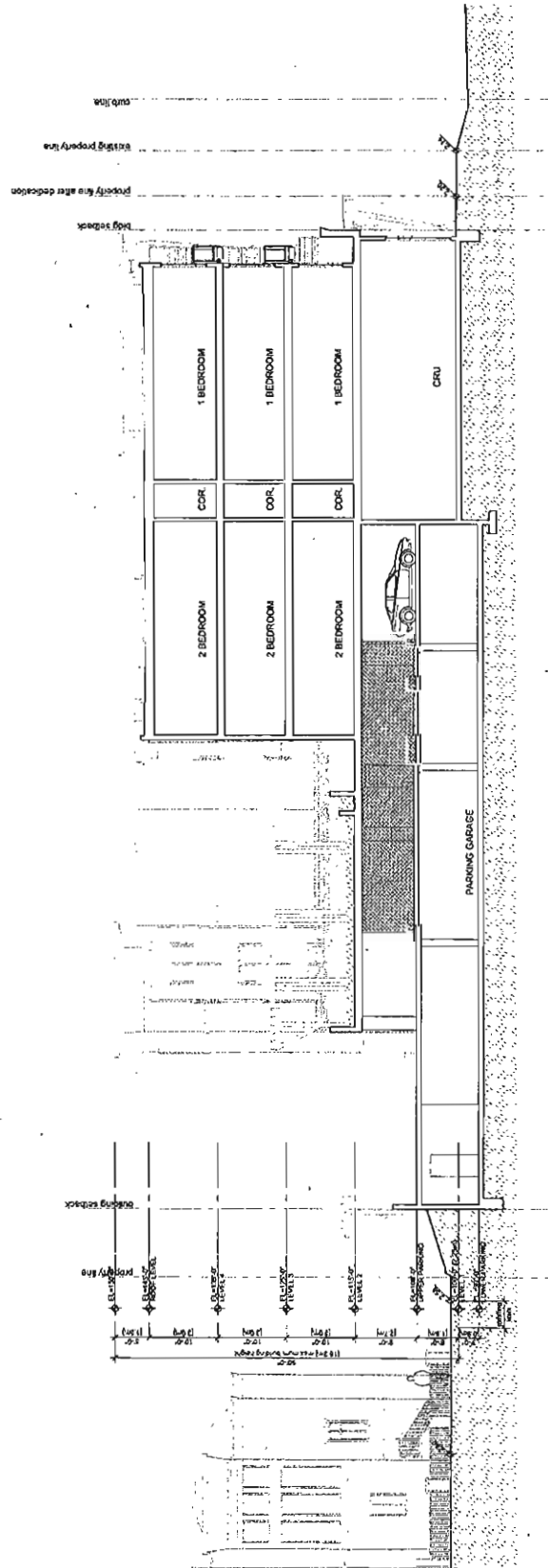
[illegible]

**ARCHITECTS**  
BZAS • 11200 NO. 5 ROAD, RICHMOND, BC V7A 5J7  
TEL: 604.278.1477 FAX: 604.278.1475 EMAIL: info@bzaz.com

CLP  
Centro  
TerraWest  
Development Ltd.

## BUILDING SECTIONS

NAME	CHANGING NUMBER
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A black and white photograph of a large, multi-story building, likely a school or institutional structure. The building features a prominent central tower and a series of wings. It is surrounded by trees and a paved area in the foreground.

A black and white photograph of a large, multi-story building with a complex facade, featuring many windows and a prominent curved section on the right side. The building is situated on a hillside with a road in the foreground.

A black and white photograph of a large, multi-story building with a complex, angular facade. The building features numerous windows and balconies, and is situated on a hillside. The architecture is modern and geometric, with sharp angles and a mix of dark and light materials. The building is surrounded by a landscape that appears to be a mix of grass and some low-lying vegetation. The overall impression is one of a bold, contemporary architectural design.

A black and white photograph of a large, multi-story building with a complex, stepped roofline and numerous windows, viewed from a low angle looking up. The building features a series of terraces and balconies, and the image is characterized by strong shadows and highlights, giving it a dramatic, almost architectural quality.

NOT FOR  
CONSTRUCTION:

[illegible]cotter  
ARCHITECTS

EQS - 1300 HWY 3 N.W., BIRMINGHAM, BC V7A5J7  
Tel: 403 276-1400 Fax: 403-276-1401 Email: [info@eqs.com](mailto:info@eqs.com)  
Web: [www.eqs.com](http://www.eqs.com)

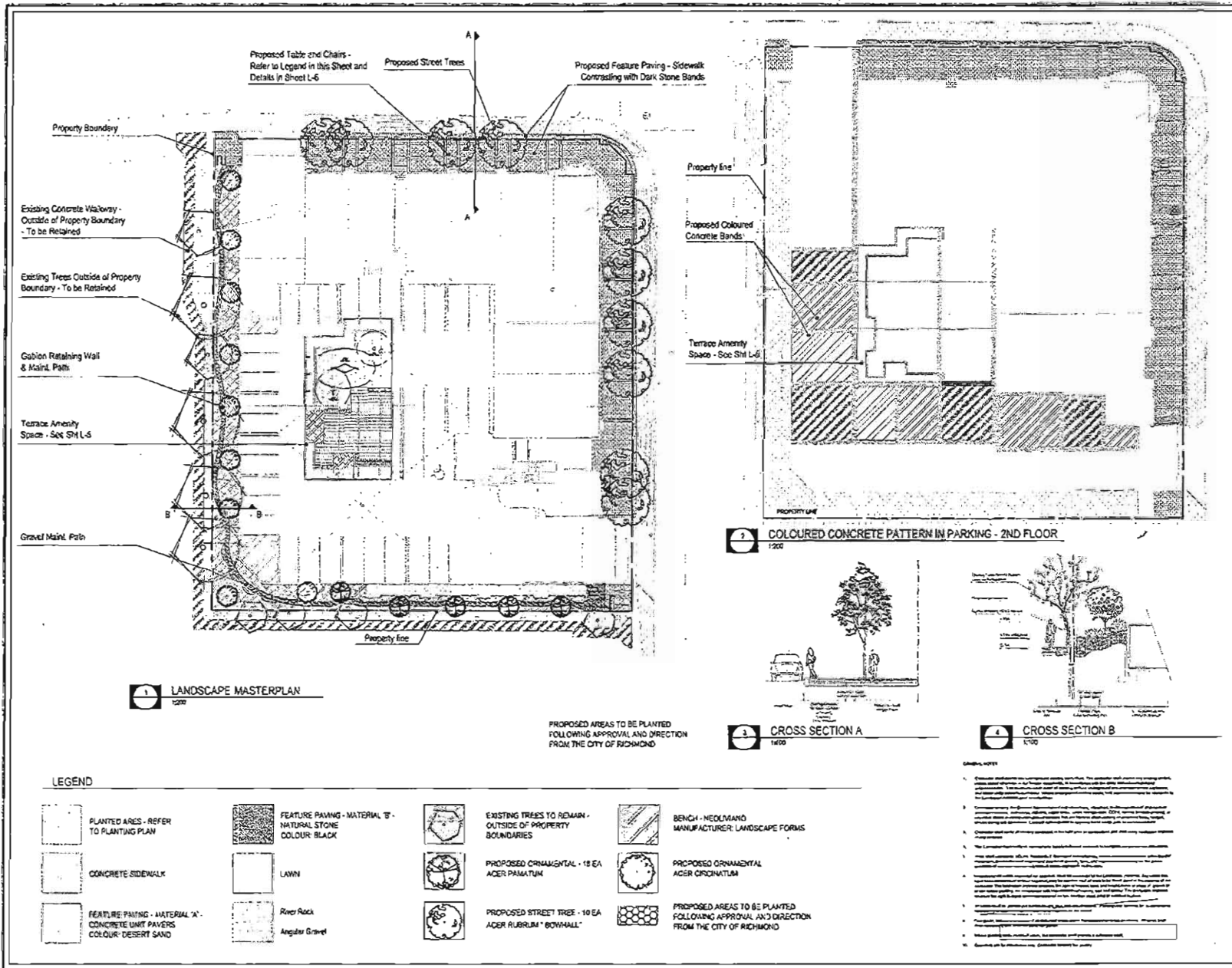
Proposed Mixed-Use  
Development  
1975, 1977, 1980, 1982  
1984, 1986, 1988, 1990, 1992, 1994, 1996, 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330, 2332, 2334, 2336, 2338, 2340, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2358, 2360, 2362, 2364, 2366, 2368, 2370, 2372, 2374, 2376, 2378, 2380, 2382, 2384, 2386, 2388, 2390, 2392, 2394, 2396, 2398, 2400, 2402, 2404, 2406, 2408, 2410, 2412, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2430, 2432, 2434, 2436, 2438, 2440, 2442, 2444, 2446, 2448, 2450, 2452, 2454, 2456, 2458, 2460, 2462, 2464, 2466, 2468, 2470, 2472, 2474, 2476, 2478, 2480, 2482, 2484, 2486, 2488, 2490, 2492, 2494, 2496, 2498, 2500, 2502, 2504, 2506, 2508, 2510, 2512, 2514, 2516, 2518, 2520, 2522, 2524, 2526, 2528, 2530, 2532, 2534, 2536, 2538, 2540, 2542, 2544, 2546, 2548, 2550, 2552, 2554, 2556, 2558, 2560, 2562, 2564, 2566, 2568, 2570, 2572, 2574, 2576, 2578, 2580, 2582, 2584, 2586, 2588, 2590, 2592, 2594, 2596, 2598, 2600, 2602, 2604, 2606, 2608, 2610, 2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626, 2628, 2630, 2632, 2634, 2636, 2638, 2640, 2642, 2644, 2646, 2648, 2650, 2652, 2654, 2656, 2658, 2660, 2662, 2664, 2666, 2668, 2670, 2672, 2674, 2676, 2678, 2680, 2682, 2684, 2686, 2688, 2690, 2692, 2694, 2696, 2698, 2700, 2702, 2704, 2706, 2708, 2710, 2712, 2714, 2716, 2718, 2720, 2722, 2724, 2726, 2728, 2730, 2732, 2734, 2736, 2738, 2740, 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764, 2766, 2768, 2770, 2772, 2774, 2776, 2778, 2780, 2782, 2784, 2786, 2788, 2790, 2792, 2794, 2796, 2798, 2800, 2802, 2804, 2806, 2808, 2810, 2812, 2814, 2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846, 2848, 2850, 2852, 2854, 2856, 2858, 2860, 2862, 2864, 2866, 2868, 2870, 2872, 2874, 2876, 2878, 2880, 2882, 2884, 2886, 2888, 2890, 2892, 2894, 2896, 2898, 2900, 2902, 2904, 2906, 2908, 2910, 2912, 2914, 2916, 2918, 2920, 2922, 2924, 2926, 2928, 2930, 2932, 2934, 2936, 2938, 2940, 2942, 2944, 2946, 2948, 2950, 2952, 2954, 2956, 2958, 2960, 2962, 2964, 2966, 2968, 2970, 2972, 2974, 2976, 2978, 2980, 2982, 2984, 2986, 2988, 2990, 2992, 2994, 2996, 2998, 3000, 3002, 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 3034, 3036, 3038, 3040, 3042, 3044, 3046, 3048, 3050, 3052, 3054, 3056, 3058, 3060, 3062, 3064, 3066, 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086, 3088, 3090, 3092, 3094, 3096, 3098, 3100, 3102, 3104, 3106, 3108, 3110, 3112, 3114, 3116, 3118, 3120, 3122, 3124, 3126, 3128, 3130, 3132, 3134, 3136, 3138, 3140, 3142, 3144, 3146, 3148, 3150, 3152, 3154, 3156, 3158, 3160, 3162, 3164, 3166, 3168, 3170, 3172, 3174, 3176, 3178, 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3220, 3222, 3224, 3226, 3228, 3230, 3232, 3234, 3236, 3238, 3240, 3242, 3244, 3246, 3248, 3250, 3252, 3254, 3256, 3258, 3260, 3262, 3264, 3266, 3268, 3270, 3272, 3274, 3276, 3278, 3280, 3282, 3284, 3286, 3288, 3290, 3292, 3294, 3296, 3298, 3300, 3302, 3304, 3306, 3308, 3310, 3312, 3314, 3316, 3318, 3320, 3322, 3324, 3326, 3328, 3330, 3332, 3334, 3336

Sanjiv  
TernaWest  
Development Ltd.

**PERSPECTIVES**

## PERSPECTIVES

A-902



**VAN DER ZANT & ASSOCIATES INC.**  
Landscape Architecture • Urban Design • Urban Planning  
2001 10th Avenue S.W. • Suite 100 • Vancouver, BC V6Z 1G8  
Tel: 604-275-1111 • Fax: 604-275-1112  
www.vdzant.com

**Patrick Cotter**  
Landscape Architect  
1000 10th Avenue S.W. • Suite 100 • Vancouver, BC V6Z 1G8  
Tel: 604-275-1111 • Fax: 604-275-1112  
www.patrickcotter.com

**Centro TerraWest Development Ltd.**

**LANDSCAPE MASTERPLAN**

**PROJECT:**  
TerraWest  
6015-4600 Hwy 1 Road  
Coquitlam, BC

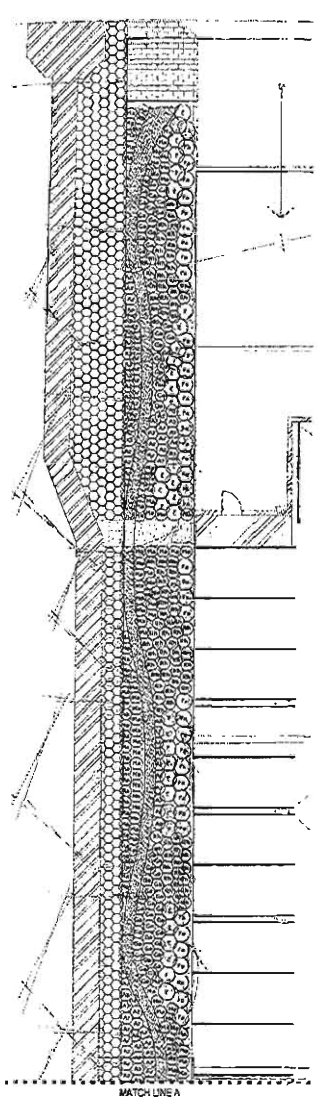
**CLIENT:**  
Centro TerraWest Development Ltd.

**DATE:**  
01 DEC 2011

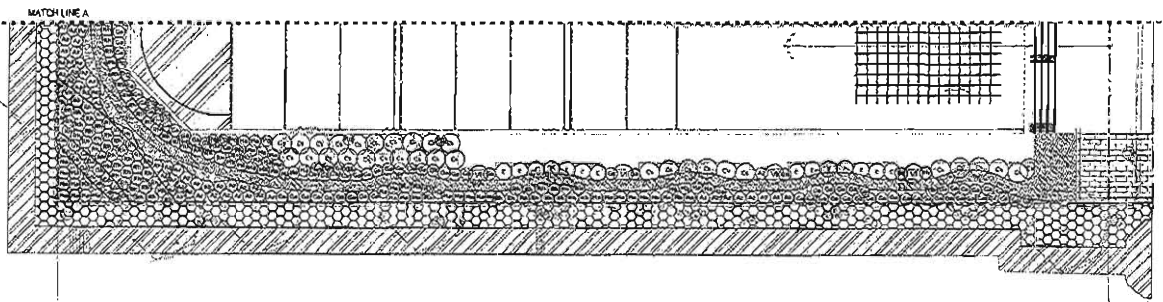
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1:100

**PROJECT NO.:**  
DP2011-17

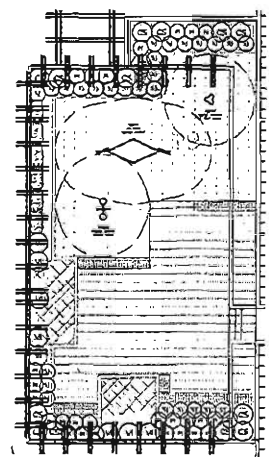
**DRAWING NO.:**  
L-2



1 PLANTING - WEST EDGE  
1/100



2 PLANTING - WEST/SOUTH EDGE  
1/100



3 PLANTING - TERRACE  
1/100



4 EXISTING STREETSCAPE  
NTS

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY/SIZE	SPACING
<b>DECIDUOUS SHRUBS</b>				
Az	Azalea mollis	Azaleas - yellow	134 # 2 Pot	55.00 CM
Rh	Rhododendron 'Boule de Neige'	Rhododendron 'Boule de Neige'	171 # 2 Pot	55.00 CM
Cs	Cornus stolonifera	Redtwig dogwood	32 # 2 Pot	50.00 CM
Ma	Mazonia aquifolium	Oregon grape	169 # 2 Pot	55.00 CM
E	Euonymus compactus	Burning Bush	48 # 2 Pot	75.00 CM
Ga	Gaultheria procumbens	Salal	151 # 2 Pot	55.00 CM
Fa	Fargesia robusta 'Green Screen'	Green Screen Bamboo	42 # 3 Pot	75.00 CM
Pa	Parthenocissus quinquefolia	Virginia creeper	11 # 2 Pot	as shown
Va	Vitis labrusca	Concord grape	4 # 2 Pot	900mm O.C.
<b>TREES</b>				
	Acer Circinatum	Vine Maple	9 5 cm cal. 1.8m high	as shown
	Acer Palmatum Sango Kaku	Japanese Maple 'Sango Kaku'	5 5 cm cal. 1.8m high	as shown
	Acer Rubrum 'Bowhall'	Bowhall Red Maple	10 6 cm cal/B-B	as shown
<b>MISC</b>				
	Garden Spade		2 13 m2	as shown

5 GENERAL PLANTING SCHEDULE

<b>SHRUBS</b>				
Pl	Philadelphus lewisii 'Snow Dwarf'	Mock Orange	20 # 1 Pot / #2 Pot	1'-0" O.C. (30.48 CM)
Si	Sorbus japonica	Japanese spindle	9 # 1 Pot	1'-0" O.C. (30.48 CM)
Ma	Malus, Pyrus, & Prunus spp.	fruiting espalier trees	3 # 3 Pot	2 m O.C.
<b>VINES</b>				
Vi	Vitis labrusca	Concord grape	8 # 2 Pot	900mm O.C.
Cs	Clematis	clematis	14 # 2 Pot	450mm O.C.

