



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

**Public Hearing Agenda
Electronic Meeting**

Monday, June 19, 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-7

See Page PH-7 for Staff Memorandum

PH-17

See Page PH-17 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.

Page

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 10433.

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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10447 (RZ 22-027435)**
(File Ref. No. <#>) (REDMS No. <#>)

PH-43

See Page PH-43 for full report

Location: 9671 No. 1 Road

Applicant: Bradley Dore

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit the property to be subdivided to create two single-family lots, each with vehicle access from the rear lane.

First Reading: May 8, 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 10447.

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3. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10452 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10453 (RZ 22-027435)**

(File Ref. No. <#>) (REDMS No. <#>)

PH-62

See Page PH-62 for full report

Location: 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road

Applicant: Maskeen (Hamilton) Properties Corp.

Purpose of OCP Amendment: To redesignate the subject properties from “Neighbourhood Residential” to “Mixed Use” in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and to amend Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) to redesignate a portion of the site from “Neighbourhood Residential (Stacked Townhouse 1.00 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)”, to clarify provision for additional density and building height for new development that includes City-owned community amenities in the village centre, and to allow new development on sites with a larger lot area to be considered on a case by case basis, such as the proposed development on the subject site.

Purpose of Zoning Amendment: To rezone the subject properties from the “Single Detached (RS1/F)” zone to a new “Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)” zone, to permit development of a mixed-use development of approximately 186 residential units, in two buildings ranging in height from four-storeys to five-storeys.

First Reading: May 23, 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 Official Community Plan Bylaw 9000, Amendment Bylaw 10452



Page

2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10453.

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4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10454 (RZ 21-941625)**

(File Ref. No. <#>) (REDMS No. <#>)

PH-123

See Page PH-123 for full report

Location: 10611 and 10751 River Drive

Applicant: Fougere Architecture Inc.

Purpose: To rezone the subject property from the “Industrial Storage (IS)” zone to a new “Low to Mid Rise Apartment (ZLR46) – Bridgeport” zone, to permit development of approximately 181 residential units in three buildings ranging in height from four-storeys to six-storeys.

First Reading: May 8, 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 10454.

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5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10457 (RZ 20-919143)**

(File Ref. No. <#>) (REDMS No. <#>)

PH-182

See Page PH-182 for Staff Memorandum

PH-183

See Page PH-183 for full report

Location: 7371 No. 4 Road

Applicant: Fougere Architecture Inc.

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Purpose: To rezone the subject property from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone, to permit development of 19 townhouse units, with vehicle access to General Currie Road.

First Reading: May 8, 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 10457.



6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10465**
(File Ref. No. <#>) (REDMS No. <#>)

PH-221

See Page PH-221 for full report

Location: 8635, 8655, 8675 and 8695 Cook Crescent, and the surplus portion of the Spires Road and Cook Crescent road allowance

Applicant: TopStream Management Ltd.

Purpose: To create the “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)” zone, and to rezone the subject site from “Single Detached (RS1/E)” zone to “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)” zone, to permit development of 27 townhouse units and seven secondary suites with a common parking structure with access from Spires Road.

First Reading: May 23, 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.

Page

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10465.

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ADJOURNMENT

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City of
Richmond



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

Memorandum

Planning and Development Division
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director, Development
Date: June 8, 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

The purpose of this memorandum is to provide an update regarding the above-referenced rezoning application, which was first considered at the Public Hearing held on April 17, 2023, and subsequently deferred at the Public Hearing held on May 15, 2023.

At the initial Public Hearing, comments and concerns were raised by the neighbouring property owner at 9271 Dixon Avenue regarding potential construction-related impacts to the neighbouring property to the east, in particular potential impacts to the existing cast-in-place concrete retaining wall located along the shared property line. At the Public Hearing held on May 15, 2023, City Council provided further direction for the applicant to meet with the neighbour regarding their concerns.

The applicant has engaged the services of a consultant to conduct an assessment of the retaining wall. The assessment, prepared by Summit Geotechnical Services Inc. dated May 16, 2023, (Attachment 1) identifies that the existing cast-in-place concrete retaining wall located along the east property line is abnormal and encroaches into the subject property underground by approximately 2.5 ft. The retaining wall is non-structural, is in poor condition and serves a landscaping purpose (grade separation) only.

The applicant's consultant has identified that the proposed finished grades of the subject property after the development will be close to the existing grade of the east neighbouring property and would therefore no longer require a landscape retaining wall at this location. However, considering the existing concrete retaining wall is also supporting the existing fence, the wall can be left in place.

The applicant's consultant also identified that the existing cast-in-place retaining wall is in poor condition and that partial removal of the visible broken portions of the wall may be considered. However, the applicant has confirmed to staff that no portion of the existing retaining wall will be removed without the consent of the neighbour.

The applicant had previously identified that a new wooden retaining wall would be constructed on the subject property abutting the existing cast in place concrete retaining wall. The applicant's consultant commented on the feasibility of a wood retaining wall in this location, and while possible to construct, is not recommended because it would result in a small gap between the retaining walls allowing water flow and resulting in soil migration and settlement issues.

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Richmond

June 8, 2023

- 2 -

Considering the consultant's recommendation, the applicant is no longer proposing to construct a wooden retaining wall.

In light of the concerns expressed, the applicant's Consultant has also recommended survey monitoring during construction through the use of monitoring hubs installed on the existing retaining wall and on neighbouring buildings. The applicant is committed to providing monitoring as recommended on both the subject site and the neighbouring lot, provided the neighbouring property owner consents to the installation of the monitoring equipment.

Following the direction of City Council, the applicant has advised City Staff that they have met with the neighbouring property owner on May 15, 2023, and May 26, 2023, and provided a copy of the consultant's assessment of the retaining wall; however, no agreement was reached regarding the treatment of the retaining work or the installation of monitoring equipment on the neighbouring property.

The applicant will be present at the Public Hearing on June 19, 2023, to provide a full overview and respond to any further queries from members of the public and City Council.

A handwritten signature in black ink, appearing to read 'Wayne Craig', with a stylized flourish at the end.

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

Attachment 1 – Geotechnical Assessment of Existing Neighbouring Retaining Walls

WC:ac

pc: SMT
Josh Reis, Program Manager, Development
Suzanne Smith, Program Manager, Development

**EGBC Permit To Practice No.: 1000284**

May 16, 2023,

Reference No. VAN-2339

Owner
8180 Heather Street
Richmond, BC, V6Y 2R1

c/o: CT Studio

email: tcdesign2012@hotmail.com

Re: Assessment of Existing Neighboring Retaining Walls - Revision 1
8180 Heather Street, Richmond, BC

1.0 INTRODUCTION

As requested, **Summit** Geotechnical Services Inc. (**Summit**) completed a geotechnical assessment of the existing retaining walls located adjacent to 8180 Heather Street in Richmond, BC. The purpose of the assessment is to evaluate the potential impact from the proposed subdivision development of the subject property to the adjacent neighboring retaining walls. This report provides a summary of our site observations and our geotechnical opinion.

2.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

2.1 Site Description

The subject property is located at 8180 Heather Street in Richmond, BC. The site is bounded to the south by Dixon Avenue, to the west by Heather Street, to the north and the east by private residential properties. Currently, the site is improved by an at-grade supported single-story house (constructed in 1985) located near the center of the property.

Based on the survey plan, the site is relatively flat with existing ground elevations ranging between +0.83m to +1.41m. The existing ground at the north neighboring property is about 0.3 to 0.4m higher than the ground near the common property line of the subject property. The grade separation is supported by a wood landscaping retaining wall (located on the north neighboring property) as shown in Photo 1 below. The existing ground at the east neighboring property is about 0.15 to 0.2m higher than the ground near the common property line of the subject property. The grade separation is supported by a cast-in-place concrete retaining wall as shown in Photo 2 below.

The existing building on the north neighboring property setback about 1.15m (3'-9") from the common property line, while the east neighboring building setback about 1.37m (4.5') from the common property line. Both neighboring buildings are typical at-grade supported wood frame structures supported on concrete foundation.

Based on the updated survey plan, it is confirmed that the existing wood retaining wall along the north property line is located on north neighboring property. The existing cast-in-place concrete retaining wall along the east property line is a shared wall with the top of the wall at the south side located on the east neighboring property and the north side on the subject property.

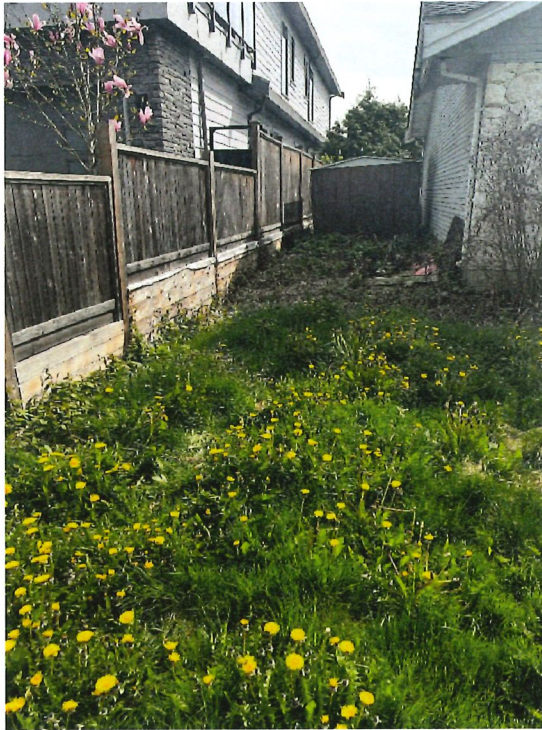


Photo 1 Existing wood retaining wall along north property line



Photo 2 Existing CIP retaining wall along east property line

2.2 Proposed Development

Based on the conceptual subdivision plan prepared by CT Studio, it is understood that the intention is to subdivide the property into two separate single-family dwelling residential lots and construct a new house with attached garage on each lot. The new buildings will setback about 6.42m (21') from the north property lines and setback about 1.22m (4 ft.) from the east property line. The proposed finished grade near the east and the west property lines will match the neighboring ground surface and used as either backyard (north side) or concrete sidewalk (east side).

2.3 Site Observations

Based on our site observations, the existing wood retaining wall along the north property line appeared to be in good condition. No significant ground movements (particular settlement) observed.

The existing cast-in-place (CIP) concrete retaining wall located along the east property line is in very poor condition. Numbers of cracks (spaced at 2 to 2.5m) were observed at the top and exposed front face of the wall and extended below ground (shown in in Photo 3-6). The observed cracks indicated that the concrete wall has no or inadequate reinforcement. In addition, a section of this wall (about 3m long) close to the southwest corner of the east neighboring building has tilted outward towards the subject property indicated significant ground movements had occurred and the wall could fail in the future.



Phot 3 Cracks on CIP Concrete Retaining Wall



Phot 4 Cracks on CIP Concrete Retaining Wall



Photo 5 Cracks on CIP Concrete Retaining Wall



Photo 6 Cracks on CIP Concrete Retaining Wall

As access was not granted by the owner of the east neighboring property, the condition of the east neighboring property (building foundation and sidewalks) near the CIP concrete retaining wall was not inspected.

3.0 SUBSOIL AND GROUNDWATER CONDITION

Based on the published Surficial Geological Survey of Canada Map 1486A and **Summit's** experience within the project vicinity, soil conditions in the project area (center Richmond) typically consist of a thin layer of topsoil or fill overlying natural firm to soft silt, and in turn underlain by loose to medium dense sand to a depth about 20 to 25m where deep interbedded sand and silt starts. The groundwater table is generally near ground surface in winter months.

A senior geotechnical engineer from **Summit** attended the site on April 25, 2023. During our site reconnaissance, four (4) hand dug test holes were attempted at locations shown on the attached Figure 1 Site Plan. Hand dug test holes were advanced to up to 1.22m below the existing ground surface to assess near surface subsoil condition. The encountered subsoil are generally complied with that described in the geological map. Detail description of subsoil encountered in hand dug test holes are presented in Table 1 below

Table 1 Hand Dug Test Hole Log

Test Hole No.	Depth (m)	Soil Descriptions
HA23-01	0 – 0.3	Loose, moist, dark brown, silty SAND, trace rootlet (FILL)
	0.3 – 0.76	Loose to compact, moist, brown, SAND (FILL)
	>0.76	Firm to soft, moist, grey clayey SILT
HA23-02	0 – 0.76	Loose, moist, dark brown, silty SAND, trace rootlet (FILL)
	0.76 – 0.91	Loose to compact, moist, brown, SAND (FILL)
	>0.91	Firm to soft, moist, grey clayey SILT
HA23-03	0 – 0.76	Loose, moist, dark brown, silty SAND, trace rootlet (FILL)
	0.76 – 0.9	Loose to compact, moist, brown, SAND (FILL)
	>0.9	Firm to soft, moist, grey clayey SILT
HA23-04	0 – 0.3	Loose, moist, dark brown, silty SAND, trace rootlet (FILL)
	0.3 – 1.22	Loose to compact, moist, brown, SAND (FILL)
	>1.22	Firm to soft, moist, grey clayey SILT

Hand dug test hole 2 and 3 are excavated adjacent to the existing CIP concrete retaining wall to the bottom of the wall. It was noted that the existing CIP concrete retaining wall has an enlarged footing that likely extended about 0.76m (2.5') into the subject property as shown in the attached Figure 2 Cross Sections. The top of the retaining wall footing is likely located at about 0.5m to 0.76m below the existing ground surface.

No free groundwater was encountered during our site reconnaissance. Considering the site location and elevations, the static groundwater table is expected to be well below the proposed foundation level.

Perched water (run-off) from precipitation should be expected during "wet" season at the ground surface and at the top of the lower permeable till-like soils. It should be noted that fluctuations in the level of the groundwater may occur depending on season, precipitation and local land use

4.0 DISCUSSION AND RECOMMENDATION

It is **Summit's** opinion that both the existing wood retaining wall located along the north property line and the existing CIP concrete retaining wall located along the east property line are non-structural retaining wall servicing landscaping purpose (grade separation) only. The proposed finished grades at the subject property after the development will be close to the existing ground surface at the existing ground surface at both north and east neighboring properties; therefore, those landscaping retaining wall will not be required.

Considering the wood retaining wall located along the north property line is in good condition and the wood wall is supporting the existing wood fences, removing this wall is not recommended. It is recommended to raise the ground near the north property line to match the north neighboring property using free draining materials such as river sand or clear crushed gravel.

The existing CIP concrete retaining wall is in very poor condition. Considering the existing wall is a shared wall (the exposed portion of the wall crosses properties and the footing of the wall extends into the subject property by about 2.5') and the condition of the wall is very poor, it is recommended that the ground at the west side of the existing CIP concrete retaining wall should be raised to match the east neighboring ground to ensure no lateral soil pressure apply to the wall from the east neighboring property as illustrated in Figure 2 Cross Section. The fill is expected to be up to 0.3m and extended to maximum 1.22m (4 ft.) to the edge of the proposed new building.

It is understood that a timber retaining wall was proposed abutting the existing retaining wall. It is **Summit's** opinion that placing a timber wall in front of the existing CIP concrete wall is not necessary from geotechnical point of view. In addition, leaving a gap between timber wall and the existing CIP concrete wall will cause water flow and result soil migration and additional settlement. If a timber retaining wall is preferred to abut the existing CIP concrete retaining wall, it should be installed against the concrete wall.

Considering the existing building and future buildings are at-grade supported structures, demolition of the existing building, filling of the site (no grade raise in general, except near the north and the east property lines will be filled by up to 0.3m) and construction of the future home will have negligible impact to the neighboring properties.

However, survey monitoring during construction is highly recommended. Monitoring hubs should be installed on the existing CIP concrete retaining wall and on neighboring buildings and surveyed weekly from the start of demolition and completion of building foundations. Survey frequency can be reduced to monthly during the construction of upper structures. A detailed pre-construction survey at the east and the north neighboring property should be carried out and any existing cracks, damage should be documented. The contractor/owner of the subject property should be fully responsible for any construction caused damage and repair the damage on their expenses.

Totally removing the existing CIP concrete retaining wall is not recommended. However, considering the poor condition of the existing CIP concrete wall and the location of the wall (crosses properties), partially remove the visible broken CIP concrete wall may be considered. The existing CIP concrete retaining wall may be sawcut to 0.3m below the finished grade and backfilled using topsoil. Please note that should any portion of the retaining wall be removed, written approval from the owner of the east neighbor shall be obtained. Reinstallation of the fence and that all work would be done at the cost of the developer of 8180 Heather Street, Richmond. If no agreement can be reached the retaining wall should be left in place.

Summit Geotechnical Services Inc.
EGBC Permit To Practice No.: 1000284
Assessment of Existing Neighboring Retaining Walls R1
8180 Heather Street, Richmond
Reference No.: VAN-2339
May 16, 2023

We trust that this letter will meet your present requirements. Please contact the undersigned if you have any questions or require further assistance.

Sincerely,

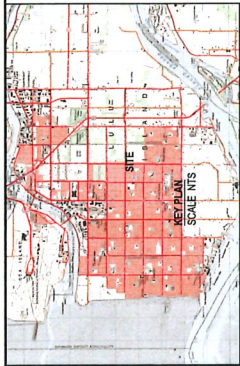
Summit Geotechnical Services Inc.

2023-05-16

Jian Zhong Jin, M.Eng., P.Eng.
Principal, Geotechnical Engineer

Enclosures: Figure 1 Site Plan
Figure 2 Cross Section

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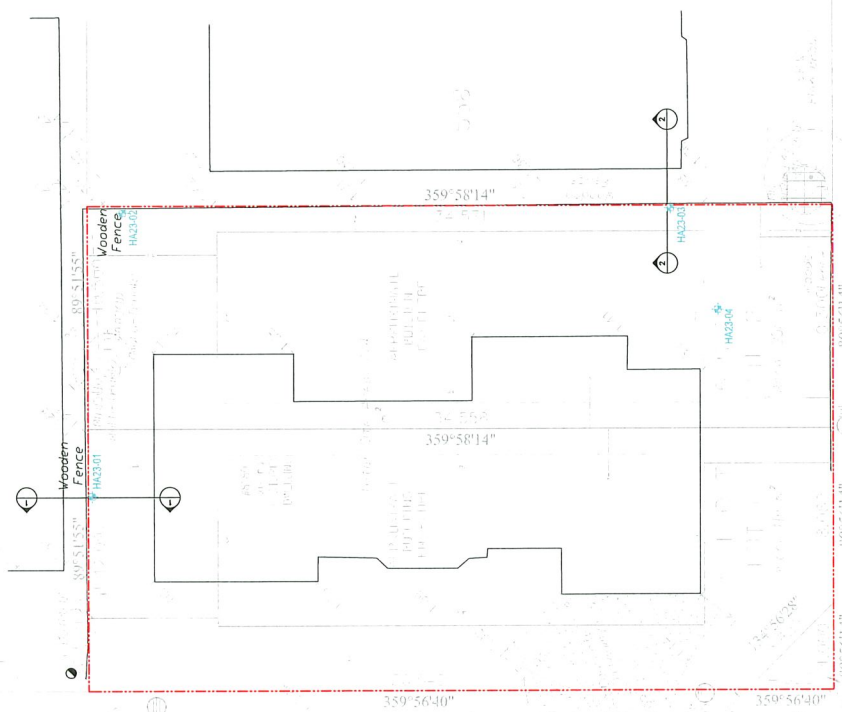


LEGEND

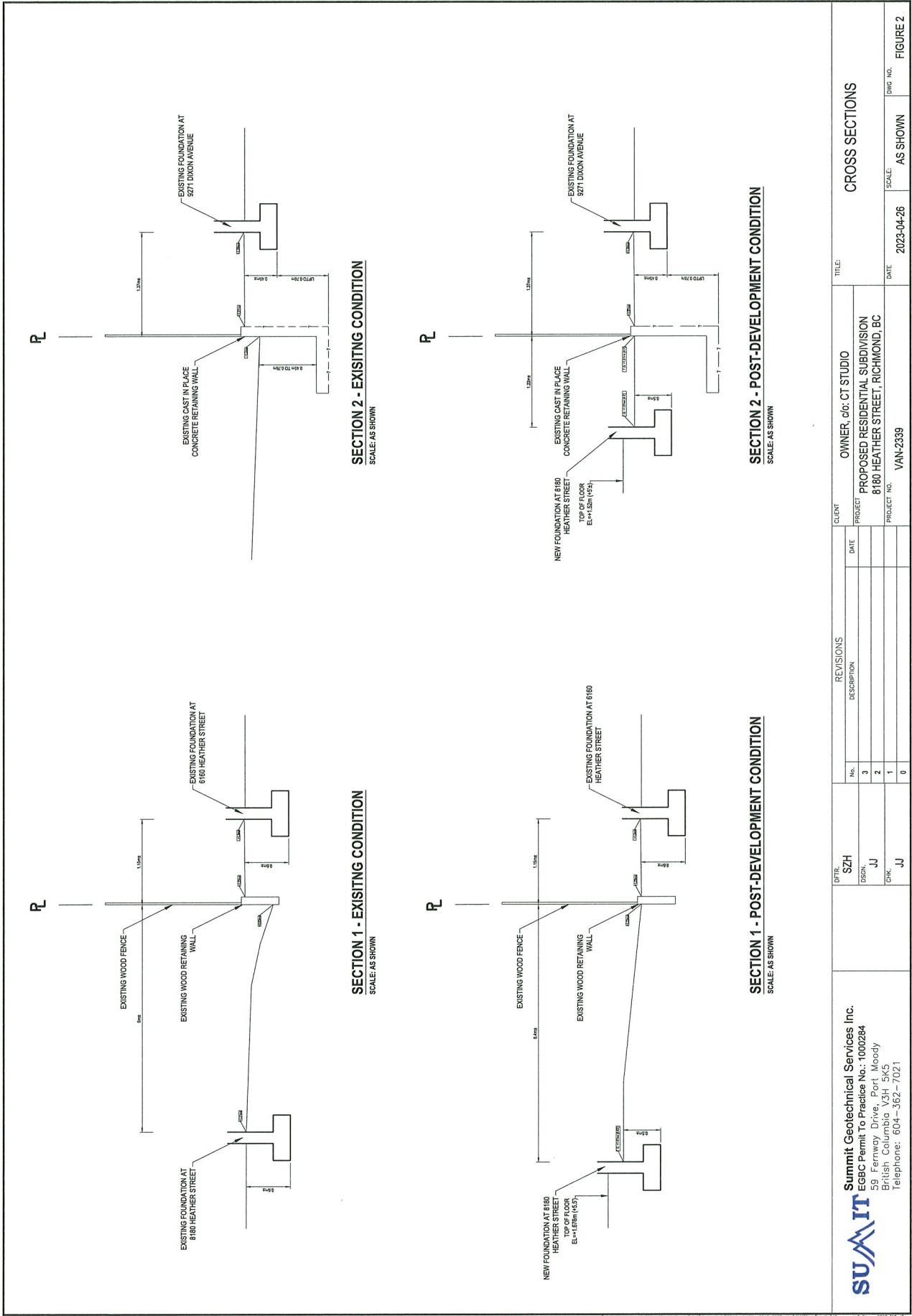
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- 2023 HAND DUG TEST HOLE
- H423-01
- H423-04

REFERENCE

SURVEY PLAN BY J.C. TAM AND ASSOCIATES CANADA
AND LAND SURVEYOR, DATED FEB. 6, 2023



SUMMIT Summit Geotechnical Services Inc. EGBC Permit To Practice No.: 1000284 59 Fernway Drive, Port Moody British Columbia V3H 5K5 Telephone: 604-362-7021	DPTR SZH J J J	REVISIONS		CLIENT OWNER, 606 CT STUDIO PROJECT PROPOSED RESIDENTIAL SUBDIVISION 8180 HEATHER STREET, RICHMOND, BC PROJECT NO. VAN-2339	TITLE: SITE PLAN	
		No.	DESCRIPTION		DATE	SCALE
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		1		2023-04-26	1:500	FIGURE 1
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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.



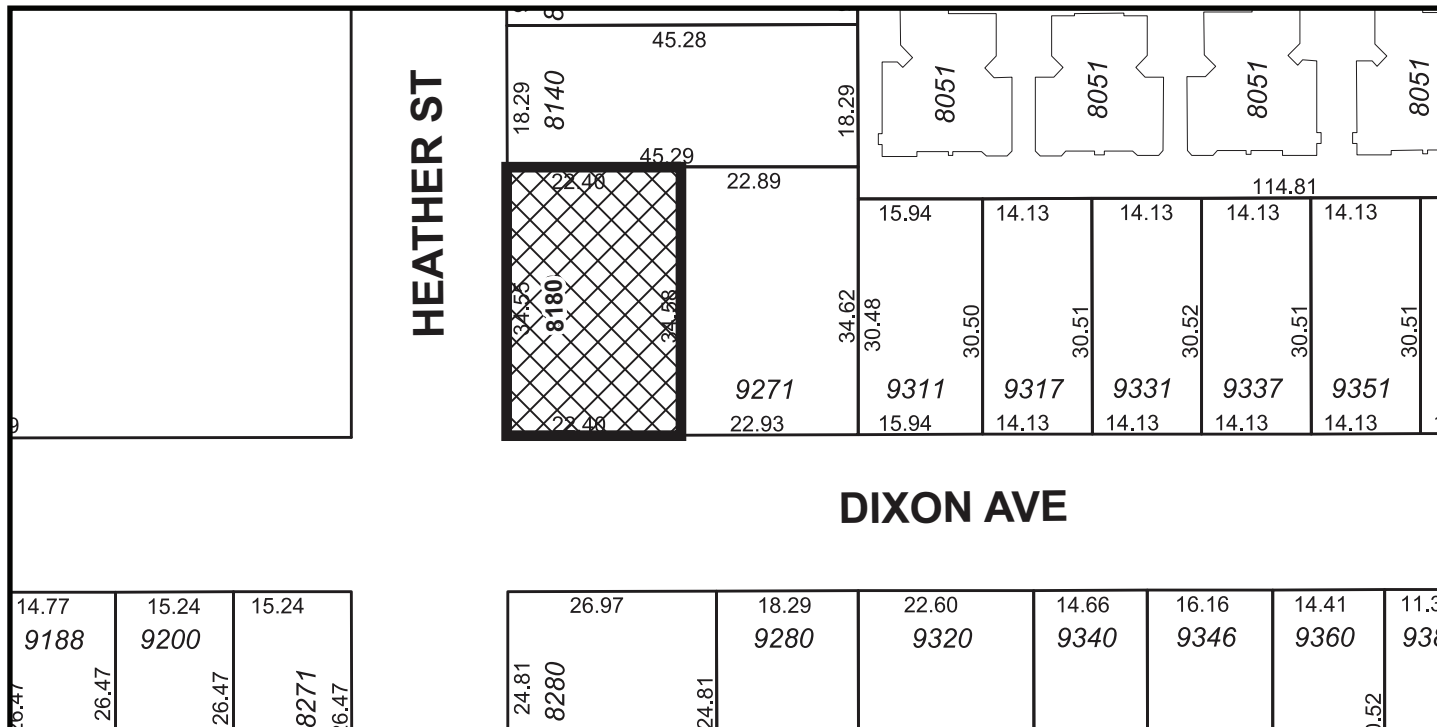
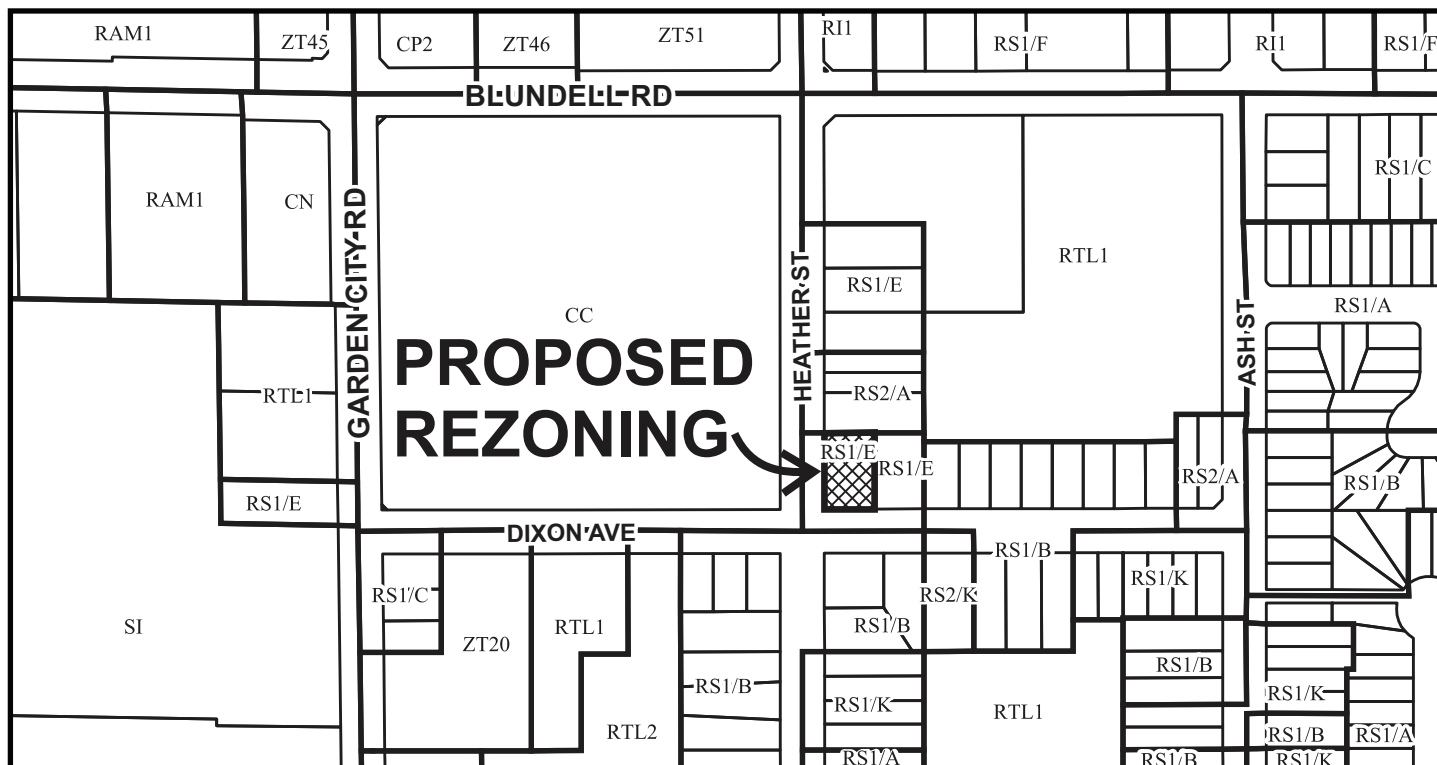
Alex Costin
Planning Technician – Design
(604-276-4200)

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 – 23

Original Date: 11/27/17

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 17-791280

PH - 24

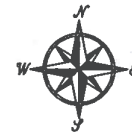
Original Date: 11/27/17

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**

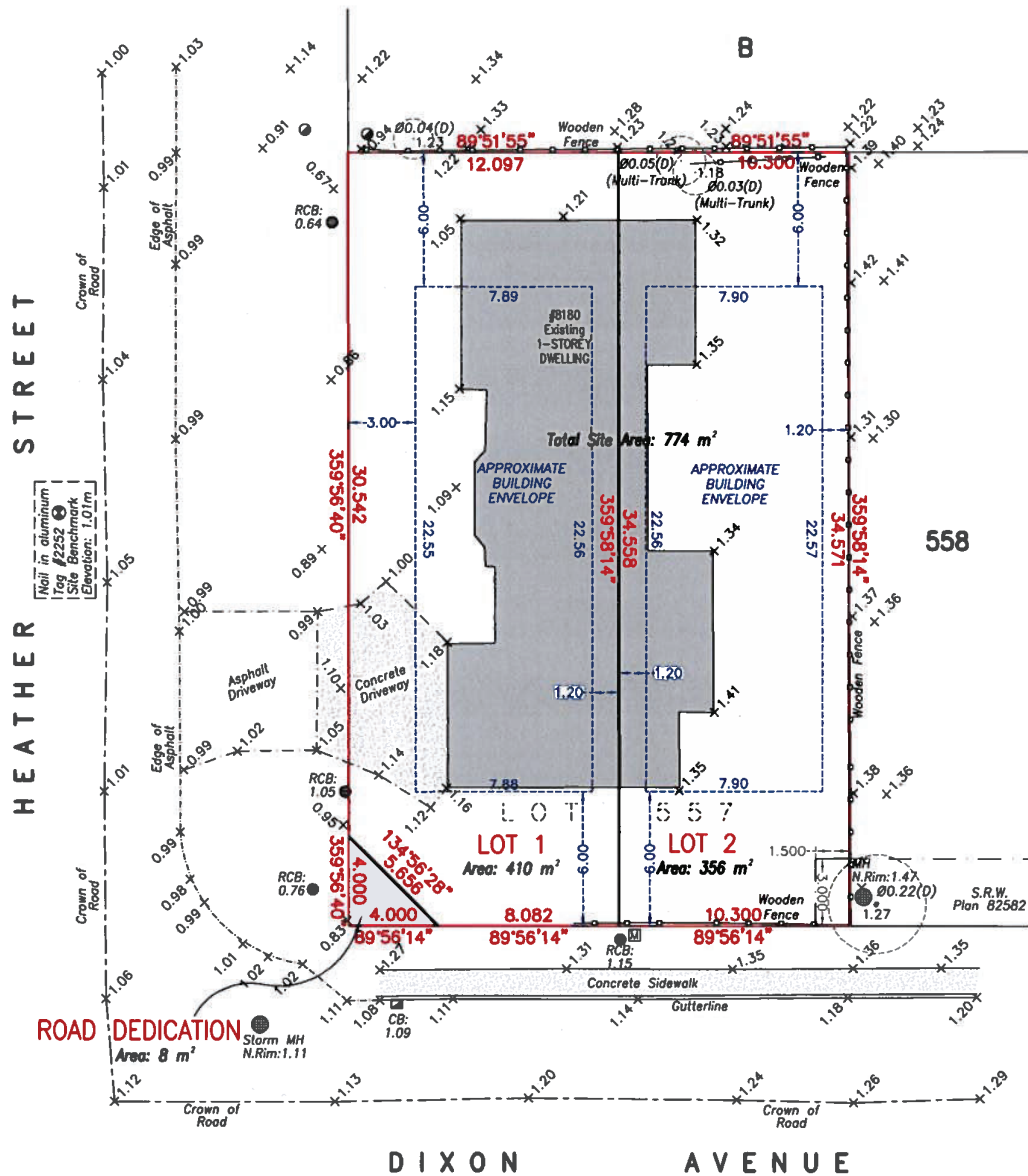
#8180 HEATHER STREET,
RICHMOND, B.C.
P.I.D. 001-708-538



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

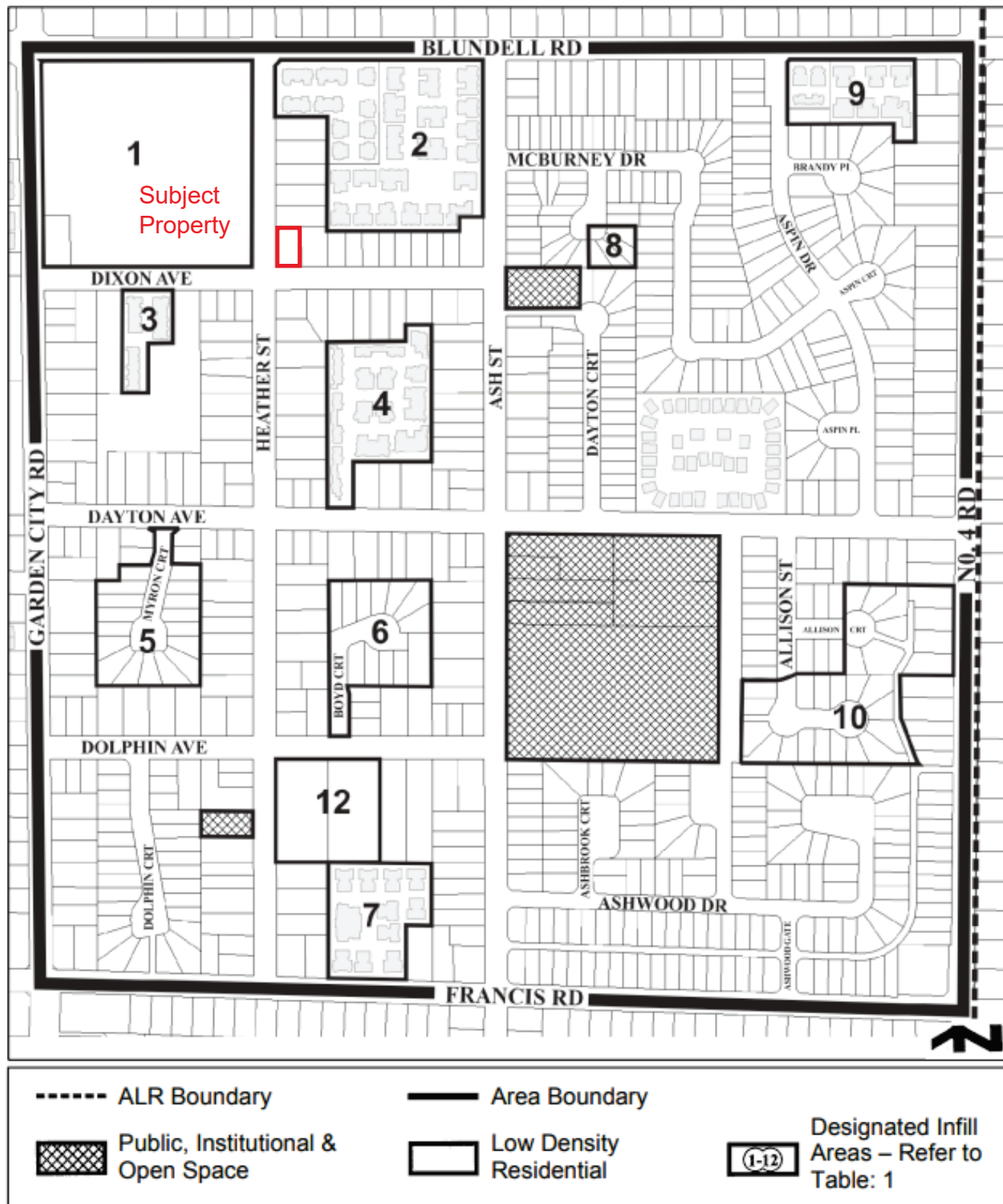
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	<p>Front: Min. 6.0 m</p> <p>Rear: Min. 6.0 m or 20% of the total lot depth, for a maximum width of 60% of the rear wall of the first storey; and 25% of the total lot depth, for the remaining 40% of the rear wall of the first 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: [REDACTED]
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] .

