



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

**Public Hearing Agenda
Electronic Meeting**

Monday, May 15, 2023 – 7 p.m.

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

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10433
(RZ 17-791280)**

(File Ref. No. 12-8060-20-10433, RZ 17-791280) (REDMS No. 7031674, 7031945, 7011173)

PH-6

See Page PH-6 for full report

Location: 8180 Heather Street

Applicant: 1265028 B.C. Ltd. (Xinyu Zhao)

Purpose: To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone to permit the property to be subdivided to create two single family lots.

First Reading: March 27, 2023

Order of Business:

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

Page

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10433.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10449 (RZ 22-009404)**

(File Ref. No. 2-8060-20-010449, RZ 22-009404) (REDMS No. 7153064, 7156456, 2221494, 1077644)

PH-32

See Page PH-32 for full report

Location: 12260 Woodhead Road and 12288 Woodhead Road

Applicant: Avtar Bhullar

Purpose: To rezone 12260 Woodhead Road and a 0.64 m wide west-side portion of 12288 Woodhead Road from the “Single Detached (RS1/F)” zone and the “Single Detached (RS1/B)” zone respectively, to the “Single Detached (RS2/B)” zone to permit a subdivision to create three (3) lots with vehicle access from Woodhead Road.

First Reading: April 11, 2023

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10449.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 10455 AND 10456 (RZ 17-777739)**

(File Ref. No. 12-8060-20-010455, RZ 17-777739; 12-8060-20-010456) (REDMS No. 7060982, 7173602, 7152994, 4573372)

PH-56

See Page PH-56 for full report

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Location: 8491 No. 4 Road
Applicant: Ajit Aujla and New Villa Holdings Ltd.
Purpose: To create the “Coach House – No. 4 Road (ZS31)” zone, and rezone the property at 8491 No. 4 Road from the “Single Detached RS1/E” zone to the “Coach House – No. 4 Road (ZS31)”.

First Reading: April 11, 2023

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10455. ☐
2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10456. ☐

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10423 (RZ 17-782750)**

(File Ref. No. 2-8060-20-010423, RZ 17-782750) (REDMS No. 7177484, 7011932, 7022173, 7021156, 7179691, 7010981)

PH-89

See Page PH-89 for full report

Location: 6851 and 6871 Elmbridge Way
Applicant: Landa Oval Development Ltd.
Purpose: To rezone the subject property from “Industrial Business Park (IB1)” to a new site-specific zone “High Density Mixed Use (ZMU52) – Oval Village (City Centre)”, to permit a high-density mixed use development comprising of 356 apartment units, a hotel and pedestrian-oriented retail along River Road, Elmbridge Way and a new road to be constructed along the subject site’s entire west frontage.

Page

First Reading: November 14, 2022

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10423.



5. OFFICIAL COMMUNITY PLAN BYLAW 7100 AND 9000, AMENDMENT BYLAW 10039

(File Ref. No. 08-4200-01; 12-8060-20-010039; 12-8060-20-010040; 12-8060-20-010041; 12-8060-20-010450; 12-8060-20-010451) (REDMS No. 7082713, 6174870, 6177262, 6173037, 7156240, 7156252)

PH-193

[See Page PH-193 for full report](#)

Location: City-wide

Applicant: City of Richmond

Purpose: To revise the Development Permit exemption criteria for protected heritage properties and properties located in Steveston Village, and the Steveston Village General Guidelines for weather protection.

First Reading: April 24, 2023

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039.



Public Hearing Agenda – Monday, May 15, 2023

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2. Adoption of Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039.

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3. Adoption of Heritage Procedures Bylaw 8400, Amendment Bylaw 10040.

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4. Adoption of Consolidated Fees Bylaw 8636, Amendment Bylaw 10041.

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5. Adoption of Development Application Fees Bylaw 8951, Amendment Bylaw 10450.

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6. Adoption of Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273, Amendment Bylaw 10451.

☐

ADJOURNMENT

☐



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 6, 2023
File: RZ 17-791280

Re: Application by 1265028 B.C. Ltd. for Rezoning at 8180 Heather Street from
"Single Detached (RS1/E)" Zone to the "Single Detached (RS2/A)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10433, for the rezoning of 8180 Heather Street from "Single Detached (RS1/E)" zone to "Single Detached (RS2/A)" zone, be introduced and given first reading.

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

WC:ac
Att. 8

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

Staff Report

Origin

The owner, 1265028 B.C. Ltd. (Director – Xinyu Zhao) has applied to the City of Richmond for permission to rezone 8180 Heather Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided into two single-family lots with the western lot accessed from Heather Street and the eastern lot accessed from Dixon Avenue. A map and aerial photograph showing the location of the subject property is included in Attachment 1. The proposed subdivision plan is shown in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing owner-occupied single-family dwelling on the subject property with vehicular access from Heather Street, which is proposed to be demolished. The applicant has confirmed there is no existing secondary suite in the dwelling.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling zoned “Single Detached (RS2/A)” fronting Heather Street that was previously rezoned (RZ 16-737446).

To the South: Across Dixon Avenue, a single-family dwelling zoned “Single Detached (RS1/B)”.

To the East: A single-family dwelling zoned “Single Detached (RS1/E)”.

To the West: Across Heather Street, the Garden City Shopping Centre zoned “Community Commercial (CC)”.

Related Policies & Studies

Official Community Plan/Broadmoor Planning Area – Ash Street Sub-Area Plan

The subject property is designated as “Neighbourhood Residential” in the Official Community Plan (OCP) and is located in the Broadmoor Planning Area and is designated for “Low Density Residential” in the Broadmoor Area – Ash Street Sub-Area Plan (Attachment 4). The City has considered a number of rezoning applications in the area, which have resulted in lots between 9 and 10 m wide (11 m for corner lots). The proposed rezoning and subdivision is consistent with this designation.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received correspondence from the property owner of 9271 Dixon Avenue, which is the adjacent neighbour to the east of the subject site, citing concern regarding potential construction related impacts of the proposed development. In response to the neighbours concern, the applicant has subsequently contacted the property owner to discuss potential construction impacts. The applicant has indicated that the existing concrete retaining wall and fence are intended to remain in place and that a new timber retaining wall, where applicable, would be constructed adjacent to the existing concrete retaining wall (Attachment 5).

No other correspondence from the public has been received.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

This redevelopment proposes to rezone and subdivide an existing single-family lot into two new single-family lots with vehicular access for Lot 1 (the corner lot) off Heather Street and access to Lot 2 off Dixon Avenue. This rezoning and subdivision is consistent with the lot fabric and vehicular access of lots to the north and south along Heather Street. Similar applications to rezone and subdivide properties have been approved in recent years along Heather Street.

In keeping with the City's urban design objectives for enhanced design on corner lots, the applicant will be required to provide a landscape plan and register a restrictive covenant on Title to ensure that the development's design is consistent with the approved plans. A conceptual plan is provided in Attachment 6.

Existing Legal Encumbrances

There is an existing 3.0 m wide by 1.5 m wide Statutory Right-of-Way (SRW) located in the southeast corner of the property for an existing sanitary sewer, which will not be impacted by this development proposal. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

The subject site currently has vehicular access from a driveway letdown along Heather Street. In accordance with the Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access to proposed Lot 1 will be from Heather Street while vehicle access to proposed Lot 2 will be from Dixon Avenue. The existing driveway letdown will be relocated north on the subject property and a new sidewalk and landscaped boulevard is to be installed along the Heather Street and Dixon Avenue frontages as part of a Servicing Agreement outlined in the Site Servicing and Frontage Improvements section.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report indicates that there are no bylaw sized trees on the subject property, one tree on the neighbouring property to the north and one tree on the neighbouring property to the east, and no trees on City property.

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

- Two trees tag# A1 (Rhododendron, 25 cm caliper) and tag# A2 (Magnolia, 4 cm caliper) are both located on the neighbouring properties and are in good condition. Both trees are to be protected as per the arborist report recommendations.
- There are no bylaw size trees located on the subject site or the adjacent City boulevard.
- Hedges are present on site along the east and south property lines. The hedge along the east property line will be removed to allow for installation of a concrete pathway for the secondary suite access as well as a wood retaining wall and fence along the property line. The hedge along the south property line will be removed to allow required frontage upgrade works along Dixon Avenue.

Tree Replacement

Consistent with Zoning Bylaw, the applicant has agreed to plant three new trees on proposed Lot 1 and two new tree on proposed Lot 2. The City's Tree Preservation Coordinator has identified that the new trees must be a minimum 8 cm caliper for deciduous trees or 4 m high for coniferous trees.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
5	8 cm	4 m

To ensure the five replacement trees are planted on-site at development stage, and the front yard and exterior side yard of the proposed corner lot is enhanced consistent with the landscape guidelines for corner lots in Richmond Zoning Bylaw 8500, the applicant will provide a Landscape Plan and a Landscape Security based on 100 per cent of the cost estimate provided by the Landscape Architect (which includes \$3750.00 (\$750/tree) for the five replacement trees), prior to final adoption of the rezoning bylaw.

Tree Protection

Two trees on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7).

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

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

Affordable Housing Strategy

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

Consistent with the Affordable Housing Strategy, the applicant has proposed to construct a minimum one-bedroom secondary suite in each of the new dwellings. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title stating that no final Building Permit inspection will be granted until the minimum one-bedroom secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements as described in Attachment 8, including:

- Provision of a 3 m x 3 m corner cut road dedication to facilitate frontage improvements along Heather Street and Dixon Avenue. The corner cut must be verified as part of the Servicing Agreement.
- Heather Street and Dixon Avenue frontages to be upgraded with a new concrete sidewalk at the property line, new treed/grassed boulevard, and new concrete curb and gutter.

- Accessible ramp to be provided at Heather Street and Dixon Avenue intersection.
- The current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works as described in Attachment 8.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone 8180 Heather Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10433 be introduced and given first reading.



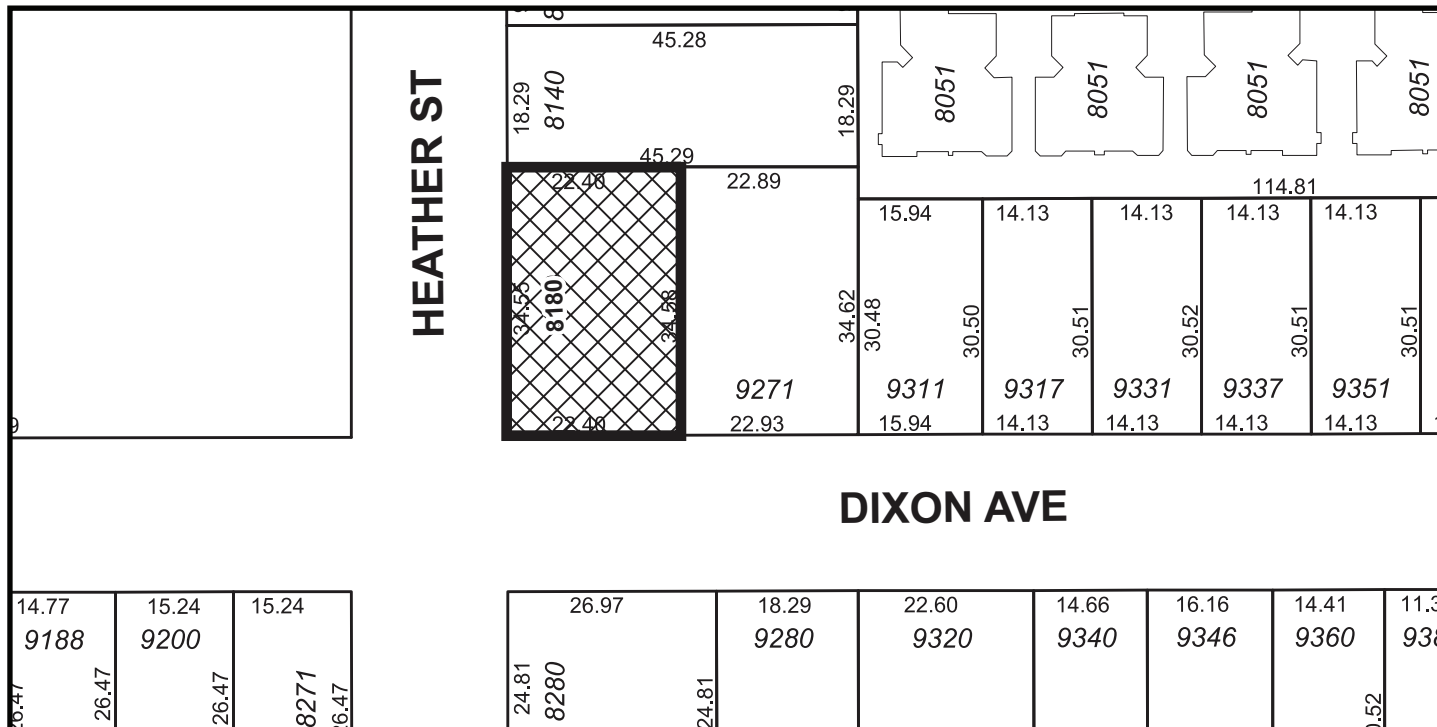
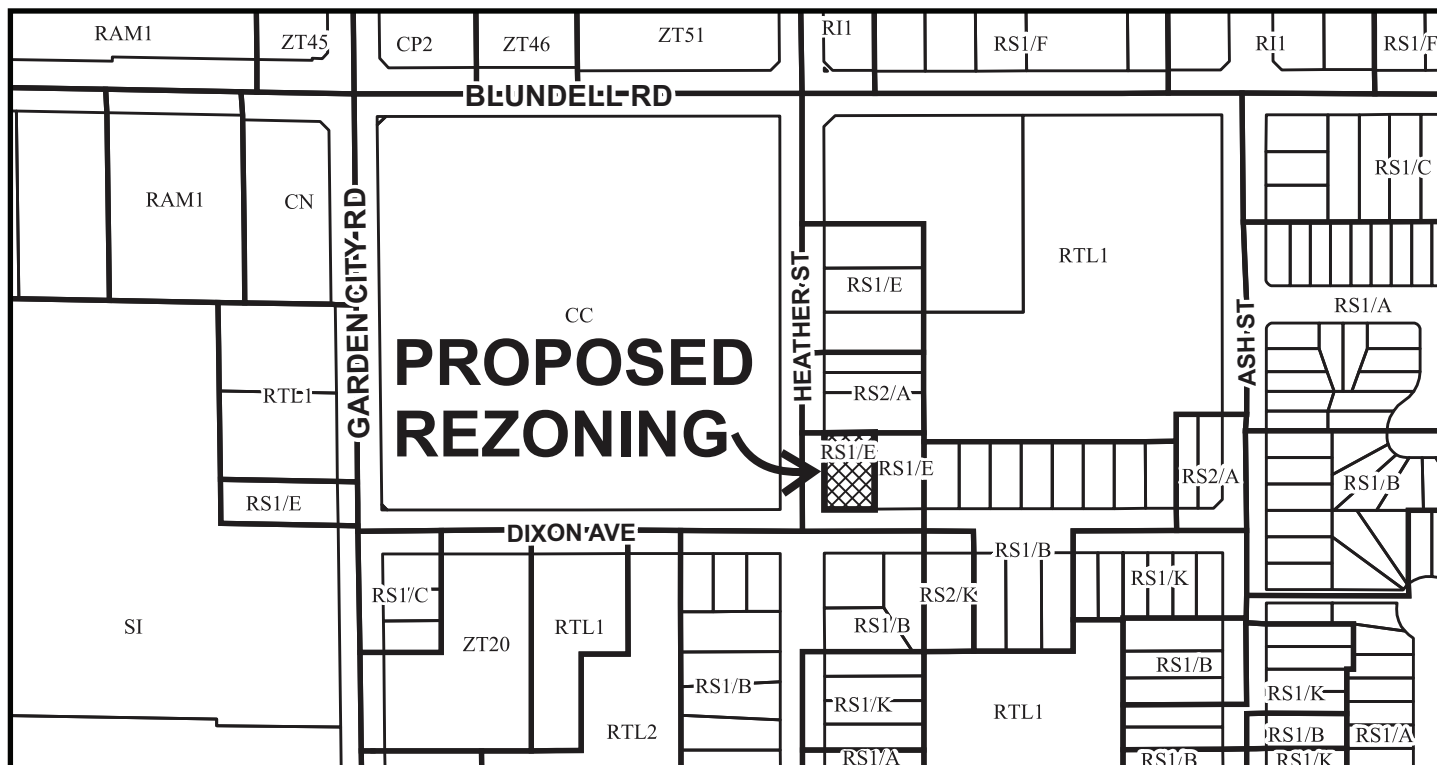
Alex Costin
Planning Technician – Design
(604-276-4200)

AC:js

- Att.
- 1: Location Map and Aerial Photo
 - 2: Survey and Proposed Subdivision Plan
 - 3: Development Application Data Sheet
 - 4: Ash Street Sub-Area Plan Bylaw 7100
 - 5: Public Correspondence
 - 6: Conceptual Development Plans
 - 7: Tree Management Plan
 - 8: Rezoning Considerations



City of Richmond



RZ 17-791280

PH - 12

Original Date: 11/27/17

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 17-791280

PH - 13

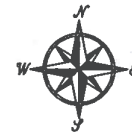
Original Date: 11/27/17

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 557 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 60575**

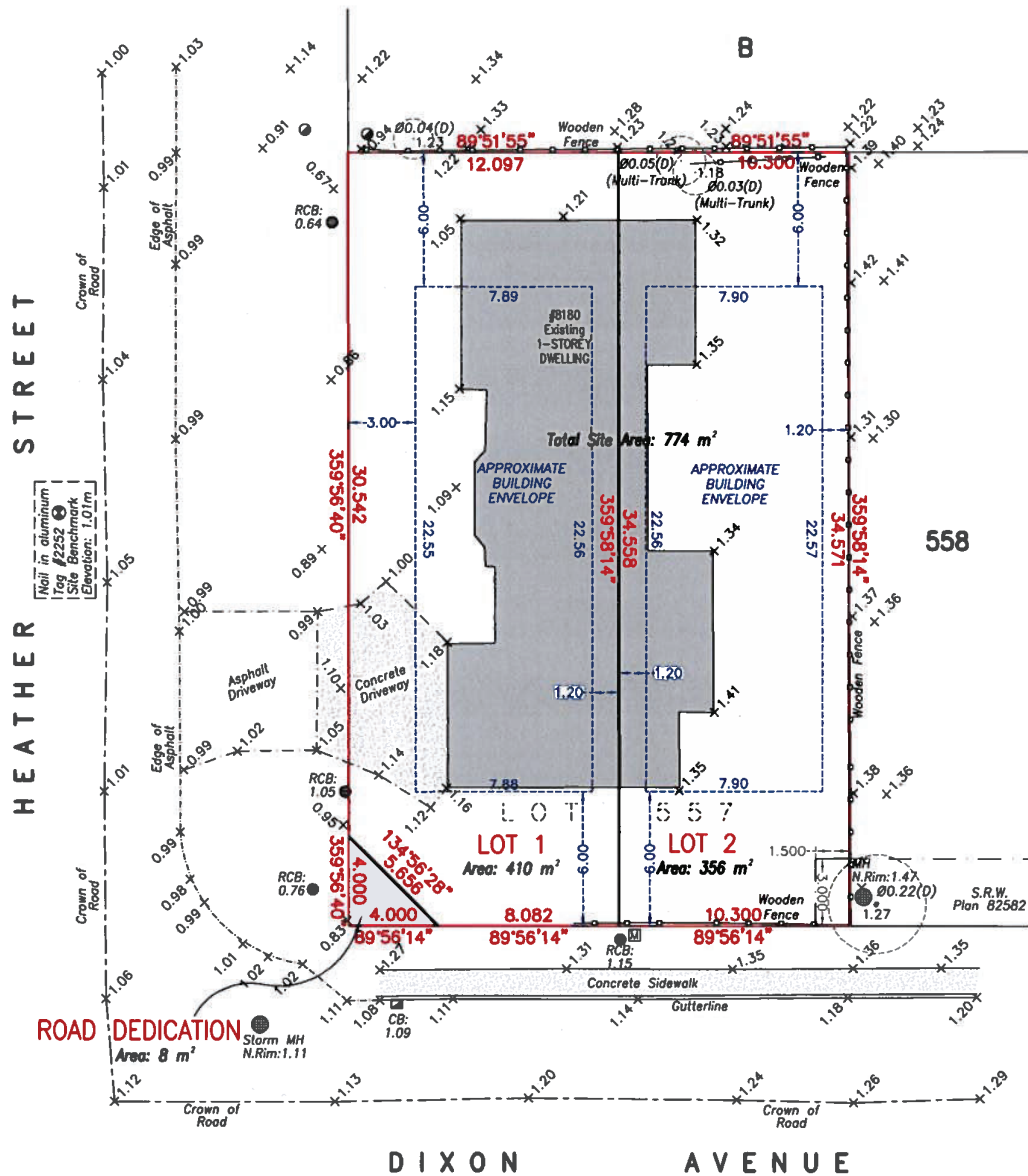
#8180 HEATHER STREET,
RICHMOND, B.C.
P.I.D. 001-708-538



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7048
FB-335 P71; FB-421 P47
Drawn By: IO/WK/LK

NOTE:
Elevations shown are based
on City of Richmond HPN
Benchmark network.
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m
Benchmark: HPN #235
Control Monument 77H4885
Elevation: 1.103m

NOTE:
Use site Benchmark Tag #2252
for construction elevation control.

LEGEND:

- (D) denotes deciduous
- denotes catch basin
- denotes round catch basin
- denotes manhole
- denotes water meter
- denotes power post

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson Tam
JQ5M3

Digitally signed by
Johnson Tam JQ5M3
Date: 2023.02.06
09:37:49 -08'00'

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

January 25th, 2023.

DWG No. 7048-Topo-03(Metric)



RZ 17-791280

Attachment 3

Address: 8180 Heather Street

Applicant: 1265028 B.C. Ltd.

Planning Area(s): Broadmoor – Ash Street Sub-Area

	Existing	Proposed
Owner:	1265028 BC Ltd (Xinyu Zhao)	To be determined
Site Size (m²):	773 m ²	Lot 1: 408.86 m Lot 2: 355.91 m
Land Uses:	One single-family dwelling	Two single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low density residential	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 224.8 m ² (2419.7 ft ²) Lot 2: Max. 195.7 m ² (2106.5 ft ²)	Lot 1: Max. 224.9 m ² (2419.7 ft ²) Lot 2: Max. 195.7 m ² (2106.5 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	270.0 m ²	Lot 1: 408.8 m ² Lot 2: 355.9 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Lot 1: Width: 12.1 m Depth: 34.6 m Lot 2: Width: 10.3 m Depth: 34.6 m	none

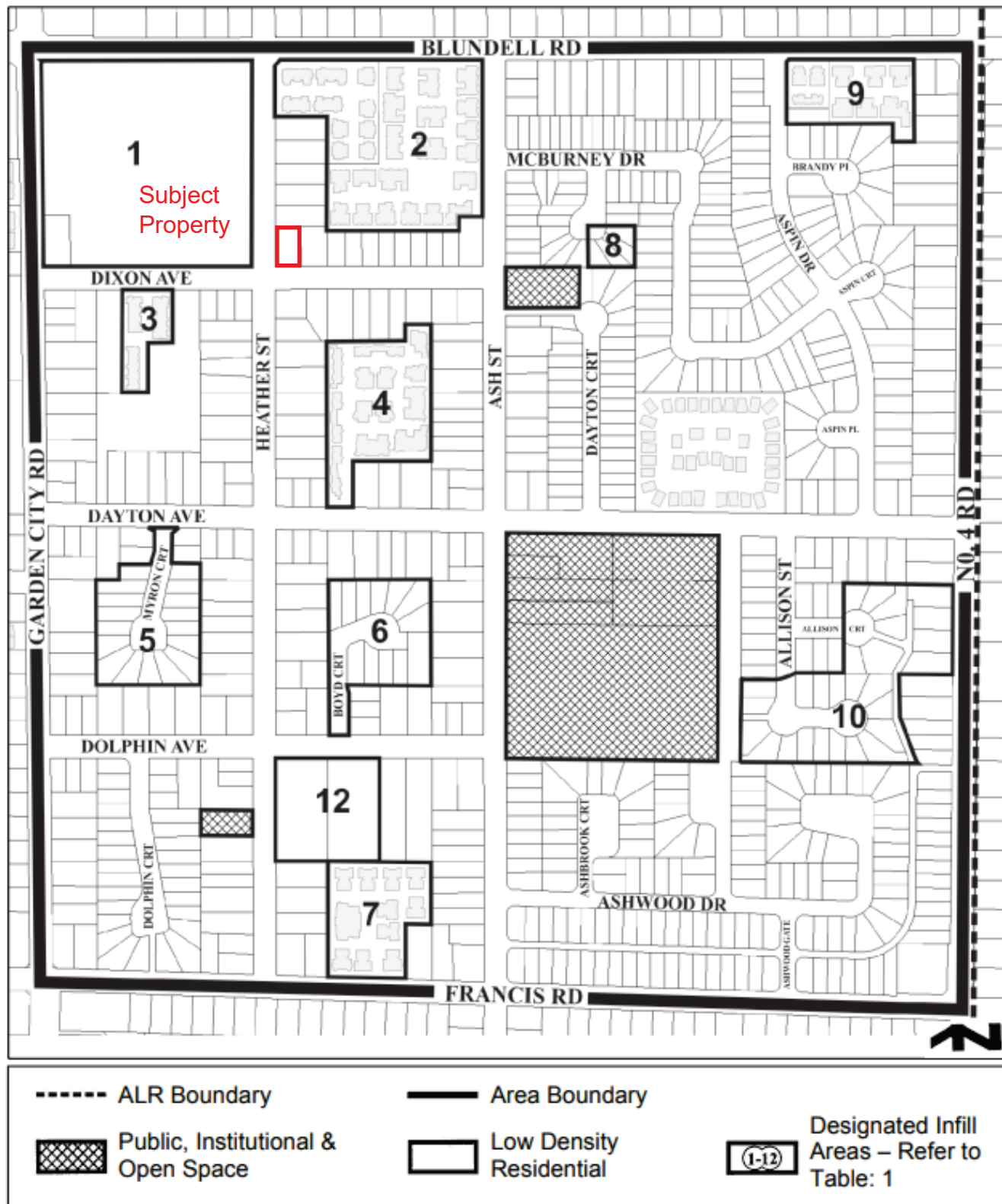
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	<p>Front: Min. 6.0 m</p> <p>Rear: Min. 6.0 m or 20% of the total lot depth, for a maximum width of 60% of the rear wall of the first storey; and 25% of the total lot depth, for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above, up to maximum required setback of 10.7 m.</p> <p>Note: Min. Rear Yard setback is 6.0 m if the lot area is less than 372 m²</p> <p>Side: Min. 1.2 m</p> <p>Exterior Side: Min. 3.0 m</p>	<p>Front: Min. 6.0 m</p> <p>Lot 1: Rear: Min. 6.92 m for a maximum width of 60% of the rear wall of the first storey; and Min. 8.65 m for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above, up to maximum required setback of 10.7</p> <p>Lot 2 (under 372 m²): 6.0 m</p> <p>Side: Min. 1.2 m</p> <p>Exterior Side: Min. 3.0 m</p>	none
Height (m):	Max 2½ storeys or 9.0 m	Max 2½ storeys or 9.0 m	none
Off-street Parking Spaces – Total	2	2	none

Other: _____

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

Broadmoor Area – Ash Street Sub-Area Plan

Land Use Map Bylaw 9489
2016/07/18



From: C T
To: [REDACTED]
Cc: Costin,Alexander; Xuming Huang
Subject: Re: 8180 heather street
Date: February 11, 2023 11:42:44 AM
Attachments: [image001.png](#)
[NEW SURVEY.jpg](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Morning [REDACTED]

Thanks for replying and clarifying your "concern".

In general, as the party proposing new development, we assume the responsibility to replace failing structures on a site with something new. Since you **prefer** the conc. retaining wall and existing fence to stay as is, which in your opinion are in good shape, sure, they will stay as you desire. We would **NOT** touch.

We will just put up a timber retain. wall, where applicable, adjacent to the existing conc. retain wall.

By the way, a renewed Topo Survey attached, in metric units, shows that along the side yard, your elevation grade in fact ranges from 1.30m-1.42m (4.27ft-4.66ft.)

I will adjust the finished grade on our side slight lower to level at 1.40m (4.60ft.)

Upon completion, our sidewalk in general matches with yours.

Regards,

Terry C
tc studio

From: [REDACTED]
Sent: February 9, 2023 5:45
To: C T <tcdesign2012@hotmail.com>
Cc: acostin@richmond.ca <acostin@richmond.ca>
Subject: Re: 8180 heather street

I was here when they built the " CONCRETE WALL " that tipped into my yard at the time. and know all about the wall supporting my foundation. I know that removing it will damage my house. The wall stays . And is partially on my lot. your client only wants to make a buc plain and simple. I build 4 ft from the lot but my foundation on the bottom is very close to the wall as it cam on my side. As you are not the city and the " CONCRETE WALL " which is far superior to a wood one you plan to replace so you can make a buc I will fight . the fence stays also It is like new and cedar... you can build one on the other side .

Don't touch my fence. or the wall for that matter. And its not very confusing at all .

From: "C T" <tcdesign2012@hotmail.com>

To: [REDACTED]

Cc: "Xuming Huang" <huangxuming111@gmail.com>, "Costin,Alexander" <ACostin@richmond.ca>, "devapps" <DevApps@richmond.ca>

Sent: Wednesday, February 8, 2023 3:55:29 AM

Subject: Re: 8180 heather street

Hi [REDACTED]

I am the designer of 8180 Heather St., would like to take a moment to ease your "concern" raised about the retaining wall.

Based on Topo Survey, your side yard sits at an Ele. Grade of 3.90', whereas we will propose to infill our lots to a Finished Ele. Grade of 4.83'. The difference in height is **merely 11"**. See attached diagram.

We assure construction takes place ONLY on my client's property, including the entirety of timber retaining wall. Should the current retain. wall been encroaching onto your property, Surveyor will provide us the correct location, and we fix this issue once for all. A new fence to be placed at our expense.

It is apparent that your house, built in recent years (1997) must have gone through the process of infilling the lot. Whereas my client's house was built in 1985, back then, infilling the lot was not a required practice.

You claim that your house foundation being close to the retaining wall sounds a little confusing. As per Richmond bylaw established over the years, side yard setback for ANY residential building is at **least 4ft (1.2m)**. It is very spacious. The space b/t your house and the fence should simply be sidewalk. It is your property, and we are not going to touch an inch over the fence line.

Plus, our future building is subject to a 4ft. side yard from the fence as well. In total, your house and our new build are 8' apart. I can assure you there would be NO harm to the foundation of your house.

Afterall, I would like to you to understand that when constructing your house back in 1997, you were once considered a "developer" by the previous owner of 8180 Heather St. I am sure your intention was to bring value into the neighborhood, and you believed in the long-term potential of this community. Fast forward two and half decades, my Client has the exact same desire in mind, that is, we sincerely wish to revitalize subject Lot to its full potential. When completed, we like to attract young families moving in, continue contributing to the liveness

of this community.

Your support to the Development will be much appreciated. Should you have more questions, feel free to reach out to me or the Developer, Bill (778-865-6360)

Regards,

Terry C
tc studio

#232-4388 Still Creek Dr. Burnaby
604-771-8963


From: DevApps <DevApps@richmond.ca>
Sent: February 1, 2023 2:32 PM
To: Costin,Alexander <ACostin@richmond.ca>
Subject: FW: 8180 heather street

Hi Alex,

Could you please assist in responding back to this inquiry reading 8180 Heather Street RZ 17-791280.

Thank you,
Candice Kurji
Departmental Associate
Development Applications
☎ 604-276-4375
✉ ckurji@richmond.ca

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION 

From: 
Sent: February 1, 2023 1:42 PM
To: DevApps <DevApps@richmond.ca>
Subject: 8180 heather street

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

I live [REDACTED] and heard that they want to build 2 houses length ways and remove the retaining wall between our properties as it is in the way .

I want more information on this as the retaining wall protects my foundation .

the application is RZ 17-791280. I was at my location when they built the retaining wall and when back filling it it arced into my lot a lot . When I rebuilt my house my foundation was relying on this wall and is very close to it as well.

I think you can see my concern. Builders don't give a crap about anything but profit and lie all the time to who ever is around them especially a numbered LTD account.

Please get back to me. My lot is [REDACTED] .



tosig@tostudio.com
704.944.2022
Richfield, GA 30553
to studio | custom home + interior

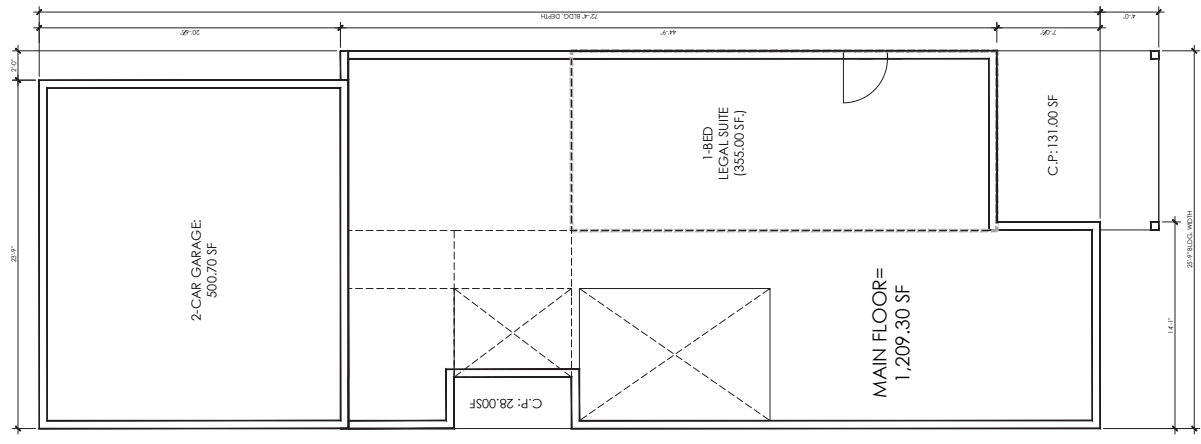
residential • interior design | building permit

DATE: 01/11/2022
PROJECT: 2022-001
DRAWN BY: TOSIG
CHECKED BY: TOSIG
PROJECT: 2022-001
PROJECT: 2022-001
PROJECT: 2022-001

PROJECT TITLE
Single Family Dwelling
8180 Heather St. Richmond, B. C.

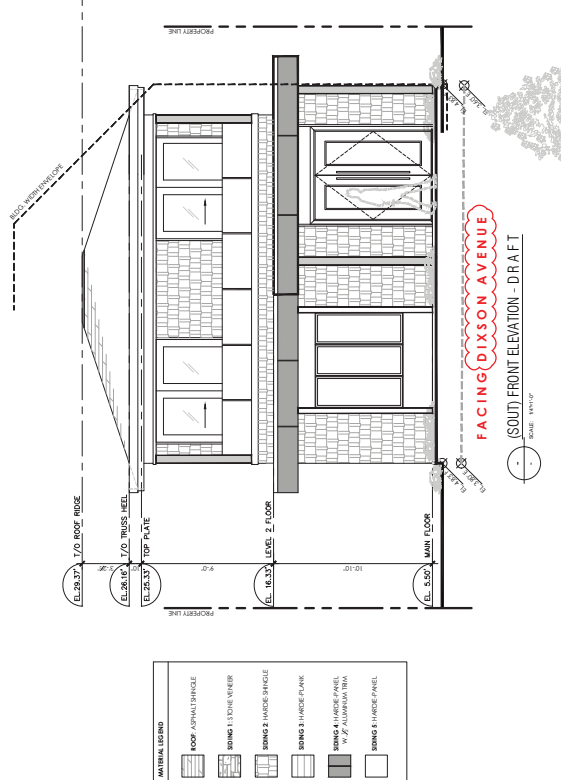
Drawn: TC
Checked: TC
Project Number: BILL 121 02

A2



MAIN FLOOR AREA OVERLAY

DRAFT FLOOR PLANS



QBC Tree Consulting and Services Ltd.
 Project Arborist: Matthew Wong
 Tel: (778) 833-0348
 Email: QBCtree@gmail.com

Project Address:
 8180 Heather Street Richmond BC

Reference Number: VAN20380
 Date of Issue: February 13, 2023

Part B - Tree Management Drawing

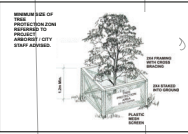
- Tree Protection Barrier
 X Tree To Be Removed

It is the builder/homeowner responsibility to ensure that the development does not adversely affect any neighboring plantings.

Tree List					
Tree ID	Genus species (Botanical name)	DBH (cm)	Crown Spread Radius (m)	CRZ/TPZ (m)	CRZ/TPZ (ft)
A1	Rhododendron (Rhododendron)	25	1.5	1.5	5.0
A2	Magnolia (Magnolia)	4	0.5	1.2	4.0

Note to Owner / Constructor:

- The tree protection barrier's dimensions are in feet.
- All the dimensions are measured from the tree trunk and should refer to the figure mentioned.
- The tree protection barriers must be built and inspected prior any construction activities.
- All tree protection on street trees to be set back 0.3m from the edge of sidewalk to allow clear circulation, and 0.6m from the back of curb to allow door opening.
- The protection barrier or temporary fencing must be at least 1.2m in height and constructed of 2"x4" wood frame with cross brace construction with snow-fence and staked into the ground. The tree protection fence shall be clearly signed "Tree Protection Zone - Do Not Enter" and remain intact for any construction or demolition site throughout the entire period of demolition and/or construction. Maintain such protection barrier, repair any damage to it, and not alter or remove it until construction is completed.
- Certified Arborist on-site supervision is required for any construction activities within and 1m of the TPZ.
- Absolutely no further grade changes (increase or decrease in grade) can occur within any TPZ. All pre-loading, retaining walls, perimeter drainage and silt fencing must be installed outside of these zones, unless approved and supervised by City arborist / Project arborist.
- No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree drip lines.
- Proper pruning of the trees to be retained following ANSI A300 pruning standards, completed by a qualified tree care professionals, trees will also require mulching and watering for successful retention.



Tag #2252
 Site Benchmark
 Elevation: 1.01m

HEATHER ST.

Crown of Road

OAD DEDICATION
 Area: 8 m²
 Storm MH
 N.Rim: 1.11

Crown of Road

SITE PLAN

SCALE: 1/4" = 1'-0"



DIXON AVENUE

AVENUE



Address: 8180 Heather Street

File No.: RZ 17-791280

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10433, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - landscape guidelines for corner lots in Richmond Zoning Bylaw 8500;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 5 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
5	8 cm		4 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
4. Registration of a legal agreement on title, ensuring that the Building Permit application and ensuing development of Lot 1 is generally consistent with submitted conceptual plans. Further design development of the east elevation is required prior to final adoption of the rezoning bylaw and to the satisfaction of the Director of Development to ensure the building presents an attractive pedestrian interface to Heather Street.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until at minimum a one-bedroom secondary suite is constructed on both of the future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. 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.

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

1. A 3m x 3m corner cut road dedication is required at the southwest corner of the property prior to subdivision approval. The exact extent of road dedication is to be verified by the Director of Transportation as part of the detailed design of the Servicing Agreement works.
2. At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing and other improvements. The applicant is also required to pay a voluntary \$84,251.00 cost recovery contribution for the frontage improvements previously installed along Heather Street through the City's Capital works project.

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

Water Works

- a) Using the OCP Model, there is 205.0 L/s of water available at a 20 psi residual at the Heather St frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At the Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on BP stage building designs.
- c) At Developers cost, the City will:
 - i) Cut, cap, and remove the existing water service connection and meter at the Dixon Road frontage.
 - ii) Install two new water service connections, complete with meter and meter box, off of the existing 150mm watermain along Dixon Avenue.

Storm Sewer Works:

- a) At Developer's cost, the City will:
 - i) Replace the existing storm service connection, inspection chamber, and dual service leads., located at the adjoining property line of the newly created lots.
 - ii) Cut, cap, and remove the existing storm service connections and inspection chambers along the west property line (STCN41581, STCN41582, & STCN41583), regardless of the results of the CCTV inspection.

Sanitary Sewer Works:

- b) At Developer's cost, the City will:
 - i) Cut and cap the existing sanitary service connection located at the south east corner of the subject site. The existing IC shall be retained to service 9271 Dixon Avenue.
 - ii) Install one new sanitary service connection off of the existing sewer on the south side of Dixon Avenue, complete with inspection chamber and dual service leads.

Frontage Improvements:

- a) At the Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (2) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan:

- BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- ii) Complete the following upgrades along the frontage facing Heather Street and Dixon Avenue:
- 1.5m concrete sidewalk
 - 1.5m boulevard
 - Extruded curb and gutter
 - Pavement Widening
 - Lot 1 driveway access/letdown to be off Heather Street
 - Lot 2 driveway access/letdown to be off Dixon Avenue
- iii) Submit a Function Plan of the subject site and include all frontage designs, signed and sealed by a Civil Consultant.

Street Lighting:

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

General Items

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

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

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

Note:

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

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

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

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

Signed _____

Date _____

(Signed copy on file)



City of Richmond

Bylaw 10433

Richmond Zoning Bylaw 8500 Amendment Bylaw 10433 (17-791280) 8180 Heather Street

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

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

P.I.D. 001-708-538

Lot 557 Section 22 Block 4 North Range 6 West New Westminster District Plan 60575

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10433"**.

FIRST READING

MAR 27 2023

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



**Regular Council
Monday, March 27, 2023**

8. **APPLICATION BY 1265028 B.C. LTD. FOR REZONING AT 8180 HEATHER STREET FROM “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/A)” ZONE**

(File Ref. No. 12-8060-20-10433, RZ 17-791280) (REDMS No. 7031674, 7031945, 7011173)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10433, for the rezoning of 8180 Heather Street from “Single Detached (RS1/E)” zone to “Single Detached (RS2/A)” zone, be introduced and given first reading.

ADOPTED ON CONSENT



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 22, 2023
File: RZ 22-009404

Re: **Application by Avtar Bhullar for Rezoning at 12260 Woodhead Road and a portion of 12288 Woodhead Road from the “Single Detached (RS1/F)” Zone and the “Single Detached (RS1/B)” Zone to the “Single Detached (RS2/B)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10449, for the rezoning of 12260 Woodhead Road and a portion of 12288 Woodhead Road from the “Single Detached (RS1/F)” zone and “Single Detached (RS1/B)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

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

WC:ta
Att. 7

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

Staff Report

Origin

Avtar Bhullar, on behalf of Trine Developments Ltd. (Salindran Kaur Bhullar, Arjan Singh Bhullar, Pardeep Singh Bhullar and Sandeep Kaur Kang), Thi H. Nguyen and Hung T. Lu has applied to the City of Richmond for permission to rezone 12260 Woodhead Road and a 0.64 m wide (approximately 24.66 m² in area) portion of 12288 Woodhead Road from the “Single Detached (RS1/F)” zone and the “Single Detached (RS1/B)” zone respectively, to the “Single Detached (RS2/B)” zone to permit a subdivision to create three lots with vehicle access from Woodhead Road. A location map and aerial photo are provided in Attachment 1. A survey of the property identifying the proposed subdivision is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet with details about the development proposal is provided in Attachment 3.

Existing Site Condition and Context

The subject site is located on the south side of Woodhead Road, between No. 5 Road and McNeely Drive. Vehicle access to the subject site is currently via Woodhead Road.

Subject Site Existing Housing Profile

The subject site consists of a single-detached dwelling on 12260 Woodhead Road that is currently tenanted. The applicant has also indicated that there is an unauthorized two-bedroom secondary suite (approx. 92.9 m²) in the dwelling which is also currently tenanted. The existing dwelling at 12260 Woodhead Road is proposed to be removed.

The 0.64 m wide strip of land (24.66 m²) at 12288 Woodhead Road is currently vacant. The single-detached dwelling on the remaining portion of 12288 Woodhead Road is owner occupied, and no changes are proposed to the dwelling.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Across Woodhead Road is King George/Cambie Community Park.

To the South: Single-detached dwellings on lots zoned "Single Detached (RS1/B)" fronting Cameron Drive.

To the East: Single-detached dwellings on lots zoned "Single Detached (RS1/B)" fronting Woodhead Road. The lots were rezoned and subdivided in 2005 (RZ 05-298266/SD 05-298267).

To the West: A single-detached dwelling constructed in the early 2000's zoned "Single Detached (RS1/F)".

Related Policies & Studies

Official Community Plan/ East Cambie Area Plan

The subject site is designated as "Neighbourhood Residential" in the 2041 Official Community Plan (OCP) and is located in the East Cambie Planning Area. The East Cambie Area Plan's Land Use Map designation for the subject site is "Residential (Single-Family Only)" (Attachment 4). The proposed rezoning and subdivision is consistent with these designations.

Single-Family Lot Size Policy 5472/ Richmond Zoning Bylaw 8500

The subject site is located in the area governed by the Single-Family Lot Size Policy No. 5472, adopted by City Council in 2003 (Attachment 5). The Policy permits properties along Woodhead Road to be rezoned and subdivided in accordance with the provisions of the "Single Detached (RS2/B)" zone. The proposed rezoning and subdivision are consistent with this Policy. The proposed lots will be 12.0 m (39.37 ft.) wide and approximately 482.80 m² (5,196.82 ft²) in area which complies with the requirements of the Single-Family Lot Size Policy No. 5472 and the "Single Detached (RS2/B)" zone.

Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 3. All new aircraft sensitive noise uses may be considered in this area, in accordance with the ANSD policies contained in the OCP. Registration of an aircraft noise sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw to acknowledge that the subject lands are located within an aircraft noise sensitive area and that appropriate building design measures are incorporated to mitigate against aircraft noise.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

This redevelopment proposes to rezone and subdivide an existing single-family lot at 12260 Woodhead Road and a portion of 12288 Woodhead Road (approximately 24.66 m² in area) to create three new single family lots with vehicle access from Woodhead Road. This redevelopment proposal is consistent with the established pattern of redevelopment in the neighbourhood and Lot Size Policy 5472.

Existing Legal Encumbrances

There is an existing restrictive covenant (Registration No. BX461524) which was registered on Title for 12288 Woodhead Road in 2005 at the time of the rezoning of that property (RZ 05-298266). The covenant identifies the 0.64 m strip of land (an area of approximately 24.66 m²) to be a “no build area” until the area is transferred at a fair market value upon the future subdivision of 12260 Woodhead Road. The applicant has provided staff with a signed Contract of Purchase and Sale indicating an agreement by Trine Developments Ltd. to purchase the “no build area” from the owners of 12288 Woodhead Road. The covenant must be discharged from Title at subdivision stage.

The single-detached dwelling currently constructed at 12288 Woodhead Road, at its time of construction, was reviewed for compliance with its “Single Detached (RS1/B)” zoning designation with the recognition that the “no build area” could be transferred in the future. The proposed rezoning of the 0.64 m wide west-side strip of land at 12288 Woodhead Road will not impact the zoning compliance of the dwelling located at 12288 Woodhead Road (e.g. building setbacks and maximum floor area).

There is also an existing aircraft noise covenant on the Title of 12288 Woodhead Road (BX461525). As a condition of rezoning bylaw adoption, an aircraft noise sensitive use covenant will be registered on 12260 Woodhead Road. At the subdivision stage, the existing covenant applicable to the 0.64 m strip of land on the west side of the 12288 Woodhead Road (BX461525) is to be discharged, and the new aircraft noise sensitive use covenant for the future Lot 3 would be modified, as required, at the time of consolidation with the 0.64 m wide strip of land.

Transportation and Site Access

Vehicle access to the proposed lots is from Woodhead Road via separate driveways. A new sidewalk and landscaped boulevard is to be installed along the Woodhead Road frontage of the site as part of a Servicing Agreement outlined in the Site Servicing and Frontage Improvements section.

Affordable Housing Strategy

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

Consistent with the City's Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of a minimum size of 42.79 m² (460 ft²) in each of the new dwellings, for a total of three secondary suites. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title stating that no final Building Permit inspection will be granted until the minimum one-bedroom (min. 42.79 m²) secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses seven bylaw-sized trees on the subject property and one tree on a neighbouring property at 12591 Cameron Drive. There is a perimeter hedge by the south lot line of the site that is proposed to be retained and there are no street trees on any City property in proximity to the site.

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

- Six trees (tag# 5892, 5893, 5894, 5895, 5897 and 5898) located on site are in good condition and are to be retained and protected. The protection zones for three trees (tag# 5893, 5894, and 5897) encroach into the building envelopes of the future single family buildings. In order to allow retention of these trees, enhanced front and side yard building setbacks will be required. A legal agreement will be registered on Title as a condition of rezoning to ensure upon Building Permit issuance that no portion of any structure proposed on any of the lots encroaches into the Tree Protection Zones as identified in the Tree Management Plan (Attachment 6). Tree protection is to be provided in accordance with the City of Richmond's Tree Protection Information Bulletin Tree 03.
- One tree (tag# OS1) located on an adjacent neighbouring property (12591 Cameron Drive) is to be retained and protected. Tree protection is to be provided in accordance with the City of Richmond's Tree Protection Information Bulletin Tree-03.
- One tree (tag# 5896) is to be relocated to the rear yard of Lot 2 with Arborist supervision. A Tree Survival Security of \$10,000.00 will be required and timing of tree relocation will be based on consultation and letter of undertaking with Arborist and tree moving company. Irrigation will also be required to be installed after the tree is removed.
- A non-bylaw sized hedge is proposed to be retained in the rear yard. The retention of the hedge will be further reviewed as part of the Servicing Agreement for site servicing.

Tree Relocation and Planting

The applicant has agreed to relocate one on-site tree (tag # 5896) to the rear yard of Lot 2, and provide two additional new trees in the rear yards of Lot 1 and Lot 3. The proposed additional trees are to be of the following minimum sizes.

No. of Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8.0 cm		4.0 m

To ensure that the two new trees are planted and maintained on each new lot, the applicant is required to submit a Landscaping Security in the amount of \$1,500.00 (\$750/tree) prior to the final adoption of the rezoning bylaw. Securities will be held until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one-year maintenance period to ensure that the landscaping survives. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

Tree Protection

Six on-site trees (tag# 5892, 5893, 5894, 5895, 5897 and 5898) and one tree (tag# OS1) on a neighbouring property are to be retained and protected. Protection of Tree tag# 5896 will also be required until relocation to the rear yard occurs. The applicant has submitted a tree management plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). The protection zones for three trees (tag# 5893, 5894, and 5897) encroach into the building envelopes of the future single family buildings. Additional building setbacks and modification will be required to accommodate the retention of the trees. A non-bylaw perimeter hedge at the south of the site is also proposed to be retained. To ensure that the trees identified for retention are protected, at development stage, the applicant is required to complete the following items:

- A legal agreement will be registered on Title as a condition of rezoning to ensure upon Building Permit issuance that no portion of any structure proposed on any of the lots encroaches into the Tree Protection Zones as identified in the Tree Management Plan (Attachment 6). Final plans to be provided prior to rezoning adoption to the satisfaction of the Director, Development.
- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security to the City in the amount of \$55,000.00 for the six (6) trees (tag# 5892, 5893, 5894, 5895, 5897 and 5898) to be retained and one (1) tree (tag# 5896) to be relocated. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones.

The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

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

Site Servicing and Frontage Improvements

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

- Pay Development Cost Charges (City and GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and the current year's taxes.
- Discharge the existing covenant on the Title of 12288 Woodhead Road (i.e. BX461524); which restricts building on the 0.64 m strip of land on the west side of the property.
- Discharge the existing noise covenant on the Title of 12288 Woodhead Road (i.e. BX461525) for the 0.64 m strip of land on the west side of the property only, and modify the new aircraft noise sensitive use covenant for the future Lot 3, as may be required.
- Enter into a Servicing Agreement for the design and construction of the required site servicing works (water, storm, and sanitary service connections for the proposed lots) as well as for the frontage improvements. Complete details on the scope of work required as part of the Servicing Agreement are included in the Rezoning Considerations (Attachment 7).

Financial Impact

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

Conclusion

This application is to rezone 12260 Woodhead Road and a portion of 12288 Woodhead Road from the "Single Detached (RS1/F) and Single Detached (RS1/B)" zone respectively, to the "Single Detached (RS2/B)" zone to permit a subdivision to create three lots.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP, East Cambie Area Plan and the Single-Family Lot Size Policy 5472.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10449 be introduced and given first reading.