6 TERRACE PLANTING SCHEDULE

**Van der Zalm + associates inc.**  
Landscape Architect - Vancouver - North Vancouver  
Unit 1 3077 17th Avenue North Vancouver BC V7M 4B6  
Tel: 604.261.2222 Fax: 604.261.2222  
www.vdzalm.com

**Patrick Goller**  
Landscape Architect  
Unit 1 3077 17th Avenue North Vancouver BC V7M 4B6  
Tel: 604.261.2222 Fax: 604.261.2222  
www.pgoller.com

**Centro TerraWest Development Ltd.**  
1000 West 10th Avenue, Suite 1000  
Vancouver, BC V6H 3V9  
Tel: 604.681.1111 Fax: 604.681.1112  
www.centroterrawest.com

3	Approval/Revision/Description	2011-11-17
2	Design/Revision/Description	2011-06-24
1	Approval/Revision/Description	2011-06-22
Rev.	Comments	Date

REVISIONS/CHANGES TO BE MADE TO THE DRAWING SHALL BE MADE BY THE DESIGNER AND SHALL BE APPROVED BY THE CLIENT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER.

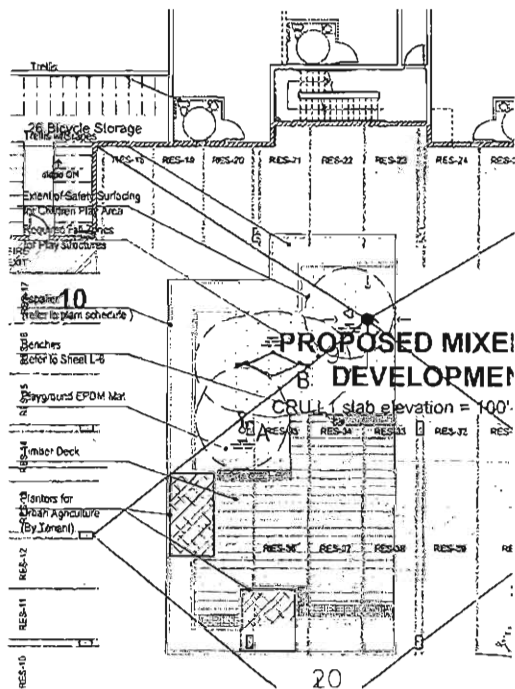
**PROJECT:**  
TerraWest  
6011-4033 Ave 1 West  
Richmond BC  
  
**CLIENT:**  
Centro TerraWest Development Ltd.

DESIGN	KB
CHECKED	MS
APPROVED	MV
DATE	01 DEC 2011

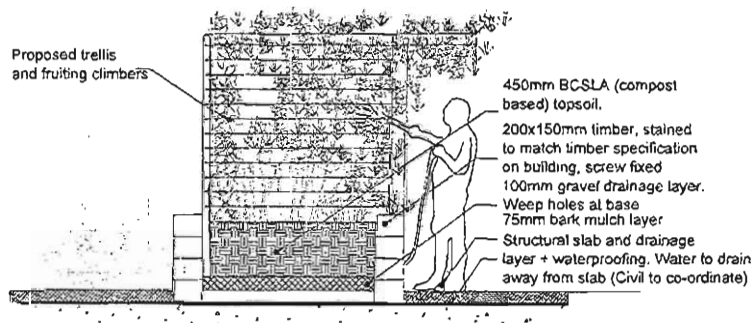
DRAWING NO. **L-4**

PROJECT NO. **DP2011-17**

PLANTING PLAN



**1 AMENITY SPACE WRAISED URBAN AGRICULTURE BEDS**  
1:200



**2 CROSS SECTION 1-1**  
1:15



A - Landscape Structure #164075 - Double Bobble Spring Rider

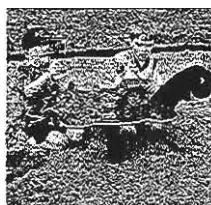


B - Landscape Structure #160316 Int Gyro Twister Double



C - Landscape Structure #151732 Saddle Spinner Double

**3A PLAY STRUCTURES - KIDS**  
NTS



A - Landscape Structure #115568A - Turtle Sand Table

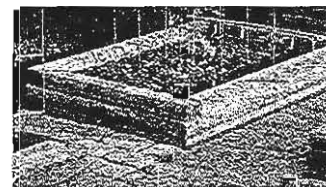


B - Landscape Structure Design No. 2383 - PlayShaper



C - Landscape Structure #100014A Col Spring Surface Mouse - TuffShops® Turtle

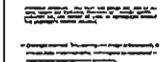
**3B PLAY STRUCTURES (ALTERNATE) - TODDLERS**  
NTS



**4 RAIN BARREL**  
NTS



**5 CHARACTER IMAGES - PLANTER and ESPALIER**  
NTS



NO.	DESCRIPTION	DATE
1	Working Application # 2011-02-01	2011-02-01
2	Development Permit Application	2011-02-01
3	Working Application	2011-02-01
4	Development Permit	2011-02-01

NO.	DESCRIPTION	DATE
1	Working Application # 2011-02-01	2011-02-01
2	Development Permit Application	2011-02-01
3	Working Application	2011-02-01
4	Development Permit	2011-02-01

CONTRACTOR SHALL CAREFULLY REVIEW ALL CONDITIONS OF THE WORK AND ACCEPT ANY RESPONSIBILITY TO THE COMPLETION OF THE PROJECT. NO CHANGES OR MODIFICATIONS ARE TO BE MADE TO THE PROJECT WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.

**PROJECT:**  
TerraWest  
6011-6033 No 1 Road  
Richmond, BC

**CLIENT:**  
Centro TerraWest Development Ltd.

DESIGN	DATE
KB	
DESIGNED	DATE
MS	
APPROVED	DATE
MV	
SCALE	DATE
	01 DEC 2011

**AMENITY TERRACE**

DESIGNED BY

PROJECT NO. DP2011-17

**L-5**



## Rezoning Considerations

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

**Address:** 6011 and 6031 No. 1 Road

**File No.:** RZ 11-586705

**Prior to final adoption of Zoning Amendment Bylaw 8875, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaw 8874.
2. 2 m wide road dedication along the entire No. 1 Road and Westminster Highway frontages, and 4 m by 4 m corner cut at the intersection.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Discharge of 3 m wide sanitary sewer statutory utilities rights-of-way from both 6011 and 6031 No. 1 Road lots (BL241502 & BL 257228). Impact to Plan LMP33916 will be addressed as part of the sanitary works. See Servicing Agreement requirement for sanitary works.
5. Registration of an aircraft noise sensitive use covenant on title. This legal agreement is to identify that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise within the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
6. Registration of a flood plain covenant on title identifying:
  - a) a minimum habitable elevation of 2.25 m GSC for non-residential uses for the lifetime of the building; and
  - b) all building construction below 2.6 m GSC is to be constructed in a manner that is not subject to damage by flood waters (e.g. concrete construction below this datum & mechanical equipment/electrical outlets all raised above 2.6 m GSC).
7. Registration of a legal agreement on title requiring that twenty percent (20%) of the residential parking spaces (e.g. 10 spaces) are equipped with 240 volt electrical outlets.
8. Registration of a legal agreement on title prohibiting conversion of bicycle storage area into habitable area.
9. Public art installation participation in the City's Public Art Program in the amount of \$0.75 per buildable square foot of residential space & \$0.40 per buildable square foot of commercial space (e.g. \$26,705), or City acceptance of the developer's offer to voluntarily contribute the same amount to the City's public art fund.
10. Provision of on-site indoor amenity space (Min. 70 m<sup>2</sup>) or cash-in-lieu (e.g. \$53,000 for 36 units).
11. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot of residential space (e.g. \$125,672) to the City's affordable housing fund.
12. Voluntary contribution of \$15,300 to go towards audible pedestrian signal (APS) upgrade at the intersection.
13. Provision of the following Transportation Demand Management (TDM) package:
  - a) Voluntary contribution of \$22,000 for a bus shelter at the bus stop on No.1 Road. See Servicing Agreement requirement for No. 1 Road bus stop improvements.



- b) Provision of intersection improvements to enhance pedestrian movement with: geometric improvements to corner curb radii to reduce pedestrian walking distance across the west leg of the intersection and crosswalk with special surface treatment. See Servicing Agreement requirement for intersection improvements.
  - c) Provision of 2 benches along the site frontages. The benches are to be provided against the building face within the setback area and may be integrated with the building.
  - d) Provision of at least one end of trip facilities for the commercial component (e.g. shower).
  - e) Provision of electrical vehicle plug-ins (240 volts) for 20% of the residential parking spaces (10 spaces).
14. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
15. Enter into the City's standard non-registered Servicing Agreement\* for the design and construction of frontage upgrades and service connection designs. The works will have a one year Maintenance Period and must be constructed within one year from the Owner entering the SA with the City. The works are at the Owners full cost (i.e. no credits are applicable) and capacity analysis calculations are to be included. Works include, but are not limited to:
- a) Street beautification: along both No. 1 Road and Westminster Highway entire frontages. A new 2 m wide concrete sidewalk at the new property line, grass boulevard with street trees, and street lighting to current City standards behind the existing curb and gutter. Concrete pad and bike racks may be included in the boulevard. Tree species along No 1 Road to match existing street trees to the south (Skyline Honey Locust per dwg Fc – 58). Tree species along Westminster Highway to be determined.
  - b) No. 1 Road bus stop improvements: relocation of the existing bus stop southward (1 m to 2 m) to accommodate proposed access location and a new concrete pad to support a new bus shelter. See TDM package requirements.
  - c) Intersection improvements: at the west leg of the No.1 Road and Westminster Highway intersection, including geometric improvements to corner curb radii; a wider 4.5 m crosswalk with special stamped asphalt surface treatment and design; and construction of a concrete median along the west leg of the intersection up to the site access, including decorative illuminated bollards.
  - d) Sanitary Sewer: the existing sanitary sewer that runs partway through the rear of the site is to be abandoned and to provide a new City manhole in the southwest corner of the site. The developer is required to grant a new 3m x 3m statutory utilities right-of-way in the southwest corner of the site and to discharge or modify Plan LMP33916 as needed.

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

1. Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City's Official Community Plan requirements for Aircraft Noise Sensitive Development. See aircraft noise sensitive use covenant requirement.
2. Submit cross-sections and a functional design for intersection geometric changes prepared by a registered professional, to the satisfaction of the Director of Transportation. Work to include truck turning wheel paths due to the reduced curb radii at the NW corner of the intersection, curb radii widening, and median details.
3. Receipt of a Letter-of-Credit for landscaping. The amount is to be determined by a sealed estimate prepared by a registered Landscape Architect.

**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 Division. 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 measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes, including:
  - a) Acoustic and mechanical features to mitigate the impact of potential aircraft noise;
  - b) Transportation Demand Management features;
  - c) Accessibility features; and
  - d) Sustainability features
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division 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.

[Signed copy in file]

Signed \_\_\_\_\_

Date \_\_\_\_\_





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8875 (RZ 11-586705)  
6011 AND 6031 NO. 1 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:
  - i. Inserting the following into the table contained in Section 5.15.1, in numerical order:

Zone	Sum Per Buildable Square Foot of Permitted <b>Principal Building</b>
"ZMU21	\$4.00"

- ii. Inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

**"20.21 Commercial Mixed Use (ZMU21) – Terra Nova**

**20.21.1 Purpose**

The **zone** provides for medium density low rise buildings with a limited range of retail and services to the surrounding community, **apartment housing**, and a **density bonus** for affordable housing.

**20.21.2 Permitted Uses**

- animal grooming
- child care
- government service
- health service, minor
- office
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

**20.21.3 Secondary Uses**

- boarding and lodging
- home business
- housing, apartment

**20.21.4 Permitted Density**

1. The maximum **floor area ratio** is 1.2, together with an additional:

- a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 20.21.4.1, the reference to the maximum **floor area ratio** of “1.2” is increased to “1.4” if:
  - a) for rezoning applications involving 80 or less **dwelling units**, and prior to the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in this ZMU21 zone, the **owner** pays into **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw for the residential **density**; or
  - b) for rezoning applications involving more than 80 **dwelling units**, and prior to the first occupancy of the **building**, the **owner**:
    - i. provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number **affordable housing units** would comprise at least 5% of the total **building area**; and
    - ii. enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

#### **20.21.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 75% for **buildings**.

#### **20.21.6 Yards & Setbacks**

1. The minimum **front yard** and **exterior side yard** is 1.5 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

#### **20.21.7 Permitted Heights**

1. The maximum **height** for **buildings** is 16.0 m.
2. The maximum **height** for **accessory structures** is 5.0 m.

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

1. The minimum **lot area** is 2,400 m<sup>2</sup>.

#### **20.21.9 Landscaping & Screening**

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

#### **20.21.10 On-site Parking & Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

#### **20.21.11 Other Regulations**

1. Signage shall be in compliance with Sign Bylaw No. 5560, as amended, except that:
  - a) for projecting signs, canopy signs and building-mounted signs, the maximum **height** shall not exceed the first habitable **storey** of the **building**;

- b) **building-mounted commercial** signs are only permitted on a **building** face fronting onto a **public road**; and
  - c) free-standing **commercial** signs are not permitted.
- 2. **Apartment housing** must be located on the second or upper floors of the **building** (excluding **building** entrance lobbies).
- 3. The non-residential uses listed in Section 20.21.2 are permitted, provided that:
  - a) these **uses** are located, in whole, or in part, on the **first storey** or second **storey** of a **building**;
  - b) the **business** does not share internal corridors and stairwells with residential **uses**; and
  - c) each individual **business** has a maximum **gross leasable floor area** not exceeding 1,000 m<sup>2</sup> unless otherwise specified by the definition of the permitted **use**.
- 4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **COMMERCIAL MIXED USE (ZMU21) – TERRA NOVA**.

P.I.D. 000-449-067

Lot 19 Except Parcel "A" (Bylaw Plan 66839) Section 10 Block 4 North Range 7 West  
New Westminster District Plan 37490

P.I.D. 008-406-715

Lot 20 Section 10 Block 4 North Range 7 West New Westminster District Plan 37490

- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8875**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

**MAR 26 2012**

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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

**PH - 143**



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 8874 (RZ 11-586705)  
6011 AND 6031 NO. 1 ROAD**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation on the Land Use Map in Schedule 2.2B (Terra Nova Sub-Area Plan) thereof of the following area and by designating it "Mixed Use".

P.I.D. 000-449-067

Lot 19 Except Parcel "A" (Bylaw Plan 66839) Section 10 Block 4 North Range 7 West  
New Westminster District Plan 37490

P.I.D. 008-406-715

Lot 20 Section 10 Block 4 North Range 7 West New Westminster District Plan 37490

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8874**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 26 2012



\_\_\_\_\_  
MAYOR

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

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 + 8875

**CityClerk**

**From:** Roger Cheng [rogerkccheng@hotmail.com]  
**Sent:** April 2, 2012 9:03 AM  
**To:** CityClerk  
**Subject:** 6011 - 6031 No. 1 Road - RZ11-586715 - Bylaw 8874 & 8875  
**Categories:** 12-8060-20-8874/8875 (RZ 11-586705)

To whom it may concern:

I have reviewed the Development Resubmission, dated December 9, 2011 prepared for Centro Terrawest Development Ltd.

As a resident of Terra Nova, I am in support of this mixed-use development, which will provide one-level living space in an area dominated by multi-level homes and townhouses. The availability of this type of accommodation will allow existing owners downsize and age in place within the community.

Yours truly,

Roger K.C. Cheng  
3331 Trutch Avenue  
Richmond, B.C.  
V7C 5W8

Res: 604-821-0628  
Cell: 604-816-2282.



**PH - 145**

04/02/2012

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 + 8875

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 3, 2012 11:40 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #633)  
**Categories:** 08-4105-20-2011586715 - Development at 6011-6031 No. 1 Road

**Send a Submission Online (response #633)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/3/2012 11:43:22 AM

**Survey Response**

Your Name:	Doug Nightingale
Your Address:	3220 Semlin Drive
Subject Property Address OR Bylaw Number:	6011 - 6031 #1 Road, RZ11 - 586715
Comments:	I have seen the proposed design of this project and would like to endorse the project. It would be a welcome addition to our neighborhood. I have lived in Terra Nova for 10 years and look forward to this corner being developed. I also think it would be advantageous in this area to have one/level living , available similar to this project.

**PH - 146**

APRIL 03, 2012

ATTENTION: CITY CLERK

RE: 6011-6031 NO. 1 ROAD  
RZ11-586715  
BYLAW 8874 & 8875

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 & 8875

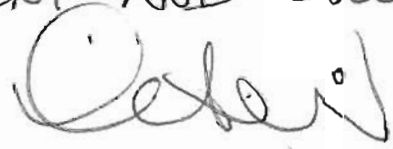
DEAR SIR/MADAM:

I AM A RESIDENT AT UNIT #125, AT 3880 WESTMINSTER. THIS IS A DEVELOPMENT ADJOINING THE ABOVE PROJECT. MY UNIT IS RIGHT NEXT TO THE ABOVE PROJECT.