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

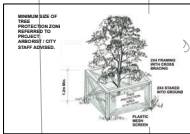
- Tree Protection Barrier
 X Tree To Be Removed

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

SITE PLAN

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



DIXON 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)



**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

APR 17 2023 MAY 15 2023

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: April 17, 2023
File: RZ 22-027435

Re: Application by Bradley Dore for Rezoning at 9671 No. 1 Road from "Single Detached (RS1/E)" Zone to "Compact Single Detached (RC2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10447, for the rezoning of 9671 No. 1 Road from "Single Detached (RS1/E)" zone to "Compact Single Detached (RC2)" zone, be introduced and given first reading.

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

WC:ac
Att. 5

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

Staff Report

Origin

Bradley Dore has applied on behalf of the owner, Lavocata Holdings Ltd., Inc. No. BC 1388010 (Directors: Caterina Rizzo and Benny Taddei), to the City of Richmond for permission to rezone 9671 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, each with vehicle access from the rear lane. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed subdivision 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 unoccupied single-family dwelling on the property with vehicle access from the rear lane, which is proposed to be demolished. The applicant has confirmed that 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 on a property zoned “Compact Single Detached (RC1)” fronting No. 1 Road.

To the South: A single-family dwelling on a property zoned “Compact Single Detached (RC1)” fronting No. 1 Road.

To the East: Across No 1. Road, a single-family dwelling on a lot zoned “Single Detached (RS1/C)” fronting No. 1 Road and a single-family dwelling on a lot zoned “Single Detached (RS1/B)” fronting Peterson Drive.

To the West: Across the lane, a single-family dwelling on a property zoned “Single Detached RS1/E)” fronting Desmond Road.

Related Policies & Studies

Official Community Plan/Seafair Planning Area

The subject property is located in the Seafair planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). The proposed rezoning and subdivision are consistent with this designation.

Arterial Road Policy

The subject property is designated “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from the rear lane only. The proposed rezoning is consistent with this Policy.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit a Landscaping Security based on 100 per cent 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 include any required replacement trees identified as a condition of rezoning.

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 early public notification or 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 one existing single-family property into two new compact single-family lots with vehicular access from the rear lane. This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on No. 1 Road. Similar applications to rezone and subdivide properties have been approved both to the north and south on the subject property along No. 1 Road.

Existing Legal Encumbrances

None.

Transportation and Site Access

Vehicular access to No. 1 Road is not permitted in accordance with Residential Lot (Vehicular) Access Bylaw No. 7222 and therefore will be restricted to the rear lane only.

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 11 bylaw-sized trees on the subject property, no trees on neighbouring properties, and no trees on City property.

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

- Three bylaw-sized trees tag #52 (Western red cedar), tag #59 (Western red cedar) and tag #60 (Western red cedar) located along the No. 1 Rd frontage are identified as being in good condition and are to be retained and protected.
- Five bylaw-sized trees tag #53 (Western red cedar), tag #54 (Western red cedar), tag #55 (Western red cedar), tag #56 (Western red cedar,) and tag #57 (Hiba arborvitae) located along the No. 1 Road frontage are identified as being in poor condition; either dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. These trees also conflict with the service and utility corridor. As a result, these trees are not good candidates for retention and should be removed.
- One bylaw-sized tree tag #58 (Blue spruce) located along the No. 1 Road frontage is outside the service and utility corridor, however, is identified as being low value due to its crown being so spindly that it is structurally codependent with the adjacent trees of the row. As a result, this tree is not a good candidate for retention and should be removed.
- Two bylaw-sized trees tag #50 (Western red cedar) and tag #51 (Western red cedar) are identified as being in fair condition but have low landscape value due to their shrub-like form and conflict with the proposed development. As a result, these trees are not good candidates for retention and should be removed.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove eight on-site trees (Trees #50, 51, 53, 54, 55, 56, 57 and 58). The 2:1 replacement ratio would require a total of 16 replacement trees.

The applicant has agreed to plant (3) replacement trees on-site. One new tree in the rear yard of each lot and one shared tree in the front yard straddling the shared property line. The proposed number of trees to be planted takes into consideration overcrowding and future site servicing works. 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
3	8 cm	4 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$9,750.00 to the City's Tree Compensation Fund in lieu of the remaining 13 trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

Three trees (tag #52, #59 and #60) on the property 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 the development stage (Attachment 4). As the existing site grade is lower than the sidewalk along No. 1 Rd, the plan provides cross-section details showing that the lot grade within the protection zone of all trees will be maintained at its current elevation and that only small portions of the lot are proposed to be filled to accommodate pedestrian walkways from the sidewalk along the No. 1 Road frontage to the front entries of each dwelling. 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.

Tree Planting and Landscaping

Consistent with Zoning Bylaw regulations and the landscape guidelines for compact lots in the Arterial Road Land Use Policy, the applicant must plant and maintain three new trees on the new lots. 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.

To ensure that the required trees are planted and maintained on each lot proposed and that the front yards of the proposed lots are enhanced, the applicant is required to complete the following prior to final adoption of the rezoning bylaw:

- Submit a Landscape Plan for the front yards prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan must comply with the guidelines of the Arterial Road Land Use Policy in the OCP.
- Submit a Landscaping Security based on 100 per cent of a cost estimate for the proposed Landscape Plan works provided by the Landscape Architect (including materials, installation and a 10 per cent contingency). This security should include \$2,250.00 (\$750.00/tree) to ensure three new trees are planted and maintained on the new lots.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications 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 or coach house 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 Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of a minimum of 48.8 m² (525 ft²) in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 48.8 m² (525 ft²) is constructed on each of the two future lots, 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, as described in Attachment 5. A significant portion of the frontage is identified for tree retention and may not be impacted. The existing frontage is to be retained as it is in good condition and consistent with the rest of the block.

At subdivision stage, the applicant is also required to pay:

- \$16,858.05 plus applicable interest for cost recovery of rear lane drainage upgrades previously constructed by the City as part of a City Capital Works Program in accordance with Works and Services Cost Recovery Bylaw 8752.
- The current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees, and the costs associated with the completion of the site servicing and other improvements as described in Attachment 5.

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 9671 No. 1 Road from "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2) zone, to permit the property to be subdivided to create two single-family lots with vehicle access from the rear lane.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10447 be introduced and given first reading.

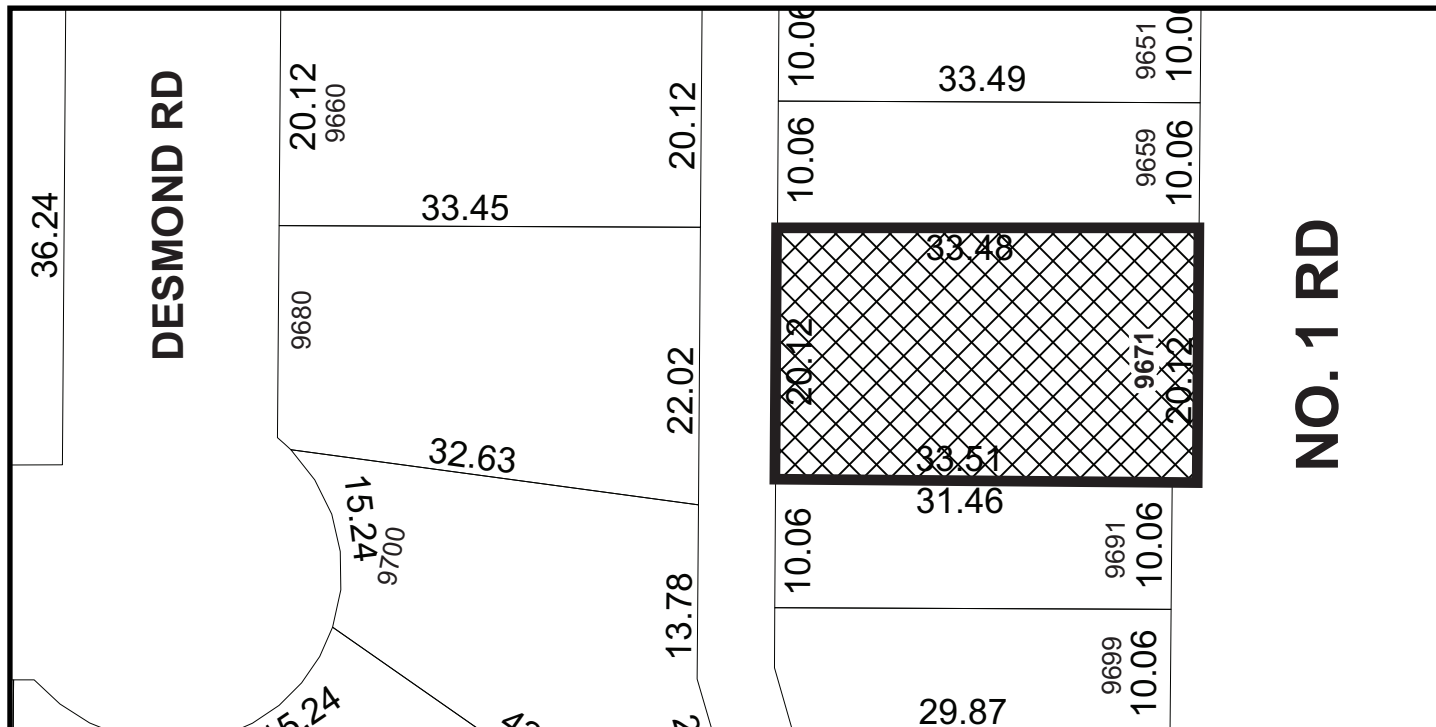
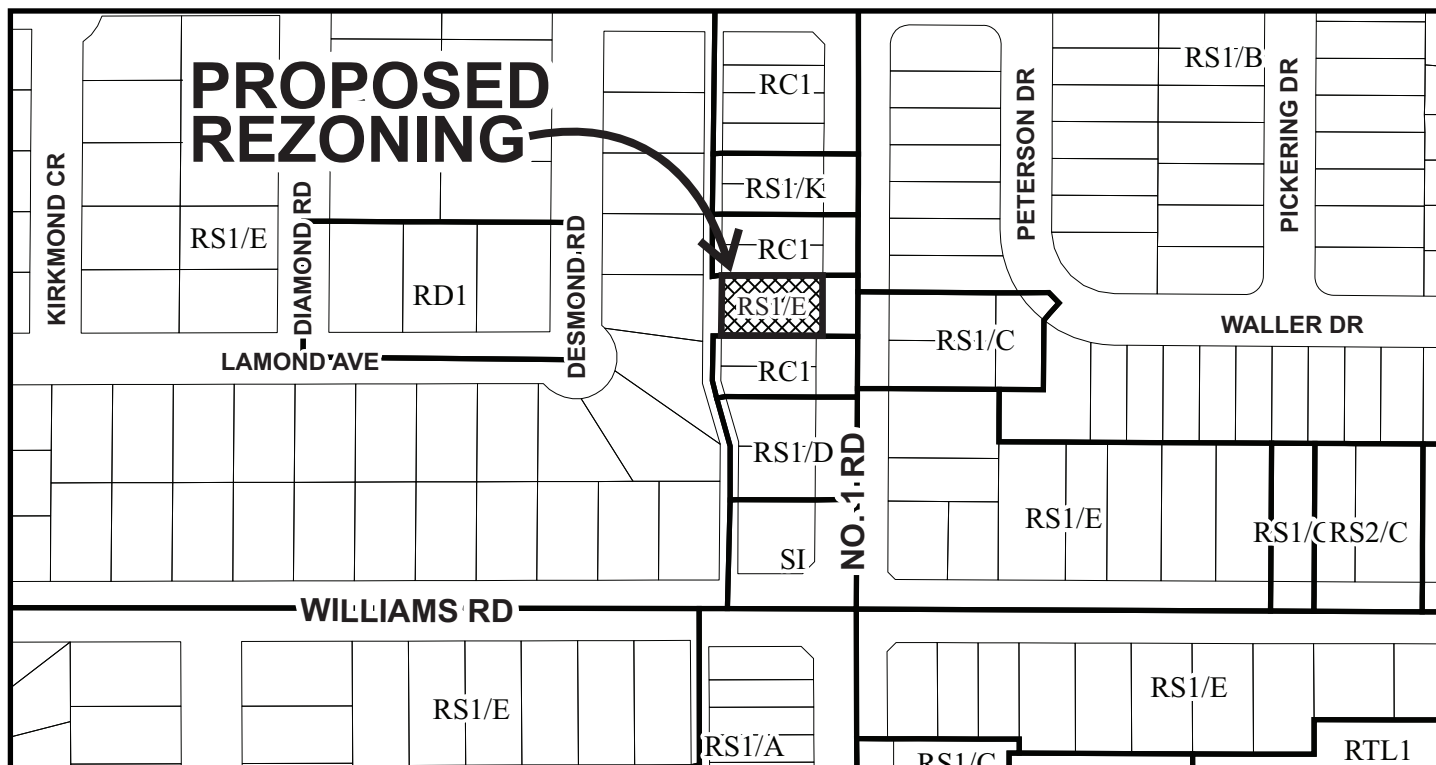


Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:js

- Att. 1: Location Map/Aerial Photo
 2: Site Survey and Proposed Subdivision Plan
 3: Development Application Data Sheet
 4: Tree Retention Plan
 5: Rezoning Considerations

City of
Richmond



RZ 22-027435

PH – 50

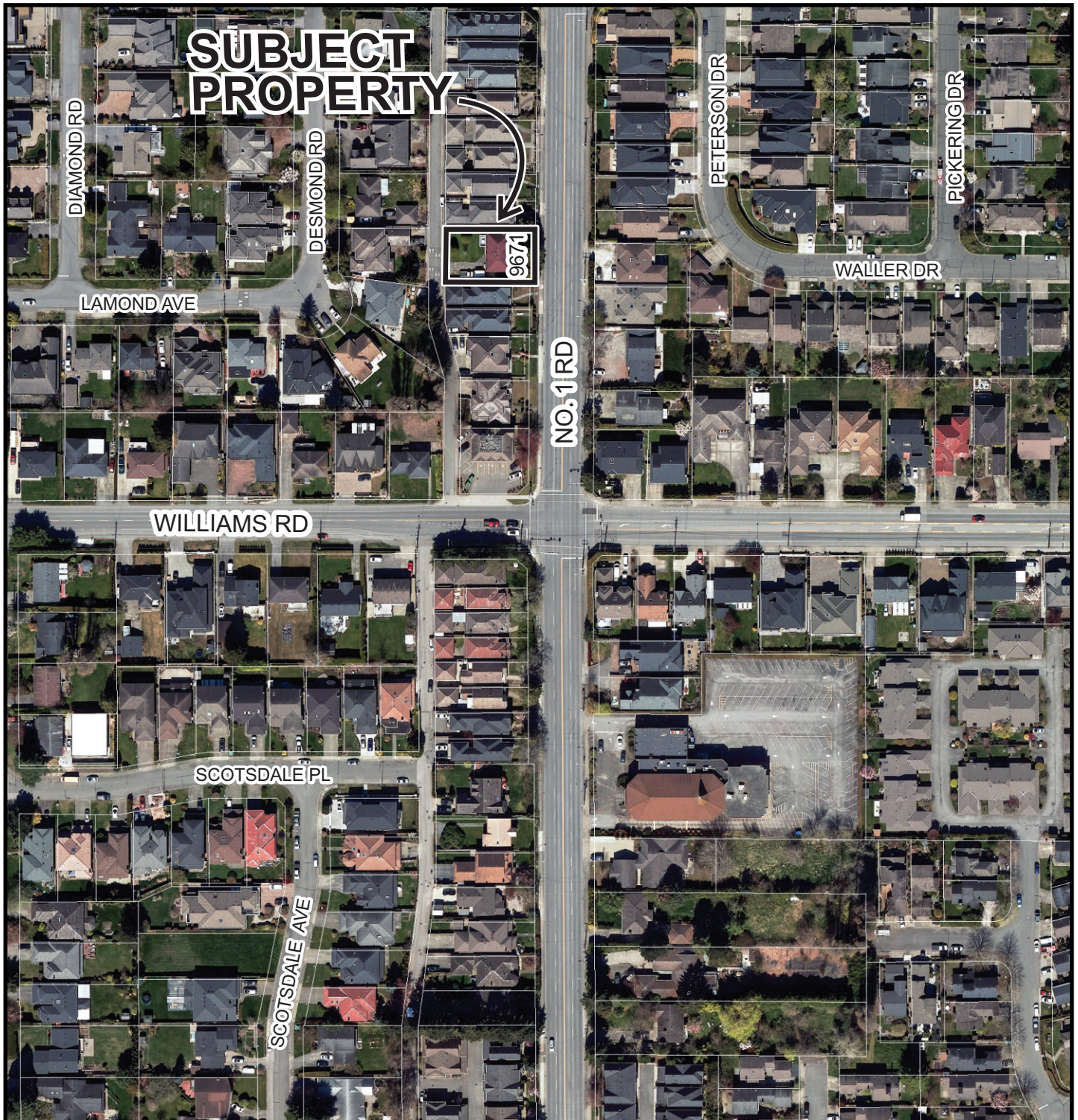
Original Date: 01/18/23

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 22-027435

PH - 51

Original Date: 01/18/22

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 22
BLOCK 9 SECTION 27 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 19428**

#9671 NO 1 ROAD,
RICHMOND, B.C.
P.I.D. 010-487-859

LEGEND:

- (C) denotes conifer
- denotes round catch basin
- denotes manhole
- denotes water meter
- ⊗ denotes round inspection chamber
- ⊕ denotes traffic sign
- ⊙ denotes power post
- TW denotes top of retaining wall

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.

Old Control Monument GCM#36099

Elevation: 3.741m

Benchmark: HPN #234

Control Monument 77H4891

Elevation: 1.128m

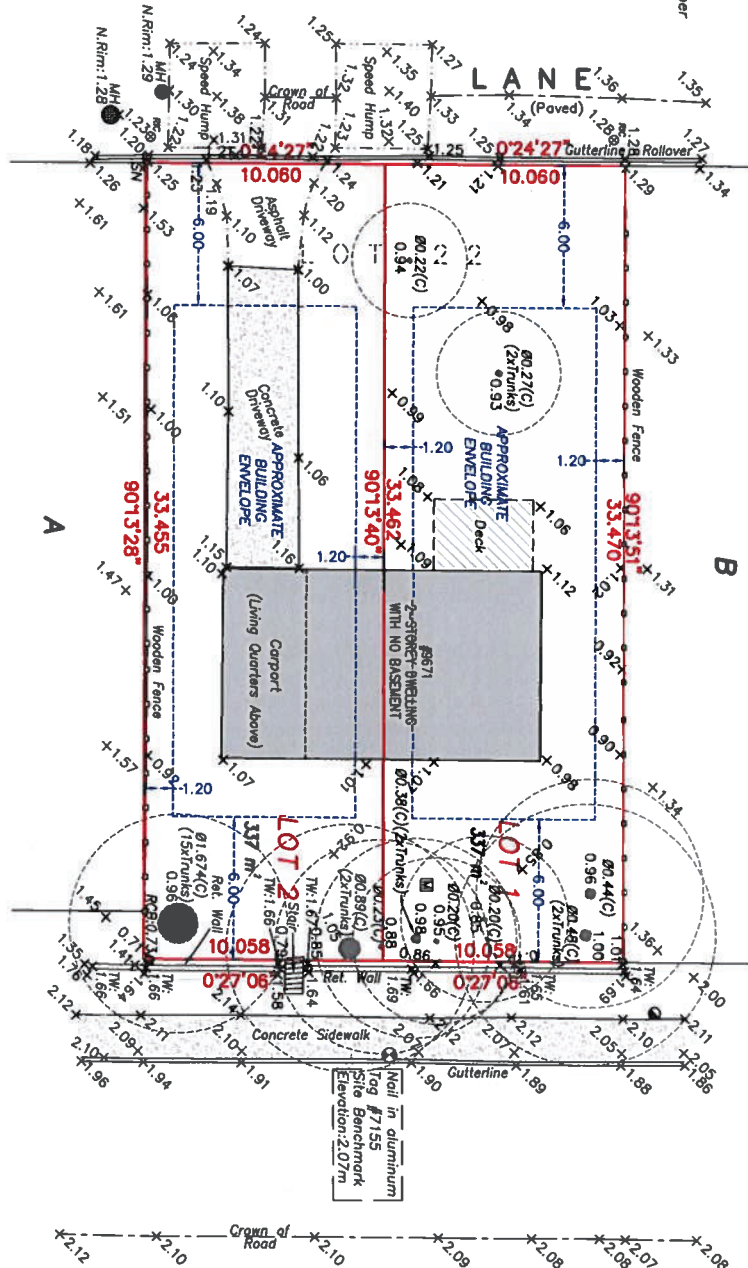
NOTE:

Use site Benchmark Tag #7155
for construction elevation control.

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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. 7995
PB-415 P59-60
Drawn By: LK

DWG NO. 7995-TOPO



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

NO 1 ROAD

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson Tam
JQ05M3

Digitally signed by
Johnson Tam JQ05M3
Date: 2022.11.30
09:06:51 -08'00'

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

November 24th, 2022.



RZ 22-027435

Attachment 3

Address: 9671 No. 1 Road

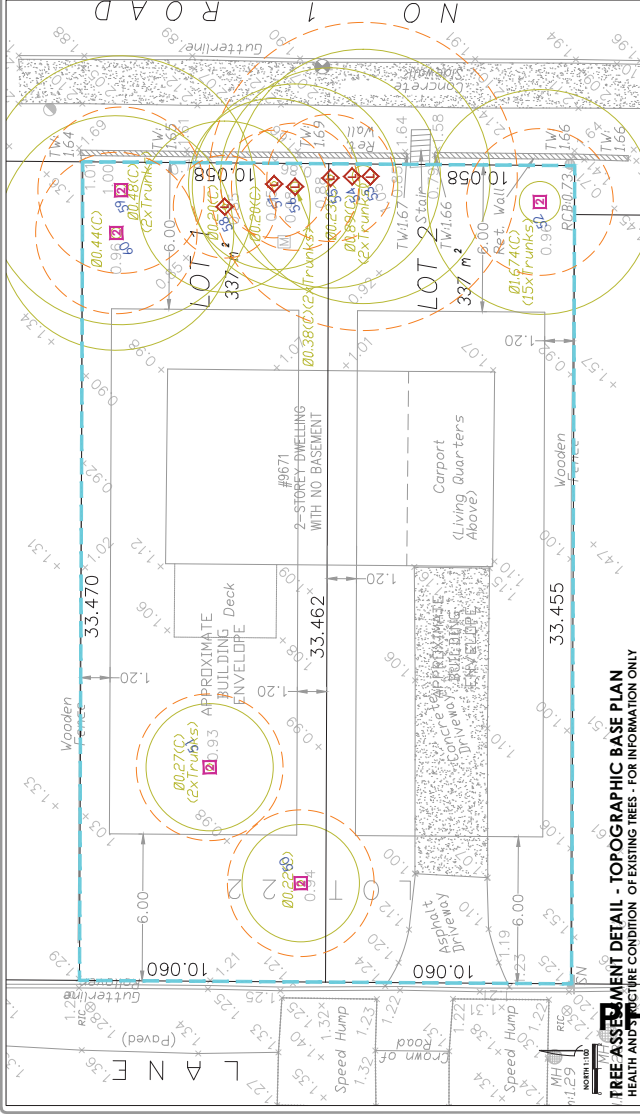
Applicant: Bradley Dore

Planning Area(s): Seafair

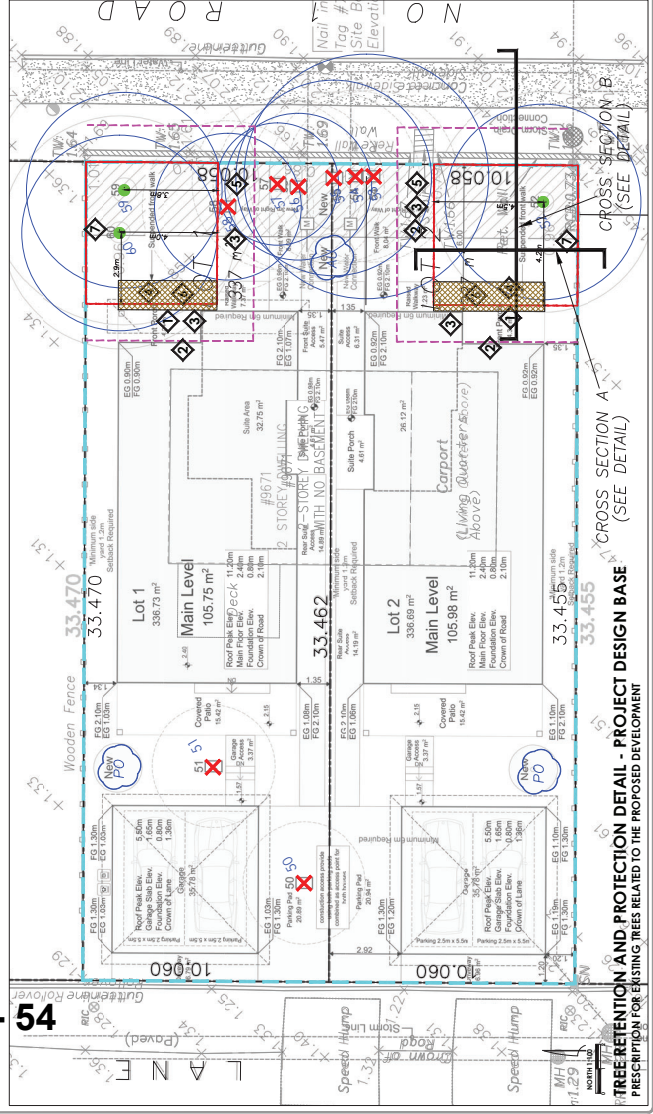
	Existing	Proposed
Owner:	Lavocata Holdings Ltd., Inc. No. BC 1388010	To be determined.
Site Size (m²):	674 m ²	Lot 1: 337 m ² Lot 2: 337 m ²
Land Uses:	One single-detached lot	Two single detached lots
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²)*	Lot 1: Max. 202 m ² (2174ft ²) Lot 2: Max. 202 m ² (2174 ft ²)	Lot 1: Max. 202 m ² (2174ft ²) Lot 2: Max. 202 m ² (2174 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	270 m ²	Lot 1: 337 m ² Lot 2: 337 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.1 m Depth: 33.5 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m (Min. 1.2 to garage) Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m (Min. 1.2 to garage) Side: Min. 1.2 m	none
Height (m):	Max. 2 ½ Storeys (9.0 m)	Max. 2 ½ Storeys (9.0 m)	none
On-site Vehicle Parking with Secondary Suite:	Min. 3 per lot	Lot 1: Min. 3 Lot 2: Min. 3	none

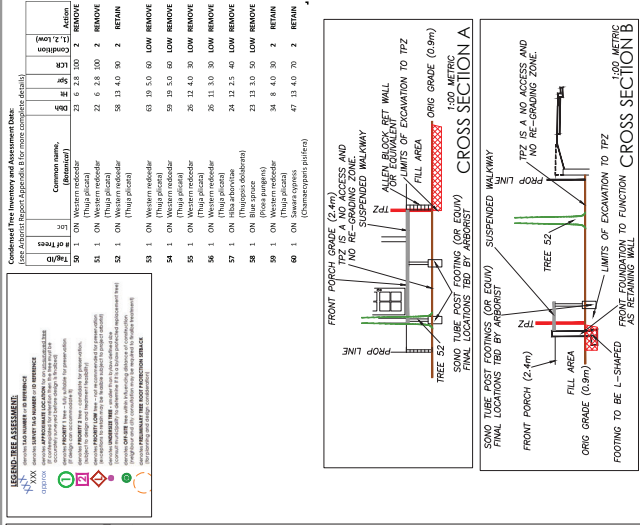
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



Tree Assessment Detail - Topographic Base Plan
 HEALTH AND STRUCTURE CONDITION OF EXISTING TREES - FOR INFORMATION ONLY



Tree Retention and Protection Detail - Project Design Base
 PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT



Tree Retention and Protection Detail - Project Design Base
 PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT

Legend: Tree Assessment

XXX: Serious Safety Hazard or Imminent Threat to Life or Limb
 XX: Moderate Safety Hazard or Imminent Threat to Life or Limb
 X: Minor Safety Hazard or Imminent Threat to Life or Limb
 O: No Safety Hazard or Imminent Threat to Life or Limb

Legend: Tree Protection

XXX: Serious Safety Hazard or Imminent Threat to Life or Limb
 XX: Moderate Safety Hazard or Imminent Threat to Life or Limb
 X: Minor Safety Hazard or Imminent Threat to Life or Limb
 O: No Safety Hazard or Imminent Threat to Life or Limb

Legend: Tree Retention

XXX: Serious Safety Hazard or Imminent Threat to Life or Limb
 XX: Moderate Safety Hazard or Imminent Threat to Life or Limb
 X: Minor Safety Hazard or Imminent Threat to Life or Limb
 O: No Safety Hazard or Imminent Threat to Life or Limb

Legend: Tree Removal

XXX: Serious Safety Hazard or Imminent Threat to Life or Limb
 XX: Moderate Safety Hazard or Imminent Threat to Life or Limb
 X: Minor Safety Hazard or Imminent Threat to Life or Limb
 O: No Safety Hazard or Imminent Threat to Life or Limb

Legend: Tree Pruning

XXX: Serious Safety Hazard or Imminent Threat to Life or Limb
 XX: Moderate Safety Hazard or Imminent Threat to Life or Limb
 X: Minor Safety Hazard or Imminent Threat to Life or Limb
 O: No Safety Hazard or Imminent Threat to Life or Limb

Legend: Tree Transplant

XXX: Serious Safety Hazard or Imminent Threat to Life or Limb
 XX: Moderate Safety Hazard or Imminent Threat to Life or Limb
 X: Minor Safety Hazard or Imminent Threat to Life or Limb
 O: No Safety Hazard or Imminent Threat to Life or Limb

Legend: Tree Preservation

XXX: Serious Safety Hazard or Imminent Threat to Life or Limb
 XX: Moderate Safety Hazard or Imminent Threat to Life or Limb
 X: Minor Safety Hazard or Imminent Threat to Life or Limb
 O: No Safety Hazard or Imminent Threat to Life or Limb

Legend: Tree Protection Measures

XXX: Serious Safety Hazard or Imminent Threat to Life or Limb
 XX: Moderate Safety Hazard or Imminent Threat to Life or Limb
 X: Minor Safety Hazard or Imminent Threat to Life or Limb
 O: No Safety Hazard or Imminent Threat to Life or Limb

Legend: Tree Removal Measures

XXX: Serious Safety Hazard or Imminent Threat to Life or Limb
 XX: Moderate Safety Hazard or Imminent Threat to Life or Limb
 X: Minor Safety Hazard or Imminent Threat to Life or Limb
 O: No Safety Hazard or Imminent Threat to Life or Limb

Legend: Tree Pruning Measures

XXX: Serious Safety Hazard or Imminent Threat to Life or Limb
 XX: Moderate Safety Hazard or Imminent Threat to Life or Limb
 X: Minor Safety Hazard or Imminent Threat to Life or Limb
 O: No Safety Hazard or Imminent Threat to Life or Limb

Legend: Tree Transplant Measures

XXX: Serious Safety Hazard or Imminent Threat to Life or Limb
 XX: Moderate Safety Hazard or Imminent Threat to Life or Limb
 X: Minor Safety Hazard or Imminent Threat to Life or Limb
 O: No Safety Hazard or Imminent Threat to Life or Limb

Legend: Tree Preservation Measures

XXX: Serious Safety Hazard or Imminent Threat to Life or Limb
 XX: Moderate Safety Hazard or Imminent Threat to Life or Limb
 X: Minor Safety Hazard or Imminent Threat to Life or Limb
 O: No Safety Hazard or Imminent Threat to Life or Limb

Tree Retention and Protection Detail - Project Design Base
 PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT

Attachment 4

APPENDIX C: TREE MANAGEMENT DRAWING

PROJECT: 1971 NO 1 ROAD RECONSTRUCTION
 ADDRESS: 1971 NO 1 ROAD RECONSTRUCTION
 CLIENT: LATOCH INCORPORATED
 DATE: 27 JUL 2011
 REV: 11
 DATE: 27 JUL 2011

ARBOTECH CONSULTING
 605-881-1111



Address: 9671 No. 1 Road

File No.: RZ 22-027435

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10447, 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:
 - 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; and
 - include the 3 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
3	8 cm		4 m

2. City acceptance of the developer's offer to voluntarily contribute \$9750.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. 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.
4. Submission of a Tree Survival Security to the City in the amount of \$30,000.00 for the three trees to be retained.
5. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a 1-bedroom secondary suite of minimum 48.8 m² (525 ft²) is constructed on both future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. 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 a Demolition Permit being issued, 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. Lane upgrades completed previously by the City are to be paid in the amount of \$16,858.05 plus applicable interest as per the Works and Services Cost Recovery Bylaw 8752.
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.
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:

- a) Using the OCP Model, there is 538 L/s of water available at a 20 psi residual at the No 1 Rd 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 Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Install a new hydrant on No 1 frontage. Per Engineering Design Specifications, family residential areas fire hydrants spacing shall not be more than 120m.
 - iv) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
 - v) Provide a 3m wide right-of-way across the entire property line fronting No 1 Rd. This right-of-way shall be used to contain all the inspection chambers and water meters servicing both proposed sites. The tree protection area shall not be a part of the newly proposed right-of-way.
- c) At Developers cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap and remove the existing water service connection fronting No 1 Rd.
 - iii) Install two new water service connections each servicing one of the proposed lot c/w water meters. Each water service connection shall service one lot. The water meters shall be placed within the newly proposed right-of-way.