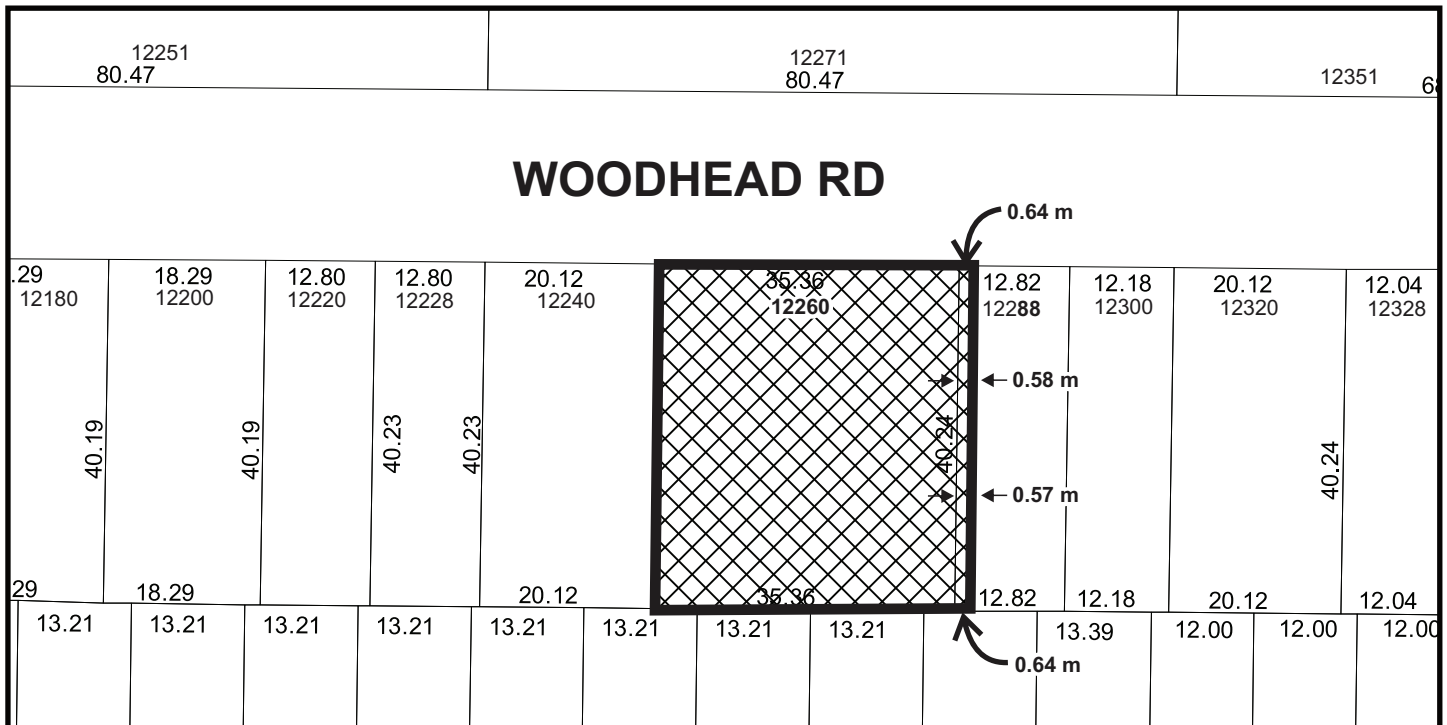
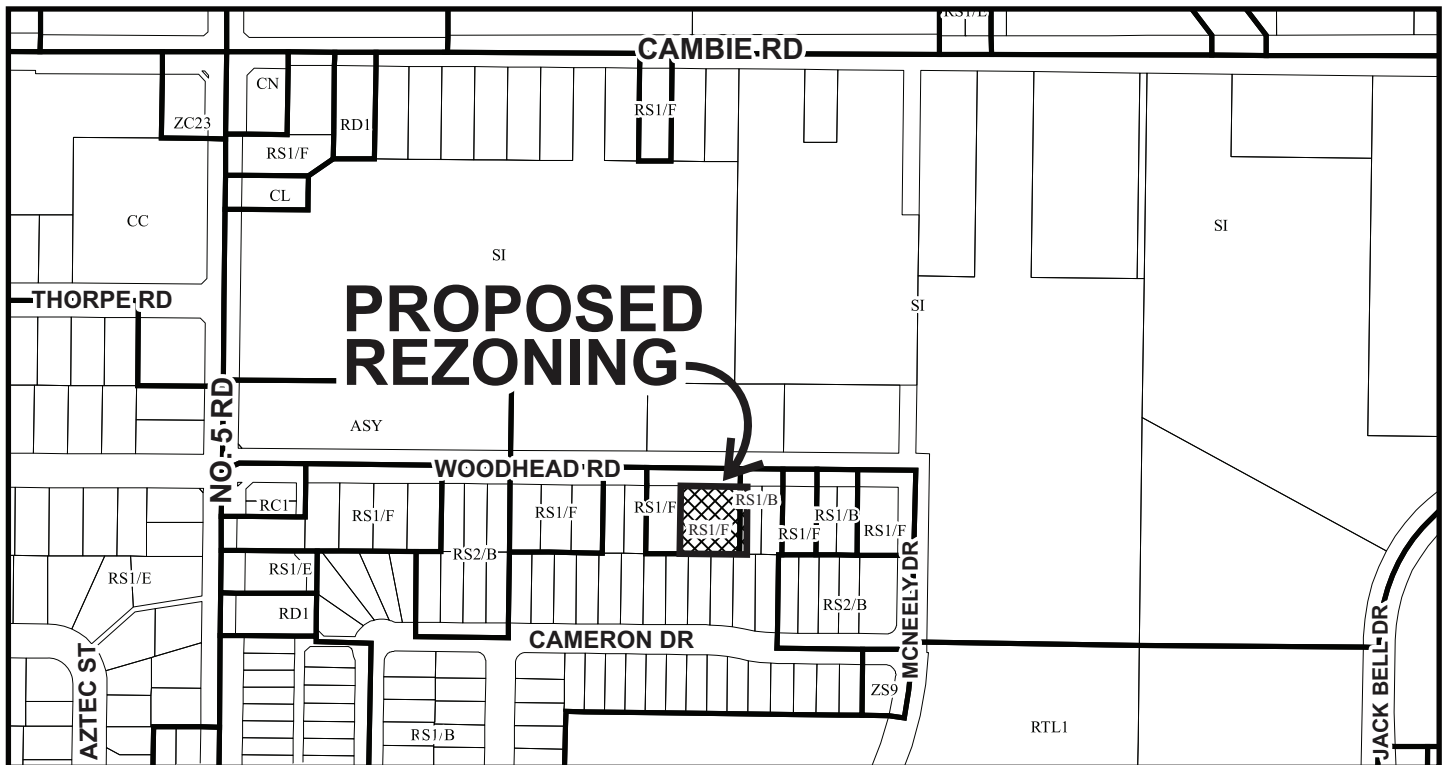
Tolu Alabi
Planner 1
(604-276-4092)

TA:js

- Att. 1: Location and Aerial Maps
 2: Survey and Subdivision Plan
 3: Development Application Data Sheet
 4: East Cambie Area Plan
 5: Lot Size Policy 5472
 6: Tree Protection Plan
 7: Rezoning Considerations



City of Richmond



RZ 22-009404

PH - 40

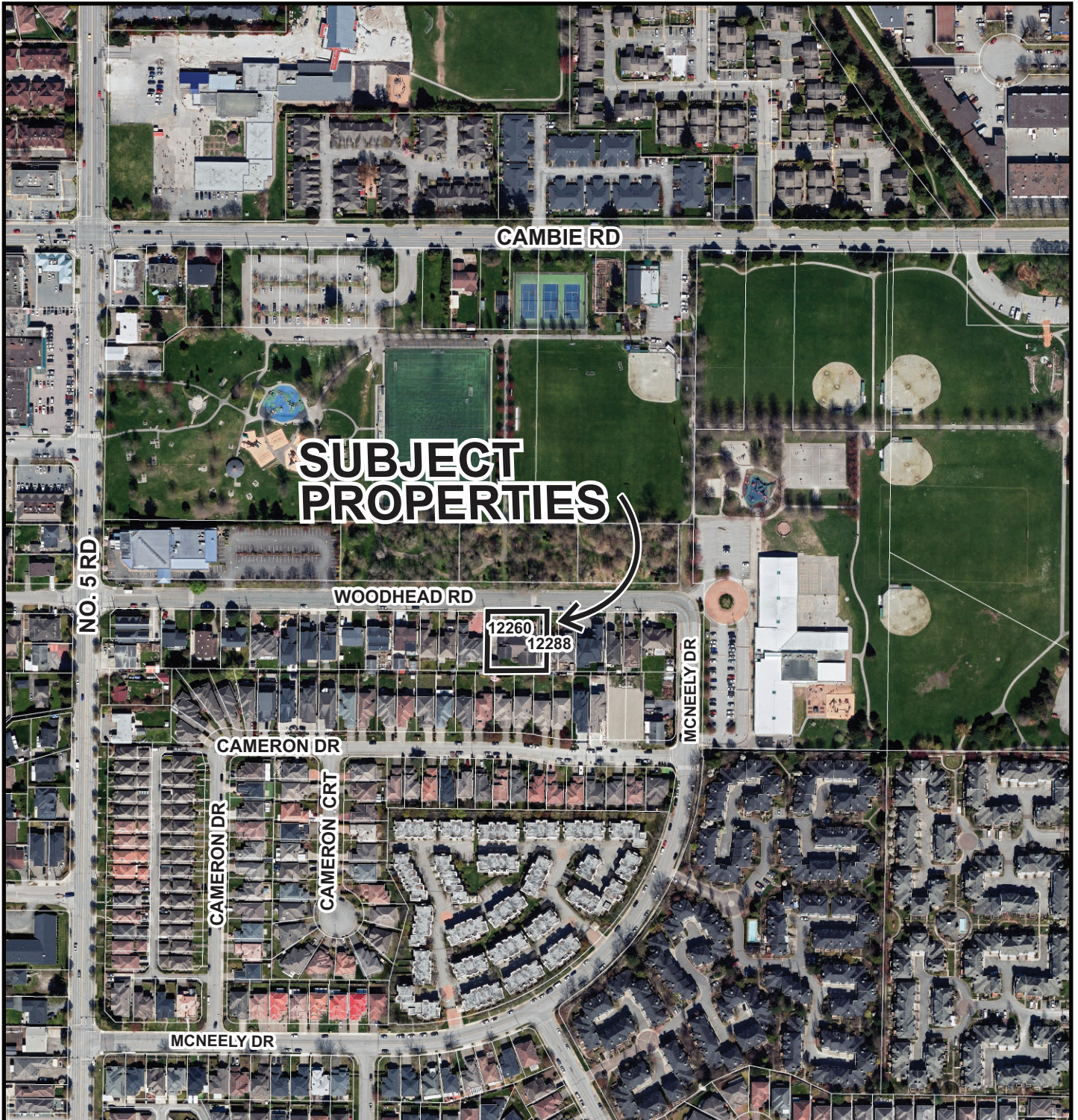
Original Date: 03/31/22

Revision Date: 03/02/23

Note: Dimensions are in METRES



City of Richmond



RZ 22-009404

PH - 41

Original Date: 03/31/22

Revision Date: 07/11/22

Note: Dimensions are in METRES

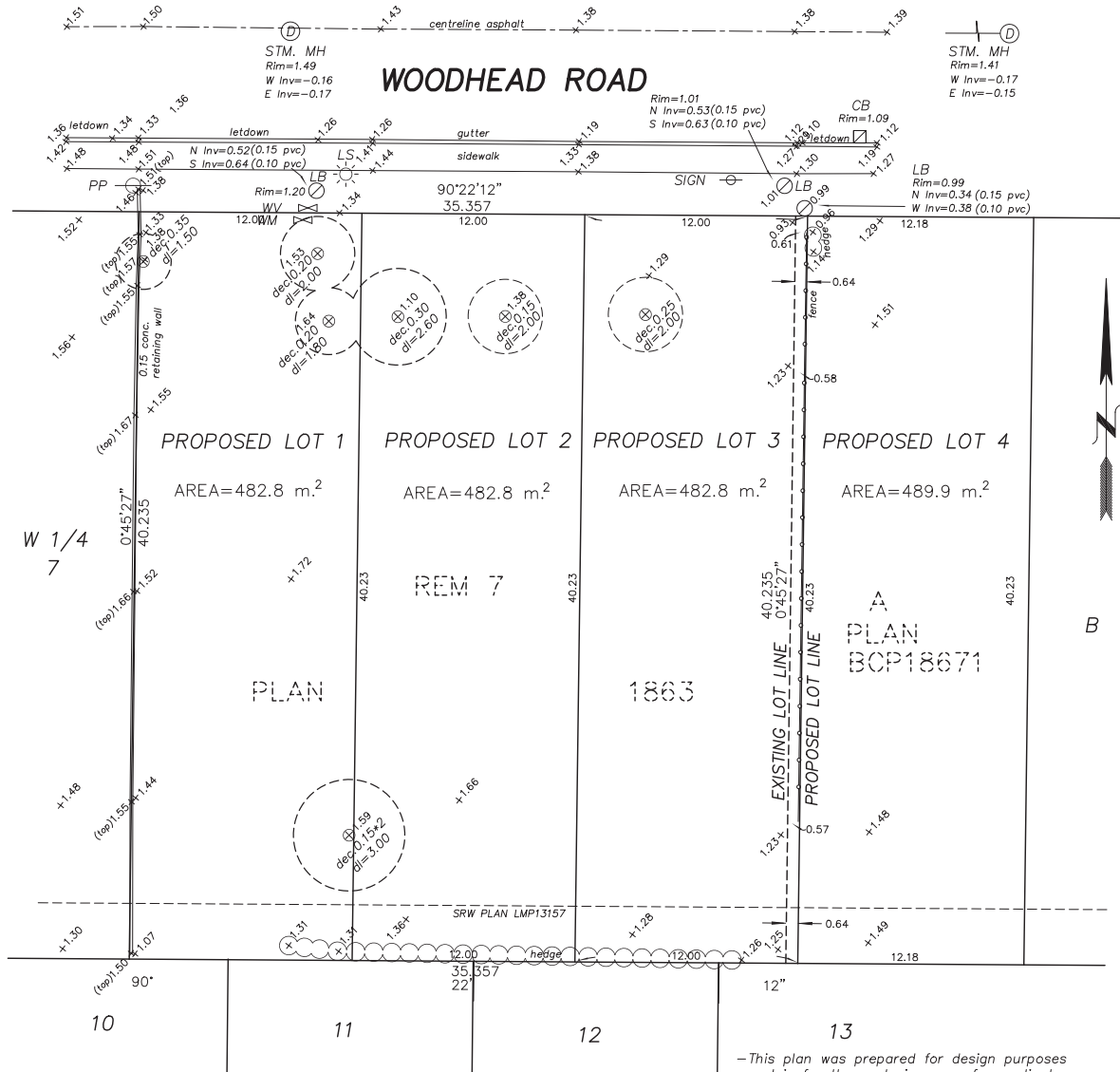
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON EAST THREE-QUARTERS LOT 7 EXCEPT: EAST 82 FEET & PART OF LOT A PLAN BCP18671 BOTH OF SECTION 31 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 1863

Current Civic Address:
12260/12288—Woodhead Road
Richmond, B.C.
PID: 012-400-246

—property dimensions are derived
from Land Title Office records
and are subject to change upon
field survey

SCALE : 1:250

(All distances are in metres)



GENERAL NOTES:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of Richmond Geodetic datum, monument 94H1624 HPN#190 elev.= 2.339m (CVD28GVRD 2018).
- On the subject lot, only trees with a diameter of at least 0.20m are shown
- This plan does not show non-plan charges, liens or interests.

LEGEND

- LB ...denotes lawn basin
- LS ...denotes lamp standard
- CB ...denotes catch basin
- conc. ...denotes concrete
- conif. ...denotes coniferous tree
- dec. ...denotes deciduous tree
- STM. MH ...denotes storm manhole
- PP ...denotes power pole
- SIGN ...denotes sign
- WM ...denotes water meter
- WV ...denotes water valve
- ...denotes tree
- × ...denotes spot elevation

—This plan was prepared for design purposes and is for the exclusive use of our client. DHALIWAL AND ASSOCIATES LAND SURVEYING Inc. and the signatory accept no responsibility for and hereby disclaim all obligations and liabilities for damages caused by the direct or indirect use or reliance upon the Plan beyond its intended use.

REVISED:
14th DAY OF MARCH 2023
REVISED:(proposed property lines)
14th DAY OF FEBRUARY 2023
REVISED:
18th DAY OF JANUARY 2022.
REVISED:PROPOSED LOTS
10th DAY OF DECEMBER 2021.
DATE OF SURVEY:
03rd DAY OF SEPTEMBER 2021.

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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
#216 12899-76th Avenue
Surrey, B.C. V3W 1E6
phone: (604) 501-6188
email: info@dhaliwalssurvey.com
File: 2108134-T05
Drawn by: GK

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

MARK J.R. DAILEY B.C.L.S. 867

PH - 42



Development Application Data Sheet
Development Applications Department

RZ 22-009404

Address: 12260 and 12288 Woodhead Road

Applicant: Avtar Bhullar

Planning Area(s): East Cambie

	Existing	Proposed
Owner	Trine Developments Ltd, Thi H. Nguyen and Hung T. Lu	To be determined
Site Size	12260 Woodhead Road – 1422.54 m ² 12288 Woodhead Road – 26.1 m ²	Lot 1 – 482.80 m ² Lot 2 – 482.80 m ² Lot 3 – 482.80 m ²
Land Uses	One (1) Single-detached dwelling	Three (3) Single-detached dwellings
OCP Designation	Neighbourhood Residential (NRES)	No change
Area Plan Designation	Residential (Single-Family Only)	No change
702 Policy Designation	Single-Family Housing District Subdivision Area B (RS2/B)	No change
Zoning	Single Detached (RS1/F) Single Detached (RS1/B)	Single Detached (RS2/B)
Other Designation	Aircraft Noise Sensitive Development Policy – Moderate Aircraft Noise Area (Area 3)	No change

On Future Subdivided Lots		Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)		Max. 0.55 to a max lot area of 464.5 m ² with an FAR of 0.30 to the balance of the lot area in excess of 464.5 m ²	Max. 0.55 to a max lot area of 464.5 m ² with an FAR of 0.30 to the balance of the lot area in excess of 464.5 m ²	None Permitted
Buildable Floor Area*		Max. 260.96 m ² (2,808.95 ft ²)	Max. 260.96 m ² (2,808.95 ft ²)	None Permitted
Lot Coverage (% of lot area)	Building	Max. 45%	Max. 45%	None
	Non-porous Surfaces	Max. 70%	Max. 70%	
	Live landscaping	Max. 25%	Max. 25%	
Lot Area (per lot)		Min. 360.0 m ²	482.40 m ²	None
Lot Dimensions	Width	Min. 12.0 m	12.0 m	None
	Depth	Min. 24.0 m	40.23 m	
Setbacks	Front	Min. 6.0 m	Min. 6.0 m	None
	Side	Min. 1.2 m	Min. 1.2 m	

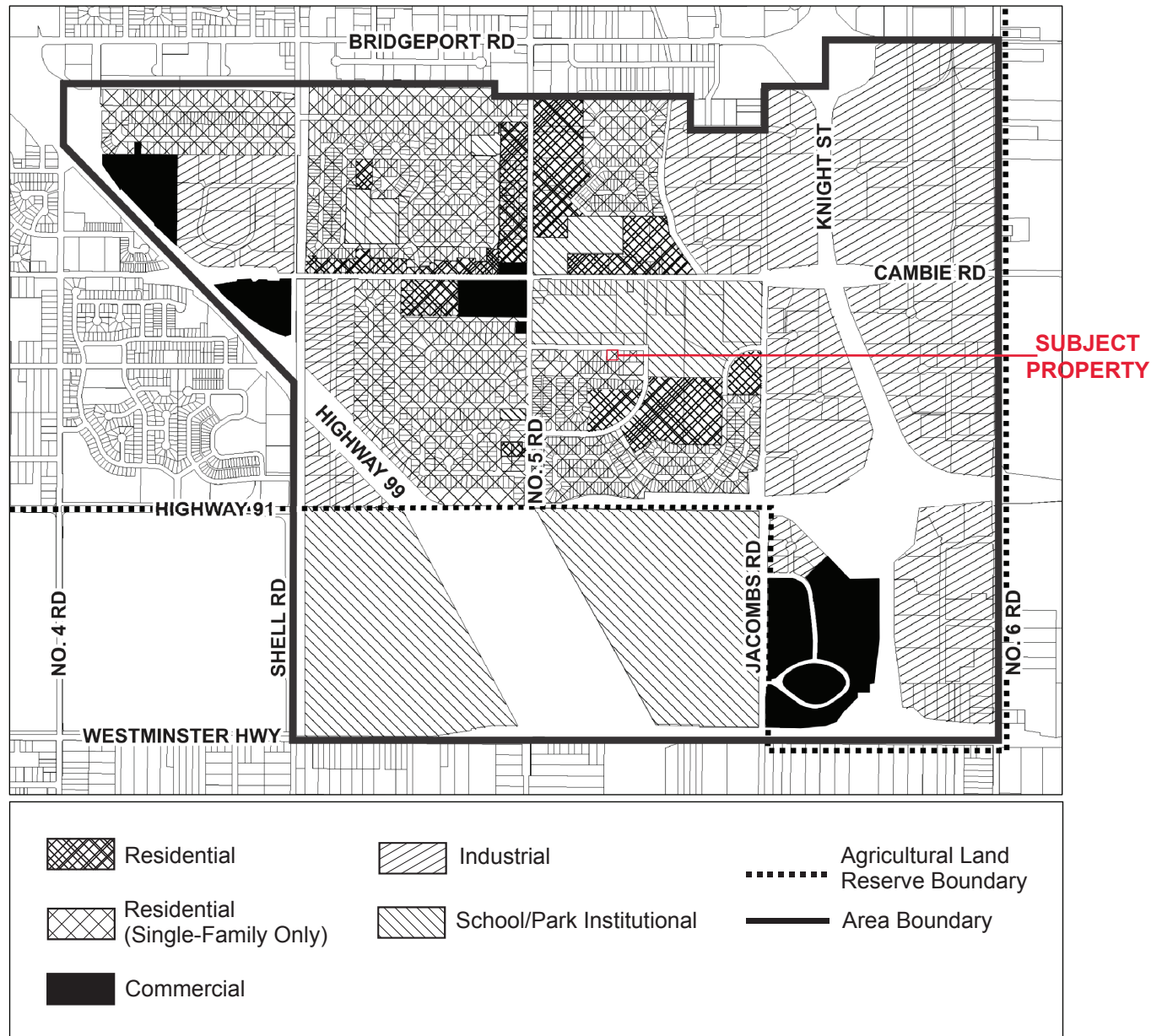
On Future Subdivided Lots		Bylaw Requirement	Proposed	Variance
	Rear	Minimum, - greater of 6.0 m, or - 20% of the total lot depth, for up to 60% of the rear wall of the first storey; and - 25% of the lot depth for the remaining 40% of the first storey rear wall and any second storey or half storey above; up to a maximum setback of 10.7 m	Minimum, - 8.05 m, for up to 60% of the first storey rear wall; and - 10.06 m for the remaining 40% of the first storey rear wall and any second storey or half storey above; up to a maximum setback of 10.7 m	
Height		2 ½ storeys at Max. 9.0 m	2 ½ storeys at Max. 9.0 m	None
Parking Spaces (per lot)	Principal dwelling	2 spaces	2 spaces	None
	Secondary suite	1 space	1 space	

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

City of Richmond

Land Use Map

Bylaw 8948
2016/10/24



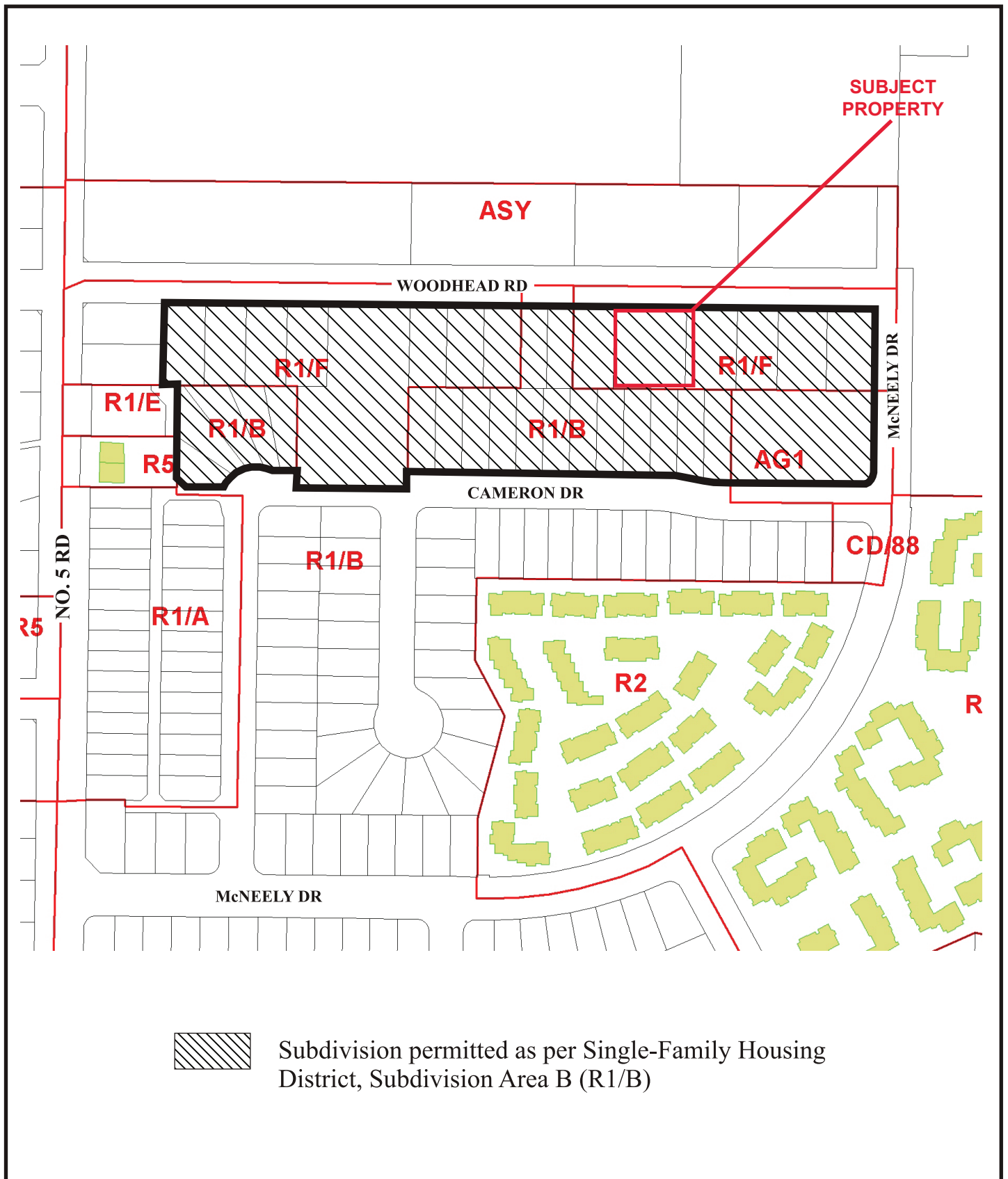


POLICY 5472:

The following policy establishes lot sizes in the area generally bounded by **No. 5 Road, Woodhead Road, McNeely Drive and Cameron Drive** (Section 31-5-5):

That properties generally located east of No. 5 Road along Woodhead Road, McNeely Drive and Cameron Drive, in a portion of Section 31-5-5, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw 5300.

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



Policy 5472 Section 31, 5-5 PH - 47

Adopted Date: 12/15/03

Amended Date:

Note: Dimensions are in METRES



Address: 12260 and 12288 Woodhead Road

File No.: RZ 22-009404

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10449, the applicant is required to complete the following:

1. Submission of a Landscape Security in the amount of \$1,500.00 (\$750/tree) to ensure that a total of two (2) new trees are planted and maintained in the rear yard of Lot 1 and Lot 3 with the following minimum sizes;

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	8.0 cm		4.0 m

The City will release 90% of the security after construction and landscaping on the future lots is completed, and a landscaping inspection is approved. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure the replacement trees have survive. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (tag# 5892, 5893, 5894, 5895, 5897, 5898 and OS1, including a non-bylaw perimeter hedge at the south of the site). The Contract should include the scope of work to be undertaken, including: relocation of tree tag# 5896 to the rear yard of Lot 2 is to be done with Arborist supervision, the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$55,000.00 [\$45,000.00 for the six (6) trees (tag# 5892, 5893, 5894, 5895, 5897 and 5898) to be retained and \$10,000.00 for one (1) tree (tag# 5896) to be relocated to the rear of proposed Lot 2]. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
4. 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.
5. Registration of an aircraft noise sensitive use covenant on title.
6. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite is constructed on all (Lot 1, Lot 2 and Lot 3) of the three future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Each of the proposed one-bedroom secondary suites must have a minimum size of 42.79 m² (455 ft²).
8. Registration of a legal agreement on Title to ensure that upon Building Permit issuance that no portion of any structure proposed on any of the proposed lots encroaches into the Tree Protection Zones as identified in the Tree Management Plan, or as otherwise permitted by the Director, Building Approvals.
9. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Installation of tree protection fencing around all trees to be retained (i.e. trees tag# 5892, 5893, 5894, 5895, 5897, 5898 and OS1, as well as a non-bylaw perimeter hedge at the south of the site). Tree protection fencing must be installed to City standard in accordance with the Arborist's Report recommendations and the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

At Subdivision* stage, the applicant must complete the following requirements:

1. Discharge the existing covenant on the Title of 12288 Woodhead Road (i.e. BX461524); which restricts building on the 0.64 m strip of land on the west side of the property.
2. Discharge the existing noise covenant on the Title of 12288 Woodhead Road (i.e. BX461525) for the 0.64 m strip of land on the west side of the property only and modification of the aircraft noise sensitive use covenant identified in item #5 above, as may be required.
3. Pay Development Cost Charges (City and GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and the current year's taxes;
4. Enter into a Servicing Agreement (SA)* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

I. Frontage Improvements

- a) Sidewalk/boulevard:
 - (1) Concrete sidewalk (1.5 m wide) next to the existing south curb of the site fronting section of Woodhead Road.
 - (2) Landscaped boulevard with street trees over the remaining space between the sidewalk and the subject site's north property line.
- b) Driveway closures/backfills/re-construction:
 - (1) All existing driveways at the subject site's Woodhead Road frontage are to be closed permanently. The Applicant is responsible for the removal of all existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described under Item I (a) above.
 - (2) New driveways for the three subdivided lots are to be built per comments noted below:
 - Lot 1: Driveway is to be placed 1.65 m from the west common property line with the immediate west neighbouring site.
 - Lots 2 and 3: The two driveways are to be paired (i.e. located by the common property line) with each driveway placed 1.65 m from the same common property line between the two subdivided lots. (For tree retention reasons, the Lot 3 driveway may need to be relocated to the east. As such, the driveway pairing requirement can be waived).
 - Note that the 1.65 m separation is measured from the back of the driveway let-down along the site road fronting property line. Refer to Bylaw 7222 for details.
- c) Parks/Tree Bylaw requirements:

Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- d) Engineering requirements:

Consult Engineering on lighting and other utility requirements as part of the frontage works.

II. Water Works

- a) Using the OCP Model, there is 191 L/s of water available at a 20 psi residual at the Woodhead Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Applicant's cost, the Applicant is required to:
 - (1) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (2) Cut and cap all existing water service connections and remove all existing water meters.
 - (3) Install a new 25 mm diameter water service connection, complete with water meter and water meter box to service proposed lot #1 as per City specifications to service the site.
 - (4) Install a new 25 mm diameter water service connection, complete with water meter and water meter box to service proposed lot #2 as per City specifications to service the site.
 - (5) Install a new 25 mm diameter water service connection, complete with water meter and water meter box to service proposed lot #3 as per City specifications to service the site.

- (6) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.

c) At Applicant's cost, the City will:

- (1) Complete all tie-ins for the proposed works to existing City infrastructure.

III. Storm Sewer Works

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

- (1) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- (2) Cut and cap all existing storm sewer service connections and inspection chambers servicing the proposed site.
- (3) Install a new dual storm sewer service connection at the shared PL of Lot #1 and lot #2 to service Lots #1 and #2, complete with inspection chamber. Ensure the ICs are not installed in the driveway.
- (4) Install a new storm sewer service connection to service Lot #3, complete with inspection chamber and a service lead. Ensure the ICs are not installed in the driveway.

b) At Applicant's cost, the City will:

- (1) Complete all tie-ins for the proposed works to existing City infrastructure.

IV. Sanitary Sewer Works

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

- (1) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- (2) Install a new sanitary sewer service connection to service Lot #1, complete with inspection chamber and a service lead.
- (3) Inspect the existing sanitary service connection near the south property line of the site. If in good condition, re-use the service connection, complete with inspection chamber and service lead for proposed Lot #2, as per standard City drawings.
- (4) Install a new sanitary sewer service connection to service Lot #3, complete with inspection chamber and a service lead.

b) At Applicant's cost, the City will:

- (1) Complete all tie-ins for the proposed works to existing City infrastructure.

V. General Items

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

- (1) Complete other frontage improvements as per Transportation requirements.
- (2) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- (3) Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and

proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

(Signed concurrence on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10449 (RZ 22-009404)
12260 Woodhead Road and a portion of 12288 Woodhead 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)**”.

That area shown cross-hatched on “Schedule A attached to and forming part of Bylaw No. 10449”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10449**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

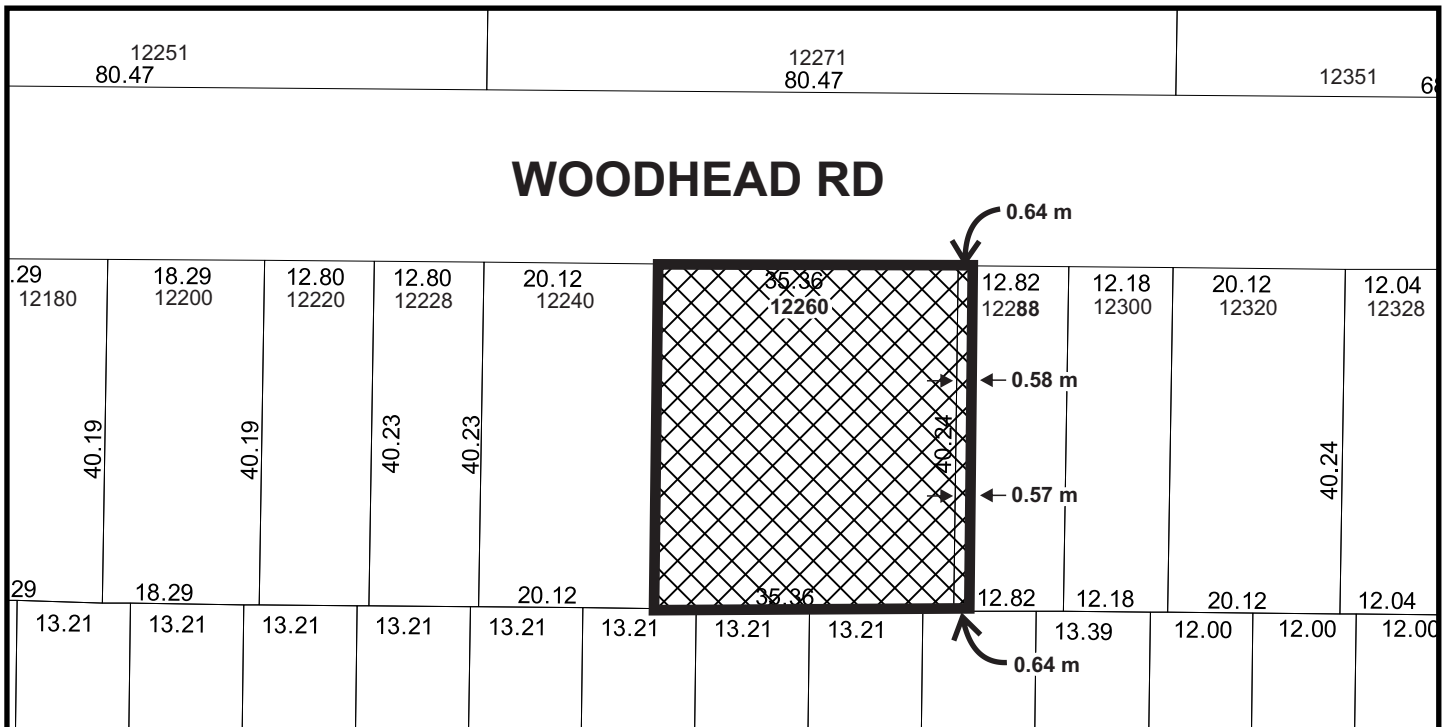
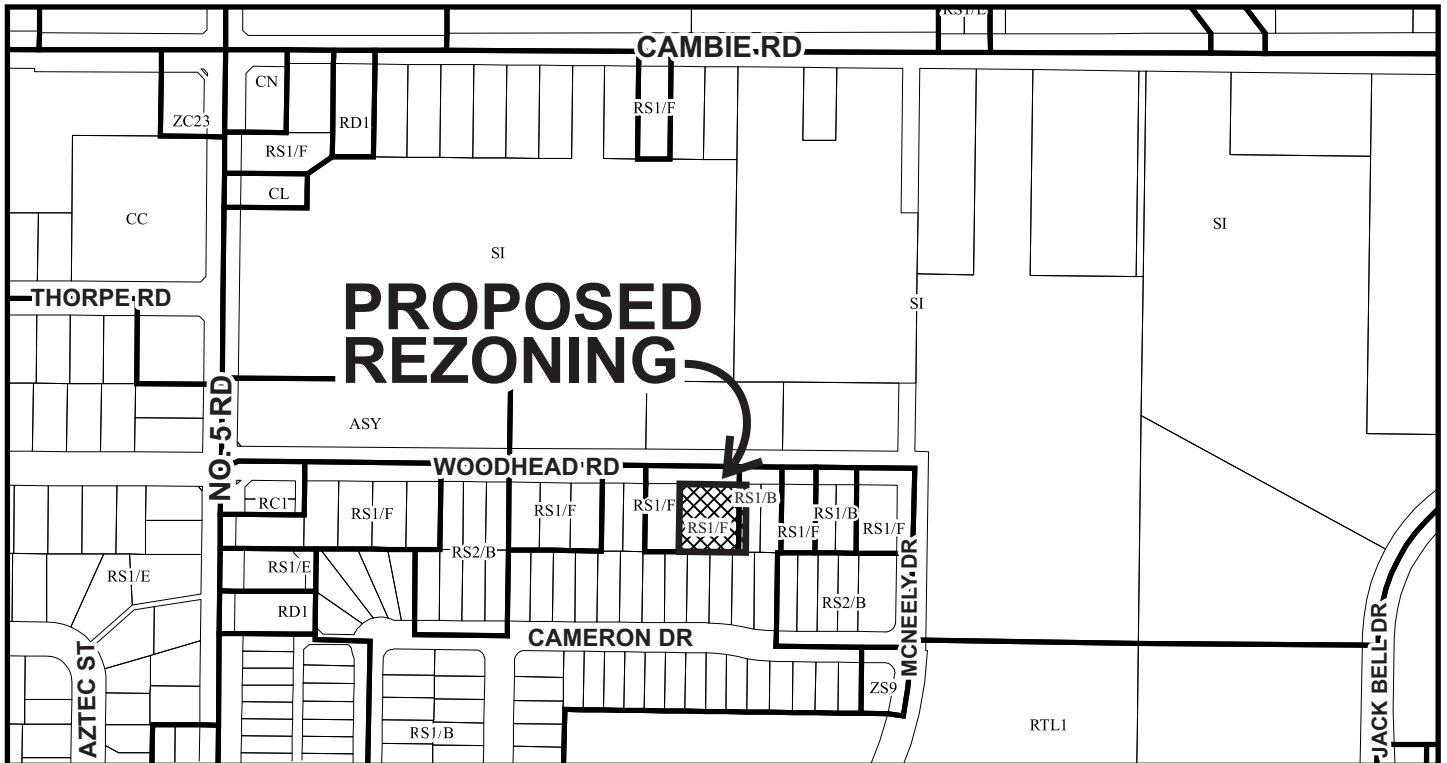
CITY OF RICHMOND
APPROVED by T.A.
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond



RZ 22-009404
SCHEDULE "A"
PH - 54

Original Date: 03/31/22

Revision Date: 03/02/23

Note: Dimensions are in METRES



**Regular Council
Tuesday, April 11, 2023**

12. **APPLICATION BY AVTAR BHULLAR FOR REZONING AT 12260 WOODHEAD ROAD AND A PORTION OF 12288 WOODHEAD ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE AND THE “SINGLE DETACHED (RS1/B)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**

(File Ref. No. 12-8060-20-010449, RZ 22-009404) (REDMS No. 7153064, 7156456, 2221494, 1077644)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10449, for the rezoning of 12260 Woodhead Road and a portion of 12288 Woodhead Road from the “Single Detached (RS1/F)” zone and “Single Detached (RS1/B)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

ADOPTED ON CONSENT



City of Richmond

Report to Committee

To: Planning Committee

Date: March 21, 2023

From: Wayne Craig
Director, Development

File: RZ 17-777739

Re: Application by Ajit Aujla and New Villa Holdings for Rezoning at 8491 No. 4 Road from "Single Detached RS1/E" Zone to the "Coach House ZS31 – No. 4 Road" Zone

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10455 to create the "Coach House (ZS31) – No. 4 Road" zone, be introduced and given First Reading; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10456 to rezone 8491 No. 4 Road from "Single Detached (RS1/E)" zone to "Coach House (ZS31) – No. 4 Road" zone, be introduced and given First Reading.

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

WC:le
Att. 9

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

Staff Report

Origin

Ajit Aujla and New Villa Holdings (Director: Raj Dhaliwal) have applied to the City of Richmond for permission to rezone the property at 8491 No. 4 Road from the “Single Detached (RS1/E)” zone to a new site-specific zone, “Coach House (ZS31) – No. 4 Road”. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed rezoning would permit the property to be subdivided to create two lots (Attachment 2), each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the existing rear lane (Attachment 3).

A new site-specific zone is being introduced to facilitate the proposed lot depth of 34.6 m (113.5 ft.), which does not meet the minimum required lot depth of the standard “Coach Houses (RCH1)” zone of 35.0 m (114.8 ft.). The proposed site-specific zone is identical in all provisions to the standard “Coach Houses (RCH1)” zone, but allows for a reduced lot depth.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing single-family dwelling on the subject property, which is proposed to be demolished. The applicant has confirmed the single-family dwelling is currently rented, and does not contain any secondary suites.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” and further north “Compact Single Detached (RC1)” fronting No. 4 Road.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E)” and further south “Compact Single Detached (RC1)” fronting No. 4 Road.

To the East: Across No. 4 Road, single-family dwellings on agricultural lots included in the Agricultural Land Reserve (ALR), zoned “Agriculture (AG1)”.

To the West: Across the rear lane, single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Allison Court.

Related Policies & Studies

Official Community Plan/ Broadmoor Area – Ash Street Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential” (NRES). The Broadmoor Area – Ash Street Sub-Area Plan designates the site as “small lots or large lots” (Attachment 5). The proposal is consistent with these designations.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject site as “Arterial Road Compact Lot Single Detached”, which allows for compact lot single detached or compact lot coach house development. The Arterial Road Land Use Policy requires all compact lot development to be accessed from an operational municipal lane only. Compact lot single detached (single detached housing with a secondary suite) is permitted on all compact lots with a minimum of 9 m width. Compact lot coach house (single detached housing with a detached coach house unit) is permitted on compact lots with a minimum 35 m lot depth. This proposal is to create a site-specific zone to allow for coach houses on lots with a minimum 34.5 m lot depth.

The Policy identifies that Rezoning for the construction of a coach house along an arterial road may be considered on isolated sites identified for Arterial Road Compact Lot Single Detached on the Arterial Road Housing Development map based on its own merit. The subject development has demonstrated that they are able to achieve all zoning and policy requirements on a slightly reduced lot depth so the proposed development is consistent with this Policy.

Agricultural Land Reserve (ALR) Buffer Zone

Consistent with the OCP guidelines, the applicant is required prior to final adoption of the rezoning bylaw, to register a legal agreement on Title to ensure that a 4.0 m wide landscaped Agricultural Land Reserve (ALR) buffer (as measured from the east property line) along No. 4 Road is maintained and will not be abandoned or removed. The legal agreement will also identify that the property is potentially subject to impacts of noise, dust and odour resulting from agricultural operations. Submission of a Landscape Plan and cash securities to ensure the buffer area is appropriately landscaped is required prior to rezoning bylaw adoption. A preliminary landscape plan is included as Attachment 6, and is subject to further review to ensure that the plan meets all OCP guidelines. The application was not referred to the Agricultural Advisory Committee (AAC), as the committee has requested to review only higher density proposals near ALR land, and relies on staff to secure the landscaped buffer and legal agreement for single-family development.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

Built Form and Architectural Character

Preliminary conceptual plans proposed for redevelopment of the subject site have addressed staff comments identified as part of the rezoning application review process (Attachment 3).

The proposed site plan involves a principal dwelling on the east side of each lot and an accessory coach house above a detached garage on the west side of each lot, with vehicle access from the rear lane. The proposed building siting and open space are consistent with the requirements of the zone.

The Architectural Elevation Plans of the proposed coach house (Attachment 7) include sloped roofs, articulation of the buildings and appropriate window placement to minimize overlook of adjacent properties, while still allowing for passive surveillance of the rear lane. There are no proposed coach house balconies.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line and located within a screened structure, in accordance with the zone.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design may be made to the preliminary conceptual plans included in Attachment 7 to ensure compliance with the Zoning Bylaw and BC Building Code. Prior to final adoption of the rezoning bylaw, the applicant must register restrictive covenants on Title to ensure:

- The coach house on each lot proposed cannot be stratified.
- The Building Permit application and ensuing development at the site is generally consistent with the proposed preliminary conceptual plans.

Plans submitted at Building Permit stage must comply with all City regulations, including zoning.

Existing Legal Encumbrances

None

Transportation and Site Access

Consistent with the requirements of the zone, pedestrian access to the site and coach house is proposed via a permeable pathway from both No. 4 Road and the rear lane.

Vehicle access to the proposed lots is to be from the existing rear lane only, with no access permitted from No. 4 Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

For each lot, on-site parking is proposed in a garage in accordance with the zone and consists of two parking spaces for the principal dwelling provided in tandem arrangement, along with one parking space for the coach house to the side (note: tandem parking for the principal dwelling is permitted in the zone). Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on Title, prohibiting the conversion of the tandem garage into habitable space.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report indicates there are no street trees adjacent to the subject property and assesses four bylaw-sized trees on the subject property and one tree on a neighbouring property.

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

- Four trees (tag# 2, 3, 4 & 5) located on site are in poor condition, have been previously topped, and should be removed and replaced.
- One tree that forms part of a hedge row (tag #1) located on adjacent neighbouring property to the south (8511 No. 4 Road) is identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove four on-site trees (Trees #2, #3, #4, and #5). The 2:1 replacement ratio would require a total of eight replacement trees (see Attachment 8 for the Tree Management Plan). The applicant has agreed to plant three trees on each lot proposed; for a total of six trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
Lot 1 – 3 trees	8 cm	4 m
Lot 2 – 3 trees	8 cm	4 m

To ensure that the three new trees are planted and maintained on each new lot, the applicant is required to submit a Landscape Plan and cost estimate for 100 per cent of the landscaping works (including installation) to the satisfaction of the Director, Development, that includes the six (6) replacement trees noted above, prior to the final adoption of the rezoning bylaw. Securities will be held until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one-year maintenance period to ensure that the landscaping survives. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$1,500.00 to the City's Tree Compensation Fund in lieu of the remaining two trees that cannot be accommodated on the subject property after redevelopment while also providing on-site open space for the single family home and coach house occupants.

Tree Protection

One tree that forms part of a hedge row (Tag # 1) on the neighbouring property to the south (8511 No. 4 Road) is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect it during development stage (Attachment 7). To ensure that the tree identified for retention is protected at the development stage, the applicant is required to complete the following items:

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

Affordable Housing Strategy

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

Consistent with the City's Affordable Housing Strategy, the applicant proposes to provide a one-bedroom coach house above an attached garage on each of the new lots, for a total of two coach house units. To ensure that the coach houses are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, no final Building Permit inspection will be granted until the coach houses are constructed in accordance with the plans shown in Attachment 7. The permitted uses in the ZS31 zone require the construction of a coach house in addition to a single detached house.

Site Servicing and Frontage Improvements

Prior to rezoning bylaw adoption, the applicant is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 9. Frontage and road improvements include, but are not limited to, the following:

- North-south lane upgrades including rear laneway re-grading to a center swale configuration, installing rollover curbs and street lighting along entire property's rear laneway frontage.
- Providing frontage improvements along No. 4 Road in the form of a new 2.0 m concrete sidewalk at the property line, with the remaining space to the existing curb to be treed/grassed boulevard, complete with transitions to the existing sidewalk located to the north and south.

At Subdivision stage, the applicant must provide:

- A new 1.5 m wide Statutory Right-of-Way (SRW) along the east property line for utilities (storm sewer). The applicant is aware that encroachment into the SRW is not permitted.
- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 8.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to create a site-specific zone, “Coach House (ZS31) – No. 4 Road” and rezone the property at 8491 No. 4 Road from “Single Detached (RS1/E)” to the “Coach House (ZS31) – No. 4 Road” zone, in order to permit the property to be subdivided to create two lots, each with a principal dwelling and an accessory coach house above a detached garage.

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

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

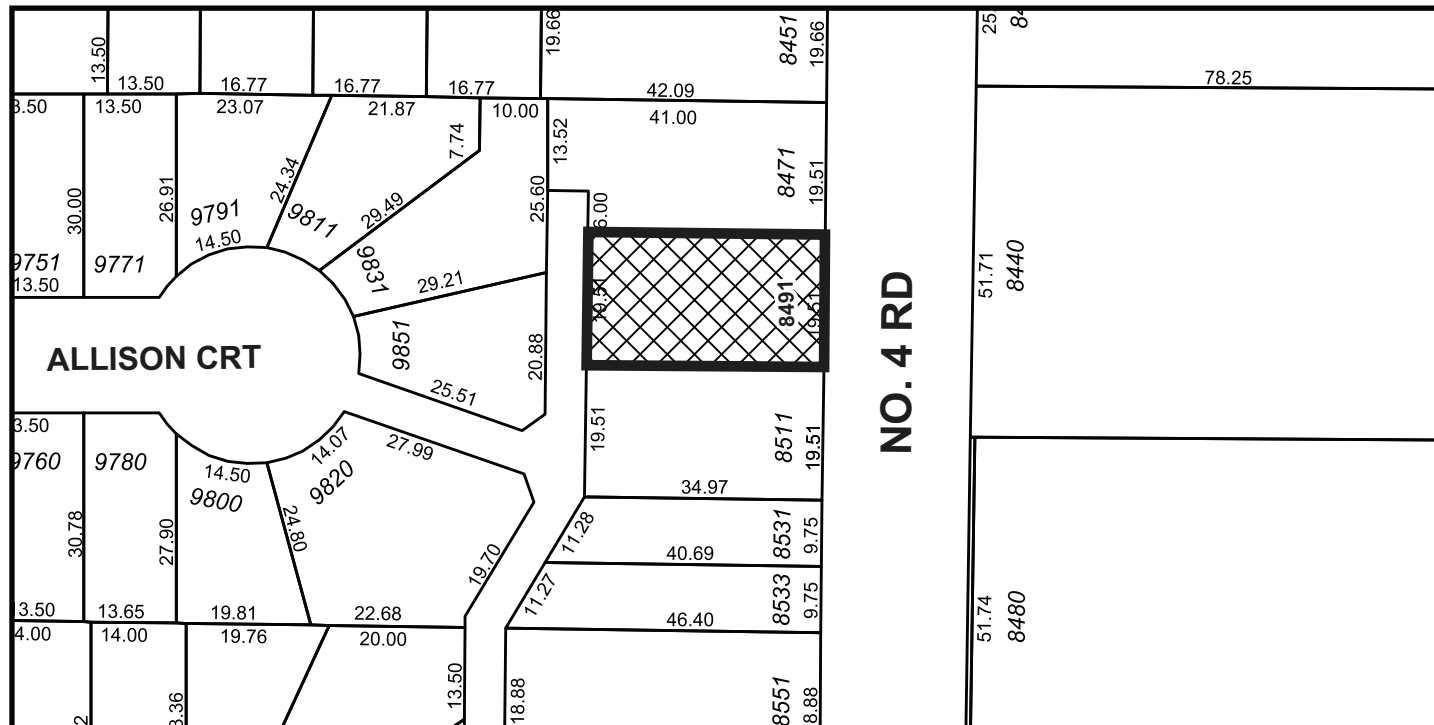
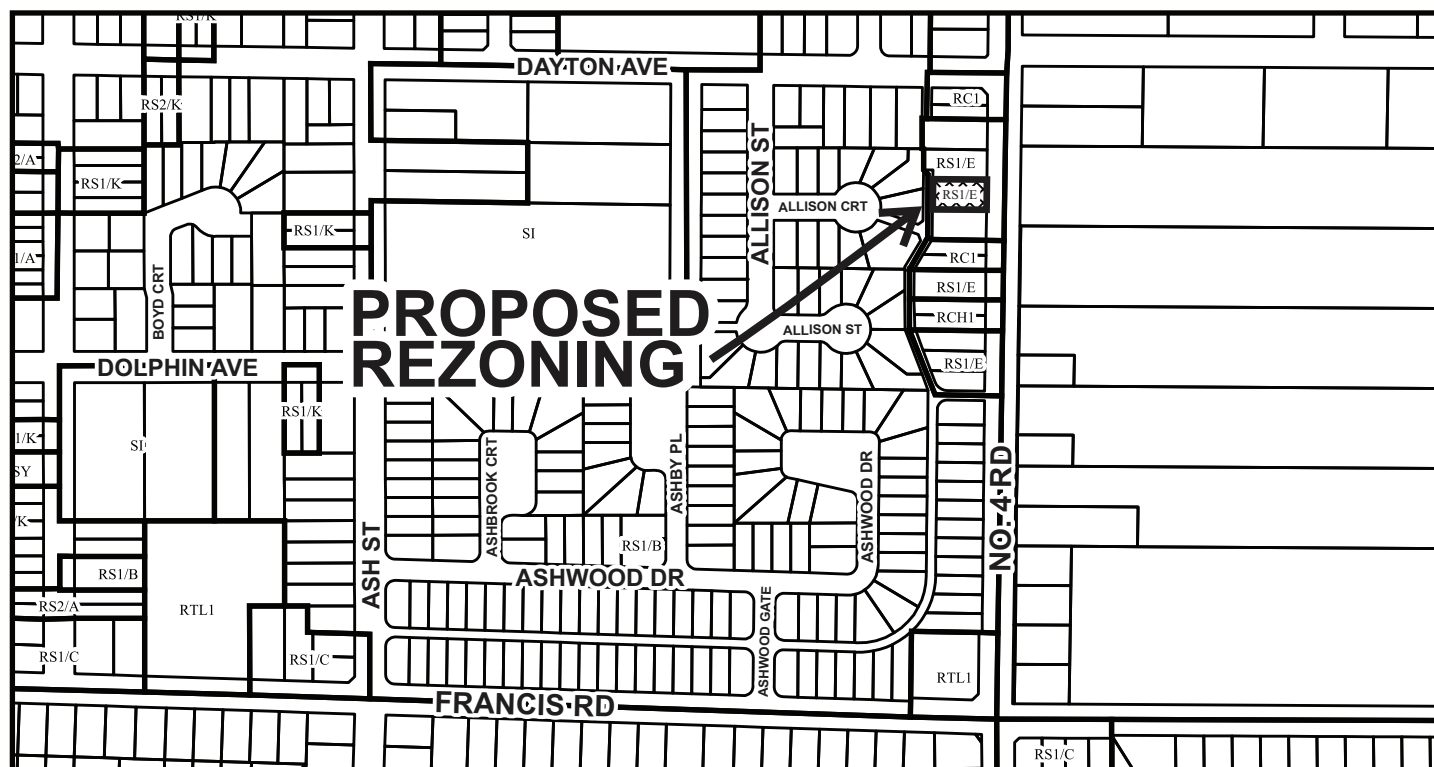
On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10455 and that Richmond Zoning Bylaw 8500, Amendment Bylaw 10456 be introduced and given first reading.



Laurel Eyton
Planning Technician
(604-276-4262)

LE:js

- Att. 1: Location Map/ Aerial Photo
 2: Site Survey and Proposed Subdivision Plan
 3: Site Plan
 4: Development Application Data Sheet
 5: Ash Street Sub-area Plan Land Use Map
 6: Preliminary Landscape Plan
 7: Conceptual Coach House Development Plans
 8: Tree Management Plan
 9: Rezoning Considerations



RZ 17-777739

PH – 64

Note: Dimensions are in METRES



City of Richmond



RZ 17-777739

PH - 65

Original Date: 08/18/17

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF

PARCEL "A" (H84808E) LOT 19 EXCEPT:

PART SUBDIVIDED BY PLAN 74576; BLOCK "B"

SECTION 22 BLOCK 4 NORTH RANGE 6 WEST

NEW WESTMINSTER DISTRICT PLAN 2670

#8491 No. 4 ROAD,
RICHMOND, B.C.
P.I.D. 003-518-809

PH - 66

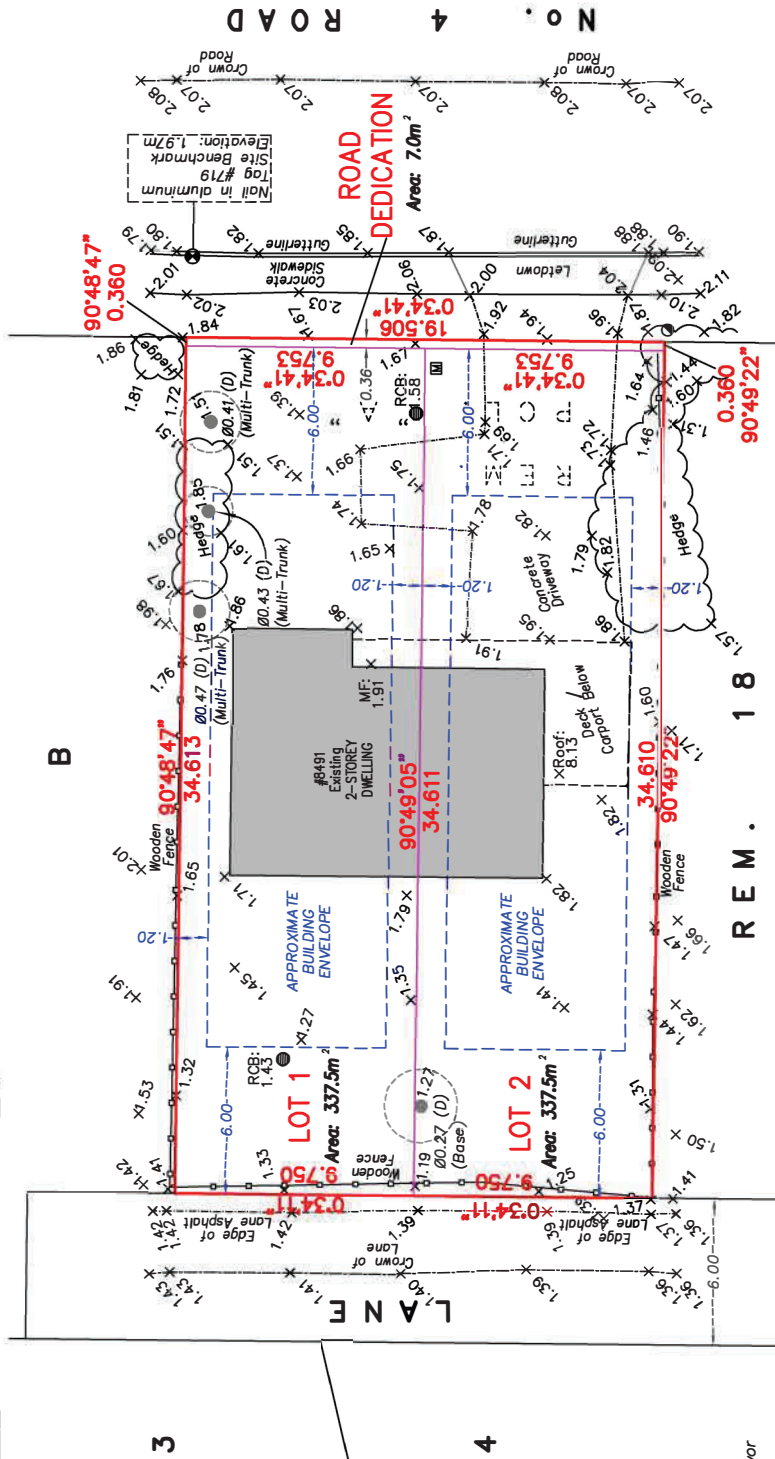
© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6875
FB-327 P80-81
Drawn By: IO/LK

DWG No. 6875-Topo-02

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #196
Control Monument 77H4970
Elevation: 1.793m

LEGEND:

- (D) denotes deciduous
- denotes round catch basin
- denotes water meter
- denotes power post
- MF denotes main floor

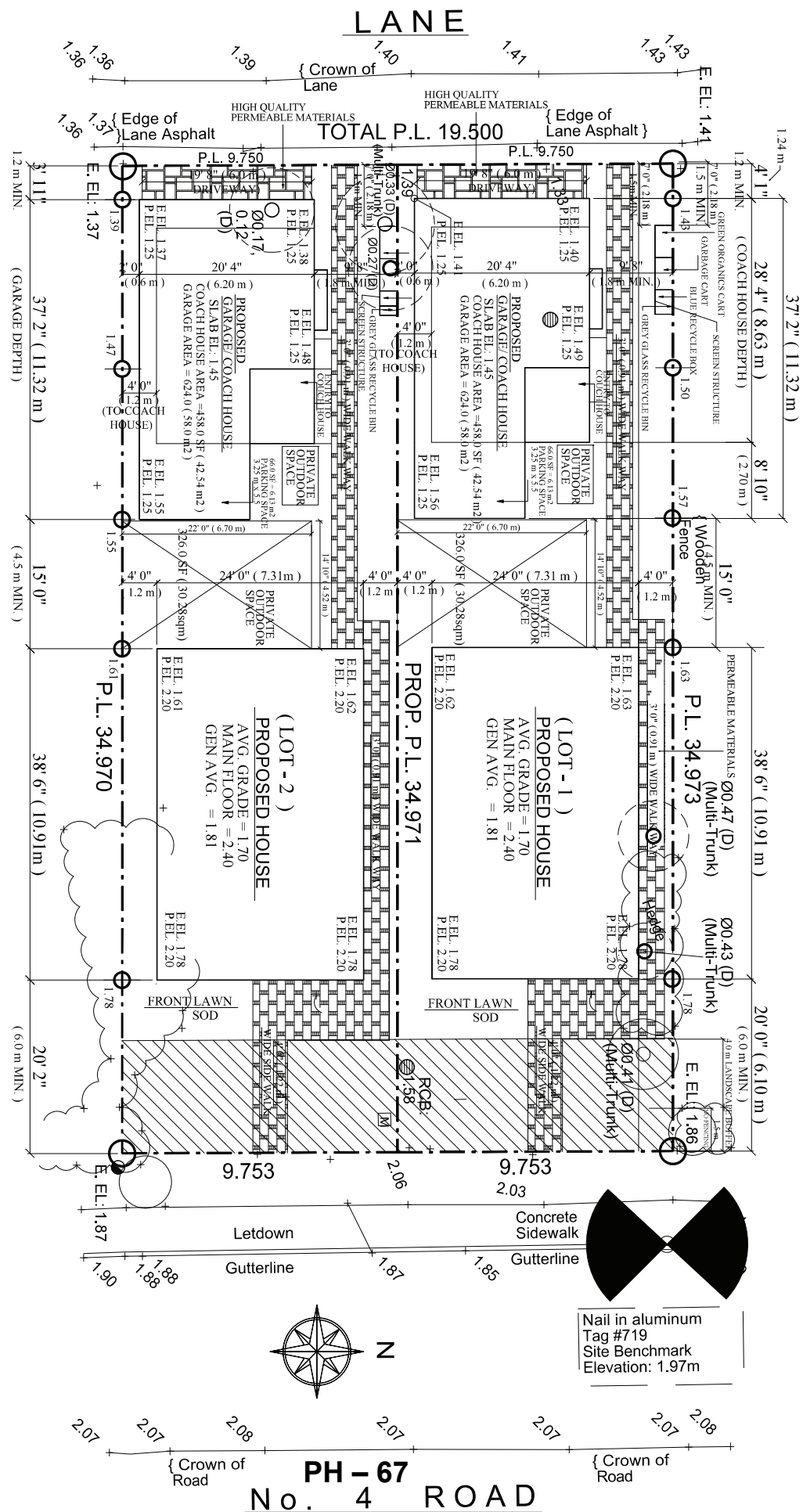
NOTE:
Use site Benchmark Tag #719 for
construction elevation control.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Digitally signed by
Johnson Tam
JQ5M3
Date: 2023.02.16
105224-0800

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

MARCH 14th, 2017.