AFTER REVIEWING THE PROPOSED MIXED USED DEVELOPMENT, I AM VERY PLEASED WITH THE PROPOSED DESIGN AS WELL AS THE CONSIDERATIONS TAKEN BY THE DEVELOPER ON THE NEIGHBORHOOD. I AM VERY PLEASED TOO THAT THE DEVELOPER HAD PROPOSED ADEQUATE SETBACK AS WELL AS BUFFERS TO MINIMIZED IMPACT ON OUR UNITS.

I SUPPORT THE DEVELOPMENT AND SUCCESS ON THEIR ENDEAVOUR.



  
PETER CHAN  
125- 3880 WESTMINSTER HWY  
RICHMOND BC V7C 5S1

**CityClerk**

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 & 8875

**From:** Connie Fung [csbfung@shaw.ca]  
**Sent:** April 3, 2012 16:53  
**To:** CityClerk  
**Subject:** 6011 - 6031 No. 1 Road - RZ11-586715 - Bylaw 8874 & 8875

**Categories:** 12-8060-20-8874/8875 (RZ 11-586705)

		INT
	DW	
W	GJ	
	KY	
	DB	

To whom it may concern:

I am living in the Terra Nova area. It comes to my attention that an application has been submitted to the City of Richmond in respect of redevelopment of the above property.

I have reviewed the Development Resubmission, dated December 9, 2011 prepared for Centro Terrawest Development Ltd. I have no objection to the said redevelopment application and am in support thereof.

Connie S. B. Fung  
3200 Semlin Drive  
Richmond, B.C.  
V7C 5V5  
Cell: 604-833-3458





**MayorandCouncillors**

From: City of Richmond Website [webgraphics@richmond.ca]  
 Sent: April 7, 2012 3:04 PM  
 To: MayorandCouncillors  
 Subject: Send a Submission Online (response #634)  
 Categories: 12-8060-20-8875 (RZ 11-586705)

<b>To Public Hearing</b>
Date: <u>April 16, 2012</u>
Item #: <u>6</u>
Re: <u>Bylaws 8874 + 8875</u>

**Send a Submission Online (response #634)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	4/7/2012 3:07:25 PM

**Survey Response**

Your Name:	Parisa Zaini
Your Address:	18- 3880 Westminster HWY, Richmond V7C 5S1
Subject Property Address OR Bylaw Number:	Bylaw 8875 (RZ 11-586705)
Comments:	<p>I am opposed to the idea of making four story building in our neighborhood. Although it will generate jobs, but it will make lots of traffics and noises as well. We will lose our peace which we have in Terra Nova. This is a quiet and private community which stands it out from downtown and busy locations. People like us are choosing these places for their unique environment. I love our Mayor and his professional job in the city. I really do not understand the purpose of having high rises in such a community. I do not mind to have more stores in the area for jobs and easy shopping, but definitely no high rise. This is a town housing and detached housing community, please do not ruin it.</p>



PH - 149

**Mayor and Councillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 10, 2012 2:22 PM  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #635)  
**Categories:** 12-8060-20-8875 (RZ 11-586705)

<b>To Public Hearing</b>	
<b>Date:</b>	April 16, 2012
<b>Item #</b>	6
<b>Re:</b>	by 12-8060-20-8875
	8875

**Send a Submission Online (response #635)****Survey Information**

<b>Site:</b>	City Website
<b>Page Title:</b>	Send a Submission Online
<b>URL:</b>	http://cms.richmond.ca/Page1793.aspx
<b>Submission Time/Date:</b>	4/10/2012 2:24:42 PM

**Survey Response**

<b>Your Name:</b>	Phu Tse Sing LAN
<b>Your Address:</b>	5720 Musgrave Cr Richmond v7c 5n3
<b>Subject Property Address OR Bylaw Number:</b>	6011-6031 no 1 rd. RZ-586715
<b>Comments:</b>	I like the development that is planned for this corner. Would like to see more shops in this area. I have lived in this area for more than 15 years.

**PH - 150**

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 10, 2012 11:08 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #637)  
**Categories:** 12-8060-20-8875 (RZ 11-586705)

<b>To Public Hearing</b>	
Date:	April 12, 2012
Item #	6
Re:	Bylaws 8874 & 8875

**Send a Submission Online (response #637)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	4/10/2012 11:04:31 PM

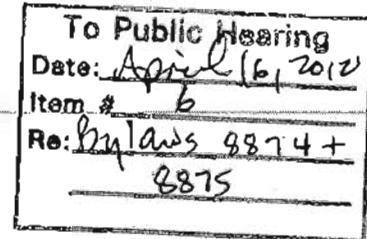
**Survey Response**

Your Name:	MANDEEP AULAKH
Your Address:	5511 NO.1 ROAD, RICHMOND, BC, V7C1T1
Subject Property Address OR Bylaw Number:	8874 & 8875
Comments:	<p>UNFORTUNATELY, I WILL NOT BE ABLE TO ATTEND THE PUBLIC HEARING HOWEVER I DO WANT TO VOICE MY POSITION ON THE PROJECT IN QUESTION FOR 6011-6031 NO.1 ROAD. I LIVE AT 5511 NO. 1 ROAD AND THINK THAT THIS PROJECT WOULD BE A WONDERFUL ADDITION TO THE TERRA NOVA COMMUNITY. THE CORNER IS CURRENTLY NOT VERY ATTRACTIVE, NOR VERY BUSY, IT JUST LOOKS LIKE AN EMPTY BUILDING. HOWEVER THIS TYPE OF ENHANCEMENT WOULD, IN MY OPINION, BRING DESIRED BUSINESSES AND QUALITY TO OUR BEAUTIFUL NEIGHBOURHOOD. IT WOULD PROVIDE US WITH VARIETY WITHOUT HAVING TO TRAVEL TO THE NEXT CLOSEST SHOPPING MALL. THUS MY FAMILY AND I ARE VERY MUCH IN FAVOUR OF THIS PROPOSAL.</p>



**Mayor and Councillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 10, 2012 10:35 PM  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #636)  
**Categories:** 12-8060-20-8875 (RZ 11-586705)

**Send a Submission Online (response #636)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	4/10/2012 10:32:23 PM

**Survey Response**

Your Name:	Sharon Dulay
Your Address:	5740 Forsyth cres
Subject Property Address OR Bylaw Number:	6011 & 6031 no. 1 rd
Comments:	<p>I am a property owner &amp; resident in this area &amp; have been for over 10 years. I would love to see the corner of no.1 rd &amp; Westminster updated. It would be beneficial to have more options of shops in our neighborhood. Currently I drive to Seafair, or Blundell for specialty shops, butcher, bakery, fruit &amp; vegetable shop, flower shop, etc. We are an environmentally conscious family, therefore it is important for us to be able to walk, rather than drive to different areas of Richmond. The current commercial amenities do not encompass all. There would be more employment opportunities for students, etc. More housing options for elderly with access to amenities. I certainly hope that this area is redeveloped to accommodate shops &amp; housing for our community.</p>



APRIL 10, 2012

RE: 6011 & 6031 NO. 1 ROAD

To Public Hearing
Date: April 16, 2012
Item # 6
Re: Inland 9874 &
Inland 9875

TO CITY COUNCIL,

THE PROPOSED DEVELOPMENT WILL BE A WELCOME ADDITION TO THE NEIGHBORHOOD. THE COMMERCIAL SPACE ON THE GROUND FLOOR CAN BEING MORE BUSINESS/RETAIL (EG. BAKERY, PHARMACY, ETC) TO SERVICE THE AREA. THE COMBINED RESIDENTIAL/COMMERCIAL SPACE SEEMS APPROPRIATE - BEING BETWEEN TERRA NOVA MALL AND TOWNHOUSES IT IS A NATURAL TRANSITION. ALSO, HAVING SMALL APARTMENTS WILL GIVE YOUNG PEOPLE IN THE AREA ANOTHER CHOICE.

SINCERELY,

DEMETRIOS DIMOU

3400 GRANVILLE AVE.

RICHMOND, BC.

604-277-1228



April 10<sup>th</sup>, 2012

To Public Hearing
Date: April 16, 2012
Item # 6
Re: Inlaw 8874 +
by law 8875

To City Councillors of Richmond

Re: 6011 - 6031 No 1 Rd, Richmond, BC  
R211-556715  
We are pleased to give our whole hearted support to this development. It is much needed in this corner of Richmond and is a great improvement over what currently exists.

As a longtime resident, we believe this is a positive impact as it will increase the available service (eg more retail choices) and also improve our property value (which helps us personally).

We welcome any questions you may have regarding the above.

Sincerely,

BC Tech + Joyce Tech  
6011 Forsyth Cres  
Richmond BC  
V7C 2C4  
(604) 818. 0208



To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 & 8875

City of Richmond  
Attn: City Clerk  
6911 No. 3 Road  
Richmond, B.C. V6Y 2C1

April 10, 2012

To whom it may concern:

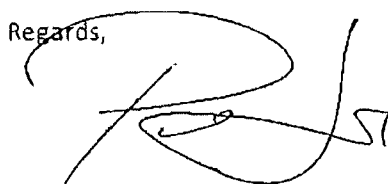
RE: 6011-6031 No. 1 Road, RZ11-586715, By-Law 8874 & 8875

As a resident of Terra Nova for the past twenty years, I am delighted to see the potential that TerraWest would bring to the corner of No. 1 Road and Westminster Highway. Having lived in Terra Nova for such an extended period of time, I have seen multiple tenants in that area that did not add any particular value to my neighbourhood. After attending TerraWest's information meeting, I believe they would rejuvenate this corner lot to its maximum potential.

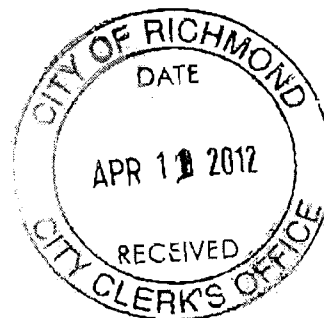
As a recent newlywed, I would love to stay in the area, allowing me to be close to my parents, have access to a great elementary school, and be within walking distance to a number of resources. By introducing a new condominium to the space, I would be able to stay in this area with my smaller budget.

I am also excited about the retail element TerraWest is bringing to this area. I am definitely interested to see more variety of stores within the neighbourhood. The idea of combining retail space and living space is a much better use of the corner than a standard townhouse complex.

Regards,



Pak Lin Lam  
5564 Cornwall Drive  
Richmond, B.C.  
Canada V7C 5M8



To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 & 8875

April 5, 2012

City of Richmond  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1

**Attention: City Clerk**

Dear Sir/Madam,

Re: 6011 – 6031 No. 1 Road  
RZ11 – 586715  
By-Law 8874 & 8875

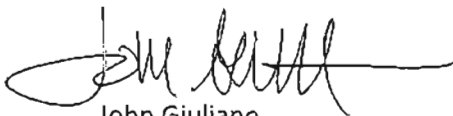
As a Richmond resident of twenty-four years and living in the Terra Nova area for the past six years, I writing in support of the above captioned re-development proposed for the southwest corner of No. 1 Road and Westminster Highway.

I initially visited the open house over a year ago and was impressed with the building design and layout however I have now seen the revised plan and truly believe it is an improvement over the initial proposal. I believe it strikes a fair balance between respecting the residents to the west and south yet looks impressive on the corner and enhances the neighbourhood in general. In addition, the commercial level will provide the opportunity for increased amenities and complements Terra Nova Village.

With an aging parent living in Richmond I know first-hand the benefits of the proposed one level condominium living with amenities in close proximity. I believe the demand for this type of residences will only increase over time therefore the proposed re-development of one level condominium will address that need.

I urge the City to support the re-development as proposed.

Regards,



John Giuliano,  
5562 Hankin Dr.  
Richmond, B.C.  
V7A 5N2





**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 11, 2012 1:26 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #638)  
**Categories:** 12-8060-20-8875 (RZ 11-586705)

<b>To Public Hearing</b>	
<b>Date:</b>	April 16, 2012
<b>Item #</b>	6
<b>Re:</b>	Bylaws 8874 + 8875

**Send a Submission Online (response #638)****Survey Information**

<b>Site:</b>	City Website
<b>Page Title:</b>	Send a Submission Online
<b>URL:</b>	http://cms.richmond.ca/Page1793.aspx
<b>Submission Time/Date:</b>	4/11/2012 1:29:18 PM

**Survey Response**

<b>Your Name:</b>	Solvig Kwei
<b>Your Address:</b>	solvigkwei@gmail.com
<b>Subject Property Address OR Bylaw Number:</b>	6011 and 6031 No. 1 Road; Bylaw 8874 and Zoning Amendment Bylaw 8875
<b>Comments:</b>	<p>I am a homeowner at 116 - 3880 Westminster Highway, Richmond, BC V7C 5S1 in the Terra Nova development. I object to the land use change from "residential" to "mixed use" and the zoning amendment change from "local commercial and single detached" to "commercial mixed use." The proposed 4-story and 36 apartment units will cause traffic congestion and bring in a new mix of residents in our already crowded neighborhood. This traffic will also be a safety hazard to pedestrians and children living in Terra Nova. Please take these implications into consideration for the April 16th hearing.</p> <p>Siincerely, Solvig Kwei</p>

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 11, 2012 1:29 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #639)  
**Categories:** 12-8060-20-8875 (RZ 11-586705)

<b>To Public Hearing</b>	
<b>Date:</b>	April 16, 2012
<b>Item #</b>	6
<b>Re:</b>	Bylaws 8874 + 8875

**Send a Submission Online (response #639)****Survey Information**

<b>Site:</b>	City Website
<b>Page Title:</b>	Send a Submission Online
<b>URL:</b>	http://cms.richmond.ca/Page1793.aspx
<b>Submission Time/Date:</b>	4/11/2012 1:31:48 PM

**Survey Response**

<b>Your Name:</b>	Earl & Maryanne Kwei
<b>Your Address:</b>	seakwei@gmail.com (property address below)
<b>Subject Property Address OR Bylaw Number:</b>	6011 and 6031 No. 1 Road; Bylaw 8874 and Zoning Amendment Bylaw 8875
<b>Comments:</b>	<p>I am a homeowner at 116 - 3880 Westminster Highway, Richmond, BC V7C 5S1 in the Terra Nova development. I object to the land use change from "residential" to "mixed use" and the zoning amendment change from "local commercial and single detached" to "commercial mixed use." The proposed 4-story and 36 apartment units will cause traffic congestion and bring in a new mix of residents in our already crowded neighborhood. This traffic will also be a safety hazard to pedestrians and children living in Terra Nova. Please take these implications into consideration for the April 16th hearing.</p> <p>Sincerely, Earl &amp; Maryanne Kwei</p>



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee  
**From:** Brian J. Jackson, MCIP  
Acting General manager, Planning and Development  
**Date:** March 5, 2012  
**File:** TU 12-600784  
**Re:** **Application by Paul Cheung (Lions Communications Inc.) for a Temporary Commercial Use Permit at 12631 Vulcan Way for 2012, 2013 and 2014**

**Staff Recommendation**

1. That the application of Paul Cheung (Lions Communications Inc.) for a Temporary Commercial Use Permit at 12631 Vulcan Way be considered at Public Hearing to be held on April 16, 2012 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to Paul Cheung (Lions Communications Inc.) for the property at 12631 Vulcan Way for the purposes of permitting an evening night market event between May 11, 2012 to September 16, 2012 (inclusive), May 10, 2013 to September 8, 2013 (inclusive) and May 9, 2014 to September 14, 2014 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.”

2. That the Public Hearing notification area include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.

Brian J. Jackson, MCIP  
Acting General Manager, Planning and Development

BJJ:ke  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Business Licences	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Community Bylaws	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Fire Rescue	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
RCMP	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Building Approvals	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Paul Cheung (Lions Communications Inc.) has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) at 12631 Vulcan Way for the purposes of operating a seasonal evening market event during the specified periods for 2012, 2013 and 2014 (Please refer to **Attachment 1** for a location map). The event organizer has secured required authorizations from the property owner of the subject site for the period of time requested for this TCUP.

### Event Dates and Hours of Operation

	Opening and Closing Dates	Days of Operation	Hours of Operation
<b>2012</b>	May 11 to September 16	<ul style="list-style-type: none"> <li>Friday, Saturday, Sunday and Statutory Holidays.</li> <li>60 operation days proposed.</li> </ul>	<ul style="list-style-type: none"> <li>7pm-12am: Friday, Saturday and days preceding a Statutory Holiday.</li> <li>7pm-11pm: Sunday and Statutory Holidays.</li> </ul>
<b>2013</b>	May 10 to September 8	<ul style="list-style-type: none"> <li>Friday, Saturday, Sunday and Statutory Holidays.</li> <li>58 operation days proposed.</li> </ul>	<ul style="list-style-type: none"> <li>7pm-12am: Friday, Saturday and days preceding a Statutory Holiday.</li> <li>7pm-11pm: Sunday and Statutory Holidays.</li> </ul>
<b>2014</b>	May 9 to September 14	<ul style="list-style-type: none"> <li>Friday, Saturday, Sunday and Statutory Holidays.</li> <li>60 operation days proposed.</li> </ul>	<ul style="list-style-type: none"> <li>7pm-12am: Friday, Saturday and days preceding a Statutory Holiday.</li> <li>7pm-11pm: Sunday and Statutory Holidays.</li> </ul>

### Subject Site Background

The subject site has been utilized as an event site for seasonal night market events since 2004, with two different event organizers obtaining TCUP's to run the market event on a yearly basis. Paul Cheung (Lions Communications Inc.) was the event organizer for the previous TCUP issued for the site, which was first granted in 2008 (valid from 2008-2009) and renewed in 2010 (valid from 2010 to 2011).