Storm Sewer Works:

- 1. At Developer's cost, the City will:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) As per cost recovery bylaw No. 8752, the developer is required to pay \$16,858.05 for Lot: 22 Sec: 27-4-7 PL: 19428 as part of the No 1 Rd lane (between Francis Rd & Williams Rd) improvement project.
- 2. At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap and remove existing storm service connection and IC fronting No 1 Rd.
 - iii) Install a new dual storm service connection fronting No 1 Rd closed with inspection chamber. Each storm service connection shall service one lot. The IC shall be placed within the newly proposed right-of-way.

Sanitary Sewer Works:

- a) At Developer's cost, the City will:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Inspect and confirm the condition of two existing sanitary service connections at the southwest and northwest corner of the proposed site through CCTV inspection and sizing calculations.

- iii) If the CCTV inspection and sizing calculations confirm that the existing sanitary service connection is in good condition and has capacity, each of the existing service connections may be re-used to service the two proposed lots.

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) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- v) Provide a video inspection report of the existing utilities along the road frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.

- viii) 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.
 - ix) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
 - x) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- b) 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)



**Richmond Zoning Bylaw 8500
Amendment Bylaw (10447)
9671 No. 1 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 **“COMPACT SINGLE DETACHED (RC2)”**.

P.I.D 010-487-859

Lot 22 Block 9 Section 27, Block 4 North Range 7 West New Westminster Plan 19428

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10447 ”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAY 08 2023

CITY OF RICHMOND
APPROVED by <i>Ac</i>
APPROVED by Director or Solicitor <i>R</i>

MAYOR

CORPORATE OFFICER



Regular Council
Monday, May 8, 2023

12. APPLICATION BY BRADLEY DORE FOR REZONING AT 9671 NO.1 ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “COMPACT SINGLE DETACHED (RC2)” ZONE

(File Ref. No. 12-8060-20-010447, RZ 22-027435) (REDMS No. 7140712, 7188282)

R23/9-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10447, for the rezoning of 9671 No. 1 Road from “Single Detached (RS1/E)” zone to “Compact Single Detached (RC2)” zone, be introduced and given first reading.

The question on the motion was not called as in response to a query from Council, staff noted that tree #52 is considered one tree. Discussion took place on possible retention of tree #53 and #54 and as a result of the discussion, the following **amendment motion** was introduced:

R23/9-6

It was moved and seconded

That staff obtain a further opinion regarding the possible retention of Tree #53 and #54.

The question on the amendment motion was not called as further discussion took place on (i) the necessity for additional arborist reports, (ii) the City’s robust Tree Protection bylaw, and (iii) benefits of retaining trees for privacy.

In reply to further queries from Council, staff noted that tree #53 and #54 were assess by an arborist and deemed to be of poor health and did not warrant protection.

The question on the amendment motion was then called and it was **DEFEATED ON A TIE VOTE** with Mayor Brodie, Cllrs. Heed, Hobbs, and McNulty opposed.

Further discussion took place and in response to queries from Council, staff advised that (i) the water connection must be on No. 1 Road, (ii) the first criteria for retaining trees is the health and structure, and (iii) there is a detached garage between the subject property and neighbours across to provide some privacy.

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



To: Planning Committee
From: Wayne Craig
Director, Development


Date: May 1, 2023
File: RZ 21-942276

Re: **Application by Maskeen (Hamilton) Properties Corp. for Rezoning at 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from the "Single Detached (RS1/F)" Zone to the "Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)" Zone**

Staff Recommendation

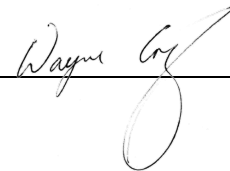
1. That Official Community Plan Bylaw 9000, Amendment Bylaw 10452, to:
 - a) Redesignate 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from "Neighbourhood Residential" to "Mixed Use" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 Land Use Map);
 - b) Redesignate a portion of 4651 Smith Crescent from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" in Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan), be introduced and given first reading; and
 - c) Amend Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) as needed to clarify provisions for additional density and building height for development that includes City-owned community amenities in the village centre, and to allow new development on sites with a larger lot area to be considered on a case by case basis, such as the proposed development on the subject site.
2. That Bylaw 10452, having been considered in conjunction with:
 - a) The City's Financial Plan and Capital Program;
 - b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.
3. That Bylaw 10452, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10453 to create the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, and to rezone 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from the "Single Detached (RS1/F)" zone to the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, be introduced and given first reading.



Josh Reis
Acting Director, Development
(604-204-8653)

JR:sb
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Facilities & Project Development	<input checked="" type="checkbox"/>	
Community Safety Administration	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

Maskeen (Hamilton) Properties Corp. (Directors: Jatinderpal Gill and Jagdip Sivia) has applied to the City of Richmond for permission to rezone the site at 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road (Attachment 1) from the “Single Detached (RS1/F)” zone to a new “Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)” site-specific zone to permit the development of a mixed-use mid-rise development including apartment housing, commercial space and City-owned community amenity space. The application includes design and construction of a Community Policing Office which will be transferred to the City.

Amendments to the Hamilton Area Plan and City’s Official Community Plan (OCP) City of Richmond 2041 OCP Land Use Map are associated with the rezoning application. Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) would be amended to:

- clarify provisions for additional density and height on sites that provide City-owned community amenity facilities identified in the plan;
- allow new development on sites with a larger lot area to be considered on a case-by-case basis, such as the proposed development on the subject; and
- change the designation of the northern portion of the property located at 4651 Smith Crescent from “Neighbourhood Residential (Stacked Townhouse 1.00 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)” (Attachment 2).

An associated housekeeping amendment to Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map) would be amended to change the designation of the subject site from “Neighbourhood Residential” to “Mixed Use” to align with the designation in the Hamilton Area Plan.

Key components of the proposal (Attachments 3, 4 & 5) include:

- 186 dwelling units, including 167 strata units and 19 Low-End Market Rental (LEMR) units.
- One five-storey mixed-use building, one four-storey apartment building and one two-storey amenity building atop a common parkade.
- A total floor area of approximately 15,661 m² (168,569 ft²) comprised of:
 - Approximately 130 m² (1,400 ft²) of City-owned community amenity space (Community Policing Office) fronting onto Gilley Road.
 - Approximately 603.9 m² (6,500 ft²) of commercial space fronting onto Gilley Road.

- Approximately 13,246.77 m² (142,587 ft²) of strata housing units provided over two buildings, and common circulation space in both buildings.
- Approximately 1,471.86.31 m² (15,843 ft²) of LEMR housing units in a dispersed arrangement.
- Approximately 208 m² (2,238.89 ft²) of indoor amenity area.

Road and engineering improvements works will be secured through the City's standard Servicing Agreement process prior to final adoption of the rezoning bylaw (Attachment 7). The works include extending Garripie Avenue in a public-rights-of-passage Statutory-Right-Of-Way, Smith Crescent widening, frontage improvements to Gilley Road and Smith Crescent, utility connections and public walkway widening along the western edge of the site.

Findings of Fact

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

Subject Site Existing Housing Profile

There are existing older single-detached houses on two of the lots within the subject site. Neither house has a secondary suite. Five previous single-family houses located on the subject site were previously demolished.

Surrounding Development

The site is comprised of seven lots in the Hamilton Area neighbourhood, with frontage onto Gilley Road and Smith Crescent (Attachments 1 & 2).

To the North: Across the future Garripie Avenue extension, are single-detached homes on lots zoned "Single Detached (RS1/F)", which the Hamilton Area Plan designates for stacked townhouse development.

To the South: Across Gilley Road, a mixed-use village centre development is under construction (DP 18-829286) on a lot zoned "Residential/Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)".

To the East: Across Smith Crescent, are single-detached homes and a duplex on lots zoned "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)", which the Hamilton Area Plan designates for stacked townhouse development.

To the West: Across a public walkway connection from Gilley Road to Garripie Avenue, are a mixed-use low-rise development and a low-rise senior housing and care facility on lots zoned "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" and "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)".

Related Policies & Studies

Official Community Plan/Hamilton Area Plan

The City's Official Community Plan (OCP) and the Hamilton Area Plan are proposed to be amended.

The Hamilton Area Plan is proposed to be amended to clarify provision for additional density and height on sites that provide City-owned community amenity facilities, to allow new development on sites with a larger lot area to be considered on a case-by-case basis such as the proposed development, and to change the designation along the northern edge of the subject site from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" (Attachment 2).

The City of Richmond 2041 OCP Land Use Map is proposed to be amended to change the designation of the subject site from "Neighbourhood Residential" to "Mixed Use". This housekeeping amendment is to ensure alignment between Hamilton Area Plan Land Use Map designation and the land use designation in the General OCP Land Use Map. The proposed amendment to the City of Richmond 2041 OCP Land Use Map is not required as the Hamilton Area plan supersedes the general OCP Land Use Map but it will provide consistency between the two policy documents.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204, which is minimum 3.5 m GSC on the subject site. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

Rezoning signs have been installed on 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.

Official Community Plan Bylaw 9000, Amendment Bylaw 10452, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require consultation with external stakeholders. An OCP consultation summary clarifying this recommendation is attached (Attachment 6).

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

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

External Agencies

Ministry of Transportation and Infrastructure (MOTI)

Due to the proximity of the subject site to Highway 91 and Highway 91A interchange, Provincial Ministry of Transportation and Infrastructure approval is required prior to rezoning bylaw adoption.

Analysis

The developer has applied to rezone the subject site to permit the development of a two-building, four to five-storey mixed-use development comprising 186 apartment dwellings (19 LEMR units and 167 strata units), ground floor commercial space and a community amenity facility fronting Gilley Road, and a two-storey indoor amenity building.

Land Use, Site Planning and Massing

The developer proposes to construct a low-rise mixed-use development arranged around a central common amenity open space adjacent to a neighbourhood High Street public plaza and public strollway, fronting Smith Crescent and Garripie Avenue with residential use, and fronting Gilley Road with ground-level commercial uses and a community amenity facility (Attachment 4 & 5). The proposed development is consistent with City objectives and proposed revised policy. The proposed development provides a new City facility community amenity facility, provides public-rights-of-passage Statutory-Rights-Of-Way to facilitate required pedestrian and road network improvements. The proposed form of development is four-storey and five-storey mixed-use apartment buildings over a shared single-level parking structure.

The mixed-use development will include both residential and non-residential uses. To ensure that non-residential uses and mechanical equipment comply with the City's Noise Bylaw, a legal agreement is required to be registered on Title prior to final adoption of the rezoning bylaw.

Proposed OCP Amendment

Hamilton Area Plan Amendment – Community Amenity Facility

The Hamilton Area Plan includes density bonusing to encourage the development of new community amenities (e.g., small community policing office, small library, and additional indoor recreation space) through developer contributions to the Hamilton Area community amenity fund (calculated per square meter of residential floor area at \$70.50 for townhouse development and \$49.50 for apartment or mixed-use development). Instead of providing funds towards the future provision of community amenities, the developer has instead agreed to provide a new turnkey City-owned Community Policing Office on-site as part of the development.

The City-owned Community Policing Office (130 m²) that is being secured as part of the proposed development has an estimated value that is greater than the cash contribution the developer would otherwise be required to contribute towards community amenity facilities under the Hamilton Area Plan (\$742,820.77).

Proposed amendments to the Hamilton Area Plan are intended to provide additional residential floor area in recognition of the developer voluntarily agreeing to construct the City-owned community amenity facility on-site. More specifically the amendments to the Hamilton Area Plan to secure the community amenity facility include:

- Redesignating a portion of 4651 Smith Crescent from “Neighbourhood Residential (Stacked Townhouse 1.00 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)” to match the designation of the majority of the subject site (Attachment 2).
- Clarifying provisions for additional density and building height on sites that provide City-owned facilities community amenities (as identified in the plan) in the village centre.
- Providing flexibility to allow the creation of a development lot that exceeds 10,000 m².

These proposed amendments to the Hamilton Area Plan together result in allowing an additional approximately 1,069 m² (11,506 ft²) of residential floor area on the subject site, helping to offset the additional cost of providing the turnkey City-owned community amenity facility (e.g. Community Policing Office) beyond the value of the required community amenity cash contribution. The development has been designed to fit within the existing site context with the taller portion of the development located at the south edge of the site fronting High Street Gilley Road and turning the corner onto Smith Crescent, and with Garripie Avenue providing a separation between the proposed development and the existing single-family lots to the north. For these reasons, staff support the proposed amendments.

2041 OCP – Land Use Map Designation

The City of Richmond 2041 OCP Land Use Map is proposed to be amended to change the designation of the subject site from “Neighbourhood Residential” to “Mixed Use” to better align with the Neighbourhood Village Centre designation in the Hamilton Area Plan. The proposed housekeeping amendment to the City of Richmond 2041 OCP Land Use Map will provide consistency between the two policy documents.

City-owned Community Amenity Facility (Community Policing Office)

The developer has agreed to provide a City-owned community amenity facility in the form of a turn-key 130 m² (1,400 ft²) Community Policing Office built to RCMP security requirements, and complete with two designated parking spaces on-site, shared use of common facilities (i.e. visitor/non-residential parking, loading, and solid waste management), off-site fibre optic conduit and two on-street parking spaces.

Voluntary cash contributions are required for:

- Fibre optic service installation in the amount of \$15,000.00.
- Project management fee of \$71,000.00, which represents five per cent of the preliminary construction cost estimate for the tenant improvement component of the facility (e.g. 0.05 x 130 m² x 2023 rate of \$10,867/m²).

Letter of Credit securities are required, in amounts to be verified by a third-party quantity surveyor, for:

- 100 per cent of the preliminary construction cost estimate for the base building component of the facility (e.g. \$712,660.00 at 130 m² x 2023 rate of \$5,482/m²).
- 100 per cent of the preliminary construction cost estimate for the tenant improvement component of the facility (e.g. \$1,412,710.00 at 130 m² x 2023 rate of \$10,867/m²)

A legal agreement securing the developer's commitments is required to be registered on Title prior to final adoption of the rezoning bylaw, including the following:

- The above voluntary cash contributions and securities.
- Agreement to provide construct the facility and associated off-site works, at the developer's sole cost.
- Cost escalation provisions.
- Prior to Building Permit issuance, requirement to enter into a construction agreement, including detailed terms of reference for the facility.
- Prior to occupancy of any building on the subject site, requirement to transfer ownership of the constructed turnkey facility in the form of an Air Space Parcel to the City.

Housing Type and Tenure

- a) Dwelling Unit Mix: The OCP encourages development to provide at least 40 per cent of units with two or more bedrooms that are suitable for families with children. Staff support the developer's proposed unit mix, which includes 51 per cent family-friendly units.
- b) LEMR Housing: The developer proposes to design and construct 19 LEMR units, to a turnkey level of finish, at the developer's sole cost, comprising at least 1,471.86 m² (15,843 ft²) of habitable space, and representing 10 per cent of the subject development's total residential floor area, consistent with the City's Affordable Housing Strategy respecting developments located outside of the City Centre Area Plan. Approximately 90 per cent of the LEMR units are proposed to be family-friendly (two bedrooms or more) and 100 per cent of the units will be designed with Basic Universal Housing features.

Unit Type	Affordable Housing Strategy Requirements (1)			Project Targets (2)	
	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	-	-
1-bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	10% (2 units)	10% (2 units)
2-bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	53% (10 units)	53% (10 units)
3-bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	37% (7 units)	37% (7 units)
Total	N/A	N/A	N/A	19 units 1,471.86 m² (15,843 ft²)	100% (19 units)

(1) May be adjusted periodically as provided for under adopted City policy.

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

The LEMR units are proposed to be dispersed in the development and more information regarding the location of the LEMR units will be provided at Development Permit stage.

Prior to final adoption of the rezoning bylaw, registration of a Housing Agreement and Housing Covenant on Title is required to secure the following conditions in perpetuity for the LEMR units:

- LEMR units are required to achieve occupancy prior to any other buildings or uses in the proposed development.
- The residential use of the 19 LEMR units is restricted to residential rental tenure.
- Age-related occupancy restrictions are prohibited.
- Single ownership of the LEMR units is maintained (within a single airspace parcel, or strata lots secured with legal agreement requiring single ownership and prohibiting the separate sale of any of the strata lots) in each building.
- Occupants will enjoy full use of all indoor residential amenity spaces, all outdoor residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the occupants.

c) Strata Housing: The developer proposes to design and construct 167 strata housing units, and common circulation space comprising 13,219.9 m² (142,298 ft²) provided over the two proposed buildings.

Unit Type	Unit Mix
Studio	8% (14 units)
1-bedroom	45% (75 units)
2-bedroom	46% (77 units)
3-bedroom	1% (1 units)
Total	167 units 13,219.9 m² (142,298 ft²)

(1) Number of units and unit mix in the above table may be adjusted through the Development Permit Process

Consistent with OCP policy respecting townhouse and multiple-family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, 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.

d) Accessibility: Richmond's OCP encourages development to meet the needs of the city's aging population and people facing mobility challenges. Staff support the developer's proposal, which is consistent with City Policy and will include:

- Barrier-free lobbies, common areas, and amenity spaces.
- Aging-in-place features in all units (e.g., lever-type handles, and blocking in all washroom walls for future grab bar installation at toilets, tubs and showers, etc.).
- 11 per cent Basic Universal Housing (BUH) units (i.e., 19 of 167 units), representing 100 per cent of LEMR units (i.e., 19 units).

Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary developer contributions in compliance with OCP Policy (i.e., community amenity facility as per Hamilton Area Plan), the developer has requested that the subject site be rezoned to a new site-specific zone, "Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)", which includes:

- Maximum density: 1.5 FAR calculated against net site area. This includes a density bonus related to the provision of LEMR units. In addition to the maximum 1.5 FAR density, the zone also includes the typical 0.1 FAR density bonus for common indoor amenity space for residents as well as 0.1 FAR for community amenity space (e.g. Community Policing Office).
- Permitted land uses: a range of commercial uses, apartment housing and related land uses.
- Residential rental tenure restriction relating to the provision of 19 rental units (e.g., 19 LEMR units).
- Maximum building height is generally 17 m (56 ft.) and 4-storey but may increase to 20 m (66 ft.) and 5-storey for buildings located along the Gilley Road High Street that contain a community amenity facility.
- Maximum lot coverage and minimum setbacks in keeping with the zoning for the other properties located on the Gilley Road High Street.

Sustainability

The sustainability requirements set out in the applicable sections of Richmond's BC Energy Step Code for the proposed wood-frame residential buildings is Step 4, or Step 3 with the provision of a low-carbon building energy system.

The architect has provided a letter advising the project is being designed to achieve Step 3 with the provision of an on-site privately owned low-carbon building energy system. More information regarding the developments sustainability initiatives will be provided at Development Permit stage.

Transportation and Site Access

The proposed development provides for transportation improvements and related features to be secured through a combination of road dedication, owner-maintained public-rights-of-passage Statutory Right-Of-Way, and legal agreements registered on Title, to the satisfaction of the Director, Transportation, and the City's standard Servicing Agreement process (secured with Letter of Credit), as applicable, as per the attached Rezoning Considerations (Attachment 7). Final extents are to be determined through the required Road Functional Plan review and Servicing Agreement application review processes.

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

- Widening and frontage improvements along Smith Crescent to accommodate road, sidewalk, planted boulevard, and related upgrades. This includes road dedication as needed along the site's Smith Crescent frontage to accommodate a solid waste collection truck layby and corner cut.
- The extension of the shared street Garripie Avenue along the north edge of the subject site. This includes granting an owner-maintained public-rights-of-passage Statutory Right-Of-Way along the entire north property line to accommodate an interim width functional roadway. The shared street will be widened to ultimate width through future development to the north.
- The widening of the existing High Street public plaza fronting Gilley Road and public strollway to ultimate width along the west edge of the subject site.
- This includes granting an owner-maintained public-rights-of-passage Statutory Right-Of-Way along the west property line from Gilley Road to the Garripie Avenue sidewalk adjacent to the existing High Street public plaza and strollway on the properties to the west.

The number of site access driveways is limited to one to minimize potential pedestrian and cycling conflicts with vehicles, and it is proposed to connect to the shared street Garripie Avenue.

The proposed parking complies with the City's *Zoning Bylaw 8500* and was validated through a Transportation Impact Assessment, which was reviewed and accepted by the City.

Residential parking for strata units is reduced by approximately 6.6 per cent, and supported by the following required Transportation Demand Management (TDM) measures, which will be further reviewed through the required Development Permit process and secured with registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw:

- Transit Pass Program: monthly bus pass (two-zone) will be offered 16 per cent of the strata units (27 units) for a period of one year and secured with a letter of credit and registration of a legal agreement on Title prior to final adoption of the rezoning bylaw.
- Providing secure class 1 bicycle spaces at the rate of 1.5 spaces for each strata residential unit and e-bike and e-scooter storage.
- Providing a shared bicycle maintenance and repair facility.
- Accommodating electrical charging for 100 per cent of resident parking spaces, 10 per cent of commercial parking spaces and 10 per cent of resident class 1 secure bicycle storage spaces.

The proposal includes two parking spaces for the exclusive use of the community amenity facility and also a shared pool of parking for visitors and non-residential uses. Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw, to prohibit parking assignment of the shared parking spaces.

The proposal includes tandem parking spaces for some residents of strata units. Registration of a tandem parking covenant is required prior to final adoption of the rezoning bylaw, to ensure each pair of tandem parking spaces is assigned to the same dwelling unit.

Tree Retention and Replacement

The developer has submitted a Certified Arborist's Report; which identifies 59 existing trees on the subject site, three existing trees and a hedge on a neighbouring property to the north and one City tree in a hedgerow in the site's Smith Crescent boulevard (Attachment 5). The City's Tree Preservation Officer having reviewed the site agrees with the recommended tree removal and replacement at a 2:1 ratio.

- The protection of trees on the neighbouring property to the north is required.
- Removal of an existing Douglas fir tree in a mixed species hedgerow (northern tree in hedgerow Tag #831) and the portion of a Western Hemlock hedgerow located in the City boulevard along the site's Smith Crescent frontage is recommended by Parks staff. The developer has agreed to provide a voluntary contribution in the amount of \$4,500.00 towards tree planting elsewhere in the City.
- Removal of the 59 existing trees on the subject site is recommended. The trees proposed for removal are in marginal to fair and fair condition. These trees are located in conflict with the proposed development such that they cannot be retained. The planting of 118 replacement trees (2:1 ratio) will be secured through the Development Permit application. The preliminary landscape plan indicates the planting of 60 replacement trees.

The landscape design and tree planting opportunities will be further reviewed and refined at DP stage with the intention to maximize on-site replacement tree planting. Replacement trees should be accommodated on the site, but if some trees are not able to be accommodated on-site, a voluntary contribution of \$750.00 would be required for each replacement tree that is not able to be accommodated on-site.

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

- Prior to final adoption of the rezoning bylaw, City acceptance of the developer's voluntary contribution in the amount of \$4,500.00 to the City's City Compensation Fund for tree planting elsewhere in 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 buildings on the subject site, installation of tree protection fencing on-site for 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 are completed.

Public Art

Staff support the developer's proposal, which is consistent with City Policy and includes a cash contribution towards the City's Public Art Fund, based on City-approved rates and the proposed floor area (excluding affordable housing and community amenity facility floor area). Prior to final adoption of the rezoning bylaw, City acceptance of the developer's voluntary contribution in the amount of \$147,322.44 is required.

Site Servicing and Frontage Improvements

The developer will enter into a standard City Servicing Agreement, secured with a Letter of Credit, for the design and construction of all required off-site works including, but not limited to shared street extension, public strollway widening, frontage improvements along Gilley Road and Smith Crescent and City utilities works as set out in the attached Rezoning Considerations (Attachment 7).

Future Development Permit Application Consideration

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

- **Residential Streetscape:** Opportunities to refine building design and to provide an enhanced interface with fronting public strollway and sidewalks.
- **Common Amenity Spaces:** The proposal includes approximately 208 m² of shared indoor amenity space and 1,226 m² of shared outdoor amenity spaces, exceeding the OCP DP Guidelines rates (Attachment 3). More information is required with respect to the programming, design, and landscaping of these spaces to ensure they satisfy City objectives. The conceptual design includes shared use of all indoor amenity areas by all residents and a common central outdoor amenity area.
- **Accessibility:** Design and distribution of Basic Universal Housing units, adaptable units, aging-in-place features, and common spaces.
- **Sustainability:** Opportunities to enhance building performance in coordination with architectural expression.
- **Crime Prevention through Environmental Design (CPTED):** Opportunities to incorporate CPTED measures including surveillance and territoriality to promote a sense of security.
- **Fire Fighting Plan:** Each of the two residential buildings will require its own address and its own fire department response point (e.g. fire department connection, fire alarm panel and principle building entrance in close proximity to a fire access route and fire hydrant).
- **Parking, Loading & Waste Management:** The developer is committed to providing a proposal consistent with the Zoning Bylaw and related City requirements. Further design of vehicle parking and circulation, truck manoeuvring, waste management activities and related features and spaces.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer-contributed assets such as roadworks, waterworks, drainage works, and street trees. The anticipated operating budget impact for the ongoing maintenance of these assets is \$5,585.74. The City will also take ownership of a developer-contributed community amenity space facility. At this time, there is no anticipated increase to existing operating budget impact for facility programming. The anticipated operating budget impact for the ongoing maintenance of the facility is \$86,678.72 annually.

Conclusion

Maskeen (Hamilton) Properties Corp. has applied to the City of Richmond to create a new zone, “Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)” and to rezone the subject site at 4651, 4671, 4691 Smith Crescent, and 23301, 23321, 23361, and 23381 Gilley Road to the new zone to permit the development of a mixed-use residential mixed tenure, commercial and community amenity facility low-rise and mid-rise development containing 186 dwellings (including 167 strata residential units and 19 LEMR units).

The proposal includes OCP amendments to change the designation of the subject site from “Neighbourhood Residential” to “Mixed Use” in the City of Richmond 2041 OCP Land Use Map, and to change the designation of a northern portion of the site from “Neighbourhood Residential (Stacked Townhouse 1.00 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)” in the Hamilton Area Plan. The proposal also includes OCP amendments to the Hamilton Area Plan to clarify provisions for additional density and height on sites that accommodate City-owned facilities community amenities identified in the Area Plan, and to allow new development on sites with a larger lot area to be considered on a case by case basis such as the proposed development.

Off-site works, including road widening and frontage improvements and on-site works, including shared street extension and public strollway widening will be subject to the City’s standard Servicing Agreement process (secured with Letter of Credit). An analysis of the developer’s proposal shows it to be considered and consistent with the City’s OCP policy objectives regarding community amenities.

It is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 10452 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10453, be introduced and given first reading.