PER. IMPERMEABLE COVERAGE = 70 % OF 3670.61 S.F. (341.0 m²)
 = 2569.0 S.F. (238.66 m²)
 PROPOSED IMPERMEABLE COVERAGE = 2162.0 S.F. (200.84 m²)
 PER. LANDSCAPE SURFACE = 30 % OF 3670.61 S.F. (341.0 m²)
 = 1101.0 S.F. (102.28 m²)
 PROPOSED LANDSCAPE SURFACE = 1508.0 SF (127.36 m²)

SITE PLAN

$$\begin{aligned} \text{PER. SITE COVERAGE} &= 45\% \text{ OF } 3670.61 \text{ S.F. (} 341.0 \text{ m}^2) \\ &= 1651.77 \text{ S.F. (} 153.44 \text{ m}^2) \\ \text{PROPOSED SITE COVERAGE} &= 1613.0 \text{ S.F. (} 149.84 \text{ m}^2) \end{aligned}$$

PS : CALCULATIONS ARE PER LOT SIZE

THESE PLANS CONFORM TO THE 2012 EDITION OF THE B.C.B.C. CODE

Note: Revised calculations to be provided, with revised lot area following road dedication

Doc 112047	UPDATED TO SUIT CITY COMMENTS	<input checked="" type="checkbox"/>
<p>Astonish Design & Detailing Ltd 19737 - 71B Ave, Langley B.C. PH: 1 604 531 1740 FAX: 1 604 535 1741 CELL: 1 604 728 0839 E-MAIL: mvayshel@astonish.com</p>		
<p>ITEM SITE PLAN</p>		
DATE:	<p>8401 - No 4 Road, Richmond B.C.</p>	
DESIGNED BY	SCALE:	<p>DATE: 11/24/01</p>
CHECKED BY	DATE:	
APPROVED BY	DATE:	DATE:



RZ 17-777739

Attachment 4

Address: 8491 No. 4 Road

Applicant: Ajit Aujla and New Villa Holdings

Planning Area(s): Broadmoor (Ash Street Sub-Area)

	Existing	Proposed
Owner(s):	Ajit Aujla and New Villa Holdings	Ajit Aujla and New Villa Holdings
Site Size (m²):	682 m ² (7,340 ft ²)	Lot A: 337.5 m ² (3,633 ft ²) Lot B: 337.5 m ² (3,633 ft ²)
Land Uses:	One single-detached lot	Two single detached lots, each with a coach house
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Small lots or large lots	No Change
702 Policy Designation:	N/A	N/A
Zoning:	Single Detached (RS1/E)	Coach House (ZS31) – No. 4 Road
Number of Units:	1	Lot A: 2 Lot B: 2
Other Designations:	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement (ZS31)	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max 0.6	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 204.6 m ² (2202.3 ft ²) Lot B: Max. 204.6 m ² (2202.3 ft ²)	Lot A: Max. 202.5 m ² (2179.7 ft ²) Lot B: Max. 202.5 m ² (2179.7 ft ²)	none permitted
Coach House Floor Area (m ²):	Min: 33.0 m ² Max: 60.0 m ²	Min: 33.0 m ² Max: 60.0 m ²	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	315.0 m ²	337.5 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 34.5 m	Width: 9.8 m Depth: 34.6 m	none
Primary Dwelling Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m (Min separation to coach house: 4.5 m) Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m (Min separation to coach house: 4.5 m) Side: Min. 1.2 m	none

On Future Subdivided Lots	Bylaw Requirement (ZS31)	Proposed	Variance
Accessory Coach House Setbacks (m)	Front: Min. 6.0 m Rear: Min. 1.2 m Side, South: min. 0.6 m ground floor; 1.2 m upper floor Side, North: 1.8 m	Front: Min. 6.0 m Rear: Min. 1.2 m Side, South: min. 0.6 m ground floor; 1.2 m upper floor Side, North: 1.8 m	none
Primary Dwelling Height (m):	Max. 2 ½ storeys or 9.0 m	Max. 2 ½ storeys or 9.0 m	none
Accessory Coach House Height (m):	Max: 2.0 storeys or 6.5 m	Max: 2.0 storeys or 6.5 m	none
On-site Vehicle Parking, including Accessory Coach House Use:	Min. 3 per lot	Lot A: Min. 3 Lot B: Min. 3	none
Off-street Parking Spaces – Total (per lot):	Principal Dwelling: 2 Coach House: 1	Principal Dwelling: 2 Coach House: 1	none
Tandem Parking Spaces (per lot):	Permitted for Principal Dwelling	Principal Dwelling: 2	none

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

City of Richmond

Land Use Map

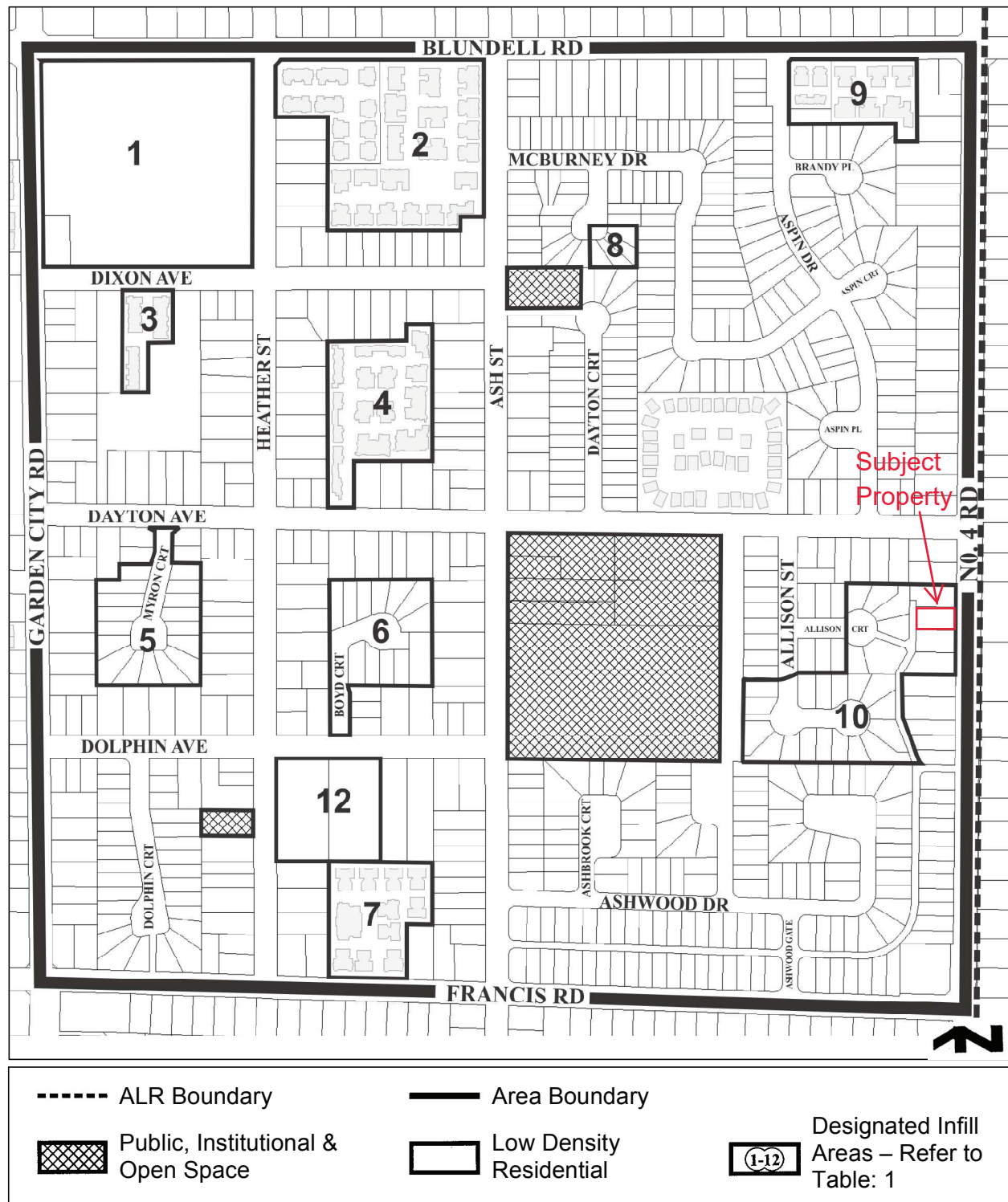
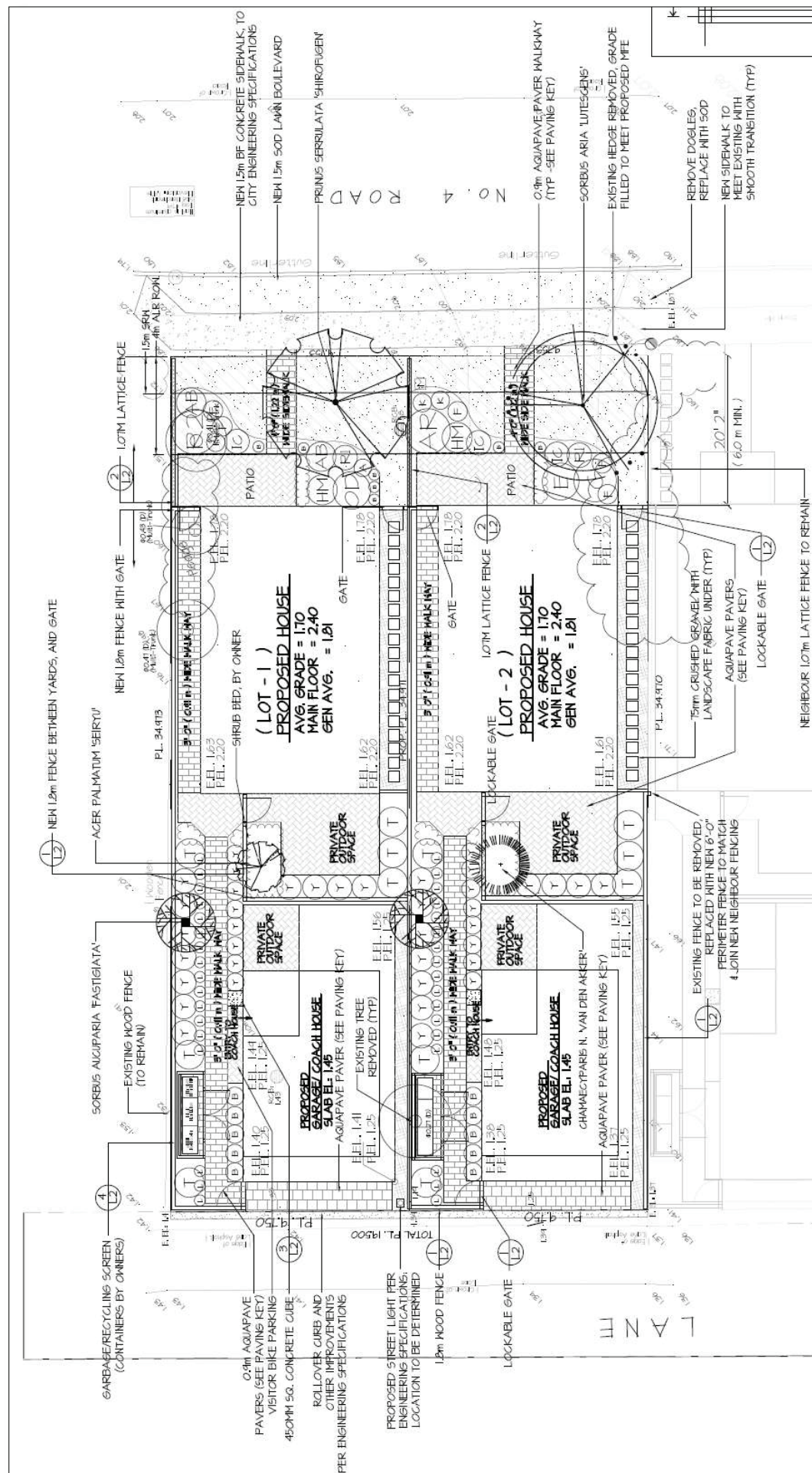
 Bylaw 9489
2016/07/18


Table 1:

Official Community Plan - Specific Infill Land Use Designations Ash Street (Section 22-4-6)					
KEY TO AREA PLAN MAP	APPROXIMATE AREA HA (AC.)	DENSITY UNITS/HA (UNITS/AC.)	MAXIMUM NUMBER OF UNITS	LAND USE	OTHER
1	24 (6)		N.A.	Commercial or townhouses	Maximum two-storey height
2	1.86 (4.61)	29 (12)	77	Townhouses or small lots	Open space and children's play area with townhouses or small lots
3	0.502 (1.25)	*.55 FAR	*.55 FAR	Townhouses or duplex	Open space and children's play area with townhouses
4	1.07 (2.64)	35 (14)	37	Townhouses or small lots	Open space and children's play area with townhouses or small lots
5	.95 (2.34)	18 (7)	18	Small lots	Open space and children's play area
6	.81 (2)	18 (7)	14	Small lots	Open space and children's play area
7	0.830 (2.05)	29 (12)	25	Townhouses or small lots	Open space and children's play area
8	0.12 (0.3)	18 (7)	3	Small lots	
9	0.645 (1.6)	19 (12)	24	Townhouses or small lots with lane	Access to Blundell restricted. Open space and children's play area. Possible lane.
10	1.8 (4.45)	18 (7)	31	Small lots or large lots	
11	#	N.A.	N.A.	Large lots or park	Open up corner for public view of DeBeck school/park
12	#	N.A.	N.A.	Park or small lots	
TOTAL			246		

Note: FAR = Floor Area Ratio



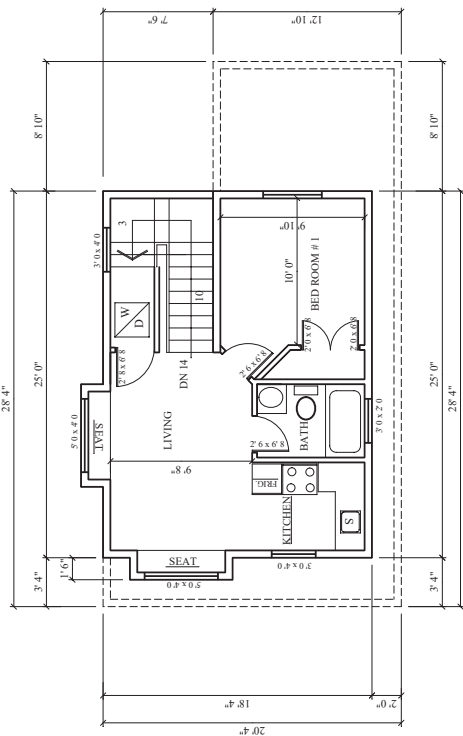
TOTAL PROPOSED REPLACEMENTS = 6 (4 removals = 8 required replacement trees)

Note: Replacement trees should not interfere with driveways, visibility, buildings, services, sidewalks and the view corridors of adjacent properties. All plant material, topsoil depth, and quality and installation to be to the BC Landscape Standard, recent edition. They should be watered deeply twice per week (depending on natural levels of precipitation) for the first year or until established.

PLANT SCHEDULE		PMG JOB NUMBER:	17-084
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	ACER PALMATUM 'SERTU'	SERTU JAPANESE MAPLE	#5 POT; STAKED UPRIGHT
2	PRUNUS SERRULATA 'SHIROFUGEN'	WHITE SERRULATA SHIROFUGEN	#5 POT; STAKED UPRIGHT
3	SORBUS AUCUPARIA 'FASTIGIATA'	WHITE SORBUS FLORIBUNDUS	6CH CAL; 1.5M STD; B&B
4	SORBUS AUCUPARIA 'FASTIGIATA'	WHITE SORBUS FLORIBUNDUS	6CH CAL; 1.5M STD; B&B
5	SORBUS AUCUPARIA 'FASTIGIATA'	WHITE SORBUS FLORIBUNDUS	6CH CAL; 1.5M STD; B&B
6	SORBUS AUCUPARIA 'FASTIGIATA'	WHITE SORBUS FLORIBUNDUS	6CH CAL; 1.5M STD; B&B

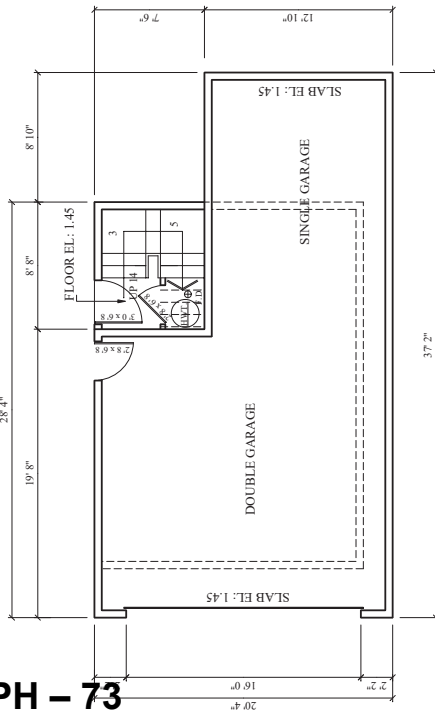
PH - 72

* Subject to further review to ensure consistency with OCP guidelines

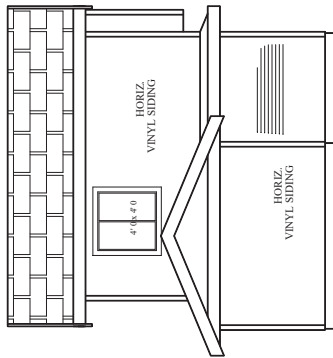


COACH HOUSE FLOOR PLAN
COACH HOUSE AREA = 458.0 SF (42.54 m2)
incl. stair on one floor

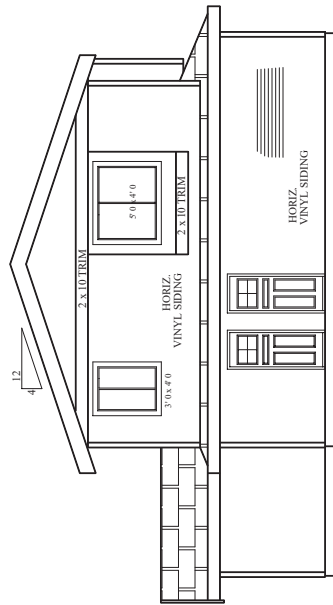
PH - 73



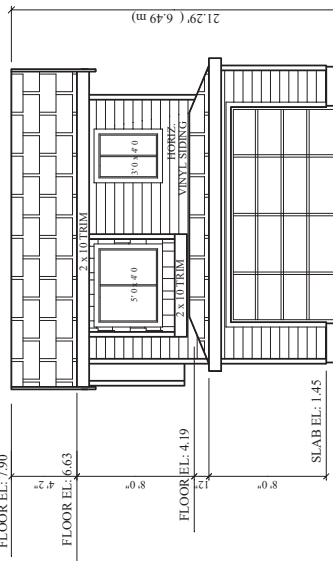
GARAGE PLAN
AREA = 624.0 SF (57.96 m2)



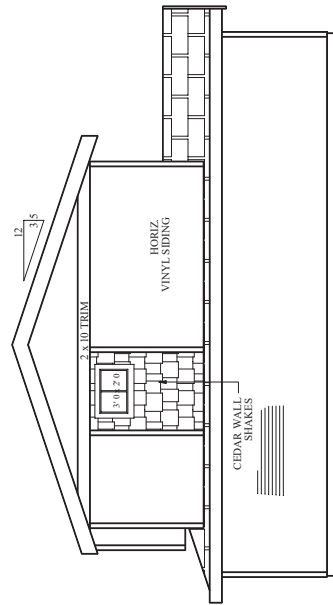
FRONT ELEVATION
(EAST)



LEFT SIDE ELEVATION
(NORTH)



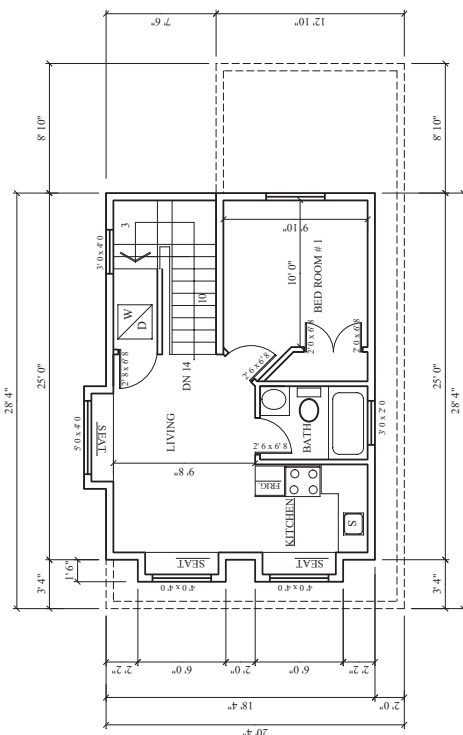
REAR ELEVATION
(WEST)



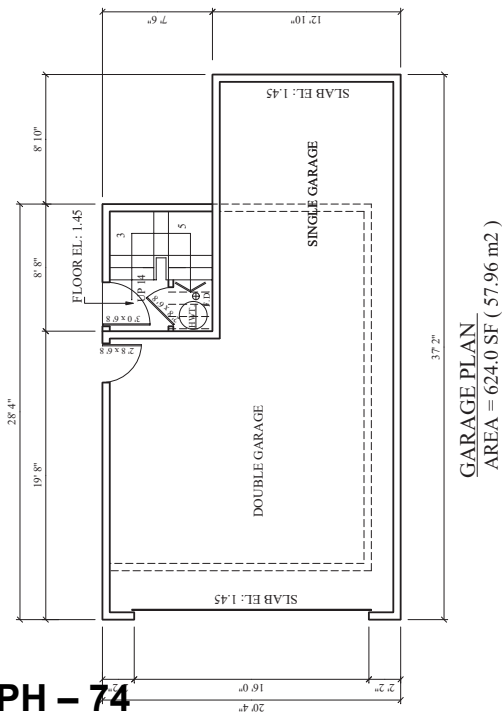
RIGHT SIDE ELEVATION
(SOUTH)

Dec. 11 2017	UPDATED TO SUIT CITY COMMENTS	▲
Astonish Design & Detailing Ltd.		
19732 71B Ave. Langley B.C.		
PH: 604-693-1600 FAX: 604-693-1741		
CELL: 1 604 728 0889 E-MAIL: astonishdesign@hotmail.com		
DATE:	Lot - 1, COACH HOUSE PLAN	
DESIGN:	8491 - No 4 Road, Richmond, B.C.	
DRAWN:	KAMAL	10' = 1" @ 1/8"
CHECKED:	NATHEJ	10' = 1" @ 1/8"
SCALE:	X=1/8"	

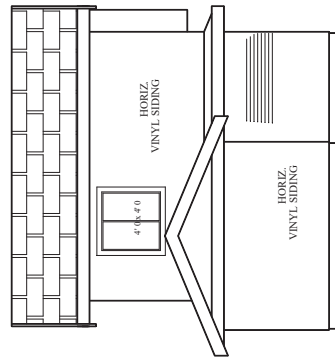
THESE PLANS CONFORM TO
B.C.B.C. 2012 EDITION



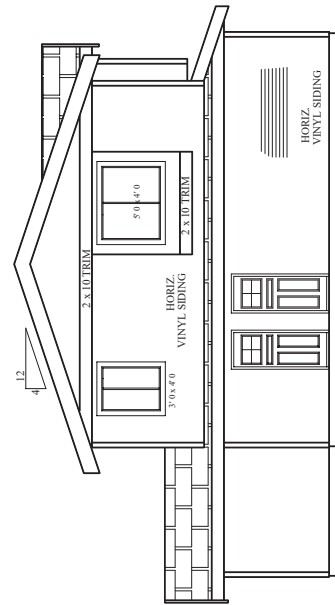
COACH HOUSE FLOOR PLAN
COACH HOUSE AREA = 458.0 SF (42.54 m²)



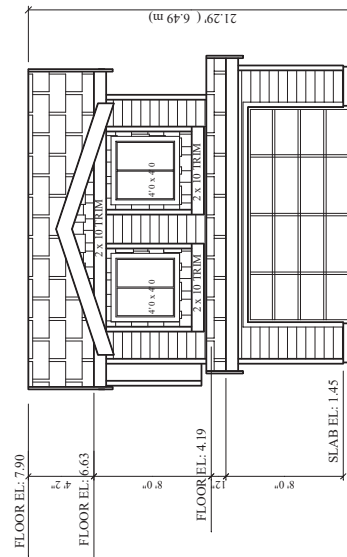
GARAGE PLAN
AREA = 624.0 SF (57.96 m²)



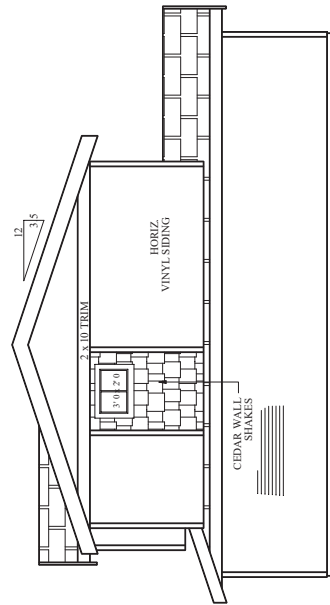
FRONT ELEVATION
(EAST)




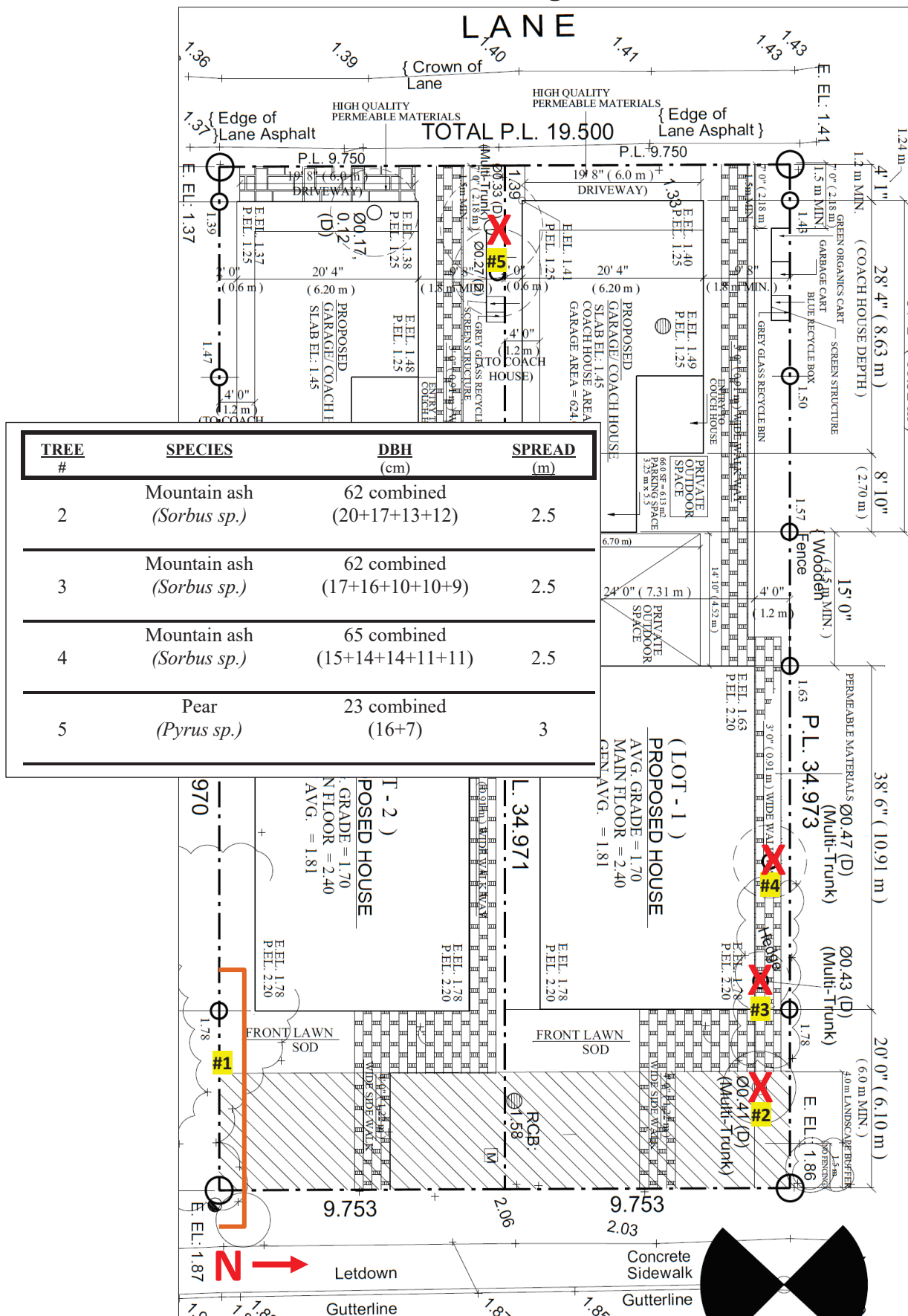
LEFT SIDE ELEVATION
(NORTH)



RIGHT SIDE ELEVATION
(SOUTH)



Dec. 11 2017										UPDATED TO SUIT CITY COMMENTS																			
Astonish Design & Detailing Ltd. 19732 - 71B Ave. Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: naveghot@hotmail.com																													
DATE 11/11/17										PLAN L-2, COACH HOUSE PLAN										SHEET NO. 8491 - No 4 Road, Richmond, B.C.									
DRAWN BY KAMAL										CHECK BY NAVTEJ										SCALE 1/4" = 1'-0" (1/8" = 1'-0")									
REVISION 1										DATE 11/11/17										SHEET NO. 001									





Address: 8491 No. 4 Road

File No.: RZ 17-777739

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10456, the developer is required to complete the following:

1. A 0.36m road dedication along the entire eastern frontage of the property.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
 - include native plantings within the ALR Buffer consistent with the OCP's guidelines; and
 - include the six required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
6	8 cm		4.0 m

The City will release 90% of the security after construction and landscaping on the future lots is completed, and a landscaping inspection is approved. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure the replacement trees have survive. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.

3. City acceptance of the developer's offer to voluntarily contribute \$1,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Installation of appropriate tree protection fencing around the trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on title ensuring that the coach house cannot be stratified.
8. Registration of a legal agreement on Title ensuring that the Building Permit application and ensuing development of the coach houses are generally consistent with submitted conceptual plans attached to the Rezoning Report to Planning Committee.
9. Registration of a legal agreement on title to ensure that landscaping planted along the eastern 4m of the property, for the purposes of buffering the interface with the Agricultural Land Reserve, is maintained and will not be abandoned or removed.
10. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
11. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
12. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 402.0 L/s of water available at 20 psi residual at the hydrant located at the frontage of 8451 No. 4 Rd and 391.0 L/s of water available at 20 psi residual at the frontage of 8511 No. 4 Rd. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.
 - Retain the existing water service connection and meter to service the proposed Lot 2 of the subject site.
 - Provide a 1.5m x 1.5m Statutory Right of Way for the new water meter to serve the proposed Lot 1. The location of the new meter shall be determined through the Servicing Agreement process.
- At the Developer's cost, the City will:
 - Install a new water service connection off of the 300mm AC water main along No. 4 Rd, complete with water meter, to serve proposed Lot 1.

Storm Sewer Works:

- The Developer is required to:
 - Check the existing storm service connection and inspection chamber serving the subject site (STLAT91219 & STCN31118). Confirm the material and condition of the inspection chambers and pipes. If deemed acceptable by the City, the existing service connections may be retained. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
 - Provide a 3.5m deep & 3.0 m wide utility Statutory Right of Way centered on the common property line of the new lots. Encroaching into the SRW with proposed trees, non-removable fencing, or other non-removable structures will not be permitted.
 - Install a new 200mm diameter storm sewer from the north property line of 8491 No. 4 Rd to the lane junction (approximately 35 m), complete with catch basins and a manhole at the highpoint at the north end and a new manhole at the lane junction. The storm sewer shall be designed to allow for connection to lane drainage to the north if the lane is extended.
 - Remove the existing storm service lateral from the north east corner of 9820 Allison Court to the existing catch basin at the lane junction (approximately 34 m). The removal of the lateral and catch basin shall be completed at the City's cost, subject to funding approval.
 - Install a new 200mm diameter storm sewer from the north east corner of 9820 Allison Court to the existing catch basin at the lane junction (approximately 34 m), at the City's cost, subject to funding approval. Tie-in shall be to a new manhole to replace STMH5831.
- At the Developer's cost, the City will:
 - Replace the existing storm service connections and inspection chambers (STLAT91219 & STCN31118), if the connections are not in a condition to be re-used. The existing connection serving 8511 No. 4 Rd shall be reconnected if the replacement of the existing IC is required.

Sanitary Sewer Works:

- At the Developer's cost, the City will:
 - Cut and cap the existing service connection located at the south west corner of the subject site (SCON30043). The existing inspection chamber (SIC7945) shall be retained to serve 8511 No. 4 Rd.
 - Install a new sanitary service connection at the adjoining property line of the proposed lots, complete with an inspection chamber and dual service leads.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers

- When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
- Provide road improvements along No. 4 Rd frontage of the proposed site in accordance with the standard road cross-section requirements, to include: a 1.5m boulevard and 2.0m sidewalk behind the existing curb/gutter as per Transportation's requirements.
- Provide rear laneway re-grading to a center swale configuration, and install rollover curbs and street lighting along entire property's rear laneway frontage, at the Developer's cost.
- Complete other frontage improvements as per Transportation's requirements

General Items:

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Complete Road Restoration in compliance with Bylaw 7869 due to any road cuts made in No 4 Rd.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

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

1. A new 1.5 m wide Statutory Right-of-Way (SRW) along the east property line for utilities (storm sewer). The applicant is aware that encroachment into the SRW is not permitted.

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

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

Note:

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

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

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

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

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10455 (RZ 17-777739)
8491 No. 4 Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following section into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

15.31 Coach House (ZS31) – No. 4 Road

15.31.1 Purpose

The **zone** provides for a **coach house** in conjunction with **single detached housing** where there is **vehicle access** to a rear **lane**.

15.31.2 Permitted Uses

- **housing, single detached**, with a detached **coach house**

15.31.3 Secondary Uses

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

15.31.4 Permitted Density

1. The maximum **density** is limited to one **principal dwelling unit** and one **coach house** per **lot**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. The **coach house** must have a minimum **floor area** of at least 33.0 m² and must not exceed a total **floor area** of 60.0 m².
4. For the purposes of this **zone** only, 10% of the **floor area** total calculated for the **lot** in question must be used exclusively for covered areas of the **single detached housing** or **coach house** which are open on two or more sides, with the maximum for the **coach house** being 6.0 m², and is not included in the calculations of the maximum **floor area ratio**.
5. An unenclosed and uncovered **balcony** of a detached **coach house** shall have a maximum area of 8.0 m², and shall be located so as to face the **lane** on a mid block **lot** and the **lane** or side street on a **corner lot**.

6. Stairs to the upper level of a detached **coach house** must be enclosed within the allowable **building** area.
7. Notwithstanding section 4.2.2 of this bylaw, where the **lot width** is between 9.0 m and 11.5 m:
 - a) a maximum of 58 m² of **enclosed parking** within a **garage** located on-site, or **parking spaces** within an unenclosed **carport** located on-site, is not included in the calculation of the maximum **floor area ratio**, provided that such **enclosed parking** or **parking spaces** are not used for **habitable space**; and
 - b) for the purposes of this subsection 15.31.4.7, a **carport** means a roofed **structure**, open on two or more sides, that is attached to the **accessory building** containing the **coach house** and that is used by the occupants of the **lot** to shelter the required **vehicle parking spaces**.

15.31.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.31.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that **accessory buildings, coach houses, carports, garages** and **parking spaces** must be **setback** a minimum of 15.0 m.
2. The minimum **interior side yard** for a **principal building** is 1.2 m.
3. On an **interior lot**, where the **lot width** is between 9.0 m and 11.5 m:
 - a) the minimum **setback** for an **accessory building** containing a **coach house** to one **side lot line** is 0.6 m for the ground floor and 1.2 m for the upper floor; and
 - b) the minimum **setback** for an **accessory building** containing a **coach house** to the opposite and opposing **side lot line** is 1.8 m.
4. On an **interior lot**, where the **lot width** is greater than 11.5 m:
 - a) the minimum **setback** for an **accessory building** containing a **coach house** to one **side lot line** is 1.2 m; and
 - b) the minimum **setback** for an **accessory building** containing a **coach house** to the opposite and opposing **side lot line** is 1.8 m.
5. In addition to subsections 15.31.6.3 and 15.31.6.4, an **accessory building** containing a **coach house** on an **interior lot** with an east-west orientation shall be located closest to the southern **interior side lot line**, to reduce shadowing on the **adjacent lot** to the north.

6. **Bay windows** and **hutches** which form part of the **coach house** may project for a distance of 0.6 m into the **side yard**.
7. The minimum **exterior side yard** is 3.0 m.
8. The minimum **rear yard** is 6.0 m for the **single detached housing**, except for a **corner lot** where the **exterior side yard** is 6.0 m, in which case the **rear yard** is reduced to 1.2 m.
9. A **coach house** shall be located within 1.2 m and 10.0 m of the **rear lot line**.
10. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing a **coach house** is 4.5 m.
11. **Coach houses** and **accessory buildings** are not permitted in the **front yard**.
12. Waste and recycling bins for a **coach house** shall be located within a **screened structure** that is **setback** a minimum of 1.5 m from the **rear lot line**.
13. **Building** elements in a **coach house** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project 0.6 m into the **side yard** and **rear yard**.
14. An unenclosed and uncovered **balcony** of a detached **coach house**, located so as to face the **lane** on a mid block **lot** and the **lane** or side street on a **corner lot**, may project 0.6 m into the **rear yard**.

15.31.7 Permitted Heights

1. The maximum **height** for **single detached housing** is 2 ½ **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
3. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
5. The **residential vertical lot depth envelope** is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of the two units of vertical rise

for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

6. The maximum **height** for an **accessory building** containing a **coach house** shall be 2 **storeys** or 6.5 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.
7. In addition to the requirements in subsection 15.31.7.6, where the **lot width** is between 9.0 m and 11.5 m:
 - a) any portion of the ground floor of an **accessory building** used for parking provided in a **tandem arrangement** that extends beyond the footprint of the second **storey** of a **coach house** shall be no higher than 4.0 m above the highest elevation of the crown of the **abutting lane**; and
 - b) the roof over the portion of the ground floor of an **accessory building** used for parking provided in a **tandem arrangement** must have a minimum pitch of 4:12 and be a gable end roof design.
8. In respect of an **accessory building** containing a **coach house**:
 - a) the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall have a sloping skirt roof, and the maximum **height** of the **eave** of the sloping skirt roof shall be 3.7 m above **grade**;
 - b) the maximum **height** to the top of the sloping skirt roof of the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall be 4.0 m above **grade**; and
 - c) for the purpose of this subsection 15.31.7.8 only, **grade** means the finished ground elevation around the **accessory building** containing the **coach house**.
9. The maximum **height** for **accessory structures** is 9.0 m.

15.31.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
6.0 m	9.0 m	34.5 m	315.0 m ²

2. A **coach house** may not be **subdivided** from the **lot** on which it is located.

15.31.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that in this **zone**:
 - a) **fences**, when located within 3.0 m of a **side lot lane abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and

- b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space shall be provided with a minimum area of 30.0 m² and a minimum width and depth of 3.0 m.
3. All private outdoor space shall not be:
- a) located in the **front yard**; and
 - b) occupied or obstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into the private outdoor space for a distance of not more than 0.6 m.
4. A private outdoor space:
- a) shall be for the benefit of the **coach house** only;
 - b) may include an open or covered deck, unenclosed **balcony, patio** pavers, **porch** or **fenced yard** space which is clearly defined and **screened** through the use of **landscaping**, planting or architectural features such as trellises, low **fencing** or planters, but not space used for parking purposes; and
 - c) shall be accessed from the **rear yard, lane** or **coach house**.
5. The **rear yard** between a **coach house** and the **lane**, including the **building** entry to the **coach house**, must incorporate:
- a) the planting of appropriate trees (e.g. small species or fastigate/columnar) and other attractive soft **landscaping**, but not low ground cover, so as to enhance the visual appearance of the **lane**; and
 - b) high quality permeable materials where there is a driveway to **parking spaces** and where the **lane** has curb and gutter.
6. A high quality **screen** shall be located between the **lane** and any surface **parking spaces** parallel to the **lane**, and along the **lot line adjacent** to any surface **parking spaces** if **abutting** a neighbouring **lot**. Where the space is constrained, a narrow area sufficient for the growth of plant material shall be provided at the base of the **screen**.
7. The **yard** between the **coach house** and the **road** on a **corner lot** shall be designed and treated as the **front yard** of the **coach house**, not be used as private outdoor space and have quality surface treatment, soft **landscaping** and attractive plant materials.
8. Where vertical greening is used as a means to improve privacy, it may include **building** walls and/or the provision of **fences** and arbours as support structures for plants. In constrained areas, tall plantings may include varieties of bamboo for **screening** and **landscaping**.
9. A minimum 0.9 m wide, unobstructed, permeable pathway must be provided:
- a) clearly leading from the **road** to the **coach house** entry; and
 - b) clearly leading from the **lane** to the **coach house** entry.

15.31.10 On-Site Parking & Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.
3. Where the **lot width** is between 9.0 m and 11.5 m:
 - a) the required on-site **parking spaces** for the **single detached housing** may be provided in a **tandem arrangement**, with the required on-site **parking space** for the **coach house** located to one side; and
 - b) a **coach house** may not be located above more than 2 side-by-side **parking spaces** in the detached **garage** or **carport**, as defined in subsection 15.31.4.7 (b).
4. Where the **lot width** is greater than 11.5 m:
 - a) a **coach house** may not be located above more than 2 **parking spaces** in the detached **garage** for the **single detached housing**; and
 - b) the required **parking space** and driveway for a **coach house** must be unenclosed or uncovered and must be made of porous surfaces such as permeable pavers, gravel, grasscrete or impermeable wheel paths surrounded by ground-cover planting.

15.31.11 Other Regulations

1. **Boarding and lodging** shall be located only in a **single detached housing** unit, and not in the **coach house**.
2. A **child care program** shall not be located in a **coach house**.
3. The **coach house** must be located above a detached **garage**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10455”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	<div style="border: 1px solid black; padding: 2px;"> <p style="text-align: center; margin: 0;">CITY OF RICHMOND</p> <hr/> <p style="text-align: center; margin: 0;">APPROVED by</p> <p style="text-align: center; margin: 0;"><i>LC</i></p> <hr/> <p style="text-align: center; margin: 0;">APPROVED by Director or Solicitor</p> <p style="text-align: center; margin: 0;"><i>JA</i></p> </div>

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10456 (RZ 17-777739)
8491 No. 4 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 **“COACH HOUSE (ZS31) – NO. 4 ROAD”**.

P.I.D. 003-518-809

Parcel “A” (H84808E) Lot 19 Except: Part Subdivided by Plan 74576; Block “B” Section 22 Block 4 North Range 6 West New Westminster District Plan 2670

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10456”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



Regular Council
Tuesday, April 11, 2023

R23/7-7

13. **APPLICATION BY AJIT AUJLA AND NEW VILLA HOLDINGS FOR REZONING AT 8491 NO. 4 ROAD FROM “SINGLE DETACHED RS1/E” ZONE TO THE “COACH HOUSE ZS31 – NO. 4 ROAD” ZONE**
(File Ref. No. 12-8060-20-010455, RZ 17-777739; 12-8060-20-010456) (REDMS No. 7060982, 7173602, 7152994, 4573372)

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10455 to create the “Coach House (ZS31) – No. 4 Road” zone, be introduced and given First Reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10456 to rezone 8491 No. 4 Road from “Single Detached (RS1/E)” zone to “Coach House (ZS31) – No. 4 Road” zone, be introduced and given First Reading.*

The question on the motion was not called as discussion took place on (i) retaining or replacing all the trees on the property, (ii) finding innovative strategies to retain trees, (iii) timeline for applications, and (iv) potential stratification of coach houses.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.



To: Planning Committee

Date: March 31, 2023

From: Wayne Craig
Director, Development

File: RZ 17-782750

Re: Referral Response – Application by Landa Oval Development Ltd. for Rezoning at 6851 and 6871 Elmbridge Way from Industrial Business Park (IB1) to High-Density Mixed Use (ZMU52) – Oval Village (City Centre)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10423 to create the “High-Density Mixed Use (ZMU52) – Oval Village (City Centre)” zone, and to rezone 6851 and 6871 Elmbridge Way from “Industrial Business Park (IB1)” to “High-Density Mixed Use (ZMU52) – Oval Village (City Centre)”, be forwarded to the May 15, 2023 Public Hearing.

Wayne Craig
Director, Development

WC:ke

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

Staff Report

Origin

Landa Oval Development Ltd. has applied to the City of Richmond to rezone 6851 and 6871 Elmbridge Way from “Light Industrial Business Park (IB1)” to “High Density Mixed Use (ZMU52) – Oval Village (City Centre)” to construct a mixed use development in the Oval Village area. First reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10423, was granted on November 14, 2022 and was referred to a Public Hearing.

At the December 19, 2022 Public Hearing, Council made the following referral:

That the staff report titled “Application by Landa Oval Development Ltd. for Rezoning at 6851 and 6871 Elmbridge Way from Industrial Business Park (IB1) to High Density Mixed Use (ZMU52) - Oval Village (City Centre)”, dated October 24, 2022, from the Director, Development, be referred back to staff for further review.

Items discussed at the Public Hearing, were generally related to traffic impacts and concerns raised by residents of the neighbouring development to the east (Ora).

The purpose of this report is to respond to the Public Hearing referral and present changes to the proposed development along with related information in response to the traffic concerns raised. Revised rezoning considerations are included to facilitate these changes should they be supported by Council.

Findings of Fact

The original staff report and accompanying attachments providing information about the proposed development is contained in Schedule A and remains applicable, except where noted in this report. A summary of the proposed project is as follows:

- 13,826 m² (148,822 ft²) of commercial floor area consisting of 189 room hotel and supporting uses in the podium and tower, located in the north east quadrant of the development site fronting River Road, with remaining at-grade commercial space along the new road (herein called the new west road) and Elmbridge Way.
- 27,652 m² (297,644 ft²) of residential floor area consisting of 321 market residential units and 35 affordable Low End Market Rental (LEMR) housing units. The market residential units will be situated in the project podium and two residential towers located at the north west and south west corners of the development site. The LEMR housing units will be dispersed throughout the project podium.
- Transportation related infrastructure and works includes:
 - Dedication and construction of the new west road along the subject site’s entire west frontage with one primary vehicle access from the new west road;
 - Lane widening and upgrades along the subject site’s entire east frontage with one vehicle access (restricted) from the lane; and
 - Frontage upgrades along the River Road and Elmbridge Way consistent with current City standards and existing improvements completed in the surrounding area.

Analysis

The following sections provide information on the outreach to the Ora residents to the east, follow-up action to address concerns about current lane operations and changes to the project that are proposed as a result of the traffic concerns raised at the December 19, 2022 Public Hearing.

Developer Led Outreach and Additional Public Correspondence

The developer's project team undertook the following outreach before and after the December 19, 2022 Public Hearing (Schedule B contains a written summary report submitted by the applicant):

- December 6, 2022 – Initial outreach with Ora strata council members (via Zoom).
- December 8, 2022 – Canvassing of surrounding businesses to provide information about the development and information about the upcoming Public Hearing.
- February 22, 2023 – Follow-up engagement with Ora strata Council members (via Zoom) to present information about proposed changes to the project, lane design and measures to address traffic concerns.
- February 24, 2023 – Meeting with T&T Supermarket representatives (commercial tenant within the Ora development) (Via Zoom) to receive comments about existing lane operations and loading activities associated with T&T operations.
- March 20, 2023 – Canvassed existing Ora commercial tenants about the proposed project and lane operations.
- March 29, 2023 – Written letter provided to Ora strata council summarizing project revisions and responses to traffic and lane concerns.

Since the December 19, 2022 Public Hearing and developer outreach undertaken in 2023, additional correspondence has been received from a resident of the Ora Development and Ora strata council. The correspondence identifies their continued concerns about traffic in the lane, access to the subject site and lane upgrades. The public correspondence and the City staff responses are included in Schedule C.

A summary of the subject development's proposed revisions to the project in response to the traffic concerns about access and impacts to the lane are provided below:

- Hotel pick-up and drop-off functions have been relocated from the lane to on-site within the subject development's parkade. No pick-up and drop-off functions from passenger guest vehicles will occur from the lane.
- A gate with access control measures (i.e., intercom and electronic security device/FOB) will be installed for the lane access to the subject development's parkade. This restriction will limit lane access to hotel guests and on-site employees only and reduce the introduction of additional traffic into the lane.
- The new west road access will serve as the primary vehicle entrance/exit to the subject development's parkade and will be required to be utilized by residents, residential visitors, commercial uses and vehicles accessing the oval parking.
- Loading, servicing functions and a hotel shuttle parking with passenger loading area have been provided in dedicated areas on-site with direct access off the lane and designed to accommodate commercial trucks (i.e., maximum medium-sized SU-9 trucks). These

areas will enable loading activities to occur on-site and have been designed to allow vehicles to maneuver to and from the lane. A legal agreement will be registered on title as part of the rezoning considerations to inform all commercial tenants of the maximum truck size restriction for this project.

- The proposed upgrades to the lane will widen the drive-aisle from 6 m (existing) to 7.5 m (proposed) and provide for a 1.5 m wide concrete transition apron between the edge of the lane drive-aisle and proposed building that will allow for separation between vehicles travelling in the lane and overall development. This transition will also be designed with appropriate roll curbs and driveway letdowns to allow for vehicles to travel over at designated areas to access loading/service areas and/or parkade entrances. This lane standard will be able to accommodate the traffic and service functions of the proposed development in the lane and complies with the lane design applicable for redevelopment in the City Centre.

The following sections of the report provide additional details around action being undertaken now to address activities impacting current lane operations and the subject development's revisions in response to concerns identified by residents of Ora.

Action to Address Current Activities Impacting Lane Operations

Current activities occurring in the lane that are impacting operations and traffic movement has been various vehicles (including commercial delivery and service trucks and smaller delivery/service vehicles) that undertake temporary stopping on either side of the lane. These activities negatively impact lane operations and conflict with traffic utilizing the lane to get access to and from the Ora commercial or residential parkades.

In response, City staff have revised regulatory signage posted in the lane to "No Stopping", which would prohibit any vehicles (except emergency service vehicles) from stopping or parking in the lane and would require usage of existing on-site loading and service areas in the Ora development to accommodate these vehicles.

Community Bylaws will also be monitoring this area and taking the necessary action for vehicles observed to be parked and/or stopped in the lane. This may include education for vehicle operators and ticketing/towing as necessary. No stopping regulations will also apply to the proposed upgraded lane (works to be completed by the subject development) and vehicles that are servicing the proposed project by Landa. The actions summarized in this section will restrict vehicles from stopping in the lane and reduce the traffic conflicts noted by Ora residents.

Revisions to Hotel Component to Minimize Impact to Lane

The subject development's hotel component is located at the north east portion of the development site fronting River Road adjacent to the lane. Previous concerns were noted about the impacts of having any hotel vehicle pick-up and drop off functions occurring off the lane. As a result, the development has been revised to relocate all hotel vehicle pick-up and drop off functions on-site solely within the parkade (Level 1) (See Schedule D for a site plan). The site plan has been revised to enable hotel vehicle circulation in the subject development's parkade, including pick-up and drop-off functions, and direct internal access from the parkade to the hotel

lobby. No vehicle pick-up and drop off functions will occur from the lane. The main entrance to the hotel for pedestrians will be fronting River Road at the north east corner of the subject site.

An on-site dedicated hotel shuttle parking and passenger loading area has been incorporated into the subject development and is located adjacent to the loading area of the project. This hotel shuttle area is accessed from the lane. A direct internal connection will be provided between the hotel lobby and hotel shuttle loading area to allow for quick and safe passenger movements. A legal agreement will be secured to limit the maximum size of vehicle that can use the hotel shuttle loading to a medium sized (i.e., SU-9) vehicle.

A site plan contained in Schedule D outlines the above revisions to the proposed development.

Lane Access and Proposed Restrictions

In response to concerns raised about current traffic issues experienced in the lane, the developer is proposing to implement restrictions to the lane access to the parkade to reduce the overall amount of vehicle traffic into the lane as a result of this development. The proposed access restrictions would see a majority of vehicles accessing the subject development's parkade from the new west road access.

Restrictions to the lane access (east side) to the development's parkade is proposed to only allow the following vehicles:

- Enter via lane – hotel guests; on-site employees.
- Exit via lane – on-site employees.

Control measures to ensure implementation of vehicle restrictions identified above will include:

- Installation of a gate at the lane access in conjunction with security intercom/electronic security device (FOB) to ensure vehicle users entering from the lane access are hotel guests or on-site employees.
- A similar electronic security control measure for on-site employee vehicles exiting from the lane.

The above requirements to restrict lane access will be secured through a legal agreement registered on title and be included as a rezoning consideration item for this development. Through the Development Permit process, additional design development will occur in relation to the lane gate design/placement, security infrastructure and on-site signage to direct traffic to the appropriate access location.

Refer to *Table 1* and *Table 2* for a summary of vehicle traffic data provided by the professional transportation consultant in relation to the subject development and existing lane (Note: The weekday PM peak data is provided based on the highest anticipated traffic volumes for the subject development and to present comparable time/day traffic data from Ora. As a result, traffic volumes from other times and days are not shown in the following tables).

Table 1 – Estimated traffic volumes to/from parkade of the subject development (Landa at 6851 and 6871 Elmbridge Way)

	Total Estimated Vehicle Trips (Landa)	New West Road Access (no restrictions)	Lane Access (with restrictions)
Weekday PM Peak Hour	280	217	63
Percentage of Vehicle Trips	100%	77.5%	22.5%

Table 2 – Comparison of lane traffic volumes to/from parkade(s) of Ora development and to/from parkade of proposed Landa development

	Total Estimated Vehicle Trips (Ora and Landa)	Ora Development	Landa Development
Weekday PM Peak Hour	345	282	63
Percentage of Vehicle Trips	100%	82%	18%

The data provided in *Table 1* demonstrates that the proposed access restrictions to the lane will result in 77.5% of traffic accessing the parkade of the subject development from the new west road access, thereby supporting this as the primary access to the development. *Table 2* demonstrates that the total estimated vehicle trips in the lane to the Landa project parkade, when compared to the Ora development, will be relatively minimal (18%) and supports the approach of implementing measures that would introduce the least amount of additional traffic into the lane.

New West Road Access Provisions – Primary Vehicle Entrance and Exit

The new west road access is designed and operated to be the primary vehicle entrance to the subject development intended to accommodate a majority of the traffic and minimize traffic volumes and impacts to the lane. Vehicle access from the new west road would be utilized by residents, visitors to the residential units, commercial uses and vehicles accessing oval parking. In addition, the new west road access could also be utilized by hotel guests and employees should they choose not to use the lane access.

Control measures proposed for the new west road access will be limited to a security gate, which will remain open during typical hours of operation for the hotel and commercial activities in the development. During the late evening and overnight, this gate may be closed for security purposes with appropriate control measures being implemented to enable all users to access during this period (i.e., security intercom/FOB). A legal agreement will be registered on Title as a rezoning consideration item to identify that the security gate located along new west road access must remain open at all times during hours of operation for the non-residential uses in the development and that control measures be implemented to enable access for all residential and non-residential uses when the gate is closed for security purposes.

The previous staff report on the subject rezoning identified the potential for the temporary closure of the new west road during special events. Based on feedback provided about traffic concerns in the lane, this item has been revised to accommodate only a partial closure of the new west road (north of the proposed access to the subject site) that would still allow for the new west road access to be operational for local traffic only during any temporary special event closures. This approach has been reviewed and is supported by Transportation staff.

Proposed Loading and Service Functions from the Lane

The proposed development includes on-site loading spaces that are arranged to allow access from the lane to accommodate the standard loading functions required for this development's non-residential and residential uses, which will share loading facilities. Four medium sized loading bays and an on-site garbage and recycling collection area are located perpendicular to and on the west side of the lane that enables vehicle movements to be made in and out of these spaces during loading/service functions.

Additional review was undertaken to confirm that no large-sized loading space (to accommodate semi-truck and trailer sized vehicles) would be required as none of the proposed uses on the site would require deliveries from these large-sized trucks. As a result, no large-sized loading space is required to be provided in this development. Furthermore, a legal agreement will be secured to ensure that the maximum truck size will be a medium-sized truck (i.e., SU-9) and that large-sized trucks (i.e., WB-17) will not be permitted. Through the forthcoming Development Permit process, a variance request to not require an on-site large loading space will be included in the report to the Development Permit Panel.

Lane – Proposed Widening Works

The current lane is proposed to be widened by 3.0 m that would accommodate 1.5 m of additional pavement widening to the existing lane and 1.5 m wide transition area that would consist of a concrete surface with roll-curb or curb letdowns (associated with loading and service functions). When combined with the existing lane works completed for the Ora development (6 m wide drive-aisle plus 1.5 m concrete sidewalk), the lane improvements to be undertaken by the proposed development would result in a lane with a 7.5 m wide drive-aisle and 1.5 m wide concrete transition area along the subject site's lane frontage. This 1.5 m wide transition area in between the lane drive-aisle and building wall of the development will be designed to allow for vehicles to travel over to access the parkade, loading and service areas. Pedestrians can also utilize this transition area to facilitate safe movements through the lane as needed.

This lane standard outlined above, which would be achieved through the improvements undertaken as part of the proposed development's off-site transportation works, is consistent with the lane standard for high-density mixed use projects in the City Centre and will be able to accommodate all existing and future traffic and service functions necessary in the lane.

Revised Rezoning Considerations

The updated rezoning considerations for the subject development is contained in Schedule E. The rezoning considerations document has been revised (changes and mark-ups noted in the document) to incorporate applicable items and requirements resulting from the subject development's modifications and responses to address traffic concerns as outlined in this report.

Revised Project Timeline to Achieve Final Adoption of Rezoning

Richmond Zoning Bylaw 8500, Amendment Bylaw 10423 was granted first reading on November 14, 2022 and complied with the deadline for the project to be considered an in-stream proposal in regards to the affordable housing requirements in place prior to the approval of the

amendments to the Low End Market Rental (LEMR) Program on November 15, 2021 and introduction of the new Market Rental Housing Policy on June 20, 2022.

To ensure that in-stream applications that applied the LEMR policy in place prior to November 21, 2021, moved forward to adoption in a timely manner, a rezoning consideration item was secured to require adoption by November 15, 2023 (i.e., 1 year from the granting of first reading of Bylaw 10423).