The site contains an existing building that operates a warehousing and wholesaling operation. A majority of the remaining site area is paved.

### Surrounding Development

To the north: River Road and the north arm of the Fraser River.

To the east: A complex of light industrial buildings zoned Light Industrial (IL).

To the south: Vulcan Way and a rail right-of-way. Light industrial/commercial buildings zoned IL and IR (i.e., Home Depot) are located further south close to Bridgeport Road.

To the west: Light Industrial buildings zoned IL.

**Findings of Fact**

Item	Existing	Proposed
Owner	3547 Holdings Inc.	No change – Authorization from the property owner has been secured by the event organizer.
Applicant	Paul Cheung (Lions Communications Inc.)	No change
Site Size	5.2 ha (12.8 acres)	No change
Land Uses	Industrial warehouse and paved area for off-street parking and loading area.	Proposed seasonal evening market event consisting of food and retail vendor booths, on-site entertainment and accessory supporting uses to the event.
OCP Designation – General Land Use Map	Business and Industry	No change proposed.
Bridgeport Area Plan Designation	Industrial	No change
Zoning	Light Industrial (IL)	No change

Night Market Event at Duck Island (Raymond Cheung – Fireworks Production Ltd.)

Another TCUP at 8351 River Road and Duck Island by Fireworks Production Ltd. is proceeding to Public Hearing on March 19, 2011 for consideration by Richmond City Council for the purposes of permitting a night market event.

TCUP applications at the Duck Island site (Fireworks Production Ltd.) and at 12631 Vulcan Way (Lions Communications Inc.) are required to go through a staff review of the proposals to ensure that all requirements and issues specific to each site are addressed and resolved. Once the application review is complete, Council consideration of the TCUP through Planning Committee/Council and a Public Hearing is required.

**Temporary Commercial Use Permit – 12631 Vulcan Way Summer Night Market Event Description**

The following summarizes proposed uses, event configuration and operations:

- The site plan for the proposed market event and supporting off-street parking areas is contained in **Attachment 2**.
- 194 general retail vendor booths plus 61 food vendor booths (255 vendors total).
- 2 mobile food vendor trucks.
- The event market area is located at the northwest corner of the subject site situated in between the existing warehouse building to the south and River Road to the north. Food vendors are centralized along three parallel running corridors, where existing plumbing and sanitary sewer services have been installed. Remaining retail vendors are generally situated in north-south running columns.
- Supporting office, first aid, and washroom facilities is also located within the event market area.

- A stage for on-site entertainment is in a central location within the market event area.
- Remaining areas will be utilized for off-street parking.
- The existing warehouse building will not be utilized for any evening market event functions and fencing is required to be installed around the perimeter of the building to prohibit access from event attendees.
- The event market area is also to be fenced for crowd control purposes and to ensure attendees are unable to gain access to prohibited areas of the site.
- 476 parking stalls can be accommodated on the subject site. The event organizer has indicated that on-site parking for attendees will be pay parking.
- The event organizer has also secured a total of 600 additional parking stalls on nearby lots that are dedicated for sole use by attendees, vendors and event employees.
- Vehicle access will be from the north only via River Road. The vehicle exit is at the south end of the subject site to Vulcan Way. This access/egress configuration facilitates a one-way vehicle flow through to and from the market event site's parking lot and is identical to past operations.
- Pedestrian access to the market event site will be primarily from Vulcan Way from the south through a dedicated pathway to the market event area.
- Event staffing will consist of on-site parking lot attendants, general event operations staff, on-site security staff, qualified first-aid attendants and janitorial staff.

### **Local Government Act – Temporary Land Uses**

The Local Government Act (LGA) enables municipalities the ability to:

- Designate areas where temporary commercial uses may be considered.
- Issue temporary use permits through Council resolution.
- Undertake public notification on the proposed temporary use.
- Specify terms and conditions applicable to the proposed temporary use.

Maximum time periods that a TCUP is valid for is 3 years. Upon expiration, a renewal can be applied for a maximum of 3 years (Note: The LGA was recently amended to increase the time period of temporary use permits from 2 to 3 years). Although this site has been utilized as a seasonal market event site since 2004, a new TCUP application for temporary commercial uses is considered a new permit with time limitations on validity of a TCUP identified by the LGA. The proposed TCUP for a market event from 2012 to 2014 complies with the provisions of the LGA.

### **Related Policies and Land Use Designations**

#### Official Community Plan – Temporary Use Permits

The subject site is designated for “Business and Industry” in the Official Community Plan (OCP) – OCP General Land Use Map. Schedule 1 of the OCP permits TCUP's to be considered on land designated for “Business and Industry” in the OCP subject to Council review and approval and based on conditions appropriate to the proposed use and surrounding area. Based on the provision of the LGA and OCP regulations, a TCUP for a proposed evening market event can be considered on the subject site.

## **Public Consultation and Notification**

### Public Consultation Undertaken by Event Organizer

In conjunction with the submission of the TCUP application for the subject site, the event organizer undertook public consultation with property owners and businesses in the surrounding area. Consultation consisted of distributing information handouts and directly liaising with stakeholders in the area to listen to concerns and obtain comments about how to improve the event and minimize negative impacts. A summary of consultation and comments received has been prepared by the event organizer and is shown in **Attachment 3** for reference. Most comments received were minor concerns noted about ensuring garbage pick-up on a timely basis and ensuring employee/customer access for businesses that operate during the event hours of operation. The event organizer is committed to addressing the concerns raised and ensure regular communication with surrounding businesses and property owners and also plans to undertake additional consultation during the event season and adjust operations as needed.

In previous years, the property owner at the northeast corner of No. 5 Road and River Road has voiced concerns about the impact of the event on existing businesses in the industrial complex. Over the past 4 years, the current event organizer has developed a strategy aimed at mitigating impacts of traffic, preventing market parking and ensuring litter removal at this property. City staff have also conducted site visits during event hours and observed no night market parking occurring at the corner of No. 5 Road and River Road along with minimal litter and traffic congestion issues. The event organizer plans to implement similar mitigation measures for 2012 to 2014 and is also committed to ongoing communication with businesses and the property owner in this location.

### Public Hearing and Notification by the City of Richmond

Processing of the Temporary Commercial Use Permit requires that the land use application be forwarded to a Public Hearing for comments and a decision by Council. A Public Hearing notification area for properties within the area bounded by Bridgeport Road to the south, No. 5 Road to the west, River Road to the north and Knight Street to the east is recommended by staff (refer to **Attachment 4** for a map).

## **City Staff and Stakeholder Requirements**

### Transportation

#### *Traffic Management Plan (TMP)*

Transportation requirements related to traffic circulation and control through the Traffic Management Plan (TMP) and requirements for the number of secured off-street parking available to the event is similar to past event's operation and arrangement.

The TMP addresses staffing (professional and certified traffic control persons), signage and other traffic control measures to effectively and safely direct vehicles to and from the event site. The TMP is required to be reviewed and approved by the Transportation Division. A copy of the overall traffic control and management strategy approved by Transportation Division staff is contained in **Attachment 5**. The event organizer is required to obtain a professional traffic control company to develop and implement the TMP based on the provisions of the overall strategy.

A minimum of 5 certified traffic control persons and 1 traffic control supervisor is required to operate the TMP. The event organizer has indicated they intend to utilize a professional traffic control company with appropriate trained and certified staff to develop and implement the TMP.

#### *Off-Street Parking Requirements*

A minimum of 1,000 off-street parking stalls are required to be allocated solely for the proposed evening market event for attendees, market employees and vendors. From this total, a minimum of 250 stalls is required to be allocated to market vendors and employees.

The event organizer has confirmed that 1,136 off-street parking stalls have been secured and dedicated to the market event. Nearby parking lots secured by the event organizer have confirmed their agreement to provide parking during the time and period of the market event from 2012 to 2014. Off-street parking secured by the event organizer is summarized as follows:

- 12631 Vulcan Way (Market event site) – 476 stalls.
- 2700 Sweden Way (Home Depot) – 200 stalls.
- 2633 Sweden Way (Sears) – 200 stalls.
- 12551 Bridgeport Road (former Linens N' Things site) – 200 stalls.
- 12591 Vulcan Way (Stolberg Engineering lot) – 60 stalls.

The number of stalls provided on the subject site in conjunction with the number of stalls secured on nearby neighbouring lots meets Transportation Division requirements.

#### RCMP

A minimum of 2 RCMP members are required to be present at all times during the hours of operation of the night market. The role of the RCMP members will be to provide a policing presence, oversee event attendees and vendor operations, monitor operation of the TMP and intervene if necessary. Having RCMP on-site during event hours also facilitates a quick response in the event of an emergency. RCMP member attendance at the night market event will be in addition to the existing RCMP deployment in Richmond, with the proponent responsible for all costs of RCMP members dedicated to the market event. RCMP staff costs are included in the required operational bonds to be submitted by the event organizer.

#### Community Bylaws

Community Bylaw officers are required for the purposes of monitoring and enforcing on-street parking and related City roadway regulations around the night market event site. Community Bylaw officer coverage to the event is in addition to existing coverage provided by Community Bylaw's staff in the City. The proponent is responsible for the costs of the 6 hours of Community Bylaw officer(s) patrol each night the event is in operation (based on applicable overtime rates), with scheduling of hours at the discretion of Community Bylaws staff. Costs for Community Bylaw staffing is included in the required operation bond to be submitted by the event organizer.

#### Richmond Fire Rescue

To ensure direct access for emergency vehicles to the site and market event area, a drive-aisle (to remain clear and fully accessible for emergency service vehicles) is required through the entire subject property that links the north access from River Road to the south exit from Vulcan Way. This arrangement will facilitate direct access for emergency vehicles from either the north or south access/egress points to gain entry to the site or market area should the need arise.



A preliminary Fire Safety Plan, based on previous event years, has been submitted by the event organizer that addresses procedures and central contact persons during an emergency. Final submission and approval of the Fire Safety Plan is required by Richmond Fire Rescue staff and is attached to issuance of applicable Building Permits for the event.

#### Building Approvals

Building permits are required for all buildings and structures proposed for the event site. Temporary and mobile buildings also require building permits to ensure they are sufficiently tied down and secured to the ground and ensure that the mobile buildings adhere to the City's Building Regulation Bylaw and BC Building Code.

Site servicing and plumbing permits are also required for all on-site water and sanitary sewer service and connections provided for the food court vendors and any other temporary buildings/structures that require water and sanitary sewer service. Council approval of the TCUP for the subject site is required prior to issuance of any building or site servicing permits related to the evening market event.

#### Business Licensing

All commercial retail and food vendor booths operating at the night market event require a Business License from the City each year to operate. The event proponent (Paul Cheung of Lions Communications Inc.) is also required to obtain an appropriate Business License for the purposes of operating the evening market event. Business License staff also provide support services to the event organizer and vendor participants to facilitate license application processes and conduct on-site inspections.

#### Vancouver Coastal Health (Richmond)

All vendors involved in the selling or handling of food and beverage product at the event are required to obtain appropriate permits to operate from Vancouver Coastal Health (VCH) to ensure compliance with food safety, sanitation and food handling requirements.

Based on past experience at this event site, VCH staff have identified to the event organizer that provisions of available hot water for food vendor booths is critical to addressing health related regulations. As a result, the event organizer is looking at a variety of options to meet VCH requirements, which will be reviewed, inspected and approved as part of the permit application process associated with the food court and individual vendors.

#### Strategy to Mitigate Impacts to Surrounding Businesses

In conjunction with the approved TMP for the event, a parking pass system will be implemented similar to previous years that involves the distribution of special passes to businesses in the surrounding area. These passes are utilized by employees or clients of businesses to identify their vehicles so that they are granted quick and efficient access during evening market operations.

The event organizer is also implementing a litter and garbage strategy in the area bounded by River Road, Knight Street, Bridgeport Road and No. 5 Road that involves placement of large garbage bins throughout the area in conjunction with regular garbage sweeps being undertaken by market event janitorial staff. A final garbage sweep by event janitorial staff will be

undertaken at the end of the evening. Regular communication with the event organizer and surrounding property owners and businesses will be undertaken to obtain feedback and address concerns as needed.

#### Prohibition of Counterfeit Goods Strategy

The event organizer has developed a strategy to combat the sale of illegal counterfeit goods and combat intellectual property infringement that focuses on:

- Active communication amongst the event organizer, RCMP commercial crimes unit, Intellectual Property sector representatives and retail vendors operating at the market event.
- Education and training of evening market event staff aimed at identifying counterfeit goods and informing market vendors of regulations against this activity and associated penalties.
- Inclusion of clauses in vendor contracts with the event organizer that result in vendor booth removal from the event and termination of contract to operate if counterfeit retailing activities are undertaken.

The strategy to combat counterfeit product and intellectual property infringement places the responsibility of educating and training market event staff and vendor operators and undertake active policing and enforcement when needed on the event organizer. The strategy to combat counterfeit retail activities will also to be monitored by Intellectual Property representatives and RCMP staff, who are also able to undertake policing and enforcement when necessary. Based on this approach, staff recommend that a contingency fund be added to the operational bond for each year to cover any enforcement and inspections undertaken by RCMP to address this issue. The contingency fund amount is based on the average dollar amount of RCMP resources (approximately \$5,000 in 2011) dedicated to previous evening market events in Richmond to combat or investigate counterfeit retailers. If the event organizer polices this matter effectively during event operations and there is no need for intervention by RCMP commercial crimes staff, the contingency fund amount will be returned to the organizer.

#### Operational Security Bond Requirements

Based on a cost recovery model, City staff have undertaken a detailed examination of known and anticipated City costs to be incurred from the proposed event for 2012, 2013 and 2014. The estimated costs for each year will be submitted prior to Council consideration of the TCUP at Public Hearing (April 16, 2012) for the first year of operation and one month in advance of the event opening date for subsequent years (2013 and 2014). A summary of costs to the City is as follows and forms the basis for the operational security bond required to be submitted to the City.

- 2 RCMP members assigned to the evening market event each day of operation and during all hours of operation at the applicable overtime rate (commute time to and from the event is included).
- RCMP commercial crimes unit resources and staff hours to supplement event organizer policing and enforcement of counterfeit products and other illegal goods.
- Community Bylaws – 6 hours (based on the applicable overtime rate) of dedicated patrol by Community Bylaw Officers for each day of operation for the night market event (scheduling of hours is at the discretion of Community Bylaws).
- Attendance by City staff to oversee and monitor implementation of the TMP and general event operations.

- Production, posting and takedown of night market directional signage by City staff.

The event organizer is required to hire a professional traffic management company, with certified traffic control staff to implement the TMP (as approved by the City). All costs incurred to run the TMP is at the event organizers sole expense.

Security bond requirements are as follows:

- 2012 – **\$127,000**.
- 2013 – **\$128,000** (Adjusted for days of operation and anticipated wage increases).
- 2014 – **\$130,000** (Adjusted for days of operation and anticipated wage increases).

Upon conclusion of the market event for each year, any surplus is required to be returned to the event proponent. Provisions are also included in the TCUP to require monies outstanding (in excess of the estimated security bond amount) to be paid in full for the event to operate.

The Procedure Bylaw for Council consideration of Temporary Commercial Use Permits (Bylaw 7273) requires that security bonds be submitted prior to Council consideration of the TCUP at Public Hearing. As a result, the following security bond submission deadlines dates apply to the propose night market TCUP:

- For 2012 – \$127,000 to be submitted prior to April 16, 2012 as the initial security bond amount.
- For 2013 – \$128,000 to be submitted prior to April 12, 2013.
- For 2014 – \$130,000 to be submitted prior to April 11, 2014.

### **Financial Impact**

#### Cost Recovery – City and RCMP Expenses

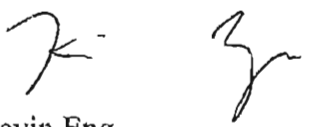
The proposed night market is a privately operated event that is open to the general public. Due to the significant popularity of past events hosted on other sites in Richmond and increasing draw of attendees from across the region and visiting tourists, presence from RCMP members, Community Bylaw Officers and various staff from other divisions is required with costs to be paid by the event organizer. This enables existing service levels for policing and bylaws across the City to be maintained. In summary, a cost recovery model relating to City and RCMP expenses is applied for the proposed evening market event.

### **Terms and Conditions**

All requirements associated with the night market TCUP are contained in the TCUP Terms and Conditions, attached to the TCUP (reference **Schedule “A”** attached to the permit). The evening market event is required to comply with these Terms and Conditions that have also been agreed to by the event organizer.

**Conclusion**

The proposed evening market event at 12631 Vulcan Way has addressed all issues related to the processing of the TCUP. The applicant's Summer Night Market will generally be operated in a similar manner as past events at this location with appropriate provisions for off-street parking and Traffic Management Plan provisions required to be implemented by the event organizer. Staff recommend approval of the Temporary Commercial Use Permit on the subject site to allow a seasonal evening market event from 2012 to 2014.