Sara Badyal
Planner 3
(604-276-4282)

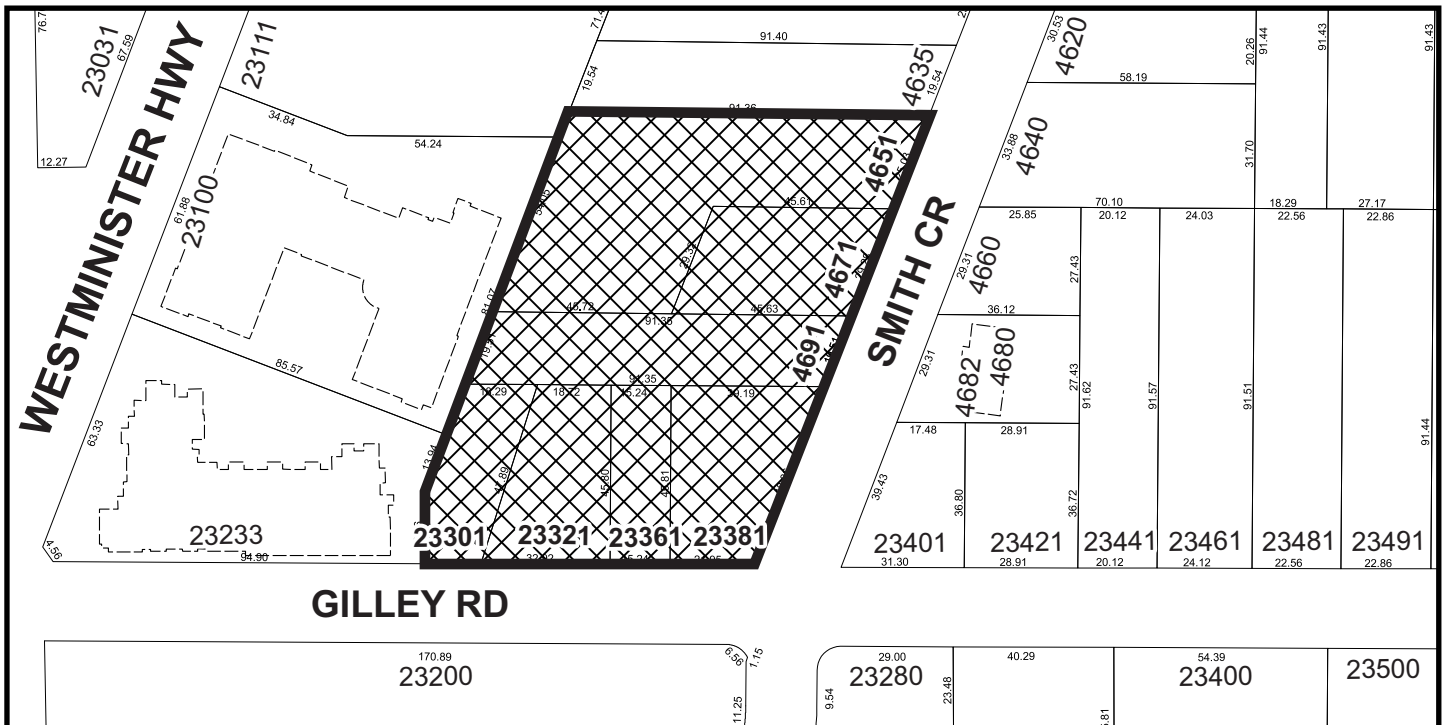
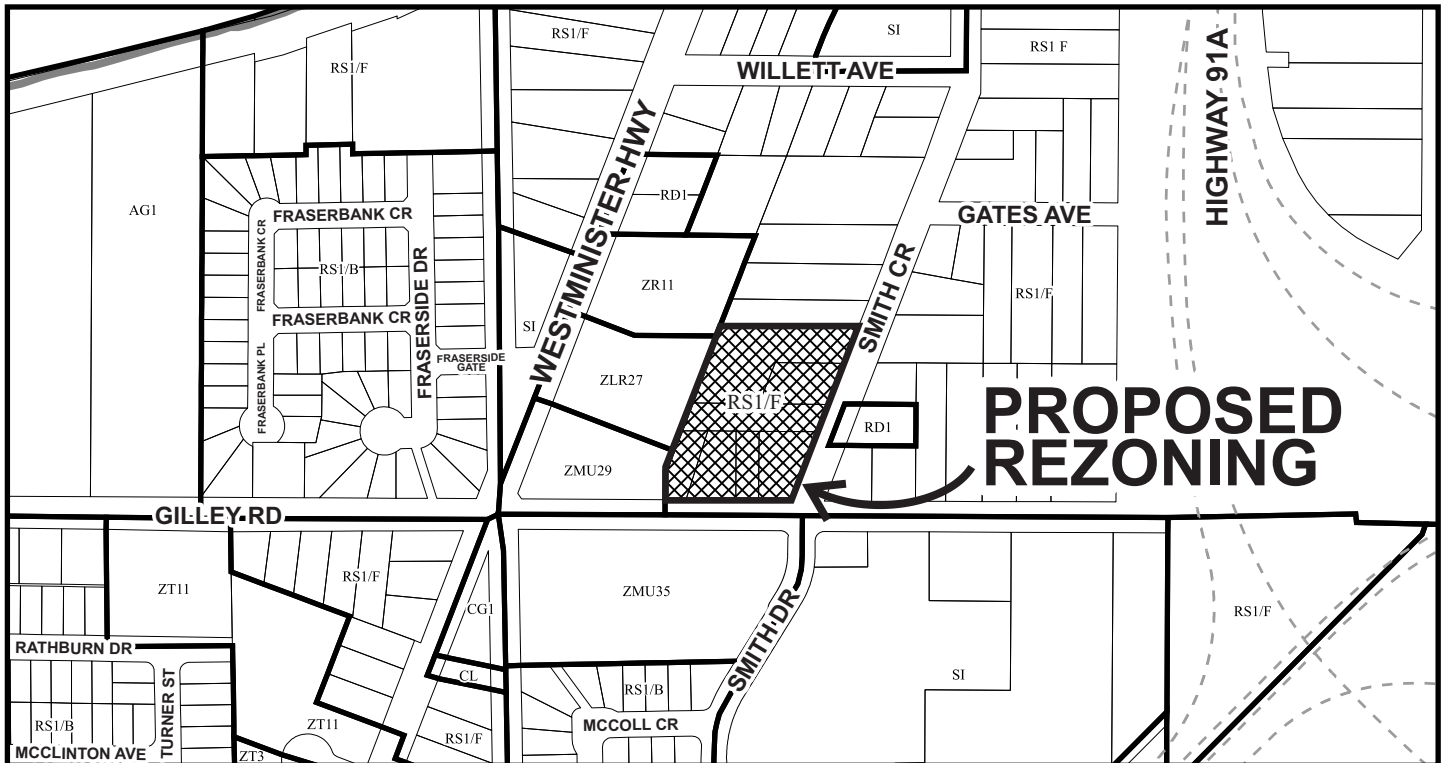
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- Att.
- 1: Location Map and Aerial Photo
 - 2: Hamilton Area Plan Land Use Map
 - 3: Development Application Data Sheet
 - 4: Conceptual Development Plans
 - 5: Tree Management Plan
 - 6: OCP Consultation Policy & Summary of Consultation with Key Stakeholders
 - 7: Rezoning Considerations



City of Richmond

Attachment 1



RZ 21-942276

PH - 77

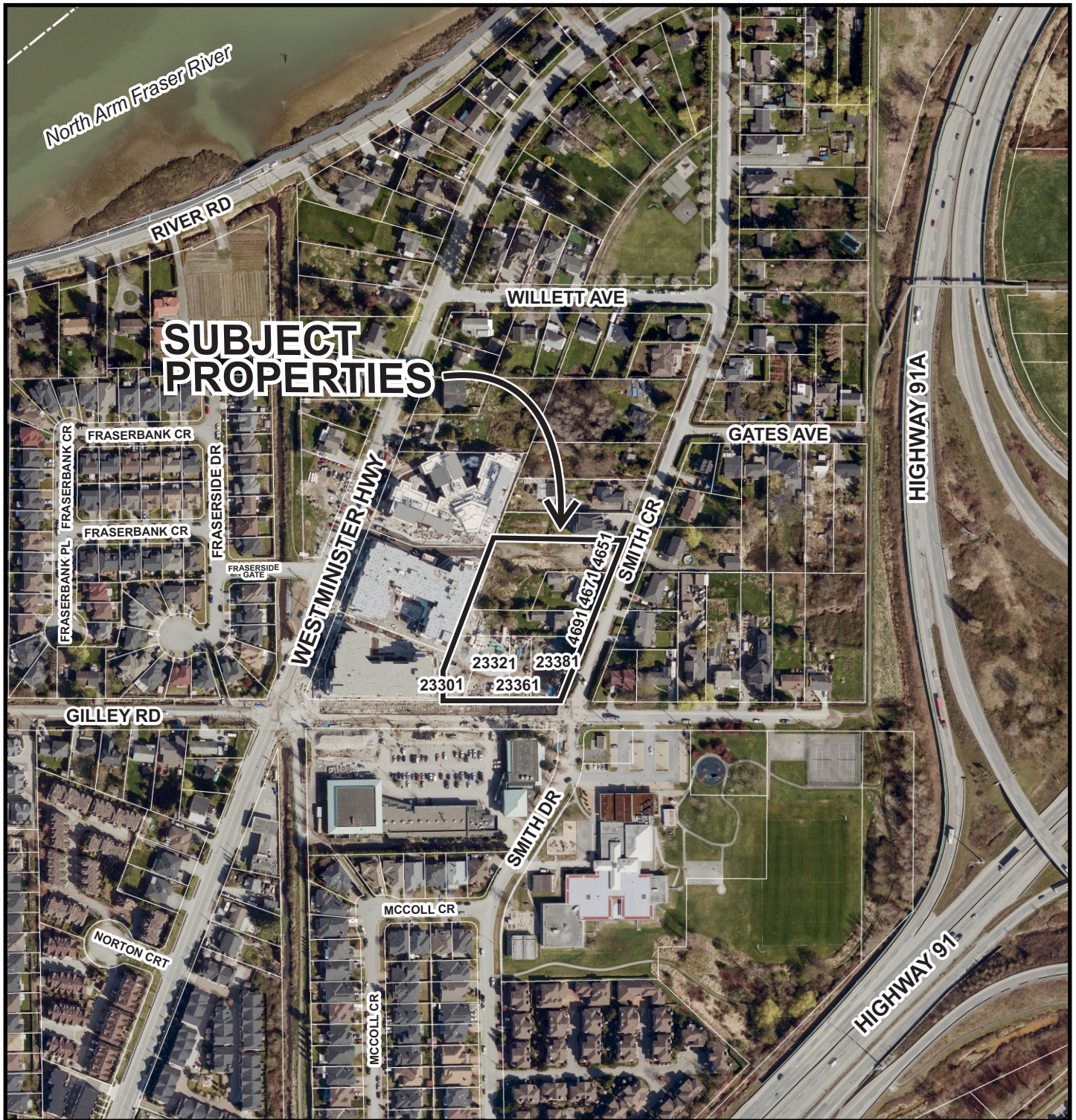
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Revision Date: 11/16/21

Note: Dimensions are in METRES



City of Richmond



RZ 21-942276

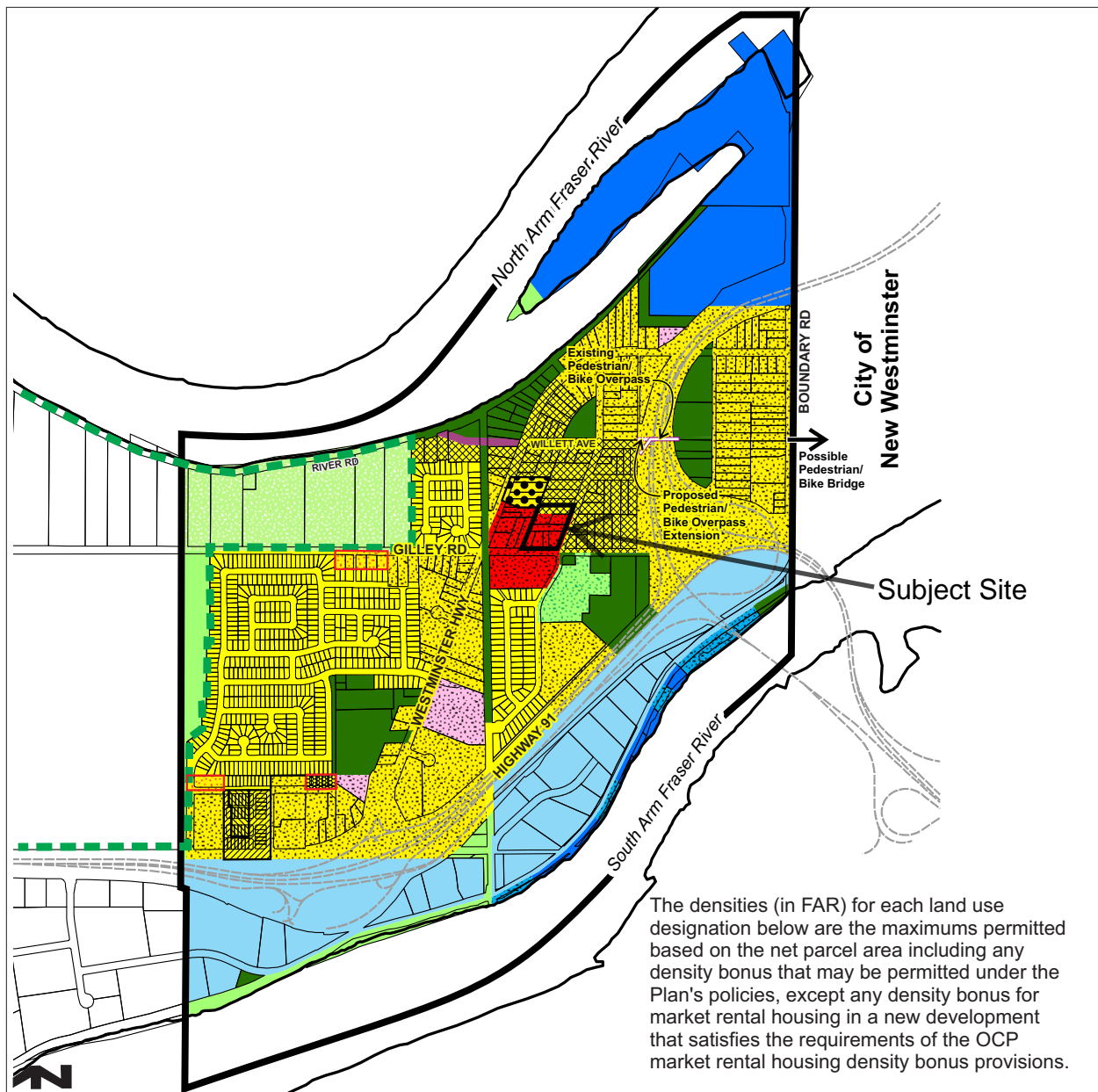
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Original Date: 11/15/21

Revision Date: 11/16/21

Note: Dimensions are in METRES

Land Use Map



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



RZ 21-942276

Attachment 3

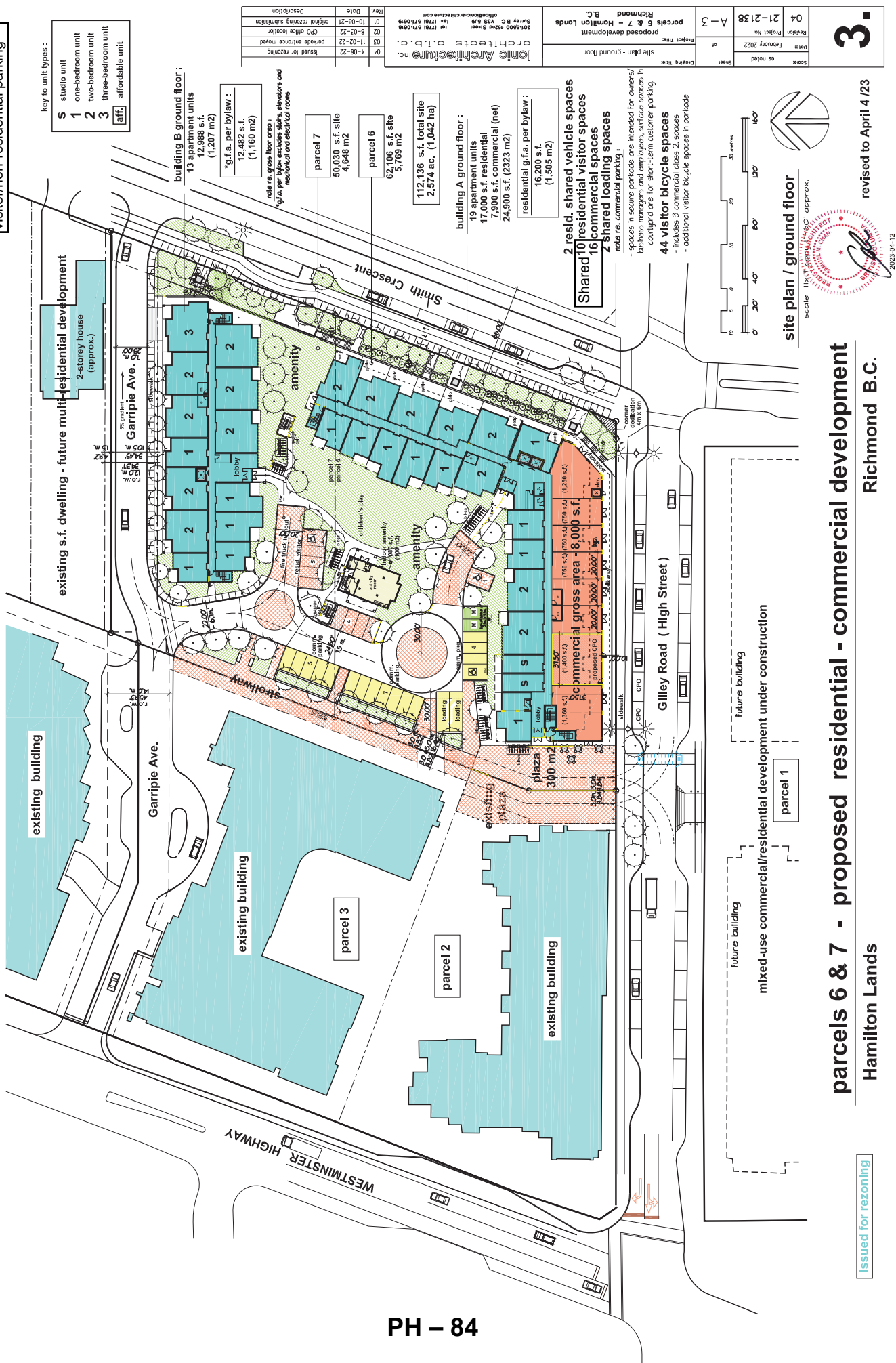
Address:	4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road		
Applicant:	Maskeen (Hamilton) Properties Corp.		
Owner	Maskeen (Hamilton) Properties Corp., 1164822 BC Ltd., and Davinder Mander		
Planning Area(s)	Hamilton Area		
	Existing	Proposed	
Site Area	Approximately 10,406.9 m ²	Approximately 10,406.9 m ²	
Land Uses	Vacant and Single-family residential	Mixed use	
OCP Designation	Neighbourhood Residential	Mixed Use	
Area Plan Designation	Neighbourhood Residential (Stacked Townhouse 1.00 FAR), and Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)	Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)	
Zoning	Single Detached (RS1/E)	Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)	
Number of Units	2 single-detached houses	19 LEMR units 167 strata units 603.9 m ² (6,500 ft ²) CRU 130 m ² (1,400 ft ²) Community facility	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.5 FAR (including affordable housing), and Max 0.1 FAR community amenity space, and Max 0.1 FAR amenity space	Max. 1.5 FAR (including affordable housing), and community amenity space, and amenity space	None permitted
Buildable Floor Area	Approx. Max. 15,610.35 m ² residential and commercial, and Min. 130 m ² community facility, and Min. 100 m ² amenity space	13,219.92 m ² strata residential 1,498.71 m ² LEMR 603.87 m ² commercial 130 m ² community facility 208 m ² amenity space	None permitted
Lot Coverage	Max. 55 %	Max. 55 %	None
Setbacks	Gilley Rd: Min 1.5 m Smith Cr: Min. 3 m North property line: Min. 3 m West Side Yard: Min. 6 m	Gilley Rd: Min 1.5 m Smith Cr: Min. 3 m North property line: Min. 3 m West Side Yard: Min. 6 m	None
Building Height	Max. 17 m & 4-storey, 20 m & 5-storey fronting Gilley	Max. 17 m & 4-storey, 20 m & 5-storey fronting Gilley	None
Lot Dimensions	Width: Min. 40 m Depth: Min. 40 m Area: Min. 4,000 m ²	Width: 91 m Depth: 122 m Area: Min. 10,406 m ²	None
Parking Space Rates	Per dwelling: LEMR: 1 Market Strata: 1.4 with TDMs Visitor: 0.2, shared with non-residential uses Community facility: 2	Per dwelling: LEMR: 1 Market Strata: 1.4 with TDMs Visitor: 0.2, shared with non-residential uses Community facility: 2	None
Accessible Parking Spaces	Min. 2%	Min. 2%	None

	Bylaw Requirement	Proposed	Variance
Small Car Parking Spaces	Max. 50%	Max. 50%	None
Tandem Parking Spaces	Permitted	13%	None
Loading Spaces	2 medium spaces	2 medium spaces	None
Bicycle Storage	Class 1: 1.25 per LEMR unit, 1.5 per strata unit (TDM), and 2 non-residential Class 2: 0.2 per dwelling and 3 non-residential	Class 1: 1.25 per LEMR unit, 1.5 per strata unit (TDM), and 2 non-residential Class 2: 0.2 per dwelling and 3 non-residential	None
Amenity Space – Indoor	Min. 100 m ²	208 m ²	None
Amenity Space – Outdoor	Min. 1,116 m ²	1,226 m ²	None

Note: non-residential parking includes 2 for CPO and shared visitor/non-residential parking

key to unit types :

- S studio unit
- 1 one-bedroom unit
- 2 two-bedroom unit
- 3 three-bedroom unit
- aff. affordable unit



parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.

revised to April 4/23

Issued for rezoning

site plan / ground floor
scale 1/4" = 10' (approx.)

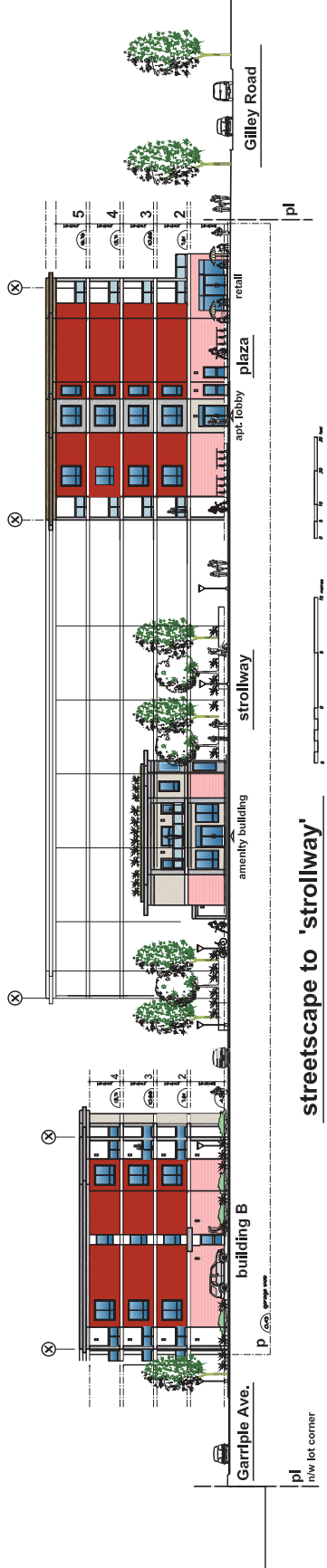


3

04
21-2138
Date
February 2022
Project No.

Scale
as noted
Sheet
A-3
of
proposed development
parcels 6 & 7 - Hamilton Lands
Richmond B.C.





streetscape to 'strollway'



Gilley Road 'High Street' streetscape

note : colours are for model purposes only
(colours still to be selected)

streetscapes
approx. scale 1:100 - 1:150



parcels 6 & 7 - proposed residential - commercial development
revised to April 10 /23
Richmond B.C.

Issued for rezoning

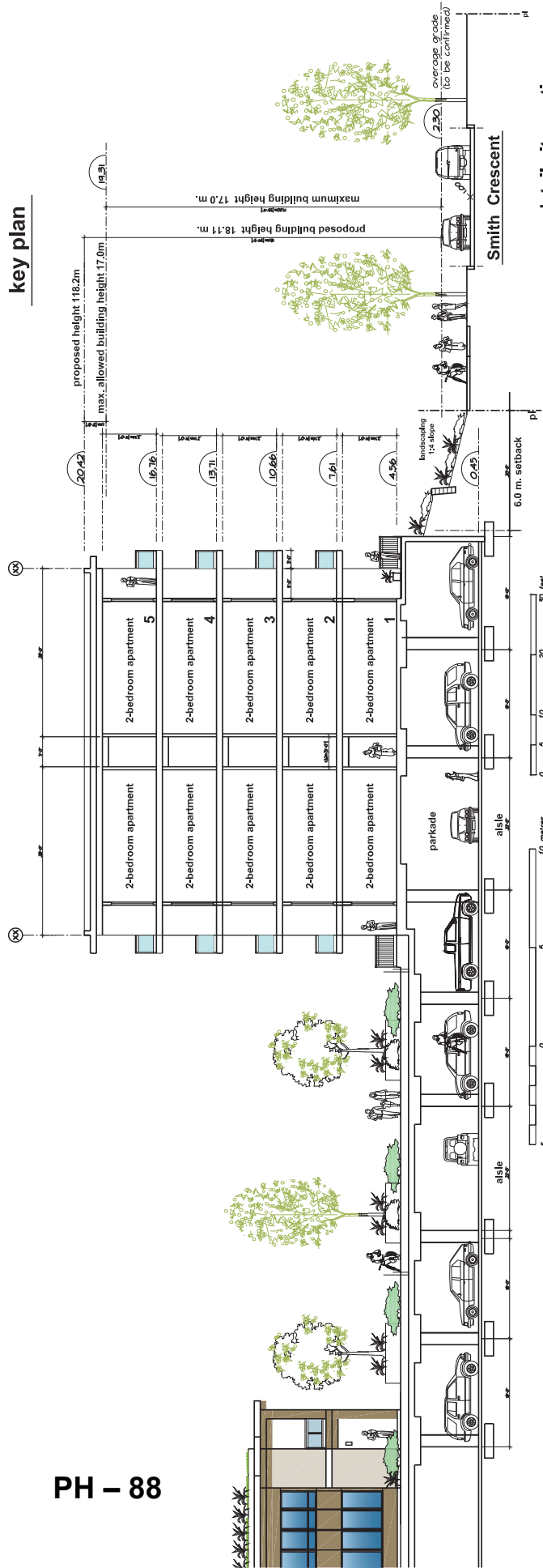
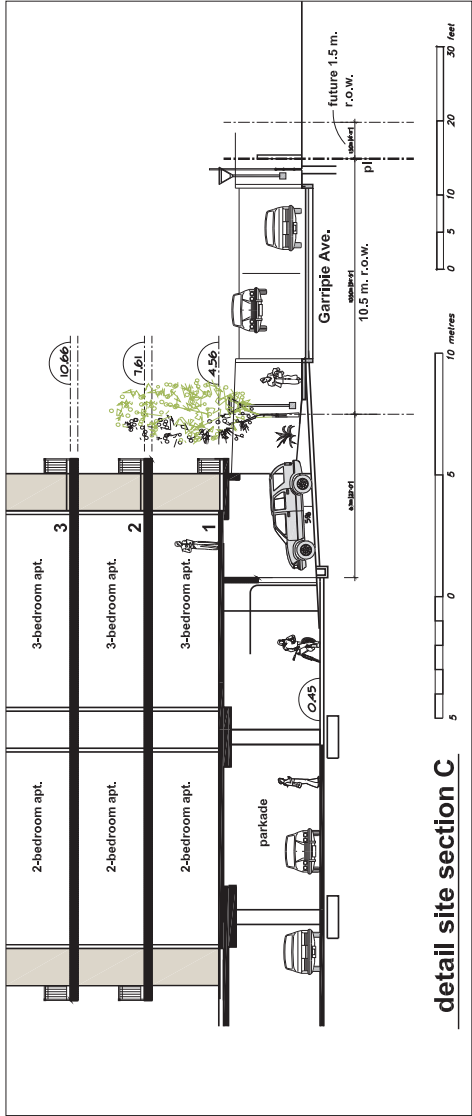
Scale: As Noted		Revision: 03	5.
Sheet: A-5		Date: March 2022	
Project Title: streetscapes		Project No.: 21-2138	
Drawing Title: streetscapes		of: parcels 6 & 7 - Hamilton Lands	
Proposed development: Gilley Road & strollway		Location: Richmond B.C.	
20-5500 Gilley Street Surrey B.C. V3S 6J9 Tel: (778) 871-0819 office@ionc-architects.com		Ionc Architects O.I.B.C.	
Rev:	Date:	Description:	
01	2-28-22	Issued for review	
02	3-18-22	Revised for review	
03	4-10-23	Issued for rezoning	



issued for rezoning

revised to April 12 /23

9	01	Revision	Project No.	A-6	proposals 6 & 7 - Hamilton Lands Richmond B.C. proposed development	201-556-0018 152nd Street Burnaby B.C. V3S 5A9 tel: (778) 571-0818 office@ionic-architectures.com	Ionic Architecture architects a.i.b.c. inc.	Drawn Title	201-556-0018 152nd Street Burnaby B.C. V3S 5A9 tel: (778) 571-0818 office@ionic-architectures.com	Rev.	Date	Description
		Sheet	As Noted					March 2022		of	Project Title	
		Drawn Title	Streetscapes - Smith Cms & Dampie Ave.					Project Title		proposals 6 & 7 - Hamilton Lands Richmond B.C. proposed development		
		Drawn Title	Streetscapes - Smith Cms & Dampie Ave.					Project Title		proposals 6 & 7 - Hamilton Lands Richmond B.C. proposed development		



parcels 6 & 7 - proposed residential - commercial development Hamilton Lands Richmond B.C.

revised to March 29 /23

8b



Scale	As Noted	Sheet	21-2138	Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Hamilton Lands	Client	Richmond B.C.
Date	February 2022	of	8	Project Title	proposed development parcels 6 & 7 - Hamilton Lands	Client	Richmond B.C.	Architect	Richmond B.C.
Drawn	February 2022	of	8	Project Title	proposed development parcels 6 & 7 - Hamilton Lands	Client	Richmond B.C.	Architect	Richmond B.C.
Drawn	February 2022	of	8	Project Title	proposed development parcels 6 & 7 - Hamilton Lands	Client	Richmond B.C.	Architect	Richmond B.C.





minimum unit areas per AH Strategy:	
studio unit	400 s.f., 37 m ²
1-bedroom unit	535 s.f., 50 m ²
2-bedroom unit	741 s.f., 69 m ²
3-bedroom unit	980 s.f., 91 m ²

affordable units provided:	
none	
studio units	
1-bedroom units	2 x 539 = 1078
2-bedroom units	9 x 748 = 6732
2-bedroom units	1 x 974 = 974
3-bedroom units	3 x 1020 = 3060
3-bedroom units	4 x 1074 = 4296
19 units total - (16,140 min. required area) = 15,886	

legend :

- A** studio unit
B one-bedroom unit
C two-bedroom unit
D three-bedroom unit
(r denotes reverse plan)

total all units percentages :

	bldg. A :	bldg. B :	total :
studio -	14	-	14
1-bedroom -	54	23	77
2-bedroom -	59	28	87
3-bedroom -	4	4	8
	131	55	186
			100%

apartment unit distribution

not to scale

revised to Feb. 17 /23

2023-04-12

parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.



21 DEC 0900



PH - 90

21 MAR 0900



21 JUN 0900



21 DEC 1200



21 MAR 1200



21 JUN 1200



21 DEC 1500



21 MAR 1500



21 JUN 1500



shadow casts

parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

revised to April 6 /23

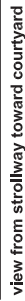
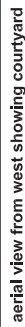
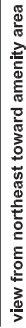
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Rev	Date	Description
01	4-06-23	Issued for review
04	4-06-23	Issued for rezoning

201-5500 162nd Street
Suite 100
Richmond, B.C. V6V 2G9
(778) 971-0619
office@ionic-architecture.com
Ionic Architecture Inc.
architects o.i.b.c.

Sheet	of	Project Title	Drawn Title
A13	1	parcels 6 & 7 - proposed development	shadow casts

Score	As Noted
Revision	Project No.
02	March 2023



model views

note : colours are for model purposes only
(colours still to be selected)

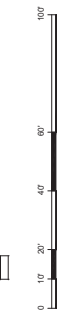
parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.

revised to April 6 /23

Issued for rezoning



PH – 92

[illegible][illegible]

OCP Consultation Summary

Staff have reviewed the proposed OCP and zoning amendments, with respect to the Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and determined that OCP Amendment Bylaw 10452 does not require referral to external stakeholders.

Stakeholder	Referral Comment (No Referral necessary)
The Board of Metro Vancouver	No referral necessary because the Regional District is not affected.
The Councils of adjacent Municipalities	No referral necessary because adjacent Municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary because First Nations are not affected.
TransLink	No referral necessary because the proposed amendment will not result in road network changes not affected.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary because the proposed amendment does not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development (ANSI) Policy.
Agricultural Land Commission (ALC)	No referral necessary because the Agricultural Land Reserve is not affected.
Richmond Board of Education of School District No. 38 (Richmond)	No referral necessary because the proposed amendment will not result in more than 150 additional multiple-family housing units.
Vancouver Coastal Health Authority	No referral necessary because Vancouver Coastal Health Authority (VCH) facilities are not affected.
Community Groups and Neighbours	No referral necessary, but the public will have an opportunity to comment on the proposed development at the Public Hearing.
All relevant Federal and Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.



Address: 4651/4671/4691 Smith Crescent, 23301/23321/23361/23381 Gilley Road **File No.:** RZ 21-942276

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10453, the developer is required to complete the following:

1. (OCP Amendment Bylaw) Final Adoption of OCP Amendment Bylaw 10452.
2. (MOTI Approval) Provincial Ministry of Transportation & Infrastructure Approval.
3. (Public Hearing Notification Fee) 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.
4. (Arborist Contract) Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site or off-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. (Tree Protection Fencing) Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. (City Tree Removal Compensation) The City's acceptance of the developer's voluntary contribution in the amount of \$4,500.00 towards the City's tree compensation fund for tree planting elsewhere in the City in compensation for the removal of an existing City tree (northern tree in hedgerow tag #831).
7. (Consolidation, Subdivision, and Dedication) Consolidation of all the lots into one development parcel and registration of a Subdivision Plan for the subject site, to the satisfaction of the City (which will require the demolition of existing structures). Prior to the registration of a Subdivision Plan, the following conditions shall be satisfied:
 - a) (Road) Dedication of land for road and related purposes. Final extents to be determined through the required Road Functional Plan review process and Servicing Agreement* application process, to the satisfaction of the Director of Transportation. Road dedication areas include:
 - i) Smith Crescent: land dedication along the east property line to accommodate a solid waste collection truck loading layby and road elements to the back of the proposed sidewalk along the development frontage; and
 - ii) Corner Cut: minimum 4 m x 4 m land dedication at the Gilley Road/Smith Crescent intersection (measured from the new property lines).
8. (Garripie Avenue shared street PROP SRW) Granting of statutory right-of-way for the purposes of public-rights-of-passage along the entire north property line, including a 4 m x 4 m corner cut at the intersection of Garripie Avenue and Smith Crescent. Final extents and amounts to be determined through the required Road Functional Plan review process and Servicing Agreement* application process, to the satisfaction of the Director of Transportation. Any works essential for public vehicle and pedestrian access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the Owner maintenance & Owner liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and 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. Works to be secured via SA.
9. (Public High Street Plaza and Strollway PROP SRW) Granting of statutory right-of-way for the purposes of public-rights-of-passage along the west property line, between Gilley Road and Garripie Avenue, consisting of a high street plaza fronting Gilley Road of at least 10 m width and 150 m² in area (widening the existing plaza SRW to at least 20 m in width and 300 m² in area), and a 3 m wide connection from the plaza to Garripie Avenue (widening the existing strollway SRW to 6 m width). 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 Owner maintenance &

Owner liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and 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. Works to be secured via SA.