Staff recommend that the rezoning consideration item to require final adoption be amended to April 15, 2024 to take into account the time to address the referral from Public Hearing. In accordance with the previous LEMR policy in-stream provisions, if Bylaw 10423 is not ready for adoption on or before April 15, 2024, a staff report will be brought forward to Council providing an update on the status of the rezoning and to determine whether the rezoning should be revised to comply with current City policy related to affordable housing.

Conclusion

This report responds to the December 19, 2022 Public Hearing referral related to traffic concerns for the high-density mixed use rezoning proposal at 6851 and 6871 Elmbridge Way. The project responses and modifications to the development outlined in this report will limit the introduction of additional traffic volumes into the lane by implementing measures to require a majority of traffic from this development to utilize the new west road access and relocate hotel pick-up and drop off functions to on-site within the parkade to reduce potential traffic conflicts within the lane.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10423 be forwarded to the May 15, 2023 Public Hearing.



Kevin Eng
Planner 3

KE:cas

- Schedule A: Previous staff report considered at the December 19, 2022 Public Hearing
- Schedule B: Summary of developer led outreach
- Schedule C: Additional public correspondence received
- Schedule D: Revised site plan
- Schedule E: Revised rezoning considerations



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: October 24, 2022

File: RZ 17-782750

Re: Application by Landa Oval Development Ltd. for Rezoning at 6851 and 6871 Elmbridge Way from Industrial Business Park (IB1) to High Density Mixed Use (ZMU52) - Oval Village (City Centre)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10423 to create the “High Density Mixed Use (ZMU52) – Oval Village (City Centre)” zone, and to rezone 6851 and 6871 Elmbridge Way from “Industrial Business Park (IB1)” to “High Density Mixed Use (ZMU52) - Oval Village (City Centre)”, be introduced and given first reading.

Wayne Craig
Director, Development

WC:ke
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Social Development	<input checked="" type="checkbox"/>	
Sustainability & District Energy	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Community Services Division	<input checked="" type="checkbox"/>	
Richmond Olympic Oval	<input checked="" type="checkbox"/>	

Staff Report

Origin

Landa Oval Development Ltd. has applied to the City of Richmond to rezone 6851 and 6871 Elmbridge Way from “Light Industrial Business Park (IB1)” to “High Density Mixed Use (ZMU52) – Oval Village (City Centre)” to construct a mixed use development in the Oval Village area (Attachment 1 and 2) that includes:

- 13,832 m² (148,887 ft²) of commercial floor area consisting of a 189 room hotel and supporting uses in a tower located in the north east quadrant of the development site along with portions of the development podium and at-grade commercial space along River Road, the new road (to the west) and Elmbridge Way road frontages.
- 27,655 m² (297,778 ft²) of residential floor area consisting of 321 market residential units and 35 affordable Low End Market Rental (LEMR) housing units arranged as follows:
 - Market residential units located in the development podium and two towers generally located at the northwest and south west quadrants of the development site.
 - Affordable LEMR units dispersed throughout the podium.
- Dedication and construction of a new road along the subject site’s west frontage (herein called the “new west road”) and widening and completion of the existing lane along the subject site’s east frontage.
- Related off-site works that generally includes road, lane, frontage upgrades and transportation related works to the current applicable City standards, are to be completed through a City Servicing Agreement.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Subject Site Existing Housing Profile

There are no residential dwelling units on the subject site.

Subject Site Existing Uses

The subject site consists of two lots at 6851 and 6871 Elmbridge Way that each contain multi-tenant single storey light industrial buildings. Through the rezoning, both lots will be consolidated into a single development parcel. To support the existing business tenants that may be impacted as a result of this redevelopment, the developer has confirmed that sufficient notice will be provided to all businesses in the event of the need to relocate and that the developer has also offered to provide all business tenants with access to real estate services to assist these tenants in finding similar, appropriately zoned space within the City.

Surrounding Development

To the North: The Richmond Olympic Oval is located across River Road on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”.

To the South: Across Elmbridge Way is an existing building containing Worksafe BC offices on a site zoned “Downtown Commercial (CDT1)”.

To the East: Across an existing lane is the Onni ‘Ora’ high density mixed use development on a site zoned “Residential/Limited Commercial (RCL3)” (RZ 07-380222; DP 10-520511).

To the West: A site zoned “Light Industrial Business Park (IB1)” containing existing light industrial buildings.

Related Policies & Studies

City Centre Area Plan

The subject site is located in the City Centre and subject to the land use policies and provisions of the City Centre Area Plan (CCAP) and “Specific Land Use Map – Oval Village (2031)” (Attachment 4). The “Oval Village (2031)” land use map designates the site as Urban Centre T5, which allows for high-density mixed residential/commercial development. The subject site is also contained within the “Village Centre Bonus Area”. Additional details on how the subject development proposal complies with the CCAP and development policies specific to the “Oval Village (2031)” land use map is contained in the Analysis section of this report.

Official Community Plan Aircraft Noise Sensitive Development (ANSO) Policy:

The subject site is located with ANSO “Area 2”, which permits all aircraft noise sensitive uses (except new single-family) if the building design includes required noise mitigation measures and purchasers are made aware of potential noise conditions. Prior to rezoning adoption, a legal agreement will be registered on title requiring that the developer satisfies all City requirements.

Airport Zoning Regulations (AZR):

Transport Canada regulates maximum permitted building heights in City Centre locations that may affect airport operations. A letter, prepared by a registered surveyor, confirming that the proposed maximum building height of 47 m (154 ft.) GSC complies with AZR requirements is a rezoning consideration to be completed for this project.

Floodplain Management Implementation Strategy

City Centre buildings are required to comply with Richmond Flood Protection Bylaw 8204. Prior to rezoning adoption, a flood indemnity covenant will be registered on title.

Public Consultation

Rezoning signs have been installed on the subject property. Staff have received email correspondence from a resident in the adjacent Ora development (5511 Hollybridge Way/6951 Elmbridge Way). The resident identifies concerns about the proposed development’s traffic impact to the existing lane to the east of the subject site (Attachment 5). A response is provided below to the resident comments. City staff have also met with the property owner of the site to the immediate east (6791 Elmbridge Way) and provided general information about the development proposal during these discussions.

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

Correspondence from 5511 Hollybridge Way/6951 Elmbridge Way (Ora Development)

The correspondence makes observations about the current lane servicing the Ora development and provides comments on existing lane operations, lane width and vehicle movements within the lane, questions about hotel functions in the lane and pedestrian infrastructure in the lane.

In response to the comments and concerns noted in the correspondence, the following information is provided:

- This development will undertake improvements to the lane to provide for additional widening for the drive-aisle portions of the lane and a sidewalk along the west edge of the lane to provide for safe pedestrian movements.
- The above referenced widening and improvements to the lane will comply with applicable City standards for lanes located in the City Centre and will be able to accommodate all applicable traffic and vehicle movements through the lane.
- Vehicle access to the proposed development will be from the lane and a driveway access provided on the new west road. These vehicle access provisions were reviewed and supported by a Traffic Impact Assessment (TIA) prepared by a professional consultant for this project.
- Further design development and work will be undertaken through the Development Permit application process to review pick-up and drop-off functions related to the hotel use can accommodate the necessary activities and results in no negative impacts to the surrounding road/lane network.

Analysis

Landa Oval Development Ltd. is proposing a high-density mixed use project containing approximately 356 apartment units in the development podium and 2 towers, a hotel containing 189 rooms and supporting commercial functions and pedestrian oriented at grade commercial retail units along the River Road, new west road and Elmbridge Way frontage.

The proposed development is consistent with current Official Community Plan (OCP) and CCAP policies applicable to the subject site, which encourage high-density mixed use development with vibrant commercial frontages and pedestrian friendly streetscapes and supporting infrastructure. This project also provides for infrastructure improvements through the dedication and construction of a new west road that would provide a connection between Elmbridge Way and River Road, widening of the existing lane along the east of the subject site and frontage upgrades along the Elmbridge Way and River Road frontages consistent with the works in the surrounding area.

CCAP – Oval Village (2031)

The subject site is designated “Urban Centre T5” and the proposed high-density development containing residential uses (market residential and affordable housing), a hotel and commercial uses is consistent with the CCAP. The CCAP also provides direction on base residential

densities (1.2 Floor Area Ratio FAR) and additional affordable housing bonus densities (up to 0.8 FAR). The subject site is also contained in the Village Centre Bonus area where additional density of up to 1.0 FAR can be considered for non-residential uses, which support the development and space for services and commercial activities that are pedestrian friendly and contribute to the viability of the area.

The development on the subject site proposes a maximum overall density of 3.0 FAR (2.0 FAR for residential uses including market residential and affordable housing and 1.0 FAR for non-residential uses), which is consistent with the CCAP and Village Centre Bonus provisions applicable to the site.

The CCAP requires rezoning applications that make use of the Village Centre Bonus density to provide voluntary developer contributions towards City-owned community amenity space, which can be in the form of City owned amenity facilities incorporated into the development or a cash-in-lieu contribution. City staff have reviewed the subject proposal and confirm that no City amenity facility is required to be incorporated into the subject development and that a cash-in-lieu contribution should be accepted. In compliance with the CCAP, prior to rezoning adoption, the developer proposes to make a voluntary cash contribution of \$6,022,453 in lieu of constructing community amenity space on-site. The proposed voluntary contribution amount shall be based on the equivalent construction value rate of \$8,708/m² and calculated at the amenity space area (i.e., 5% of the site's Village Centre Bonus floor area, which would equate to an approximate amenity space area of 692 m² or 7,449 ft²).

The CCAP also identifies a proposed road between Elmbridge Way and River Road that would bisect the subject site into two lots. In accordance with CCAP policy, this new west road is considered a minor street and can be realigned as it maintains the network continuity and road functionality in the surrounding area. The realignment of this new road from the middle to the west side of the subject site complies with the CCAP policy that allows alignment changes for minor streets as outlined above. The proposed development will also be required to dedicate and construct this new west road in its entirety. Transportation staff have reviewed the realignment of this new road to the west portion of the site and confirmed the new alignment complies with the objectives of the CCAP.

Proposed Site Specific Zone (ZMU52)

A site-specific zone has been prepared to facilitate the subject development, "High Density Mixed Use (ZMU52) – Oval Village (City Centre)" (Zoning Amendment Bylaw 10423). An overview of included provisions into this new zone is summarized as follows:

1. Permitted and secondary uses consistent with the provisions of the CCAP and takes into account the surrounding context and existing development and services in the area.
2. A maximum density of 2.0 FAR, which includes additional density for developments that comply the City's applicable affordable LEMR housing policy providing for 35 LEMR units (which will be subject to a Housing Agreement and other legal agreements, as applicable).
3. Additional VCB density of up to 1.0 and conditions. Village Centre Bonus provisions that allow for up to 1.0 FAR for non-residential uses, provided that voluntary developer cash contributions (at the current applicable equivalent construction value rate) are made in lieu of

providing and constructing an on-site community amenity space into the development consistent with the CCAP policy.

- This voluntary contribution amount to be provided and secured through the rezoning considerations for this development will be \$6,022,453.
4. Additional density for indoor amenity space for use of residents consistent with other high-density mixed use zones.
 5. Provisions for calculating density on the road dedication secured for the new west road on the west side of the subject site between Elmbridge Way and River Road, as per CCAP policy regarding the dedication of “minor streets” that are not eligible for Development Cost Charge credits.
 6. A maximum building height of 47 m (154 ft.) geodetic across the subject site that is consistent with CCAP policy and of similar height to other surrounding high density developments in the area.
 7. Setback provisions for the road and lane frontages around the subject site that facilitates providing for a pedestrian friendly streetscape and interface of the development to the public realm and takes into account the various road and lane frontage works and upgrades to be completed as part of this development.

Housing

Total residential floor area for this project is 27,655 m² (297,778 ft²) that contains a total of 356 apartment units of which 321 apartment units are market (strata) units and 35 apartment units are affordable housing LEMR units. The market (strata) apartment units are contained in the project podium and two residential towers (15 levels each) are generally situated in the northwest and southwest portions of the subject site. The affordable housing LEMR units are dispersed in the project podium.

1. Affordable Housing & Market Rental Housing Policy Compliance: Council approved amendments to the Low End Market Rental (LEMR) Program on November 15, 2021 and introduced a new Market Rental Housing Policy on June 20, 2022. Rezoning applications received prior to the adoption of these changes are to be processed in keeping with the LEMR and Market Rental Policies that pre-dated the changes, provided that such applications are brought forward to Council for consideration by November 15, 2022. The proposal as outlined complies with the City’s Affordable Housing Strategy. The proposed development is an in-stream application as it was submitted in 2017 and since then has gone through an ownership change and project redesign. This development is proposing to provide 10% of total residential floor area as affordable housing LEMR units (35 units total) and is consistent with the in-stream provisions granted by Council when the affordable housing LEMR and Market Rental Housing policies were revised and updated.

To ensure rezoning applications proceeding in accordance with the LEMR policy in place prior to November 15, 2021, move forward to adoption in a timely manner, the proposed rezoning is to be adopted no later than November 15, 2023. If the subject rezoning is not ready for adoption by November 15, 2023, a staff report will be brought forward to Council providing an update on the status of the rezoning and recommending whether the rezoning should be revised to comply with current City policy. The above deadline to achieve final

adoption by November 15, 2023 has been included as a rezoning consideration item for this project.

2. Affordable Housing Project Response: In compliance with the City's affordable housing LEMR policy, the subject development and proposed site-specific ZMU52 zone provide for 35 affordable housing LEMR units, constructed to a turnkey level of finish (at the developer's sole cost) and secured with a Housing Agreement registered on title, comprising at least 2,767 m² (29,781 ft²) of habitable space, based on 10% of the development's total maximum residential floor area.
3. Non-Profit Housing Operator: The developer proposes to cluster the affordable housing LEMR units into the project podium (on Levels 3 to 6) and have the units generally dispersed equally along the 4 frontages of the project site. In accordance with the City's Affordable Housing Strategy, clustering of units can be considered if a partnership with a non-profit housing operator has been established and the non-profit identifies a preference for unit clustering where applicable. As evidence of such a partnership, the developer has entered into a preliminary Memorandum of Understanding (MOU) with an experienced non-profit housing operator (Az Zahraa Housing Society) who is interested in operating the LEMR apartment units. The developer has submitted a copy of the preliminary MOU, together with a letter of intent from the proposed operator (Attachment 6), for the City's consideration.

Az Zahraa Housing Society currently owns and operates 24 LEMR units in three separate multi-family developments in Richmond. Az Zahraa Housing Society has indicated they prefer clustering of units and limiting their placement over multiple levels. In response, the affordable housing LEMR units are clustered in the project podium but equally dispersed around the four frontages of the site that balances the needs of the non-profit for operational efficiencies and also complies with the City's Affordable Housing Strategy.

4. Affordable Housing LEMR Units – Legal Agreements: As per the City's Low End Market Rental (LEMUR) Program, a Housing Agreement will be registered on title to secure full access to on-site amenities and restricting the owner(s), housing operator, or others from charging the affordable housing LEMR units any additional fees for use of any indoor/outdoor amenity spaces, parking, bike storage, or similar features.
5. Overall Dwelling Unit Mix: The OCP and CCAP encourage the development of a variety of unit types and sizes supportive of the diverse needs of Richmond's population including, but not limited to, family friendly housing. Staff support the proposed mix of residential dwelling unit types (LEMUR and market residential units) which provides 175 one-bedroom units (includes studio) and 181 family-friendly, two- and three-bedroom units, as indicated in the table below. The unit mix for the development complies with the 40% family friendly unit target identified in the OCP.

Housing Tenure	Studio	1-BR	2-BR & 3-BR
• Market Strata (321)	Nil	162	159
• Affordable (35)	3	10	22
Total (356 units)	3	172	181

6. Affordable Housing Unit Mix: The developer proposes the affordable housing LEMR unit mix as indicated in the table below, which complies with the targets identified in the City's Affordable Housing Strategy (10% studio; 30% 1 BR; 30% 2-BR and 30% 3-BR) and also exceeds the OCP family friendly unit target outlined in the section above. In compliance with the City's Affordable Housing Strategy, a minimum of 85% of the affordable housing units will be required to be constructed with Basic Universal Housing (BUH) features through the Development Permit process. The Development Permit process will also ensure that the finishing of the affordable housing LEMR units is equivalent to those of the market residential units.

Housing Tenure	Studio	1-BR	2-BR	3-BR
Affordable (35)	9%(3)	29% (10)	31% (11)	31% (11)

7. Rental of Strata Dwellings: The OCP encourages measures aimed at reducing barriers to accessing rental housing in multi-family residential developments. Prior to rezoning bylaw adoption, the developer will register a restrictive covenant on title prohibiting the imposition of strata bylaws prohibiting market (strata) dwelling units from being rented or imposing age-based restrictions on occupants.

Amenity Space Requirements

The OCP and CCAP requires large residential projects to provide for shared indoor amenity space for socializing, recreation, and children's play. To satisfy these requirements, the development includes the following shared amenity spaces.

The shared indoor space amenity provided for the residents of all the residential units (market strata and affordable housing units) in this project is situated on the podium (Level 6), sized at 858m² (9,235 ft²) and complies with CCAP indoor amenity space requirements.

The shared outdoor amenity space areas for residents is also located on the podium (Level 6) in the form of an outdoor courtyard area, sized at 2,716 m² (29,235 ft²) and complies with OCP outdoor amenity space requirements.

Prior to rezoning adoption, legal agreements will be registered on title to ensure full access of the indoor and outdoor amenity areas for shared use by all residents (i.e., market strata and affordable housing).

Transportation

The CCAP requires various road, pedestrian, and cycling network improvements on and around the subject site and encourages the implementation of transportation demand management (TDM) measures aimed at reducing automobile dependence and encouraging walking, cycling, and increased use of transit. Consistent with these objectives, the proposed development provides for a variety of transportation improvements and related features, all at the developer's sole cost, to be secured through the various rezoning considerations and accompanying legal agreements and Servicing Agreement works associated with this redevelopment.

A supporting Traffic Impact Assessment (TIA), prepared by a professional traffic consultant, has also been submitted in support of this development. The TIA has been reviewed by City staff who support the key findings and recommendations of the report, including but not limited to traffic analysis, site access provisions for the development, parking/loading requirements and the application of specific TDM measures to this project.

1. Transportation Works: Off-site network enhancements include:
 - a) Dedication and construction of the new west road (based on the ultimate finished cross-section) along the west edge of the subject site to the applicable City standards that would provide an additional connection complete with road and pedestrian related works between Elmbridge Way and River Road. Enhanced connectivity is also provided by a pedestrian crossing across River Road aligned with the new west road.
 - b) Works along the site's River Road and Elmbridge Way frontages to provide for applicable upgrades to sidewalks, boulevards and multi-use pathways consistent with off-site improvements in the surrounding area. Appropriate road dedications and/or dedications in combination with statutory right-of-ways will be secured for these works.
 - c) Widening of the existing lane along the east edge of the site, secured through a statutory right-of-way, to widen the lane pavement drive-aisle and implement a sidewalk along the west portion of the lane to the applicable City standard.
2. Vehicle Access Provisions: Vehicle access to the on-site parking areas in the development is to be provided from the lane and a single drive-way access generally situated mid-block along the new west road. In relation to the new west road and vehicle access provided from this road, temporary road closure of the new west road during certain special events and reliance on vehicle access to the development from the lane can be accommodated if and when needed as verified through the TIA for this project. Prior to rezoning adoption, a legal agreement will be registered on title to provide for the temporary closure of the vehicle access along the new west road during special events.
3. Transportation Demand Management Measures: A comprehensive TDM measures package for this development is being secured in support of the proposed off-street parking to be provided in this development in accordance with Zoning Bylaw 8500 provisions and to achieve objectives of reducing automobile dependence and encouraging walking, cycling, and increased use of transit. These TDM measures will be secured through appropriate legal agreements to be registered on title prior to rezoning adoption, Servicing Agreement process and/or confirmed through the forthcoming Development Permit application process.
 - a) Transit pass program available for the residential (market and affordable housing) and non-residential uses to provide monthly transit passes (2 zone) for a specified period (one year).
 - b) Bicycle Amenities – provide for additional (25% above Zoning Bylaw 8500 requirements) Class 1 bicycle storage facilities and additional (5% above Zoning Bylaw 8500 requirements) for Class 2 short-term bicycle parking for the residential and non-residential uses in the project, including supporting bicycle

- repair/maintenance facilities, end-of-trip facilities and battery charging provisions for all class 1 bicycle parking spaces.
- c) Carpool parking spaces – 5 carpool parking spaces are to be provided and solely allocated for this purpose for the non-residential uses.
 - d) Car-share program to provide for two car-share dedicated vehicle parking stalls (equipped with Level 2 EV charging stations) and provision for two car share vehicles through a contract between the owner/developer and car-share service provider.
 - e) EV charging infrastructure (outlets to support Level 2 EV charging infrastructure) will be provided for a minimum of 10% of the non-residential parking spaces.
 - f) Interim sidewalk connection (River Road) – A 2 m (6.6 ft.) wide interim asphalt walkway that extends westward from the subject site’s north frontage along River Road (south side) at the new west road intersection to the signalized intersection at River Road/Oval Way.
4. Secured Parking for Richmond Olympic Oval: The proposed development also provides for an additional 52 parking stalls that are provided for use by the Richmond Olympic Oval during special events. When not being used or reserved for the purposes of a special event, these parking stalls would be available for use by the public. These 52 parking stalls will be secured through a legal agreement to be registered on title prior to final adoption of the rezoning.

Sustainability

The CCAP encourages the coordination of private and City development objectives with the aim of advancing opportunities to implement environmentally responsible buildings, services, and related features. Locations undergoing significant change, such as the subject site, are well suited to this endeavour. Staff support the developer’s proposal, which is consistent with City policy and includes:

1. District Energy Utility (DEU): A City Centre DEU service area bylaw, including the subject site, will be presented for consideration by Council under a separate report. Prior to rezoning adoption, a standard DEU covenant will be registered on title requiring the developer to:
 - design and construct a low carbon energy plant, at the developer’s sole cost, and transfer it to the City, together with compatible building and mechanical systems, to facilitate the development’s connection to a City District Energy Utility; or
 - if connection to the City Centre District Energy Utility is available, connect to the City Centre District Energy Utility for space and domestic hot water heating services, and to design and construct a low carbon energy plant for cooling services only, at the developer’s sole cost, and transfer it to the City.
2. BC Energy Step Code: City policy requires that new buildings are designed and constructed to satisfy BC Energy Step Code requirements. High-rise residential and mixed use buildings that include a low carbon energy plant (as discussed above) must comply with “Step 2” or better. The developer, through their Coordinating Registered Professional, has confirmed that the applicable “Step 2” performance targets have been considered in the design and the

project is expected to be compliant with these performance targets. Prior to rezoning adoption, through the Development Permit process, the developer will be required to conduct energy modelling and provide a statement to the City confirming that the proposed design can meet the applicable Step Code requirements.

3. Electric Vehicle (EV) Measures: In compliance with Zoning Bylaw requirements, the developer proposes to comply with EV infrastructure requirements for all resident parking spaces. Additional EV measures to provide infrastructure for 10% of non-residential parking (Level 2) and all class 1 (long-term secured bicycle storage) is also being proposed as part of the transportation demand management provisions being secured through this development.

Public Art

The CCAP encourages voluntary developer contributions towards public art. For this project, the developer proposes to integrate and install public art with this development and have engaged an independent public art consultant to prepare a public art plan. Based on applicable City-approved developer contribution rates and the maximum buildable floor area permitted under the development's site-specific ZMU52 zone (excluding affordable housing LEMR units), the value of the developer's voluntary public art contribution shall be at least \$330,781. Prior to rezoning bylaw adoption, a legal agreement will be registered on title securing the developer's commitment and requiring submission of a public art plan, including a terms of reference, for consideration by the Richmond Public Art Committee and approval by Council (i.e. as applicable to terms of reference for public art on private property with budgets over \$250,000).

Tree Retention and Replacement

The subject site contains two off-site trees (located within Elmbridge Way) and six on-site trees. The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development (i.e., road/frontage improvements, grade changes). The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings for on-site trees for their removal. Replacement trees will be required to be planted on-site as part of this development in accordance with a 2:1 replacement ratio and minimum sizing requirements. Parks Arborist staff have reviewed and assessed the 2 off-site trees and recommended their removal and a cash in lieu compensation for future planting due to the future new west road construction that would conflict with the trees located on Elmbridge Way. A summary of the recommendations related to on-site and off-site trees is provided in the table below.

Existing Trees	Recommended Action	# Existing	# Replace @ 2:1	Minimum Size of Replacement Trees	Financial Requirement
On-Site (Private)	Removal	6 trees	12 (Planting to be confirmed at DP)	8 cm caliper or 4 m in height in accordance with Tree Protection Bylaw 8057 (\$750/replacement security to be provided)	Replacement security of \$9,000 letter of credit Landscape plan and security required at DP
Off-Site (City)	Removal	2 trees	N/A	Cash-in-lieu for planting trees at/or near the subject site	\$5,250 cash-in-lieu contribution

Built Form and Architectural Character

The proposed high-density mixed use project is located within close proximity to the centre of the Village Centre (intersection of Hollybridge Way and River Road) in the CCAP Oval Village (2031) Specific Land Use Map. The proposed development accommodates all City requirements with respect to transportation improvements and public space enhancements and generally complies with the CCAP Development Permit Guidelines. In summary, the proposed development achieves the following (Attachment 7 – Preliminary and Conceptual Development Plans):

1. Active and vibrant commercial frontages along each of the subject site's road frontages, including River Road as it is designated as a "Pedestrian-Oriented Retail Precincts-High Street & Linkages" in the CCAP, providing for pedestrian friendly and oriented uses that will complement existing at-grade commercial uses incorporated into other high-density mixed use projects in the surrounding area.
2. Provides for a distinct urban form of development in the design and orientation of the at-grade commercial spaces that provide for plazas and additional open spaces, mid-level podium with strong horizontal expression that is carried through in the tower design. Furthermore, tower form and orientation has enabled sculpting of the towers to allow for a high-density distinctive form of development that is unique and different from other developments and consistent with objectives in the CCAP that support varied and sculpted tower forms.
3. General tower spacing and placement has been development referencing applicable CCAP guidelines and the towers in existing developments and future potential high-density development on neighbouring sites. The overall form and orientation of towers has been developed to minimize tower-to-tower view blockages or overlook on-site and to neighbouring developments. In addition, the project design maximizes sunlight exposure to the residential units and the podium courtyard areas containing the residential amenity areas.

Prior to rezoning adoption, the developer will register a legal agreement on title to the subject site requiring that the proposed development is designed and constructed in a manner that mitigates potential development impacts including, among other things, view obstruction, noise or nuisance associated with commercial and non-residential activities, shading, reduced privacy, and related issues that may arise as a result of development on the lands and/or future development on surrounding properties.

Development Permit (DP) approval for the entirety of the proposed development, to the satisfaction of the Director of Development, will be required prior to rezoning adoption. At DP stage, among other things, additional design development is encouraged with respect to the following items:

1. Tower and Podium Form: Additional design development is encouraged to refine the form and character of the project taking into account adjacencies to surrounding development, shadowing and skyline interest.

2. Common Amenity Spaces: Confirmation of the design details, programming and landscaping for all indoor and outdoor amenity spaces including compliance with OCP and CCAP minimum sizing requirements. Any provisions for the sharing outdoor hotel amenity areas (i.e., pool) being made available for resident access will also need to be confirmed if applicable.
3. Accessibility: Through the Development Permit process, the design and distribution of accessible units and common spaces and uses must be provided and comply with applicable city guidelines.
4. Plaza and Landscape Plan at Grade: Additional design development for the plaza and landscape areas situated at grade to ensure the space design, plantings and transitions achieve a pedestrian friendly streetscape and help to provide an animated commercial presence along the development's road frontages.
5. Sustainability: The developer must undertake energy modelling to confirm that the proposed design can meet applicable BC Energy Step Code requirements (i.e. Step 2 with an on-site low carbon energy plant) and undertake design development to ensure that enhanced building performance is coordinated with a high standard of architectural quality and expression.
6. Transportation: Additional design development for the project's provisions for hotel pick-up and drop-off and on-site loading and garbage and recycling areas will need to be addressed to the satisfaction of Transportation. Confirmation of the inclusion of the applicable transportation demand management measures this development will be implementing will also be undertaken through the DP application.

Community Planning

Prior to rezoning adoption, the developer proposes to voluntarily contribute \$129,233 towards future City community planning studies, as required for City Centre rezoning applications, based on the applicable City-approved developer contribution rate and the maximum buildable floor area permitted under the site-specific ZMU52 zone (excluding affordable housing uses).

Site Servicing and Frontage Improvements

City policy requires that the developer is responsible for the design and construction of road, water, storm sewer, and sanitary sewer upgrades, together with related public and private utility improvements, arising as a result of the proposed development, as determined to the satisfaction of the City. Prior to rezoning adoption, the developer will enter into a standard City Servicing Agreements, secured with a Letter of Credit, for the design and construction of required off-site works, as set out in the attached Rezoning Considerations (Attachment 8).

Existing Legal Encumbrances

Development of the subject site is not encumbered by existing legal agreements on title.

Financial Impact or Economic Impact

Through the proposed development, the City will take ownership of developer-contributed assets including waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is \$25,079.09. This will be considered as part of the 2022 Operating Budget.

Conclusion

Landa Oval Development Ltd. has applied to the City of Richmond to rezone 6851 and 6871 Elmbridge Way from “Light Industrial Business Park (IB1)” to “High Density Mixed Use (ZMU52) – Oval Village (City Centre)” to construct a mixed use development in the Oval Village area that comprises of 356 residential units (including 35 affordable housing LEMR units), a 189 room/suite hotel with accompanying services and at-grade commercial along the subject site’s River Road, new west road and Elmbridge Way frontages.

The proposed redevelopment on the subject site complies with the CCAP and supporting land use policies related to density and bonus density provisions available to the subject site through the CCAP Village Centre Bonus designation. City objectives of a development that complies with the principles of a pedestrian friendly, transit oriented and sustainable development are achieved through the proposed project.

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10423 be introduced and given first reading.



Kevin Eng
Planner 3

KE:cas

Attachment 1: Location Map

Attachment 2: Aerial Photograph

Attachment 3: Development Application Data Sheet

Attachment 4: City Centre Area Plan – Specific Land Use Map: Oval Village (2031)

Attachment 5: Public Correspondence

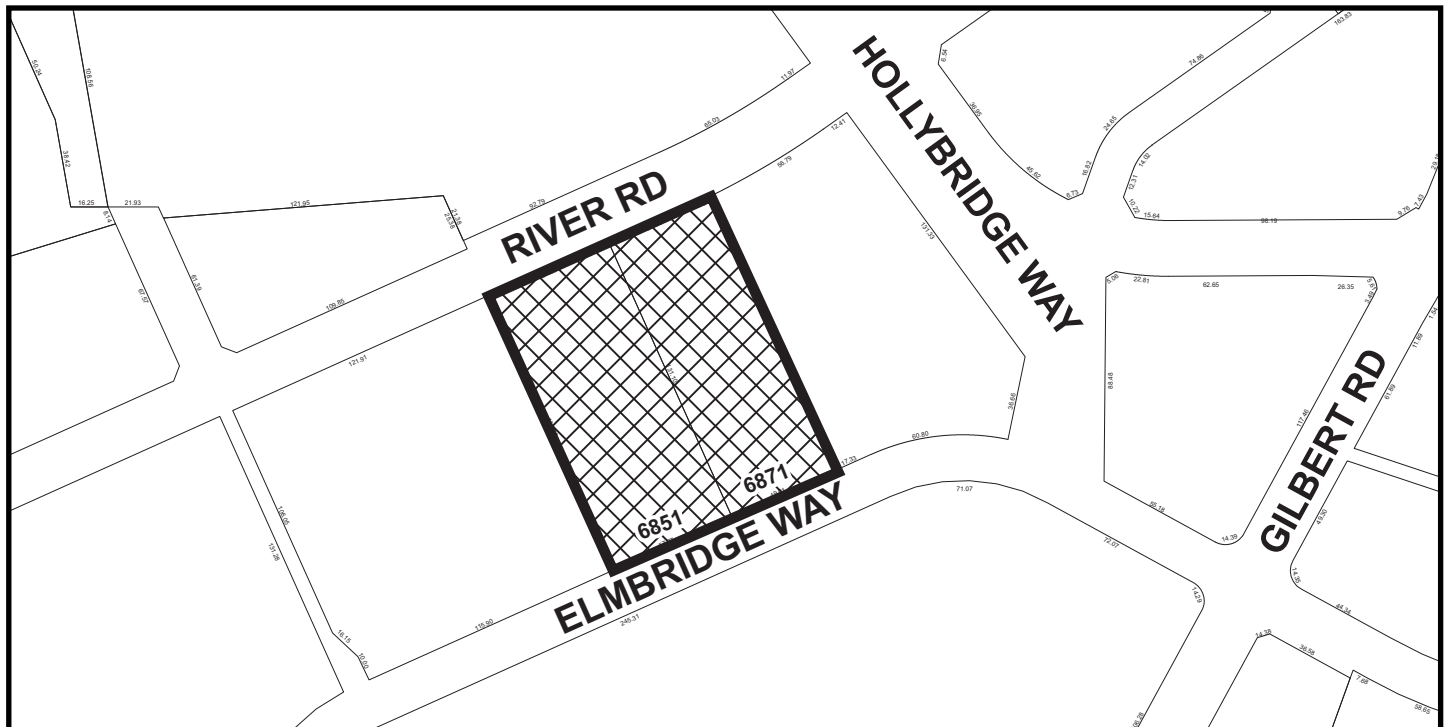
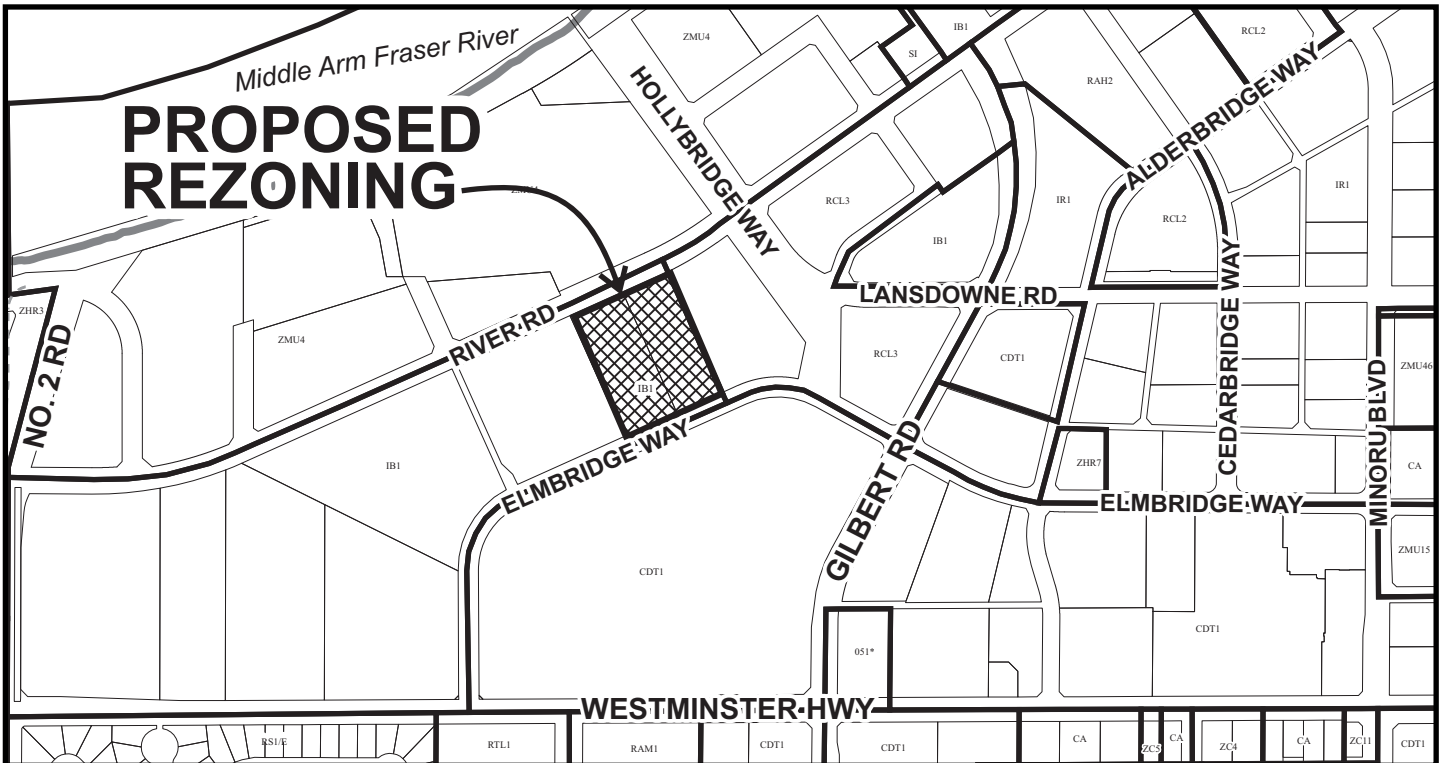
Attachment 6: Proposed Non-Profit Housing Operator (Letter)

Attachment 7: Preliminary and Conceptual Development Plans

Attachment 8: Rezoning Considerations



City of Richmond



RZ 17-782750

PH - 111

Original Date: 08/28/17

Revision Date: 10/13/22

Note: Dimensions are in METRES



City of Richmond

ATTACHMENT 2



RZ 17-782750

PH - 112

Original Date: 08/30/17

Revision Date: 10/13/22

Note: Dimensions are in METRES



RZ 17-782750

Attachment 3

Address: 6851 and 6871 Elmbridge Way

Applicant: Landa Oval Development Ltd.

Planning Area(s): Oval Village

	Existing	Proposed
Owner:	Landa Oval Development Ltd.	Landa Oval Development Ltd.
Site Size (m²):	6851 Elmbridge Way – 7,483.5 m ² (1.85 ac) 6871 Elmbridge Way – 6,429.2 m ² (1.59 ac) Total – 13,912.7 m ² (3.44 ac)	Net site area (after road dedication): 11,472.06 m ² (2.83 ac) ZMU52 site area for density purposes: 13,832.06 m ² (3.42 ac)
Land Uses:	Light industrial business park uses	Residential (Apartment housing) Hotel and supporting commercial services At grade oriented commercial
OCP Designation:	Mixed-Use	Mixed-Use – No change
City Centre Area Plan (CCAP) Designation:	Urban Centre T5	No change – complies with CCAP
Zoning:	Industrial Business Park (IB1)	High Density Mixed Use (ZMU52) - Oval Village (City Centre)
Number of Units:	None	356 residential dwelling units <ul style="list-style-type: none"> • 35 LEMR units • 321 market residential units
Other Designations:	Aircraft Noise Sensitive Development: “Area 2” (i.e. all uses may be considered except single-family)	No change – Complies with ANSD <ul style="list-style-type: none"> • ANSD covenant to be registered on title

	ZMU 52 Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 3.1 FAR including: <ul style="list-style-type: none"> - Base (including AH): 2.0 FAR - Village Centre Bonus: 1.0 FAR (non-residential use only) - 0.1 FAR – indoor amenity space only 	Max 3.1 FAR including: <ul style="list-style-type: none"> - Base (including AH): 2.0 FAR - Village Centre Bonus: 1.0 FAR (non-residential use only) - 0.06 FAR – indoor amenity space only 	none permitted
Buildable Floor Area (m²):*	Total: 42,879.4 m ² (461,550 ft ²) including: <ul style="list-style-type: none"> - Residential – 27,664.12 m² (297,774 ft²) - Commercial – 13,832.06 m² (148,887 ft²) - Indoor amenity – 1,383.2 m² (14,877 ft²) 	Total: 42,355 m ² (455,905 ft ²) <ul style="list-style-type: none"> - Residential (AH) – 2,767 m² (29,784 ft²) - Residential (Mkt) - 24,898 m² (268,000 ft²) - Commercial – 13,832 m² (148,887 ft²) - Indoor amenity – 898 m² (9,666 ft²) 	none permitted

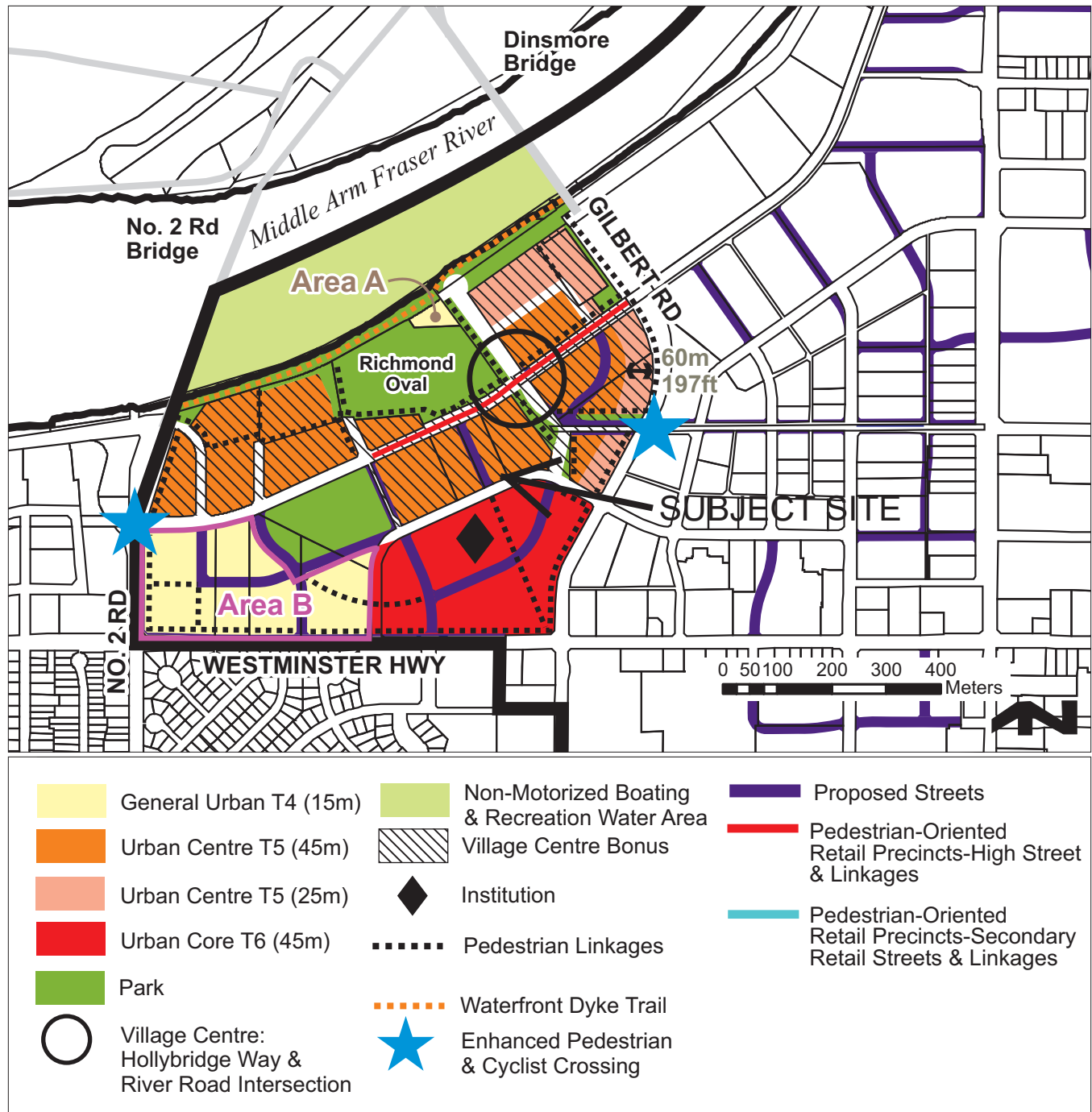
	ZMU 52 Bylaw Requirement	Proposed	Variance
Lot Coverage (% of lot area):	Max. 90% for buildings and landscaped roofs over parking spaces	Max. 90% for buildings and landscaped roofs over parking spaces	none
Lot Size:	10,000 m ² (2.47 ac)	11,472.06 m ² (2.83 ac)	none
Setbacks (m):	Road: 3.0 m (9.84 ft.) Lane: 0.0 m (0.0 ft.)	Road - River Road: 3.0 m (9.84 ft.) - New West Road: 3.0 m (9.84 ft.) - Elmbridge Way: 3.0 m (9.84 ft.) Lane: 3.0 m (9.84 ft.)	Requested variances to podium for minor balcony frame encroachments and architectural elements
Height (m):	47 m (154 ft.) GSC	47 m (154 ft.) GSC	none
Parking	Min. 637 stalls - Residential (AH and Mkt): 331 stalls - Shared pool (commercial/hotel, residential visitor): 252 stalls - Oval: 52 stalls	Min. 641 stalls - Residential (AH and Mkt): 337 stalls - Shared pool (commercial/hotel, residential visitor): 252 stalls - Oval: 52 stalls	none
Bicycle Parking	Class 1 – 483 spaces Class 2 – 112 spaces	Class 1 – 604 spaces Class 2 – 118 spaces Note: Additional bicycle parking provisions based on TDM measures	none
Amenity Space – Indoor:	712m ² (7,664 ft ²)	858m ² (9,235 ft ²)	none
Amenity Space – Outdoor:	2,136 m ² (22,992 ft ²)	2,716 m ² (29,235 ft ²)	none

Other: _____

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

Specific Land Use Map: Oval Village (2031)

Bylaws 8685, 8701
2011/10/24



Bylaw 10020
2019/05/21

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

Eng, Kevin

From: Eng, Kevin
Sent: July 17, 2021 10:55 AM
To: '
Cc: Lin, Fred
Subject: RE: Traffic impact caused by 6851-6871 Elmbridge Way in the Oval Village of Richmond

Hi Lam,

Thanks for your email regarding the rezoning application that is being processed at 6851 and 6871 Elmbridge Way (RZ 17-782750).

I am the development planner for this rezoning application. The purpose of this email is to provide information about ways to provide comments on the proposal through the rezoning application process.

Through the rezoning application, public comments can be made and consultation is provided for throughout the process, including:

- Through the staff processing and review of the application (this is the current status of the application).
- Once the staff processing of the rezoning application is complete, it will be forwarded to Council for consideration of the application. Public comments and correspondence can be made through Council's consideration of the application, which will include a Public Hearing.
- Any written correspondence received through the staff processing of the rezoning application or during Council's consideration of the application will be provided to Council.

One item to note is that through the review and processing of this rezoning application, there may be a number of changes and revisions to the proposal.

In relation to the specific concerns and comments provided in your original email below – I will be reviewing these with Transportation staff so that a response can be provided to you where applicable.

My recommendation to you about receiving information and updates on this project is for you to contact myself on a periodic basis.

Thanks and please feel free to contact me should you have any questions.

Kevin Eng
 Senior Planner, Policy Planning Department, City of Richmond
 604-247-4626; keng@richmond.ca; www.richmond.ca

From:
Sent: June 25, 2021 3:40 PM
To: Lin, Fred <FLin@richmond.ca>
Cc: DevApps <DevApps@richmond.ca>
Subject: Re: Traffic impact caused by 6851-6871 Elmbridge Way in the Oval Village of Richmond

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello Fred,

Thank you for your email! Please keep me updated.

Can public get involved in the development process? I mean is there any public consultation available?

Thank you!

Regards,
Lam

On Fri, Jun 25, 2021 at 3:25 PM Lin,Fred <FLin@richmond.ca> wrote:

Hi Lam,

As part of the development review process, there will be a traffic impact study to assess the potential traffic impacts associated with the proposed development, as well as transportation improvements necessary to mitigate such impacts. Access location for the development will be confirmed through that process. Your concerns are noted and will be considered as part of the development review process.

Regards,

Fred Lin, P.Eng., PTOE

Senior Transportation Engineer

604-247-4627 | flin@richmond.ca

City of Richmond

6911 No. 3 Road

Richmond, BC V6Y 2C1

www.richmond.ca

From:

Sent: June 18, 2021 11:29 AM

To: DevApps <DevApps@richmond.ca>

Subject: Traffic impact caused by 6851-6871 Elmbridge Way in the Oval Village of Richmond

To Whom It May Concern,

I saw an article at dailyhive.com, saying that there will be 369 homes and 200-room hotel proposed next to Richmond Olympic Oval. This subject development is located at 6851-6871 Elmbridge Way in the Oval Village of Richmond.

Below is the article link:

<https://dailyhive.com/vancouver/6851-6871-elmbridge-way-richmond-landa-global-properties>

According to the article, there are two entrances going to the parking area and one of them is located at East Lane. Along East Lane, there will have a residential lobby, a loading and unloading area, hotel lobby and hotel drop off area. Two featured plazas will be located at the two ends too. I am writing this email to express my concern on the traffic impact caused to the nearby neighborhood.

1. East Lane is currently a back lane for Ora residence. It is where public parking entrance, residence parking entrance and commercial loading and unloading area are located. It is actually a very busy lane.
2. East Lane is narrow that only allows two sedan size cars closely passing by each other at a very low speed limit. Whenever there is a supermarket truck going to the commercial loading and unloading area or garbage truck park at East Lane for garbage collection, no other vehicle can pass by them unless the trucks have drove onto / parked on the pedestrian sidewalk.
3. From the article's provided plans and photos, I don't see that there is a set back at East Lane while the other sides of the subject development have. I mean that the subject development is built very close to the boundary. As there will be residential and hotel lobbies located along East Lane and there will be two plazas located at the two ends of East Lane, I expect that there will be a high amount of pedestrian flow along East Lane too. The subject development should set back to allow adequate space for pedestrian flow.
4. Again, the hotel lobby is located at East Lane. I am not sure where the taxi / hotel shuttle waiting area will be located. They cannot just stop along East Lane to load and unload the luggages or wait for the passengers. If they just stop along East Lane, that will cause a serious traffic jam.
5. Ora has only one residential parking entrance and it is located at East Lane. It seems to me that vehicles going in and out of the subject development will rely on East Lane entrance too. In this case, I believe that East Lane needs to be widened to allow at least three vehicles passing by one another. For security reason, vehicles going in and out of the residential parking, drivers need to wait for the gate to open and close. If there are two vehicles waiting to enter the residential parking. The first driver needs to wait for the gate to close and can't just let the second car go in. Therefore, East Lane must be wide enough to have one lane that allows vehicles to stop and wait for the gate open and close.

6. For your information:

- Ora residential parking entrance is located opposite to the loading area of the subject development.
- Public parking at Ora has only one entrance and it is opposite to the parking entrance of the subject development.
- Ora's commercial loading and unloading area is located opposite to the hotel lobby of the subject development.

Again, I am not writing to oppose this subject development but I have a great concern on the East Lane traffic! I am living in Ora. It seems to me that the subject development has not taken the existing traffic condition into consideration. And the subject development will cause a serious traffic impact to nearby neighborhood. Therefore, I would like to know if the subject development has addressed the traffic issue or not. Hope you understand my concern! Thank you!

Should you have any queries, please do not hesitate to contact me Thank you!

Regards,

Lam

Az Zahraa Housing Society
3103—667 Howe Street
Vancouver, British Columbia, Canada V6C 0B5
Phone: 604-657-1898

25 August 2022

City of Richmond
6911 No. 3 Rd
Richmond, BC V6Y 2C1

Dear City of Richmond

RE: Letter of Intent for Purchase / Management of Affordable Housing Units at 6851 & 6871 Elmbridge Way, Richmond.

Az Zahraa Housing Society is a non-profit organization who has considerable experience as the owners and operators of affordable housing residential units within the City of Richmond. Az Zahraa purchased affordable housing units in developments titled 'Calla' and 'Dahlia', both located at The Gardens project on Number 5 Road and Steveston Highway in Richmond. Az Zahraa Housing Society has also purchased 14 units at the recently completed LANDA project titled 'Cascade City'.

Az Zahraa Housing Society has developed a list of design requirements to assist in the management of affordable housing units. Please see below bullet point items:

- Minimizing the number of levels where units are located.
 - It is difficult to locate affordable units when they are distributed over many floor levels.
- Stacking the location of the units on repeated floor levels provides ease for navigating the development.
- Locate affordable housing units in good proximity to visitor parking stalls and loading bays.
 - Efficient access from parking assists in the maintenance and management of the units.
- A mix of 1 bed, 2 bed and 3 bed units.
 - Az Zahraa support the mix of approximately 30% 1 bed, 30% 2 bed, 30% 3 bed and 10% studio suites.

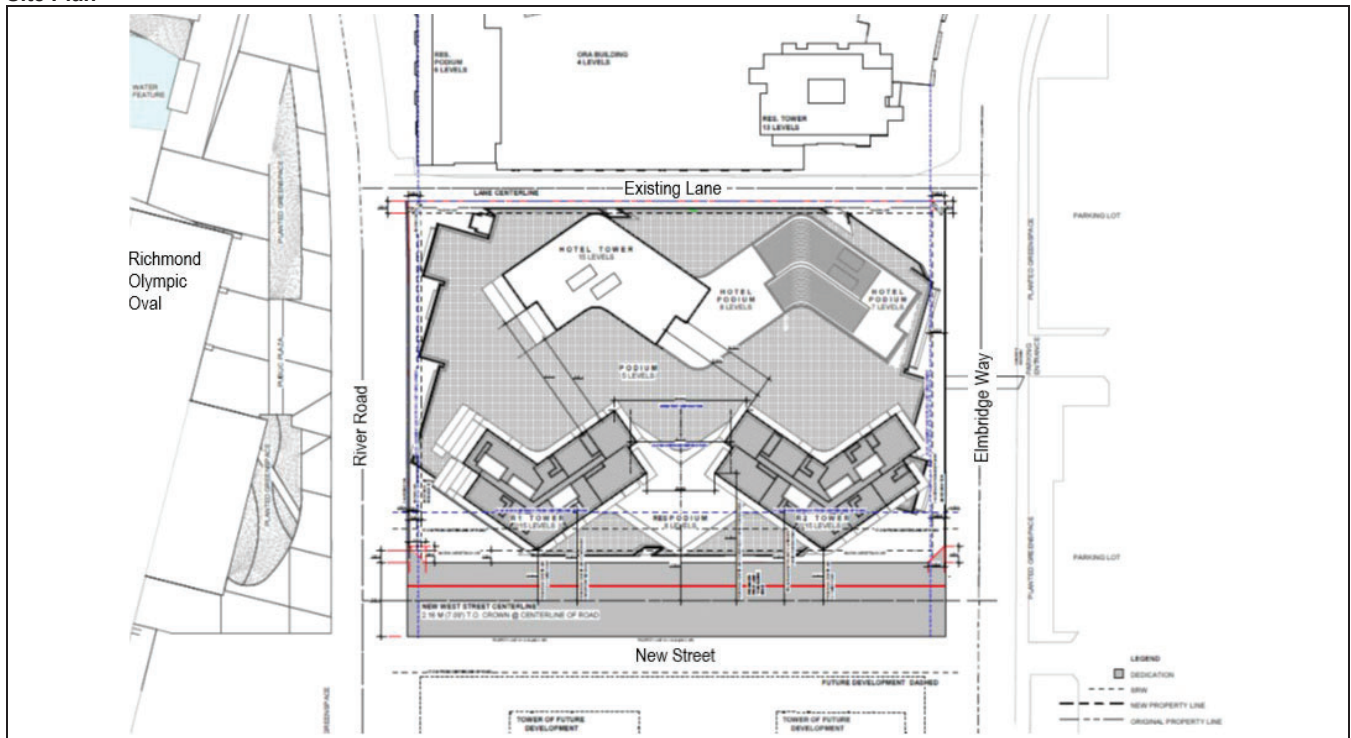
Az Zahraa confirm that they have been contacted by LANDA Oval Development Ltd for the purchase of 35 affordable housing units within the proposed development at 6851 & 6871 Elmbridge Way, Richmond. The proposed development has been reviewed and Az Zhraa support the proposed location of the development and the programme of the development as it will benefit the Richmond demographic for affordable housing. This letter is to express that Az Zahraa has the ability to operate the proposed affordable housing units and are interested in the purchase and management of these units.