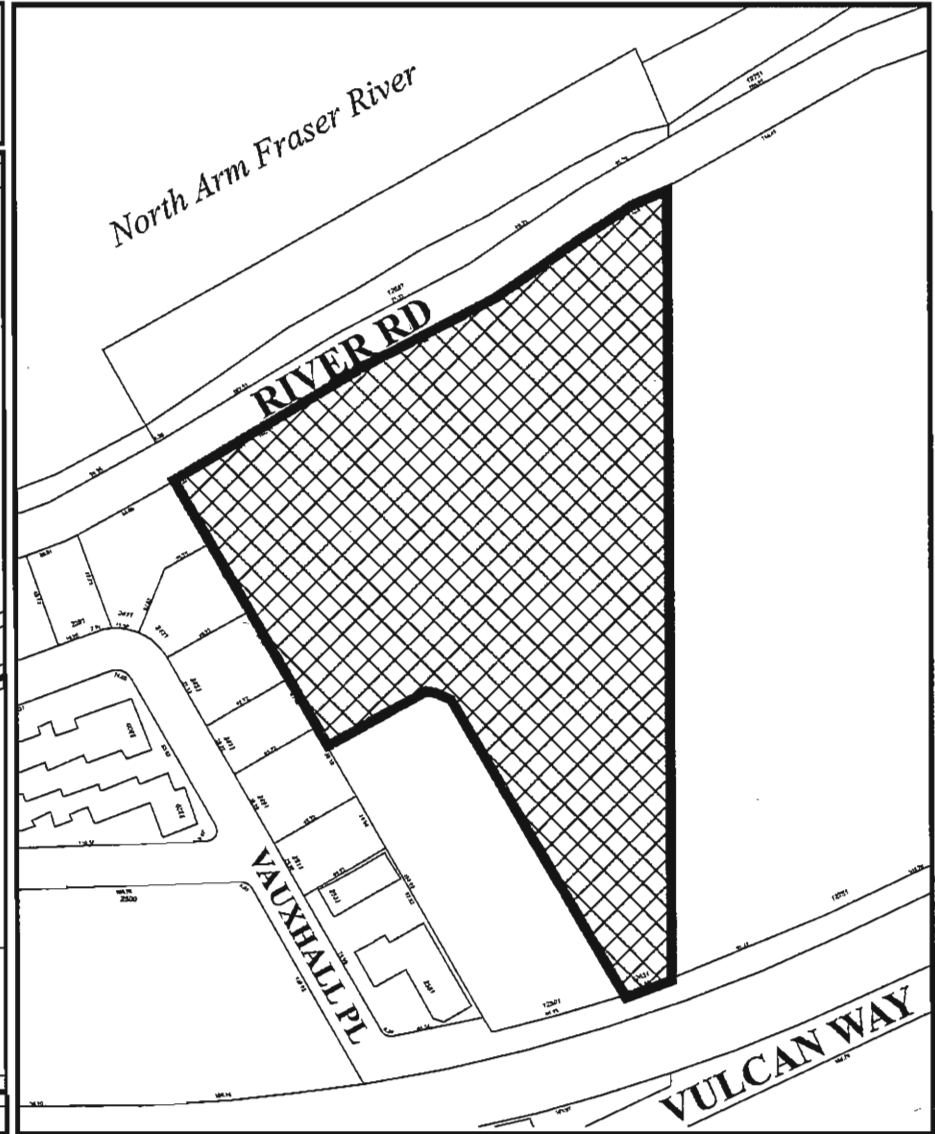
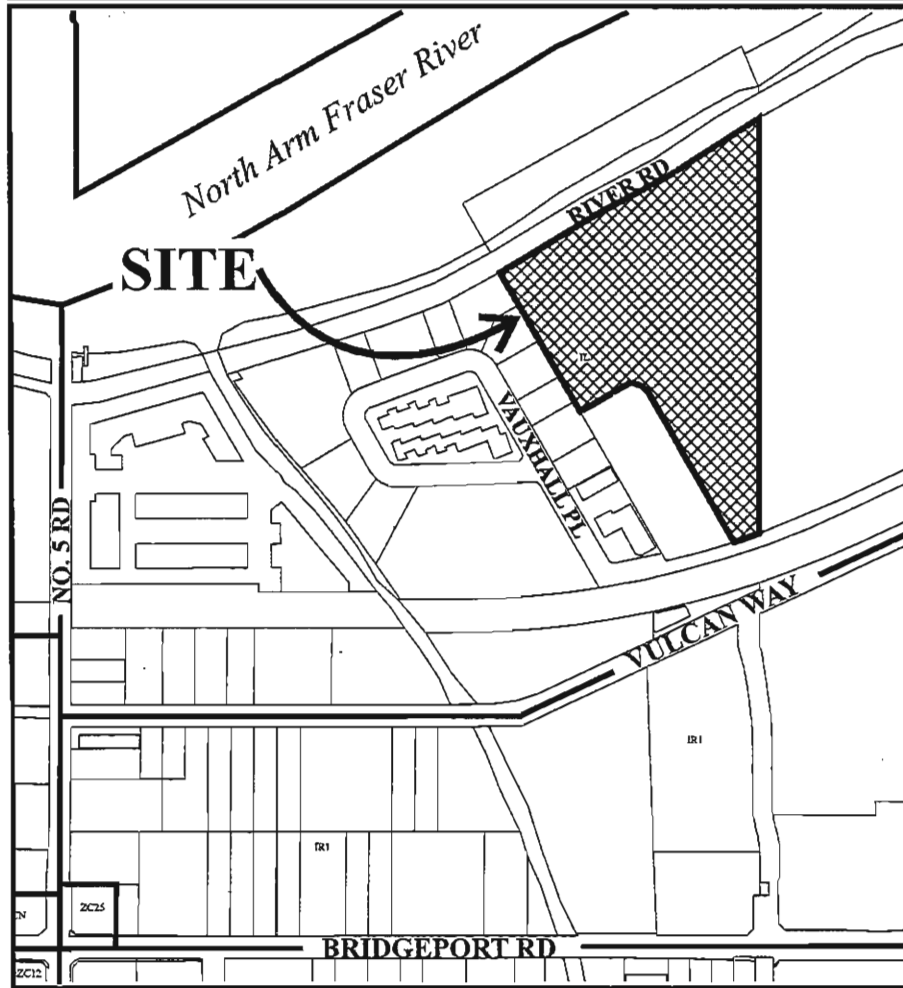
Kevin Eng  
Planner 1

KE:cas

- Attachment 1 – Location Map and Aerial Photo
- Attachment 2 – Proposed Event Market Site Plan and Parking Layout
- Attachment 3 – Summary of Public Consultation Undertaken by Event Organizer
- Attachment 4 – Proposed Public Hearing Notification Area
- Attachment 5 – Overall Traffic Control and Management Strategy



# City of Richmond



TU 12-600784

Original Date: 03/05/12

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



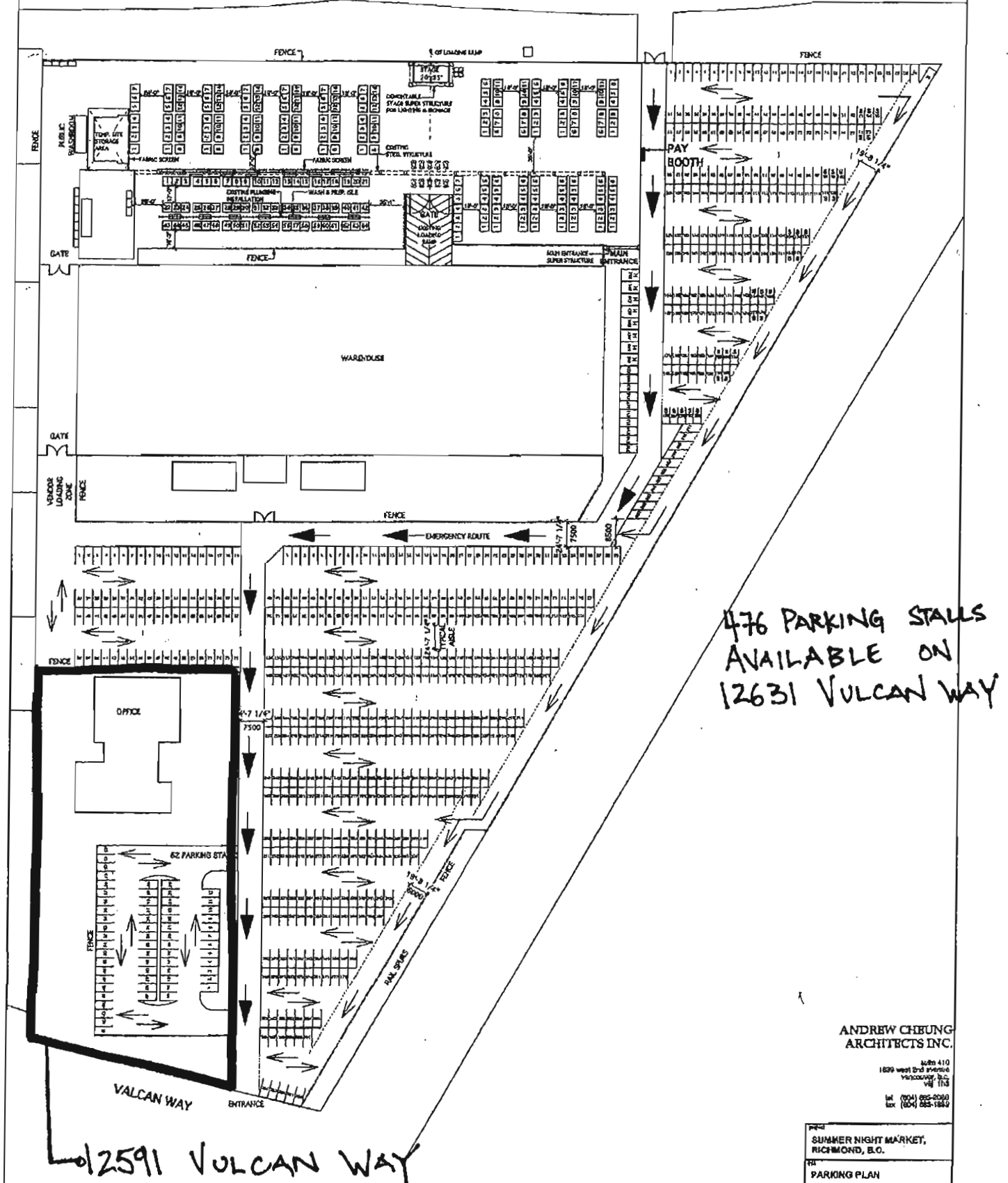
TU 12-600784

Original Date: 03/05/12

Amended Date:

Note: Dimensions are in METRES

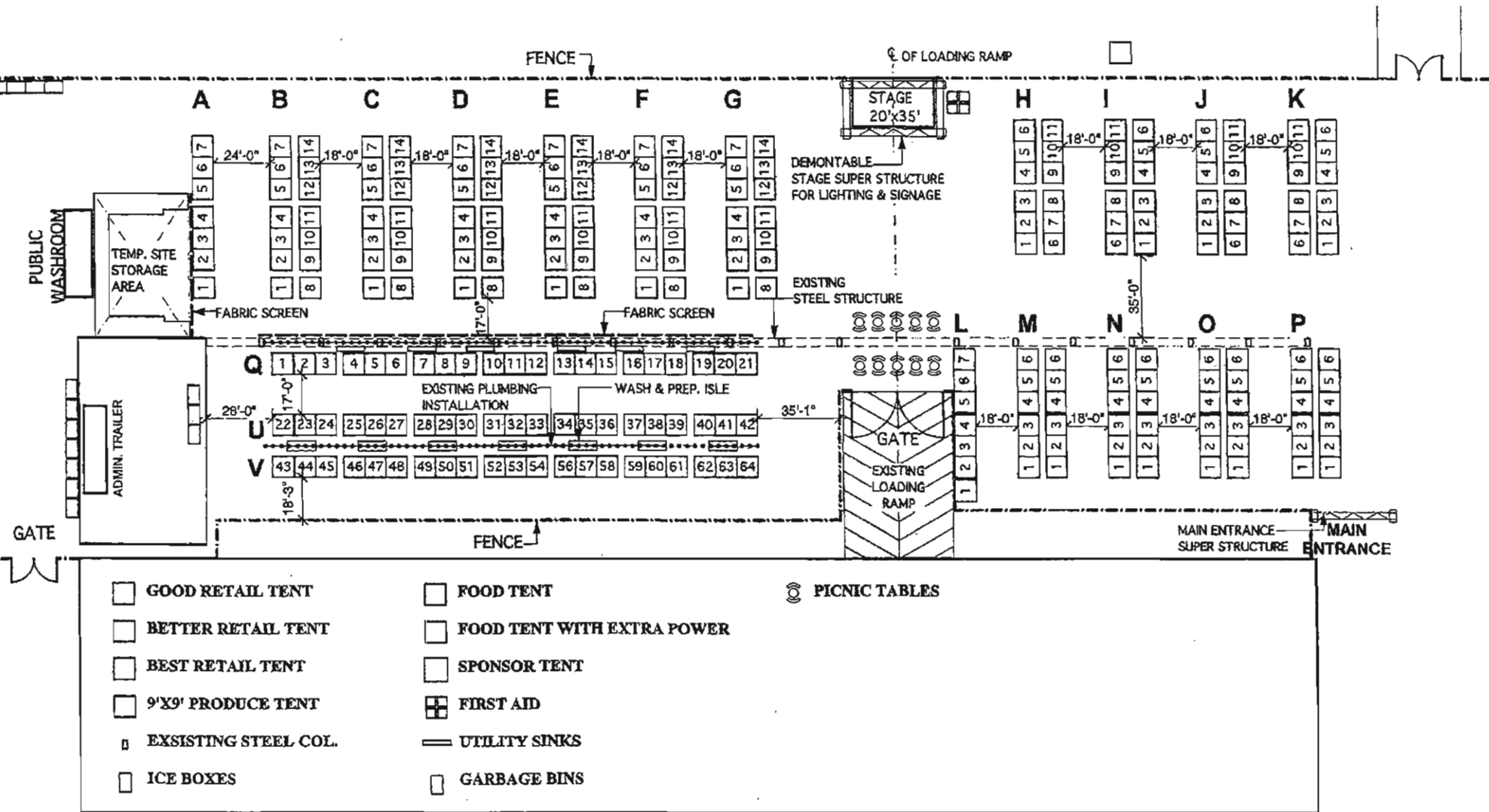
RIVER ROAD



ANDREW CHEUNG  
ARCHITECTS INC.

Unit 410  
1690 West 2nd Avenue  
Vancouver, B.C.  
V6J 1Y3  
Tel: (604) 685-2060  
Fax: (604) 685-1866

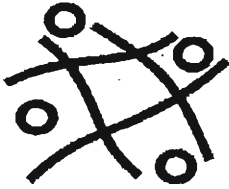
PROJECT SUMMER NIGHT MARKET, RICHMOND, B.C.	
PLAN PARKING PLAN	
DATE 2004-08-10	DATE 2004-08-10
BY PH	BY 171



# SUMMER NIGHT MARKET RICHMOND B.C. 2012 BOOTH LAYOUT



## Schedule I



Lions Communications Inc.



February 10, 2012

Dear Neighbour:

**SUBJECT: Summer Night Market 2012**

Lions Communications Inc. and The Summer Night Market would like to express sincere gratitude for helping us make this popular community event a great success! It has become a favourite amongst children, teens, adults, seniors and tourists from many nations because it promotes ethnic diversity and family value through educational and cultural performances. Most importantly, it gives charities a much needed place and opportunity to fundraise locally and around the world. It is with your support that such groups like the Stem Cell Drive, BC Cancer Society, World Peace Federation, Diabetes Association and many others have these opportunities to help the less fortunate.

We will continue to make improvements to the event and work towards reducing the impact to your business. Should you have any concerns regarding the event, please contact the undersigned at the number below. We are committed to maximizing the benefits that this event can offer and would appreciate any suggestions, input or comments that you may have.

Thank you kindly for your time and attention to this matter.

Yours truly,

Jiwon Shin  
Administrative Assistant  
Lions Communications Inc.