10. (Flood Plain Covenant) Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
11. (Mixed-Use Noise Covenant) Registration of a legal agreement on title for commercial use within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
12. (Shared Parking) Registration of a legal agreement on title ensuring the shared use of and prohibiting the assignment of shared visitor and commercial parking spaces.
13. (Tandem Parking Assignment) Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
14. (Parking Reduction Strategy) Registration of legal agreements on title securing the developer's offer to voluntarily contribute, at the owner's cost, towards various transportation related improvements and secure parking for various uses in compliance with Zoning Bylaw requirements and transportation demand management (TDM) parking reductions, to the satisfaction of the Director of Transportation, including, but not limited to, the following:
 - a) Enhanced Bicycle Facilities: The developer/owner shall, at its sole cost, design, install, and maintain on the lot, to the satisfaction of the City as determined via the Development Permit*:
 - i) "Class 1" bicycle storage: provided at an increased rate of 1.5 spaces per strata residential unit.
 - ii) Bicycle maintenance and repair facility: one facility for the shared use of all the residents of all the buildings, including bicycle repair stand (with tools); foot pump, and faucet, hose and drain for bicycle washing. A note is required on the Development Permit* and Building Permit*. Appropriate signage is required.
 - iii) E-bike and e-scooter storage: provision of a shared e-bike and e-scooter parking corral on the site.
 - iv) "No development" shall be permitted, restricting Development Permit* issuance for any building on the lot, until the developer provides for the required enhanced bicycle facilities.
 - v) No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required enhanced bicycle facilities and a letter of confirmation is submitted by the architect assuring that the facilities satisfy all applicable City's requirements.
 - vi) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required enhanced bicycle facilities are completed and have received final Building Permit inspection granting occupancy.
 - b) Transit Pass Program: Execution and completion of a transit pass program, including the following method of administration and terms:
 - i) Provide one year of two-zone monthly transit passes for 16% of the strata residential units (27 units).
 - ii) Enter into a security agreement and submission of a Letter of Credit in the amount of 100% of the program value. The Letter of Credit will be released at the time of 100% subscription of the transit pass program,
 - iii) The owner or property manager is to provide documentation on an annual basis for the subscription of the transit passes until such time that they have been exhausted. The owner is not responsible for the monitoring of use of transit passes but only noting number of "subscribed" users to the program, until full unit count is exhausted over a period of one year;
 - iv) If the transit pass program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation demand management measures at the City's discretion.

- v) The availability and method of accessing the two-zone transit passes is to be clearly explained in the sales agreements, tenancy agreements and any rental materials.
- c) Electric Vehicles (EV) Charging Infrastructure: Registration of legal agreement(s) on the subject site requiring that the developer/owner provides, installs, and maintains electrical vehicle (EV) charging infrastructure for the use of the building's residents, commercial tenants, and others as determined to the satisfaction of the City through an approved Development Permit*. More specifically, the minimum permitted rates for EV charging infrastructure shall be as indicated in the following table or as per the Official Community Plan or Zoning Bylaw rates in effect at the time of Development Permit* approval, whichever is greatest.

User/Use	Energized Outlet – Minimum Permitted Rates	
	Vehicle Parking (1)	Class 1 Bike Storage (2)
Strata Residential (i.e. resident parking & bike storage)	(as per zoning bylaw)	1 per each 10 bikes or portion thereof in a bike storage room or locker (which Energized Outlet shall be located to facilitate shared use with bikes in the room/locker)
Affordable Housing (i.e. resident parking & bike storage)		
Non-Residential (e.g. commercial)	1 per 10 parking spaces (as per OCP)	

- (1) "Vehicle Parking" "Energized Outlet" shall mean all the wiring, electrical equipment, and related infrastructure necessary to provide Level 2 charging (as per SAE International's J1772 standard) or higher to an electric vehicle.
- (2) "Class 1 (Secured) Bike Storage" "Energized Outlet" shall mean an operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related infrastructure necessary to provide the required electricity for the operation of such an outlet.

15. (Community Policing Office Community Amenity Facility) The City's acceptance of the owner's offer to voluntarily contribute a community amenity space which may be used by the City as a community facility (Schedules 1, 2 and 3) or any other permitted use the City, in its sole discretion, deems appropriate. The broad terms of the contribution shall include, subject to the determination, and the timing of the determination, of a facility tenant(s) by the City:

- a) design and construction of a complete facility (facility proper, ancillary facilities and outdoor space), including the base building and tenant improvements, all to a turnkey level of finish, on the subject site, by the developer, at the developers cost; and
- b) transfer of the complete facility (facility proper, ancillary facilities and outdoor space), including the base building and tenant improvements, all at a turnkey level of finish, as an air space parcel, to the City, at no cost to the City,

and, the specific terms shall include:

- c) voluntary contribution of no less than 130 m² (1,400 ft²) of floor area (e.g. area that is considered to be floor area for the purposes of calculating density under the Richmond Zoning Bylaw) for the facility proper, to be used for development of the facility proper including program spaces, private access, internal circulation, internal bicycle storage, where these elements are typically included in floor area calculations for the purposes of calculating density under the Richmond Zoning Bylaw and are used exclusively for the community facility;
- d) voluntary contribution of additional indoor area from the development, as required for purposes ancillary to the facility use, including, but not limited to, parking and loading, waste management, access, external circulation and exiting, structure, walls (internal and external), building systems and building services, where such area is typically excluded from floor area calculations for the purposes of calculating density under the Richmond Zoning Bylaw or is not used exclusively by the facility;
- e) voluntary contribution of outdoor area along the frontages of the facility, for the exclusive use of the facility, the final size and exact dimensions of which are to be determined through the development permit process, including both open and covered areas, neither of which will be considered to be floor area for the purposes of calculating density under the Richmond Zoning Bylaw;
- f) location of the facility proper and the outdoor space on Level 1 of the development, generally as shown in the location plan (Schedule 1), along with provision for private access from one or both frontages as well as to and from ancillary facilities such as parking and loading, waste management rooms, service rooms, storage rooms and similar areas (multiple levels);

- g) design, construction, and furnishing of the complete facility, substantially in accordance with the summary requirements listed below and including:
- i) the facility proper to provide for:
 - i. approximately 130 m² (1,400 ft²) of programmed facility space to provide a Community Policing Office as per Schedule 1, Schedule 2 and Schedule 3, or other use at the City's discretion, the details of which will be determined once a tenant or tenants have been determined by the City. However should, as of the commencement of construction of Level 1 of the development,
 - a. the tenant(s) of the facility not be determined by the City, the owner shall provide the facility as base building space compatible with future improvements of a commercial and/or office nature; or
 - b. the tenant(s) of the facility, as determined by the City, not require the whole of the floor area of the facility, the owner shall provide the required floor area, as determined by the City, as programmed facility space, generally of a commercial and/or office nature, and the remainder floor area as base building space compatible with future improvements;
 - ii) the ancillary facilities to provide for:
 - i. bicycle storage and vehicle parking applicable to the needs of the facility tenant(s) for the sole use of the facility's clients, visitors, guests and staff, available 365/7/24, located within the parkade and street except where noted otherwise, generally in an area having direct or close access to the facility's private access system, including clearly signed access from the street, where applicable.
 - ii. access to and use of the shared loading facilities;
 - iii. access to and use of the shared waste management facilities; and
 - iv. access to and use of services rooms and similar facilities, exclusive or shared, as required to meet functional, technical and operational requirements of the facility,
Should, as of date of development permit issuance for the development, the tenant(s) of the facility not be determined by the City, the tenant use of the facility will be assumed to be commercial and/or office for the purpose the above requirements;
 - iii) the outdoor program space to provide for:
 - i. outdoor uses typically ancillary to the facility uses;
or, as determined through the Development Permit process;
 - iv) design, construction, and furnishing of the facility (including tenant improvements) to the satisfaction of the City and in accordance with the Terms of Reference, City's Enhanced Accessibility Guidelines and Technical Specifications, Facilities Design Guidelines and Technical Specifications, and capable of achieving LEED v4 ID + C Commercial Interiors Gold Certification, with a focus on providing for robust monitoring and remote control capabilities of the systems and scheduling that are its responsibility and integration of these controls into the building automation system through open language BACnet interfaces and, further, reference to the principles outlined in the "City of Richmond Building Equipment, Monitoring, and Integration Requirements" administrative procedure;
 - v) design and construction of the facility to provide for separate addressing for the tenant or tenants;
 - vi) design and construction of the utility systems to provide for, amongst other things:
 - i. City independent HVAC and Mechanical system (e.g. heating, cooling, ventilation, exhaust system, domestic hot water tank, building automation system, etc.), to the satisfaction of the City;
 - ii. Connection to other building utility systems (e.g. electricity), along with separate metering, to the satisfaction of the City. Meters must be supplied by the service provider i.e. BC Hydro (electricity) and City of Richmond (water); and
 - iii. conduit rough in for installation and connection of the City's fibre optic communications system, by the City or its contractor, noting the required conduit size is 2 inches and the outside end point is to be a City Traffic Junction Box located on south side of Gilley Road between Westminster Highway and Smith Crescent., as shown in the attached plans (Schedule 2). The conduit should come direct from street into the amenity server room.

- h) project development and procurement of approvals subject to the following benchmarks/timelines:
- i) prior to issuance of a Development Permit for the development, in whole or in part:
 - i. the facility design (facility proper, ancillary facilities and outdoor space) including mechanical and electrical systems must be resolved to a level typical of the design development stage of a development project, to the satisfaction of the City;
 - ii. the resulting design must be incorporated into the Development Permit application submission; and
 - iii. a preliminary construction cost estimate for facility proper, ancillary facilities and outdoor space, verified by an independent quantity surveyor that is acceptable to the City, must be provided;
 - ii) prior to issuance of a Building Permit for the development, in whole or in part:
 - i. the facility design (facility proper, ancillary facilities and outdoor space) must be resolved to a level typical of Issued For Construction (IFC) stages of a development project, to the satisfaction of the City (including tenant improvement if one or more facility tenant(s) have been determined by the City);
 - ii. the resulting design must be incorporated into the building permit application submission;
 - iii. a final construction cost estimate for facility proper, ancillary facilities and outdoor space, verified by a quantity surveyor, must be provided; and
 - iv. a “construction agreement” developed and signed by the City and developer and registered on title;
 - iii) prior to commencement of construction of Level 1 of the development:
 - i. the tenant improvement design and specifications to the satisfaction of the City if one or more facility tenant(s) had not been determined by the City at Building Permit issuance stage; and
 - ii. updated construction and tenant improvement cost estimate for facility proper, ancillary facilities and outdoor space, verified by a quantity surveyor, must be provided
 - iv) prior to occupancy of the development, in whole or in part:
 - i. the constructed facility (facility proper, ancillary facilities and outdoor space) must be granted building inspection permitting occupancy;
 - ii. commissioning of the facility (facility proper and outdoor space) must be completed to the satisfaction of the City;
 - iii. occupancy and post-occupancy information for the facility (facility proper and outdoor space) must be provided, to the satisfaction of the City;
 - iv. as-built drawings and Operation & Maintenance (O&M) manuals in soft and hard copy form of the facility (facility proper and outdoor space) must be provided to the satisfaction of the City; and
 - v. a final construction cost for facility proper, ancillary facilities and outdoor space, verified by an independent quantity surveyor that is acceptable to the City, must be provided,

unless the constructed facility is otherwise deemed acceptable by the Director, Development; the Director, Facilities and Project Development; the Director, Community Social Development; and, the Director, Real Estate Services, at their sole discretion.

Note: If one or more facility tenant(s) have been determined by the City prior to the commencement of construction of Level 1 of the Development, the constructed facility shall include the tenant improvements for that portion of the facility required by such tenant(s), to the satisfaction of the City.

- i) registration of a legal agreement(s), which may include, but are not limited to, the following:
 - i) a “no build” covenant registered on title restricting Building Permit issuance for the whole development, to be in effect until such time as a “construction agreement” for the facility (including base building and tenant improvements, as required by the City) is registered on title with respect to the amenity;
Note: This requirement may be waived if a “Construction Agreement” is signed before rezoning adoption.
 - ii) a “construction agreement” setting out requirements with respect to the design, construction, supply, installation, approval, and warranty of the facility (including base building and tenant improvements, as required by the City) and related works to the satisfaction of the City, which agreement may include provisions for a statutory right(s)-of-way and/or rent charge, the terms set out in these rezoning

considerations, the Terms of Reference for the facility (if and as available), and standard City facilities policies. This agreement may, in the City's sole discretion, require the registration of replacement agreements at specified stages of development up to and including building permit issuance to update facility completion deadlines, to address the escalation of financial contributions and valuations set out below due to effluxion of time, as verified by a third party quantity surveyor, and to reflect the design of the facility;

Note: If one or more facility tenant(s) have been determined by the City prior to the commencement of construction of Level 1 of the Development, the constructed facility shall include the tenant improvements for that portion of the facility required by such tenant(s), to the satisfaction of the City. If a tenant has not been determined by the City prior to the commencement of construction of Level 1 of the Development, the Owner shall provide a cash contribution to the City in the amount \$10,867/m² (2023 value) for the area of the uncommitted space, as determined by a third party quantity surveyor.

- iii) a "no occupancy" covenant for the development, in whole or in part, registered on title, to be in effect until such time as the facility (including base building and the City's required tenant improvements) has been completed or otherwise deemed acceptable, at the sole discretion of the City, by the Director, Development; the Director, Facilities and Project Development; Director, Community Social Development; and, Director, Real Estate Services, in their sole discretion, and has been transferred to the City free and clear of any encumbrances;
- iv) an Air Space Parcel (ASP) subdivision agreement to facilitate the future creation of an ASP containing the facility (including base building and constructed tenant improvements), including the facility proper, ancillary facilities and outdoor spaces, to the extent deemed desirable or practical by the City, together with the obligation to register on title, at the time of ASP creation, any easement(s) and/or statutory right(s)-of-way required to secure use of and access to any remaining facilities located elsewhere in the development and intended for the use of the facility tenants, along with terms for cost sharing between the ASP owner (the City) and the owner(s) of the remaining facilities, all in a form and content satisfactory to the City;
- v) a blanket Statutory Right-of-Way, easement, or alternative legal agreement(s), to the satisfaction of the City, securing public access to and egress from the facility (facility proper, ancillary facilities and outdoor space) and any part of the parking facility allocated for the facility use, across and through the drive aisles and pedestrian pathways forming part of the development and securing City access to the development for the maintenance of the utilities and mechanical systems servicing the facility (including maintenance of the City's fibre optic system), which agreement may be replaced prior to occupancy, to the satisfaction of the City, with a replacement agreement and a surveyed Statutory Right-of-Way(s) or Easement plan;
- vi) a purchase and sale agreement to facilitate the transfer of the facility ASP (including base building and constructed tenant improvements) to the City, which transfer shall not occur until the City has, at its sole discretion, accepted the facility works, which acceptance shall not relieve the developer of any outstanding obligations, including the rectification of any deficiencies and the provision of related security; and
- vii) an option to purchase to facilitate the subdivision of the ASP and transfer of the facility ASP to the City should the Developer default in its obligations.
- j) submission of cash or other forms of financial security as follows:
 - i) a cash-in-lieu contribution of \$15,000 to fund the complete installation of the fibre optic service by city contractors within the conduit supplied by the developer (e.g. all costs for Civil work upgrades, connection of developer conduit to city systems, fibre cable/splice enclosure and all installation work) (Account number to be provided);
 - ii) a project management fee of \$71,000, which is 5% of the construction cost estimate for the tenant improvement component of the facility [e.g. 0.05 x 130 m² x \$10,867/m² (2023 value)], as verified by a third party quantity surveyor, to provide for the participation of the City or its representatives in the schematic design, design development, building permit, issued for construction, contract administration and related stages of project development (Account number to be provided);
 - iii) a Letter of Credit (LOC), in the amount of:
 - a. 100% of the construction cost estimate for the base building component of the facility [e.g. \$712,660 (130 m² x \$5,482/m²) (2023 value)] (PH-100, ancillary facilities and outdoor space); and

- b. 100% of construction cost estimate for the tenant improvement component of the facility [e.g. \$1,412,710 (130 m² x \$10,867/m²) (2023 value)] (facility proper, ancillary facilities and outdoor space) (assuming 100% of the facility will be required to be completed with tenant improvement, whether or not the future tenant(s) are determined by the City),

as verified by a third party quantity surveyor, to secure the developer's commitment to design, construct, and transfer the facility to the City, with provision for the return of the subject monies as follows:

- i. reduction by 50% after the facility has received final building inspection permitting occupancy and has been transferred to the City;
- ii. reduction by a further 30% a minimum of one year after the facility has received final building inspection permitting occupancy and has been transferred to the City; and
- iii. release of remaining funds after a minimum of two years after the facility has received final building inspection permitting occupancy and has been transferred to the City,

all subject to the following:

- a. no reduction or release until all facility requirements has been achieved;
- b. retention of the LOC, or portions thereof, at the sole discretion of the City, to rectify deficiencies;
- c. retention of the LOC, or portions thereof, at the sole discretion of the City, to ensure the air space parcel (ASP) is free and clear of builder's liens or other encumbrances; and
- d. retention of the LOC, or portions thereof, at the sole discretion of the City, to complete the facility, should the developer fail in its contractual obligations.

16. (LEMR Housing Agreement) The City's acceptance of the developer's offer to voluntarily contribute affordable housing, in the form of low-end market rental (LEMR) units, constructed to a turnkey level of finish, at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of the City's standard Housing Agreement and Covenant on title to secure the affordable housing units. The form of the Housing Agreement and Covenant shall be agreed to by the developer and the City prior to final adoption of the subject rezoning; after which time, only the Housing Covenants may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit* and other non-materials changes resulting thereof and made necessary by the Development Permit* approval requirements, as determined to the satisfaction of the Director of Development and Director, Community Social Development. The terms of the Housing Agreements and Covenants shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements.

- a) The required minimum floor area of the affordable (Low-End Market Rental) housing shall be equal to a combined habitable floor area of at least 1,471.86 m² (15,843 ft²), excluding standard Floor Area Ratio (FAR) exemptions, as determined based on 10% of the total maximum residential floor area; and
- b) All affordable housing units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director of Development) in each building.
- c) The imposition of any place age-based restrictions on occupants of any affordable housing unit is prohibited.
- d) The developer shall, as generally indicated in the table below:
 - i) Ensure that the types, sizes, rental rates, and occupant income restrictions for the affordable housing units are in accordance with the City's Affordable Housing Strategy and guidelines for Low-End Market Rental (LEMR) housing, unless otherwise agreed to by the Director of Development and Director, Community Social Development; and
 - ii) Achieve the Project Targets for unit mix and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director, Community Social Development through an approved Development Permit*.

Unit Type	Affordable Housing Strategy Requirements (1)			Project Targets (2)	
	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	-	-
1-bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	10% (2 units)	10% (2 units)
2-bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	53% (10 units)	53% (10 units)
3-bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	37% (7 units)	37% (7 units)
Total	N/A	N/A	N/A	19 units 1,471.86 m² (15,843 ft²)	100% (19 units)

- (1) May be adjusted periodically as provided for under adopted City policy.
 - (2) 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 (excluding market rental unit floor area).
 - e) The affordable housing unit locations are to be as determined to the satisfaction of the Director of Development and Director, Community Social Development through an approved Development Permit*. Dispersed or clustered unit configurations may be considered; however, dispersed units are required unless a qualified non-profit operator (that requires a clustered unit arrangement) has agreed to partner with the developer to manage the units.
 - f) Occupants of the affordable housing units shall, to the satisfaction of the City (as determined prior to Development Permit* approval), enjoy full and unlimited access to and use of all on-site indoor amenity spaces and outdoor amenity spaces provided on the lot as per OCP, Area Plan, and Development Permit* requirements, at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).
 - g) On-site parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit* at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit* issuance.
 - h) The affordable housing units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Community Social Development.
 - i) "No development" shall be permitted, restricting Development Permit* issuance for any building in whole or in part, until the developer, to the City's satisfaction:
 - i) Designs the lot to provide for the affordable housing units and ancillary spaces and uses;
 - ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the affordable housing units and ancillary spaces and uses as per the approved Development Permit*; and
 - iii) As required, registers additional legal agreements on title to the lots to facilitate the detailed design, construction, operation, and/or management of the affordable housing units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit* review and approval processes.
 - j) No Building Permit* shall be issued for any building, in whole or in part, until the developer provides for the required affordable housing units and ancillary spaces and uses to the satisfaction of the City.
 - k) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required affordable housing units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.
17. (No Rental or 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.
 18. (Public Art Cash Contribution) City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
 - a) The value of the owner's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's

proposed zoning, excluding floor area associated with affordable housing and community amenity facility space, as indicated in the table below.

Land Use	Contribution Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$0.99	13,507.77 m ² (145,396.41 ft ²)	\$143,942.44
Commercial	\$0.52	603.87 m ² (6,500.00 ft ²)	\$3,380.00
Total			\$147,322.44

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
19. (Development Permit*) The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
20. (Servicing Agreement*) Enter into a Servicing Agreement* for the design and construction of engineering and transportation works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:
- 1) Transportation Works:
- A finalized road functional plan will be required as part of the Servicing Agreement to finalize the design elements of the following works. The requirements outlined below are subject to minor refinement as part of the SA process. That is, the detailed design elements, such as detailed intersection design including curb returns and channelized island, pavement markings, vehicle turning requirements, etc., would be carried out as part of the SA process when more information is provided.
 - Gilley Road Frontage: Works as needed to complete frontage upgrades, which includes at a minimum a 3.5 m wide concrete sidewalk / landscaped boulevard, 0.6 m buffer strip and 2.7 m wide area for landscaped / tree boulevard and on-street parking.
 - Smith Crescent Frontage: 2 m wide sidewalk at property line, minimum 1.5 m wide grass boulevard with street trees, truck layby. Upgrade Smith Crescent as per the cross section in the Hamilton Area Plan, which includes a minimum of the following from west to east:
 - 2.0 m wide concrete sidewalk;
 - 3.2 m wide asphalt off-road cycle path;
 - 0.6 m wide buffer strip;
 - 2.4 m wide area for landscaped / tree boulevard and on-street parking (to be widened locally to accommodate a truck layby area, details to be determined through the road functional design and Servicing Agreement;
 - 0.15 m wide concrete curb / gutter;
 - 6.8 m wide driving surface;
 - 0.15 m wide concrete curb / gutter;
 - 2.4 m wide area for landscaped / tree boulevard and on-street parking;
 - 0.6 m wide buffer strip; and
 - 2.0 m wide concrete sidewalk

Provide street lighting along the Smith Crescent frontage.
 - Garripie Avenue (PROP SRW): Extension of Garripie Avenue from the existing terminus at the west property line to Smith Crescent, including safety fencing / barriers / retaining walls, lighting, and sidewalk as needed.
 - Street tree irrigation: The boulevard is to be irrigated and the irrigation is to be serviced by the on-site water supply.

- f) High Street Public Plaza and Strollway: Complete the plaza to ultimate 20 m width and 200 m² area and strollway to the ultimate 6 m width located in the required public-rights-of-passage statutory right-of-way (PROP SRW) along the entire west edge of the site and connecting to the Gilley Road sidewalk and the required Garripie Avenue sidewalk. Ensure an accessible pedestrian path is provided. Works to widen and tie into existing works in existing PROP SRW on adjacent 23233 Gilley Road and 23100 Garripie Avenue. Provide safety fencing/barriers/retaining walls and lighting as needed. Compaction test results for the walkway sub-base to be submitted to the City for review prior to placement of concrete.

2) Water Works:

- a) Using the OCP Model, there is 415.0 L/s of water available at a 20 psi residual at the Gilley Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Obtain approval from Richmond Fire Rescue for all fire hydrant locations, relocations, and removals, as required.
 - iv) Provide a right-of-way for water meter. Exact right-of-way dimensions to be finalized during the servicing agreement process.
 - v) Install 125m of new 300mm diameter water pipe from north property line of 4651 Smith Crescent to south property line of 23381 Gilley Road, South tie in to existing water line WND191927 at intersection of Smith Crescent and Gilley Road. North tie in to existing main at north property line of 4651 Smith Crescent.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Install a new water service connection, complete with meter and meter box, to be located on private property, to serve the proposed development.
 - iii) Cut, cap, and remove the existing water service connections and water meters servicing the subject site.

3) Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Ensure trees are not placed on top of the storm sewer main.
 - iii) Install 125m of new 600mm diameter storm pipe from north property line of 4651 Smith Crescent to south property line of 23381 Gilley Road, complete with a new manhole at north property line of 4651 Smith Crescent, and tie in to manhole STMH148082 at the intersection of Smith Crescent and Gilley Road.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure, to be determined by the pipe sizing calculations at the servicing agreement stage.
 - ii) Install a new storm service connection and type III inspection chamber. If required, the Developer shall provide a statutory right-of-way for the inspection chamber at their cost.
 - iii) Cut, cap, and remove the existing storm service connections and inspection chambers servicing the subject site.

- 4) Sanitary Sewer Works:
 - a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Ensure trees are not placed on top of the sanitary sewer main.
 - b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut, cap, and remove the existing sanitary service connection and inspection chamber servicing the subject site.
 - iii) Install a new service connection complete with inspection chamber. If required, the Owner shall provide a statutory right-of-way for the inspection chamber at their cost.
- 5) 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.
- 6) General Items:
 - a) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's 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
 - iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - v) Provide a video inspection report of the existing UTILITIES along the ROAD frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter,

is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.

- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (1) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (2) Pipe sizes, material and slopes.
 - (3) Location of manholes and fire hydrants.
 - (4) Road grades, high points and low points.
 - (5) Alignment of ultimate and interim curbs.
 - (6) Proposed street lights design.
- xi) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, 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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

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

Note:

* This requires a separate application.

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

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

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

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

[signed copy on file]

Signed _____

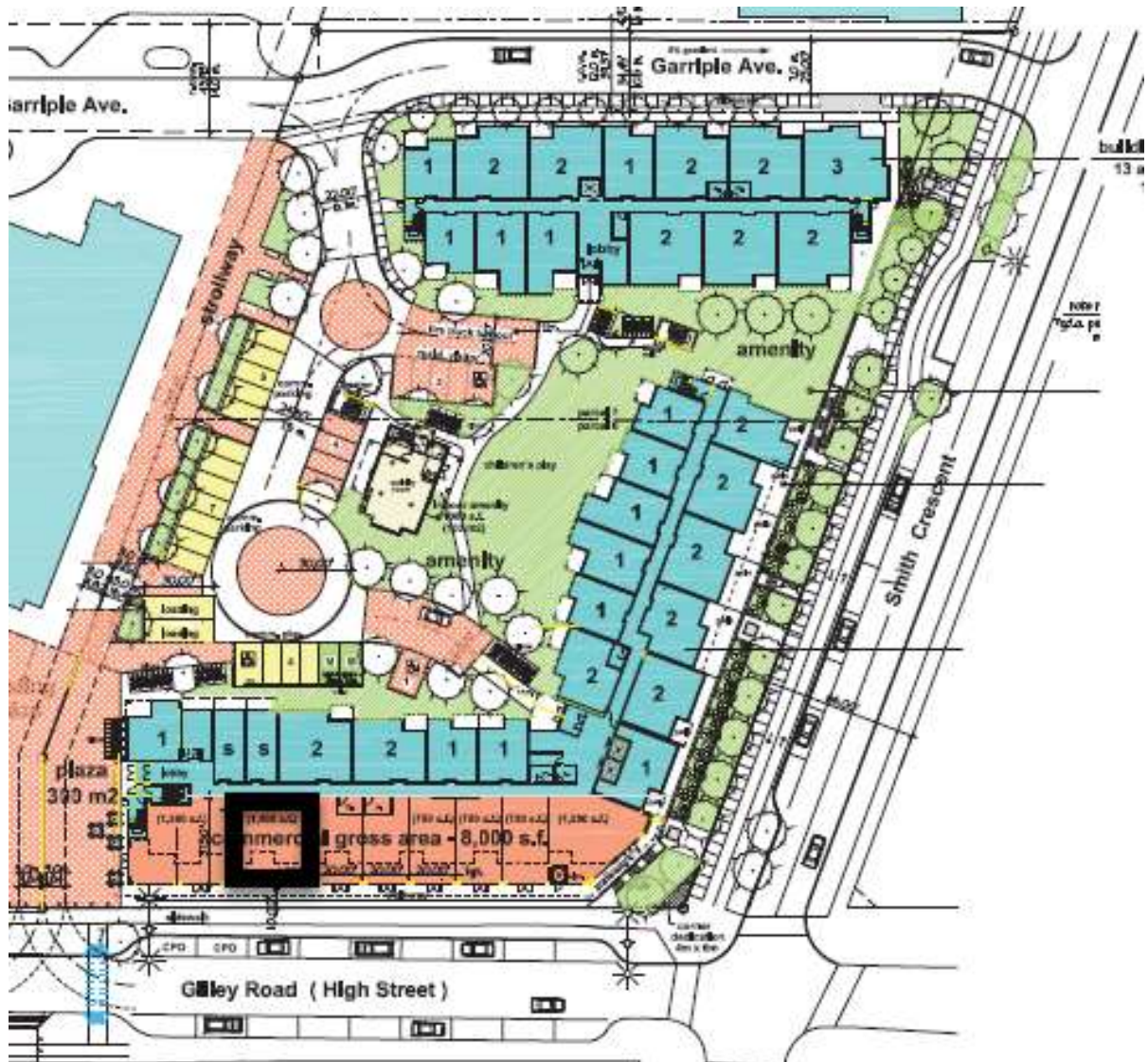
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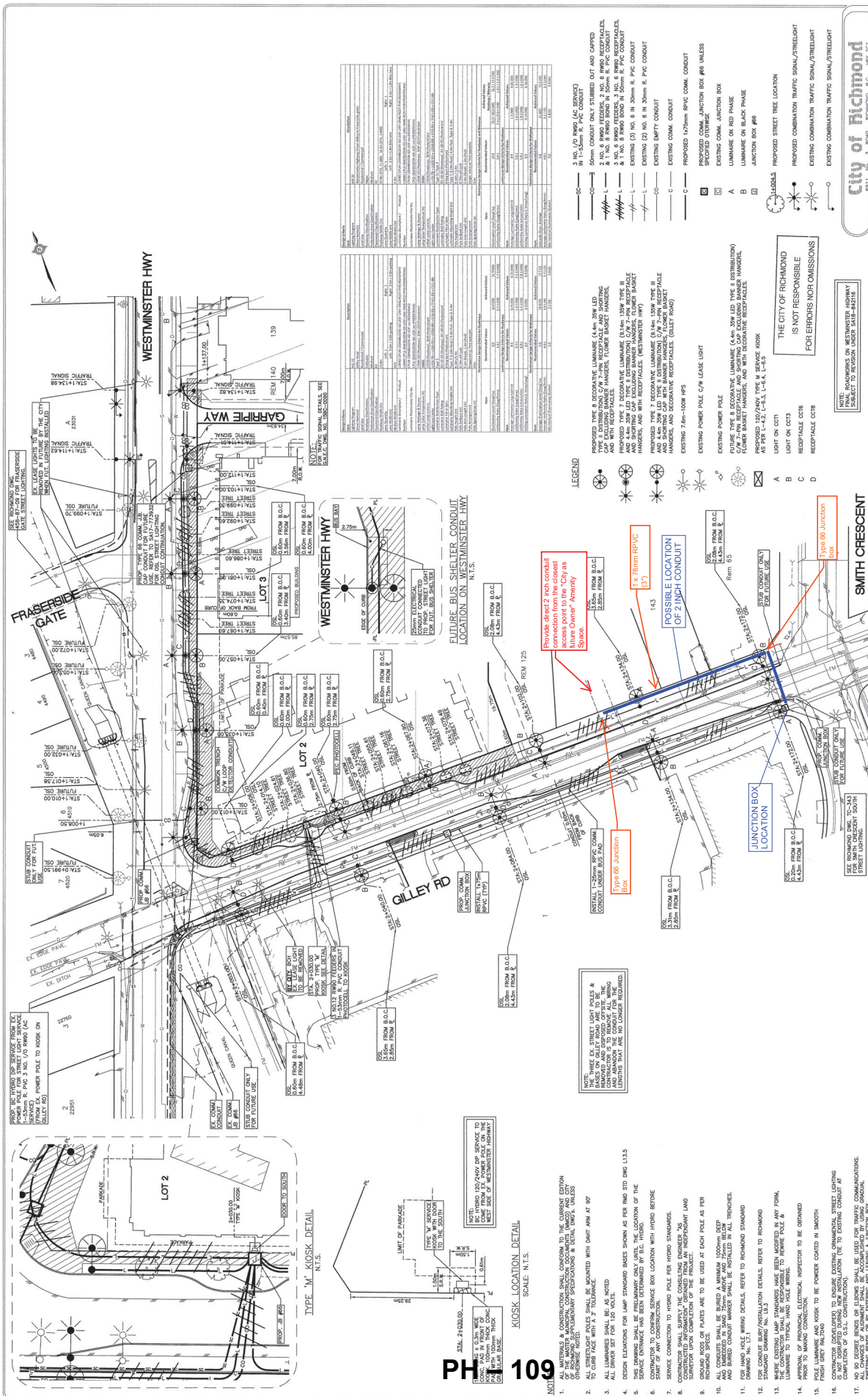
Schedule 1: Community Amenity Facility Location Diagram

Schedule 2: Community Amenity Facility Fibre Optic Diagram

Schedule 3: Hamilton Community Police Office Fact Sheet, Program Size Table, and Conceptual Floor Plan

Community Amenity Facility Location Diagram





**TRAFFIC COMMUNICATIONS
CONDUIT + STREET LIGHTING
WESTMINSTER HIGHWAY
CITY OF SA
CITY FILE NO. 17-77692**

TITLE:

DATE: JUL 07 2019

PROJECT NO.: 17-77692

DATE: DECEMBER 2015

SCALE: 1:500

DATE: 11 OF 1

DESIGNED BY: JAC

CHECKED BY: JAC

APPROVED BY: JAC

DATE: 11 OF 1

REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/15	1ST SUBMISSION
2	03/01/16	2ND SUBMISSION
3	03/01/16	3RD SUBMISSION
4	03/01/16	4TH SUBMISSION
5	03/01/16	5TH SUBMISSION
6	03/01/16	6TH SUBMISSION
7	03/01/16	7TH SUBMISSION
8	03/01/16	8TH SUBMISSION
9	03/01/16	9TH SUBMISSION
10	03/01/16	10TH SUBMISSION
11	03/01/16	11TH SUBMISSION
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48	03/01/16	48TH SUBMISSION
49	03/01/16	49TH SUBMISSION
50	03/01/16	50TH SUBMISSION

CLIENT: One Development (Hamilton) Corp.