Regards



Riyaz R. Devji
Az Zahraa Housing Society

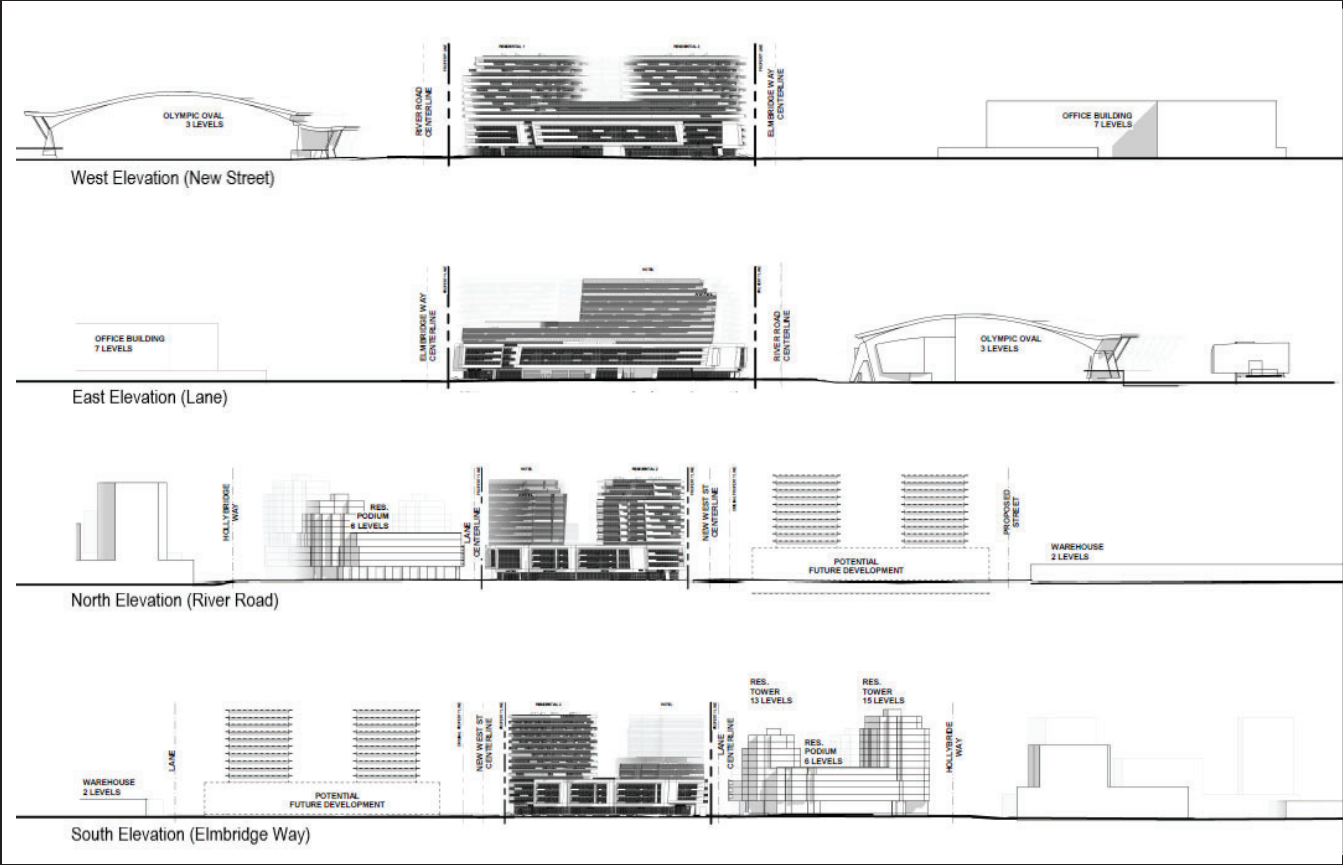
Site Plan



Aerial View Looking Southwest



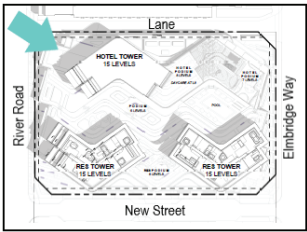
Street Elevations



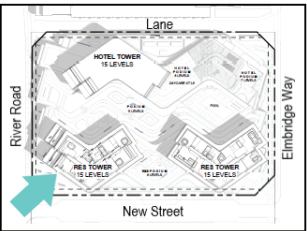
Aerial View Looking Southeast



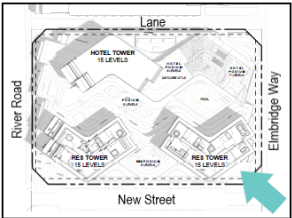
Hotel Entry @ River Road & Lane



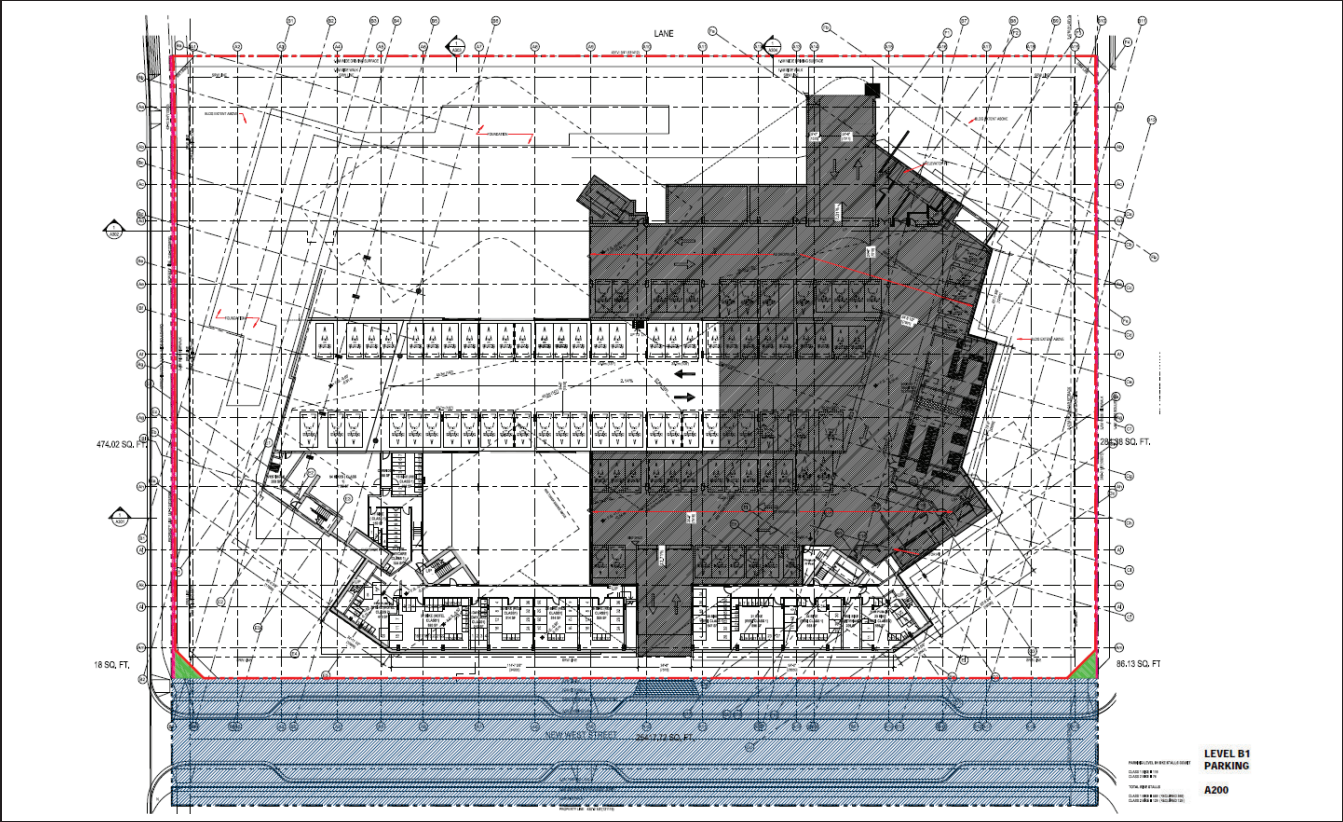
Northwest Corner @ River Road & New Street



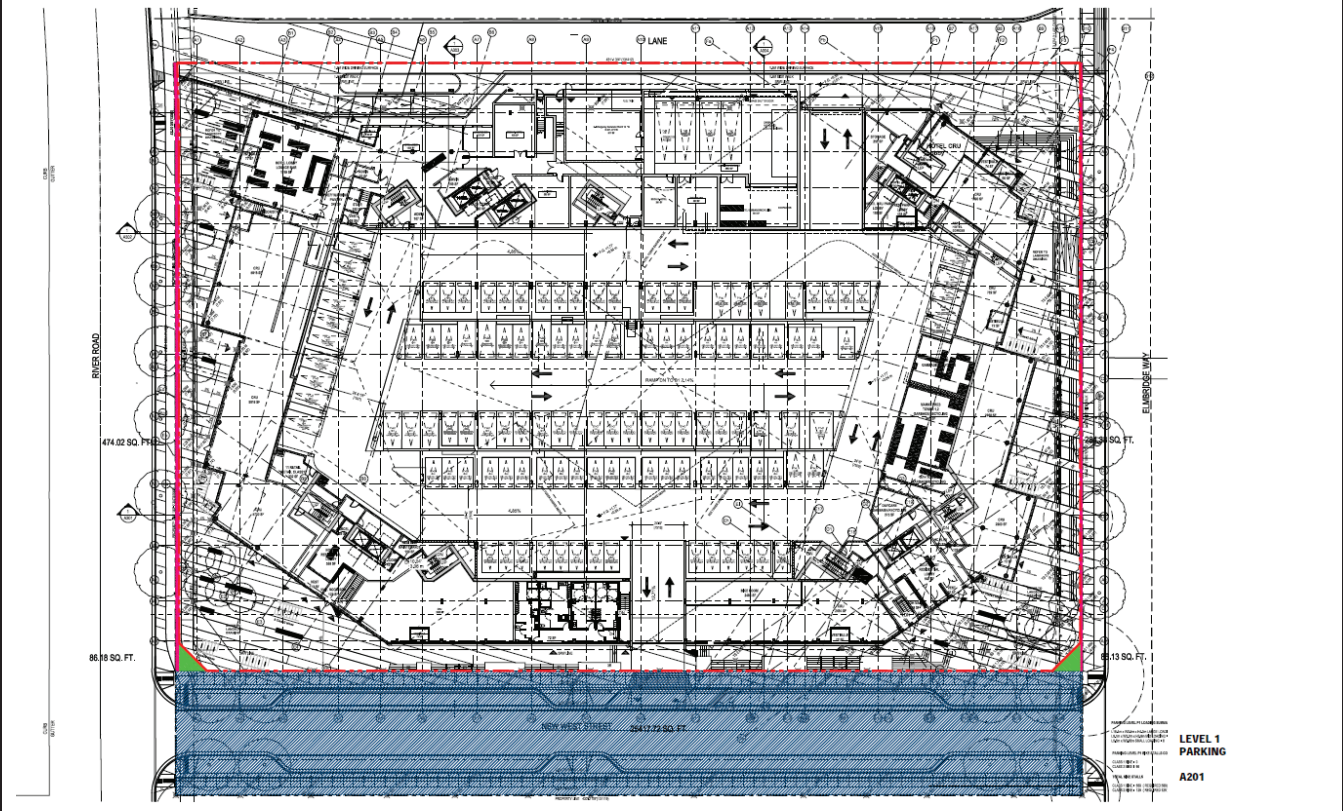
Southwest Corner @ Elmbridge Way & New Street



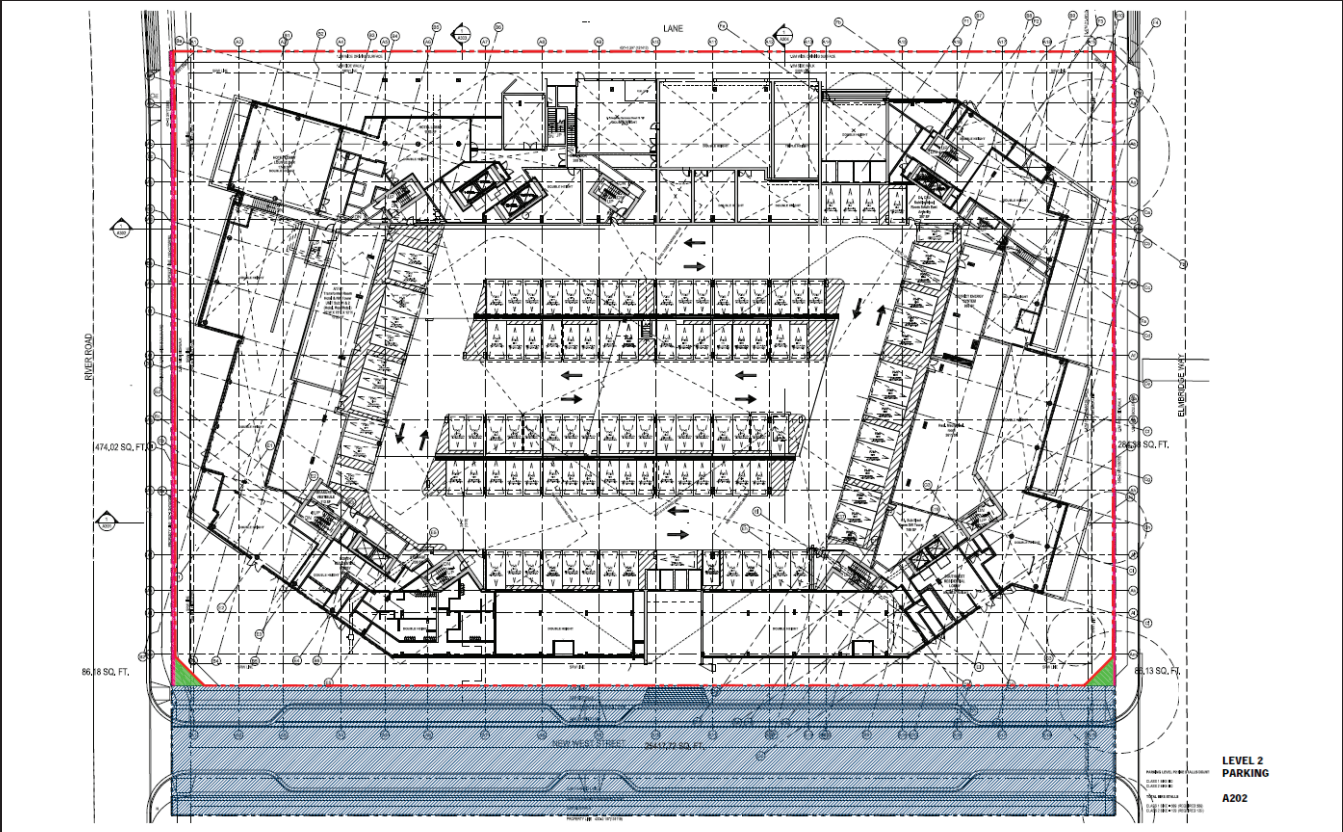
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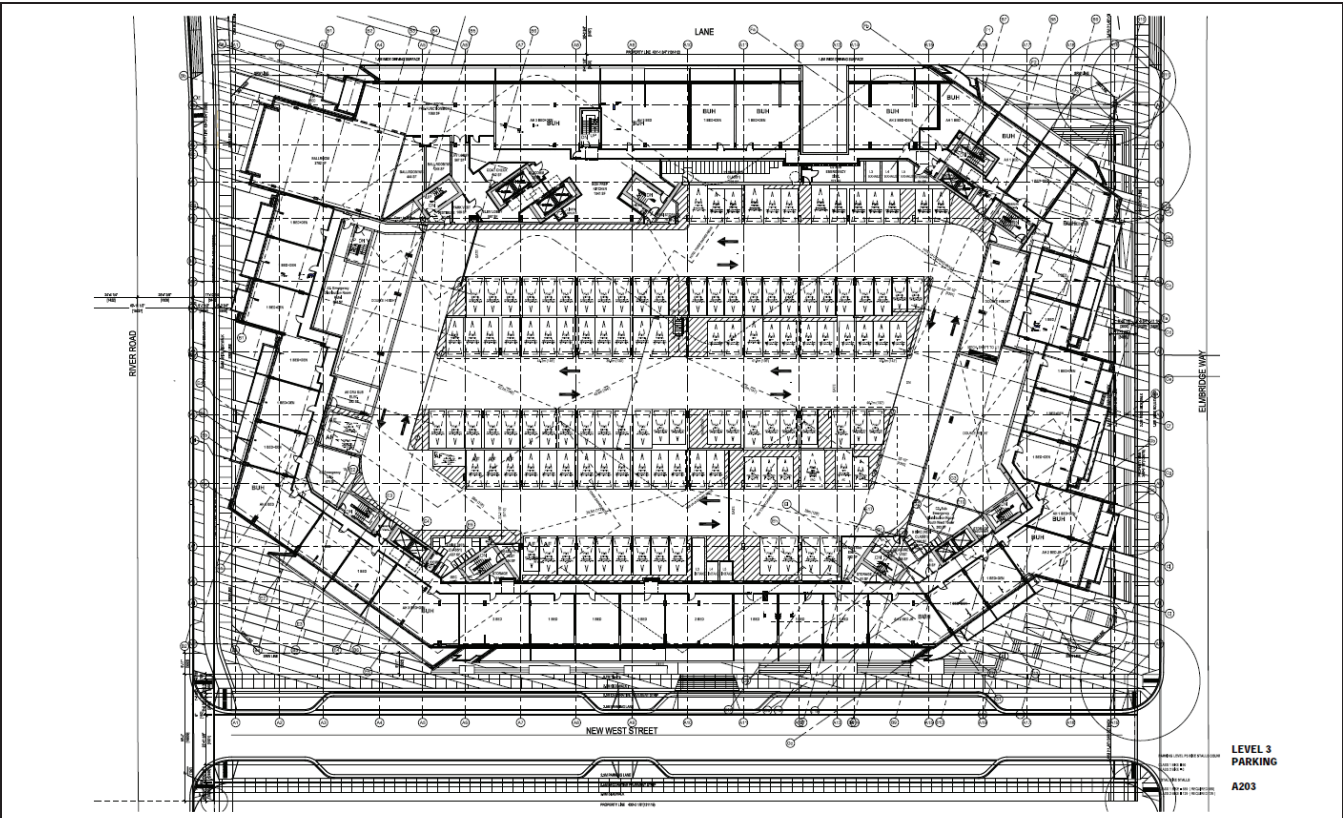
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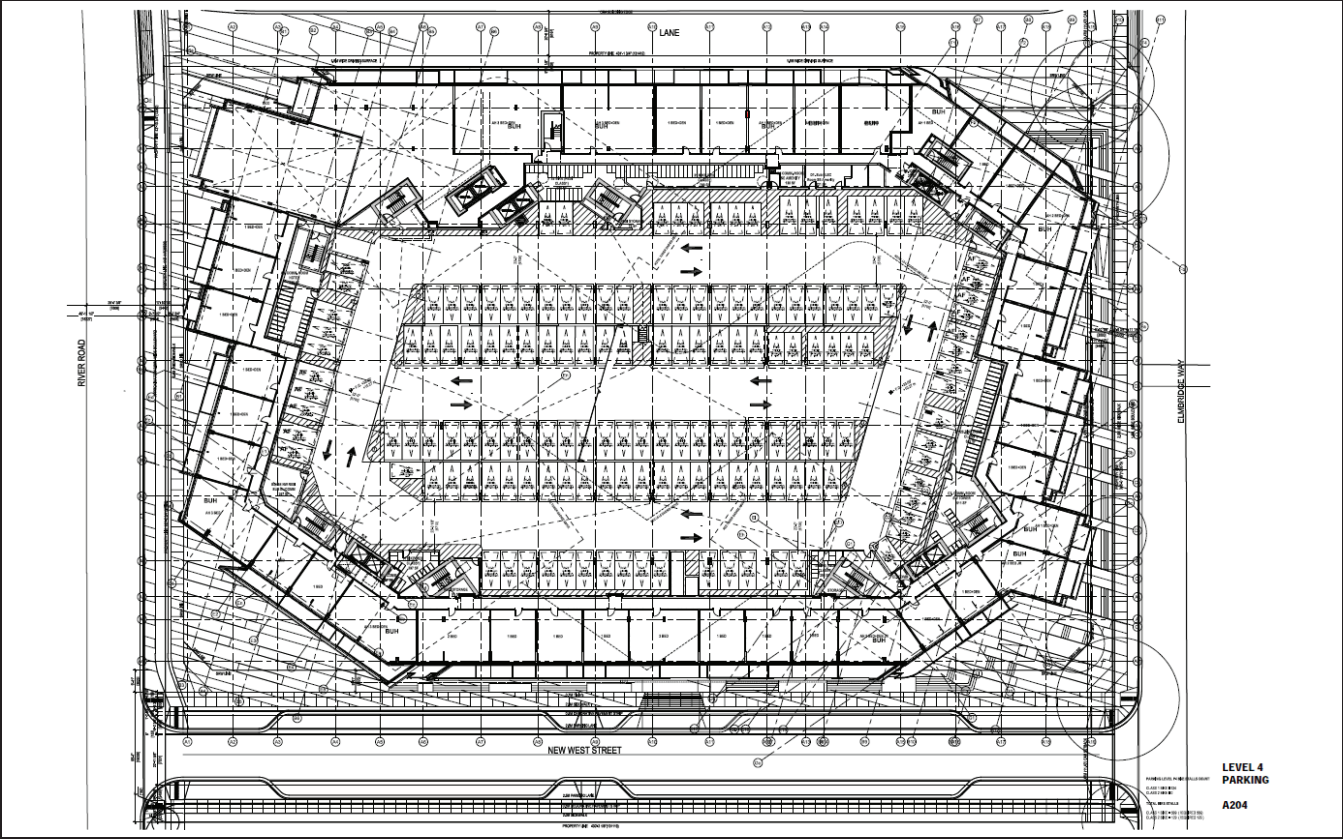
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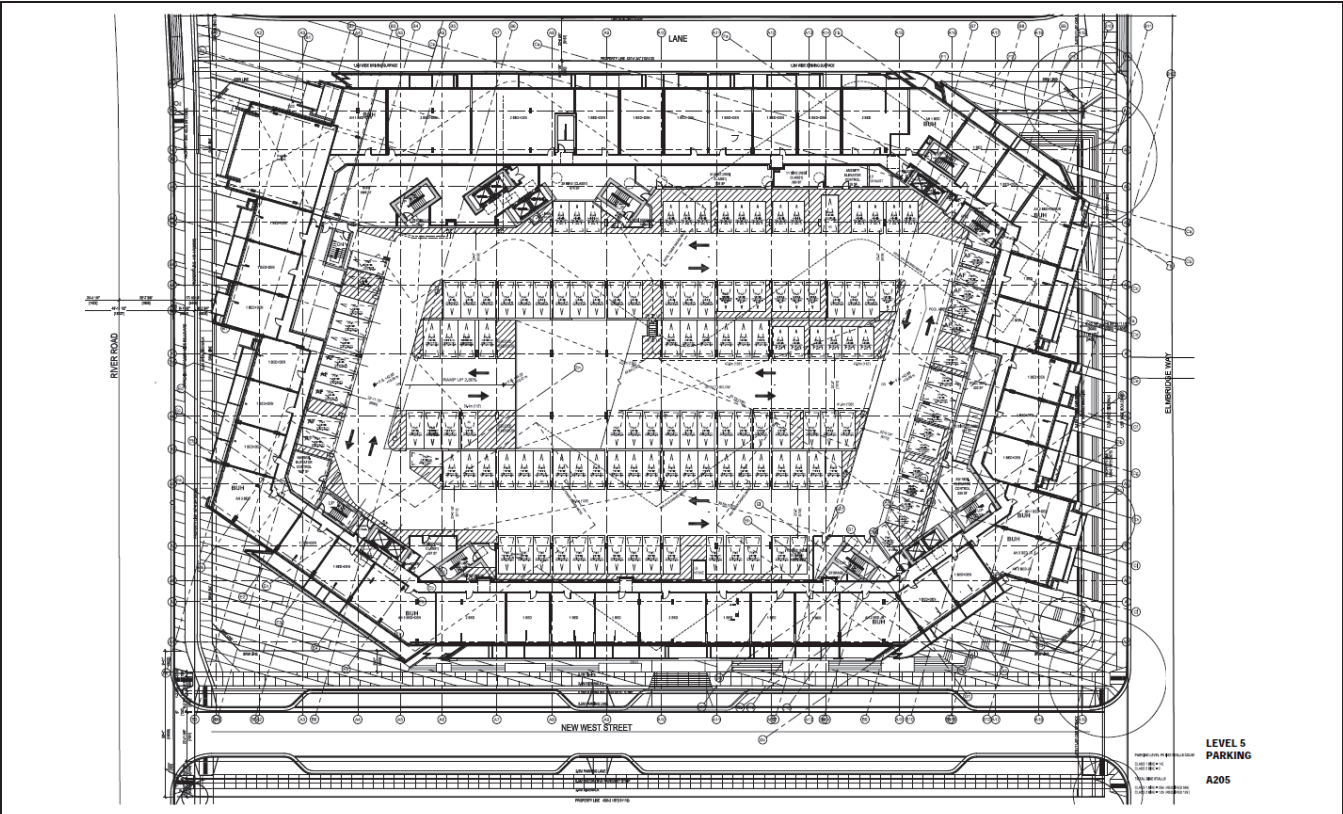
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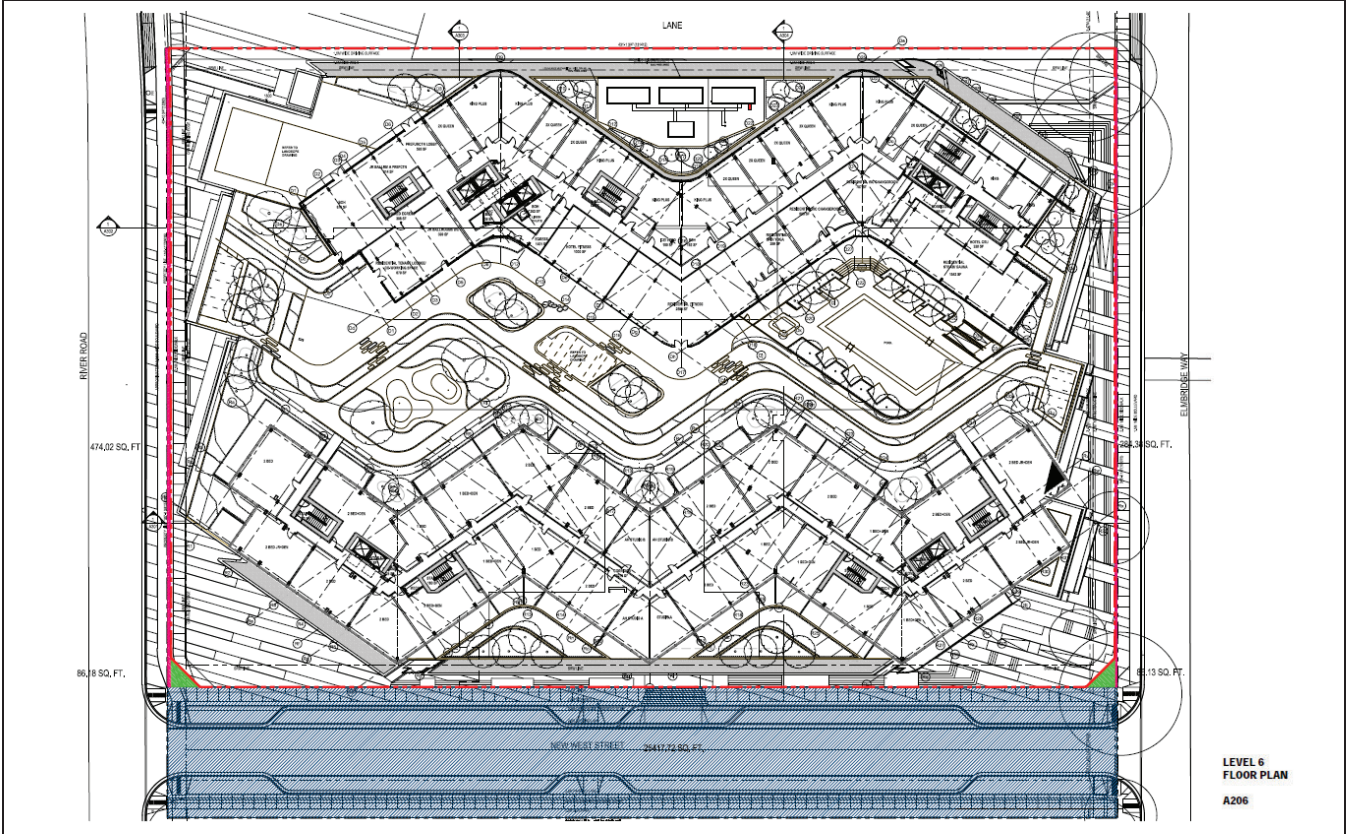
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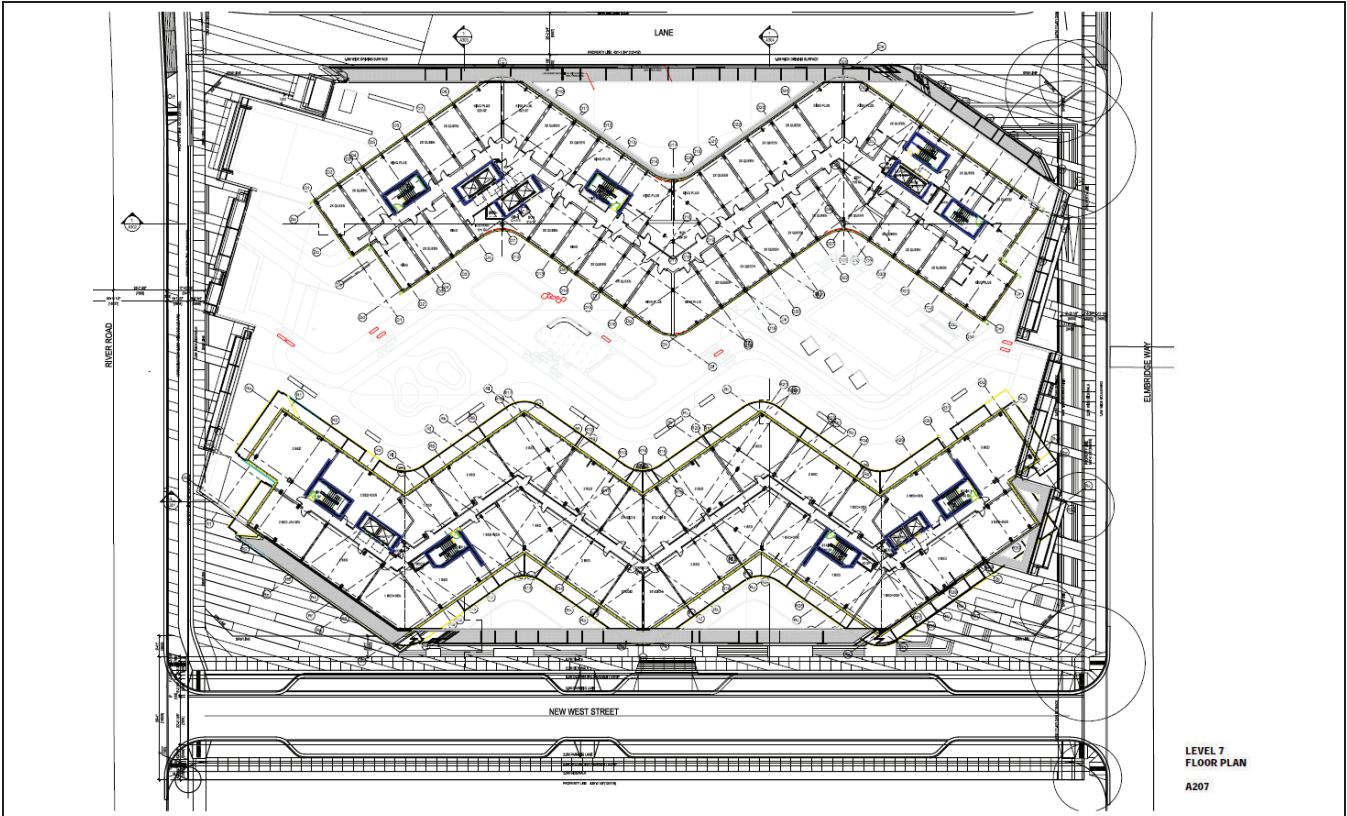
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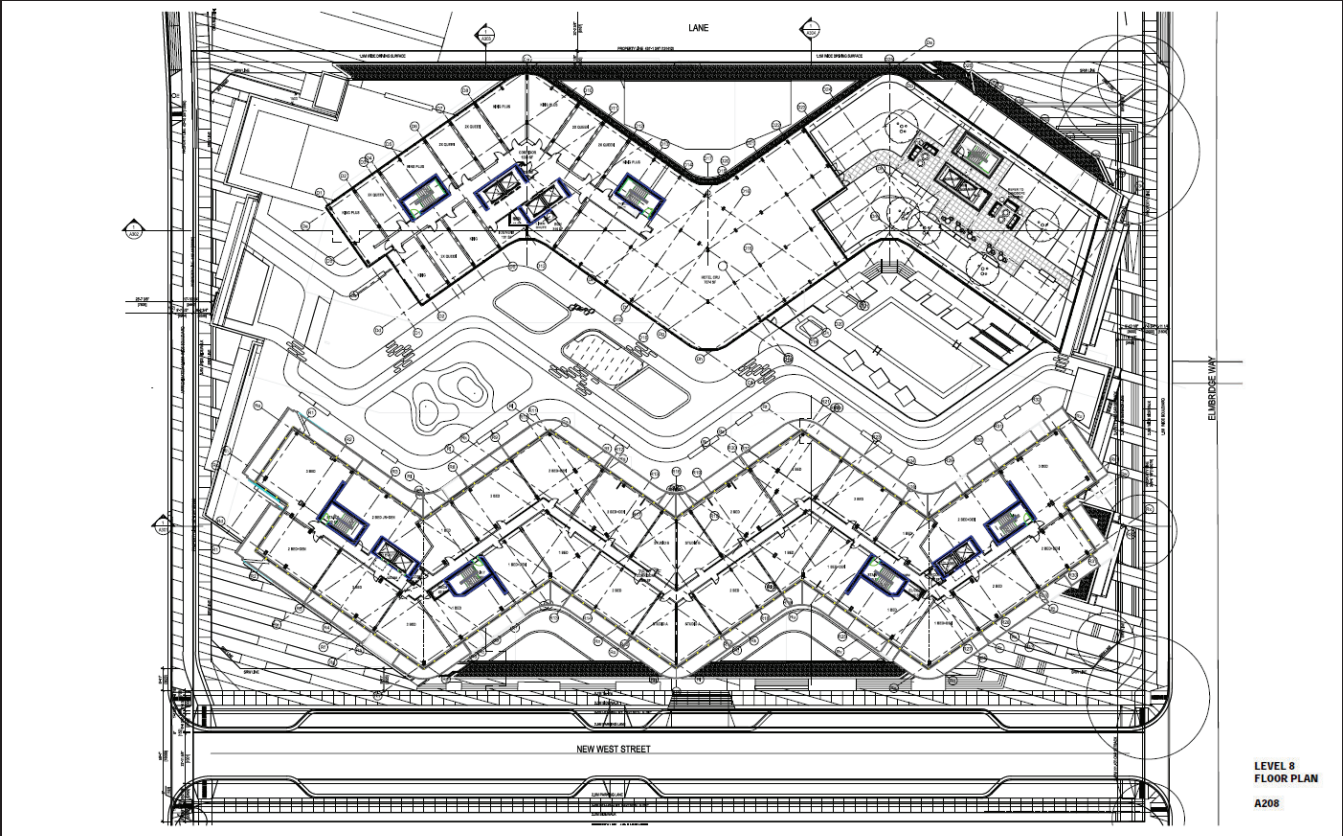
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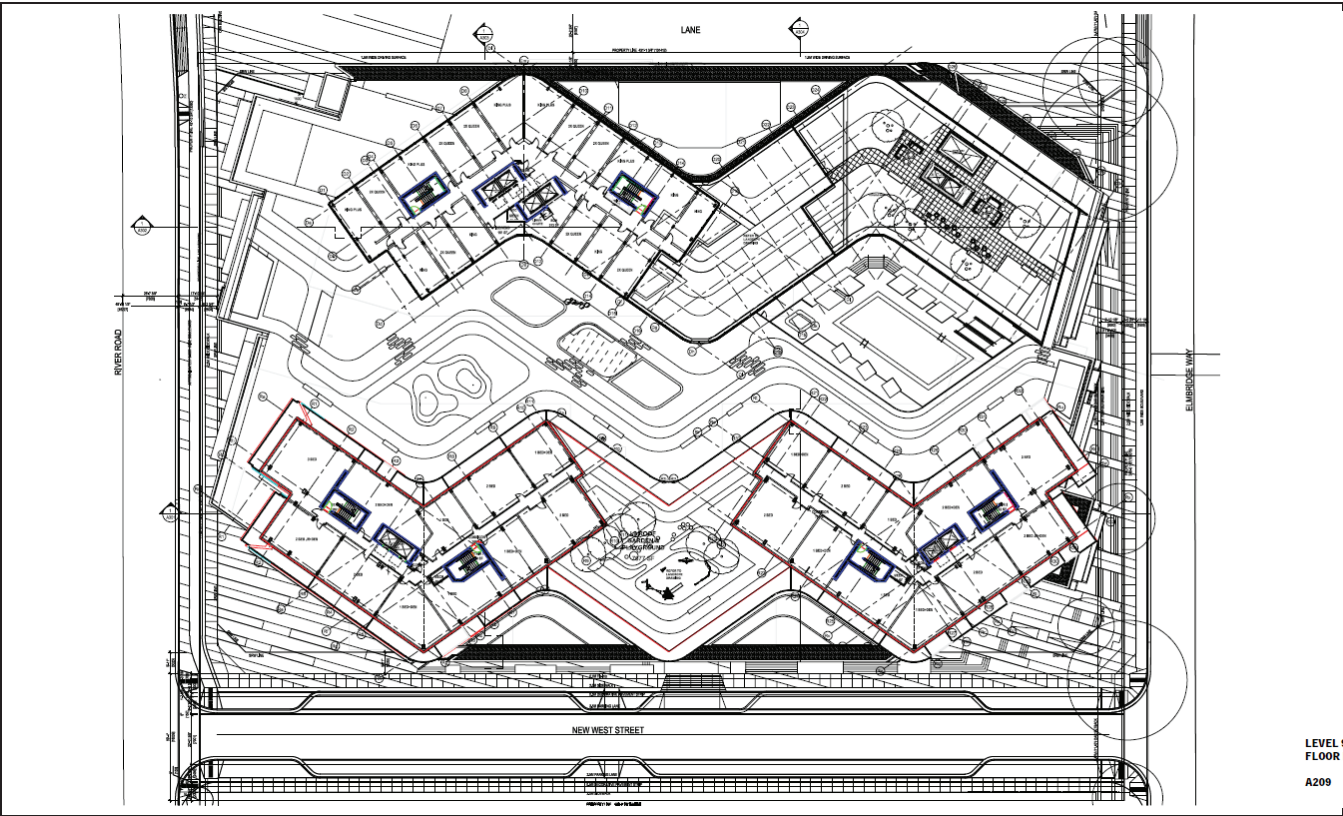
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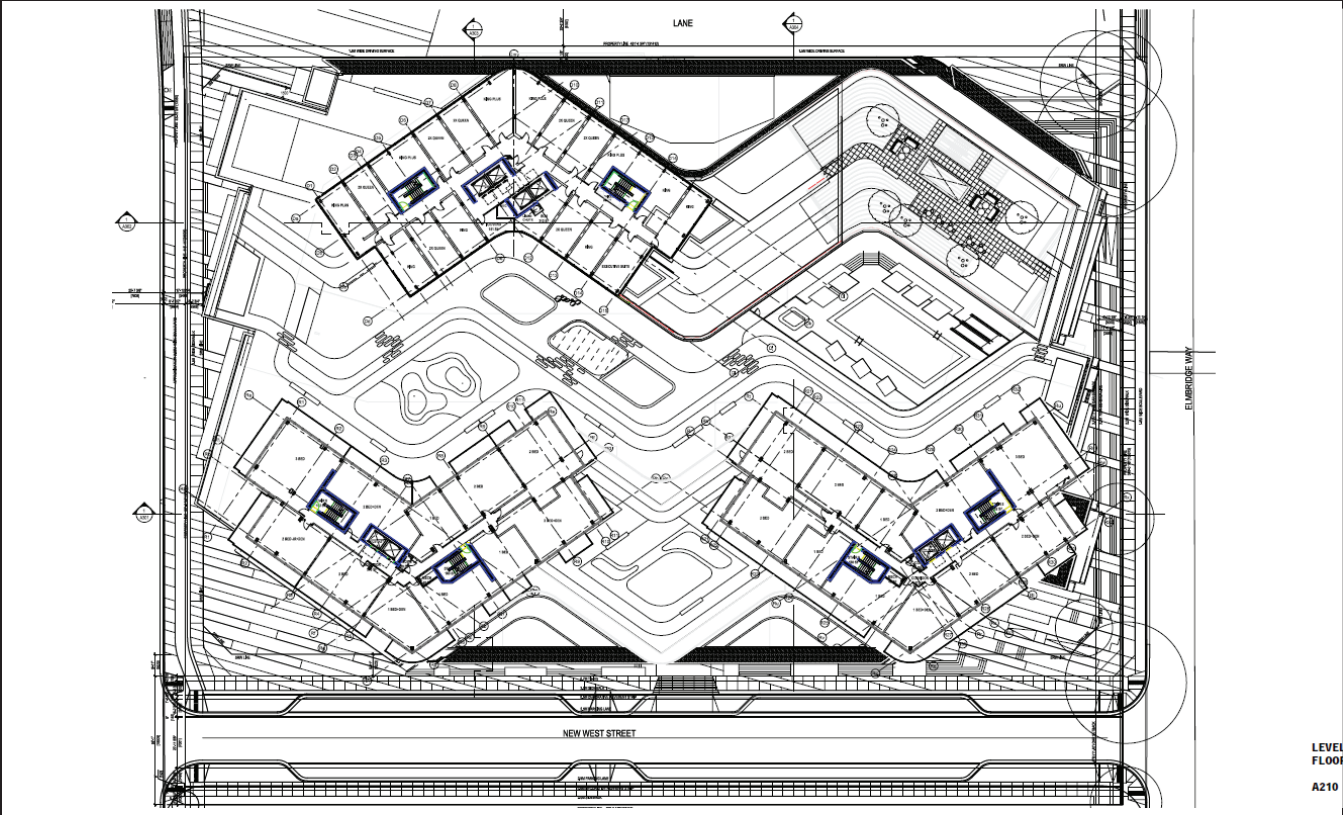
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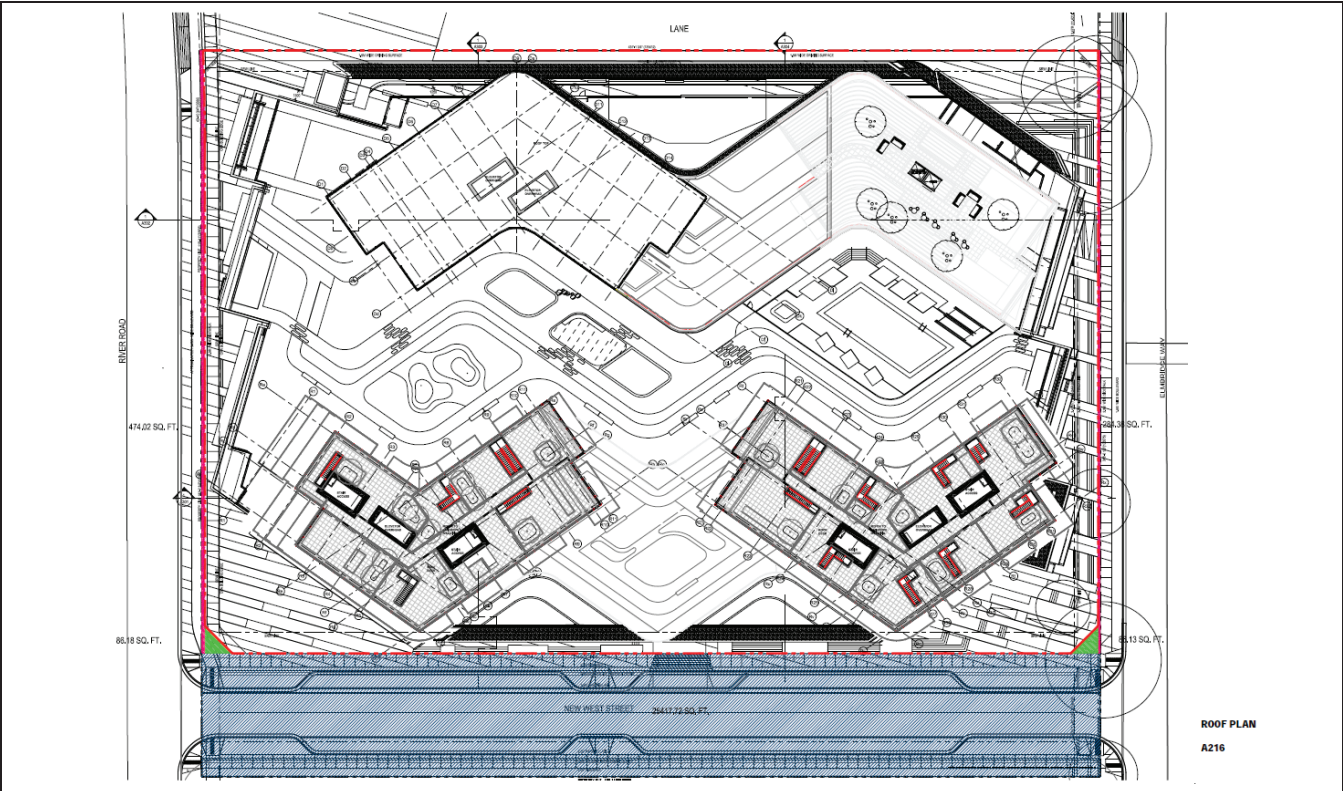
Level 9



Level 10 - 15



Roof





Address: 6851 and 6871 Elmbridge Way

File No.: RZ 17-782750

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10423, the developer is required to complete the following:

1. (Lot Consolidation) Consolidation of all the lots (6851 and 6871 Elmbridge Way) into one development parcel.
2. (Dedications/SRW/Road Functional Plan) Securing of the following road dedications and Statutory Right-of-Ways (SRW):
 - 2.1. River Road – Road dedication and SRW for applicable frontage works and improvements. Along the subject site's entire River Road frontage, provide for a minimum 0.5 m wide road dedication and 2.0 m wide SRW.
 - 2.2. New West Road – Road dedication for the construction of a new City road. Along the subject site's entire west frontage between Elmbridge Way and River Road, provide for a minimum 18 m wide road dedication.
 - 2.3. Elmbridge Way – Road dedication for applicable frontage works and improvements and other road upgrades. Along the subject site's entire Elmbridge Way frontage, provide for a minimum 0.3 m wide road dedication.
 - 2.4. Lane – SRW for applicable lane works and improvements. Along the subject site's entire east frontage along the existing lane, provide for a minimum 3.0 m wide SRW.
 - 2.5. Corner cut provisions:
 - 2.5.1. At the subject site's north west corner (River Road and New West Road intersection) and south west corner (Elmbridge Way and New West Road intersection), provide for a minimum 4 m x 4 m corner cut road dedication.
 - 2.5.2. At the subject site's north east corner (River Road and lane intersection) and south east corner (Elmbridge Way and lane intersection), provide for a minimum 3 m x 3 m SRW.
 - 2.6. All road dedication and SRW dimensions are preliminary and subject to change. Confirmation of the road dedication and SRW dimensions will be through the submission and approval of the road functional plan for the project. The road dedication and SRW dimensions provided for in Section 2. will be required to be amended to be compliant with the approved road functional plan.
 - 2.7. The SRW's referenced in Section 2. shall provide for:
 - 2.7.1. 24 hour-a-day, year-round public pedestrian access in the form of paved walkway(s) and related landscape features, which may include, but may not be limited to, lighting, furnishings, street trees and planting, decorative paving, storm water management measures and universal accessibility provisions, to the City's satisfaction;
 - 2.7.2. Vehicle use of driveways and driveway crossings (e.g., by owners, operators, tenants, visitors, and car-share operator and users), provided that this activity does not compromise the safe and convenient public pedestrian use of the SRW area;
 - 2.7.3. Emergency and service vehicle access, City bylaw enforcement, and any related or similar City-authorized activities; and
 - 2.7.4. Permanent building encroachments, provided that any such encroachments do not comprise the quality, functionality, safety, or amenity of the SRW area or associated landscape features, as

determined to the satisfaction of the City and specified in the approved Development Permit*, including weather protection, habitable portions of the building, and similar structures and building projections, provided that such features are a minimum clear distance of 2.5 m (8.2 ft.) above the finished grade of the SRW area or as otherwise specified in an approved Development Permit*.

- 2.7.5. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be at the sole cost and responsibility of the owner/developer, unless otherwise determined and approved by City staff. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. After completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
- 2.7.6. The SRW shall not provide for gates or similar barriers to public access (e.g., chains), except in association emergency, maintenance, repair, or other City-authorized closures.

- 3. (Road Functional Plan) Submission and approval of the road functional plan, addressing all City requirements, to the satisfaction of the Director of Transportation.
- 4. (Driveway – New West Road) Registration of a legal agreement on title ensuring that the only means of vehicle access is through one driveway crossing to the new west road and one driveway crossing to the lane and that there be no access provided along River Road or Elmbridge Way.
- 5. (Aircraft Noise) Registration on title of a standard City of Richmond (mixed use) aircraft noise sensitive use covenant.
- 6. (Flood Protection) Registration on title of a standard City of Richmond ("Area A") flood indemnity covenant.
- 7. (Mixed Use) Registration of a covenant on title that identifies the building as a mixed use building and includes the following provisions:
 - 7.1. That the design is required to mitigate unwanted noise and avoid noise generated from the internal use from penetrating into residential areas.
 - 7.2. Notify residential tenants of potential noise and/or nuisance that may arise due to proximity to retail, restaurant and other commercial uses and activities.
- 8. (No Rental/Age Restrictions) Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
- 9. (Adjacencies) Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
- 10. (Hotel Suite/Room – No dwelling or stratification) Registration of a legal agreement on title identifying that the hotel suites/rooms associated with the hotel component of this project are:

- 10.1 Not permitted to be used as dwelling units and cannot include kitchens and/or other facilities typical of a dwelling unit; and
 - 10.2 Hotel rooms and suites cannot be subdivided into individual strata lots.
-
11. (Shared parking) Registration of a legal agreement on title related to the sharing of residential visitor parking stalls with non-residential parking stalls (commercial uses) to the satisfaction of the City and specified in the approved Development Permit where applicable and includes the following provisions:
 - 11.1. Non-residential (commercial) and residential visitor parking stalls can be shared.
 - 11.2. Shared parking stalls are not permitted to be assigned and/or reserved to a particular use or user.
 - 11.3. Shared parking stalls are not permitted to be arranged in a tandem configuration.
 - 11.4. Implement the applicable signage to clearly identify shared parking stalls.

 12. (Transportation Demand Management Measures) Registration of the following legal agreement(s) on title related to this projects transportation demand management measures to the satisfaction of the City and specified in the approved Development Permit where applicable:
 - 12.1 Registration of a legal agreement for a transit pass program (residential) that includes the following provisions:
 - 12.1.1 Monthly two zone transit passes are to be provided for 1 year for 40% of the market residential units.
 - 12.1.2 Market residential dwelling units that do not have an assigned parking stall are to be granted first right of refusal pertaining to access to the monthly two zone transit passes. Otherwise, market residential dwelling units shall be distributed transit passes on a first come/first serve basis.
 - 12.1.3 Monthly two zone transit passes are to be provided for 1 year for 100% of the affordable housing Low End Market Rental (LEMR) units.
 - 12.1.4 Monthly two zone transit passes are to be provided for 1 year for 40% of the non-residential parking stalls (1 transit pass for each stall) and are to be provided to the non-residential uses on a first come/first serve basis.
 - 12.1.5 Program duration shall be when all applicable transit passes have been distributed or after a period of not less than 3 years from the date of full occupancy being provided by the City on the applicable building permit application.
 - 12.1.6 Require the submission of letters of credit for each of the residential and non-residential transit pass programs, the amount to be based on the value of the total number of transit passes (at the time of the registration of the legal agreement) plus a 5% contingency.
 - 12.1.7 The owner/developer shall be responsible for keeping all records that documents the distribution of the transit passes in accordance with the provisions of this legal agreement for submission and approval to the City as part of the process to release the submitted letters of credit.
 - 12.2. Registration of a legal agreement for the purpose of requiring that the developer/owner provides, installs, and maintains cycling facilities to the satisfaction of the City as specified in the approved Development Permit and includes the following provisions:
 - 12.2.1. Residential
 - Provides for an additional 25% of Class 1 bicycle parking above Zoning Bylaw requirements.
 - Bicycle maintenance/repair facilities (one for each residential tower) that shall include a minimum of a bike repair stand with tools and manual operated pump with pressure gauge.
 - Battery charging provisions are to be provided for all Class 1 bicycle parking
 - Provides for an additional 5% of Class 2 bicycle parking above Zoning Bylaw requirements to support locations for public shared e-bike/e-scooter parking.
 - 12.2.2. Non-Residential
 - Provides for an additional 25% of Class 1 bicycle parking above Zoning Bylaw requirements.

- Provide for end of trip facilities to service non-residential uses that be required to provide for secured rooms with water closets, wash basins, showers and change rooms.
- Battery charging provisions are to be provided for all Class 1 bicycle parking
- Provides for an additional 5% of Class 2 bicycle parking above Zoning Bylaw requirements to support locations for public shared e-bike/e-scooter parking .

12.2.3. General - Prohibits the conversion of any end-of-trip facilities or bicycle maintenance/repair facility to any other use.

12.3. Registration of a legal agreement for the purpose of requiring that the developer/owner provides, installs, and maintains not less than 5 parking stalls dedicated for carpooling use to the satisfaction of the City as specified in the approved Development Permit.

12.4 Registration on title of a legal agreement, to the satisfaction of the City, for the purpose of securing the developer/owner's commitment towards implementing, at the developer/owner's sole cost, a car-share strategy comprised of designated car-share parking spaces, car-share vehicles, and contractual arrangements with a car-share operator, to the satisfaction of the City as specified in the approved Development Permit and includes the following provisions:

12.4.1. Two (2) car-share parking spaces located together on the subject site where they will be secure, universally-accessible, and provide for safe and convenient 24/7 public pedestrian and vehicle access, as determined to the City's satisfaction;

12.4.2. Operating electric vehicle (EV) quick-charge (240V) charging stations for the exclusive use of and simultaneous charging of the car-share vehicles parked in the required car-share spaces; and

12.4.3. Pedestrian and vehicle access, signage, lighting, and other features necessary to the operation of the car-share facility and vehicles as determined to the satisfaction of the City.

12.4.4. The required car-share spaces shall be provided by the developer/owner in addition to that parking provided to satisfy Zoning Bylaw parking requirements with respect to residential and non-residential uses on the lot.

12.4.5. Users of the car-share spaces shall not be subject to parking fees or EV charging fees, except as otherwise determined at the sole discretion of the City.

12.4.6. The developer/owner shall, to the City's satisfaction, enter into a contract with a car-share operator for the operation of the car-share parking facility for a minimum term of three (3) years, which contract shall require, among other things, that:

12.4.6.1 The developer/owner provides two (2) car-share cars at no cost to the operator;

12.4.6.2 The car-share cars shall be electric vehicles, unless otherwise determined to the satisfaction of the car-share operator and the City; and

12.4.6.3 The required car-share parking facility and vehicles will be 100% available for use upon the required occupancy of the car-share parking facility, as determined to the satisfaction of the City

12.5. Registration on title of a legal agreement that would provide for a minimum of 10% of the total parking spaces for non-residential use with EV charging infrastructure (outlets to support Level 2 EV charging infrastructure) to the satisfaction of the City, in an approved Development Permit as specified in the approved Development Permit.

13. (Parking – Richmond Olympic Oval) Registration on title of a legal agreement or SRW that would provide provisions for special event parking for the Richmond Olympic Oval facility on the subject development site to the satisfaction of the City as specified in the approved Development Permit and includes the following provisions:

13.1. Provides not less than 52 parking stalls that can be reserved by the Richmond Olympic Oval during special events where high parking demands are anticipated. There shall be no fee charged to the Richmond Olympic Oval for reserving the stalls upon advanced notice. Developer/owner retains the ability to charge users of the parking stalls at the applicable rate subject to the limitations specified in 13.3.

- 13.2. The 52 parking stalls are required to be generally located in one consolidated area of the subject development on-site parking structure for ease of use/wayfinding and management.
 - 13.3. Pay parking provisions applicable to the 52 parking stalls cannot exceed the pay parking rates at the Richmond Olympic Oval.
 - 13.4. No barriers or other physical measures blocking or restricting access to these 52 parking stalls is permitted, unless approved by the City, with the exception of signage during special event periods.
 - 13.5. A specified advanced notice period will be provided to allow the Richmond Olympic Oval to reserve these 52 parking spaces during special events.
 - 13.6. Include other terms and conditions to the satisfaction of the City and developer/owner.
14. (Driveway – New West Road) Registration on title of a legal agreement that provides for the temporary closure of the driveway/vehicle access along the subject site's new west road frontage during special events when operational adjustments to all or a portion of the new west road or other roads in the surrounding area are required to accommodate special events.
15. (Affordable Housing – LEMR) Registration of the City's standard Housing Agreement to secure 35 affordable housing Low End Market Rental (LEMR) units, the combined habitable floor area of which shall comprise at least 10% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
Studio	3 units	37 m ² (400 ft ²)	\$811	\$34,650
1-Bedroom	10 units	50 m ² (535 ft ²)	\$975	\$38,250
2-Bedroom	11 units	69 m ² (741 ft ²)	\$1,218	\$46,800
3-Bedroom	11 units	91 m ² (980 ft ²)	\$1,480	\$58,050

* Unit mix in the above table may be adjusted through the Development Permit Process provided that the total area comprises at least 10% of the subject development's total residential building area.

** May be adjusted periodically as provided for under adopted City policy and/or in accordance with the Housing Agreement..

- 15.1. Full and unlimited use by the LEMR unit occupants of the following on-site features (at no charge or additional fee), which may include, but may not be limited to:
 - 15.1.1. Indoor and outdoor amenity spaces intended for the exclusive or shared use of the LEMR unit occupants;
 - 15.1.2. Waste management and loading facilities intended for the exclusive or shared use of the LEMR unit occupants; and
 - 15.1.3. On-site parking, "Class 1" bike storage and supporting bicycle repair/maintenance facilities, and related electric vehicle (EV) charging stations intended for the exclusive or shared use of the LEMR unit occupants.
16. (Indoor and Outdoor Amenity) Registration of a legal agreement on title that would apply to the on-site residential indoor and outdoor amenity areas to ensure they are made fully accessible for shared use by all residents (market strata unit occupants and affordable housing LEMR unit occupants) to the satisfaction of the City as specified in the approved Development Permit.
17. (District Energy Utility) Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the

building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:

- 17.1. No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
- 17.2. If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building permit will be issued for a building on the subject site unless:
 - 17.2.1. the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to provide any combination of heating, cooling, and/or domestic hot water heating to the building(s), as directed by the City's service provider (LIEC), to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
 - 17.2.2. the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;
- 17.3. The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
- 17.4. If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:
 - 17.4.1. the building is connected to the DEU;
 - 17.4.2. the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - 17.4.3. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
- 17.5. If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted unless and until:
 - 17.5.1. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - 17.5.2. the building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide any combination of heating, cooling and/or domestic hot water heating to the building(s), as directed by the City's service provider, which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the City and the City's service provider, LIEC;
 - 17.5.3. the owner transfers ownership of the low carbon energy plant on the subject site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;
 - 17.5.4. prior to depositing a Strata Plan, the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and
 - 17.5.5. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or

easements necessary for supplying the services to the building and the operation of the low carbon energy plant by the City and/or the City's DEU service provider, LIEC.

- 17.6. If a DEU is not available for connection, and a LCDEU service area bylaw which applies to the site has not been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted until:
- 17.6.1. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
- 17.6.2. the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).

18. (Cash-in-lieu of Community Amenity Facility) City's acceptance of the developer's voluntary contribution of \$6,022,453, to be deposited into either the (1) Richmond's Leisure Facilities Reserve Fund – City Centre Facility Development Sub-Fund and/or (2) Richmond's Child Care Reserve, at the sole discretion of the City, in lieu of constructing community amenity space on-site, as determined based on a Construction-Value Amenity Transfer Contribution Rate of \$809/ft² and an amount of amenity transferred off-site based on 5% of the maximum VCB buildable floor area permitted on the subject site under the proposed High Density Mixed Use (ZMU52) – Oval Village (City Centre) zone, as indicated in the table below.

Use	Maximum Permitted VCB Bonus Floor Area Under the ZMU52 Zone	VCB Community Amenity Space Area (5% of Bonus Area)	Construction-Value Amenity Transfer Contribution Rate	Minimum Voluntary Developer Cash Contribution
TOTAL	13,832 m ² (148,887 ft ²)	691.6 m ² (7,444 ft ²)	8,708/m ² (\$809/ft ²)	\$6,022,453 (*)

* In the event that the contribution is not provided within one-year of the application receiving third reading of Council (Public Hearing), the Construction-Value Amenity Transfer Contribution Rate shall be increased annually thereafter based on the Statistics Canada "non-Residential Building Construction Price Index" yearly quarter-to-quarter change for Vancouver, where the change is positive.