# Schedule H - ADDENDUM TO FEBRUARY 11, 2012 LOI

#	Company Name	Consulting	Contact Name	Title	Address	Telephone	Acc Pass	Comments
								(quantities)
Note - "Letter only" refers to handing over the letter to a staff member with no discussions								
1	Ammo Power Tool	letter/discuss	Scott Field c.b.a	General Manager	110 - 2088 No 5 road	604-270-2666	8	no concerns
2	Schwarz Autoworks Co.	letter/discuss	Cindy Lee		240 - 2088 No 5 road	604-278-2087	6	no concerns
3	U.P. Windows & Company inc.	letter/discuss	Joseph M. Pacheco		270 - 2088 No 5 road	604-244-1911	4	no concerns
4	Ammtech Spring Ltd.	letter/discuss	Mark Dueckman	Sales Manager	300 - 2088 No 5 road	604-278-0600	0	no one is here
5	RAS Richmond Auto Spa	letter/discuss	Danny Chu/Dennis Chow	Manager/ Store Manager	320/330 - 2088 No. 5 Road	604-278-8772	15	no concerns (update)
6	Micr Tech Services corp	letter/discuss	Lancelot Rudelsheim		130 - 2188 No 5 road(Dow	604-276-8324	4	no concerns
7	Tricon Pacific Contracting/	letter/discuss	Larissa Balza	Manager	130 - 2188 No 5 road(ups	604-551-9079	3	no concerns
8	Mpoint Communications	letter/discuss	Hongzhong Yang	Manager	141 - 2188 No 5 road	604-304-1686	4	suggest us put some night market banner beside the road to guide customer
9	Hakkasan Restaurant	letter/discuss	Yvonne Wong	Manager & Owner	110 - 2188 No 5 road	604.273.9191	0	no one is here
10		letter/discuss	Wong Phillis		150 - 2188 No 5 road		2	no concerns
11	Arbonne ( T Lam Market)		Terri Lam	President	200-2188 No 5 road	604-908-2990/604-970-361	15	May 3rd, phoned us request access pass
12	Wes-Har	letter/discuss	Glenn Nawrocki	Manager	170 - 2188 No 5 road	604-671-0119	3	no concerns
13	Mainland signs/cran berry cane	letter/discuss	Bryce Jackson/ Edmund Wang/ Danielle Dobson		150 - 2268 No. 5 Road	604-638-7386	2	no concerns
14	Hope Fund Auto Parts	letter/discuss	Jeff Yuen		160 - 2268 No. 5 Road	604-232-3396	3	no concerns
15	HBL Autosports Inc	letter/discuss	Eric Yau		190 - 2268 No. 5 Road	778-297-1323	8	no concerns
16	Major League Global Enterprises Ltd	letter/discuss	Austen Eng	Sales Manager	200 - 2268 No. 5 Road	604-897-7191	8	no concerns
17	Top Notch Building Maintenance	letter/discuss	Gord Petrie	Manager	210 - 2268 No. 5 Road	604-710-7601	0	door is locked
18	Ron Wong & Associates Inc.	letter/discuss	Ron Wong	Owner	220 - 2268 No. 5 Road	604-284-5580	6	no concerns, very happy with our operation
19	Prime TimeFood Services	letter/discuss	Scott Doiron	General Manager	230 - 2268 No. 5 Road	604-244-1191	3	no concerns
20	Southern Sea Music / AMC Glass	letter/discuss	Christopher Mok	Manager	130 - 2288 No. 5 Road	604-318-3060	16	no concerns
21	Flamingo Gifts & Recognition Ltd.	letter/discuss	James Mok	President	140 - 2288 No. 5 Road	604-244-0918	3	no concerns
22	a11 AUTO	letter/discuss	董師傅	Owner	170 - 2288 No. 5 Road	778-889-9358	4	no concerns
23	Addion Printing Co., Ltd.	letter/discuss	Gary Lau		190 - 2288 No. 5 Road	604-279-9866	2	no concerns
24	Garden Effects	letter/discuss	Antonio Carnovale	Manager	200 - 2288 No. 5 Road	604-214-6620	2	no concerns
25	Able Sales	letter/discuss	Bruce Shi		220 - 2288 No. 5 Road	604-657-5807	2	no concerns
26	Bento Sushi	letter/discuss	Linda Zhou	Manager	230 - 2288 No. 5 Road	778-895-6990	10	no concerns
27	Focos Display Products Ltd.	letter/discuss			240 - 2288 No. 5 Road	604-779-1303	7	no concerns
28	Quality Awning Ltd.	letter/discuss	Tony Chau		250 - 2288 No. 5 Road	604-779-1303	3	no concerns
29	Morton & Clarke	letter/discuss	Paul		160 - 2368 No 5 road	604-273-1055	0	manager not in, no concerns
30	Fitness /Richmond Sports Club	letter/discuss	Tom Kurtman	Owner	150 - 2251 No 5 road	(604) 279-9220	0	no concerns
31	Coast to Coast PetCare	letter/discuss	James Forscutt	President	160 - 2251 No 5 road	604-270-8044	0	no concerns
32	Midway Tire Craft	letter/discuss	Corry Sandhu	Branch Manager	170 - 2251 No 5 road	604-968-0561	0	no concerns
33	Metalex Products Ltd.	letter/discuss	Robert Kamphuis	General Manager	2511 No.5 Road	604-273-5487	0	no concerns
34	Kal Tire	letter/discuss	Shane Stauffer	Manager	2633 No 5 Rd	(604) 786-0872	0	very good
35	National Tile (2005) Ltd	letter/discuss			Unit1-2640 No.5 Road	604-303-7003	0	no concerns
36	Jim's Prehung Doors Ltd.	letter/discuss	Isabel Fong		2660 No.5 Rd	604-273-9506	0	no concerns
37	Richmond Auto Body	letter	Mary Campbell	Sales	2691 No 5 Rd	604-278-9158	0	no concerns
38	Love Auctioneers & Appraisers Ltd	letter/discuss	April Jones	Owner	2720 No 5 Rd	604-244-9350	0	no concerns
39	Wendy's restaurant	letter/discuss	Chris Maocho (raj)	Manager/owner	2751 No 5 Rd	604-278-4611	2	no concerns
NO.5 Rd Need Access Pass Would Be							145	
40	Starbucks Coffee Co	letter/discuss	Amanda Essery	Manager	110-12571 Bridgeport Rd	(604) 279-9328	0	no concerns
41	End of the Roll	letter/discuss	Jason Wynne	Store Manager	12591 Bridgeport Rd	(604) 270-1955	3	manager not in, no concerns
42	Benjamin Moore	letter/discuss	Georgina King	Color, Design, marketing	110 - 12591 Bridgeport Rd	(604) 271-2012	0	manager not in, no concerns
43	Eddie Bauer/ Lane Home Furnishing	letter/discuss	Rasheed/Salima	Manager/Manager	130 - 12553 Bridgeport Rd	604-271-8852	0	customer threw the garbage
44	Scan Designs	letter/discuss	Keld Jensen	General Manager	12551 Bridgeport Rd	604-273-2971	0	no concerns
45	The Foam Shop	letter/discuss	Nancy Stubbert	Store Manager	12571 Bridgeport Rd	(604) 270-6465	0	no concerns
46	Vancouver Lighting	letter/discuss	Joanne Claypack	Store Manager	12585 Bridgeport Rd	(604) 270-4641	6	employee and owner get parking ticket, conflict with parking guy
47	West Coast Kids	letter/discuss	Paige Heuser	Manager	12411 Bridgeport Rd	(604) 288-1168	0	there is no benefit for them, so they might not join night market show on 2011
48	Chevron Canada	letter/discuss	Tam Do	Retailer	12011 Bridgeport Rd	(604) 278-1091	0	good, they will continue support us
49	Tac Mobility	letter/discuss	Marcel Lapointe	Consultant	115 - 12571 Bridgeport Rd	604-278-4909	0	very good, no concerns
50	Boardwalk Woodfloors	letter/discuss	Steve hutchinson	Manager	140 - 12571 Bridgeport Rd	604-270-7750	0	no concerns
51	Casual Home by Jordans	letter/discuss	Brenda Ewing	Manager	110 - 12553 Bridgeport Rd	604-248-2180	0	no concerns
52	Richmond Tile Centre Ltd	letter/discuss	Rick McGrath	Sales	130 - 12571 Bridgeport Rd	604-273-2227	5	no concerns

## Schedule H - ADDENDUM TO FEBRUARY 11, 2012 LOI

53 TJY Home/Barroco Fine Furniture Ltr letter	RogerChang/StanleyWor	General Manager	150 - 12551 Bridgeport Rd	604-270-6666	2	manager not in. no concerns, new store
54 Industrial Plastics & Paints	letter/discuss Susan Meitner	President	150 - 12571 Bridgeport Rd	604-278-4977	4	no concerns
55 Ucool Glass Ltd.	letter/discuss Megan Wang	Sales	170 - 12571 Bridgeport Rd	778-297-5277	0	no concerns
56 MG Collision Repairs	letter/discuss Mike Giannelli	CA-VP operations	12051 Bridgeport Rd	604-273-1985	0	no concerns
			Bridgeport Rd need Access Pass would be		20	
57 Sears	letter/discuss Katrina Barnes	Store Manager/ Owner	110-2633 Sweden Way	(604) 279-5532	0	no concerns
58 Ethan Allen	letter/discuss Nomand Joyal	Design Centre Manager	180-2633 Sweden Way	604.821.1191	20	Garbage needs to be cleaned before 9:30am
59 Home Depot	letter/discuss Kevin Kappeli	store Manager	2700 Sweden Way	(604) 303-9882	0	no concerns
60 McDonald's Restaurant	letter/discuss Christine Woodward/Bob	Restaurant Manager	2760 Sweden Way	(604) 718-1150	0	employee get parking ticket, employee's ID always be checked by parking g
61 Staples	letter/discuss Ted Rivers	General Manager	110-2780 Sweden Way	604-303-7850	30	no concerns
62 Future Shop	letter/discuss Ricky /Bob	Store Manager/Manager	150-2780 Sweden Way	604-207-0199	0	manager not in, no concerns
			Sweden Way need Access Pass would be		50	
63 Daedalus Technologies	letter Geoff Webb	President	2491 Vauxhall Place	(604) 270-4605	8	They have two company. Another: Sciema Technical Service, Ltd
64 Platinum Pacific restorations	letter R. Geoffrey Shand	Project Manager	2471 Vauxhall Place	604-279-1101	20	New store
65 Coinamatic Canada Inc	letter/discuss Connie Goldman	Account Representative	2451 Vauxhall Place	604-270-8441	20	no concerns
66 Pacific Wholesale Appliances	letter David Harapiak	Manager	2451 Vauxhall Place	(604) 270-2460	6	Manager not in
67 Mar-Con Wire Belt Inc	letter/discuss Michael Chiu	President	2431 Vauxhall Place	604-278-8922	20	no concerns
68 Advanced Equipment Co.	letter/discuss Moon Chan	Manager	2411 Vauxhall Place	(604) 276-8989	10	Don't want to give business card to me
69 You Sun Loong Kong Chicken Ltd	letter/discuss Phoebe Liu	Manager	2391 Vauxhall Place	604-537-2280/778-892-26	12	Don't want to give manager's business card to me, no concerns
70 Zstars Enterprises	letter/discuss David Zhu	President	2380 Vauxhall Place	(604) 273-4599	4	Don't want vendor parking in the loading area
71 Richmond Custom Bindery Ltd.	letter/discuss Gay McCoan	President	2360 Vauxhall Place	(604) 278-7626	10	good, no concerns
72 Verka Food Products	drop letter Garry Matta	Owner	2320-2340 Vauxhall Place	(604) 214-0005	3	phoned on April 6, leave 3 pass at door. 2320 vauxhall belong to them
73 Happy Planet	letter/discuss Aaron Williamsons	Manager	2271 Vauxhall Place	(778) 846-4031	5	no concerns
74 Liberty Natural Foods	letter/discuss Corey McKenelley	Manager	2271 Vauxhall Place	604-248-1006	25	no concerns
75 Cold Star Freight Systems Inc.	letter/discuss Kelly Hawes	President & CEO	2271 Vauxhall Place	(604) 278-5252	15	very good, no one there
76 Santa Maria Food Office	letter/discuss Corey McKenelley	Manager	2271 Vauxhall Place		0	belong to Liberty Natural Foods
77 Wainbee Ltd.	letter/discuss (Mike) M.H Marthold	VicePresident.WestMan	2231 Vauxhall Place	604-278-4288ext3221	25	Didn't get the Access pass last year
78 Mava Foods	letter/discuss Jerry Basa	Production Manager	4-2211 Vauxhall Place	604-273-5455	2	tell me later
79 Octa Stone Inc.	letter/discuss Harvey Li	Store Manager	2211 Vauxhall Place	(604) 279-0730	20	April 6 phoned, want have 20 Access pass, before delive call them
80 Dreamcast Design & Productions	letter/discuss Catherine Traschenko.	Manager	2200 Vauxhall Place	(604) 278-4939	3	no concerns
81 A Catered Affair	letter/discuss Greg Roberts	Owner	2212 Vauxhall Place	(604) 244-1199	8	no concerns
82 D&R Foods Company	letter/discuss no info		2551 Vauxhall Place	604-273-9344	4	some customers write her company's name and put it in the car
83 Yes Natural Goods Inc	letter/discuss Gina Huang/ Grace	Secretary	2216 Vauxhall Place	604-279-1772	20	no concerns
84 Precise Cabinet Company Ltd.	letter/discuss Sam Lam	Manager	2218 Vauxhall Place	604-232-5223	20	no concerns, want have 20 Access Pass for next year
85 The News Group	letter/discuss Robert Strong	General Manager	2500 Vauxhall Place	604-278-4841	40	Manager is busy, no concerns
86 MR. Fire	letter/discuss Tyler Martin	President	2531 Vauxhall Place	(604) 207-8885	8	no concerns
87 CEA Holdings	letter/discuss		2551 Vauxhall Place	604-276-0849	0	April 6 left voice message
88 Jackson Cabinets/Duke Architectual	letter/discuss Nick Jackson	Owner	2551 Vauxhall Place		8	no concerns, better than last year
89 ABC Express Services Ltd.	letter/discuss Andy Pinter	Manager	2531 Vauxhall Place	604-270-3420	5	pass info
90 Strata G. Floor & Design Inc.	letter/discuss Greg Finlay	Manager	3 - 2551 Vauxhall Place	604-276-2530	6	april 6 phoned, they need 6. call them before deliver the access pass
			Vauxhall Place need Access Pass would be		327	
91 Teldon Media Group + Alive	letter/discuss Archana Singh	Administration Manager	100 - 12751 Vulcan Way	604-231-3412	50	no concerns
92 Garden Protein	letter/discuss Luiza Wokan	Administration	200 - 12751 Vulcan Way	604-278-7300	3	no concerns
93 Home Delight Furnishings	letter/discuss no info		165 - 12753 Vulcan Way	604-270-4822	15	Manager not in
94 PHELPS smart laundry	letter/discuss Norman L'abbee	Service Manager	185-12753 Vulcan Way	604-813-7801	12	no concerns
95 Sun Opta/ Unli Driven by nature	letter/discuss Don O'Carroll	Director of Operations	153 - 12757 Vulcan Way	604.276.2441	75	no concerns
96 Wedgwood Furniture Inc.	letter/discuss S.J. Lai	Manager	158-168 - 12759 Vulcan V	604-821-1250	4	no concerns
97 Centennial Foodservice	letter Garth McCann	Branch Manager	108 - 12759 Vulcan Way	604-273-5261ext108	60	no concerns
98 Rich Fort Enterprises Ltd	letter no info		148 - 12759 Vulcan Way		20	no concerns
99 B.K Sethi marketing ltd	letter colin smith		138 - 12759 Vulcan Way	604-783-6957	4	no one here, door locked
100 Krinos	letter/discuss Robert McGowan	Manager	198 - 12759 Vulcan Way	604-247-0011	8	no concerns
101 Island City Baking	letter/discuss Jasmine Murray	Office Manager	12761 Vulcan Way	(604) 278-6979	165	Send e-mail to us before, no feedback. Effect staff parking, car's tire was flat.
102 Uno Foods	letter/discuss Kendrick Ong	Manager	103-12757 Vulcan Way	(604) 214-0360	0	no concerns
103 B. N. Dulay's Trux	letter/discuss Bill Dulay	President	220 - 12611 Vulcan Way	604-273-5333	6	Belong to Teldon Media Group + Alive
104 Emperor Specialty Foods Ltd	letter/discuss Bob McDonald	President	150 - 12511 Vulcan Way	(604) 276-0035	7	no concerns

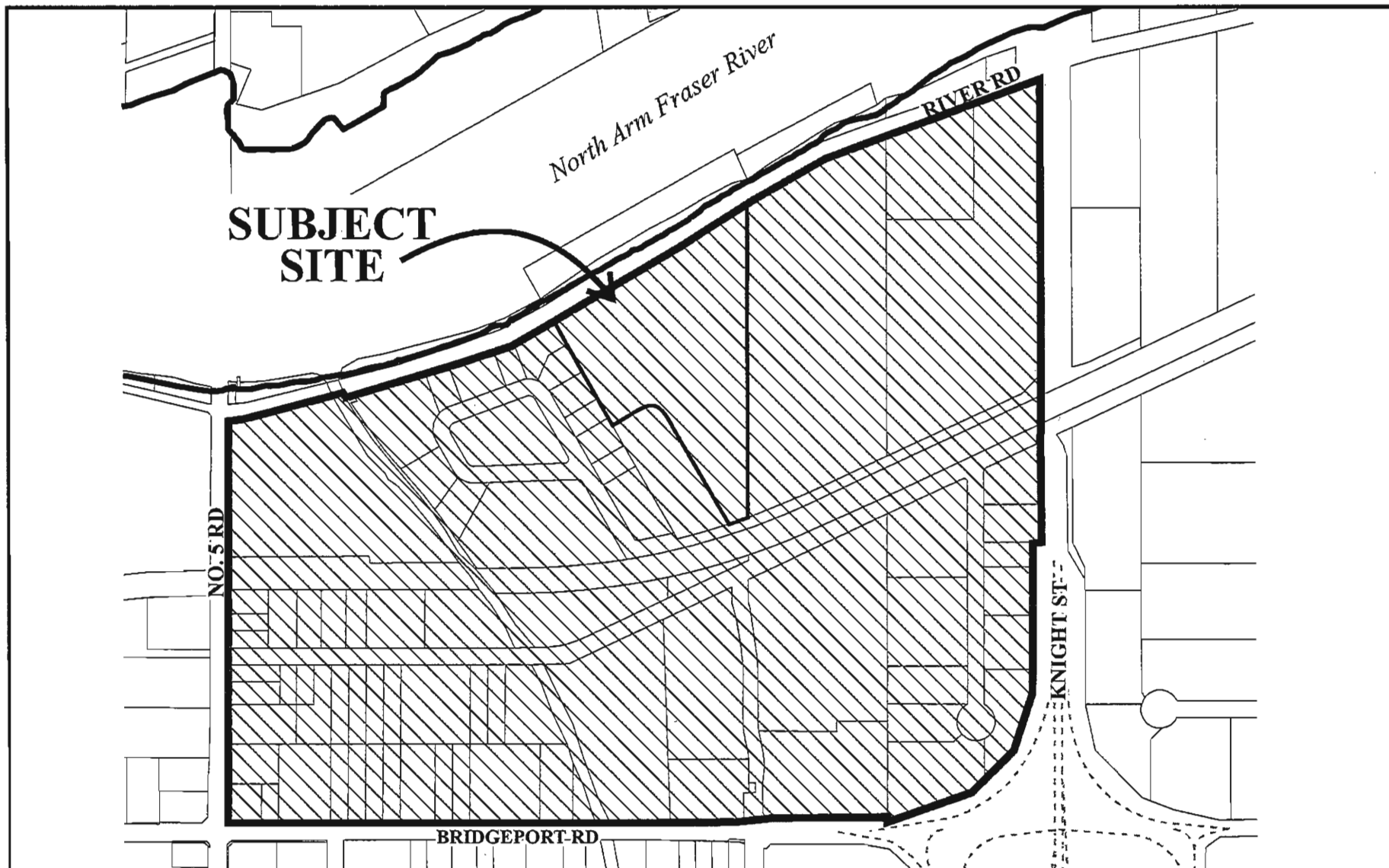
## Schedule H - ADDENDUM TO FEBRUARY 11, 2012 LOI