PROJECT NO.: 17-77692

DATE: DECEMBER 2015

SCALE: 1:500

DATE: 11 OF 1

REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/15	1ST SUBMISSION
2	03/01/16	2ND SUBMISSION
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38	03/01/16	3

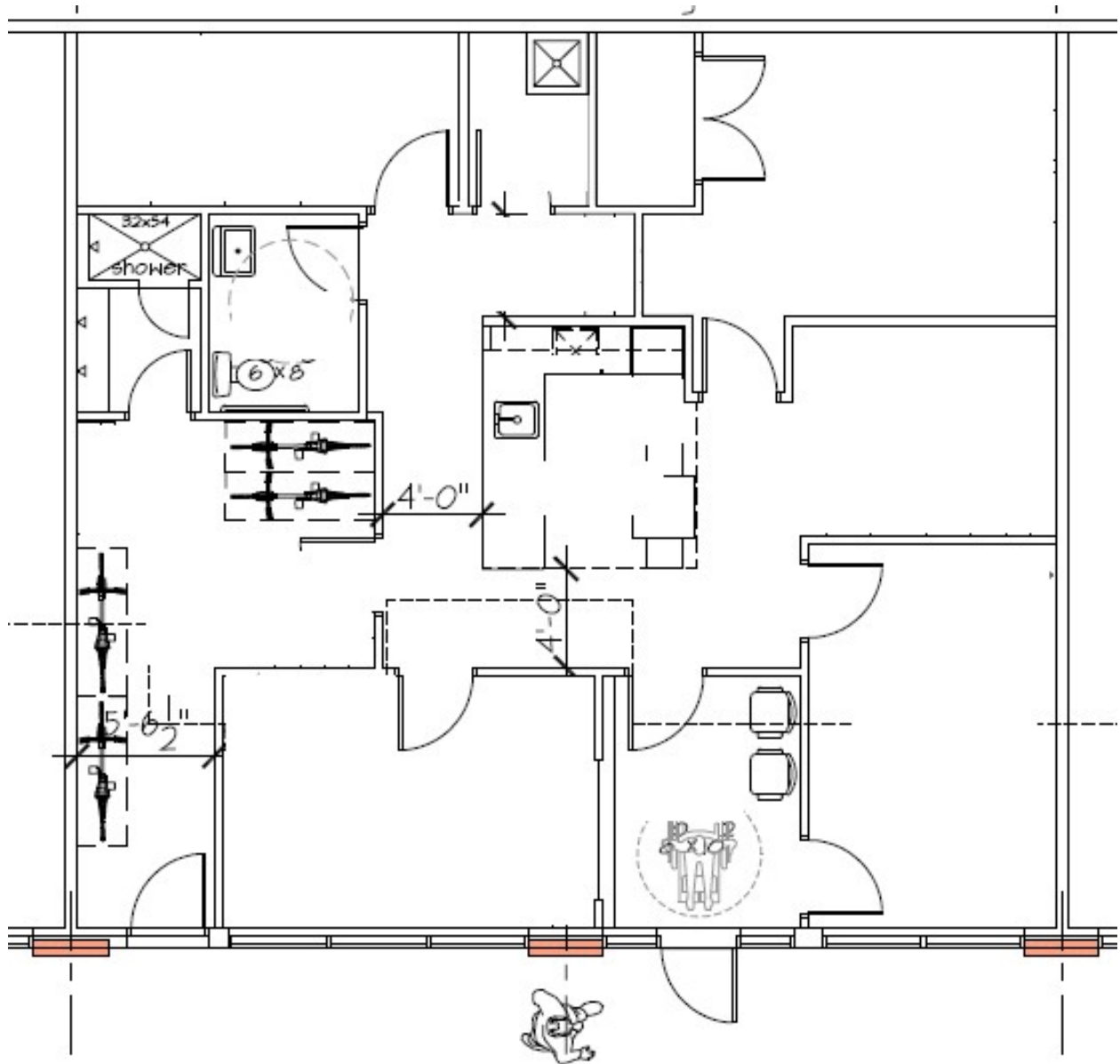
Hamilton Community Police Office (CPO) Fact Sheet

Hamilton CPO Features	
Placement	Ground-level storefront and visible from the public in a proposed development/City facility.
Total Size	Approximately 1,400 square feet.
Facility Features	<p>RCMP Workstations: members can conduct administrative and investigative reporting on site.</p> <p>Volunteer Workstation and Flex Space: to administer crime prevention programs.</p> <p>Front-counter: to respond to public inquiries and to administer crime prevention programs. Construction will be ballistically rated to ensure safety and security of personnel and volunteers.</p> <p>Meeting room: can be used as general meeting space or to be used as satellite operations centre.</p> <p>Equipment storage: storage for crime prevention programs, emergency supplies, bike storage for patrols, and police equipment.</p> <p>Other features: small lunch room, washrooms, shower and lockers, mechanical and electrical rooms.</p>
Parking	Two reserved parking on-site to be provided in the development. Two reserved on-street parking (curbside) to be provided.
Security	Construction specification according to RCMP security and safety specification and 24/7 video monitoring.

Hamilton Community Police Office Program (Approximate Space Requirements)

Room Type	Area (m ²)	Area (ft ²)	Space Needs/Considerations
Workstations	15.6 m ²	168 ft ²	Occupancy - 2 Min. to 4 Max. 4 Workstations 2'x5'
General Storage (including Volunteer Bikes)	14.1 m ²	152 ft ²	Storage Volunteer Bicycles Lockers
Equipment Storage	9.9 m ²	107 ft ²	
Server Closet	2.2 m ²	24 ft ²	Closet size of 6' wide x 4' deep
Front Counter Reception and Entry	5.9 m ²	63 ft ²	1 to 2 workstations Waiting Area is within Entry/Vestibule and fully separated from Reception 2 people waiting area
Meeting Room	15.1 m ²	163 ft ²	8 max people conference
Business Centre (MFD, Stationery, etc.)	11.1 m ²	120 ft ²	a. Space considerations for Office Equipment: i. Fax Machine ii. Printer x2 iii. Computer x2 iv. Laminator v. Photo Printer vi. Filing Cabinets vii. Storage Cabinets viii. Charging Station 2 workstations
CPO Coordinator Workstation	8.8 m ²	95 ft ²	Separate area with L desk and 2 storage units
Volunteer Flex Space			included with Kitchenette
Kitchenette and Lunch Space	7.9 m ²	85 ft ²	2 min. 4 max people kitchenette Equipment i. Dishwasher ii. Toaster oven iii. Microwave Table for 2 people, seating at counter for 2
Staff/Volunteer Unisex Washroom	4.8 m ²	52 ft ²	1 Barrier Free floor mounted toilet
Shower facilities			sized for one
Janitor Closet	2.7 m ²	29 ft ²	Tiled up to 9' Mop sink
Circulation			
Total Gross Floor Area (Min.)	130.0 m ²	1400 ft ²	GFA is measured to the inside face of the Developer's exterior and interior demising walls.

Hamilton Community Police Office
Conceptual Floor Plan





**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10452 (RZ 21-942276)
4651, 4671, 4691 Smith Crescent,
23301, 23321, 23361, and 23381 Gilley Road**

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 Attachment 1 to Schedule 1 (City of Richmond 2041 Land Use Map) by repealing the existing land use designation of the following area and by designating it "Mixed Use".

P.I.D. 028-917-910

Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220

P.I.D. 011-323-299

Lot 46 Section 36 Block 5 North Range 4 West New Westminster District Plan 8421, Except Plans 41472 and EPP22220

P.I.D. 003-927-601

Lot 113 Section 36 Block 5 North Range 4 West New Westminster District Plan 41472

P.I.D. 003-976-327

Lot 125 Section 36 Block 5 North Range 4 West New Westminster District Plan 45199 Except Plan EPP55255

P.I.D. 005-143-357

Lot 64 Except: Part Subdivided by Plan 45199: Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

P.I.D. 004-126-033

Lot 143 Section 36 Block 5 North Range 6 West New Westminster District Plan 49336

P.I.D. 008-709-734

Lot 65 Except: Part Subdivided by Plan 49336, Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 2.14 (Hamilton Area Plan) by:

- a. repealing the existing land use designation of the following area and by designating it "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)".

P.I.D. 028-917-910

Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220

- b. at Section 3.3, objective 2, adding the following as a new bullet under policy subsection a):

“• notwithstanding reference to maximum density and height in Section 3.2, Section 3.3 and the Land Use Map, bonus density and/or building height may be increased on a site-specific basis for new development that includes construction and transfer to the City of priority community amenities (as identified in this plan).”

- c. deleting the Section 3.3, Objective 13, policy subsection a), third bullet point and replacing it with the following:

“• avoid exceeding a maximum frontage width of 60.0 m (197.0 ft.) between any public roads, Shared Streets and Strollways, and limit the creation of lots having lot area in excess of 10,000 m² (2.5 ac.)”

- d. deleting the notation that is included in the Land Use Map “The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan's policies, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”, and replacing it with the following text:

“The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan's policies*, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions. *The maximum densities below are also exclusive of any density bonus permitted under the Plan's policies for community amenities.”

3. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10452”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAY 23 2023

CITY OF RICHMOND
APPROVED by SB
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10453 (RZ 21-942276)
4651, 4671, 4691 Smith Crescent,
23301, 23321, 23361, and 23381 Gilley Road**

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

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

"20.53 Residential / Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)

20.53.1 Purpose

This **zone** provides for mixed-use **development** consisting of **apartment housing** and **commercial uses** and **community amenity space**. Additional **density** is provided to achieve, among other things, City objectives in respect to **affordable housing units** and **community amenity space**.

20.53.2 Permitted Uses

- **amenity space, community**
- **animal grooming**
- **child care**
- **education, commercial**
- **government service**
- **health service, minor**
- **housing, apartment**
- **library and exhibit**
- **office**
- **recreation, indoor**
- **recycling drop-off**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**

- **studio**
- **veterinary service**

20.53.3 Secondary Uses

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

20.53.4 Permitted Density

1. The maximum **floor area ratio** is 0.4, together with up to an additional:
 - a) 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.
2. Notwithstanding Section 20.53.4.1, the reference to “0.4” is increased to a higher density of “1.5”, provided that:
 - a) the **owner** provides not less than 19 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises at least 10% of the total residential **floor area**;
 - b) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot**, and files a notice in the Land Title Office; and
 - c) the **owner** uses a minimum of “0.07” **floor area ratio** for non-residential **uses** only.
3. An additional 0.1 **floor area ratio** shall be permitted if, prior to first occupancy of the **building**, the **owner**:
 - a) uses the additional 0.1 **floor area ratio** only for **community amenity space**; and
 - ii) the **owner** grants to the **City** no less than 130.1 m² **community amenity space** facility, which shall be designed and constructed to the satisfaction of the **City** and provided to the **City** in the form of an **air space parcel** prior to occupancy of the **development**.

20.53.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 55% for **buildings**.

20.53.6 Permitted Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 1.5 m from Gilley Road;
 - b) 3.0 m from Smith Crescent;
 - c) 6.0 m from the west **property line**; and
 - d) 3.0 m from the north **property line**.
2. Common entry features, staircases and unenclosed **balconies** may project into any **setback**, except that for Gilley Road, for a maximum distance of 1.5 m.
3. Notwithstanding the above **setbacks**, enclosed parking **structures** may project into the **setbacks** provided that the **structure** includes transparent glazing, or is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

20.53.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) **storeys**), except that the maximum height of **principal buildings** containing **community amenity space** and fronting onto Gilley Road is 20.0 m (not to exceed five (5) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

20.53.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 4,000 m².

20.53.9 Landscaping & Screening

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

20.53.10 On-Site Parking and Loading

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

20.53.11 Residential Rental Tenure

1. Subject to the provision of **affordable housing units** pursuant to Section 20.53.4.2 above, a minimum of 19 **dwelling units** shall be used only for **residential rental tenure**.

20.53.12 Other Regulations

1. With the exception of **housing, apartment**, the **uses** specified in Section 20.53.2 are only permitted where fronting onto Gilley Road and shall be located on the **first storey** of any **building**.
2. For the purpose of this **zone, community amenity space** shall include the following **uses** (a) **library and exhibit** and (b) community policing office.
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 **"RESIDENTIAL / LIMITED COMMERCIAL (ZMU53) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)"**.

P.I.D. 028-917-910

Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220

P.I.D. 011-323-299

Lot 46 Section 36 Block 5 North Range 4 West New Westminster District Plan 8421, Except Plans 41472 and EPP22220

P.I.D. 003-927-601

Lot 113 Section 36 Block 5 North Range 4 West New Westminster District Plan 41472

P.I.D. 003-976-327

Lot 125 Section 36 Block 5 North Range 4 West New Westminster District Plan 45199 Except Plan EPP55255

P.I.D. 005-143-357

Lot 64 Except: Part Subdivided by Plan 45199: Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

P.I.D. 004-126-033

Lot 143 Section 36 Block 5 North Range 6 West New Westminster District Plan 49336

P.I.D. 008-709-734

Lot 65 Except: Part Subdivided by Plan 49336, Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10453”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING


THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAY 23 2023

CITY OF RICHMOND
APPROVED by SB
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



Regular Council
Tuesday, May 23, 2023

9. **APPLICATION BY MASKEEN (HAMILTON) PROPERTIES CORP. FOR REZONING AT 4651, 4671, 4691 SMITH CRESCENT, 23301, 23321, 23361, AND 23381 GILLEY ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “RESIDENTIAL/LIMITED COMMERCIAL (ZMU53)– NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)” ZONE**

(File Ref. No. 12-8060-20-010452; 12-8060-20-010453, RZ 21-942275) (REDMS No. 7158025, 7158022, 7158036)

R23/10-6

It was moved and seconded

(1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 10452, to:*

- (a) *Redesignate 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from "Neighbourhood Residential" to "Mixed Use" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 Land Use Map);*
- (b) *Redesignate a portion of 4651 Smith Crescent from "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" in Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan), be introduced and given first reading; and*
- (c) *Amend Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) as needed to clarify provisions for additional density and building height for development that includes City-owned community amenities in the village centre, and to allow new development on sites with a larger lot area to be considered on a case by case basis, such as the proposed development on the subject site.*

(2) *That Bylaw 10452, having been considered in conjunction with:*

- (a) *The City's Financial Plan and Capital Program;*
- (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.

6.



Regular Council
Tuesday, May 23, 2023

- (3) *That Bylaw 10452, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10453 to create the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, and to rezone 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road from the "Single Detached (RS1/F)" zone to the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone, be introduced and given first reading.*

The question on the motion was not called as discussion took place on the retention of trees and the proposed Hamilton Community Police Office.

In reply to queries from Council, staff advised that due to the density and nature of the proposed development, trees are not able to be retained.

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



City of Richmond

Report to Committee

To: Planning Committee

Date: April 17, 2023

From: Wayne Craig
Director, Development

File: RZ 21-941625

Re: Application by Fougere Architecture Inc. for Rezoning at 10611 and 10751 River Drive from the "Industrial Storage (IS)" Zone to the "Low to Mid Rise Apartment (ZLR46) – Bridgeport" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10454 to create the "Low to Mid Rise Apartment (ZLR46) - Bridgeport" zone, and to rezone 10611 and 10751 River Drive from the "Industrial Storage (IS)" zone to the "Low to Mid Rise Apartment (ZLR46) - Bridgeport" zone, be introduced and given first reading.

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

WC:sb
Att. 5

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

Staff Report

Origin

Fougere Architecture Inc., on behalf of Bains Properties (River Drive) Inc. (director: Ravjot Bains), has applied to the City of Richmond for permission to rezone the site at 10611 and 10751 River Drive (Attachment 1) from the “Industrial Storage (IS)” zone to a new “Low to Mid Rise Apartment (ZLR46) – Bridgeport” site specific zone to permit the development of a residential mixed tenure low-rise and mid-rise development.

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

- 181 dwelling units, including 150 strata units, 13 market rental units, and 18 Low-End Market Rental (LEMR) units.
- One four-storey and two six-storey apartment buildings, and a one-storey amenity building.
- A total floor area of approximately 15,588 m² (167,790 ft²) comprised of:
 - Approximately 13,119 m² (141,212 ft²) of strata housing units provided over two buildings, and common circulation space in all three buildings.
 - Approximately 1,010 m² (10,870 ft²) of market rental housing units clustered together in a single building.
 - Approximately 1,459 m² (15,707 ft²) of LEMR housing units clustered together in the same single building as the market rental housing units.
 - Approximately 145 m² (1,557 ft²) of indoor amenity area.

Road, dike, engineering improvement, and public walkway works will be secured through the City’s standard Servicing Agreement process prior to final adoption of the rezoning bylaw (Attachment 5). The works include Shell Road widening, frontage improvements along River Drive and Shell Road, dike improvements, utility connections, and public walkway widening. The provision of land for road and diking purposes will be secured prior to final adoption of the rezoning bylaw.

Findings of Fact

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

Subject Site Existing Housing Profile

There is currently no existing housing units on the site as it is currently zoned for industrial use.

Surrounding Development

The site is comprised of two lots. Both lots currently contain a one-storey industrial building and related uses. The site assembly has frontage onto River Drive and Shell Road and backs onto the City’s dike and the North Arm of the Fraser River.

To the North: City dike along the North Arm of the Fraser River, which is being improved as part of the overall Parc Riviera development, and further improvements are required as part of the subject development.

To the South: Across River Drive, are single detached homes on lots zoned “Single Detached (RS2/B and RS1/D)”.

To the East: Across Shell Road, are one-storey and two-storey industrial developments on lots zoned “Industrial Business Park (IB1)”.

To the West: Across a public walkway connection from River Drive to the City’s waterfront trail, the final phase of the Parc Riviera development (DP 16-747620), zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”.

Related Policies & Studies

Official Community Plan/Bridgeport Area Plan

The Official Community Plan (OCP) designation for the subject site is “Mixed Use”. The Bridgeport Area Plan Land Use Map – Bridgeport designation for the site is “Residential Mixed-Use (Max. 6 Storey; 1.45)”.

The proposal accommodates a density bonus identified in the OCP policy to encourage the development of new purpose-built market rental housing units. Under the instream application provisions endorsed by Council, the subject application is not required to provide market rental housing units. However, the applicant is voluntarily providing an additional 0.1 Floor Area Ratio (FAR) of market rental housing units.

The proposal is consistent with the OCP and Bridgeport Area Plan policies applicable to the subject site.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located in an area impacted by aircraft noise (Area 2) and registration of an aircraft noise-sensitive use legal agreement on Title is required prior to final adoption of the rezoning bylaw. The purpose of the legal agreement is to ensure that the building design satisfies CMHC guidelines for interior noise levels and ASHRAE standards for interior thermal comfort, and potential purchasers are made aware of potential noise conditions.

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

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property and 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*.

External Agencies

BC Ministry of the Environment and Climate Change Strategy

Due to the history of industrial use on the subject site, the applicant is required to satisfy Provincial Ministry of the Environment and Climate Change Strategy requirements. Prior to rezoning approval, the applicant is required to provide a Determination that the site is not contaminated, an Approval in Principle of a remediation plan, a Certificate of Compliance or a Voluntary Remediation Agreement, or obtains a release notice from the ministry.

BC Archaeology Branch

Due to proximity to a historic slough location, the applicant has been in contact with the Provincial Archaeology Branch. If archaeological materials are exposed and/or impacted during land-altering activities, the owner is required to obtain a Provincial heritage permit from the BC Archaeology Branch under the *Heritage Conservation Act*.

Due to proximity to a historic slough location, the applicant provided an Archaeological Overview Assessment report to the Provincial Archaeology Branch. The report indicates there is moderate potential for archaeological resources to be discovered on-site during site excavation works on the subject site and the applicant has agreed to enter into a contract with a qualified archeologist prior to final adoption of the rezoning bylaw.

Analysis

The developer has applied to rezone the subject site to permit the development of a four-building, four- to six-storey apartment development comprising of 181 dwellings (including 18 Low-End Market Rental (LEMR) units, 13 market rental units and 150 strata units). The proposal is consistent with OCP policy encouraging market rental housing development.

Site Planning and Massing

The developer proposes to construct a mid-rise residential development arranged around a central common amenity open space and fronting River Drive, Shell Road and the North Arm of the Fraser River (Attachment 3). The proposed development is consistent with City policy, and provides land dedication to facilitate required transportation improvements and land for diking purposes. The proposed form of development is four-storey and six-storey apartment buildings over a shared single-level parking structure.

Housing Type and Tenure

- a) Dwelling Unit Mix: The OCP encourages multiple residential development to provide at least 40 per cent of units with two or more bedrooms that are suitable for families with children. Staff support the developer's proposed unit mix, which includes 70 per cent family-friendly units.
- b) LEMR Housing: The developer proposes to design and construct 18 LEMR units, to a turnkey level of finish, at the developer's sole cost, comprising 1,459 m² (15,707 ft²) of habitable space, and representing 10 per cent of the total development's residential floor area, consistent with the City's Affordable Housing Strategy respecting developments located outside of the City Centre Area Plan. Approximately 78 per cent of the LEMR units are proposed to be family-friendly (two bedrooms or more) and 89 per cent of the units will be designed with Basic Universal Housing features.

Unit Type	Affordable Housing Strategy Requirements (1)			Project Targets (2)	
	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	11% (2 units)	11% (2 units)
1-bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	11% (2 units)	6% (1 units)
2-bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	39% (7 units)	39% (7 units)
3-bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	39% (7 units)	33% (6 units)
Total	N/A	N/A	N/A	18 Units 1,459.2 m² (15,707 ft²)	89% (16 units)

(1) May be adjusted periodically as provided for under adopted City policy.

(2) Unit mix in the above table may be adjusted through the Development Permit Process provided that the total area comprises at least 10 per cent of the subject development's total residential building area (excluding market rental unit floor area).

The LEMR units are proposed to be clustered in a 100 per cent rental building along with 13 market rental units, in a proposed four-storey wood-frame building at the southeast corner of the subject site. The City's Affordable Housing Strategy supports LEMR units being clustered only if the developer has partnered with a non-profit operator for the management of the units.

Qualified non-profit management will be a requirement of any clustered configuration of LEMR units within the proposed development. The developer is in ongoing discussion with potential non-profit operators and has agreed to secure an agreement with a non-profit housing provider to manage the development's required LEMR units prior to adoption of the rezoning bylaw. Should the proposed development proceed with a clustered configuration of LEMR units, the developer will be required to enter into an agreement with a qualified non-profit operator prior to final adoption of the rezoning bylaw.

More information regarding this arrangement will be provided at Development Permit stage and as part of Council's consideration of the Housing Agreement Bylaws securing the LEMR units.

- c) **Market Rental Housing:** The developer proposes to design and construct 13 market rental units, to a turnkey level of finish, at the developer's sole cost, comprising 1,009 m² (10,870 ft²) of habitable space. The developer intends to manage these units, which will not have a restriction on tenant incomes and the ability for the units to have prevailing market rent charge rates.

The market rental units are proposed to be provided along with the affordable housing units in the proposed four-storey wood-frame building at the southeast corner of the subject site.

Unit Type	Min. Unit Area	Unit Mix (1)	BUH (1)
Studio	-	0% (0 units)	0% (0 units)
1-bedroom	55.7 m ² (600 ft ²)	31% (4 units)	31% (4 units)
2-bedroom	75.6 m ² (814 ft ²)	38% (5 units)	31% (4 units)
3-bedroom	102.2 m ² (1,100 ft ²)	31% (4 units)	15% (2 units)
Total	N/A	13 Units 1,009.9 m² (10,870 ft²)	77% (10 units)

(1) Unit area and unit mix in the above table may be adjusted through the Development Permit Process

- d) **LEMR and Market Rental Housing Requirements:** Prior to final adoption of the rezoning bylaw, registration of a Housing Agreement, Market Rental Agreement, and Housing Covenants on Title is required to secure the following conditions in perpetuity for the LEMR units and market rental units:
- LEMR units are required to achieve occupancy prior to any other buildings or uses in the proposed development.
 - The residential use of the 18 LEMR units and 13 market rental units is restricted to residential rental tenure.
 - Age-related occupancy restrictions are prohibited.
 - Single ownership of the LEMR units is maintained (within a single airspace parcel or strata lot). This also applies to the market rental units in each building.
 - Occupants will enjoy full use of all indoor residential amenity spaces, all outdoor residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the occupants.
- e) **Strata Housing:** The developer proposes to design and construct 150 strata housing units, comprising 13,119 m² (141,212 ft²) provided over two buildings, and common circulation space in all three buildings.

The strata housing units are proposed to be provided in the two proposed six-storey wood-frame buildings at the northwest and northeast corners of the subject site.

Unit Type	Min. Unit Area	Unit Mix (1)	BUH (1)	Adaptable (1)
Studio	-	-	-	-
1-bedroom	51.8 m ² (558 ft ²)	31% (46 units)	12% (18 units)	10% (15 units)
2-bedroom	73.4 m ² (790 ft ²)	45% (67 units)	15% (22 units)	-
3-bedroom	91.5 m ² (985 ft ²)	25% (37 units)	7% (10 units)	1% (2 units)
Total	N/A	150 Units	33% (50 units)	11% (17 units)

(1) Unit area and unit mix in the above table may be adjusted through the Development Permit Process

Consistent with OCP policy respecting multiple-family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, 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.

f) Accessibility: Richmond's OCP encourages development to meet the needs of the city's aging population and people facing mobility challenges. Staff support the developer's proposal, which is consistent with City Policy and will include:

- Barrier-free lobbies, common areas, and amenity spaces.
- Aging-in-place features in all units (e.g., blocking for grab bars, lever handles, etc.).
- 33 per cent Basic Universal Housing (BUH) units (i.e., 76 of 181 units), including 89 per cent of LEMR units (i.e., 16 units) and 77 per cent of market rental units (i.e., 10 units).

Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary developer contributions in compliance with OCP Policy (i.e., market rental housing), the developer has requested that the subject site be rezoned to a new site-specific zone, "Low to Mid Rise Apartment (ZLR46) - Bridgeport", which includes:

- Maximum density: 1.55 FAR calculated against the site area for FAR purposes, before road dedication for River Drive widening and the provision of land for future dike needs. This is consistent with density calculations for the remainder of the block, where these areas were secured by Right-Of-Way.
- This includes density bonus related to the provision of LEMR units, and market rental units. The zone also includes the typical 0.1 FAR density bonus for common indoor amenity space for residents.
- Permitted land uses: townhouse, apartment and related land uses.

- Residential rental tenure restriction relating to the provision of 31 rental units (e.g., 18 LEMR units and 13 market rental units).
- Maximum building height is generally 26 m (85 ft.), but like the zoning for the remainder of the block, an intermediate maximum building height of 15 m (49 ft.) is required within 36 m (118 ft.) of River Road, and a lower maximum building height of 10 m (33 ft.) is required in the area that is both within 20 m (66 ft.) of River Drive and over 70 m (230 ft.) from Shell Road (e.g., the southwest corner of the subject site). The lowered building height provides a sensitive transition to the existing single-family neighbourhood located southwest of the subject site.
- Maximum lot coverage and minimum setbacks in keeping with the zoning for the remainder of the block.

Sustainability

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

Transportation and Site Access

The proposed development provides for transportation improvements and related features, all at the developer's sole cost, to be secured through a combination of road dedication and legal agreements registered on Title, to the satisfaction of the Director of Transportation, and the City's standard Servicing Agreement process (secured with Letter of Credit), as applicable, as per the attached Rezoning Considerations (Attachment 5).

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

- i) Widening and frontage improvements along Shell Road to accommodate road, off-street multi-purpose path, planted boulevard, and related upgrades. This includes 0.5 m of road dedication along the site's Shell Road frontage, and a corner cut.
- ii) Widening and frontage improvements along River Drive to accommodate sidewalk, planted boulevard, and related upgrades. This includes 1.3 m of road dedication along the site's River Drive frontage.
- iii) Widening the public pathway along the west edge of the subject site. This includes granting a 3 m wide public-rights-of-passage statutory Right-Of-Way along the entire west property line.

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

A secondary access is provided along River Drive for emergency vehicles only to access the northwest building through the central outdoor amenity space.

The proposed parking complies with the City's *Zoning Bylaw 8500* and was validated through a Transportation Impact Assessment, which was reviewed and accepted by the City. Residential parking for strata units is reduced by approximately ten per cent, and supported by the following required Transportation Demand Management (TDM) measures, which will be further reviewed through the required Development Permit process:

- Transit Pass Program: monthly bus pass (two-zone) will be offered to 15 per cent of the strata units (23 units) for a period of one year and secured with a letter of credit and registration of a legal agreement on Title prior to final adoption of the rezoning bylaw.
- Providing secure class 1 bicycle spaces at the rate of two spaces for each dwelling and e-bike and e-scooter storage.
- Providing a shared bicycle maintenance and repair facility.
- Accommodating electrical charging for 100 per cent of resident parking spaces and 10 per cent of resident class 1 secure bicycle storage spaces.

The proposal includes tandem parking spaces for some residents of strata units. Registration of a tandem parking covenant is required prior to final adoption of the rezoning bylaw, to ensure each pair of tandem parking spaces is assigned to the same dwelling unit.

Landscaping, Tree Retention and Replacement

Through the adjacent development under construction, the City secured a public walkway adjacent to the west property line of the subject site. The proposal will widen the interim walkway width onto the subject site, providing an ultimate 6 m width pathway connection from the River Drive sidewalk to the dike walkway.

The landscape design concept includes locating the building around a central outdoor amenity space, providing a generous setback with tiered planting down to Shell Road, and connections to the public walkway along the west edge of the site, the dike walkway, and the River Drive sidewalk. The detailed landscape design will be further developed at Development Permit stage and will include replacement tree planting to compensate for existing trees recommended to be removed from the site.

The developer has submitted a Certified Arborist's Report; which identifies two existing trees on the subject site, and one City tree in the site's River Drive boulevard (Attachment 4).

The one existing city tree in the subject site's River Drive boulevard is required to be retained.

Removal of the two existing trees on the subject site is recommended. The trees proposed for removal are Black Cottonwood species and are both in poor condition. These trees are located along the north edge of the site in the area that will be subdivided and transferred to the City for dike purposes. The planting of four replacement trees (2:1 ratio) will be secured through the Development Permit application. Replacement trees will be accommodated on the site.

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

- Prior to final adoption of the rezoning bylaw, entering into a tree security legal agreement and provision of a \$5,000.00 tree survival security.
- 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 buildings 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 are completed.

Public Art

The developer intends to install public art on-site. Staff support the developer's proposal, which is consistent with City Policy and includes a voluntary developer contribution of at least \$140,529.00, based on City-approved rates and the proposed floor area (excluding affordable housing and market rental housing). Prior to final adoption of the rezoning bylaw, a legal agreement will be registered on Title requiring the developer's implementation of a Public Art Plan for the subject site, prepared by an accredited professional and secured by a Letter of Credit and/or voluntary cash contribution, to the satisfaction of the City.

Servicing and Frontage Improvements

The developer will enter into a standard City Servicing Agreement, secured with a Letter of Credit, for the design and construction of all required off-site works including, but not limited to: road widening, multi use path, frontage improvements along Shell Road and River Drive, dike upgrades and City utilities works as set out in the attached Rezoning Considerations (Attachment 5).

To facilitate future City dike needs, the application has agreed to provide a fee simple lot for diking purposes along the north edge of the site. Prior to adoption of the rezoning bylaw, the owner is required to subdivide a 7.3 m wide and approximately 537.5 m² (5,786.1 ft²) fee simple lot and transfer ownership to the City for diking and related purposes.

The extent of required dike upgrades will be confirmed at DP stage and prior to rezoning adoption as set out in the attached Rezoning Considerations (Attachment 5). These works include design and construction of the fee simple lot for diking purposes, with grading for diking purposes, landscaping treatment planting to complement constructed and approved dike walkway planting to the west, and tying in into dike works and Shell Road access routes, and relocation of third party utilities onto the subject site.

The neighbouring Parc Riviera development is responsible for dike upgrades that extend across the river frontage of the subject site to the Shell Road North Drainage Pump Station. The works are not yet complete and should they not be complete at DP stage, the developer will be responsible for dike upgrades across the subject site frontage and any necessary transition connection work.