19. (Public Art) City acceptance of the developer's offer to voluntarily contribute towards Public Art, the terms of which voluntary developer contribution shall include:
- 19.1. Prior to rezoning adoption, registration of legal agreement(s) on title to facilitate the implementation of an approved Public Art Plan for the subject site, together with the ongoing management and maintenance of the artwork(s) and related considerations, which Plan shall be prepared by an appropriate professional based on:
- 19.1.1. The Richmond Public Art Program, City Centre Public Art Plan, and applicable supplementary public art and heritage planning resources (e.g., Richmond's existing Statements of Significance for Capstan Village and the Herrling Residence), together with review(s) by the Public Art Advisory Committee and presentation for endorsement by Council, as determined to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services; and
- 19.1.2. A value of at least \$330,781 or the product of the applicable Council-approved contribution rate in effect at the time of Development Permit approval and the maximum buildable floor area permitted under the subject site's proposed ZMU52 zone (excluding permitted floor area exemptions), whichever is greater, as generally indicated in the table below

Use	Exemptions	Applicable Floor Area	Min. Rate (1)	Min. Contribution (2)
Residential	Affordable Housing 2,767 m ² (29,781 ft ²)	25,755 m ² (277,232 ft ²)	0.93/ft ²	\$257,826
Commercial	N/A	13,832 m ² (148,887 ft ²)	0.49/ft ²	\$72,955
			TOTAL	\$330,781

- (1) Rates (applicable to maximum permitted buildable floor area) in effect at the time of writing these Rezoning Considerations.
 - (2) The actual value of the developer contribution shall be confirmed and updated, as necessary, based on the floor areas approved through the Development Permit*. In addition, in the event that the developer contribution is not provided within one year of the rezoning application receiving third reading of Council (Public Hearing), the Minimum Developer Contribution Rate shall be revised to comply with the Council-approved contribution rates in effect at the time of rezoning bylaw adoption, where the change is positive.
- 19.2. “No development” shall be permitted on the subject site, restricting Development Permit*, until the developer:
- 19.2.1. Enters into any additional legal agreement(s) required to facilitate the implementation of the City-approved Public Art Plan (e.g., statutory rights-of-way for public access), which may require that, prior to entering into any such additional agreement, a Detailed Public Art Plan is prepared/submitted by the developer and/or an artist(s) is engaged (as generally set out in the Public Art Plan submitted prior to rezoning adoption), to the City’s satisfaction; and
 - 19.2.2. Submits a Letter of Credit or cash (as determined at the sole discretion of the City) to secure the developer’s implementation of the Public Art Plan or Detailed Public Art Plan, as applicable, the value of which shall be at least \$330,781.
- 19.3. “No occupancy” shall be permitted on the subject site, restricting Building Permit* inspection granting occupancy of a building on the subject site, in whole or in part, until:
- 19.3.1. The developer, at the developer’s sole expense, commissions an artist(s) to conceive, create, manufacture, design, and oversee or provide input about the manufacturing of the public artwork(s), and causes the public artwork(s) to be installed on City property, if expressly permitted by the City, or within a statutory right-of-way on the developer’s lands (which right-of-way shall be to the satisfaction of the City for rights of public passage, public art, and related purposes, in accordance with the City-approved Public Art Plan or Detailed Public Art Plan, as applicable);
 - 19.3.2. The developer, at the developer’s sole expense and within thirty (30) days of the date on which the public art is installed, executes and delivers to the City a transfer of all of the developer’s rights, title, and interest in the public artwork to the City if on City property or to the subsequent Strata or property owner if on private property (including transfer of joint world-wide copyright) or as otherwise determined to be satisfactory by the City Solicitor and Director, Arts, Culture, and Heritage Services; and
- NOTE: It is the understanding of the City that the artist’s rights, title, and interest in the public artwork will be transferred to the developer upon acceptance of the artwork based on an agreement solely between the developer and the artist. These rights will in turn be transferred to the City if on City property, subject to approval by Council to accept the transfer of ownership of the artwork.
- 19.3.3. The developer, at the developer’s sole expense, submits a final report to the City promptly after completion of the installation of the public art in respect to the City-approved Public Art Plan or Detailed Public Art Plan, as applicable, which report shall, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services, include, but may not be limited to:
 - 19.3.3.1. Information regarding the siting of the public art, a brief biography of the artist(s), a statement from the artist(s) on the public art, and other such details as the Director of Development and Director, Arts, Culture, and Heritage Services may require;

- 19.3.3.2. A statutory declaration, satisfactory to the City Solicitor, confirming that the developer's financial obligation(s) to the artist(s) have been fully satisfied;
- 19.3.3.3. The maintenance plan for the public art prepared by the artist(s); and
- 19.3.3.4. Digital records (e.g., photographic images) of the public art, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services.

Notwithstanding the afore mentioned statement, if occupancy of the subject site is permitted to proceed in stages (e.g., tower-by-tower), "no occupancy" shall be permitted of any market (strata) residential units on the lot unless the required public art features and related requirements are complete to the City's satisfaction.

- 20. (City Trees – Off-site) The City's acceptance of the developer's voluntary contribution to the City's Tree Compensation Fund (for the removal of 2 City trees) in the amount of \$5,250.
- 21. (Trees – On-site) The submission of a tree replacement security (Letter of Credit) in the amount of \$9,000
NOTE: This tree replacement security shall be returned to the developer upon issuance of a Development Permit* that includes the required replacement trees and the developer's submission of the Development Permit* Landscape Security for the installation of on-site landscaping including the replacement trees.
- 22. (Community Planning) City acceptance of the developer's voluntary contribution in the amount of \$129,233 (i.e. \$0.31/ft² of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
- 23. (AZR Building Height Confirmation) Submission of a letter, prepared by a registered surveyor, confirming that the proposed maximum building height of 47 m (154 ft.) GSC complies with AZR requirements
- 24. (Development Permit) The submission and processing of a Development Permit*, completed to a level deemed acceptable by the Director of Development.
- 25. (Final Adoption Deadline) Subject to Council consideration of Zoning Amendment Bylaw 10423 and to ensure this application, proceeding in accordance with the LEMR policy in place prior to November 15, 2021, moves forward to adoption in a timely manner, the rezoning is to be adopted no later than November 15, 2023. If the rezoning application is not ready for adoption by November 15, 2023, a staff report will be brought forward to Council providing an update on the status of the application and recommendation(s) on whether the rezoning application should be revised to comply with the current City policy.
- 26. (Servicing Agreement) Enter into a Servicing Agreement(s)* for the design and construction, at the developer's sole cost, of full upgrades across the subject site's frontages, together with various engineering and transportation works, to the satisfaction of the City. Prior to rezoning adoption, all Servicing Agreement* works must be secured via a Letter(s) of Credit, as determined by the City. All works shall be completed prior to first occupancy of the building on the site, in whole or in part (excluding parking intended as an ancillary use to non-parking uses on the site), unless otherwise permitted by the City and set out in a City-approved Phasing Agreement registered on title, to the satisfaction of the Director, Engineering, Director, Transportation, and Director, Development.
 - 26.1. Engineering Servicing Agreement* Requirements: The developer shall be responsible for the design and construction of water, storm sewer, sanitary sewer, frontage improvements, and general engineering works to the satisfaction of the Director, Engineering, which works shall include, but may not be limited to, those set out in **Schedule A**.
 - 26.2. Transportation Servicing Agreement* Requirements: The developer shall be responsible for the design and construction of road, lane, frontage and related improvements, to the satisfaction of the Director of Transportation, which works shall include, but may not be limited to, those set out in **Schedule B**.

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

1. Rezoning Requirements: Submit a signed/sealed letter (with an itemized list) from the project architect confirming that the Development Permit* building/landscape design complies with the terms of the development's Rezoning Considerations (RZ 17-782750) and related required legal and Servicing Agreement* requirements.
2. BC Energy Step Code & District Energy Utility (DEU): Incorporate measures in the Development Permit* plans and, as applicable, register additional legal agreement(s), to the City's satisfaction, with respect to measures facilitating the development's compliance with applicable BC Energy Step Code requirements and the future connection of the lands to a City DEU system. This may include, but shall not be limited to, providing for the developer's construction and future transfer of an on-site low carbon energy plant to the City, at no cost to the City (on the basis of which, the development's Step Code level may be relaxed as permitted under City bylaw).
3. Aircraft Noise: Complete an acoustical and thermal/mechanical report and recommendations, prepared by an appropriate registered professional, which demonstrate that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements.
4. Richmond Fire Department (RFD): Satisfy design review requirements, which may include, but may not be limited to, addressing (e.g., visible from the street, contrasting colours); fire hydrant measurements (e.g., principle entrance, RFD connection); fire panel (e.g., operation sequence, stages, elevator operation); RFD connection (e.g., inter-connected, connections at amenities, podium roof, other accessible rooftops and open spaces); fire ratings (e.g., podium); RFD access route measurements (e.g., widths, lengths, dead ends); smoke control measures (e.g., vestibules, stairwells, kitchens); tank permits (e.g., emergency generator); emergency generator (e.g., power) and the spaces serviced (e.g., firefighter elevator, annunciator panel, emergency lights); designated firefighter elevator; firefighter voice communication; fire extinguisher installation areas (e.g., measurements); and alarm-activated front door release.
5. Transportation Item Approvals: Additional design development, supporting information and site plan revisions to address the following matters to the satisfaction of the Director of Transportation:
 - Additional design development of on-site loading and garbage/recycling pick-up service areas, including any requested variances to on-site loading requirements.
 - Additional design development and revisions to the hotel pick-up/drop-off provisions for this project.
 - Submission and approval of the Final road functional plan, addressing all City requirements, to the satisfaction of the Director of Transportation.
6. Additional requirements and legal agreements: As determined to the satisfaction of the City through the processing of the Development Permit Application.
7. Landscape Security: Register a legal agreement on title and submit a Letter(s) of Credit for landscaping, based on a cost estimate provided by a CSLA registered landscape architect (including 10% contingency), excluding landscape works that are subject to a Servicing Agreement* Letter of Credit.

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

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

Note:

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

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

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

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

SIGNED COPY ON FILE

Signed

Date

RZ 17-782750
Engineering
Servicing Agreement Requirements*

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

1) Water Works:

- a) Using the OCP Model with the water main upgrades proposed below, there will be 493.0 L/s of water available at a 20 psi residual at the River Road frontage, and 425.0 L/s of water available at a 20 psi residual at the Elmbridge Way frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) The Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on building permit designs.
 - ii) Install approximately 155 m of new 200 mm water main along the new north-south road and tie in to the existing water mains on River Road and Elmbridge Way, complete with fire hydrants per City spacing requirements.
 - iii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for commercial land use.
 - iv) Provide a right-of-way for the proposed water meter. Exact right-of-way dimensions to be finalized during the servicing agreement process.
 - v) Obtain approval from Richmond Fire Rescue for all fire hydrant locations, relocations, and removals, as required.
- c) At Developer's cost, the City is to:
 - i) Install one new water service connection complete with meter and meter box. Meter to be located onsite in a right of way.
 - ii) Cut and cap all existing water service connections to the development site, and remove meters.
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

2) Storm Sewer Works:

- a) The Developer is required to:
 - i) Upgrade approximately 95 m of storm sewer along the Elmbridge Way frontage from manhole STMH127527 to the west property line of the development site, complete with new manholes, and remove existing storm sewer.
 - ii) Perform a storm capacity analysis based on the 2041 OCP condition to size the proposed storm sewer within Elmbridge Way, the proposed storm sewer in the new north-south road, and the potential upgrades along River Road. Minimum diameter shall be 600 mm. The capacity analysis shall be included within the servicing agreement drawings for the City's review/approval.
 - iii) Install approximately 155 m of new minimum 600 mm storm sewer within the proposed north-south road.
 - iv) Confirm, via the required capacity analysis, whether upgrade of the existing storm sewers along the River Road frontage from the west property line of the development site to the main conveyance on Hollybridge Way is required. If required per the capacity analysis and City of Richmond engineering design specifications, the upgrade of these storm sewers shall be added to the servicing agreement scope.
 - v) Remove the temporary drainage works along the River Road frontage and infill the existing ditch.
 - vi) Install a new headwall and storm sewer at the western edge of the proposed road improvements on River Road to direct drainage from the existing ditch to the west to the proposed storm sewer in the north-south road. A sump manhole will be required at the tie-in point to the proposed storm sewer.
 - vii) Provide a sediment and erosion control plan within the servicing agreement design.
- b) At Developer's cost, the City is to:
 - i) Install one new storm service connection, complete with inspection chamber.
 - ii) Cut and cap all existing storm service connections to the development site and remove inspection chambers.

- iii) Reconnect all existing catch basins and lawn basins to the proposed storm sewers.
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

3) Sanitary Sewer Works:

- a) The Developer is required to:
 - i) Relocate into the roadway approximately 130 m of existing asbestos cement sanitary sewers along Elmbriage Way from manhole SMH56401 to manhole SMH4575. Reconnect all existing connections to the new main.
 - ii) Upgrade and relocate into the roadway approximately 130 m of existing asbestos cement forcemain along the Elmbriage Way frontage. The actual length of replacement required shall be determined by the predicted settlement amounts from the geotechnical report.
 - iii) Install one new sanitary service connection, complete with inspection chamber, off of the proposed sanitary sewer.
 - iv) After the existing sanitary sewers between manholes SMH56401 and SMH4575 are removed, discharge the existing statutory right-of-way along the south property line of the development site (plan number 47072). Prior to right of way discharge, the developer's consultant is required to submit a signed and sealed letter to the City stating that the AC sanitary main and related appurtenances have been removed and properly and legally disposed offsite. It is the developer's responsibility to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to right of way discharge. Additional rights of ways may be required by those companies if private utilities exist within the City right of way.
- b) At Developer's cost, the City is to:
 - i) Cut, cap, and remove all existing sanitary connections and inspection chambers to the development site.
 - ii) Complete all tie-ins for the proposed works to existing City infrastructure.

4) Frontage Improvements:

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

- a. River Road (South side of street)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, 1 pedestrian luminaire, banner arms, and 1 duplex receptacle, but EXCLUDING any flower basket holders or irrigation.
- b. Elmbridge Way (North side of street)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, but EXCLUDING any pedestrian luminaires, banner arms, flower basket holders, irrigation, or duplex receptacles.
- c. New North-South "Pedestrian" Street @ west side of site (Both sides of street)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 8/Custom 5.9 m Height (LED) INCLUDING 1 street luminaire, flower basket holders, and 1 duplex receptacle, but EXCLUDING any banner arms or irrigation.
 - iii. For reference: Onni "Riva" (Drawing #615759-12-09)
- d. Lane @ east side of site (West side of lane)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 8/Custom 5.9 m Height (LED) INCLUDING 1 street luminaire, but EXCLUDING any banner arms, flower basket holders, irrigation, or duplex receptacles.
 - iii. For reference: Onni "Riva" (Drawing #615759-12-09)

5) General Items:

- a) The Developer is required to:
 - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a pre-load plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site (i.e. AC sanitary sewer, FRP forcemain, AC water mains, etc.) and provide mitigation recommendations.
 - ii) Provide a video inspection report of the existing storm sewers and sanitary sewers along the River Road and Elmbridge Way frontages, and the storm sewer along the public-right-of-passage lane along the east property line, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities is required. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced at the Developer's cost.
 - iii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - iv) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - v) Enter into, SRW legal agreement that sets out Engineering's conditions associated with permitting the specific structures into the SRW, including but not limited to:
 - (1) Indemnification of City for any necessary maintenance/works the City has to undertake in the SRW.
 - (2) Cost of repair and any modifications would be the responsibility of the owner.
 - (3) Not liable for any damages or impacts to the encroaching structures as a result required maintenance/works.
 - (4) Owner should be responsible (at their cost) for any required modifications (including removal) made at the request of the City.

RZ 17-782750

Transportation
Servicing Agreement Requirements*

The developer shall be responsible for the design and construction of road, lane, frontage and related improvements, to the satisfaction of the Director of Transportation, which works shall include, but may not be limited to, those set out in Schedule B

1. Road Works:

The following cross-section descriptions are intended to describe “typical” conditions. The approved design may be required to vary from these “typical” conditions to address site-specific conditions and/or other requirements, as determined to the sole satisfaction of the City through the Servicing Agreement* design/approval processes. The actual details and scope of the frontage works required to be completed by the developer will be confirmed through the Servicing Agreement* review/approval process, to the satisfaction of the City. Prior to approval of the Servicing Agreement* design, the developer shall submit a **Final Road Functional Plan**, confirming all Transportation requirements, to the satisfaction of the Director, Transportation.

NOTE: In addition to the following, landscape features are required to the satisfaction of the City, as determined via the Servicing Agreement* and Development Permit* review and approval processes. Landscape improvements may include, but shall not be limited to, street trees, landscaped boulevards, hard- and soft-scape features, street furnishings, decorative paving, and stormwater management measures. Measures that enhance the viability of City street trees are encouraged (e.g., continuous soil trenches, silva cell system, etc.), taking into account necessary coordination with City/private utilities and other infrastructure, as determined to the City's satisfaction.

At a minimum, the developer will be responsible for the design and construction of the following works to the satisfaction of the Director, Transportation.

a) River Road

Frontage Improvements (North Frontage: River Road)

1. Frontage improvements (measured from south to north):

- Site's new north property line
- 1.75 m wide concrete sidewalk.
- 0.43 m wide decorative bike path edge.
- 1.75 m wide asphalt off-road bike path.
- 1.5 m wide landscaped boulevard with street trees.
- Existing 0.15 m wide curb.

(Note: The above frontage elements require a total width of 5.43 m measured from behind the curb. The necessary road dedications and right-of-ways is to be determined and approved through the final road functional plan to be submitted and approved by Transportation staff.

2. Multi-Use Path

The sidewalk, bike path edging strip and the off-road bike path (total width of 3.93 m measured from the curb) noted above is intended to provide a Multi-Use Path (MUP). Further notes:

- This MUP will be extended to future developments to the west over the whole block.
- The design (although on a smaller scale due to narrower frontage depth) is to follow that used in the building of the MUP on River Road and Hollybridge Way as part of the River Green development in the area. (Note: Refer to SA 11-564833 for design details).
- Further details of the MUP design, including bicycle ramp access from traffic lane, pavement marking, etc. will be defined through the Servicing Agreement detailed design process.

3. Pedestrian amenities

The required frontage improvements are to include the installation of a special crosswalk to accommodate pedestrian passage across River Road or cash equivalent, approx. \$110, 000.

4. Existing driveway closures

All existing driveways along the development River Road frontages are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, landscaped boulevard, concrete sidewalk, and off-road bike path per standards described above.

b) Elmbridge Way

Frontage Improvements (South Frontage: Elmbridge Way)

1. Frontage improvements (measured from north to south):

- Site's new south property line
- 2.0 m wide concrete sidewalk.
- 1.5 m wide landscaped boulevard with street trees.
- Existing 0.15 m wide curb.
- Additional cross sectional elements as required to accommodate left-turn lanes at West Road and special crosswalk, and other infrastructure modification works as determined in Final Road Functional Plan.

(Note: The above frontage elements require a total width of 3.5 m measured from behind the curb. The necessary road dedications and right-of-ways is to be determined and approved through the final road functional plan to be submitted and approved by Transportation staff.

2. Existing driveway closures

All existing driveways along the development River Road frontages are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, landscaped boulevard and concrete sidewalk per standards described above.

c) New West Road

Frontage Improvements (West Frontage: New West Street)

1. Frontage improvements (measured from east to west):

- Subject site's new west property line.
- 2.0 m wide sidewalk.
- 0.5 m wide decorative concrete surface strip.
- 0.15 m wide curb and gutter at the back of each parking lane and around the curb extensions.
- 2.5 m parking lane with landscaped curb extensions. (Note: Parking lane to be replaced by curb extensions at mid-block).
- 7.0 m wide driving lane pavement surface.
- 2.5 m parking lane with landscaped curb extensions. (Note: Parking lane to be replaced by curb extensions at mid-block).
- 0.15 m wide curb and gutter at the back of each parking lane and around the curb extensions.
- 2.0 m wide concrete sidewalk.
- Appropriate grade transition as determined through the Servicing Agreement detailed design process.
- West property line of road dedication.

(Note 1: The above frontage improvements require a 18.0 m wide dedication across the subject site's entire west frontage. The necessary road dedications and right-of-ways is to be determined and approved through the final road functional plan to be submitted and approved by Transportation staff.).

(Note 2: The grade transition along the west property line of the road dedication is to be confirmed through the SA detailed design process. The 2.0 m wide sidewalk may have to be reduced in width if more space is required for ground support).

(Note 3: The behind-the-curb frontage improvements along the west side of the road noted above are to be considered interim measures. As part of future redevelopment of the site immediately to the west, permanent frontage improvements that echo those built by the subject site, will be installed with additional dedication if necessary).

d) Lane

Frontage Improvements (East Frontage: Lane)

1. Frontage improvements

The existing lane is to be widened by 3.0 m across the subject site's east frontage. The cross-section of the lane widening is as follows (west to east):

- 1.5 m wide concrete sidewalk (with rollover curb) at the site's SRW line.
- 1.5 m wide widened pavement. (Total 7.5 m wide pavement).

(Note: a 3.0 m wide SRW/PROP is required to accommodate the above frontage improvements. The necessary road dedications and right-of-ways is to be determined and approved through the final road functional plan to be submitted and approved by Transportation staff.).

2. Sidewalk connections

- The new sidewalk along the lane is to be connected to the new sidewalks along the Elmbridge Way and River Road development frontages.
- The new sidewalk is to be maintained across the openings to loading bays and mechanical room with rollover curb to delineate the edge of pavement.

1. Existing driveway let-downs

The existing driveway let-downs at both ends of the lane are to be widened to meet the 7.5 m widened pavement. The let-downs are to be reconstructed per Engineering Design Specifications (R-9-DS).

2. Site access via lane

The vehicular access to the site via the lane and the connecting drive aisle is to be designed with a 90 degree orientation to the lane.

e) River Road – Special Crosswalk

Special Crosswalk

1. Special crosswalk requirements

As part of the Servicing Agreement for the subject site, the developer is required to install a special crosswalk at the site's River Road frontage (southeast corner of the new River Road/West Street intersection). The cost of this special crosswalk (including design and construction) is to be borne by the Developer. This crosswalk is intended to provide access to transit services (existing bus stop across the road from site frontage) and to accommodate pedestrian traffic between the subject site and destinations to the north. The following are features that will be included in this special crosswalk: illuminated crosswalk signs with downward lighting, flashing amber lights, push buttons, raised button lane delineation; accessible pedestrian signal features, and advance warning beacons and signage.

f) River Road – Interim Sidewalk Connection

Interim Sidewalk Connection – River Road (south side)

As part of the Transportation Demand Management measures for the subject redevelopment, an interim sidewalk connection is required to be provided. As part of the Servicing Agreement for the subject site, the developer is required to provide an interim 2.0 m wide asphalt sidewalk that extends westward from the subject site's north frontage (south side of River Road) to the signalized intersection at Rive Road/Oval Way.

MEMORANDUM

To:	Zachary Vermeulen	Date:	March 28, 2023
Client:	Landa Global Properties	Project:	6851-6871 Elmbridge Way
From:	Pooni Group	Project #:	22112
Re:	Public Engagement Summary Report for 6851-6871 Elmbridge Way, Richmond		

The following memorandum provides a summary of the public engagement and outreach that has been undertaken to date for Landa Global Properties (Landa) proposal at 6851-6871 Elmbridge Way, Richmond (site).

The Proposal

Landa submitted a rezoning application to the City of Richmond for a high density, mixed-use project with:

- Residential including 321 new strata homes and 35 affordable low end of market rental homes;
- Commercial space – approximately 148,000 sq.ft including retail and a 189 room hotel;
- A new west connector road and widening of the existing lane along the east side of the property; and
- Four new public pocket plazas.

The site is adjacent to 6951-6971 Elmbridge Way/5511 Hollybridge Way/6200 River Road (ORA), which is developed with a mixed-use building consisting of residential and commercial uses including a T&T Supermarket (site is outlined in red in Figure 1 below).

Figure 1. Site context



Upon completion, the Landa project will share a lane with ORA along the eastern edge of Landa's site (lane shaded in blue in Figure 1 above). As part of the redevelopment, Landa will be widening the lane to the City of Richmond's engineering standard of 7.5 m.

The application received first reading by Council on November 14, 2022 and went to Public Hearing on December 19, 2022. At Public Hearing, Council referred the application back to staff for the applicant to undertake additional consultation with ORA to try to address the lane congestion and traffic conflict issues currently being experienced by residents.

Public Engagement & Outreach

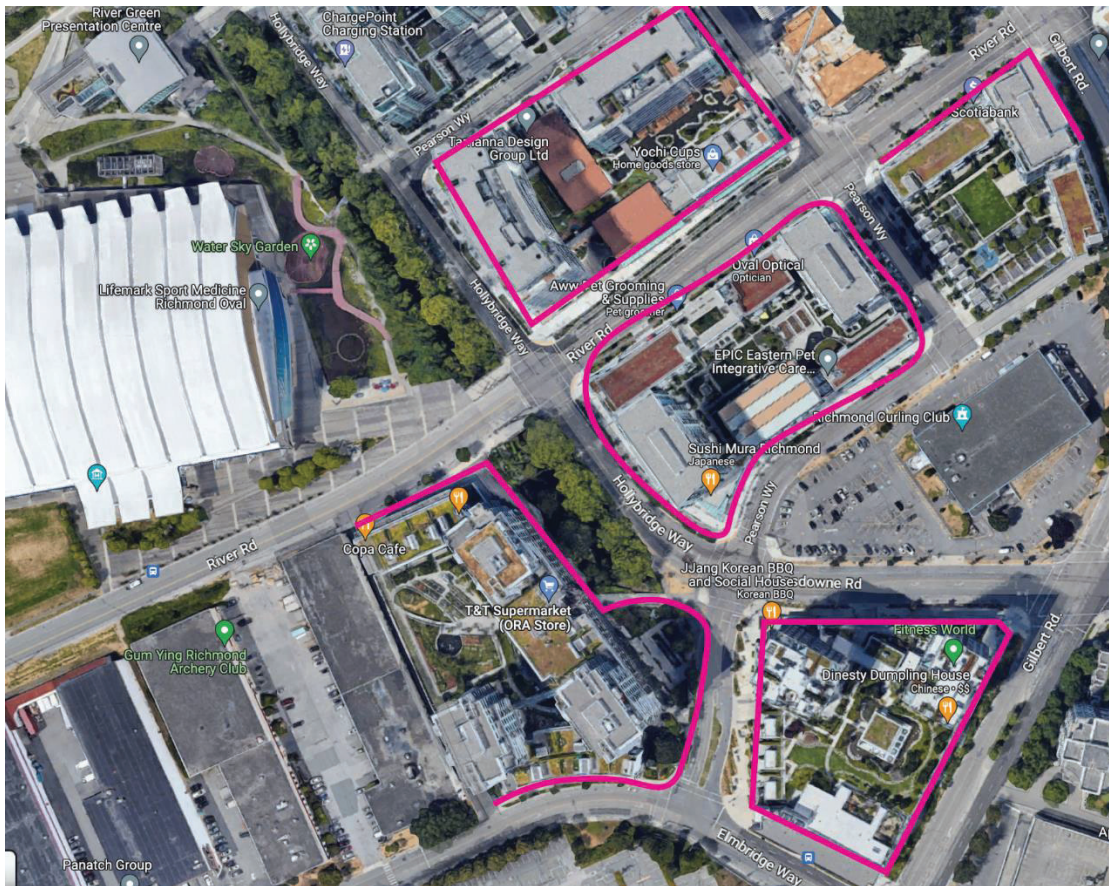
The project team had an initial Zoom meeting with the ORA strata Council members on December 6, 2022:

- Project team attendees: Wayne Pai & Zachary Vermeulen (Landa), Arno Matis & Christie Anderson (AMA), Jeff Christianson & Beth Deckert (IBI), Yulia Liem & Hugo Johnston (Bunt), Chi Chi Cai (Pooni Group)
- ORA attendees: Duncan Deng (property manager, First Service Residential), David Feldstein, Roy Zhang, Edward Li, James, & Chin

- ORA's main concern is congestion and traffic along the lane and the fear that Landa's proposal will make the situation worse.
- ORA residents only have one vehicular access point and that is via the lane, which they do not think is wide enough and Landa's proposal will add too many additional vehicles.
- Delivery trucks, personal vehicles, food and courier drop offs, and garbage trucks are all funneled into the lane, causing congestion and conflicts.
- Concerned with the proposed driveway to Landa's project being positioned directly opposite ORA's residential entrance, which will result in congestion.
- An attendee showed a video taken of the lane showing blockages by commercial delivery trucks and a garbage truck parked in the lane – this same video was shown at the December 19, 2022 Public Hearing
- ORA strata Council's preference is for this proposal to not have access off the lane or to widen the lane to three-lanes.

On December 8, 2022, canvassers from the Pooni Group undertook a canvass of the adjacent businesses (canvass area outlined in pink in Figure 2 below).

Figure 2. Business canvass area





The intent of the canvass was to inform surrounding businesses of the proposal, encourage them to participate in the Public Hearing, and provide a one-pager with additional project and contact information (attached as Appendix A). The canvassers connected with 23 businesses and the general sentiment towards the proposal was neutral or supportive. A couple of businesses noted that the project will bring new customers, which is a good thing.

The project team had a second Zoom meeting with the ORA strata Council members on February 22, 2023, where a revised lane design was presented:

- Project team attendees: Wayne Pai & Zachary Vermeulen (Landa), Arno Matis & Amey Kandalgaonkar (AMA), Yulia Liem (Bunt), Chi Chi Cai (Pooni Group)
- ORA attendees: Duncan Deng (property manager, First Service Residential), David Feldstein, Edward Li & James
- Design revisions include:
 - Hotel drop-off moved inside the parkade to reduce traffic on the lane;
 - Bus drop-off accommodated within dedicated loading bays on Landa's site; and
 - New West Road to serve as an additional hotel entrance and primary residential entrance – identified with additional signage.
- The project team confirmed that no large-scale CRUs are anticipated for this site and that we are still exploring gate control options for the parkade entrance at the lane to limit the amount and type of vehicles.
- The project team explained the lane design, including the roll-over curb on the Landa side, which will help facilitate vehicle movements by allowing cars to drive over it if there is a parked vehicle in the lane.
- The project team noted that the New West Road will serve as the main vehicular entrance to the side; however, the City's requirement is for loading to be taken off the lane.
- Feedback and comments received from ORA:
 - Do not see much of a change from what was presented in December.
 - An additional 3m widening is not enough.
 - There are already too many trucks/buses/service vans using the laneway.
 - One attendee referenced a SUV that was parked in the lane for 15 minutes with its hazard lights on, blocking traffic in the lane.
 - Consider the impact of incremental loading on the lane – ORA does not have a designated loading area and they need to use the lane for loading.
 - One attendee acknowledged the project team's efforts to improve the lane design.
- The project team has proposed a follow up meeting to present the data that is being collected by Bunt on actual vehicle movements in the lane and an estimation of the commercial traffic counts (i.e., hotel buses, deliveries, garbage, etc.) that are anticipated to be generated by our proposal. Based on the ORA strata Council's meeting schedule, this follow up meeting will likely occur sometime in March.



The project team had a Zoom meeting with representatives from T&T's management team on February 24, 2023:

- Project team attendees: Wayne Pai & Zachary Vermeulen (Landa), Arno Matis & Amey Kandalgaonkar (AMA), Yulia Liem (Bunt), Chi Chi Cai (Pooni Group)
- T&T attendees: Crystal Zhang & James Wong
- City of Richmond attendee: Kevin Eng
- T&T's feedback & comments:
 - T&T's delivery schedule is 6-days a week, except Sundays, from approximately 9-5pm. Between 9-1pm is the busiest time and each delivery takes about 30 minutes.
 - It is difficult to know exactly when the trucks will come, and it is challenging to clear the back log quickly if there are trucks queued up in the lane waiting for a loading bay.
 - The current lane is too narrow – commercial trucks are hitting the posts and gate. It is good news to hear that Landa's development includes a widening of the lane.
- T&T asked if the lane would be impacted during construction and what the timing for construction is:
 - Landa confirmed that there will be no construction access from the lane, and they will work with a civil engineer and the construction manager to figure out how construction activity could potentially impact the lane. Any off-site work that will happen in the lane will be done closer to the end of construction.
 - In terms of timing – if a successful rezoning is obtained in late spring/early summer, development and building permits will need to be applied for and issued prior to any construction. The earliest ground breaking is anticipated to be at the end of 2024.
- T&T noted that the current lane is one-way in each direction and asked how an additional 1.5m would help:
 - Kevin Eng noted that the proposed widening achieves the City's lane standard and that delineation is not a practice that is implemented in Richmond lanes. Technically there are no "lanes" in the lane.
 - The 1.5m widening will aid with truck maneuvering and allow for two cars to bypass a parked vehicle. A 1.5m sidewalk with roll-over curb will also be installed on the Landa side to allow for additional width if needed.
- T&T acknowledged that limiting the lane to commercial traffic will help ease the number of additional cars using the lane because of this project.
- The project team notes that delivery trucks that line up on the ORA side of the lane should not impact trucks turning into the loading bays on Landa's site.

Pooni Group canvassed the ORA commercial tenants on March 20, 2023, and spoke with 5 out of the 7 tenants – one is closed on Monday and we previously met with T&T via Zoom. We inquired about tenant's experience with the current lane – they noted that:

- They personally have not experienced too many issues with the lane, but they have heard from customers that experienced delays and congestion trying to access the underground parkade.



- The issue seems to be primarily with delivery trucks that block the lane, parkade entrance, and accessing the loading bays due to the narrowness of the lane.
 - When shared with them that as part of Landa's proposal, the lane will be widened and most of the tenants expressed that would help.
- One tenant explicitly stated that he wants the proposal to go through bcs it will bring more customers to the area.

Pooni Group's business card was left with the businesses in case they wanted to subsequently reach out with additional comments or observations.

A follow up letter was sent to the ORA strata Council via the property manager on March 29, 2023 that summarized our proposed design for the lane. A copy of the letter is attached as Appendix B. A follow up email was sent to T&T summarizing the proposed lane design and improvements on March 29, 2023.



APPENDIX A – PROJECT ONE-PAGER

6851 & 6871 Elmbridge Way, Richmond

Landa Oval Development Ltd has submitted an application to rezone 6851 & 6871 Elmbridge Way from Industrial Business Park (IB1) to High Density Mixed Use (ZMU52) - Oval Village (City Centre). The application received first reading by Council on November 14, 2022 and will progress to a Public Hearing on December 19, 2022.



The proposal is for a high density, mixed use project with new commercial spaces, including a hotel, and residential (strata and affordable market rental) homes in close proximity to the YVR Airport and City Centre.

Density: 3.0 FSR

Max Building Height: 15-storeys

Commercial Space: 148,000 ft²

Residential Space: 297,000 ft²

Project Benefits



\$6 million contribution for City-Owned Community Amenities



A new 189 room hotel adjacent to the Olympic Oval and YVR Airport



321 new strata homes and 35 affordable low end market rental



4 new public pocket plazas



A new west connector road to aid traffic flow



Transit demand management strategies including additional bike stalls, a transit pass program, and car pool + car-share spaces.

How to Participate

A public hearing is scheduled for 7 pm on December 19, 2022.

1. SUBMIT YOUR CORRESPONDENCE TO COUNCIL

If you wish to submit your comments to Council, you can do so via written correspondence:

- By email: cityclerk@richmond.ca
- By standard mail: 6911 No.3 Road, Richmond, BC, V6Y 2C1, Attention: City Clerk
- By fax: 604-278-5139, Attention: City Clerk

It is encouraged to send written submissions by 4 pm on the date of the Public Hearing, however, submissions received right up to the time of the Public Hearing (7 pm) will be accepted. All submissions will form part of the record of the hearing.

2. SPEAK TO COUNCIL

To participate remotely via phone or Zoom, please register through the City Clerk's Office by phone at 604-276-4007 or by email cityclerk@richmond.ca. Registration deadline is 1 pm on the day of the meeting (December 19).

Anyone wishing to attend in-person should arrive at Council Chambers (Richmond City Hall, 6911 No. 3 Rd) at 7 pm.

You will have up to ten minutes to speak to the proposal at Public Hearing.



QUESTIONS?

Please contact Chi Chi by:
email: chichi@poonigroup.com
phone: [604.731.9053](tel:604.731.9053) ext 122



APPENDIX B – LETTER TO ORA

March 29, 2023

ORA – The Owners, Strata Plan EPS1236
5th floor – 5511 Hollybridge Way
Richmond, BC

Re: Landa Global Properties (Landa) proposal at 6851-6871 Elmbridge Way – Proposed lane design

Dear ORA strata Council members,

Thank you for taking the time to meet with us and our project team in December 2022 and February 2023. We appreciate the dialogue, and we hear and acknowledge your frustrations with the existing lane conditions. In collaboration with City of Richmond Planning and Transportation staff, we have proposed a lane design that will minimize the traffic impact generated by our project and improve conditions for existing users.

- As part of our proposal, we will be widening the lane by an additional 3m (1.5m of drive aisle plus 1.5m transitional apron) – this is consistent with City of Richmond’s lane standard.
- The lane widening will facilitate smoother more efficient maneuvering for trucks accessing both our site and yours and will also allow cars to go around them.
- Provision of wider loading bays on our site to accommodate deliveries, a hotel shuttle, and garbage collection.
- Provision of a large passenger area beside the dedicated hotel shuttle loading area to allow for loading/unloading and direct access to the hotel lobby.
- Relocation of the hotel pick up/drop off area from the lane to the parkade – this helps to reduce the number of vehicles that need to access the lane.
- Implementation of a gate at the lane access to restrict access to/from the parkade and reduce traffic on the lane. The lane access will be for hotel guests and on-site employees only.
- The new west road will serve as the primary access for all traffic including residential, residential visitors, commercial, and Richmond Oval.
- Bunt has undertaken a Transportation Impact Assessment (TIA) and concluded that all traffic generated by our project can be accommodated by the lane upon widening.

It is important to keep in mind that a lane is intended to serve as an access point for loading, moving, garbage, servicing vans, etc., since these activities are not permitted to occur along city roads. We recognize that the lane is the only access point for ORA, which results in a lot of vehicle activity; however, our proposal will have two access points (via the lane and the new west road), which helps to disperse traffic. We will also be

restricting the type of traffic that can utilize the lane access to hotel guests and on-site employees only, which greatly reduces the number of vehicles accessing the lane. In addition, we will be implementing Transit Demand Management (TDM) strategies to encourage residents and visitors to utilize alternative modes of transportation including the provision of transit passes, additional bike stalls, and carpool and car share spaces. Our proposal complies with Council adopted policies including the Official Community Plan and City Centre Area Plan and will help deliver on the city's vision for the area with a mixed-use project that includes new homes (strata and affordable rentals), a new hotel close to the airport, and a cash contribution that will help fund new community facilities and civic infrastructure.

Sincerely,



Wayne Pai, Vice President of Development
Landa Global Properties

From: Eng, Kevin
Sent: March 27, 2023 3:58 PM
To: Letian Li
Cc: Mayor and Councillors
Subject: RE: Reference - Landa Development permit application for 6851-6871 Elmbridge Way
Attachments: 20230320150154153.pdf

To Letian Li and Ora Strata (EPS 1236),

Thank you for the correspondence submitted to Mayor and Council outlining your concerns and comments in relation to the rezoning application at 6851 and 6871 Elmbridge Way. A copy of your correspondence and this City staff response will be attached to the forthcoming staff report as public correspondence received on this rezoning application.

I would also like to provide the following information back to you in response and reference to the comments made in your letter:

- The lane standard improvements to be undertaken by the subject development will add an additional 1.5 m wide drive-aisle to the existing 6 m wide lane drive-aisle to achieve a 7.5 m wide drive-aisle. Also, a 1.5 m wide transition is proposed between the edge of the lane drive-aisle and building that will be designed to allow for appropriate vehicles to travel over at designated areas (i.e., in front of loading/service areas and lane access driveways). These lane improvements proposed for the subject development are consistent with the works recommended previously by City staff. The applicant's professional traffic consultant has confirmed that the improved lane will be able to accommodate existing traffic and additional traffic from the proposed development in the lane. The ultimate lane drive-aisle width of 7.5 m is consistent with the lane standard applicable for redevelopment in the City Centre Area Plan (CCAP).
- The proposal has been revised to introduce the least amount of additional traffic into the lane to access the subject development's parkade and designating the new west road entrance as the primary access to the subject site. This has been achieved by relocating all hotel pick-up and drop-off functions into the parkade (no longer directly accessed off the lane) and placing restrictions on the usage of the lane access to only hotel guests (entry only) and on-site employees (enter and exit). The new west road access will be open to all vehicles (residential; residential visitors; commercial; Oval), including those vehicles permitted to use the lane access (hotel guests and on-site employees). Restrictions for the lane access and operational measures to ensure full access for the new west road access will be secured through legal agreements required as part of the rezoning considerations for this development. As a result of the lane access restrictions referenced above, it is anticipated that 77.5% of traffic accessing the parkade of the subject development will be from the new west road access and only 22.5% of traffic will utilize the lane access. When comparing the subject development's anticipated vehicle traffic volume in the lane accessing the lane driveway compared to the traffic volumes in the lane from the Ora development, the subject development represents only a small proportion (18%) of this total traffic volume in the lane.
- The subject development provides for sufficient on-site loading provisions to service all residential and non-residential uses proposed in the project. A maximum medium vehicle size that can be accommodated in either the loading bays and hotel shuttle parking area will be secured as part of the rezoning. Vehicle movements to enter and exit these loading, hotel shuttle bus and service areas have been demonstrated by the applicant's professional traffic consultant to ensure minimal impacts to traffic in the lane when vehicle movements into these spaces are being undertaken. No large-sized loading spaces to accommodate large vehicles (i.e., trucks with trailers or large buses) will be required to be provided as the applicant and their professional traffic consultant has confirmed that uses in the project will not require deliveries from large vehicles. Based on this, a restriction will be secured through the rezoning that specifies a maximum medium-sized truck and prohibits any large-sized vehicle.

I would also like to take the opportunity to provide updates on some immediate action being undertaken to address current issues caused by vehicles (commercial, delivery and service) parking/stopping in the lane. City staff will be changing City regulatory signage posted in the lane to “No Stopping”. This will prohibit any vehicles (except emergency service vehicles) from stopping or parking in the lane. These vehicles will be required to use designated on-site spaces and no longer park or stop in the lane, which is negatively impacting traffic utilizing the lane to access the Ora developments parkade. In conjunction with the change to regulatory signage, Community Bylaws (Parking Enforcement) will be patrolling this area to enforce the no stopping regulations in the lane.

Should council decide to forward the revised rezoning proposal on the subject site to a public hearing, you will receive notice from the City Clerks office containing information about any future public hearing and how to participate.

If you have any questions on the above, please feel free to contact me directly (604-247-4626; keng@richmond.ca).

Regards,
Kevin Eng
Senior Planner, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

From: Letian Li <council@orabc.info>
Sent: March 17, 2023 8:47 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Reference - Landa Development permit application for 6851-6871 Elmbridge Way

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

March 14, 2023

Attention: Dear Councilors

Subject: Reference - Landa Development permit application for 6851-6871 Elmbridge Way

Background: After the most recent City public hearing where this project was reviewed in detail and then voted on (6 to 3) in favor of sending this project back to the developer to re-do the plan to improve laneway use between their project and ORA(Strata plan EPS1236). We were approached by the Landa group and did meet as they mentioned that they had a new plan that “addressed most of our laneway concerns”.

Unfortunately, the meeting did not address our valid concerns.

Main Points

- Total expansion to the current existing laneway is still just 1.5 meters, an increase in total width of 25%.
- This new width is to cover virtually all commercial traffic servicing both the new condo development (350 units) and the hotel (180 suites) IN ADDITION TO CURRENT ORA NEEDS. Such vehicles could be garbage, recycling, busses, vans, service trucks (plumbers, electricians, renovations, painters, food, beverage, move in move out, Shaw, Telus, restorations, etc).
- Landa group mentioned that most trucks would park on their property by backing into spaces provided. This clearly will not work, as to back into those few spaces, the trucks will require to utilize the laneway to maneuver thus stopping ALL traffic just as we do experience today.
- At the same time only 4 total spaces are there for all trucks. Including just one for the bus. Overflow will for sure end up in the LANEWAY blocking traffic.

We, therefore, stress again the Landa plan is not workable neither for us nor for them utilizing this one laneway.

Compared to Burnaby, the traffic planning in Richmond is a little bit out-of-date. The most significant example is the new river road, which soon become another congested road. High-rise apartment areas have a very dense traffic flow that needs to be taken into account during urban planning.

We invite you to visit our strata and get to know the situation in person. We do have some ideas to share with you.

Yours sincerely,

Letian Li

President of Council,

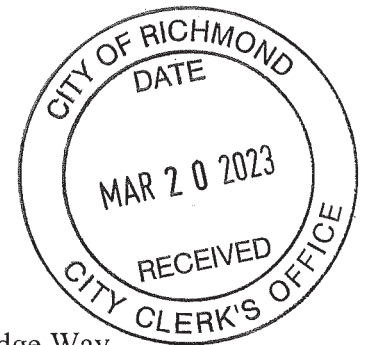
Strata Plan EPS1236

From: Letian Li <council@orabc.info>
Sent: March 17, 2023 8:47 PM
To: MayorandCouncillors
Subject: Reference - Landa Development permit application for 6851-6871 Elmbridge Way
Attachments: Letter to City Councilors re Landa development - EPS1236.pdf

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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Yours sincerely,

Letian Li

President of Council,

Strata Plan EPS1236



The Owners,
Strata Plan EPS1236

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1 604 270 1164 (9am-5pm)
1 855 273 1967 (After Hour)



5th floor, 5511 Hollybridge Way
Richmond, V7C0A3

PH - 164



support@orabc.info
<https://orabc.info>



The Owners,
Strata Plan EPS1236

High-rise apartment areas have a very dense traffic flow that needs to be taken into account during urban planning.

We invite you to visit our strata and get to know the situation in person. We do have some ideas to share with you.

Yours sincerely,

Letian Li

President of Council,

Strata Plan EPS1236

From: Eng, Kevin
Sent: March 17, 2023 12:36 PM
To: 'Nana Baby'
Cc: Letian Li; Hingorani, Sonali; CityClerk; Gillanders, Laura
Subject: RE: Traffic impact caused by 6851-6871 Elmbridge Way in the Oval Village of Richmond

Hi Lam,

Thank you for your email providing additional comment and questions. This email will be provided to Mayor and Councillors as public correspondence received for the rezoning application at 6851/6871 Elmbridge Way (note: your contact information will not be disclosed as per your request). The following is a status update as requested:

- At the December 19, 2022 Public Hearing, the rezoning application was referred back to staff for further review.
- City staff and the applicant's project team are reviewing and are looking to bring forward a revised rezoning proposal to Council for consideration, that includes project revisions and responses to the issues raised at Public Hearing.

The project team from Landa did undertake some additional outreach with various representatives from the Ora development earlier in February 2023. If you would like to find out additional information about this outreach, please contact either your strata council/residential property manager. If you wish, you can also directly contact the Landa project lead that coordinated this outreach (Chi Chi Cai with the Pooni Group; chichi@poonigroup.com) to obtain information about the outreach conducted.

In relation to your comments and questions in your email, I am providing the following information and responses:

- For traffic, parking and vehicle stopping concerns noted within the lane, complaints or concerns can be submitted directly to Community Bylaws – Parking (bylawrequest@richmond.ca or via phone at 604-276-4345, Monday-Friday, 8:15-5:00pm) for review and follow-up as necessary.
- The matter of the convex mirrors that have been installed in the lane has been reviewed by City staff and I am providing their comments on this matter:
 - The City of Richmond does not install or permit to be installed, convex mirrors on City land/right-of-ways due to the traffic safety issues around:
 - reverse image will create confusion at higher speeds;
 - maintenance and vandalism;
 - distorted/small image;
 - headlight glare;
 - potential for driver's attention to be taken up and away from the road.
- For the concerns about traffic issues in the lane and impacts as a result of the proposed Landa development, project responses are being reviewed that would potentially remove hotel passenger pick-up and drop-off functions from the lane and relocate these activities to within the development's parkade. Furthermore, options are being explored to bring forward revisions that would minimize the amount of additional traffic in the lane as a result of the Landa development and require a majority of vehicle trips to the site to utilize the new west road access. The staff report on this rezoning, once completed and Planning Committee date confirmed, will be available to the public for review. Please feel free to contact me to receive additional information on the anticipated timing of when the report will be available and considered by Council.
- The City's current classification of River Road (arterial) and Elmbridge Way (City Centre collector road) does not permit direct access for development site's due to traffic operations and safety reasons. As a result, access from either River Road or Elmbridge Way for new developments is not permitted or supported by City regulations.

Regards,
Kevin Eng
Senior Planner, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

From: Nana Baby [REDACTED]
Sent: March 9, 2023 3:19 PM
To: Eng, Kevin <KEng@richmond.ca>
Cc: Letian Li <council@orabc.info>; Hingorani, Sonali <SHingorani@richmond.ca>; CityClerk <CityClerk@richmond.ca>; Gillanders, Laura <LGillanders@richmond.ca>
Subject: Re: Traffic impact caused by 6851-6871 Elmbridge Way in the Oval Village of Richmond

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello Kevin,

Hope this email finds you well!

It has been almost 3 months since we last contacted each other. I am not sure if the design consultants of the Landa development have contacted Ora's Strata Council or City of Richmond regarding the traffic issue. I just want to recall why I have serious concerns about the East Lane traffic. Below links are the videos taken today at 8:20am. I almost hit a car when I exited the residential parking entrance because there were two trucks parking next to the entrance and they blocked the view.

Front - <https://youtu.be/B8FAQOF5IeM>

Rear - <https://youtu.be/MBdgl2qoF80>

I always check the mirror when I am in the parking lot area. I saw the recycling pick up worker coming into our building so that I knew that there was at least one truck parking next to the entrance. Today, there were two trucks and one on each side. The trucks blocked the view so I checked the two mirrors which were in front of the entrance. Then, I moved slowly and checked both sides again before turning to the right. But still, I almost hit a car! I guess that driver was not a resident here. If he was, he would know that there was a parking entrance and would slow down the speed. Maybe he didn't see that there was a car coming out because the truck blocked his view too. Anyways, it was dangerous! And I checked the videos and found that he didn't enter the public parking lot either. He was just using this lane as a shortcut.

The Landa development will propose a parking entrance and a loading bay right opposite to Ora's residential and public parking entrances. It will be like having a 4-way traffic intersection. My concerns are:

Will they remove the existing two mirrors?

What measures will be provided to control the traffic, to avoid car accidents and to minimise traffic jams?

Is it possible to relocate the proposed parking entrance to Elmbridge Way or to River Road?

I wish that the design consultants didn't play around with the numbers to fool us or propose measures that could be changed by the future Landa's Strata Council.

Please update me the planning status and provide me the revised traffic arrangement when available. Thank you!

*****I don't want to disclose my personal contact information such as email address and phone number to the public. Please cross out this information if our email correspondences will be included in the Public Hearing.*****

Regards,

Lam

SCHEDULE D

PROPOSED
NEW SETBACK

RIVER ROAD

CROSS WALK

NEW WEST ROAD

CROSS WALK

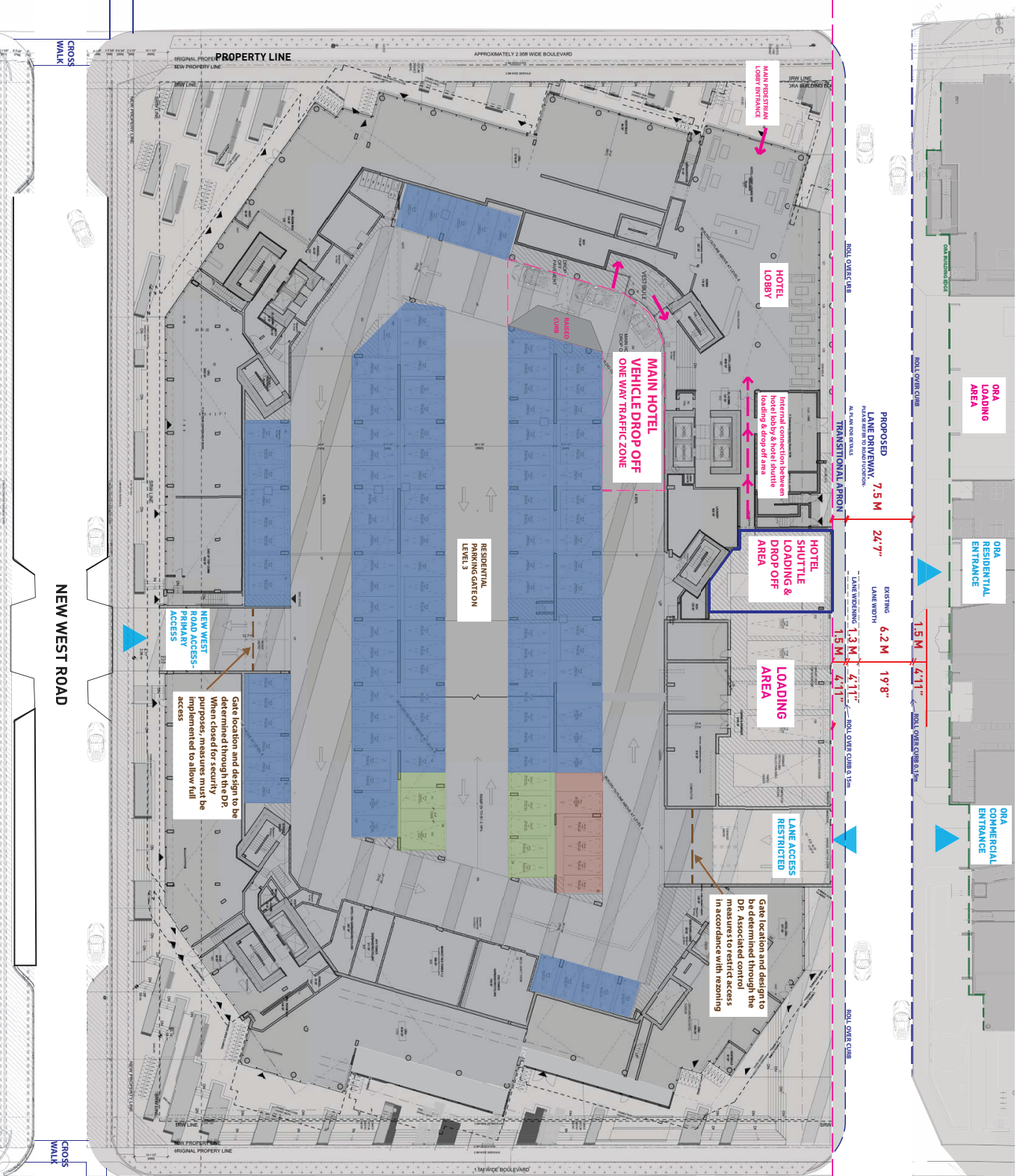
CROSS WALK

ELMBRIDGE WAY

PH - 169

DIRECTIONAL SIGNAGE
AND VEHICLE ENTRANCE
SIGNAGE TO BE DETERMINED
THROUGH DP

PROPOSED
NEW SETBACK





**City of
Richmond**

Rezoning Considerations

Revised March 20, 2023

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

Address: 6851 and 6871 Elmbridge Way

File No.: RZ 17-782750

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10423, the developer is required to complete the following:

1. (Lot Consolidation) Consolidation of all the lots (6851 and 6871 Elmbridge Way) into one development parcel.
2. (Dedications/SRW/Road Functional Plan) Securing of the following road dedications and Statutory Right-of-Ways (SRW):
 - 2.1. River Road – Road dedication and SRW for applicable frontage works and improvements. Along the subject site's entire River Road frontage, provide for a minimum 0.5 m wide road dedication and 2.0 m wide SRW.
 - 2.2. New West Road – Road dedication for the construction of a new City road. Along the subject site's entire west frontage between Elmbridge Way and River Road, provide for a minimum 18 m wide road dedication.
 - 2.3. Elmbridge Way – Road dedication for applicable frontage works and improvements and other road upgrades. Along the subject site's entire Elmbridge Way frontage, provide for a minimum 0.3 m wide road dedication.
 - 2.4. Lane – SRW for applicable lane works and improvements. Along the subject site's entire east frontage along the existing lane, provide for a minimum 3.0 m wide SRW.
 - 2.5. Corner cut provisions:
 - 2.5.1. At the subject site's north west corner (River Road and New West Road intersection) and south west corner (Elmbridge Way and New West Road intersection), provide for a minimum 4 m x 4 m corner cut road dedication.
 - 2.5.2. At the subject site's north east corner (River Road and lane intersection) and south east corner (Elmbridge Way and lane intersection), provide for a minimum 3 m x 3 m SRW.
 - 2.6. All road dedication and SRW dimensions are preliminary and subject to change. Confirmation of the road dedication and SRW dimensions will be through the submission and approval of the road functional plan for the project. The road dedication and SRW dimensions provided for in Section 2. will be required to be amended to be compliant with the approved road functional plan.
 - 2.7. The SRW's referenced in Section 2. shall provide for:
 - 2.7.1. 24 hour-a-day, year-round public pedestrian access in the form of paved walkway(s) and related landscape features, which may include, but may not be limited to, lighting, furnishings, street trees and planting, decorative paving, storm water management measures and universal accessibility provisions, to the City's satisfaction;
 - 2.7.2. Vehicle use of driveways and driveway crossings (e.g., by owners, operators, tenants, visitors, and car-share operator and users), provided that this activity does not compromise the safe and convenient public pedestrian use of the SRW area;
 - 2.7.3. Emergency and service vehicle access, City bylaw enforcement, and any related or similar City-authorized activities; and

- 2.7.4. Permanent building encroachments, provided that any such encroachments do not comprise the quality, functionality, safety, or amenity of the SRW area or associated landscape features, as determined to the satisfaction of the City and specified in the approved Development Permit*, including weather protection, habitable portions of the building, and similar structures and building projections, provided that such features are a minimum clear distance of 2.5 m (8.2 ft.) above the finished grade of the SRW area or as otherwise specified in an approved Development Permit*.
 - 2.7.5. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be at the sole cost and responsibility of the owner/developer, unless otherwise determined and approved by City staff. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. After completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
 - 2.7.6. The SRW shall not provide for gates or similar barriers to public access (e.g., chains), except in association emergency, maintenance, repair, or other City-authorized closures.
3. (Road Functional Plan) Submission and approval of the road functional plan, addressing all City requirements, to the satisfaction of the Director of Transportation.
4. (Driveway – New West Road and Lane) Registration of a legal agreement on title ensuring that the only means of vehicle access is through one driveway crossing to the new west road and one driveway crossing to the lane and that there be no access provided along River Road or Elmbridge Way. The legal agreement shall also note the following:
 - 4.1 Reference lane access restrictions being secured through other legal agreement (Item 30).
 - 4.2 Reference new west road access operational requirements secured through other legal agreement (Item 31).
5. (Aircraft Noise) Registration on title of a standard City of Richmond (mixed use) aircraft noise sensitive use covenant.
6. (Flood Protection) Registration on title of a standard City of Richmond (“Area A”) flood indemnity covenant.
7. (Mixed Use) Registration of a covenant on title that identifies the building as a mixed use building and includes the following provisions:
 - 7.1. That the design is required to mitigate unwanted noise and avoid noise generated from the internal use from penetrating into residential areas.
 - 7.2. Notify residential tenants of potential noise and/or nuisance that may arise due to proximity to retail, restaurant and other commercial uses and activities.
8. (No Rental/Age Restrictions) Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
9. (Adjacencies) Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and

increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

10. (Hotel Suite/Room – No dwelling or stratification) Registration of a legal agreement on title identifying that the hotel suites/rooms associated with the hotel component of this project are:
 - 10.1 Not permitted to be used as dwelling units and cannot include kitchens and/or other facilities typical of a dwelling unit; and
 - 10.2 Hotel rooms and suites cannot be subdivided into individual strata lots.
11. (Shared parking) Registration of a legal agreement on title related to the sharing of residential visitor parking stalls with non-residential parking stalls (commercial uses) to the satisfaction of the City and specified in the approved Development Permit where applicable and includes the following provisions:
 - 11.1. Non-residential (commercial) and residential visitor parking stalls can be shared.
 - 11.2. Shared parking stalls are not permitted to be assigned and/or reserved to a particular use or user.
 - 11.3. Shared parking stalls are not permitted to be arranged in a tandem configuration.
 - 11.4. Implement the applicable signage to clearly identify shared parking stalls.
12. (Transportation Demand Management Measures) Registration of the following legal agreement(s) on title related to this projects transportation demand management measures to the satisfaction of the City and specified in the approved Development Permit where applicable:
 - 12.1 Registration of a legal agreement for a transit pass program (residential) that includes the following provisions:
 - 12.1.1 Monthly two zone transit passes are to be provided for 1 year for 40% of the market residential units.
 - 12.1.2 Market residential dwelling units that do not have an assigned parking stall are to be granted first right of refusal pertaining to access to the monthly two zone transit passes. Otherwise, market residential dwelling units shall be distributed transit passes on a first come/first serve basis.
 - 12.1.3 Monthly two zone transit passes are to be provided for 1 year for 100% of the affordable housing Low End Market Rental (LEMR) units.
 - 12.1.4 Monthly two zone transit passes are to be provided for 1 year for 40% of the non-residential parking stalls (1 transit pass for each stall) and are to be provided to the non-residential uses on a first come/first serve basis.
 - 12.1.5 Program duration shall be when all applicable transit passes have been distributed or after a period of not less than 3 years from the date of full occupancy being provided by the City on the applicable building permit application.
 - 12.1.6 Require the submission of letters of credit for each of the residential and non-residential transit pass programs, the amount to be based on the value of the total number of transit passes (at the time of the registration of the legal agreement) plus a 5% contingency.
 - 12.1.7 The owner/developer shall be responsible for keeping all records that documents the distribution of the transit passes in accordance with the provisions of this legal agreement for submission and approval to the City as part of the process to release the submitted letters of credit.
 - 12.2. Registration of a legal agreement for the purpose of requiring that the developer/owner provides, installs, and maintains cycling facilities to the satisfaction of the City as specified in the approved Development Permit and includes the following provisions:
 - 12.2.1. Residential
 - Provides for an additional 25% of Class 1 bicycle parking above Zoning Bylaw requirements.
 - Bicycle maintenance/repair facilities (one for each residential tower) that shall include a minimum of a bike repair stand with tools and manual operated pump with pressure gauge.