105 Emerwood Home Products	letter/discuss	Kevin Lin	Manager	120 - 12511 Vulcan Way	604-273-2632	4	Manager not in
106 Canadyne Technologies Inc	letter/discuss	Leo Rimanic	Managing Director	12400 Vulcan Way	(604) 247-2297	0	no concerns
107 No. 1 Collision	letter/discuss	Scott Walker	Manager	12420 Vulcan Way	604-231-9614	0	Manager busy
108 Spectrum Stone Ltd	letter/discuss	Felix Mok	Director	120-12440 Vulcan Way	(604) 278-7764	0	no concerns
109 RJ Motor-tech Auto Services	letter/discuss	Johnny De La Torre	Owner	140-12440 Vulcan Way	(604) 273-5858	0	no concerns
110 Tristar Collision	letter/discuss	Joe Chan	Owner & Manager	160-12440 Vulcan Way	(604) 821-1133	0	no concerns
111 Stolberg Engineering	letter/discuss	John Ingram	President, manager of E	12591 Vulcan Way	(604) 273-1915	5	concerned about garbage at night
112 Studio 200 Entertainment Inc	letter/discuss	simone tseung	art director	201 - 12611 Vulcan Way	(604) 270-8688	0	they want Access Pass
113 Belo's Seafood Direct Ltd	letter			100 - 12611 Vulcan Way	(604) 278-5154	0	door locked, can't get in
114 Prosperaoffice	letter/discuss	lindsay westerby	client services	100 - 12511 Vulcan Way	604-247-2487	0	door locked.
115 Garden Stone	letter	Bob naymie	President	12211 Vulcan Way	604.278.0140	3	Manager not in, no concerns
116 DMK Stone	letter/discuss	Kenny Kuo/David Lee	Manager/ Boss	12191 Vulcan Way	(604) 278-9557	5	Manager busy, no concerns
117 S&TStereo Printers/Vulcan Pacific	letter	Ran An	Supervisor	12151 Vulcan Way	604-273-1172/276 8393	0	Manager not in, no concerns
118 TD Travel Direct Inc	letter/discuss	no info		12151 Vulcan Way	604-276-8393	0	No one here
119 R. Wales and Son	letter/discuss	Jim Breganl	Sales Manager	12131 Vulcan Way	604-273-8608	0	no concerns
120 Custom Ornamental Iron Works	letter	Manfred Henschel	President	12020 Vulcan Way	604-273-7940	0	pass info to manager
121 H&M Kitchen	letter/discuss	Wilson Zhao	Director	12100 Vulcan Way	(604) 278-8033	0	no concerns
122 Espressoec	letter	Don Fabubert	Manager	12120 Vulcan Way	(604) 244-7989	0	no concerns
123 Conetec Investigations Ltd.	letter/discuss	James Sharp, P.eng.	Regional Manager	12140 Vulcan Way	(604) 273-4311	0	Garbage Concern
124 Seagate Fisheries Ltd.	letter/discuss	Alice Tse	Manager	12180 Vulcan Way	604.278.8684	0	no concerns
125 Arctic Stone	letter/discuss	Kenny Lam	Manager	12240 Vulcan Way	(604) 276-8481	0	no concerns
126 Automind Collision	letter/discuss	Dave Diep	Manager	12260 Vulcan Way	(604) 244-0092	0	Manager not in
127 P.N.J Metals Inc.	letter/discuss	no name showed on card		12060 Vulcan Way	(604) 244-7626	0	He is unhappy and don't want have access pass
128 Green Light/Cimic Tile/ Brothers Foot	letter/discuss	Tina Chun	Manager	Unit1 13331 Vulcan Way	(604) 207-1126	75	no concerns
129 BEPC Apparel Ltd	letter/discuss	Dennis K.Y. NG	President	Unit8 13331 Vulcan Way	(604)603-9790	4	no concerns
130 Windowworks	letter/discuss	Terry Jorgensen	President	Unit10 13331 Vulcan Way	(604)231-1433	3	no concerns
131 LEEZA Distribution Inc	letter/discuss	Jeff Duley	Western Regional Mana	Unit10 13331 Vulcan Way	1-888-850-8838	3	no concerns
132 7seas Fish Co., Ltd	letter/discuss	ted kim	Vice President	12411 Vulcan Way	604-233-2932	15	no concerns
				Vulcan Way need Access Pass would be		546	

Total Access Pass would be 1088

### MOVED OR NO ONE HERE

1 New Horizons Scientific	letter/discuss	Gordon Burrowes	Accountant	2351 Vauxhall Place	(604) 821-1455	MOVED
2 Westrade Distributors	letter/discuss	David Boram		2351 Vauxhall Place	604-270-8737	MOVED
3 Health Lane Nutrition Inc.				2531 Vauxhall Place		no one there
4 Mediasonic Enterprises Inc.	letter/discuss	Roy Fan	Account Executive	200 - 2268 No. 5 Road	604-271-1398	no concerns
5 Lofita Leung Dancers	letter			140 - 2268 No. 5 Road		no one is here



## Public Hearing Notification Area

Original Date: 03/07/12

Revision Date:

Note: Dimensions are in METRES

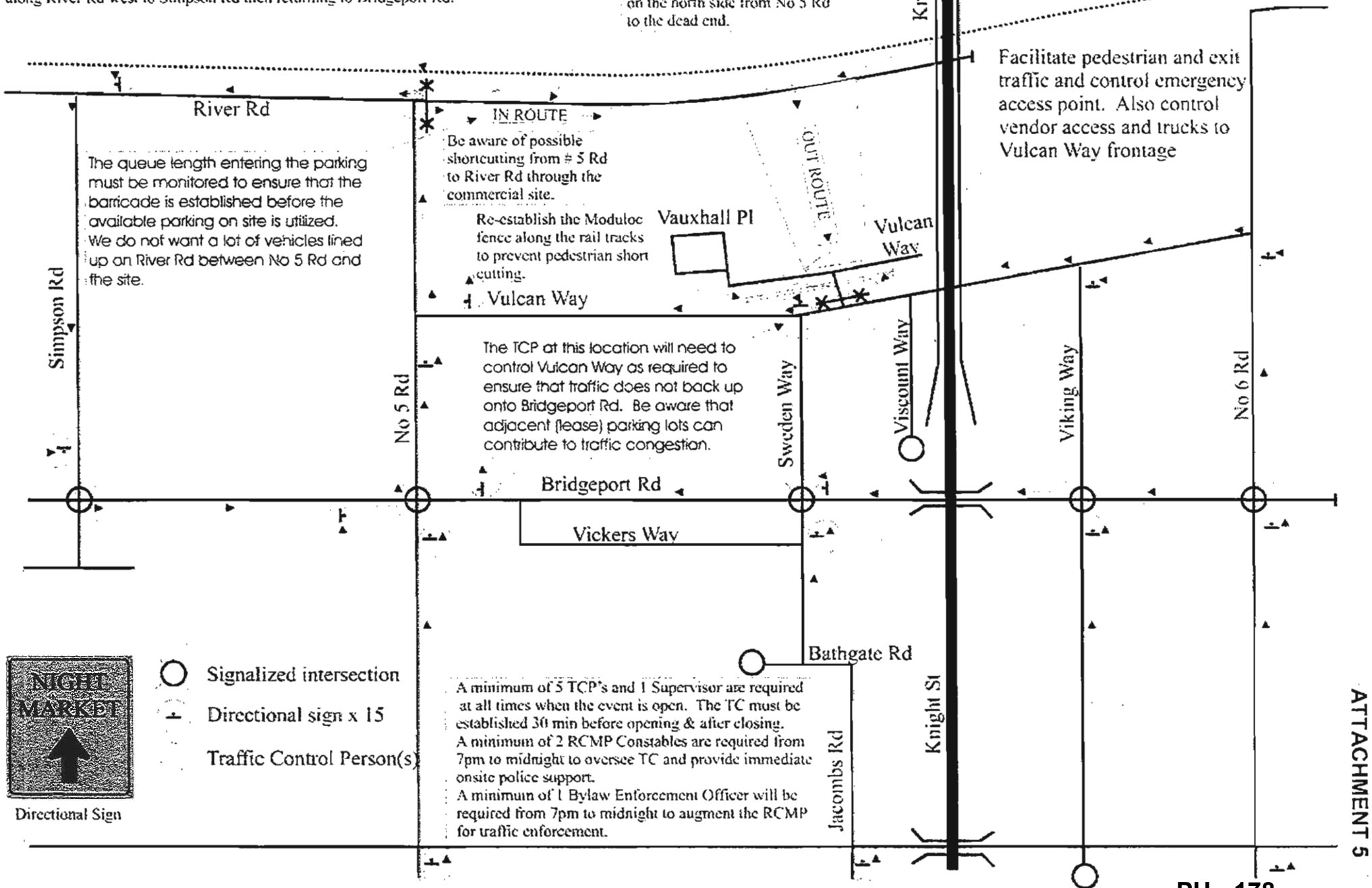
PH - 177

## Schedule D

Once the parking lot on site is full the traffic will be re-routed along River Rd west to Simpson Rd then returning to Bridgeport Rd.

Confirm signage is in place:  
NSAT south side and NS,  
6pm-12am Midnight,  
Fri, Sat, Sun and Stat Holidays  
on the north side from No 5 Rd  
to the dead end.

No traffic permitted past the  
entrance to the night market  
entrance.





**City of Richmond**  
Planning and Development Department

**Temporary Commercial  
Use Permit**

**No. TU 12-600784**

To the Holder:                      PAUL CHEUNG (LIONS COMMUNICATIONS INC.)  
   KO MING CHONG  
   3547 HOLDINGS LTD., INC. NO. 49426

Property Address:                      12631 Vulcan Way

Address:                                  Lions Communications Inc.  
   C/O Paul Cheung  
   120 – 3851 Shell Road, Building D  
   Richmond, B.C. V6X 2W2

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "A" to this permit.
3. Should the Holder fail to adhere and comply with all the terms and conditions outlined in Schedule "A", the Temporary Commercial Use Permit Shall be void and no longer considered valid for the subject site.
4. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "B" to this permit.
5. The subject property may be used for the following temporary commercial uses:

A night market event on the following dates:

- May 11, 2012 to September 16, 2012 inclusive (as outlined in the attached Schedule "C" to this permit).
- May 10, 2013 to September 8, 2013 inclusive (as outlined in the attached Schedule "C" to this permit).
- May 9, 2014 to September 14, 2014 inclusive (as outlined in the attached Schedule "C" to this permit).

The night market event dates and hours of operation shall be in accordance with the attached Schedule "C" to this permit.

The night market event shall be in accordance with the site plan as outlined in Schedule "D" to this permit.

To the Holder: PAUL CHEUNG (LIONS COMMUNICATIONS INC.)  
KO MING CHONG  
3547 HOLDINGS LTD., INC. NO. 49426

Property Address: 12631 Vulcan Way

Address: Lions Communications Inc.  
C/O Paul Cheung  
120 – 3851 Shell Road, Building D  
Richmond, B.C. V6X 2W2

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6. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
7. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the temporary commercial use permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "A" attached hereto, the security shall be returned to the Holder.
  - A cash security (or acceptable letter of credit) in the amount of \$127,000 must be submitted prior to April 16, 2012 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2012.
  - A cash security (or acceptable letter of credit) in the amount of \$128,000 must be submitted prior to April 12, 2013 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2013.
  - A cash security (or acceptable letter of credit) in the amount of \$130,000 must be submitted prior to April 11, 2014 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2014.
8. Should the Holder fail to provide the cash security by the dates specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.
9. 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.



To the Holder: PAUL CHEUNG (LIONS COMMUNICATIONS INC.)  
KO MING CHONG  
3547 HOLDINGS LTD., INC. NO. 49426

Property Address: 12631 Vulcan Way

Address: Lions Communications Inc.  
C/O Paul Cheung  
120 – 3851 Shell Road, Building D  
Richmond, B.C. V6X 2W2

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10. Monies outstanding and owed by the Holder to the City of Richmond for costs associated with the evening market event must be paid in full by the following dates:

- All monies outstanding from the 2012 event must be paid in full prior to April 12, 2013.
- All monies outstanding from the 2013 event must be paid in full prior to April 11, 2014.
- All monies outstanding from the 2014 event must be paid in full within 30 days of the date of the City of Richmond's final invoice for costs for the 2014 event.

Should the Holder fail to provide any outstanding monies by the date specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.

11. This Temporary Commercial Use Permit is valid for the dates specified in Schedule "C" for 2012, 2013 and 2014 only.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

---

MAYOR

---

CORPORATE OFFICER

## Schedule "A"

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a evening market event for 2012, 2013 and 2014 on the subject site, the event organizer (Lions Communications Inc. c/o Paul Cheung) acknowledges and agrees to the following terms and conditions:

### Traffic Management Plan (TMP)

- Traffic control and operations during the event is to be in accordance with the TMP approved by the City's Transportation Division.
- Operation of the TMP is to be undertaken by a professional Traffic Control Company with the appropriate trained and certified staff. Costs associated with operations and running of the TMP is the responsibility of the event organizer.
- The TMP is to be monitored by the City's Transportation Division in consultation with on-site RCMP and Community Bylaws staff and is subject to revision and changes (i.e., alteration of the plan; additional Traffic Control staff) should the need arise.
- Posting of signage and erection of barricades and road markings will be undertaken based on the TMP and is to be at the cost of the event organizer.

### Off-Street Parking

- 1,000 total off-street parking stalls required for the evening market event.
- A minimum of 250 off-street parking stalls (of the 1,000 total stalls required) are required to be allocated for vendor and event employee staff parking.

### City of Richmond and RCMP Staffing

- A minimum of 2 RCMP members must be in attendance for each night the event is being held during the hours of operation for the purposes of providing a police presence and overseeing the TMP and general event operations (Note: Implementation and operation of the TMP is required to be undertaken by a professional traffic control company with appropriate trained and certified staff).
- Six (6) hours of dedicated patrol by Community Bylaw Enforcement Officers is required for each day the event is in operation with scheduling of staff hours at the sole discretion of Community Bylaws.
- Periodic attendance by Transportation Division and City staff to monitor and oversee the operations of the event and TMP.
- All costs for RCMP members and City staffing at the applicable rates is the responsibility of the event organizers.

### Required Permits/Licenses from the City of Richmond and Stakeholders

- Building Permits and on-site servicing permits.
- Business Licenses for all commercial/food vendors to operate at the night market event (including the event operator).
- Vancouver Coastal Health (VCH) permits and licenses for the overall food court area and all food and beverage vendors to operate at the night market event, including inspection approval by VCH staff.

#### Richmond Fire Rescue (RFR) Requirements

- Implementation of the emergency response route/drive-aisle through the subject site for emergency service vehicle access to the event market area and overall site. This response route is required to remain clear and unimpeded at all times.
- Submission and approval of a Fire Safety Plan by Richmond Fire Rescue for the evening market event.

#### Evening Market Site Plan

- Implementation of the event in accordance to the night market site plan as shown in the TCUP report and attached as **Schedule "D"** to the TCUP, including:
  - Parking stalls, drive-aisles, emergency access routes are to be implemented as noted on the site plan.
  - Fencing is required to be installed and maintained as noted on the site plan.
  - No evening market event activities are permitted to occur within the existing warehouse building and that the appropriate fencing be installed to restrict access.

#### Evening Market Operations

- The event organizer is required to provide dedicated event security, parking lot patrollers, event liaison staff and certified first aid staff.
- The event organizer is responsible for providing adequate means of communication amongst event staffing, security, first aid, traffic control personnel, RCMP members and Community Bylaw Officers.
- Clean up and litter removal before, during and after the evening market event each night of operation. Clean-up and litter removal is to be conducted by the event organizer's staff and is to include the subject property as well as surrounding areas impacted by the evening market event.

#### Evening Market Event Cancellation Procedure

- In the event of an evening market event closure on any identified operational day, event organizers are responsible for notifying appropriate City staff and RCMP members a minimum of 24 hours prior to the start of the event. Should event cancellation notification be within the 24 hour time period, staffing costs will be incurred based on minimum call out times.
- The event organizer is responsible for notifying all vendors of any event cancellation.

#### Security Bond Requirements

- The event organizer is required to submit an operational security bond to the City in accordance with the terms and conditions identified in the TCUP.
- The operation security bond is required to cover City costs and expenses as a result of the night market event.
- The event organizer is required to pay for additional City costs, in the event that costs exceed the amount submitted in the operational security bond.

### General Provisions

- At the conclusion of each event operation day, any road modifications (temporary signage, barriers, cones) associated with the TMP must be removed and original road conditions restored to the satisfaction of the Transportation Division staff.
- Upon expiration of this permit or cessation of the permitted use, whichever is sooner, the following shall be completed:
  - The property described in **Schedule "B"** shall be restored to its original condition.
  - Adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond.