Future Development Permit Application Considerations

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

- a) **Residential Streetscape:** Opportunities to incorporate colour in building design and to provide an enhanced interface with fronting public walkway, sidewalk and multi use path.
- b) **Common Amenity Spaces:** The proposal includes approximately 144 m² of shared indoor amenity space and 1,849 m² of shared outdoor amenity spaces, exceeding the OCP DP Guidelines rates (Attachment 2) by 44 per cent for indoor amenity space (Min. 100 m²) and 70 per cent for outdoor amenity space (Min. 1,086 m²). More information is required with respect to the programming, design, and landscaping of these spaces to ensure they satisfy City objectives. The conceptual design includes shared use of all indoor amenity areas by all residents and a common central outdoor amenity area.
- c) **Accessibility:** Design and distribution of Basic Universal Housing units, adaptable units, aging-in-place features, and common spaces.
- d) **Sustainability:** Opportunities to enhance building performance in coordination with architectural expression.
- e) **Crime Prevention through Environmental Design (CPTED):** Opportunities to incorporate CPTED measures including surveillance and territoriality to promote a sense of security.
- f) **Fire fighting plan:** Each of the three residential buildings will require its own address and its own fire department response point (e.g. fire department connection, fire alarm panel and principle building entrance in close proximity to a fire access route and fire hydrant).
- g) **Parking, Loading & Waste Management:** The development proposal is consistent with the Zoning Bylaw and related City requirements. Further design of vehicle parking and circulation, truck manoeuvring, waste management activities, and related features and spaces.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer-contributed assets such as dikes, roadworks, 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 \$28,125.00.

Conclusion

Fougere Architecture Inc. has applied to the City of Richmond to create a new zone, “Low to Mid Rise Apartment (ZLR46) – Bridgeport” and to rezone the subject site at 10611 and 10751 River Drive to the new zone to permit the development of a residential mixed tenure low-rise and mid-rise development containing 180 dwellings (including 150 strata residential units, 13 market rental units and 18 LEMR units). Off-site works, including dike enhancement, road widening and frontage improvements will be subject to the City’s standard Servicing Agreement process (secured with Letter of Credit). An analysis of the developer’s proposal shows it to be considered and consistent with the City’s OCP policy objectives regarding rental housing development.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10454 be introduced and given first reading.



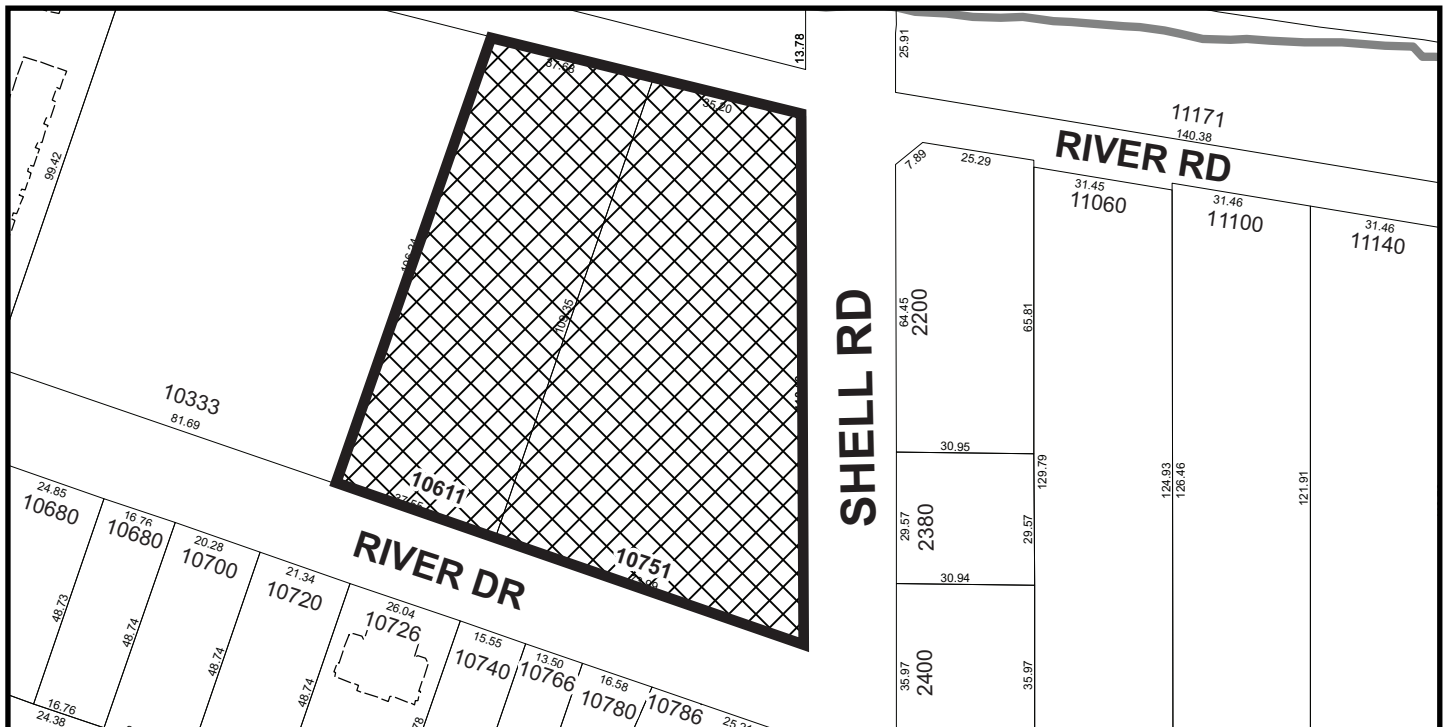
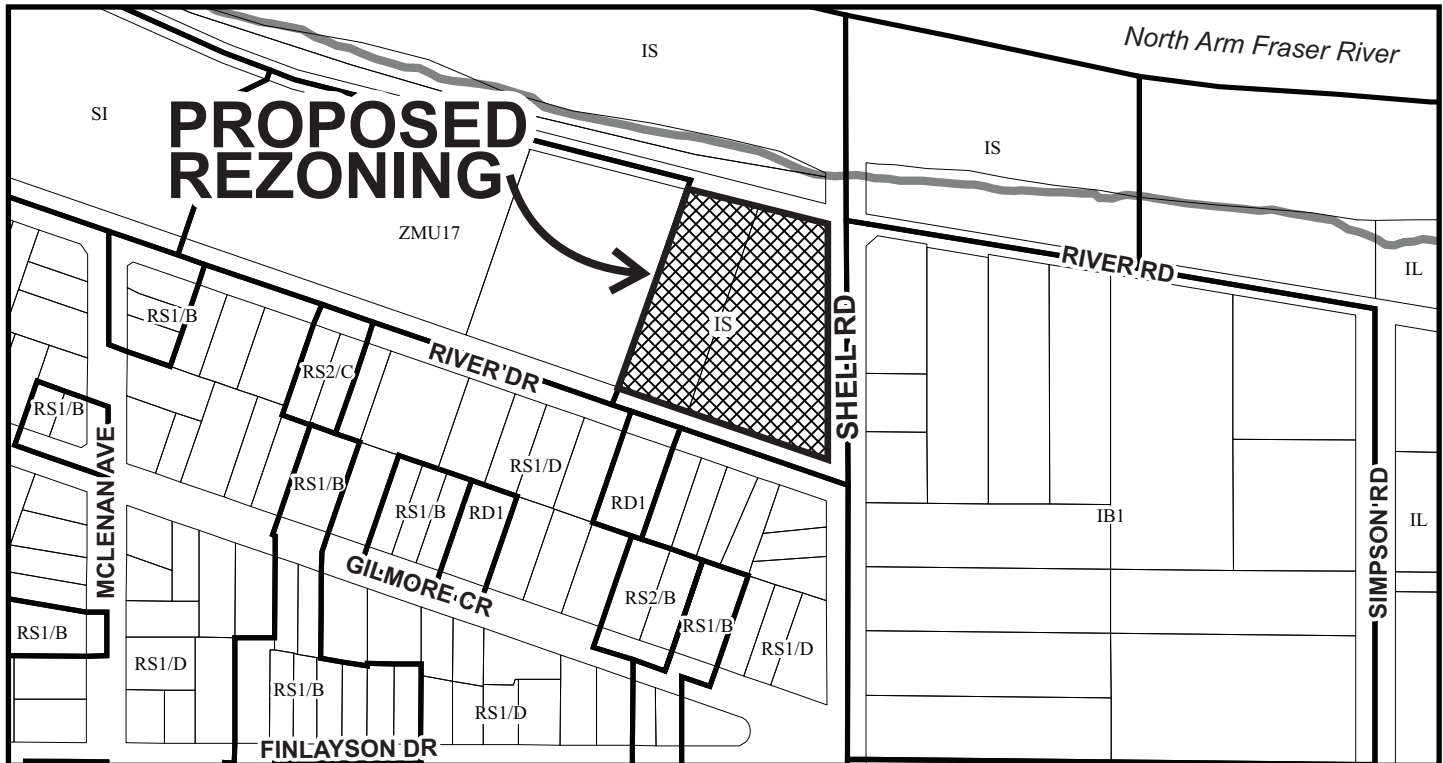
Sara Badyal, M. Arch, MCIP, RPP
Planner 3
(604-276-4282)

SB:js

- Att. 1: Location Map and Aerial Photo
 2: Development Application Data Sheet
 3: Conceptual Development Plans
 4: Tree Management Plan
 5: Rezoning Considerations



City of Richmond



RZ 21-941625

PH – 135

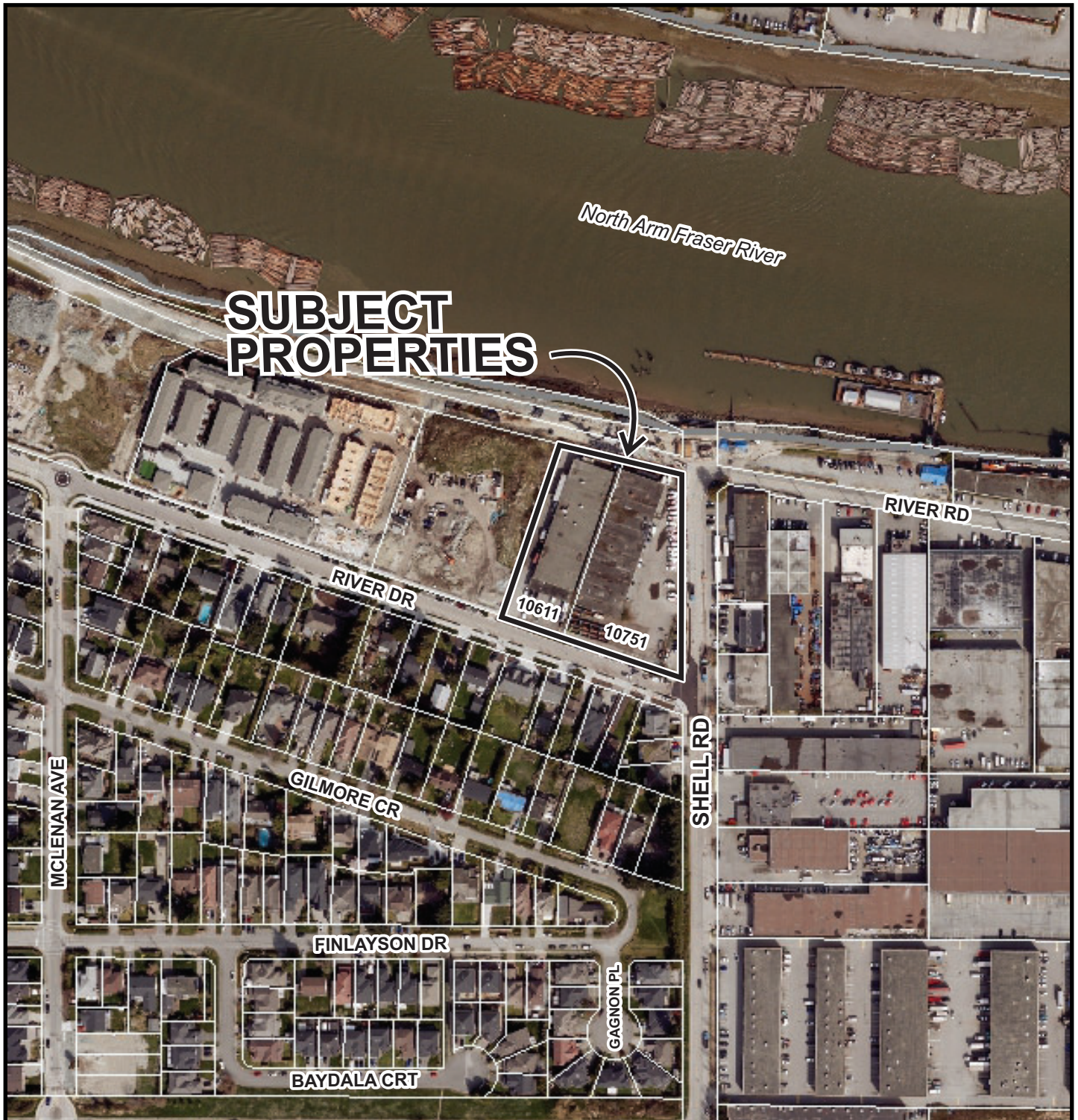
Original Date: 10/18/21

Revision Date: 03/29/23

Note: Dimensions are in METRES



City of Richmond



RZ 21-941625

PH - 136

Original Date: 10/18/21

Revision Date: 03/29/23

Note: Dimensions are in METRES



RZ 21-941625

Attachment 2

Address	10611 and 10751 River Drive		
Applicant	Fougere Architecture Inc.		
Owner	Bains Properties (River Drive) Inc. (BC1329075)		
Planning Area(s)	Bridgeport		
	Existing	Proposed	
Site Area	10,123.74 m ²	10,057.45 m ² for FAR purposes 9,375.19 m ² Net	
Land Uses	Industrial	Multi-Family	
OCP Designation	Residential Mixed-Use and Environmentally Sensitive Area (ESA)	Complies	
Area Plan Designation	Residential Mixed-Use (Max. 6 storey; 1.45)	Complies	
Zoning	Industrial Storage (IS)	Low to Mid Rise Apartment (ZLR46) – Bridgeport	
Number of Units	3 industrial units	18 LEMR units 13 market rental units 150 market strata units	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.55 FAR, including Min. 0.1 FAR market rental housing	1.55 FAR, including 0.1 FAR market rental housing	None permitted
Lot Coverage	Max. 40%	37 %	None
Setbacks	River Dr: Min. 3 m River Rd: Min. 7.5 m Shell Rd: Min. 6 m West Side Yard: Min. 6 m	River Dr: 3 m River Rd: 7.5 m Shell Rd: 6 m West Yard: 6 m	None
Building Height	0-20 m of River Dr & >70 m from Shell Rd: Max. 10 m 0-20 m of River Dr & <70 m from Shell Rd: Max. 15 m 20-36 m of River Dr: Max. 15 m >36 m of River Dr: Max. 26 m	0-20 m of River Dr & >70 m from Shell Rd: Max. 10 m 0-20 m of River Dr & <70 m from Shell Rd: Max. 15 m 20-36 m of River Dr: Max. 15 m >36 m of River Dr: Max. 26 m	None
Lot Dimensions	None	Width: 74.8 m to 106.5 m Depth: approx. 97.5 m	None
Parking Space Rates	Per dwelling: LEMR: 1 Market Rental: 1.2 Market Strata: 1.35 with TDMs Visitor: 0.2	Per dwelling: LEMR: 1 Market Rental: 1.2 Market Strata: 1.35 with TDMs Visitor: 0.2	None
Accessible Parking Spaces	Min. 2%	2%	None
Small Car Parking Spaces	Max. 50%	23%	None
Tandem Parking Spaces	Permitted	13%	None
Loading Spaces	1 medium space	1 medium space	None
Bicycle Storage	Class 1: 2 per dwelling (TDM) Class 2: 0.2 per dwelling	Class 1: Min. 2 per dwelling Class 2: Min. 0.2 per dwelling	None
Amenity Space – Indoor	Min. 100 m ²	144 m ²	None
Amenity Space – Outdoor	Min. 1086 m ²	1,849 m ²	None

SITE DATA

CIVIC ADDRESS:

SITE AREA 108,970.51 sf (2.50 Acre) (1.01 Hectare)

CURRENT ZONING	IS
PROPOSED ZONING	CD-1
PROPOSED DENSITY	180 UNITS (72 UPA/178 UPH)
COVERAGE	40% (@ PODIUM LEVEL)

ALLOWED

BUILDING HEIGHT

AREA SUMMARY

NET TOTAL

PARKING SUMMARY

TOTAL

BIKE PARKING

MARCH 28, 2023

RIVER POINTE
#10611 and #10751
River Drive for
Bains Properties Inc.



202 - 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2907
fourfourarchitecture.ca





SITE PLAN

SCALE 1:250



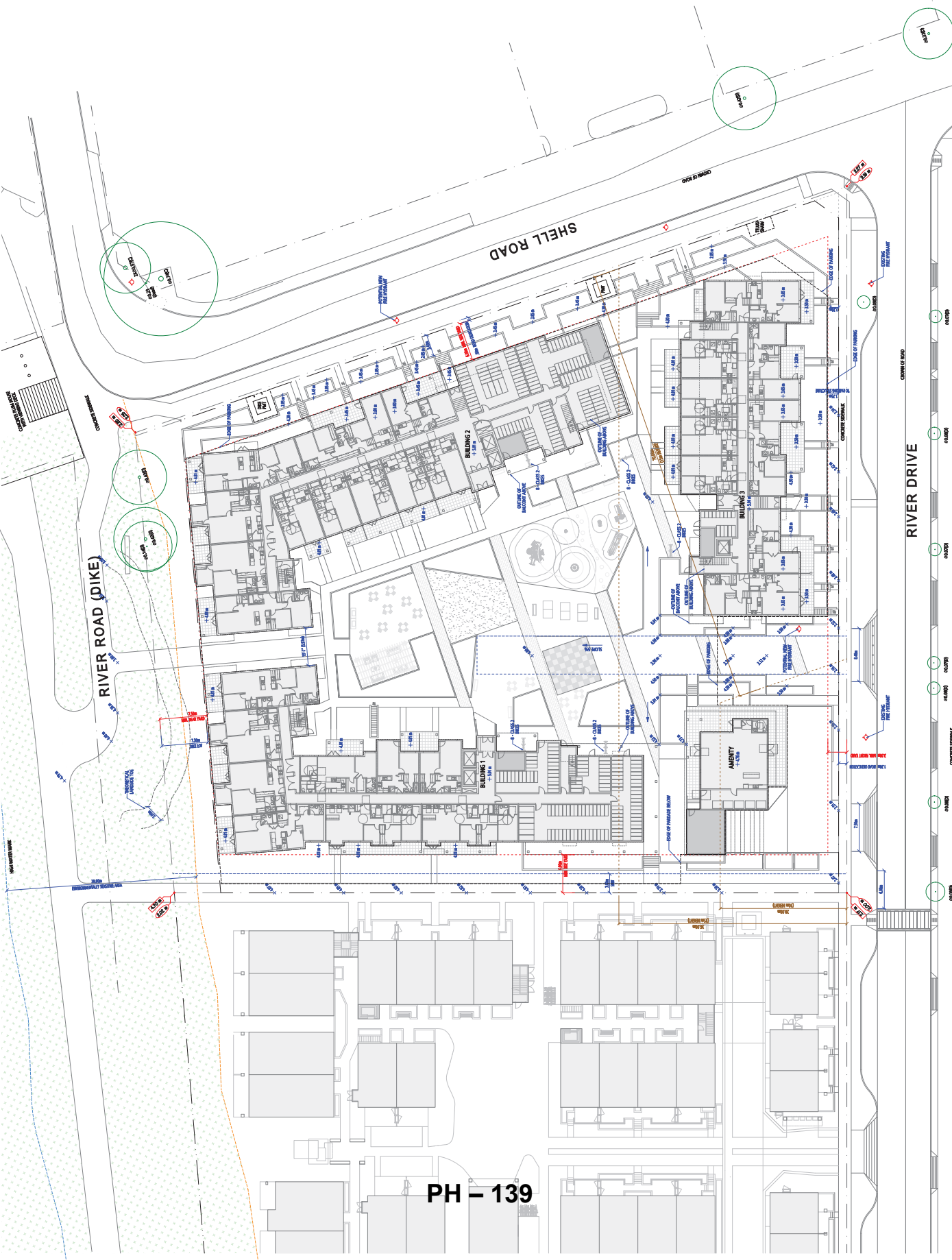
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fougerearchitects.ca



MIN. CAR STALL SIZES	
REGULAR SIZE 2.3m x 5.5m	7.30m
SMALL SIZE 2.3m x 4.6m	7.30m
HC STALLS	7.30m
MIN. BIKES STALL SIZES	
HORIZONTAL 1.8m x 0.6m	1.80m
VERTICAL 1.0m x 0.6m	1.00m
PERMITS 2.4m x 0.9m	2.40m
LOADING AREA	3.00m
MINIMUM SIZE OF OPEN SPACE 9.0m x 3.0m	9.00m



PARKING PLAN

SCALE 1:250



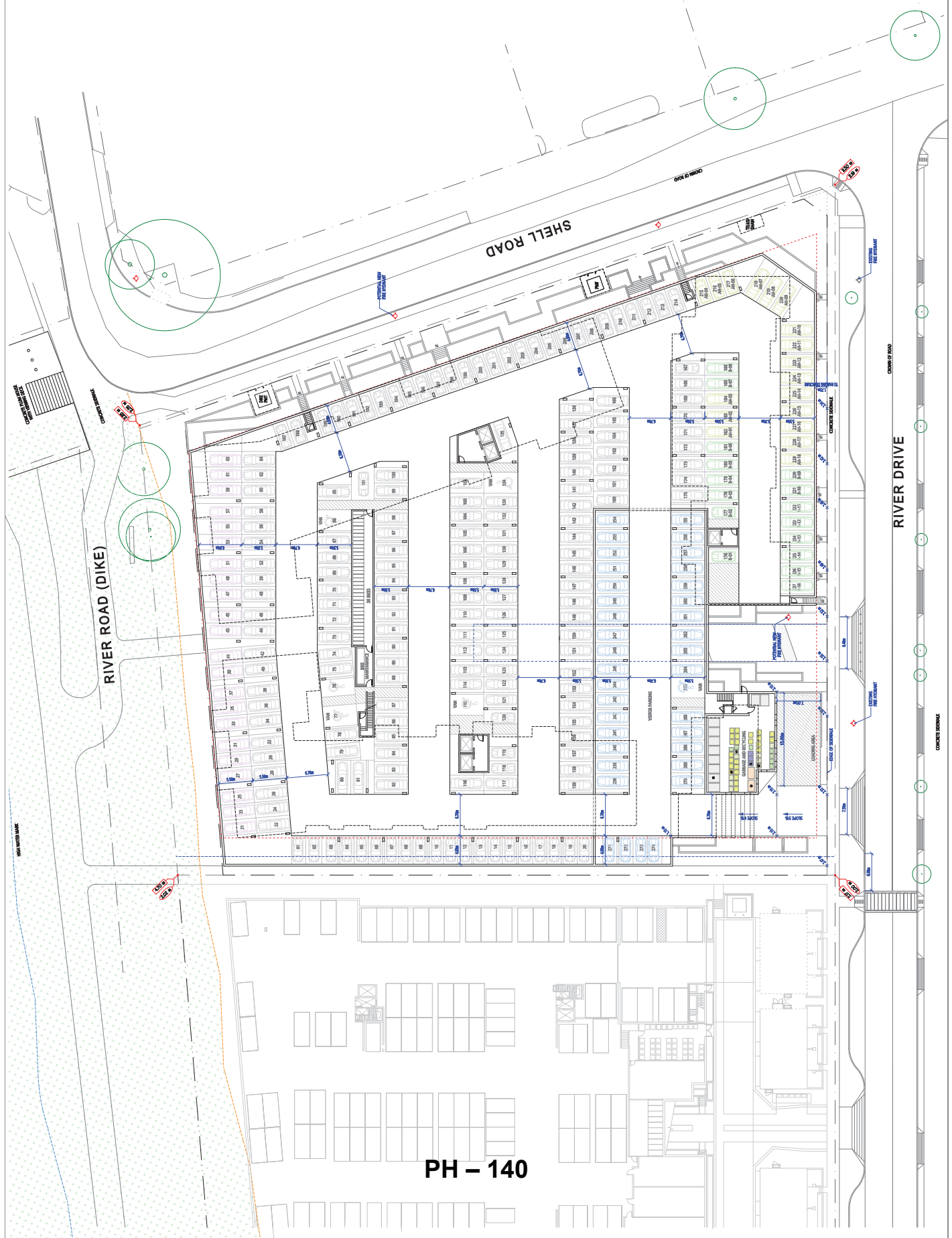
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UNIT MIX	BUILDING 1 (STRATA)	BUILDING 2 (STRATA)	BUILDING 3 (MH+RESID)	TOTAL	%
STUDIO	-	-	2	2	1%
1BR	27	19	6	52	25%
2BR	35	32	12	79	44%
3BR	14	23	11	48	25%
TOTAL	76	74	31	181	

STRATA UNITS	TOTAL	ACCESSIBLE UNITS	BUH UNITS
STUDIO	-	-	-
1BR	46	31%	15
2BR	67	45%	22
3BR	37	24%	10
TOTAL	150	17	50

LEARNER UNITS	TOTAL	BUH
STUDIO	2	11%
1BR	2	11%
2BR	7	39%
3BR	7	39%
TOTAL	18	16

MARKET RENTAL UNITS	TOTAL	BUH
STUDIO	-	-
1BR	4	31%
2BR	5	38%
3BR	4	31%
TOTAL	13	10

ALL UNITS WILL INCLUDE AGING-IN-PLACE FEATURES
ALL BUH AND ACCESSIBLE UNITS WILL BE CONSTRUCTED TO ADOPTABLE UNIT STANDARDS



LEVEL 2 FLOOR PLANS

SCALE 1/16" = 1'-0"



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River Drive for
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architecture inc.
200 - 2425 Quebec Street
Vancouver, BC V6T 4E5
fougerearchitect.ca



UNIT MIX	BUILDING 1 (STRATA)	BUILDING 2 (STRATA)	BUILDING 3 (MKT-RENTAL)	TOTAL	%
STUDIO	-	-	2	2	1%
1BR	27	19	6	52	25%
2BR	35	32	12	79	44%
3BR	14	23	11	48	25%
TOTAL	76	74	31	181	

STRATA UNITS	TOTAL	ACCESSIBLE UNITS	BUH UNITS
STUDIO	-	-	-
1BR	46	31%	15
2BR	67	45%	22
3BR	37	24%	10
TOTAL	150	17	50

LEASABLE UNITS	TOTAL	BUH
STUDIO	2	11%
1BR	2	11%
2BR	7	39%
3BR	7	39%
TOTAL	18	16

MARKET RENTAL UNITS	TOTAL	BUH
STUDIO	-	-
1BR	4	31%
2BR	5	38%
3BR	4	31%
TOTAL	13	10

ALL UNITS WILL INCLUDE AGING-IN-PLACE FEATURES
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LEVEL 3 FLOOR PLANS

SCALE 1/16" = 1'-0"



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604.672.2007
fougerearch.ca



BUILDING 1 (STRATA)		BUILDING 2 (STRATA)		BUILDING 3 (OH+RESID)		TOTAL		%	
UNIT MIX									
STUDIO						2		1%	
1BR	27	19	6	2		52		25%	
2BR	35	32	12			79		44%	
3BR	14	23	11			48		25%	
TOTAL	76	74	31			181			

TOTAL		ACCESSIBLE UNITS		BUH UNITS	
STUDIO					
1BR	46	31%	15	10%	18
2BR	67	45%			22
3BR	37	24%	2	1%	10
TOTAL	150		17	11%	50

TOTAL		BUH	
STUDIO	2	11%	2
1BR	2	11%	1
2BR	7	39%	7
3BR	7	39%	6
TOTAL	18		16

TOTAL		BUH	
STUDIO			
1BR	4	31%	4
2BR	5	38%	4
3BR	4	31%	2
TOTAL	13		10

ALL UNITS WILL INCLUDE AGING-IN-PLACE FEATURES
ALL BUH AND ACCESSIBLE UNITS WILL BE CONSTRUCTED TO RIBC ADAPTABLE UNIT STANDARDS



LEVEL 5
FLOOR PLANS

SCALE 1/16" = 1'-0"



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River Drive for
Bains Properties Inc.

UNIT MIX	BUILDING 1 (STRATA)	BUILDING 2 (STRATA)	BUILDING 3 (OH+RENTAL)	TOTAL	%
STUDIO	-	-	2	2	1%
1BR	27	19	6	52	29%
2BR	35	32	12	79	44%
3BR	14	23	11	48	26%
TOTAL	76	74	31	181	

STRATA UNITS		ACCESSIBLE UNITS		BUH UNITS		
	TOTAL					
STUDIO	-	-	-	-	-	
1BR	46	31%	15	10%	18	12%
2BR	67	45%	-	-	22	14%
3BR	37	24%	2	1%	10	6%
TOTAL	150		17	11%	50	32%

LEASABLE UNITS		BUH		
	TOTAL			
STUDIO	2	11%	2	11%
1BR	2	11%	1	5%
2BR	7	39%	7	39%
3BR	7	39%	6	33%
TOTAL	18		16	88%

MARKET RENTAL UNITS		BUH		
	TOTAL			
STUDIO	-	-	-	-
1BR	4	31%	4	31%
2BR	5	38%	4	31%
3BR	4	31%	2	15%
TOTAL	13		10	77%

ALL UNITS WILL INCLUDE AGING-IN-PLACE FEATURES
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LEVEL 6 FLOOR PLANS

SCALE 1/16" = 1'-0"



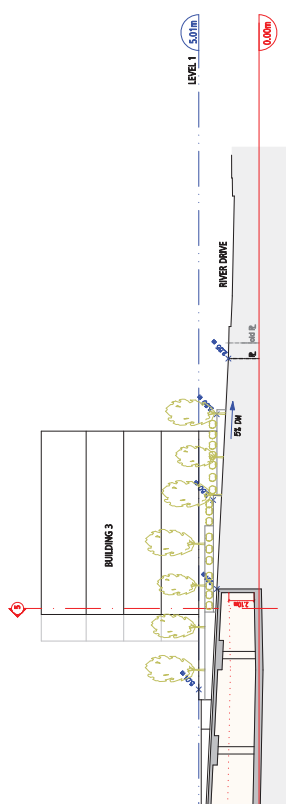
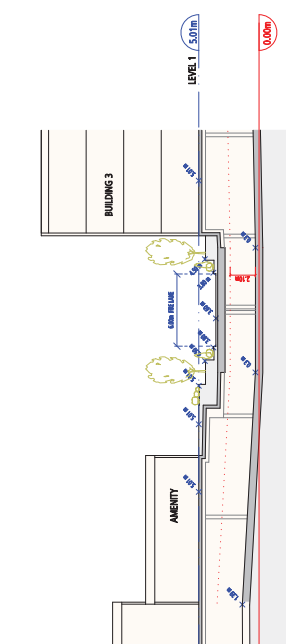
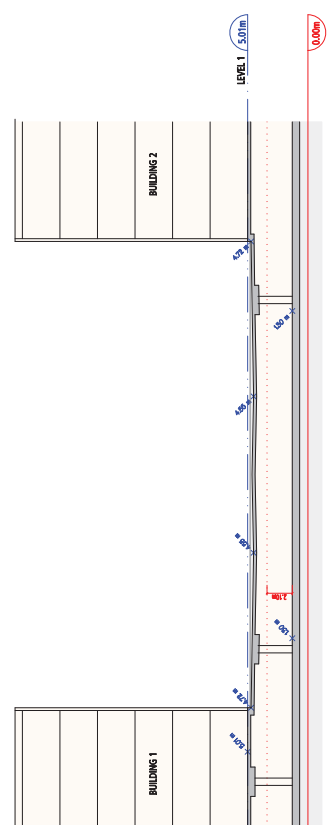
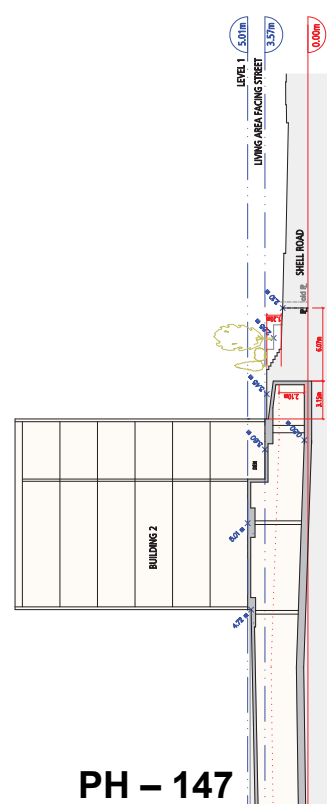
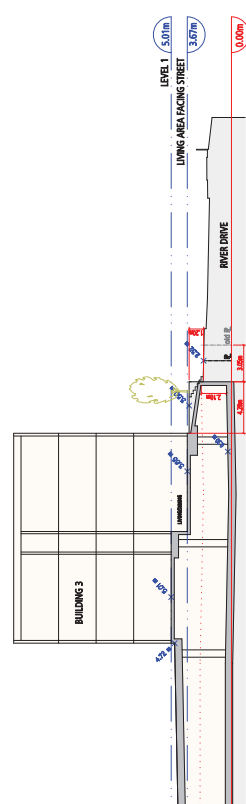
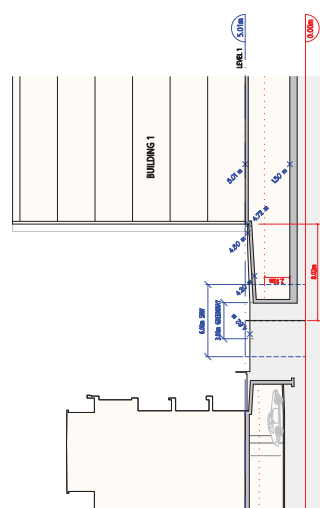
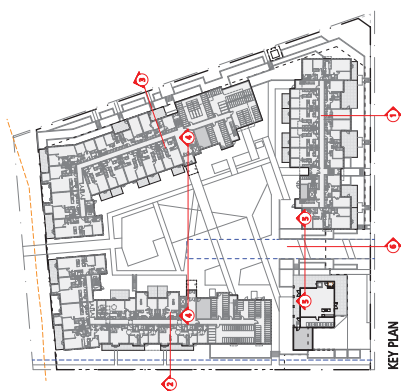
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PH - 147

SCHEMATIC SECTIONS

SCALE 1/16" = 1'-0"

0 5m 10m

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EAST ELEVATION

MARCH 28, 2023



EAST ELEVATION



SOUTH ELEVATION



PH – 150

**BUILDING 2
ELEVATIONS**

WEST ELEVATION

SCALE 3/32" = 1'-0"
0 2.5m 5m

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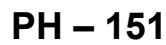


NORTH ELEVATION

EAST ELEVATION



MARCH 28, 2023



Architectural elevation drawing of a multi-story building. The drawing shows the building's facade with various window and door arrangements. A parking lot with several cars is visible in the foreground. The drawing includes height markers on the right side, indicating the top of the structure and the heights of each floor level from the ground up.