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- Battery charging provisions are to be provided for all Class 1 bicycle parking
- Provides for an additional 5% of Class 2 bicycle parking above Zoning Bylaw requirements to support locations for public shared e-bike/e-scooter parking.

12.2.2. Non-Residential

- Provides for an additional 25% of Class 1 bicycle parking above Zoning Bylaw requirements.
- Provide for end of trip facilities to service non-residential uses that be required to provide for secured rooms with water closets, wash basins, showers and change rooms.
- Battery charging provisions are to be provided for all Class 1 bicycle parking
- Provides for an additional 5% of Class 2 bicycle parking above Zoning Bylaw requirements to support locations for public shared e-bike/e-scooter parking .

12.2.3. General - Prohibits the conversion of any end-of-trip facilities or bicycle maintenance/repair facility to any other use.

12.3. Registration of a legal agreement for the purpose of requiring that the developer/owner provides, installs, and maintains not less than 5 parking stalls dedicated for carpooling use to the satisfaction of the City as specified in the approved Development Permit.

12.4 Registration on title of a legal agreement, to the satisfaction of the City, for the purpose of securing the developer/owner's commitment towards implementing, at the developer/owner's sole cost, a car-share strategy comprised of designated car-share parking spaces, car-share vehicles, and contractual arrangements with a car-share operator, to the satisfaction of the City as specified in the approved Development Permit and includes the following provisions:

- 12.4.1. Two (2) car-share parking spaces located together on the subject site where they will be secure, universally-accessible, and provide for safe and convenient 24/7 public pedestrian and vehicle access, as determined to the City's satisfaction;
- 12.4.2. Operating electric vehicle (EV) quick-charge (240V) charging stations for the exclusive use of and simultaneous charging of the car-share vehicles parked in the required car-share spaces; and
- 12.4.3. Pedestrian and vehicle access, signage, lighting, and other features necessary to the operation of the car-share facility and vehicles as determined to the satisfaction of the City.
- 12.4.4. The required car-share spaces shall be provided by the developer/owner in addition to that parking provided to satisfy Zoning Bylaw parking requirements with respect to residential and non-residential uses on the lot.
- 12.4.5. Users of the car-share spaces shall not be subject to parking fees or EV charging fees, except as otherwise determined at the sole discretion of the City.
- 12.4.6. The developer/owner shall, to the City's satisfaction, enter into a contract with a car-share operator for the operation of the car-share parking facility for a minimum term of three (3) years, which contract shall require, among other things, that:
 - 12.4.6.1 The developer/owner provides two (2) car-share cars at no cost to the operator;
 - 12.4.6.2 The car-share cars shall be electric vehicles, unless otherwise determined to the satisfaction of the car-share operator and the City; and
 - 12.4.6.3 The required car-share parking facility and vehicles will be 100% available for use upon the required occupancy of the car-share parking facility, as determined to the satisfaction of the City

12.5. Registration on title of a legal agreement that would provide for a minimum of 10% of the total parking spaces for non-residential use with EV charging infrastructure (outlets to support Level 2 EV charging infrastructure) to the satisfaction of the City, in an approved Development Permit as specified in the approved Development Permit.

13. (Parking – Richmond Olympic Oval) Registration on title of a legal agreement or SRW that would provide provisions for special event parking for the Richmond Olympic Oval facility on the subject development site to

the satisfaction of the City as specified in the approved Development Permit and includes the following provisions:

- 13.1. Provides not less than 52 parking stalls that can be reserved by the Richmond Olympic Oval during special events where high parking demands are anticipated. There shall be no fee charged to the Richmond Olympic Oval for reserving the stalls upon advanced notice. Developer/owner retains the ability to charge users of the parking stalls at the applicable rate subject to the limitations specified in 13.3.
- 13.2. The 52 parking stalls are required to be generally located in one consolidated area of the subject development on-site parking structure for ease of use/wayfinding and management.
- 13.3. Pay parking provisions applicable to the 52 parking stalls cannot exceed the pay parking rates at the Richmond Olympic Oval.
- 13.4. No barriers or other physical measures blocking or restricting access to these 52 parking stalls is permitted, unless approved by the City, with the exception of signage during special event periods.
- 13.5. A specified advanced notice period will be provided to allow the Richmond Olympic Oval to reserve these 52 parking spaces during special events.
- 13.6. Include other terms and conditions to the satisfaction of the City and developer/owner.

14. (New West Road – Temporary Partial Closure) Registration of a legal agreement that notifies that the new west road access is required to be maintained and fully operational during temporary partial closures of the new west road during special events. During temporary special event road closures, operational adjustments to the new west road, including but not limited to local traffic only restrictions to ensure access to the new west road driveway access is maintained for the subject development.

~~14. (Driveway – New West Road) Registration on title of a legal agreement that provides for the temporary closure of the driveway/vehicle access along the subject site's new west road frontage during special events when operational adjustments to all or a portion of the new west road or other roads in the surrounding area are required to accommodate special events.~~

15. (Affordable Housing – LEMR) Registration of the City's standard Housing Agreement to secure 35 affordable housing Low End Market Rental (LEMR) units, the combined habitable floor area of which shall comprise at least 10% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
Studio	3 units	37 m ² (400 ft ²)	\$811	\$34,650
1-Bedroom	10 units	50 m ² (535 ft ²)	\$975	\$38,250
2-Bedroom	11 units	69 m ² (741 ft ²)	\$1,218	\$46,800
3-Bedroom	11 units	91 m ² (980 ft ²)	\$1,480	\$58,050

* Unit mix in the above table may be adjusted through the Development Permit Process provided that the total area comprises at least 10% of the subject development's total residential building area.

** May be adjusted periodically as provided for under adopted City policy and/or in accordance with the Housing Agreement..

- 15.1. Full and unlimited use by the LEMR unit occupants of the following on-site features (at no charge or additional fee), which may include, but may not be limited to:
 - 15.1.1. Indoor and outdoor amenity spaces intended for the exclusive or shared use of the LEMR unit occupants;
 - 15.1.2. Waste management and loading facilities intended for the exclusive or shared use of the LEMR unit occupants; and

15.1.3. On-site parking, “Class 1” bike storage and supporting bicycle repair/maintenance facilities, and related electric vehicle (EV) charging stations intended for the exclusive or shared use of the LEMR unit occupants.

16. (Indoor and Outdoor Amenity) Registration of a legal agreement on title that would apply to the on-site residential indoor and outdoor amenity areas to ensure they are made fully accessible for shared use by all residents (market strata unit occupants and affordable housing LEMR unit occupants) to the satisfaction of the City as specified in the approved Development Permit.
17. (District Energy Utility) Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
- 17.1. No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
- 17.2. If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building permit will be issued for a building on the subject site unless:
- 17.2.1. the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to provide any combination of heating, cooling, and/or domestic hot water heating to the building(s), as directed by the City's service provider (LIEC), to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
- 17.2.2. the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;
- 17.3. The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
- 17.4. If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:
- 17.4.1. the building is connected to the DEU;
- 17.4.2. the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
- 17.4.3. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
- 17.5. If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted unless and until:
- 17.5.1. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;

- 17.5.2. the building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide any combination of heating, cooling and/or domestic hot water heating to the building(s), as directed by the City's service provider, which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the City and the City's service provider, LIEC;
- 17.5.3. the owner transfers ownership of the low carbon energy plant on the subject site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;
- 17.5.4. prior to depositing a Strata Plan, the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and
- 17.5.5. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or easements necessary for supplying the services to the building and the operation of the low carbon energy plant by the City and/or the City's DEU service provider, LIEC.
- 17.6. If a DEU is not available for connection, and a LCDEU service area bylaw which applies to the site has not been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted until:
 - 17.6.1. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
 - 17.6.2. the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).

- 18. (Cash-in-lieu of Community Amenity Facility) City's acceptance of the developer's voluntary contribution of \$6,022,453, to be deposited into either the (1) Richmond's Leisure Facilities Reserve Fund – City Centre Facility Development Sub-Fund and/or (2) Richmond's Child Care Reserve, at the sole discretion of the City, in lieu of constructing community amenity space on-site, as determined based on a Construction-Value Amenity Transfer Contribution Rate of \$809/ft² and an amount of amenity transferred off-site based on 5% of the maximum VCB buildable floor area permitted on the subject site under the proposed High Density Mixed Use (ZMU52) – Oval Village (City Centre) zone, as indicated in the table below.

Use	Maximum Permitted VCB Bonus Floor Area Under the ZMU52 Zone	VCB Community Amenity Space Area (5% of Bonus Area)	Construction-Value Amenity Transfer Contribution Rate	Minimum Voluntary Developer Cash Contribution
TOTAL	13,832 m ² (148,887 ft ²)	691.6 m ² (7,444 ft ²)	8,708/m ² (\$809/ft ²)	\$6,022,453 (*)

* In the event that the contribution is not provided within one-year of the application receiving third reading of Council (Public Hearing), the Construction-Value Amenity Transfer Contribution Rate shall be increased annually thereafter based on the Statistics Canada "non-Residential Building Construction Price Index" yearly quarter-to-quarter change for Vancouver, where the change is positive.

- 19. (Public Art) City acceptance of the developer's offer to voluntarily contribute towards Public Art, the terms of which voluntary developer contribution shall include:
 - 19.1. Prior to rezoning adoption, registration of legal agreement(s) on title to facilitate the implementation of an approved Public Art Plan for the subject site, together with the ongoing management and maintenance of the artwork(s) and related considerations, which Plan shall be prepared by an appropriate professional based on:
 - 19.1.1. The Richmond Public Art Program, City Centre Public Art Plan, and applicable supplementary public art and heritage planning resources, together with review(s) by the Public Art Advisory Committee and presentation for endorsement by Council, as determined to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services; and

- 19.1.2. A value of at least \$330,781 or the product of the applicable Council-approved contribution rate in effect at the time of Development Permit approval and the maximum buildable floor area permitted under the subject site's proposed ZMU52 zone (excluding permitted floor area exemptions), whichever is greater, as generally indicated in the table below

Use	Exemptions	Applicable Floor Area	Min. Rate (1)	Min. Contribution (2)
Residential	Affordable Housing 2,767 m ² (29,781 ft ²)	25,755 m ² (277,232 ft ²)	0.93/ft ²	\$257,826
Commercial	N/A	13,832 m ² (148,887 ft ²)	0.49/ft ²	\$72,955
			TOTAL	\$330,781

- (1) Rates (applicable to maximum permitted buildable floor area) in effect at the time of writing these Rezoning Considerations.
- (2) The actual value of the developer contribution shall be confirmed and updated, as necessary, based on the floor areas approved through the Development Permit*. In addition, in the event that the developer contribution is not provided within one year of the rezoning application receiving third reading of Council (Public Hearing), the Minimum Developer Contribution Rate shall be revised to comply with the Council-approved contribution rates in effect at the time of rezoning bylaw adoption, where the change is positive.
- 19.2. “No development” shall be permitted on the subject site, restricting Development Permit*, until the developer:
- 19.2.1. Enters into any additional legal agreement(s) required to facilitate the implementation of the City-approved Public Art Plan (e.g., statutory rights-of-way for public access), which may require that, prior to entering into any such additional agreement, a Detailed Public Art Plan is prepared/submitted by the developer and/or an artist(s) is engaged (as generally set out in the Public Art Plan submitted prior to rezoning adoption), to the City's satisfaction; and
- 19.2.2. Submits a Letter of Credit or cash (as determined at the sole discretion of the City) to secure the developer's implementation of the Public Art Plan or Detailed Public Art Plan, as applicable, the value of which shall be at least \$330,781.
- 19.3. “No occupancy” shall be permitted on the subject site, restricting Building Permit* inspection granting occupancy of a building on the subject site, in whole or in part, until:
- 19.3.1. The developer, at the developer's sole expense, commissions an artist(s) to conceive, create, manufacture, design, and oversee or provide input about the manufacturing of the public artwork(s), and causes the public artwork(s) to be installed on City property, if expressly permitted by the City, or within a statutory right-of-way on the developer's lands (which right-of-way shall be to the satisfaction of the City for rights of public passage, public art, and related purposes, in accordance with the City-approved Public Art Plan or Detailed Public Art Plan, as applicable);
- 19.3.2. The developer, at the developer's sole expense and within thirty (30) days of the date on which the public art is installed, executes and delivers to the City a transfer of all of the developer's rights, title, and interest in the public artwork to the City if on City property or to the subsequent Strata or property owner if on private property (including transfer of joint world-wide copyright) or as otherwise determined to be satisfactory by the City Solicitor and Director, Arts, Culture, and Heritage Services; and
- NOTE: It is the understanding of the City that the artist's rights, title, and interest in the public artwork will be transferred to the developer upon acceptance of the artwork based on an agreement solely between the developer and the artist. These rights will in turn be transferred to the City if on City property, subject to approval by Council to accept the transfer of ownership of the artwork.
- 19.3.3. The developer, at the developer's sole expense, submits a final report to the City promptly after completion of the installation of the public art in respect to the City-approved Public Art Plan or Detailed Public Art Plan, as applicable, which report shall, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services, include, but may not be limited to:

- 19.3.3.1. Information regarding the siting of the public art, a brief biography of the artist(s), a statement from the artist(s) on the public art, and other such details as the Director of Development and Director, Arts, Culture, and Heritage Services may require;
- 19.3.3.2. A statutory declaration, satisfactory to the City Solicitor, confirming that the developer's financial obligation(s) to the artist(s) have been fully satisfied;
- 19.3.3.3. The maintenance plan for the public art prepared by the artist(s); and
- 19.3.3.4. Digital records (e.g., photographic images) of the public art, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services.

Notwithstanding the afore mentioned statement, if occupancy of the subject site is permitted to proceed in stages (e.g., tower-by-tower), "no occupancy" shall be permitted of any market (strata) residential units on the lot unless the required public art features and related requirements are complete to the City's satisfaction.

- 20. (City Trees – Off-site) The City's acceptance of the developer's voluntary contribution to the City's Tree Compensation Fund (for the removal of 2 City trees) in the amount of \$5,250.
- 21. (Trees – On-site) The submission of a tree replacement security (Letter of Credit) in the amount of \$9,000
NOTE: This tree replacement security shall be returned to the developer upon issuance of a Development Permit* that includes the required replacement trees and the developer's submission of the Development Permit* Landscape Security for the installation of on-site landscaping including the replacement trees.
- 22. (Community Planning) City acceptance of the developer's voluntary contribution in the amount of \$129,233 (i.e. \$0.31/ft² of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
- 23. (AZR Building Height Confirmation) Submission of a letter, prepared by a registered surveyor, confirming that the proposed maximum building height of 47 m (154 ft.) GSC complies with AZR requirements
- 24. (Development Permit) The submission and processing of a Development Permit*, completed to a level deemed acceptable by the Director of Development.
- 25. (Final Adoption Deadline) Subject to Council consideration of Zoning Amendment Bylaw 10423 and to ensure this application, proceeding in accordance with the LEMR policy in place prior to November 15, 2021, moves forward to adoption in a timely manner, the rezoning is to be adopted no later than ~~November 15, 2023~~ April 15, 2024. If the rezoning application is not ready for adoption by ~~November 15, 2023~~ April 15, 2024, a staff report will be brought forward to Council providing an update on the status of the application and recommendation(s) on whether the rezoning application should be revised to comply with the current City policy.
- 26. (Servicing Agreement) Enter into a Servicing Agreement(s)* for the design and construction, at the developer's sole cost, of full upgrades across the subject site's frontages, together with various engineering and transportation works, to the satisfaction of the City. Prior to rezoning adoption, all Servicing Agreement* works must be secured via a Letter(s) of Credit, as determined by the City. All works shall be completed prior to first occupancy of the building on the site, in whole or in part (excluding parking intended as an ancillary use to non-parking uses on the site), unless otherwise permitted by the City and set out in a City-approved Phasing Agreement registered on title, to the satisfaction of the Director, Engineering, Director, Transportation, and Director, Development.
 - 26.1. Engineering Servicing Agreement* Requirements: The developer shall be responsible for the design and construction of water, storm sewer, sanitary sewer, frontage improvements, and general engineering

works to the satisfaction of the Director, Engineering, which works shall include, but may not be limited to, those set out in **Schedule A** to the revised rezoning considerations (March 20, 2023).

- 26.2. Transportation Servicing Agreement* Requirements: The developer shall be responsible for the design and construction of road, lane, frontage and related improvements, to the satisfaction of the Director of Transportation, which works shall include, but may not be limited to, those set out in **Schedule B** to the revised rezoning considerations (March 20, 2023) and the final road functional plan to be submitted and approved in accordance with Item 3.
27. (Loading Spaces) Registration of a legal agreement on title related to the sharing of all on-site loading spaces between non-residential uses (i.e., commercial) and residential uses and specifies that the loading spaces cannot be assigned to a particular user to the satisfaction of the City.
28. (Hotel Shuttle – Vehicle Size) Registration of a legal agreement on title to identify a maximum vehicle size of a medium-sized truck (i.e., SU-9) that will service the hotel component of the development as a hotel shuttle.
29. (Maximum Truck Size) Registration of a legal agreement on title that ensures a maximum vehicle size of a medium sized truck (i.e., SU-9) for any truck servicing the subject site and/or utilizing on-site loading spaces and prohibits large-sized trucks (i.e., WB-17) from servicing the subject development to the satisfaction of the City.
30. (Lane Access Restrictions) Registration of a legal agreement on title that places access restrictions for the lane access driveway to the subject development's parkade to the satisfaction of the City and includes the following provisions:
 - 30.1. Restrict lane access to hotel guests (enter only from the lane) and on-site employees (enter and exit from the lane).
 - 30.2. Require installation of a control measure (i.e., gate) to prevent access to and from the lane.
 - 30.3. Implement appropriate electronic security control infrastructure (i.e., intercom system and/or electronic security device – FOB) at the lane access entrance and lane access exit that will be programmed and operated to limit access to only those users identified in this legal agreement (i.e., hotel guests and on-site employees).
 - 30.4. Applicable control measures (i.e., gates) and existing security control measures to be identified and noted on the Development Permit plans and designed to the satisfaction of the City.
31. (New West Road Access – Operational Requirements) Registration of a legal agreement on title that identifies the new west road access as the primary vehicle access to the subject development's parkade and require the following parameters to ensure full access to the satisfaction of the City and includes the following provisions:
 - 31.1. Any control measures (i.e., gate) installed along the new west road access to the subject development's parkade is to remain open during the hours of operation of the non-residential uses in the development.
 - 31.2. Implement appropriate electronic security control infrastructure (i.e., intercom system and/or electronic security device – FOB) at the new west road access to allow for full access to all residential, non-residential and other users requiring access to the subject development's parkade when the control measure (i.e., gate) is closed for security purposes.

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

1. Rezoning Requirements: Submit a signed/sealed letter (with an itemized list) from the project architect confirming that the Development Permit* building/landscape design complies with the terms of the development's Rezoning Considerations (RZ 17-782750) and related required legal and Servicing Agreement* requirements.

2. BC Energy Step Code & District Energy Utility (DEU): Incorporate measures in the Development Permit* plans and, as applicable, register additional legal agreement(s), to the City's satisfaction, with respect to measures facilitating the development's compliance with applicable BC Energy Step Code requirements and the future connection of the lands to a City DEU system. This may include, but shall not be limited to, providing for the developer's construction and future transfer of an on-site low carbon energy plant to the City, at no cost to the City (on the basis of which, the development's Step Code level may be relaxed as permitted under City bylaw).
3. Aircraft Noise: Complete an acoustical and thermal/mechanical report and recommendations, prepared by an appropriate registered professional, which demonstrate that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements.
4. Richmond Fire Department (RFD): Satisfy design review requirements, which may include, but may not be limited to, addressing (e.g., visible from the street, contrasting colours); fire hydrant measurements (e.g., principle entrance, RFD connection); fire panel (e.g., operation sequence, stages, elevator operation); RFD connection (e.g., inter-connected, connections at amenities, podium roof, other accessible rooftops and open spaces); fire ratings (e.g., podium); RFD access route measurements (e.g., widths, lengths, dead ends); smoke control measures (e.g., vestibules, stairwells, kitchens); tank permits (e.g., emergency generator); emergency generator (e.g., power) and the spaces serviced (e.g., firefighter elevator, annunciator panel, emergency lights); designated firefighter elevator; firefighter voice communication; fire extinguisher installation areas (e.g., measurements); and alarm-activated front door release.
5. Transportation Item Approvals: Additional design development, supporting information and site plan revisions to address the following matters to the satisfaction of the Director of Transportation:
 - Additional design development of on-site loading and garbage/recycling pick-up service areas, including any requested variances to on-site loading requirements (i.e., no requirement for a large-size loading WB-17 space).
 - ~~Additional design development and revisions to the hotel pick-up/drop-off provisions for this project.~~
 - Submission and approval of the Final road functional plan, addressing all City requirements, to the satisfaction of the Director of Transportation.
6. Additional requirements and legal agreements: As determined to the satisfaction of the City through the processing of the Development Permit Application.
7. Landscape Security: Register a legal agreement on title and submit a Letter(s) of Credit for landscaping, based on a cost estimate provided by a CSLA registered landscape architect (including 10% contingency), excluding landscape works that are subject to a Servicing Agreement* Letter of Credit.

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

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

Note:

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

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

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

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

SIGNED COPY ON FILE

Signed

Date

RZ 17-782750

Engineering*Servicing Agreement* Requirements*

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

1) Water Works:

- a) Using the OCP Model with the water main upgrades proposed below, there will be 493.0 L/s of water available at a 20 psi residual at the River Road frontage, and 425.0 L/s of water available at a 20 psi residual at the Elmbridge Way frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) The Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on building permit designs.
 - ii) Install approximately 155 m of new 200 mm water main along the new north-south road and tie in to the existing water mains on River Road and Elmbridge Way, complete with fire hydrants per City spacing requirements.
 - iii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for commercial land use.
 - iv) Provide a right-of-way for the proposed water meter. Exact right-of-way dimensions to be finalized during the servicing agreement process.
 - v) Obtain approval from Richmond Fire Rescue for all fire hydrant locations, relocations, and removals, as required.
- c) At Developer's cost, the City is to:
 - i) Install one new water service connection complete with meter and meter box. Meter to be located onsite in a right of way.
 - ii) Cut and cap all existing water service connections to the development site, and remove meters.
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

2) Storm Sewer Works:

- a) The Developer is required to:
 - i) Upgrade approximately 95 m of storm sewer along the Elmbridge Way frontage from manhole STMH127527 to the west property line of the development site, complete with new manholes, and remove existing storm sewer.
 - ii) Perform a storm capacity analysis based on the 2041 OCP condition to size the proposed storm sewer within Elmbridge Way, the proposed storm sewer in the new north-south road, and the potential upgrades along River Road. Minimum diameter shall be 600 mm. The capacity analysis shall be included within the servicing agreement drawings for the City's review/approval.
 - iii) Install approximately 155 m of new minimum 600 mm storm sewer within the proposed north-south road.
 - iv) Confirm, via the required capacity analysis, whether upgrade of the existing storm sewers along the River Road frontage from the west property line of the development site to the main conveyance on Hollybridge Way is required. If required per the capacity analysis and City of Richmond engineering design specifications, the upgrade of these storm sewers shall be added to the servicing agreement scope.
 - v) Remove the temporary drainage works along the River Road frontage and infill the existing ditch.
 - vi) Install a new headwall and storm sewer at the western edge of the proposed road improvements on River Road to direct drainage from the existing ditch to the west to the proposed storm sewer in the north-south road. A sump manhole will be required at the tie-in point to the proposed storm sewer.
 - vii) Provide a sediment and erosion control plan within the servicing agreement design.
- b) At Developer's cost, the City is to:
 - i) Install one new storm service connection, complete with inspection chamber.
 - ii) Cut and cap all existing storm service connections to the development site and remove inspection chambers.

- iii) Reconnect all existing catch basins and lawn basins to the proposed storm sewers.
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

3) Sanitary Sewer Works:

- a) The Developer is required to:
 - i) Relocate into the roadway approximately 130 m of existing asbestos cement sanitary sewers along Elmbriidge Way from manhole SMH56401 to manhole SMH4575. Reconnect all existing connections to the new main.
 - ii) Upgrade and relocate into the roadway approximately 130 m of existing asbestos cement forcemain along the Elmbriidge Way frontage. The actual length of replacement required shall be determined by the predicted settlement amounts from the geotechnical report.
 - iii) Install one new sanitary service connection, complete with inspection chamber, off of the proposed sanitary sewer.
 - iv) After the existing sanitary sewers between manholes SMH56401 and SMH4575 are removed, discharge the existing statutory right-of-way along the south property line of the development site (plan number 47072). Prior to right of way discharge, the developer's consultant is required to submit a signed and sealed letter to the City stating that the AC sanitary main and related appurtenances have been removed and properly and legally disposed offsite. It is the developer's responsibility to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to right of way discharge. Additional rights of ways may be required by those companies if private utilities exist within the City right of way.
- b) At Developer's cost, the City is to:
 - i) Cut, cap, and remove all existing sanitary connections and inspection chambers to the development site.
 - ii) Complete all tie-ins for the proposed works to existing City infrastructure.

4) Frontage Improvements:

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

- a. River Road (South side of street)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, 1 pedestrian luminaire, banner arms, and 1 duplex receptacle, but EXCLUDING any flower basket holders or irrigation.
- b. Elmbridge Way (North side of street)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, but EXCLUDING any pedestrian luminaires, banner arms, flower basket holders, irrigation, or duplex receptacles.
- c. New North-South "Pedestrian" Street @ west side of site (Both sides of street)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 8/Custom 5.9 m Height (LED) INCLUDING 1 street luminaire, flower basket holders, and 1 duplex receptacle, but EXCLUDING any banner arms or irrigation.
 - iii. For reference: Onni "Riva" (Drawing #615759-12-09)
- d. Lane @ east side of site (West side of lane)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 8/Custom 5.9 m Height (LED) INCLUDING 1 street luminaire, but EXCLUDING any banner arms, flower basket holders, irrigation, or duplex receptacles.
 - iii. For reference: Onni "Riva" (Drawing #615759-12-09)

5) General Items:

- a) The Developer is required to:
 - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a pre-load plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site (i.e. AC sanitary sewer, FRP forcemain, AC water mains, etc.) and provide mitigation recommendations.
 - ii) Provide a video inspection report of the existing storm sewers and sanitary sewers along the River Road and Elmbridge Way frontages, and the storm sewer along the public-right-of-passage lane along the east property line, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities is required. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced at the Developer's cost.
 - iii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - iv) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - v) Enter into, SRW legal agreement that sets out Engineering's conditions associated with permitting the specific structures into the SRW, including but not limited to:
 - (1) Indemnification of City for any necessary maintenance/works the City has to undertake in the SRW.
 - (2) Cost of repair and any modifications would be the responsibility of the owner.
 - (3) Not liable for any damages or impacts to the encroaching structures as a result required maintenance/works.
 - (4) Owner should be responsible (at their cost) for any required modifications (including removal) made at the request of the City.

RZ 17-782750

Transportation
Servicing Agreement Requirements*

The developer shall be responsible for the design and construction of road, lane, frontage and related improvements, to the satisfaction of the Director of Transportation, which works shall include, but may not be limited to, those set out in Schedule B

1. Road Works:

The following cross-section descriptions are intended to describe “typical” conditions. The approved design may be required to vary from these “typical” conditions to address site-specific conditions and/or other requirements, as determined to the sole satisfaction of the City through the Servicing Agreement* design/approval processes. The actual details and scope of the frontage works required to be completed by the developer will be confirmed through the Servicing Agreement* review/approval process, to the satisfaction of the City. Prior to approval of the Servicing Agreement* design, the developer shall submit a **Final Road Functional Plan**, confirming all Transportation requirements, to the satisfaction of the Director, Transportation.

NOTE: In addition to the following, landscape features are required to the satisfaction of the City, as determined via the Servicing Agreement* and Development Permit* review and approval processes. Landscape improvements may include, but shall not be limited to, street trees, landscaped boulevards, hard- and soft-scape features, street furnishings, decorative paving, and stormwater management measures. Measures that enhance the viability of City street trees are encouraged (e.g., continuous soil trenches, silva cell system, etc.), taking into account necessary coordination with City/private utilities and other infrastructure, as determined to the City's satisfaction.

At a minimum, the developer will be responsible for the design and construction of the following works to the satisfaction of the Director, Transportation.

a) River Road

Frontage Improvements (North Frontage: River Road)

1. Frontage improvements (measured from south to north):

- Site's new north property line and/or SRW
- 1.75 m wide concrete sidewalk.
- 0.43 m wide decorative bike path edge.
- 1.75 m wide asphalt off-road bike path.
- 1.5 m wide landscaped boulevard with street trees.
- Existing 0.15 m wide curb.

(Note: The above frontage elements require a total width of 5.43 m measured from behind the curb. The necessary road dedications and right-of-ways is to be determined and approved through the final road functional plan to be submitted and approved by Transportation staff.

(Note: Final road functional plan to include (for works north of the edge of the 0.15 m wide curb from south to north):

- 4.3 m wide shared travel lane, along with appropriate pavement transition to the west.
- 3.3 m wide travel lane.
- Centreline of the existing River Road.

2. Multi-Use Path

The sidewalk, bike path edging strip and the off-road bike path (total width of 3.93 m measured from the curb) noted above is intended to provide a Multi-Use Path (MUP). Further notes:

- This MUP will be extended to future developments to the west over the whole block.
- The design (although on a smaller scale due to narrower frontage depth) is to follow that used in the building of the MUP on River Road and Hollybridge Way as part of the River Green development in the area. (Note: Refer to SA 11-564833 for design details).
- Further details of the MUP design, including bicycle ramp access from traffic lane, pavement marking, etc. will be defined through the Servicing Agreement detailed design process.

3. Pedestrian amenities

The required frontage improvements are to include the installation of a special crosswalk to accommodate pedestrian passage across River Road or cash equivalent, approx. \$110,000 ([refer to Section E](#)).

4. Existing driveway closures

All existing driveways along the development River Road frontages are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, landscaped boulevard, concrete sidewalk, and off-road bike path per standards described above.

b) Elmbridge Way

Frontage Improvements (South Frontage: Elmbridge Way)

1. Frontage improvements (measured from north to south):

- Site's new south property line
- 2.0 m wide concrete sidewalk.
- 1.5 m wide landscaped boulevard with street trees.
- Existing 0.15 m wide curb.
- Additional cross sectional elements as required to accommodate left-turn lanes at West Road and special crosswalk, and other infrastructure modification works as determined in Final Road Functional Plan.

(Note: The above frontage elements require a total width of 3.5 m measured from behind the curb. The necessary road dedications and right-of-ways is to be determined and approved through the final road functional plan to be submitted and approved by Transportation staff.

2. Existing driveway closures

All existing driveways along the development River Road frontages are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, landscaped boulevard and concrete sidewalk per standards described above.

3. Existing special crosswalk

[The existing special crosswalk located mid-block of the subject site's Elmbridge Way frontage to be relocated to the east leg of the new west road/Elmbridge Way intersection.](#)

4. Left turn and lane configuration

[Along Elmbridge Way at the new west road and lane intersections, works to include left-turn provisions at the above intersections and appropriate lane configuration changes to ensure transitions to existing lane configuration and demonstrate lane continuity.](#)

c) New West Road

Frontage Improvements (West Frontage: New West Street)

1. Frontage improvements (measured from east to west):

- Subject site's new west property line.
- 2.0 m wide sidewalk.
- 0.5 m wide decorative concrete surface strip.
- 0.15 m wide curb and gutter at the back of each parking lane and around the curb extensions.
- 2.5 m parking lane with landscaped curb extensions. (Note: Parking lane to be replaced by curb extensions at mid-block).
- 7.0 m wide driving lane pavement surface.
- 2.5 m parking lane with landscaped curb extensions. (Note: Parking lane to be replaced by curb extensions at mid-block).
- 0.15 m wide curb and gutter at the back of each parking lane and around the curb extensions.
- 2.0 m wide concrete sidewalk.
- Appropriate grade transition as determined through the Servicing Agreement detailed design process.
- West property line of road dedication.

(Note 1: The above frontage improvements require a 18.0 m wide dedication across the subject site's entire west frontage. The necessary road dedications and right-of-ways is to be determined and approved through the final road functional plan to be submitted and approved by Transportation staff.).

(Note 2: The grade transition along the west property line of the road dedication is to be confirmed through the SA detailed design process. The 2.0 m wide sidewalk may have to be reduced in width if more space is required for ground support).

(Note 3: The behind-the-curb frontage improvements along the west side of the road noted above are to be considered interim measures. As part of future redevelopment of the site immediately to the west, permanent frontage improvements that echo those built by the subject site, will be installed with additional dedication if necessary).

(Note 4: Through the detailed Servicing Agreement design process additional works may be required to implement right-in right-out turn restriction infrastructure at the south leg of the new west road and River Road intersection.

(Note 5: Through the detailed Servicing Agreement design process modifications to the curb extensions may be required to allow for the design and installation of additional travel lanes as determined through the final road functional plan.

d) Lane

Frontage Improvements (East Frontage: Lane)

1. Frontage improvements

The existing lane is to be widened by 3.0 m across the subject site's east frontage. The cross-section of the lane widening is as follows (west to east):

- 1.5 m wide concrete sidewalk (with rollover curb) at the site's SRW line.
- 1.5 m wide widened pavement. (Total 7.5 m wide pavement).

(Note: a 3.0 m wide SRW/PROP is required to accommodate the above frontage improvements. The necessary road dedications and right-of-ways is to be determined and approved through the final road functional plan to be submitted and approved by Transportation staff.)

(Note: design and works to include lane lighting in accordance with the Engineering specifications provided for in Schedule A to the revised rezoning considerations (March 14, 2023).

2. Sidewalk connections

- The new sidewalk along the lane is to be connected to the new sidewalks along the Elmbridge Way and River Road development frontages.
- The new sidewalk is to be maintained across the openings to loading bays and mechanical room with rollover curb and/or driveway letdowns to delineate the edge of pavement.

1. Existing driveway let-downs

The existing driveway let-downs at both ends of the lane are to be widened to meet the 7.5 m widened pavement. The let-downs are to be reconstructed per Engineering Design Specifications (R-9-DS).

2. Site access via lane

The vehicular access to the site via the lane and the connecting drive aisle is to be designed with a 90 degree orientation to the lane.

e) River Road – Special Crosswalk

Special Crosswalk

1. Special crosswalk requirements

As part of the Servicing Agreement for the subject site, the developer is required to install a special crosswalk at the site's River Road frontage (southeast corner of the new River Road/West Street intersection). The cost of this special crosswalk (including design and construction) is to be borne by the Developer. This crosswalk is intended to provide access to transit services (existing bus stop across the road from site frontage) and to accommodate pedestrian traffic between the subject site and destinations to the north. The following are features that will be included in this special crosswalk: illuminated crosswalk signs with downward lighting, flashing amber lights, push buttons, raised button lane delineation; accessible pedestrian signal features, and advance warning beacons and signage. Due to considerations of design and implementation timing issues of this special crosswalk, the option exists for the developer to provide a cash-in-lieu contribution in the amount of \$110,000 for these works.

f) River Road – Interim Sidewalk Connection

Interim Sidewalk Connection – River Road (south side)

As part of the Transportation Demand Management measures for the subject redevelopment, an interim sidewalk connection is required to be provided. As part of the Servicing Agreement for the subject site, the developer is required to provide an interim 2.0 m wide asphalt sidewalk that extends westward from the subject site's north frontage (south side of River Road) to the signalized intersection at River Road/Oval Way.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10423 (RZ 17-782750)
6851 and 6871 Elmbridge Way**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following as Section 20.52 thereof:

“20.52 High Density Mixed Use – Oval Village (City Centre)

20.52.1 Purpose

The **zone** provides for high-density residential and limited commercial **development**, including **hotel** uses typical of the **City Centre**. Additional **density** is provided to achieve the **City** objectives related to the **development** of **affordable housing units** and other **City** amenities consistent with the Village Centre Bonus Area designated by the **City Centre Area Plan**.

20.52.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **live-work dwelling**

20.52.3 Secondary Uses

- **animal grooming**
- **boarding and lodging**
- **broadcast studio**
- **community care facility, minor**
- **education, commercial**
- **government service**
- **health service, minor**
- **home-based business**
- **hotel**
- **housing, town**
- **library and exhibit**
- **liquor primary establishment**

- **manufacturing, custom indoor**
- **microbrewery, winery and distillery**
- **neighbourhood public house**
- **office**
- **park**
- **parking, non-accessory**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, second-hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

20.52.4 Permitted Density

1. For the purposes of this **zone**, if the **owner** dedicates not less than 2,360 m² of the gross **site** as **road**, the calculation of the **floor area ratio** shall be based on a net **development site** area of 13,832.06 m².
2. The maximum **floor area ratio** is 1.2 together with an additional:
 - a) 0.1 **floor area ratio** for **indoor amenity** space only.
3. Notwithstanding Section 20.52.4.2, the reference to “1.2” is increased to a higher **density** of “2.0” if prior to first occupancy of the **building**, the **owner**:
 - a) provides in the **building** not less than 35 **affordable housing units** with the combined **habitable space** of the total number of **affordable housing units** comprising at least 10% of the total **building** area; and
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title of the **lot**, and files a notice in the Land Title Office.
4. Notwithstanding Section 20.52.4.2, if the **owner** has provided **affordable housing units** under Section 20.52.4.3, an additional 1.0 **density bonus floor area ratio** shall be permitted, provided that:
 - a) the **lot** is located in the Village Centre Bonus Area designated by the **City Centre Area Plan**;

- b) the **owner** uses the additional 1.0 **density bonus floor area ratio** only for non-residential uses; and
- c) the **owner** pays a sum to the **City** based on 5% of the additional 1.0 **density bonus floor area ratio** multiplied by (i) the “equivalent to construction value” rate of \$8,708 per square metre of **density bonus floor area ratio**, if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, the “equivalent to construction value” rate of \$8,708 per square metre of **density bonus floor area ratio** adjusted by the cumulative applicable annual changes to the Statistics Canada “Non-Residential Building Construction Price Index”, where such change is positive.

20.52.5 Permitted Lot Coverage

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

20.52.6 Yards & Setbacks

1. Minimum **setbacks** shall be:
 - a) for **road setbacks**, measured to a **lot line**: 3.0 m
 - b) for **lane setbacks**, measured to a **lot line** or the boundary of a an area granted to the City, via statutory **right-of-way**, for **lane** purposes: 0.0 m.

20.52.7 Permitted Heights

1. The maximum **height** for **buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

20.52.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 10,000.0 m².

20.52.9 Landscaping & Screening

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

20.52.10 On-site Parking & Loading

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

20.52.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on the roof of a **building**).
 2. **Congregate housing** and **apartment housing** must not be located on the **first storey** of the **building**, exclusive of interior entries, common stairwells and common elevator shafts.
 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**HIGH DENSITY MIXED USE (ZMU52) – OVAL VILLAGE (CITY CENTRE)**":

P.I.D. 003-527-964

Lot 126 Section 6 Block 4 North Range 6 West New Westminster District Plan 65093

P.I.D. 003-527-948

Lot 125 Section 6 Block 4 North Range 6 West New Westminster District Plan 65093

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10423**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

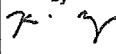
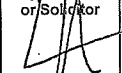
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

NOV 14 2022

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER



**Regular Council
Monday, April 24, 2023**

**11. REFERRAL RESPONSE – APPLICATION BY LANDA OVAL
DEVELOPMENT LTD. FOR REZONING AT 6851 AND 6871
ELMBRIDGE WAY FROM INDUSTRIAL BUSINESS PARK (IB1) TO
HIGH-DENSITY MIXED USE (ZMU52) – OVAL VILLAGE (CITY
CENTRE)**

(File Ref. No. 12-8060-20-010423, RZ 17-782750) (REDMS No. 7177484, 7011932, 7022173,
7021156, 7179691, 7010981)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10423 to create the
“High-Density Mixed Use (ZMU52) – Oval Village (City Centre)” zone, and
to rezone 6851 and 6871 Elmbridge Way from “Industrial Business Park
(IB1)” to “High-Density Mixed Use (ZMU52) – Oval Village (City Centre)”,
be forwarded to the May 15, 2023 Public Hearing.*

ADOPTED ON CONSENT



To:	Planning Committee	Date:	March 20, 2023
From:	John Hopkins Director, Policy Planning	File:	08-4200-01/2022-Vol 01
Re:	Referral Response on Heritage Procedures		

Staff Recommendations:

1. That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039, which amends:
 - a. Schedule 1 (Official Community Plan) to revise the general Development Permit exemption criteria for protected heritage properties; and
 - b. Schedule 2.4 (Steveston Area Plan) to revise the Development Permit exemption criteria for properties located in the Steveston Village Node, and the Steveston Village General Guidelinesbe introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039, having been considered in conjunction with:
 - a. the City's Consolidated 5 Year Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plansis hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;
3. That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;
4. That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273, Amendment Bylaw 10451, to add matters that can be handled by delegated authority be introduced and given first, second and third reading;
5. That Heritage Procedures Bylaw 8400, Amendment Bylaw 10040, to:
 - a. introduce the Heritage Alteration Permit exemption criteria;

- b. clarify matters that can be handled by delegated authority;
- c. establish the development notification sign and meeting notice requirements for Heritage Alteration Permit and Heritage Revitalization Agreement applications; and
- d. remove the attached Heritage Alteration Permit template, and Heritage Alteration Permit and Heritage Revitalization Agreement application forms

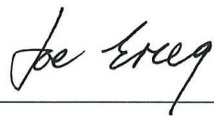

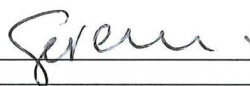
be introduced and given first, second and third reading;

- 6. That Consolidated Fees Bylaw 8636, Amendment Bylaw 10041, to amend the fee structures for Heritage Alteration Permit and Heritage Revitalization Agreement applications be introduced and given first, second and third reading; and
- 7. That Development Application Fees Bylaw 8951, Amendment Bylaw 10450, to add a fee requirement for mailed meeting notices for Heritage Alteration Permit and Heritage Revitalization Agreement applications be introduced and given first, second and third reading.



John Hopkins
Director, Policy Planning
(604-276-4279)

Att: 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Clerks	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Facilities & Project Management	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

The following referral was made at the July 5, 2022 Planning Committee meeting:

That staff be directed to:

- (a) Review options to streamline application approval processes for modern buildings on sites that are located within the Steveston Conservation Area, including delegating approval to staff, when only minor repair or maintenance work is proposed; and*
- (b) Include options for consideration on the agenda of an upcoming Heritage Commission meeting.*

Staff have conducted a comprehensive review of the heritage-related application review procedures, and have identified opportunities to streamline and improve the review processes by updating Development Permit guidelines, reducing required permits, introducing new permit exemption criteria, expanding staff's delegated authority and establishing new development notification sign and meeting notice requirements.

Amendments to Official Community Plan Bylaw 7100 and 9000, Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273, Heritage Procedures Bylaw 8400, Consolidated Fees Bylaw 8636, and Development Application Fees Bylaw 8951 are proposed to:

- Streamline the heritage-related application review processes and enhance public notification requirements, thereby delivering improved customer service associated with development applications; and
- Continue to effectively manage the heritage value and character of protected heritage properties and properties within the Steveston Village Heritage Conservation Area (HCA).

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

1.4 Leverage a variety of approaches to make civic engagement and participation easy and accessible.

This report supports Council's Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

4.2 Seek improvements and efficiencies in all aspects of City business.

This report supports Council's Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

6.5 Enhance and preserve arts and heritage assets in the community.

Findings of Fact

In 2009, Council approved the Steveston Village Conservation Strategy and Implementation Program to set out policies and regulations to conserve the heritage character of Steveston Village. The approach included the following:

- Designation of Steveston Village as a Heritage Conservation Area (HCA);
- Identification of sites within the HCA as protected heritage properties (Attachment 1);
- Steveston Area Plan amendments to update heritage conservation policies and establish new heritage conservation Development Permit guidelines; and
- Establishment of the Steveston Village Heritage Conservation Grant Program.

At the same time, Council adopted Heritage Procedures Bylaw 8400 to establish protocols, authorities, application requirements and review procedures for heritage conservation activities. The bylaw applies to all properties located within the Steveston Village HCA and also to heritage properties that are protected by a Heritage Designation Bylaw, restrictive covenant, or Heritage Revitalization Agreement, located outside the Steveston Village HCA (e.g., Britannia Shipyards) (Attachment 2).

Since the approval of the Steveston Village Conservation Strategy and Implementation Program, Development Permits and Heritage Alteration Permits have been used as the main tools to manage change in the Steveston Village HCA and ensure that the overall heritage character is preserved.

Analysis

Summary of Recommendations

The amendment bylaws attached to this report streamline the heritage review and permitting processes while maintaining the City's heritage conservation and design objectives for properties located within the Steveston Village HCA and protected heritage properties located outside the Steveston Village HCA. The proposed approach includes:

- Reducing the number of applications/permits required;
- Streamlining the application review process for minor changes;
- Expanding material options for weather protection (i.e., awnings and canopies);
- Clarifying notification requirements; and
- Associated administrative updates.

Attachment 3 provides a summary of the proposed bylaw amendments.

Current Permit Requirement and Application Review Process

Under the *Local Government Act*, any property located within a HCA requires a Heritage Alteration Permit (HAP) to subdivide, construct a new building or structure, or alter the exterior of a building or land within the area. Also, any heritage property formally protected by a bylaw or covenant requires a HAP prior to alteration of the exterior, structural changes, moving of a protected building, alteration or removal of a protected interior feature or landscape feature, excavation or construction of protected property. However, a municipality may adopt a heritage procedures bylaw to specify those activities that are exempt from the HAP requirement.

The current Heritage Procedures Bylaw 8400 does not exempt any exterior changes from the HAP requirement, but includes limited provisions that delegate authority to the Director of Development to issue a HAP for minor improvements; these include HAPs for roof repair or maintenance, exterior painting, replacement of a door or window without altering the frame, construction or installation of a guardrail as part of a public boardwalk, sidewalk or trail, and exterior repairs that cost less than \$500. In addition, a HAP for a sign or for a seasonal patio that costs \$10,000 or less on a non-heritage property or a patio on public property can be issued by the Director of Development. A HAP for a sign or for a patio on a protected heritage property, a permanent patio on non-heritage property or a patio that costs more than \$10,000 cannot be issued by the Director of Development and must be forwarded to Council for issuance.

All properties located within the Steveston Village HCA are also within a designated Development Permit (DP) Area, as identified in the Steveston Area Plan. Therefore, any exterior changes or development proposed in the HCA requires both a DP and a HAP. There are currently no exemptions for the DP requirement for properties located within the Steveston Village HCA.

Proposed Amendments

This section of the report outlines various recommendations to streamline the heritage review and permitting processes while maintaining the City's heritage conservation and design objectives.

Reduce Number of Required Permits

For any exterior changes or development proposed in the HCA, currently both a HAP and DP are required. The purposes of the DP and HAP review processes are essentially the same in that both permits ensure that the proposal is in keeping with the heritage character, and presents a high quality design. Additionally, the regulatory powers of the City with respect to HAPs and DPs is significantly similar.

In order to reduce required permits and simplify the process, staff propose the following:

- Require a HAP only (no DP) for protected heritage properties:
 - Any exterior changes to a protected heritage property, unless exempted, will require a HAP.

- On properties identified as protected heritage properties (i.e., identified heritage resources) within the HCA and protected heritage properties located outside the Steveston Village HCA, alterations affecting building exteriors and any new buildings or additions would require a HAP following the *Steveston Village Conservation Strategy* and the *Standards and Guidelines for the Conservation of Historic Places* prepared by Parks Canada.
- Any new construction or addition on a protected heritage property would be reviewed through the HAP process, but also must be consistent with the applicable DP guidelines.
- HAP applications will be considered by a standing committee (the Planning Committee for privately-owned heritage properties and the Parks, Recreation and Cultural Services Committee for city-owned heritage properties) before they are considered by Council.
- Require a DP only (no HAP in most cases) for non-heritage properties:
 - On non-heritage properties within the Steveston Village HCA, new development or alterations affecting building exteriors would be required to secure a DP following the applicable DP guidelines. DP applications will be considered by the Development Permit Panel before they are considered by Council.
 - However, some elements that cannot be regulated by a DP would continue to be subject to the HAP requirement as the impacts of the elements on the overall character within the HCA could be significant. These elements are signs, awnings, exterior painting, patios and subdivision with no associated development application (e.g., rezoning).

Streamline Application Review for Minor Changes

Any exterior renovations, regardless of its construction value, to the properties located within the Steveston Village HCA are currently subject to both the HAP and DP application review processes. Also, any exterior renovation to the protected heritage properties located outside the Steveston Village require a HAP. In order to simplify and speed up the development review processes for minor projects, staff propose new HAP and DP exemption criteria be introduced, and staff's delegated authority to issue HAPs and DPs be expanded.

Introduce HAP Exemptions for Protected Heritage Properties

Heritage Procedures Bylaw 8400 currently does not exempt any alterations to protected heritage properties or properties located within the Steveston Village HCA from the HAP requirement.

As noted in the previous section of this report, staff recommend exterior changes to non-heritage properties located within the Steveston HCA be exempt from the HAP requirement (to be reviewed through the DP process only), other than installation and alteration of signs and awnings, exterior painting, patios and subdivision with no associated development application.

For protected heritage properties located both within and outside the Steveston Village HCA, staff recommend the following activities be exempt from the HAP requirement:

- Interior repair, maintenance, or renovation that has no impact on the exterior architectural form, finish, character or building material, unless the interior features are formally protected by Heritage Designation, Heritage Revitalization Agreement or a heritage conservation covenant registered on title of the property (Note: none of the interior features of the protected heritage buildings in Richmond are currently formally protected);
- Minor repair or routine maintenance that does not change the exterior architectural form, finish and character or material of the property;
- Maintenance or installation of municipal infrastructure carried out by, or on behalf of, the City; and
- Installation of development application notification signs and other signs required by the City pursuant to one or more bylaws.

Minor repair and routine maintenance is critical for successful conservation of heritage properties. Exempting these activities that do not alter the heritage value and character from the HAP requirement would enable the heritage property owners to attend issues related to the condition of the properties promptly. Examples of minor repair or routine maintenance include non-destructive cleaning, repairing a deteriorated light fixture that is not a character-defining element, replacing a limited portion of cladding damaged by fire on a like-for-like basis.

Should Council adopt the recommendations in this report, staff will prepare an information bulletin to explain what types of activities are considered minor repair or routine maintenance and provide examples.

Expand Delegated Authority to Issue a HAP for Protected Heritage Properties

Currently, the Director of Development has delegated authority to issue HAPs for protected heritage properties when the work includes roof repair or maintenance, exterior painting, replacement of a door or window that does not alter the frame, and exterior repairs of less than \$500.

In addition to the current delegated authority, staff recommend issuance of HAPs for the following activities to be delegated to the Director of Development:

- Exterior cladding replacement on a like-for-like basis; and
- Minor changes to landscape features or accessory building or accessory structures that are not character-defining elements, and do not affect the overall heritage character of the property.

As noted earlier, staff recommend some activities, which cannot be overseen by a DP, proposed on non-heritage properties be subject to the HAP requirement. These are signs, awnings, exterior painting, patios and subdivision with no associated development application.

It is recommended that authority to issue HAPs for signs, awnings and exterior painting on non-heritage properties in the HCA be delegated to the Director of Development. Issuance of the

HAP for an awning does not relieve the applicant from ensuring the awning meets all other requirements. A building permit will be required to ensure an awning meets the health and safety requirements. If the awning encroaches onto City property, an encroachment agreement including appropriate licence fees, indemnities and insurance provisions will be required as part of the building permit approval process.

Currently, authority to issue HAPs for patios which cost \$10,000 or less on public property and seasonal patios which cost \$10,000 or less on non-heritage property in the HCA is delegated to the Director of Development. Staff recommend this authority be maintained. HAPs for patios on protected heritage property, permanent patios on non-heritage property or patios which cost more than \$10,000 are required to be forwarded to Council for consideration.

Introduce DP Exemptions for Non-Protected Heritage Properties in the Steveston Village HCA

The City's Official Community Plan (OCP) provides a set of criteria for exemptions to the DP process, which includes exterior renovations which cost less than \$75,000. These general DP exemption criteria do not apply to the properties located in the Steveston Village HCA.

Staff propose that the following activities that do not affect the overall form and character be exempt from the DP process:

- Interior renovations;
- Minor repair or maintenance that does not involve a change in design, materials, finishes or appearance (as determined at the discretion of the Director of Development); and
- Demolition, site preparation activities and site servicing works associated with development application (e.g., rezoning).

Introduce Delegated Authority to Issue a DP for Non-Heritage Properties within the Steveston Village HCA

As noted in a previous section of this report, staff recommend that a DP be used to prioritize Steveston Village's heritage character while streamlining the application review process for non-heritage properties located within the Steveston Village HCA (except for certain elements that cannot be regulated by a DP as discussed in a previous section of this report).

Staff also recommend that issuance of a DP for the following activities on non-heritage properties in the Steveston Village HCA be delegated to the Director of Development:

- Exterior cladding replacement on a like-for-like basis;
- Roof repair, maintenance, or replacement; and
- Minor exterior changes, including landscape changes (e.g., fence construction) provided that the proposed changes do not alter the overall form and character, do not involve additional floor area, and the construction value does not exceed \$75,000.

Exterior cladding replacement must be documented or certified by the consulting professional that the work is needed to prevent degradation of the building envelope and the building in general, and associated building envelope work beyond the exterior cladding replacement will require a building permit application.

Delegating authority to staff to issue a DP for minor projects on non-heritage properties would expedite the review process while allowing staff to ensure the proposed changes meet the applicable policies and DP guidelines.

Attachment 4 summarizes the existing and proposed required permits, and criteria for exemptions and delegated authority, and Attachment 5 provides a diagram showing the required permit and processes depending the proposed scope work.

Expand Material Options for Awnings and Canopies for Non-Heritage Properties in the Steveston Village HCA

Currently, the Steveston Village General DP Guidelines permit only durable fabric for awnings and canopies. Staff have received a number of comments and feedback from various property or business owners in Steveston Village HCA that fabric awnings are more difficult to maintain and have limitations in terms of their durability. There are, however, other alternative materials that are of high quality and resemble the appearance of fabric, but are more durable and easier to maintain.

It is proposed that the Steveston Village General DP guidelines for weather protection (i.e., awnings and canopies) be amended so that alternative materials can be considered by the City for non-heritage properties to allow enough flexibility while ensuring that a high quality design and a strong heritage character are maintained throughout Steveston Village. This would enable, for example, certain vinyl awning materials that closely resemble the appearance of fabric to be considered at the discretion of the Director of Development through the HAP review process.

Clarify Notification Requirements for Heritage Alteration Permit and Heritage Revitalization Agreement Applications

Heritage Procedures Bylaw 8400 currently does not include development notification sign and meeting notice requirements for HAP and HRA applications. The proposed bylaw amendments attached to this report would establish notification sign requirements for all HAP and HRA applications city-wide. For HAP and HRA applications, the proposed bylaw amendments would require that a notification sign be posted on the subject property in keeping with the City's current notification sign requirements for all other development applications. The required sign specifications for a HAP and HRA applications are illustrated in the proposed new Schedules A and B to the attached Amendment Bylaw 10040, respectively. Further, it is proposed that minor HAP applications that can be approved by delegated authority would be exempt from the notification sign requirements.