### Undertaking

- In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in **Schedule "B"**; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner:

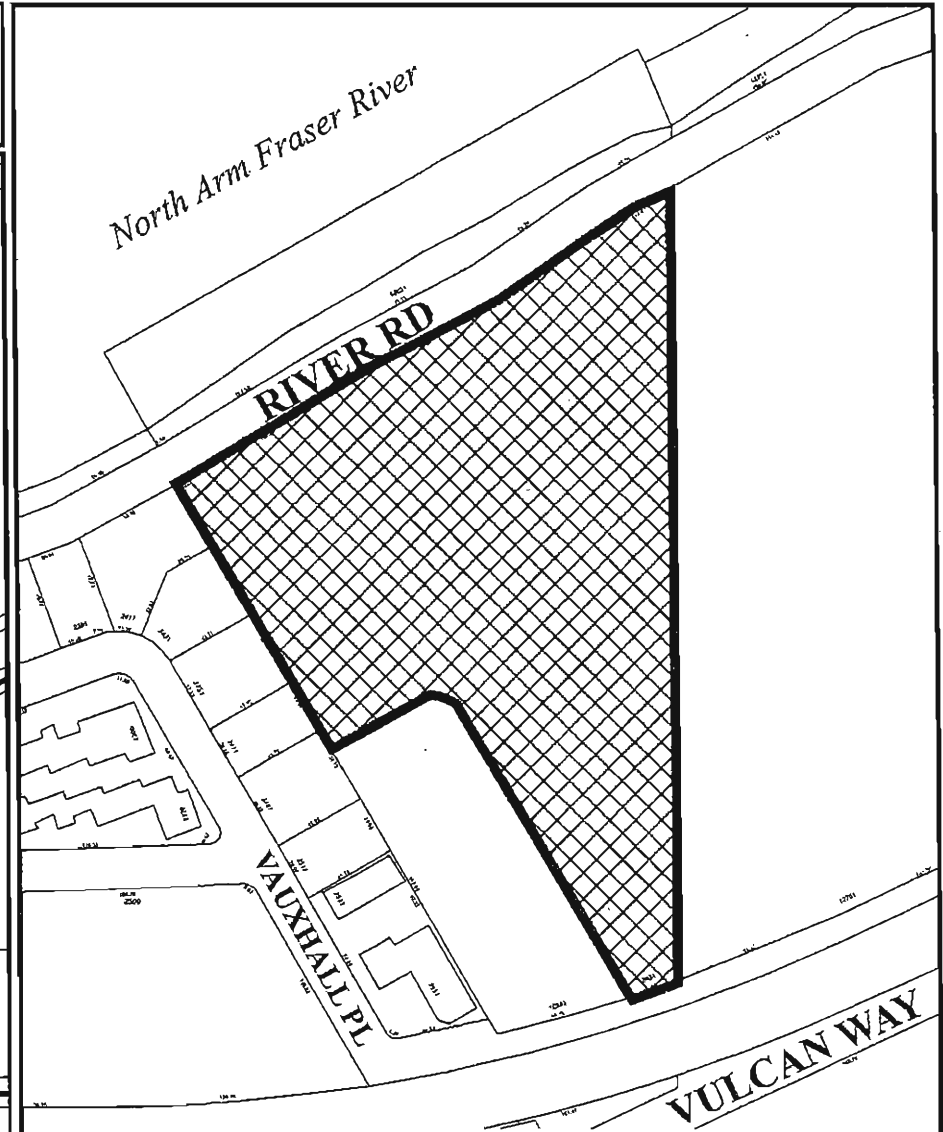
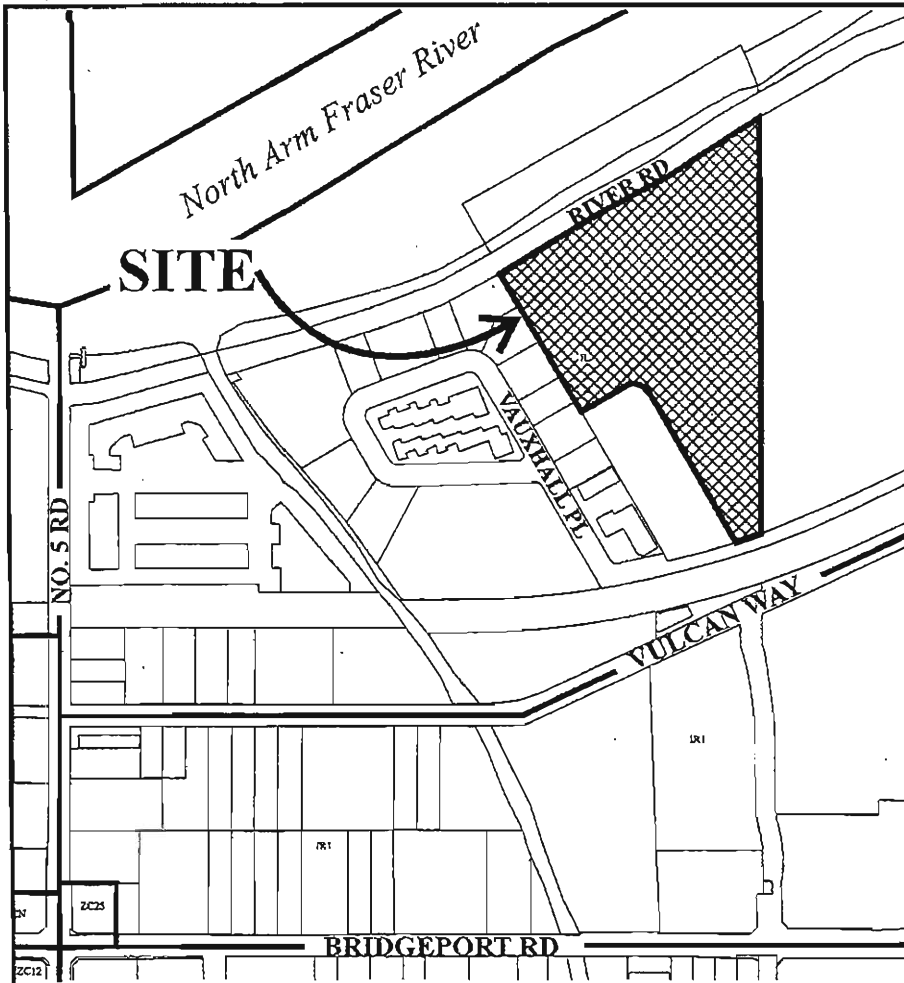
Lions Communications Inc.  
by its authorized signatory

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Paul Cheung  
Lions Communications Inc.



# City of Richmond



TU 12-600784

Original Date: 03/05/12

Revision Date:

Note: Dimensions are in METRES

SCHEDULE B

## Schedule "C"

### Evening Market Event Schedule of Dates for 2012 – 12631 Vulcan Way

Month	Day	Event Hours	Month	Day	Event Hours
May (10 Days)	11	7pm-12am	June (14 Days)	1	7pm-12am
	12	7pm-12am		2	7pm-12am
	13	7pm-11pm		3	7pm-11pm
	18	7pm-12am		8	7pm-12am
	19	7pm-12am		9	7pm-12am
	20	7pm-12am		10	7pm-11pm
	21	7pm-11pm		15	7pm-12am
	25	7pm-12am		16	7pm-12am
	26	7pm-12am		17	7pm-11pm
	27	7pm-11pm		22	7pm-12am
		23		7pm-12am	
		24		7pm-11pm	
		29		7pm-12am	
		30		7pm-12am	
July (13 Days)	1	7pm-11pm	August (14 Days)	3	7pm-12am
	6	7pm-12am		4	7pm-12am
	7	7pm-12am		5	7pm-12am
	8	7pm-11pm		6	7pm-11pm
	13	7pm-12am		10	7pm-12am
	14	7pm-12am		11	7pm-12am
	15	7pm-11pm		12	7pm-11pm
	20	7pm-12am		17	7pm-12am
	21	7pm-12am		18	7pm-12am
	22	7pm-11pm		19	7pm-11pm
	27	7pm-12am		24	7pm-12am
	28	7pm-12am		25	7pm-12am
	29	7pm-11pm		26	7pm-11pm
		31		7pm-12am	
September (9 days)	1	7pm-12am			
	2	7pm-12am			
	3	7pm-11pm			
	7	7pm-12am			
	8	7pm-12am			
	9	7pm-11pm			
	14	7pm-12am			
	15	7pm-12am			
	16	7pm-11pm			
Total Number of Event Operation Days - 60					

# **Evening Market Event Schedule of Dates for 2013 – 12631 Vulcan Way**

Month	Day	Event Hours	Month	Day	Event Hours
May (11 Days)	10	7pm-12am	June (14 Days)	1	7pm-12am
	11	7pm-12am		2	7pm-11pm
	12	7pm-11pm		7	7pm-12am
	17	7pm-12am		8	7pm-12am
	18	7pm-12am		9	7pm-11pm
	19	7pm-12am		14	7pm-12am
	20	7pm-11pm		15	7pm-12am
	24	7pm-12am		16	7pm-11pm
	25	7pm-12am		21	7pm-12am
	26	7pm-11pm		22	7pm-12am
	31	7pm-12am		23	7pm-11pm
		28		7pm-12am	
		29		7pm-12am	
		30		7pm-12am	
July (13 Days)	1	7pm-11pm	August (15 Days)	2	7pm-12am
	5	7pm-12am		3	7pm-12am
	6	7pm-12am		4	7pm-12am
	7	7pm-11pm		5	7pm-11pm
	12	7pm-12am		9	7pm-12am
	13	7pm-12am		10	7pm-12am
	14	7pm-11pm		11	7pm-11pm
	19	7pm-12am		16	7pm-12am
	20	7pm-12am		17	7pm-12am
	21	7pm-11pm		18	7pm-11pm
	26	7pm-12am		23	7pm-12am
	27	7pm-12am		24	7pm-12am
	28	7pm-11pm		25	7pm-11pm
		30		7pm-12am	
		31		7pm-12am	
September (5 days)	1	7pm-12am			
	2	7pm-11pm			
	6	7pm-12am			
	7	7pm-12am			
	8	7pm-11pm			

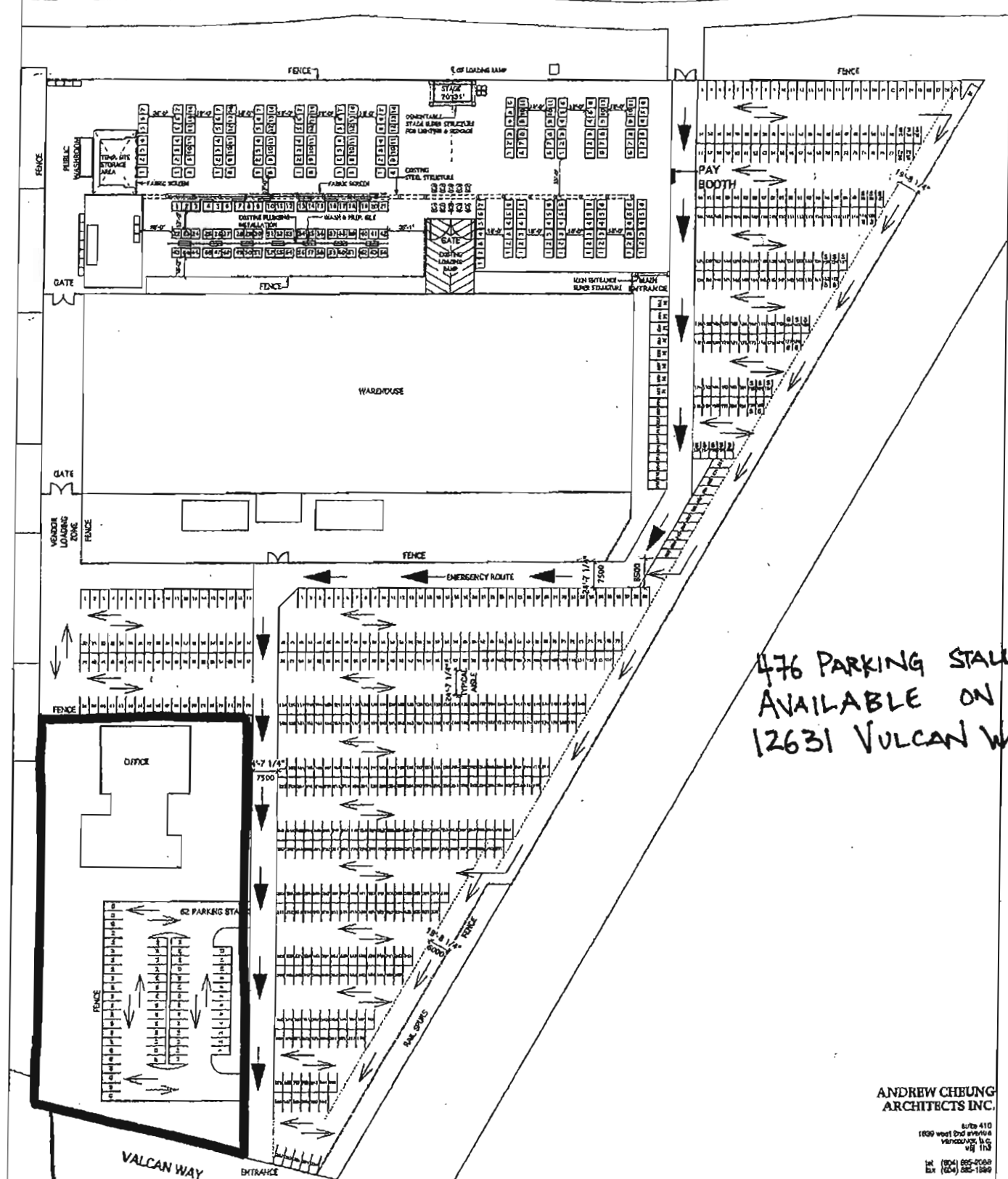
# **Evening Market Event Schedule of Dates for 2014 – 12631 Vulcan Way**

Month	Day	Event Hours	Month	Day	Event Hours
May (12 Days)	9	7pm-12am	June (13 Days)	1	7pm-11pm
	10	7pm-12am		6	7pm-12am
	11	7pm-11pm		7	7pm-12am
	16	7pm-12am		8	7pm-11pm
	17	7pm-12am		13	7pm-12am
	18	7pm-12am		14	7pm-12am
	19	7pm-11pm		15	7pm-11pm
	23	7pm-12am		20	7pm-12am
	24	7pm-12am		21	7pm-12am
	25	7pm-11pm		22	7pm-11pm
	30	7pm-12am		27	7pm-12am
	31	7pm-12am		28	7pm-12am
July (12 Days)	4	7pm-12am		29	7pm-11pm
	5	7pm-12am	August (16 Days)	1	7pm-12am
	6	7pm-11pm		2	7pm-12am
	11	7pm-12am		3	7pm-12am
	12	7pm-12am		4	7pm-11pm
	13	7pm-11pm		8	7pm-12am
	18	7pm-12am		9	7pm-12am
	19	7pm-12am		10	7pm-11pm
	20	7pm-11pm		15	7pm-12am
	25	7pm-12am		16	7pm-12am
	26	7pm-12am		17	7pm-11pm
	27	7pm-11pm		22	7pm-12am
September (7 days)	1	7pm-11pm		23	7pm-12am
	5	7pm-12am		24	7pm-11pm
	6	7pm-12am		29	7pm-12am
	7	7pm-11pm		30	7pm-12am
	12	7pm-12am		31	7pm-12am
	13	7pm-12am			
	14	7pm-11pm			
Total Number of Event Operation Days - 60					



# SCHEDULE D

RIVER ROAD



476 PARKING STALLS  
AVAILABLE ON  
12631 VULCAN WAY

12591 VULCAN WAY

ANDREW CHEUNG  
ARCHITECTS INC.

Suite 410  
1809 West 2nd Street  
Vancouver, B.C.  
V6J 1Y3

Tel: (604) 685-2008  
Fax: (604) 685-1889

Project SUMMER NIGHT MARKET, RICHMOND, B.C.	
File PARKING PLAN	
Project Number PH-139	Rev. Number 1/2018
Drawing Title PARKING PLAN	





# City of Richmond

## Memorandum Planning and Development Department Policy Planning

**To:** Mayor and Council  
**From:** Brian J. Jackson, MCIP  
Acting General Manager, Planning and  
Development  
**Date:** April 12, 2012  
**File:** TU 12-600784  
**Re:** **Temporary Commercial Use Permit for 12631 Vulcan Way – Revisions to Permit  
Terms and Conditions**

This memo advises Council of a recommended addition to the Terms and Conditions associated with the Temporary Commercial Use Permit (TCUP) associated with the proposed evening market event at 12631 Vulcan Way (TU 12-600784) proceeding to the Public Hearing on April 16, 2012.

The recommended additional wording is as follows:

*Product Anti-Counterfeiting Strategy*

*The event organizer is responsible for implementing the following action items as part of their anti-counterfeiting strategy:*

- *Liaise with agencies involved with intellectual property rights (Canadian Anti-Counterfeiting Network – CACN) to develop and communicate their strategy.*
- *Include specific provisions in vendor contracts that prohibit retailing of counterfeit, pirated and other illegal products with clauses on vendor booth termination and removal from the event and product seizure and turnover to the RCMP or Intellectual Property representatives if illegal goods are found.*
- *Partner with RCMP and Intellectual Property representatives to undertake education with vendor booth operators to ensure they are aware of the counterfeit good restrictions and related consequences (i.e., vendor booth contract termination).*
- *Have dedicated, trained market event staff to inspect and monitor retailers to ensure no counterfeit or pirated products are being sold.*

This wording would be identical to that approved for evening market event at the Duck Island property (8351 River Road; TU 11-595782).

Please contact me if you have any questions ([bjackson@richmond.ca](mailto:bjackson@richmond.ca); 604-276-4138).

Brian J. Jackson, MCIP  
Acting General Manager, Planning and Development

BJ:  
pc: Kevin Eng, Planner 1