Staff also recommend that meeting notice requirements for HAP applications that involve additional floor area or a variance to the Zoning Bylaw, and HRA applications which do not

require a public hearing (i.e., no change to use or density is proposed), be established. This would ensure residents in the area would receive a notice regarding the standing committee meeting date for a major project, in addition to the early notification. HAP applications that do not involve additional floor area or a variance to the Zoning Bylaw and minor HAP applications that can be approved by staff through delegated authority would be exempt from the meeting notice requirement. HRA applications which would require a public hearing would not be subject to the Heritage Procedures Bylaw notice requirement as area residents will have an opportunity to comment at the public hearing and public hearing notice requirements would apply.

Associated Administrative Updates

To align with the recommendations discussed in this report and to clarify the administrative process to preserve the heritage value and character of protected heritage properties and non-heritage properties in the Steveston Village HCA, staff propose the following administrative updates.

Reorder Items in the Heritage Procedures Bylaw to Improve Clarity

To improve clarity, staff propose to reorder items in Heritage Procedures Bylaw 8400 with regard to the current delegated authority provisions. Currently, the matters that can be handled by delegated authority are found in Section 5 and Section 7 of the bylaw. Staff recommend that the types of HAPs that can be issued by delegated authority be consolidated in Section 7 to make the Bylaw more user-friendly and easier to reference.

Move Heritage Application Forms to the City's Website

The HAP template as well as the HAP and HRA application forms are currently attached to Heritage Procedures Bylaw 8400. As a result, any update to the application forms or the template requires a bylaw amendment. Staff recommend that the application forms and the template be removed from the bylaw, and the application forms be provided on the City's Website, similar to the manner in which other development application forms are provided to the public.

Update Heritage Application Fees to Align with Other Development Application Fees

The required fee for a HAP application is currently \$265. The fee is substantially lower than other types of development application fees as most HAP applications are submitted with DP applications.

It is proposed that the current fee remain unchanged for minor HAPs; however, it is proposed that the HAP application fee for major projects which involve additional floor area or a variance to the Zoning Bylaw be increased to \$1,895 (along with incremental fees based on the proposed number of residential units and non-residential floor area, if applicable) to be consistent with the DP application fee. This proposed fee increase would better reflect the scope of work that is typically associated with a complex HAP. Although the HAP fee is proposed to be increased, the overall application fee will be reduced as staff are proposing to remove the DP requirement.

Similarly, the fee for a HRA application is also currently set at \$265. The HRA is a powerful tool that can vary a range of bylaw provisions (including use and density), and can also include other terms and conditions that may be agreed on by the local government and the property owner. The HRA process can be quite complex, includes bylaw adoption to approve the agreement, and often requires a public hearing (if a change to the use or density is proposed). It is proposed that the required fee for a HRA application be increased to be consistent with the rezoning application fee of \$2,524 (along with an incremental fee based on the proposed number of residential units and non-residential floor area, if applicable), if change to the use or density is proposed. If no change to the use or density is proposed, staff propose that the application fee be updated to be consistent with the DP application fee of \$1,895.

In order to establish the meeting notice fee requirement for HAP and HRA applications, it is recommended that Development Application Fees Bylaw 8951 be amended. The meeting notice fee for HAP and HRA application is consistent with the fee required for DP application and is specified in the Consolidated Fees Bylaw 8636, Amendment Bylaw 10041.

Consultation

Richmond Heritage Commission

The Richmond Heritage Commission reviewed a draft of the recommendations included in this report at its meeting held on February 1, 2023. The Commission was supportive of the recommendations. An excerpt from the draft meeting minutes is included in Attachment 6.

The Richmond Heritage Commission was asked to consider exempting signs on non-heritage properties in the Steveston Village HCA from the HAP requirement conditional to additional regulations being included in the Sign Regulation Bylaw. Currently, the authority to issue a HAP for a sign for a non-heritage property located within the Steveston Village HCA is delegated to staff. Based on the Richmond Heritage Commission's feedback and supplementary analysis by staff, no change is proposed at this time.

OCP Consultation

Staff have reviewed the proposed Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039 with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements, and it is recommended that this report does not require referral to external stakeholders (Attachment 7).

Should City Council grant first reading to the proposed Official Community Plan 7100 and 9000, Amendment Bylaw 10039, the bylaw will be forwarded to a public hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the public hearing will be provided as per the *Local Government Act* requirements.

Impact on In-Stream Development Applications

Should Council adopt the staff recommendations in this report, staff propose that Bylaws 10039, 10451, 10040, 10041 and 10450 take effect immediately.

The table included in Attachment 8 provides a list of in-stream applications submitted to Council and to the Director of Development in the Steveston Village HCA. There are no major implications for in-stream applications submitted to Council to adapt to the updated requirements, which are intended to streamline and clarify the review process and permit requirements.

Two HAP applications for unit 100 at 3400 Moncton and unit 130 at 3760 Moncton Street have been submitted to the Director of Development retroactively for reskinning of the existing awnings under the current Heritage Procedures Bylaw. Both applications are currently placed on hold as the awning signs do not meet the current signage guidelines in the Steveston Area Plan. Should the Steveston Village General Guidelines be revised to allow alternative materials (e.g. vinyl awning with a matte finish), the HAP application for unit 130 at 3760 Moncton Street can be issued as the proposed awning sign meets all the other signage guidelines. However, the HAP application for unit 100 at 3400 Moncton Street cannot be issued as the awning requires other design changes to meet the current signage guidelines. Details are provided in the table included in Attachment 8.

Staff have been proactively applying the notification sign requirement to-date for relevant applications.

Financial Impact

The proposed fee amendments will generate more revenue for complex applications to better reflect staff resources typically associated with the scope of work required for heritage related applications.

Conclusion

Amendments to the Official Community Plan Bylaw 7100 and 9000, Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273, Heritage Procedures Bylaw 8400, Consolidated Fees Bylaw 8636, and Development Application Fees Bylaw 8951 and are proposed to:

- Streamline the heritage-related application review processes and enhance public notification requirements, thereby delivering improved customer service associated with development applications; and
- Continue to effectively manage the heritage value and character of protected heritage properties and properties in the Steveston Village HCA.

On this basis, staff recommend the following:

- That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039, be introduced and given first reading;
- That the following bylaws be introduced and given first, second and third reading:
 - Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273, Amendment Bylaw 10451;

- Heritage Procedures Bylaw 8400, Amendment Bylaw 10040;
- Consolidated Fees Bylaw 8636, Amendment Bylaw 10041; and
- Development Application Fees Bylaw 8951, Amendment Bylaw 10450.



Minhee Park
Planner 2
(604-276-4188)




MP:cas

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|---------------|---------------------------------------------------------------------------------------------------|
| Attachment 1: | Map of Identified Heritage Resources in the Steveston Village HCA |
| Attachment 2: | List of Protected Heritage Buildings by Heritage Designation or Heritage Revitalization Agreement |
| Attachment 3: | Summary of the Amendment Bylaws |
| Attachment 4: | Summary of the Proposed Criteria for Permit Exemptions and Delegated Permits |
| Attachment 5: | Heritage Procedures Diagram |
| Attachment 6: | Excerpt from the February 1, 2023 Richmond Heritage Commission Meeting Minutes |
| Attachment 7: | OCP Public Consultation Summary |
| Attachment 8: | List of In-stream Applications |

Map of Identified Heritage Resources in the Steveston Village HCA



LEGEND

	Non Heritage Building		Identified Heritage Resource		Historic Lot Lines
①	3811 Moncton St.: "Japanese Doctors'/Hospital Office" relocated from 4091 Chatham St.	⑦	3580 Moncton Street "Hepworth Block"	⑬	3831 Moncton Street "Ray's Drygoods/Budget Appliance"
②	3711/3731 Chatham Street "Steveston Methodist Church"	⑧	3611 Moncton Street "Marine Garage"	⑭	3871 Moncton Street "Bare Basics"
③	12011 3 rd Avenue "Steveston Courthouse"	⑨	3680 Moncton Street "Wakita Grocery"	⑮	3891 Moncton Street "Tasaka Barbershop"
④	12111 3 rd Avenue "Sockeye/Steveston Hotel"	⑩	3700 Moncton Street "Redden Net/ Atagi Building"	⑯	12191 1 st Avenue "Japanese Buddhist Temple"
⑤	3460 Moncton Street "Dave's Fish & Chips"	⑪	3711 Moncton Street "Cannery Café"	⑰	12311 No 1 Road "Prickly Pear Garden Center"
⑥	3480 Moncton Street "Watsida Building/ Riverside Art Gallery"	⑫	3811 Moncton Street "Steveston Museum/Northern Bank"		

November 27, 2018

**Protected Heritage Properties by
Heritage Designation or Heritage Revitalization Bylaws**

	Name	Address	Bylaw Number/Adoption date
1	London Farm	6511 Dyke Rd	Heritage Designation Bylaw 3528/ Jan 9, 1978 Heritage Designation Bylaw 3515/ Jan 9, 1978
2	Minoru Chapel	7191 Granville Ave	Heritage Designation Bylaw 3738/ May 28, 1979
3	Pierrefonds Garden	7191 Granville Ave	Heritage Designation Bylaw 3737/ May 28, 1979
4	General Currie School	8220 General Currie Rd	Heritage Designation Bylaw 3704/ Feb 12, 1979
5	Steveston Museum	3811 Moncton St	Heritage Designation Bylaw 3956/ Jun 8, 1981
6	Steveston Courthouse	12011 3rd Ave	Heritage Designation Bylaw 4362/ Sep 24, 1984
7	Eldstrom House	9711 Finn Rd	Heritage Designation Bylaw 4952/ Nov 23, 1984
8	Redwood Trees	10011 Cambie Rd	Heritage Designation Bylaw 5395/ Aug 14, 1989
9	Steveston Telephone Exchange Building	12004 No.1 Rd	Heritage Designation Bylaw 5519/ Jun 11, 1990
10	Brighthouse Trees	6900 River Rd	Heritage Designation Bylaw 5572/Jul 9, 1990 Heritage Designation Bylaw 5572 Amendment Bylaw 8734/ Oct 24, 2011
11	Britannia Shipyards	12541 Trites Rd	Heritage Designation Bylaw 5585/ Nov 13, 1990
12	Pioneer Church	11051 No. 3 Rd	Heritage Designation Bylaw 5550/ Jan 14, 1991
13	Scotch Pond	2220 Chatham Rd	Heritage Designation Bylaw 5960/ Sep 14, 1992
14	McKinney House	6471 Dyke Rd	Heritage Designation Bylaw 6130/ Aug 23, 1993
15	Abercrombie House	13333 Princess St	Heritage Designation Bylaw 7701/ May 16, 2005
16	Ransford House	10700 Railway Ave	Heritage Revitalization Agreement Bylaw 10386/Sep 6, 2022

Summary of Amendment Bylaws

<p>Reduce number of required permits</p>	<ul style="list-style-type: none"> • Adopt Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039 to amend Schedule 1 to remove the requirement for a Development Permit for protected heritage properties. Protected heritage properties, unless otherwise exempted, would be required to secure a HAP. • Adopt Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039 to amend Schedule 2 to remove the requirement for a Development Permit for the protected heritage properties in the Steveston Village HCA. Protected heritage properties, unless otherwise exempted, would be required to secure a HAP. • Adopt Heritage Procedures Bylaw 8400, Amendment Bylaw 10040 to exempt exterior changes to non-heritage properties within the Steveston Village HCA from the HAP requirement, other than exterior painting, signs and awnings, patios and subdivision.
<p>Streamline application review process for minor changes</p>	<ul style="list-style-type: none"> • Adopt Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039 to permit DP exemptions for minor repair/maintenance, demolition, site preparation activities and site servicing works associated with development application on non-heritage properties located in the Steveston Village HCA. • Adopt Heritage Procedures Bylaw 8400, Amendment Bylaw 10040 to permit HAP exemptions for protected heritage properties in respect of: <ul style="list-style-type: none"> ○ minor repair or maintenance; ○ maintenance or installation of municipal infrastructure carried out by, or on behalf of, the City; ○ development application notification signs and the signs required by the City pursuant to one or more bylaws. • Adopt Heritage Procedures Bylaw 8400, Amendment Bylaw 10040 to delegate authority to issue HAPs for protected heritage properties for: <ul style="list-style-type: none"> ○ exterior cladding replacement on a like-for-like basis; ○ minor changes to landscape features or accessory buildings or structures that are not character-defining elements and do not affect the overall heritage character of the property. • Adopt Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273, Amendment Bylaw 10451 to delegate authority to issue DPs for non-heritage properties within the Steveston Village HCA for: <ul style="list-style-type: none"> ○ exterior cladding replacement on a like-for-like basis; ○ minor alterations, including landscape changes (e.g., fence construction) that do not affect the form and character and do not involve additional floor area, provided that the construction value is less than \$75,000;
<p>Expand material options for building awning and canopies</p>	<ul style="list-style-type: none"> • Adopt Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039 to revise the Steveston General DP guideline for weather protection to allow alternative materials on non-heritage properties.
<p>Clarify notification requirements for HAP and HRA applications</p>	<ul style="list-style-type: none"> • Adopt Heritage Procedures Bylaw 8400, Amendment Bylaw 10040 to establish development notification sign and meeting notice requirements for HAPs and HRAs.

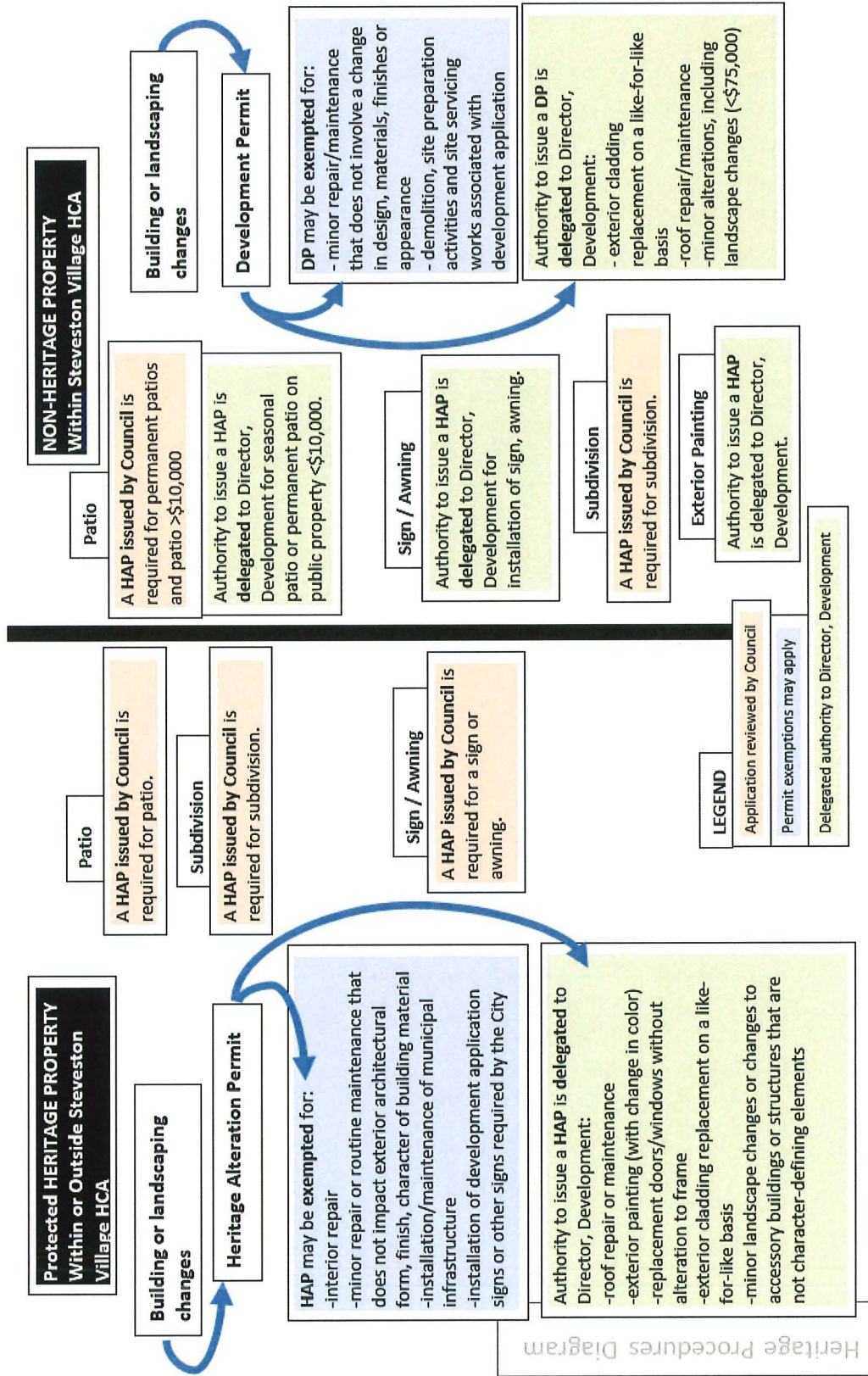
<p>Associated administrative updates</p>	<ul style="list-style-type: none"> • Adopt Heritage Procedures Bylaw 8400, Amendment Bylaw 10040 to remove the HAP template and HAP and HRA application forms to align with development application process and reorganize the bylaw as required. • Adopt Consolidated Fees Bylaw 8636, Amendment Bylaw 10041 to update the HAP and HRA application fees to reflect the new procedures and requirements, and to align with the scope of services provided. • Adopt Development Application Fees Bylaw 8951, Amendment Bylaw 10450, to add a fee requirement for meeting notices for HAP and HRA applications.
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Summary of the Proposed Criteria for Permit Exemptions and Delegated Permits

	Protected Heritage Properties		Non-heritage Properties in HCA	
Existing Required Permit	HAP and DP		HAP and DP	
Existing	Exemption	Delegated Authority (Director of Development)	Exemption	Delegated Authority (Director of Development)
	<ul style="list-style-type: none"> HAP – None DP – Interior renovations 	<ul style="list-style-type: none"> Roof repair or maintenance (HAP) Exterior painting (HAP) Replacement of door or window without altering the frame (HAP) Repair under \$500 (HAP) Interior repair, maintenance, or renovation without exterior impact (HAP) DP - None 	<ul style="list-style-type: none"> HAP – None DP – Interior renovations 	<ul style="list-style-type: none"> Signs (HAP) Roof repair or maintenance (HAP) Exterior painting (HAP) Replacement of door or window without altering the frame (HAP) Repair under \$500 (HAP) Seasonal patios on private property or patios on public property under \$10,000 (HAP) The construction or installation of a guardrail as part of a public boardwalk, sidewalk or trail (HAP) Interior repair, maintenance, or renovation without exterior impact (HAP) DP - None
Proposed Required Permit	HAP**		DP*	
Proposed	Exemption	Delegated Authority (Director of Development)	Exemption	Delegated Authority (Director of Development)
	<ul style="list-style-type: none"> Interior repairs and renovations with no exterior impact and where interior features not a protected heritage asset Minor repair or maintenance that 	<ul style="list-style-type: none"> Roof repair or maintenance replacement on a like for like basis Exterior painting Replacement of door or window without altering the frame Construction or installation of a guardrail as part of a public 	<ul style="list-style-type: none"> Interior renovations Minor repair or maintenance that does not involve a change in design, materials, finishes or appearance (as determined at the discretion of the Director of Development) 	<ul style="list-style-type: none"> Exterior cladding replacement on a like-for-like basis Roof repair, maintenance, or replacement Minor alterations, including landscape changes (e.g., fence construction) that do not affect the form and character and do not involve additional floor area, provided that the construction

	<p>does not change the exterior architectural form, finish, character or material (as determined at the discretion of the Director of Development)</p> <ul style="list-style-type: none"> • Maintenance or installation of municipal infrastructure carried out by, or on behalf of the City • Development application notification signs and other signs required pursuant to a City bylaw <p>** Exterior changes, renovations, additions, and new buildings subject to a HAP or HRA are exempt from a DP.</p>	<p>boardwalk, sidewalk, or trail</p> <ul style="list-style-type: none"> • Exterior cladding replacement on a like-for-like basis • Minor changes to landscape features or accessory buildings or structures that are not character-defining elements, that do not affect the overall heritage character of the property. 	<ul style="list-style-type: none"> • Demolition, site preparation activities or site servicing works associated with development application (e.g., rezoning) 	<p>value is less than \$75,000;</p> <p>*Signs, awnings, exterior painting, patios and subdivision with no associated development application in the HCA are still subject to the HAP requirement. Issuance of the HAPs for some of these elements are proposed to be delegated to staff.</p>
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Heritage Procedure Diagram



**Excerpt from the Draft Minutes of
the Richmond Heritage Commission Meeting**

Wednesday, February 1, 2023 – 7:00 pm
Webex Meeting

4. New Business

a) Heritage Procedures Review

Staff provided the following information:

- The purpose of the review is to respond to the Planning Committee’s referral to streamline the application review processes for non-heritage properties in Steveston Village Heritage Conservation Area (SVHCA).
- The City has the Heritage Procedures Bylaw which was adopted in 2009. The bylaw establishes the application review processes and outlines staff’s delegated authority and Council power for heritage conservation. The bylaw applies not only to the properties in the SVHCA but also protected heritage properties located outside the SVHCA. The City’s Official Community Plan and Steveston Area Plan include policies for heritage conservation and Development Permit guidelines.
- To streamline and clarify the application review and permit process, staff propose the following changes:
 - Currently, both a Heritage Alteration Permit (HAP) and a Development Permit (DP) are required for exterior changes to properties located in the Steveston Village Heritage Conservation Area. To reduce the number of required permits, staff propose that either a HAP or DP be required depending on the heritage status of the project: a HAP would be required for exterior changes to a protected heritage property, and a DP would be required for exterior change to a non-heritage property.
 - There is no HAP or DP exemption for properties located in the SVHCA. Staff propose new exemption criteria and expansion of staff’s delegated authority to consider minor projects to streamline the review process.
 - The current Steveston Village General DP Guidelines permit only durable fabric for awnings and canopies. It is proposed that the Steveston Village General DP guidelines for weather protection (i.e., awnings and canopies) be amended, so that alternative materials can be considered by the City for non-heritage sites to increase flexibility while ensuring that a high quality design and a strong heritage character are maintained throughout Steveston Village.
 - Currently, installation of a new sign in the SVHCA requires a HAP in addition to a Sign Permit. To simplify the process and reduce the required number of permits, staff recommend that signs in the SVHCA be exempt from requiring a HAP in favour of including additional regulations for signs in the Sign Regulation Bylaw 9700.

- Staff recommend notification sign requirement be included in the Heritage Procedures Bylaw for all HAP and HRA applications. Minor HAP applications that can be approved by staff through delegated authority would be exempt from the notification sign requirements.
- It is also recommended that meeting notice requirements for major HAP applications that involve additional floor area or a variance to the Zoning Bylaw as well as meeting notice requirements for HRA applications be established.
- The HAP for major projects and HRA applications fees are proposed to be increased to better reflect the scope of work.

In response to questions from the Commission, staff provided the following additional information.

- The next steps include reviewing the recommendations further based on the Commission's comments, discussing details with other departments, and finalizing a report for consideration by the Planning Committee.
- The Heritage Procedures Bylaw provides the authority for staff to refer a proposal to the Richmond Heritage Commission or the Advisory Design Panel as needed.
- Staff will ensure issuance of HAPs for roof replacement is delegated to staff regardless of its construction value.
- A HAP is a tool that can replace a DP as it meets or exceeds the DP authority.
- The Steveston Area Plan includes signage guidelines and the current recommendation is to include the existing guidelines in the Sign Regulation Bylaw as a new section to regulate common types of signs (i.e. fascia and under-canopy signs). Uncommon types such as roof top signs will still be subject to the HAP process.

The Commission noted that the proposed recommendations are reasonable and appreciate the proposal to streamline and clarify the application processes for property owners and businesses. It was noted that staff's delegated authority could be further expanded with more experience.

The Commission asked whether details of the proposed amendments to sign regulations would be referred to the Commission for review and comments, and noted that sign regulations should not be too prescriptive and should provide a certain level of flexibility to allow a variety of designs to create an interesting urban streetscape.

OCP Public Consultation Summary

Stakeholder	Referral Comment
Provincial Agricultural Land Commission	No referral necessary, as they are not affected.
Richmond School Board	No referral necessary, as they are not affected.
The Board of the Metro Vancouver Regional District (MVRD)	No referral necessary, as they are not affected.
The Councils of adjacent Municipalities	No referral necessary, as they are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as they are not affected.
TransLink	No referral necessary, as they are not affected.
Port Authorities (Port Metro Vancouver and Steveston Harbour Authority)	Steveston Harbour Authority will have the opportunity to comment regarding the proposed OCP amendment at Planning Committee, Council and at a Public Hearing.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as they are not affected.
Vancouver Coastal Health Authority	No referral necessary, as they are not affected.
Community Groups and Neighbours	Community Groups and Neighbours will have the opportunity to comment regarding the proposed OCP amendment at Planning Committee, Council and at a Public Hearing.
All Relevant Federal and Provincial Government Agencies	No referral necessary, as they are not affected.

List of In-stream Applications (Submitted to Council)

	Address	Applicant	Application Type and No.	Purpose	Identified Heritage Resource?	Required Processes (after the amendments)
1	12011 3 rd Avenue	12011 3 rd Avenue Holdings Ltd.	RZ17-794156	To rezone from Steveston Commercial (CS2) to a site specific zone in order to construct 12 townhouse units over ground-level parking and commercial space.	Yes (Steveston Courthouse)	RZ & HAP
2	3560 Moncton St	Interluck Trading Corporation	RZ18-817742 HA18-817743	To rezone from Commercial Steveston (CS2) to a site specific zone to permit a mixed-use development with commercial space at grade and five residential units above.	No	RZ & DP (HAP application to be cancelled)
3	12071 2 nd Avenue	1096255 BC Ltd.	RZ20-919115	To rezone 12071 2nd Avenue from the Steveston Commercial (CS3) zone to a site specific zone to allow a 3-storey mixed use development containing 6 dwelling units above commercial uses on the ground floor.	No	RZ & DP
4	3551 Moncton St	Interface Architecture Inc.	RZ21-934507	To rezone 3551 Moncton Street from the Steveston Commercial (CS2) zone to a site specific zone to permit a 3 storey mixed use development with commercial space at grade and 12 residential units above, with access from a lane.	No	RZ & DP
5	3831 Moncton St	Eric Law Architect	DP22-025347 HA22-025350	To retain and rehabilitate the heritage building and construct a two-storey addition for a hotel with 10 rooms.	Yes (Ray's Drygoods)	HAP (DP application to be cancelled)
6	3851 Moncton St	Jeffrey Leung	DP22-019505 HA22-017348	To demolish the storage addition and deck and remove second story windows	No	Delegated DP (HAP application to be cancelled)
7	12551 No.1 Rd	Gordon Chan	DP21-935984 HA21-935982	To replace the existing windows with double glazed windows and remove the overhead garage door and infill the opening	No	DP (HAP application to be cancelled)

List of In-stream Applications (Submitted to the Director of Development)

	Address	Applicant	Application Type and No.	Purpose	Identified Heritage Resource?	Issues (after the Guideline for awnings and canopies is amended)
1	3400 Moncton St – Unit 100	Nader Hatami	HA20-896320	To reskin the existing awning	No	The awning material is not acceptable as it is not vinyl with a matte finish. Also, sign copy is not permitted on non-vertical portion of awning.
2	3760 Moncton St – Unit 130	Julia Sun	HA23-011354	To reskin the existing awning	No	The applicant wishes to reuse the existing awning and replace the sign copy for a new business. The existing awning material is vinyl awning with a matte finish, so this HAP can be issued.



**Richmond Official Community Plan Bylaw No. 7100 and 9000
Amendment Bylaw No. 10039**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 1 (Official Community Plan), Section 14.1.6. (Development Permit Area Exemptions) by adding the following as a new bullet to subsection 14.1.6.1:

“exterior renovations of all buildings, exterior changes to all buildings or land, new buildings or building additions, new ancillary buildings on protected heritage property subject to a Heritage Alteration Permit or subject to a Heritage Revitalization Agreement. Heritage Alteration Permits issued for protected heritage properties that are to be conserved and maintained will be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada”, prepared by Parks Canada, and any Heritage Alteration Permits for new buildings or additions to protected heritage properties will be consistent with the applicable Development Permit guidelines in addition to the “Standards and Guidelines for the Conservation of Historic Places in Canada”, prepared by Parks Canada.”;

2. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.4 (Steveston Area Plan) as follows:

- a) at Section 4.0 (Heritage), Objective 3 (Steveston Village Heritage Conservation Area) by deleting the text in subsections b) and c) and replacing it with the following:

“b) The area designated in the “Steveston Village Heritage Conservation Area Map” which is attached to and forms part of this plan is designated as a Heritage Conservation Area under Section 614 of the *Local Government Act*;

- c) Within the designated area, a Heritage Alteration Permit (HAP) is required prior to:

- Subdividing Lands;
- Constructing a building or structure or an addition to an existing building or structure; or
- Altering a building or structure (including building demolition) or land (including a landscape feature)

unless exempt under Heritage Procedures Bylaw No. 8400;”;

- b) at Section 4.0 (Heritage), Objective 3 (Steveston Village Heritage Conservation Area) by deleting subsection e) and replacing it with the following:

“e) Any new construction or addition proposed on a site where an identified heritage resource is located and any Heritage Alteration Permit issued for such new construction or addition will be consistent with the applicable Development Permit guidelines that form a part of the Steveston Area Plan, in addition to the Steveston Village Conservation Strategy, and the “Standards and Guidelines for the Conservation of Historic Places in Canada”, prepared by Parks Canada.”;

- c) at Section 9.2 (General Development Permit Guidelines for Steveston) by deleting the section titled “Development Permit Areas” and replacing it with the following:

“Development Permit Areas

Pursuant to the *Local Government Act*, the City designates intensive residential, multi-family residential, institutional, commercial and industrial areas as Development Permit Areas. Exemptions to the Development Permit process are as follows:

1. Outside the Steveston Village Node, all exemptions provided for in Section 14.1.6.1 of the Official Community Plan Bylaw 9000;
2. Notwithstanding anything set out in Section 14.1.6.1 of the Official Community Plan Bylaw 9000, within the Steveston Village Node:
 - Renovations to interior of all buildings;
 - Minor repair or maintenance that does not involve a change in design, materials, finishes or appearance (as determined at the discretion of the Director of Development);
 - Demolition, site preparation activities, and site servicing works associated with development application (e.g., rezoning); and
 - Exterior changes to, exterior renovations of, new buildings on, and building additions to identified heritage resources (i.e., protected heritage properties) subject to a Heritage Alteration Permit or Heritage Revitalization Agreement.

Exterior changes to, and new buildings or additions to, identified heritage resources; installation of, or alteration to, a sign or awning in the Steveston Village Node; exterior painting within the Steveston Village Node; and new construction of, or changes to, a patio in the Steveston Village Node; and subdivision with no associated development application will be reviewed through the Heritage Alteration Permit (HAP) process in accordance with the Heritage Procedures Bylaw 8400. Please refer to the Heritage Procedures Bylaw 8400 for details and exemptions to the HAP process.

It should be noted that the City also designates Environmentally Sensitive Areas (ESA) as Development Permit Areas. For details and exemptions to ESAs, please refer to the Official Community Plan Bylaw 9000.”; and

- d) at Section 9.3.2.1 (Steveston Village General Guidelines), under the heading Weather Protection, by deleting subsection b) and replacing it with the following:

“b) Awnings, whether retractable or fixed, are made of durable fabric or other alternative materials that mimics the appearance of fabric (e.g., vinyl awnings with a matte finish) and are of a high quality acceptable to the City;”.

3. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw No. 7100 and 9000, Amendment Bylaw No. 10039”**.



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 5px;"> CITY OF RICHMOND APPROVED by  APPROVED by Manager or Solicitor  </div>

MAYOR

CORPORATE OFFICER



**Heritage Procedures Bylaw No. 8400,
Amendment Bylaw No. 10040**

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

1. Heritage Procedures Bylaw 8400, as amended, is further amended by:

a) adding the following definitions to Section 3.1 (Definitions) in alphabetical order:

"Applicant"	means a person who is an owner of the property which is subject of an application, or a person acting with the written consent of the owner.
"City"	means the City of Richmond.
"Community Charter"	means the <i>Community Charter</i> (BC), as may be amended or replaced from time to time.
"Director, Arts, Culture & Heritage"	means the Director, Arts, Culture & Heritage of the City, his or her designates and authorized agents.
"Director, City Clerk's Office"	means the Director, City Clerk's Office, his or her designates and authorized agents.
"Director, Facilities & Project Development"	means the Director, Facilities & Project Development of the City, his or her designates and authorized agents.
"Director, Parks Services"	means the Director, Parks Services of the City, his or her designates and authorized agents.
"Heritage Conservation Area"	has the meaning ascribed in the <i>Local Government Act</i> .
"Heritage Designation"	means the heritage designation of a property by City bylaw pursuant to Section 611 of the <i>Local Government Act</i> .

"*Local Government Act*" means the *Local Government Act* (BC), as may be amended or replaced from time to time.

"Official Community Plan" means the current Official Community Plan of the City, as may be amended or replaced from time to time.

"protected heritage property" means a property that is:

- (i) subject to a Heritage Designation;
- (ii) included in a schedule of protected heritage property within a Heritage Conservation Area designated by the Official Community Plan;
- (iii) subject to a Heritage Revitalization Agreement; or
- (iv) subject to a heritage conservation covenant registered against title to the property.

"Standing Committee" means a standing committee of Council appointed by the Mayor in accordance with Section 141 of the *Community Charter*.

"Zoning Bylaw" means the City's current Zoning Bylaw, as may be amended or replaced from time to time.”;

- b) deleting from Section 3.1 the definition of “Director, Building Approvals” and replacing with the following:

“ “Director, Building Approvals” means the Director, Building Approvals of the City, his or her designates and authorized agents.”;

- c) deleting from Section 3.1 the definition of “Director of Development” and replacing with the following:

“ “Director of Development” means the Director, Development of the City, his or her designates and authorized agents.”;

- d) deleting from Section 3.1 the definition of “Heritage Alteration Permit” and replacing with the following:

“ “Heritage Alteration Permit” means a permit authorizing alterations or other actions in relation to protected heritage property or property within a heritage conservation area under Section 617 of the *Local Government Act*.”;

- e) deleting Sections 5.1.5 and 5.1.6 and 5.1.7;

- f) deleting Section 7.1.2 and replacing it with the following:

“7.1.2 the Director of Development if the application is for:

7.1.2.1 roof repair, maintenance, or replacement on a like-for-like basis;

7.1.2.2 exterior painting;

7.1.2.3 replacement of a door or window without altering the door or window frame;

7.1.2.4 the construction or installation of a guardrail as part of a public boardwalk, sidewalk, or trail;

7.1.2.5 exterior cladding replacement on a like-for-like basis;

7.1.2.6 minor changes to landscape features, or to an accessory building or accessory structure that are not character-defining elements of the property and do not affect the overall heritage value and character of the property;

7.1.2.7 installation of, or alteration, to signs or awnings if the property is located within a Heritage Conservation Area but not is a protected heritage property; and

7.1.2.8 patios on public property, and seasonal patios on private property located within a Heritage Conservation Area but is not a protected heritage property, provided that the construction value does not exceed \$10,000 and the Applicant obtains a Patio Permit through the City of Richmond Patio Program.”;

- g) deleting the body of Section 7.2 and inserting “[REPEALED]”;

- h) deleting Section 7.3 and replacing it with the following:
 - “7.3 An application under Section 7.1 must be made in the form prescribed by the City.”;
- i) adding the following as a new section 7.6:
 - “7.6 Notwithstanding anything else set out in this Bylaw, a Heritage Alteration Permit is not required:
 - 7.6.1 for properties within a Heritage Conservation Area that are not protected heritage properties for changes to buildings and/or properties, including new buildings or additions, except for the following changes or works which do require a Heritage Alteration Permit:
 - 7.6.1.1 installation of, or alterations to, signs or awnings;
 - 7.6.1.2 patios;
 - 7.6.1.3 exterior painting; and
 - 7.6.1.4 subdivision with no associated development application.
 - 7.6.2 for protected heritage properties under the following conditions:
 - 7.6.2.1 interior repair, maintenance, or renovation that has no impact on the exterior architectural form, finish, character, or building material, unless the interior features are formally protected by Heritage Designation, Heritage Revitalization Agreement, or a heritage conservation covenant registered on title to the property;
 - 7.6.2.2 minor repair, or routine maintenance that does not change the exterior architectural form, finish, and character, or material of the property;
 - 7.6.2.3 maintenance or installation of municipal infrastructure carried out by, or on behalf of, the City; and
 - 7.6.2.4 development application notification signs or other signs required by the City pursuant to one or more bylaws.”;
- j) adding the following as a new section 7.7:
 - “7.7 The Director of Development, the Director of Arts, Culture & Heritage, the Director of Facilities & Project Development, or the Director, Parks Services, is responsible for processing Heritage Alteration Permit applications and, in the case of an application made to Council under subsection 7.1.1, must present to a Standing Committee a report on each such application consisting of a recommendation, a proposed Heritage Alteration Permit with appropriate

plans, and any other information the Director of Development, the Director of Arts, Culture & Heritage, the Director of Facilities & Project Development, or the Director of Parks Services considers to be relevant.”;

- k) adding the following as a new section 7.8:

“7.8 A Standing Committee, having considered the report of the Director of Development, the Director of Arts, Culture & Heritage, the Director of Facilities & Project Development or the Director, Parks Services on a Heritage Alteration Permit in accordance with section 7.7, must make a recommendation to Council on the application and may make other recommendations the committee deems appropriate.”;

- l) adding the following as a new section 7.9:

“7.9 Upon receipt of the recommendation from a Standing Committee on a Heritage Alteration Permit, Council must either:

- (a) issue the Heritage Alteration Permit;
- (b) reject the application for a Heritage Alteration Permit; or
- (c) refer the application for a Heritage Alteration Permit to:
 - i. a Standing Committee for further consideration; or
 - ii. the Director of Development, the Director of Arts, Culture & Heritage, the Director of Facilities & Project Development or the Director, Parks Services with the direction to report further to the Standing Committee on the application.”;

- m) deleting Section 8.2 and replacing it with the following:

“8.2 An application under Section 8.1 must be made in the form prescribed by the City.”;

- n) insert the following as new sections 8.5 and 8.6 and renumbering the remaining sections accordingly:

“8.5 The Director of Development is responsible for processing applications for a Heritage Revitalization Agreement and must present to a Standing Committee a report on each such application consisting of a recommendation, a proposed bylaw, a proposed Heritage Revitalization Agreement and associated bylaw, and any other information the Director of Development considers to be relevant.;

8.6 A Standing Committee, having considered the report of the Director of Development on an application for a Heritage Revitalization Agreement in

accordance with section 8.5, must make a recommendation to Council on the application and may make other recommendations the committee deems appropriate.”;

- o) inserting, after Section 8, the following as new Sections 9.1, 10.1, 10.2, 10.3, 10.4, 11.1, 11.2, 11.3 and 11.4 and renumbering the remaining Sections accordingly:

“Fees

- 9.1 An Applicant for a Heritage Alteration Permit or a Heritage Revitalization Agreement pursuant to Section 7.1 or Section 8.1 must pay the applicable fee specified in the Development Application Fees Bylaw No. 8951, as may be amended or replaced from time to time.

Notification Sign Requirements

- 10.1 After having complied with the requirements in Sections 7.3, 8.2, and 9.1, as applicable, an Applicant for a Heritage Alteration Permit or a Heritage Revitalization Agreement must:
 - 10.1.1 post a clearly visible sign on the subject property indicating the intent of the Heritage Alteration Permit or Heritage Revitalization Agreement, whichever is applicable, within three (3) weeks of being notified of the sign requirements by the Director of Development;
 - 10.1.2 provide a digital copy of the sign to the Director of Development for review and approval prior to posting the sign on the subject property;
 - 10.1.3 before the Heritage Alteration Permit or Heritage Revitalization Agreement application, whichever is applicable, will be presented by City staff to a Standing Committee, inform the Director of Development when such sign has been posted; and
 - 10.1.4 prior to the applicable Standing Committee meeting and/or public hearing date, update the sign when informed by the City of the date(s) of any Standing Committee meeting or public hearing scheduled to discuss the application to display such date(s), and notify the Director of Development when such updates have been made.
- 10.2 Section 10.1 above does not apply in respect of a Heritage Alteration Permit application made to the Director of Development pursuant to Section 7.1.2.
- 10.3 The sign required under the provisions of subsection 10.1 must comply with the specifications shown on Schedule A (Heritage Alteration Permit) or Schedule B (Heritage Revitalization Agreement), whichever is applicable, both of which are attached to and form a part of this bylaw, or other specifications acceptable to the Director of Development.

- 10.4 Where a Heritage Revitalization Agreement would vary use or density of use, the Applicant for the Heritage Revitalization Agreement must post the notification sign a minimum of 14 days prior to the public hearing at which the application will be considered.

Notice Requirements

- 11.1 The Director, City Clerk's Office must, prior to consideration by a Standing Committee of a Heritage Alteration Permit that involves a variance to the Zoning Bylaw or additional floor area, or a Heritage Revitalization Agreement that is not subject to the public hearing requirement, mail or otherwise deliver written notice of the proposed Heritage Alteration Permit or Heritage Revitalization Agreement, and of the Standing Committee meeting at which such application will be considered, to:

- (a) the Applicant; and
- (b) the owners and occupiers of all real property:
 - (i) which is the subject of the Heritage Alteration Permit or Heritage Revitalization Agreement application; and
 - (ii) which is within 100 metres of, or situated at the same intersection of any highways as, the property which is the subject of the proposed Heritage Alteration Permit or Heritage Revitalization Agreement,

at least 10 days prior to such a meeting.

The notice referred to in subsection 11.1 must:

- 11.2
- (a) identify by civic address or other means the property which is the subject of the proposed Heritage Alteration Permit or Heritage Revitalization Agreement application;
 - (b) state in brief general terms the intent of the proposed works, change, or development;
 - (c) include a sketch map showing the location of the proposed works, change, or development;
 - (d) state the place at which and the times during which a copy of the proposed Heritage Alteration Permit or Heritage Revitalization Agreement and other relevant material may be inspected; and
 - (e) state the time, date and place of the Standing Committee meeting at which the application will be considered.”;

- p) deleting Schedules A and B and replacing them with Schedules A and B attached and forming part of this bylaw; and
 - q) deleting Schedules C and D.
2. This Bylaw may be cited as **“Heritage Procedures Bylaw No. 8400, Amendment Bylaw No. 10040”**.

FIRST READING

SECOND READING

THIRD READING


ADOPTED



MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW 8400

<p>Colours: Black Pantone Reflex Blue C Pantone Red 032 C Pantone Yellow C</p>	<div data-bbox="446 483 1031 798"> <h1>Heritage Alteration Permit Application</h1> <h2>Application No. <number></h2> <h3>Address</h3> <p>The City of Richmond has received and application to <outline description of project></p> <hr/> <hr/> <hr/> <hr/> <p>Applicant: <Name of applicant> Contact: <Phone number of applicant></p> <p>richmond.ca</p>  </div> <div data-bbox="446 798 1031 1092"> <h3>Rendering</h3> <h3>Subject Property Map</h3> </div> <div data-bbox="446 1092 1031 1667"> <p>Public input: Input on the application may be received throughout the process up to and including the Standing Committee.</p> <p>Project milestones</p> <table border="1"> <tr> <td>Application Received: Date</td> <td>Public input</td> </tr> <tr> <td>Staff Review</td> <td></td> </tr> <tr> <td>Public Information Meeting* TBD or Date, Time Location</td> <td>Public input</td> </tr> <tr> <td>Standing Committee* TBD or Date, Time Location</td> <td>Public input</td> </tr> </table> <p>For more information please contact: Planning and Development Department Richmond City Hall 6911 No. 3 Road 604-276-4395 DevApps@richmond.ca</p> </div>	Application Received: Date	Public input	Staff Review		Public Information Meeting* TBD or Date, Time Location	Public input	Standing Committee* TBD or Date, Time Location	Public input	<p>100mm 1125mm 500mm 50mm 100mm 525mm 100mm</p> <p>2450mm</p>
Application Received: Date	Public input									
Staff Review										
Public Information Meeting* TBD or Date, Time Location	Public input									
Standing Committee* TBD or Date, Time Location	Public input									
<p>1200mm</p>	<p>50mm 750mm 100mm 200mm 50mm</p>	<p>1200mm</p>								

Specification:

1. Blue background (Reflex Blue) with white Helvetica. Medium lettering.
2. Site map will have white background with blue lines.
3. The map will show the project location, adjoining roads and properties, a

SCHEDULE B TO BYLAW 8400

Colours:

- Black
- Pantone Reflex Blue C
- Pantone Red 032 C
- Pantone Yellow C

Heritage Revitalization Agreement


Application No. <number>

Address

The City of Richmond has received and application to
 <outline description of project> _____

Applicant: <Name of applicant>
Contact: <Phone number of applicant>

richmond.ca



Arial Bold 130pt All Caps
 Arial Regular 130pt
 Arial Bold 200pt All Caps
 Arial Regular 200pt
 10pt rule
 Arial Bold 200pt All Caps
 Arial Regular 130pt
 Arial Bold 118pt All Caps
 Arial Regular 90pt
 Circle diameters: 70mm

Public input:
 Input on the application may be received throughout the process up to and including the Public Hearing or Planning Committee.
Project milestones

Application Received: Date	Public input
Staff Review	
Public Information Meeting* TBD or Date, Time	Public input
Location	
Public Hearing or Planning Committee* TBD or Date, Time	Public input
Location	

For more information please contact:
 Planning and Development Department
 Richmond City Hall
 6911 No. 3 Road
 604-276-4395
DevApps@richmond.ca

*Public Information Meeting details to be included only as applicable.
 *Planning Committee meeting details to be included if the application is not subject to the public hearing requirement.

100mm 1125mm 50mm 50mm 500mm 50mm 100mm 525mm 100mm

2450mm

Specification:

1. Red background (Red 032) with white Helvetica. Medium lettering.
2. Site map will have white background with red lines.
3. The map will show the project location, adjoining roads and property.



**Consolidated Fees Bylaw No. 8636,
Amendment Bylaw No. 10041**

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

1. The **Consolidated Fees Bylaw No. 8636**, as amended, is further amended by deleting the Heritage Applications No. 8951 Table forming part of “SCHEDULE – DEVELOPMENT APPLICATION FEES”, and replacing it with Schedule A attached to and forming part of this bylaw.
2. This Bylaw may be cited as “**Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10041**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>MP</i>
APPROVED by Director or Solicitor <i>JA</i>

MAYOR

CORPORATE OFFICER

Schedule A of Bylaw 10041

Heritage Applications No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.15.1 (a)	Heritage Alteration Permit with a variance to the Zoning Bylaw or additional floor area	\$1,895.00	\$630.00 for the first 464.5 m ² of gross floor area plus: <ul style="list-style-type: none"> - \$132.00 for each additional 92.9 m² or portion of 92.9 m² of gross floor area up to 9,290 m², plus - \$26.00 for each additional 92.9m² or portion of 92.9m² of gross floor area over 9,290 m²
Section 1.15.1 (b)	Heritage Alteration Permit without a variance or additional floor area	\$265.00	Not Applicable
Section 1.15.1 (c)	Heritage Alteration Permit (issued by delegated authority referred to in Section 7.1.2 of the <i>Heritage Procedures Bylaw No. 8400</i>)	\$265.00	Not Applicable
Section 1.15.1 (d)	Heritage Alteration Permit For patios to be considered by the Director of Development with the City of Richmond Patio Permit Application	No Fee	Not Applicable
Section 1.15.2 (a)	Heritage Revitalization Agreement where use or density is varied	\$2,524.00	For residential portion of development: <ul style="list-style-type: none"> - \$25.00 per dwelling unit for first 20 dwelling units and \$13.25 per dwelling unit for each subsequent dwelling unit For non-residential building area: <ul style="list-style-type: none"> - \$19.50 per 100 m² of building area for the first 1,000 m² and \$7.75 per 100 m² thereafter

Schedule A of Bylaw 10041

Section 1.15.2 (b)	Heritage Revitalization Agreement where use or density is not varied	\$1,895.00	\$630.00 for the first 464.5 m ² of gross floor area plus: - \$132.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area up to 9,290 m ² , plus - \$26.00 for each additional 92.9m ² or portion of 92.9m ² of gross floor area over 9,290 m ²
Section 1.15.3	Early Public Notices – Heritage Alteration Permit that cannot be delegated to the Director of Development for issuance, or Heritage Revitalization Agreement	\$1.52 per address identified	Not Applicable
Section 1.15.4	Public Hearing Notices – Heritage Revitalization Agreement (where use or density is varied)	\$1.52 per address identified	Not Applicable
Section 1.15.5	Meeting Notices for Heritage Alteration Permit that involves a variance to the Zoning Bylaw or additional floor area, or Heritage Revitalization Agreement that is not subject to the Public Hearing requirement	\$1.52 per address identified	Not Applicable



**Development Application Fees Bylaw No. 8951,
Amendment Bylaw No. 10450**

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

1. **Development Application Fees Bylaw No. 8951**, as amended, is further amended:

a) At Part One – Establishment of Fees, by inserting a new sub-section 1.15.5 as follows:

“1.15.5 In addition to the fees required pursuant to the other subsections of Section 1.15 (heritage alteration permits and heritage revitalization agreements), every **applicant** for a **heritage alteration permit** that involves additional floor area or a variance to the **Zoning Bylaw**, or a **heritage revitalization agreement** that is not subject to the **public hearing** requirement under Section 1.15 must pay the applicable fee as specified in the Consolidated Fees Bylaw No. 8636 for the mailed meeting notices.”;

b) At Section 1.12.3, by deleting the phrase “section 939” and replacing it with “section 508”;

c) At Part Two – Interpretation, by deleting definitions of heritage alteration permit and heritage revitalization agreement from Section 2.1 and replacing them with the following:

**“HERITAGE ALTERATION
PERMIT**

means a heritage alteration permit pursuant to Heritage Procedures Bylaw No. 8400 authorizing alterations or other actions in relation to protected heritage property or property within a heritage conservation area under Section 617 of the *Local Government Act*.

**HERITAGE REVITALIZATION
AGREEMENT**

means an agreement pursuant to Heritage Procedures Bylaw No. 8400 between the **City** and owner of heritage property under Section 610 of the *Local Government Act*.”;

d) At Section 2.1 by deleting from the definition of “Development Permit” the phrase “Section 920” and replacing it with “Section 490”;

- e) At Section 2.1 by deleting from the definition of "Development Variance Permit" the phrase "Section 922" and replacing it with "Section 498"; and
- f) At Section 2.1 by deleting from the definition of "Temporary Use Permit" the phrase "Section 921" and replacing it with "Section 493".

2. This Bylaw may be cited as **"Development Application Fees Bylaw No. 8951, Amendment Bylaw No. 10450"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by <i>MP</i>
_____	APPROVED by Director or Solicitor <i>JA</i>

MAYOR

CORPORATE OFFICER



**Development Permit, Development Variance Permit, Temporary
Commercial and Industrial Permit Procedure Bylaw No. 7273,
Amendment Bylaw No. 10451**

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

1. **Development Permit, Development Variance Permit, Temporary Commercial and Industrial Permit Procedure Bylaw No. 7273**, as amended, is further amended:

- a) At Part One: Permit Application Procedure, by deleting section 1.2.2.(b) and replacing it with the following:

“1.2.2 (b) does not apply to **development permit** applications for a **granny flat** or a **coach house**, or **development permit** applications applied for under subsection 5.5.1 below.”;

- b) At Part Two: Processing of Permit Applications by the Manager of Development Applications, by adding the following as section 2.2.3:

“2.2.3 Notwithstanding subsections 2.2.1 and 2.2.2 above, the **Director, Development** is responsible for processing and reviewing applications for **development permits** under subsection 5.5.1 of this Bylaw.”;

- c) At Part Three: Notification of Property Owners and Occupiers, by adding the following as new section 3.1.3:

“3.1.3 Notwithstanding subsection 3.1.1, the **City Clerk** is not required to provide notice as set out in subsections 3.1.1 and 3.1.2 for a proposed **development permit** under subsection 5.5.1.”;

- d) At Part Five: Consideration of Applications by Council, by adding the following as section 5.5:

“5.5 **Delegation of Development Permits in Steveston Village Heritage Conservation Area**

5.5.1. Notwithstanding with Section 5.1 above, **Council** delegates to the **Director, Development** the authority to:

- (a) approve and issue **development permits** for properties located in the **Steveston Village Heritage Conservation Area** in respect of the following:
 - (i) exterior cladding replacement on a like-for-like basis;
 - (ii) roof repair, maintenance, or replacement; and
 - (iii) exterior changes, including landscape changes (e.g. fence construction), provided that the proposed changes do not alter the overall form and character, do not involve additional floor area, and the construction value does not exceed \$75,000;
 - (b) reject **development permit** applications submitted under subsection 5.5.1(a);
 - (c) vary and supplement **development permits** under subsection 5.5.1(a) and impose conditions and requirements on said permits; and
 - (d) cancel **development permits** under subsection 5.5.1(a) if a permit holder fails to comply with a term of condition of the permit.
- 5.5.2 The **Director, Development** must send a notice of the decision in writing to the **applicant**.
- 5.5.3 An **applicant** for a **development permit** under subsection 5.5.1 is entitled to reconsideration of the decision of the **Director, Development** in accordance with the following process:
- (a) the **applicant** must apply for the reconsideration by delivering to the **City Clerk**, and providing a copy to the **Director, Development**, within 30 days after the decision of the **Director, Development** is deemed to be received by the **applicant**, a reconsideration application in writing setting out the following:
 - (i) the date of the decision of the **Director, Development** and the nature of the decision;
 - (ii) reasons why the **applicant** wishes the decision to be reconsidered by **Council**;
 - (iii) a request from the **applicant** that the decision be

made by **Council**, with brief reasons in support of the request; and

- (iv) a copy of any materials the **applicant** considers to be relevant to the reconsideration by **Council**;
- (b) the **Director, Development** must present to the General Purpose Committee, a report on the application and decision to be reconsidered, consisting of a recommendation, and any other information the **Director, Development** considers to be relevant;
- (c) the **applicant** may delegate to the General Purposes Committee in accordance with Council Procedure Bylaw No. 7560 at the regular meeting of the General Purposes Committee at which the **Director, Development's** report is on the agenda;
- (d) upon receipt of the recommendation from the **Director, Development** and the delegation from the **applicant**, the General Purpose Committee must make a recommendation to **Council** to:
 - (i) confirm the decision of the **Director, Development**;
 - (ii) vary or set aside the decision of the **Director, Development** and substitute the decision of **Council** and either:
 - a. issue the **development permit**;
 - b. issue the **development permit** amended by resolution of the committee; or
 - c. reject the **development permit** application; or
 - (iii) refer the **development permit** application to the **Director, Development**, with direction as to modifications the committee would like to see investigated or implemented;
- (e) where the General Purpose Committee determines that a **development permit** application poses significant policy issues or public controversy, the committee may recommend to **Council** that such application be forwarded to a **public hearing** for further input; and
- (f) upon receipt of the recommendation from the General

Purpose Committee, **Council** must:

- i. confirm the decision of the **Director, Development**; or
- ii. vary or set aside the decision of the **Director, Development** and substitute the decision of Council and either:
 - a. issue the **development permit** under subsection 5.5.1;
 - b. issue the **development permit** amended by resolution of **Council**; or
 - c. reject the application for a **development permit** under subsection 5.5.1; or
- iii. refer the **development permit** application to a **public hearing** for further consideration and detail.”;

e) At Part Eight: Issuing of Permits, by adding the following as section 8.1.4:

“8.1.4 Where the **Director, Development** issues a **development permit** for properties in the **Steveston Village Heritage Conservation Area** under subsection 5.5.1, the **City Clerk** must ensure that such permit is properly executed and must mail or otherwise deliver such permit to the **applicant**, and cause the appropriate “Notice of Permit” to be filed in the Provincial Land Title Office.”; and


f) At Part Twelve: Interpretation, by adding the following defined term in alphabetical order:

**“Steveston Village
Heritage Conservation
Area**

means an area designated as a heritage conservation area as shown in the Steveston Village Heritage Conservation Area Map included in the Steveston Area Plan Bylaw 7100 Schedule 2.4 of the **Official Community Plan** under section 614 of the *Local Government Act*.”.

2. This Bylaw may be cited as **“Development Permit, Development Variance Permit, Temporary Commercial and Industrial Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10450”**.

FIRST READING

CITY OF RICHMOND
APPROVED by 
APPROVED by Director of Solicitor

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER



**Regular Council
Monday, April 24, 2023**

12. REFERRAL RESPONSE ON HERITAGE PROCEDURES

(File Ref. No. 08-4200-01; 12-8060-20-010039; 12-8060-20-010040; 12-8060-20-010041; 12-8060-20-010450; 12-8060-20-010451) (REDMS No. 7082713, 6174870, 6177262, 6173037, 7156240, 7156252)

- (1) *That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039, which amends:*
- (a) *Schedule 1 (Official Community Plan) to revise the general Development Permit exemption criteria for protected heritage properties; and*
 - (b) *Schedule 2.4 (Steveston Area Plan) to revise the Development Permit exemption criteria for properties located in the Steveston Village Node, and the Steveston Village General Guidelines be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039, having been considered in conjunction with:*
- (a) *the City's Consolidated 5 Year Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans*
- is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*



Regular Council
Monday, April 24, 2023

- (3) *That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (4) *That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273, Amendment Bylaw 10451, to add matters that can be handled by delegated authority be introduced and given first, second and third reading;*
- (5) *That Heritage Procedures Bylaw 8400, Amendment Bylaw 10040, to:*
 - (a) *introduce the Heritage Alteration Permit exemption criteria;*
 - (b) *clarify matters that can be handled by delegated authority;*
 - (c) *establish the development notification sign and meeting notice requirements for Heritage Alteration Permit and Heritage Revitalization Agreement applications; and*
 - (d) *remove the attached Heritage Alteration Permit template, and Heritage Alteration Permit and Heritage Revitalization Agreement application forms*
be introduced and given first, second and third reading;
- (6) *That Consolidated Fees Bylaw 8636, Amendment Bylaw 10041, to amend the fee structures for Heritage Alteration Permit and Heritage Revitalization Agreement applications be introduced and given first, second and third reading; and*
- (7) *That Development Application Fees Bylaw 8951, Amendment Bylaw 10450, to add a fee requirement for mailed meeting notices for Heritage Alteration Permit and Heritage Revitalization Agreement applications be introduced and given first, second and third reading.*

ADOPTED ON CONSENT