Level / Feature	Height (m)	Height (ft)
TOP OF STRUCTURE	25.95 m	85 ft 2 in
SIXTH LVL	20.62 m	67 ft 8 in
FIFTH LVL	17.49 m	57 ft 7 in
FOURTH LVL	14.37 m	47 ft 2 in
THIRD LVL	11.25 m	36 ft 9 in
SECOND LVL	8.13 m	26 ft 8 in
FIRST LVL	5.01 m	16 ft 5 in
PARKING LVL	1.20 m	3 ft 9 in



PH - 152

NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

BUILDING 3 ELEVATIONS

SCALE 3/32" = 1'-0"
0 2.5m 5m

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AMENITY BLDG
ELEVATIONS

SCALE 3/32" = 1'-0"
0 2.5m 5m

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FOUGERE
architecture inc.
1000-10000 Avenue 64, Suite 100
200-2455 Oakleaf Street
Newman, BC V3T 4L6
604.673.2007
fougerearchitects.ca



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

16'-0 3/4" 3'-9 1/4"
10.81 m TOP OF STRUCTURE
9.66 m ROOF LVL
4.76 m FIRST LVL
1.30 m PARKING LVL

16'-0 3/4" 3'-9 1/4"
10.81 m TOP OF STRUCTURE
9.66 m ROOF LVL
4.76 m FIRST LVL
1.30 m PARKING LVL



KEY PLAN

PERSPECTIVES

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VIEW 2



VIEW 1

PH – 154



VIEW 4



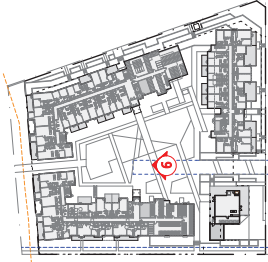
VIEW 3



VIEW 5



VIEW 6



KEY PLAN

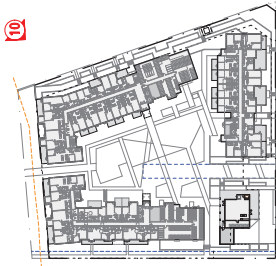
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River Drive for
Bains Properties Inc.

MARCH 28, 2022

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architecture inc.
100-1000 ROUTE 138, SUITE 100
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905.882.2007
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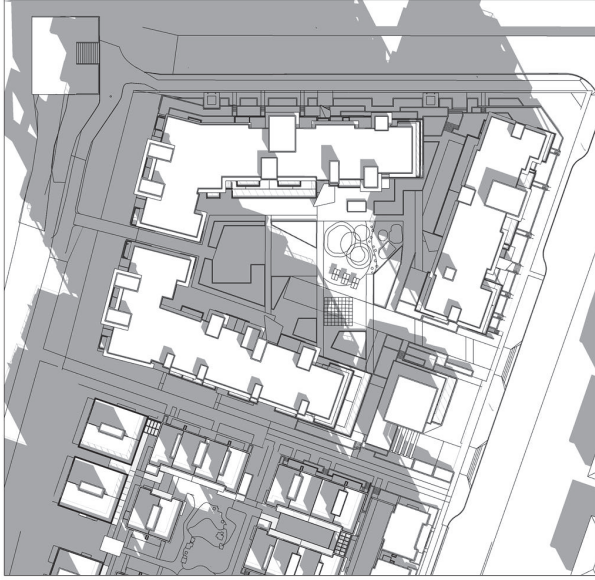
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Montreal, Quebec H4M 1A6
514-497-2007
fougerearchitects.ca



MARCH - 10 am



MARCH - 2 pm



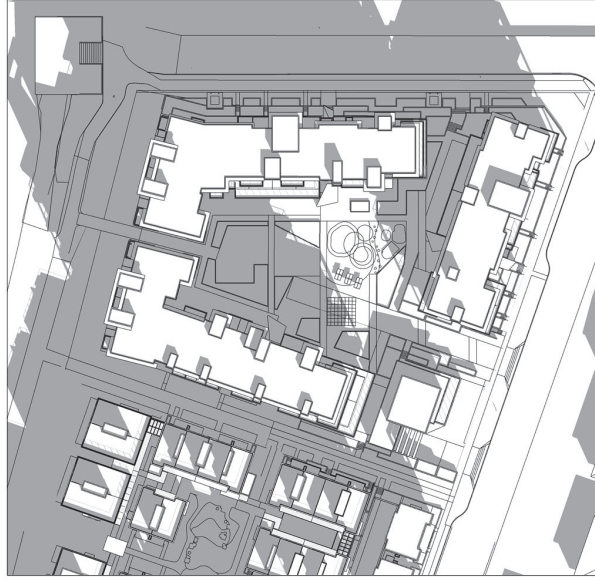
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SHADOW STUDY

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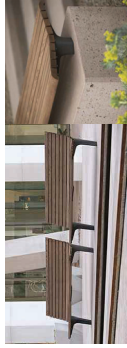
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1000-10th Avenue North
200-2455 Oakdale Street
Vincennes, IN 47601-6505
fougerearchitecture.ca

SEAL:

PLANT SCHEDULE		PMG PROJECT NUMBER: 23-032	
KEY	CITY	COMMON NAME	PLANTED SIZE / REMARKS
16	16	ACER CROWNATUM	1.5M HT. 1.8M STD. 1.8M
17	17	ACER GRISELIAN	1.5M HT. 1.8M STD. 1.8M
18	18	CHAMAECYPARIS OBUSA BRACHYLE	1.5M HT. 1.8M STD. 1.8M
19	19	ELAEAGNUS ARGENTEA	1.5M HT. 1.8M STD. 1.8M
20	20	MAGNOLIA SOUL ANGELINA	1.5M HT. 1.8M STD. 1.8M
21	21	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
22	22	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
23	23	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
24	24	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
25	25	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
26	26	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
27	27	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
28	28	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
29	29	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
30	30	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
31	31	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
32	32	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
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92	92	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
93	93	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
94	94	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
95	95	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
96	96	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
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98	98	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
99	99	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M
100	100	QUERCUS PALMARIS	1.5M HT. 1.8M STD. 1.8M



MAISON FORD TABLE AND CHAIR



LANDSCAPE FORMS GENERATIONS BENCH AND WALL MOUNTED BENCH



KOMPAN CITY BIKE

KOMPAN CITY BIKE

KOMPAN CITY BIKE

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PROJECT:
**RIVER POINTE
RESIDENTIAL DEVELOPMENT**
10511 AND 10751 RIVER DRIVE
RICHMOND, BC

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 23 FEB 17
SCALE: 1:250
DRAWN: MC/MM
DESIGN: MC/MM
CHECK: MC/Y
PMG PROJECT NUMBER: 23-032

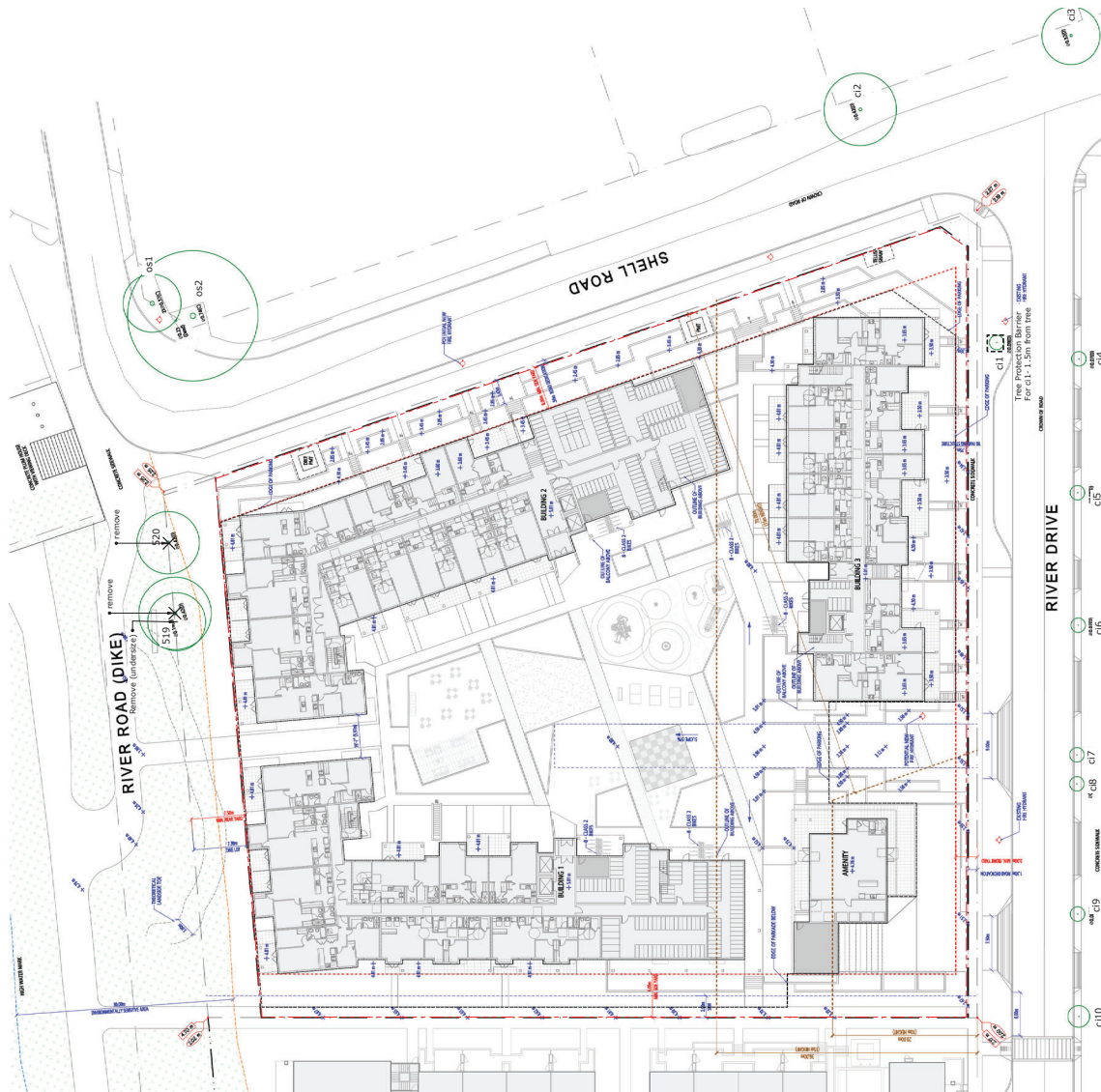
23032-13P



RIVER DRIVE

Tree Inventory			
Tag	Species	DBH (in)	TPZ (ft)
S19	Black Cottonwood	15.5	3.30
S20	Black Cottonwood	15.5	3.30
C2	Black Cottonwood	15.5	3.30
C3	Black Cottonwood	15.5	3.30
C4	Black Cottonwood	15.5	3.30
C5	Black Cottonwood	15.5	3.30
C6	Black Cottonwood	15.5	3.30
C7	Black Cottonwood	15.5	3.30
C8	Black Cottonwood	15.5	3.30
C9	Black Cottonwood	15.5	3.30
C10	Black Cottonwood	15.5	3.30
C11	Black Cottonwood	15.5	3.30
C12	Black Cottonwood	15.5	3.30
C13	Black Cottonwood	15.5	3.30
C14	Black Cottonwood	15.5	3.30
C15	Black Cottonwood	15.5	3.30
C16	Black Cottonwood	15.5	3.30
C17	Black Cottonwood	15.5	3.30
C18	Black Cottonwood	15.5	3.30
C19	Black Cottonwood	15.5	3.30
C20	Black Cottonwood	15.5	3.30

Attachment 4 Tree Management Plan





Address: 10611 and 10751 River Drive

File No.: RZ 21-941625

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10454, the developer is required to complete the following:

1. (MOECCS approval) Submission to the City of a contaminated sites legal instrument (e.g. Certificate of Compliance (CoC) or Final Site Determination (FSD) showing no contamination in the project footprint) or an alternative notification from the Ministry of Environment and Climate Change Strategy (MOECCS) confirming to the City that the City may approve the zoning, development, subdivision, and/or building permit applications.
2. (Archeologist contract) Submission of a contract entered into between the applicant and a qualified archeologist for supervision of any land-altering activities. The contract should include the scope of work to be undertaken, including the recommendations noted in the Archaeological Overview Assessment report, dated December 15, 2021, prepared by Wood Environment and Infrastructure Solutions, as follows:
 - a. Ground disturbance during initial construction/demolition be monitored by a qualified archaeologist to confirm the integrity of sediments underlying current structures and hard surfaces, and to conduct a surface inspection for evidence of archaeological sites.
 2. An Archaeological Impact Assessment (AIA) in the form of machine testing be undertaken at locations within the project area where further ground disturbance activities are anticipated once hard surfaces are removed.
 3. Regardless of the level of effort expended in advance, in all development/construction scenarios there is the possibility for discovery of unanticipated archaeological remains. If pre-contact or historic remains are encountered during construction, all work should stop, and the archaeologist should be contacted immediately.
 4. A chance find protocol be established to deal with the possible discovery of unanticipated archaeological remains during construction. The archeologist to conduct an orientation for the Chance Find Procedure for the on-site personnel.
3. (Public Hearing Notification Fee) 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.
4. (Arborist Contract) Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site or Servicing Agreement works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. (Tree Protection Fencing) Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. (Tree Survival Security) Entering into a legal agreement and submission of a Tree Survival Security in the amount of \$5,000.00 with a maintenance period of one year regarding the one City street tree to be protected.
7. (Consolidation, Subdivision, Dedication and Transferred Land) Registration of a Subdivision Plan for the subject site and land ownership transfer for diking purposes, to the satisfaction of the City. Prior to the registration of a Subdivision Plan, the following conditions shall be satisfied:
 - a) (Potential Site Contamination – Dedicated and/or Transferred Land) Submission to the City of sufficient information and/or other assurances satisfactory to the City in its sole discretion to support the City's acceptance of the proposed dedicated and/or transferred land. Such assurances could include one or more of the following:
 - i) a contaminated sites legal instrument (e.g. Certificate of Compliance (COC) or Final Site Determination (FSD) showing no contamination in the dedication lands);
 - ii) evidence satisfactory to the City, in its sole discretion, that the lands to be dedicated to the City are in a satisfactory state from an environmental perspective; and
 - iii) the registration of a legal agreement on title to the Lands which provides that:

- (1) no building permit issuance for the Lands shall be granted until such time that the Owner/Developer has satisfied the City in its sole discretion that the lands to be dedicated to the City are in a satisfactory state from an environmental perspective and a contaminated sites legal instrument has been obtained for the proposed dedication lands; and
 - (2) the Owner/Developer shall release and indemnify the City from and against any and all claims or actions that may arise in connection with those portions of the lands being dedicated to the City being contaminated in whole or in part.
 - b) (Road) Dedication of approximately 211 m² (2,271.19 ft²) for road and related purposes, as indicated generally on the Preliminary Subdivision Plan (Schedule 1) and Preliminary Road Functional Plan (Schedule 2). Final extents and amounts to be determined through the required Servicing Agreement* application process, to the satisfaction of the Director of Transportation. Road dedication areas include:
 - i) River Drive: approximately 1.3 m wide land dedication along the entire south property line to accommodate road elements to the back of the proposed sidewalk along the development frontage. Exact extent to be confirmed through the detailed design SA process to the satisfaction of the City;
 - ii) Shell Road: approximately 0.5 m wide land dedication along the entire east property line to accommodate road elements to the back of the proposed multi-use path along the development frontage. Exact extent to be confirmed through the detailed design (SA) process to the satisfaction of the City;
 - iii) Corner Cut: minimum 4 m x 4 m land dedication at the River Drive/Shell Road intersection (measured from the new property lines). Exact extent to be confirmed through the detailed design (SA) process to the satisfaction of the City;
 - c) (Lot Consolidation and Subdivision) The creation of the following lots, as per the Preliminary Subdivision Plan (Schedule 1). Note that this will require the demolition of the existing structures. Final extents and amounts subject to the final road dedication amounts:
 - i) One lot for development purposes of approximately 9,375.2 m² (100,913.7 ft²) in area.
 - ii) One lot for diking purposes of 7.3 m width and approximately 537.5 m² (5,786.1 ft²) in area.
 - d) (Lot for Diking Purposes) Transfer of the 7.3 m wide and approximately 537.5 m² (5,786.1 ft²) lot to the City as a fee simple lot for diking and related purposes. The primary business terms of the required land transfer, including any environmental conditions, shall be to the satisfaction of the Director, Real Estate Services, the City Solicitor, and the Director, Engineering. All costs associated with the land transfer shall be borne by the developer. The lands to be transferred are generally indicated on the Preliminary Subdivision Plan (Schedule 1).
8. (Public Walkway SRW) Granting of a 3 m wide public-rights-of-passage statutory right-of-way (PROP SRW) along the entire west property line of the subject site for the purposes of providing wayfinding signage and public pedestrian access to/from the Dike walkway and River Drive sidewalk. The works are to be built and maintained by the owner. 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 owner's maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and 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.
9. (Flood Plain Covenant) Registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
10. (Aircraft Noise Mitigation) Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling units.

11. Dwelling units must be designed and constructed to achieve:

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

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

b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

12. (Tandem Parking Assignment) Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.

14. (Parking Reduction Strategy) Registration of legal agreement on title securing the developer's offer to voluntarily contribute, at the owner's cost, towards various transportation related improvements and secure parking for various uses in compliance with Zoning Bylaw requirements and transportation demand management (TDM) parking reductions, to the satisfaction of the Director of Transportation, including, but not limited to, the following:

a) Enhanced Bicycle Facilities: The developer/owner shall, at its sole cost, design, install, and maintain on the lot, to the satisfaction of the City:

- i) "Class 1" bicycle storage: provided at an increased rate of 2 spaces per dwelling unit,
- ii) Bicycle maintenance and repair facility: one facility for the shared use of all the residents of all the buildings, including bicycle repair stand (with tools); foot pump, and faucet, hose and drain for bicycle washing. A note is required on the Development Permit* and Building Permit*. Appropriate signage is required.
- iii) E-bike and e-scooter storage: provision of a shared e-bike and e-scooter parking corral on the site.
- iv) "No development" shall be permitted, restricting Development Permit* issuance for any building on the lot, until the developer provides for the required enhanced bicycle facilities.
- v) No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required enhanced bicycle facilities and a letter of confirmation is submitted by the architect assuring that the facilities satisfy all applicable City's requirements.
- vi) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required enhanced bicycle facilities are completed and have received final Building Permit inspection granting occupancy.

b) Transit Pass Program: Execution and completion of a transit pass program, including the following method of administration and terms:

- i) Provide one year of two-zone monthly transit passes for 15% of the strata residential units (23 units).
- ii) Enter into a security agreement and submission of a Letter of Credit in the amount of 100% of the program value. The Letter of Credit will be released at the time of 100% subscription of the transit pass program, i.e. all 23 units have utilized the one year two-zone pass.
- iii) The owner or property manager is to provide documentation on an annual basis for the subscription of the transit passes until such time that they have been exhausted. The owner is not responsible for the monitoring of use of transit passes but only noting number of "subscribed" users to the program, until full unit count is exhausted over a period of one year;
- iv) If the transit pass program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation demand management measures at the City's discretion.
- v) The availability and method of accessing the two-zone transit passes is to be clearly explained in the sales agreements, tenancy agreements and any rental materials.

15. (LEMR Housing Agreement) The City's acceptance of the developer's offer to voluntarily contribute affordable housing, in the form of low-end market rental (LEMR) units, constructed to a turnkey level of finish, at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of the City's standard Housing Agreement and Covenant on title to secure the affordable housing units. The form of the

Housing Agreement and Covenant shall be agreed to by the developer and the City prior to final adoption of the subject rezoning; after which time, only the Housing Covenants may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit* and other non-materials changes resulting thereof and made necessary by the Development Permit* approval requirements, as determined to the satisfaction of the Director of Development and Director, Community Social Development. The terms of the Housing Agreements and Covenants shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements.

- a) The required minimum floor area of the affordable (low-end market rental) housing shall be equal to a combined habitable floor area of at least 1,457.83 m² (15,691.9 ft²), excluding standard Floor Area Ratio (FAR) exemptions, as determined based on 10% of the total maximum residential floor area, excluding market rental unit floor area, of 1,009.9 m² (10,870 ft²); and
- b) All affordable housing units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director of Development).
- c) The imposition of any place age-based restrictions on occupants of any affordable housing unit is prohibited.
- d) The developer shall, as generally indicated in the table below:
 - i) Ensure that the types, sizes, rental rates, and occupant income restrictions for the affordable housing units are in accordance with the City's Affordable Housing Strategy and guidelines for Low End Market Rental (LEMR) housing, unless otherwise agreed to by the Director of Development and Director, Community Social Development; and
 - ii) Achieve the Project Targets for unit mix and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director, Community Social Development through an approved Development Permit*.

Unit Type	Affordable Housing Strategy Requirements (1)			Project Targets (2)	
	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	11% (2 units)	11% (2 units)
1-bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	11% (2 units)	6% (1 units)
2-bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	39% (7 units)	39% (7 units)
3-bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	39% (7 units)	33% (6 units)
Total	N/A	N/A	N/A	18 Units 1,459.2 m² (15,707 ft²)	89% (16 units)

- (1) May be adjusted periodically as provided for under adopted City policy.
 - (2) 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 (excluding market rental unit floor area).
- e) Single ownership is required for the affordable housing units (single owner for all affordable housing units).
 The affordable housing unit locations are to be as determined to the satisfaction of the Director of Development and Director, Community Social Development through an approved Development Permit*. Dispersed or clustered unit configurations may be considered; however, dispersed units are required unless a qualified non-profit operator (that requires a clustered unit arrangement) has agreed to partner with the developer to manage the units.
 NOTE: The applicant has indicated to the City that it plans to pursue an agreement with a non-profit organization to manage the development's required LEMR units. To support this partnership, the City is willing to accept clustering of the required units and, in light of this, recommends clustering of other building features intended for the exclusive use of the affordable housing tenants (e.g., parking and Class 1 bike storage). Prior to final adoption of the rezoning bylaw, the applicant will be required to submit, for consideration by the City, a memorandum of understanding with a qualified non-profit operator(s) demonstrating, among other things, support for the developer's proposed clustered affordable housing unit arrangement
 - f) Occupants of the affordable housing units shall, to the satisfaction of the City (as determined prior to Development Permit* approval), enjoy full and unlimited access to and use of all on-site indoor amenity spaces and outdoor amenity spaces provided on the lot as per OCP, City Centre Area Plan, and Development Permit* requirements, at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).

- g) On-site parking, “Class 1” bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit* at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit* issuance.
 - h) The affordable housing units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Community Social Development.
 - i) “No development” shall be permitted, restricting Development Permit* issuance for any building in whole or in part, until the developer, to the City’s satisfaction:
 - i) Designs the lot to provide for the affordable housing units and ancillary spaces and uses;
 - ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the affordable housing units and ancillary spaces and uses as per the approved Development Permit*; and
 - iii) As required, registers additional legal agreements on title to the lots to facilitate the detailed design, construction, operation, and/or management of the affordable housing units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit* review and approval processes.
 - j) No Building Permit* shall be issued for any building, in whole or in part, until the developer provides for the required affordable housing units and ancillary spaces and uses to the satisfaction of the City.
 - k) “No occupancy” shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required affordable housing units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.
16. (Market Rental Housing Agreement) Entering into the City’s standard Market Rental Agreement and registration of a Covenant to secure the provision of market rental housing, to the satisfaction of the City. The terms shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements:
- a) All market rental housing units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director of Development) on a building-by-building basis.
 - b) The imposition of any place age-based restrictions on occupants of any market rental housing unit is prohibited.
 - c) Occupants of the units subject to the market rental agreement shall enjoy full and unlimited access to and use of the following at no additional charge (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use):
 - i) All indoor amenity spaces and outdoor amenity spaces provided on the lot as per OCP, City Centre Area Plan, and Development Permit* requirements.
 - ii) All parking, “Class 1” bike storage, and related electric vehicle (EV) charging stations provided for the use of market rental housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit*.
 - d) The terms of the market rental agreement shall indicate that they apply in perpetuity, that no more than prevailing market rent will be charged, and provide for the following Unit Mix or as otherwise determined to the satisfaction of the Director of Development through an approved Development Permit*.

Unit Type	Unit Mix (1)	BUH (1)
Studio	0% (0 units)	0% (0 units)
1-bedroom	31% (4 units)	31% (4 units)
2-bedroom	38% (5 units)	31% (4 units)
3-bedroom	31% (4 units)	15% (2 units)
Total	13 Units 1,009.9 m² (10,870 ft²)	77% (10 units)

(1) Unit mix in the above table may be adjusted through the Development Permit Process.

- e) “No development” shall be permitted, restricting Development Permit* issuance for a building, in whole or in part, until the developer:
 - i) Designs the lot to provide for the market rental housing units and ancillary spaces;

- ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the market rental housing units and ancillary spaces as per the approved Development Permit*.
 - f) No Building Permit* shall be issued for a building, in whole or in part, until the developer provides for the required market rental housing units and ancillary spaces.
 - g) “No occupancy” shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required market rental housing units and ancillary spaces are completed and have received final Building Permit inspection granting occupancy.
17. (No Rental or 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.
18. (Public Art) City acceptance of the developer’s offer to make a voluntary contribution towards the City’s Public Art Fund, the terms of which shall include the following:
- a) The value of the owner's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject lands' proposed zoning, excluding floor area associated affordable housing and market rental, as indicated in the table below.

Building Type	Contribution Rate (1)	Maximum Permitted Floor Area After Exemptions (2)	Minimum Voluntary Cash Contribution
Residential	\$0.99	13,119.96 m ² (141,222.06 ft ²)	\$139,809.84

(1) The Council-approved contribution rate in effect at the time of writing these Rezoning Considerations

(2) As per City policy, floor area excludes the development’s affordable housing and market rental housing floor area

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a), above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
- c) Prior to rezoning bylaw adoption, the owner shall submit a Public Art Plan, for the subject lands, to the satisfaction of the Director, Arts Culture and Heritage Services. The Public Art Plan shall be:
 - i) Prepared by an appropriate professional.
 - ii) Based on a contribution value of at least the total amount indicated in the table in item a) above.
 - iii) Consistent with applicable City policies and objectives (for example, the Richmond Public Art Program, City Centre Public Art Plan, Capstan Public Art Plan and other relevant supplementary public art and heritage planning that may be undertaken by the City), as determined to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services.
 - iv) Presented for review(s) by the Public Art Advisory Committee and endorsement by Council, as required by the Director, Arts, Culture, and Heritage Services.

NOTE: For contributions with a cumulative budget over \$250,000, the Public Art Plan is presented for Council approval prior to Building Permit Issuance.

- v) Implemented by the owner, as required by legal agreement(s) registered on Title to prior to rezoning adoption.
- d) "No development" shall be permitted on the subject lands, restricting Development Permit issuance for any building on the lot, in whole or in part (excluding parking), until the owner, to the City's satisfaction:
 - i) Enters into additional legal agreement(s), if any, required to facilitate the implementation of the City approved Public Art Plan, which may require that, prior to entering into any such additional agreement(s), a Detailed Public Art Plan is submitted by the owner for the subject lands and/or an artist is engaged, to the satisfaction of the City (as generally set out in the legal agreement entered into and the Public Art Plan submitted prior to rezoning adoption).
 - ii) Submits a Letter of Credit or cash security or cash contribution (as determined in the sole discretion of the City) to secure the developer’s implementation of the Public Art Plan, the collective value of which shall be at least \$139,809.84, including \$6,990.49 as a cash contribution equal to 5% of the total amount indicated in the

table in item a) above and a Public Art security Letter of Credit in the amount of \$132,819.35, being the total amount identified in item a) above.

- e) "No occupancy" shall be permitted on the subject lands, restricting final Building Permit* inspection granting occupancy of the building (exclusive of parking), in whole or in part, on the subject lands until:
- i) The owner, at the owner's sole cost and expense, commissions one or more artists to conceive, create, manufacture, design, and oversee or provide input about the manufacturing of the public artwork, and causes the public artwork to be installed on City owned lands, if expressly permitted by the City in writing and pre-approved by Council, or within a statutory right-of-way on the subject 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 and, as applicable, Detailed Public Art Plan).
 - ii) The owner, at the owner's sole cost and expense and within 30 days after the date on which the applicable public art is installed in accordance with the Public Art Plan, executes and delivers to the City a transfer of all of the owner's rights, title, and interest in the public artwork to the City if on City owned lands or to the subsequent strata corporation if on the subject lands (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.

NOTE: It is the understanding of the City that the artist's title and interest in the public artwork will be transferred to the owner upon acceptance of the artwork based on an agreement solely between the owner and the artist and that these interests will in turn be transferred to the City, subject to approval by Council to accept the donation of the artwork.

- iii) The owner, at the owner's sole cost and expense, submits a final report to the City promptly after completion of the installation of the Public Art in accordance with the City-approved Public Art Plan, which report shall, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services, include:
 - 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.
 - A statutory declaration, satisfactory to the City Solicitor, confirming that the owner's financial obligation(s) to the artist(s) have been fully satisfied.
 - The maintenance plan for the Public Art prepared by the artist(s).
 - 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.
 - f) As an alternative to the provision of Public Art on-site, the owner may offer to make a voluntary cash contribution in lieu; provided that the value of such voluntary public art contribution shall be at least the total amount indicated in the table in item a) above. In this case, the requirements of c) through e) will not apply.
19. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
20. Enter into a Servicing Agreement* for the design and construction of frontage and pedestrian network improvements, dike and servicing improvements, A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following.
- 1) Transportation Works:
 - a) A finalized functional plan will be required as part of the Servicing Agreement to finalize the design elements of the following works (Schedule 2).
 - b) River Drive Frontage: 2 m wide concrete sidewalk at property line, 1.5 m to 4 m wide planted boulevard with street trees, 2.4 m wide parking bay.
 - c) Shell Road Frontage: 3 m wide multi-use path at property line and minimum 1.5 m wide grass boulevard with street trees and tie in with dike pathway.
 - d) Street tree irrigation: The boulevard is to be irrigated and the irrigation is to be serviced by the on-site water supply.

- e) Public walkway: Complete the west pedestrian internal walkway to the ultimate 6 m width. Provide a pedestrian internal walkway located in the required 3 m wide public-rights-of-passage statutory right-of-way (PROP SRW) along the west edge of the site and connecting to the waterfront trail and the River Drive sidewalk. Provide an accessible pedestrian path in the 6 m wide public-rights-of-passage statutory right-of-way (PROP SRW) along the entire west edge of the site consisting of an existing 3 m wide SRW on adjacent 10333 River Drive and the required 3 m wide SRW on the subject site. Provide, from west to east, 1.5 m landscaping, 3 m wide concrete paving, 1.5 m landscaping, and safety fencing/barriers/retaining walls and lighting as needed. Compaction test results for the walkway sub-base to be submitted to the City for review prior to placement of concrete.

1) Water Works:

- a) Using the OCP Model, there is 645 L/s of water available at a 20 psi residual at the River Drive frontage of the site. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Cut and cap all existing water service connections and remove all existing water meters.
 - iv) Install a new 150mm diameter water service connection, complete with water meter and water meter box as per City specifications to service the site.
 - v) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the Servicing Agreement process.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

2) Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Cut and cap all existing storm sewer service connections and remove associated inspection chambers.
 - iii) Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.
 - iv) Remove existing perforated pipes, retaining wall drainage pipes and associated inspection chambers along the River Drive and Shell Road frontages of the site.
 - v) Install new catch basins along Shell Road frontage per City of Richmond Design Specifications to accommodate the new curb and gutter.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

3) Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Confirm the condition of the existing sanitary sewer service connection at the Southwest corner of 10751 River Drive with video inspection and confirm the capacity through a sizing calculation. If not adequate, cut and cap the existing sanitary service connection and replace with a new sanitary sewer service connection complete with inspection chamber as per City specifications.
 - ii) Cut and cap the existing sanitary service connection located at Southeast property line of 10611 River Drive.

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

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

4) Street Lighting:

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

i) Review street lighting levels along all road and lane frontages, and upgrade as required.

5) Dike Upgrade Works:

a) Provide a 7.3 m wide fee simple lot to the City along the entire north property line of the proposed development for dike access, maintenance, repair, alterations and future construction.

b) To satisfy the requirements of a "superdike", as much of the property as possible is required to be raised to a minimum elevation of 4.7 m geodetic. This includes the area between the land side toe of the dike and the north property line of the proposed site.

c) The developer shall be responsible for all costs to remove the existing poles and overhead lines along the dike frontages and relocation of the existing PMT that services the Shell Road North Drainage Pump Station. The PMT is required to be relocated on-site and contained within the right-of-way on the site. Registration of said statutory right-of-way in the site for the relocated PMT that services the Shell Road North Drainage Pump Station. The right-of-way for the new PMT shall be shown on a functional plan for BC Hydro and City review and approval prior to the rezoning staff report being presented to Council. The functional plan shall include the maintenance access to the new PMT and shall be included in the Development Permit staff report.

d) If, as of the date the Development Permit for the site is presented to the City's Development Permit Panel, the owner of the adjacent development to the west of the site has either not completed, or is not then, in the City's sole determination, diligently and actively constructing, the dike upgrade along the river frontage of the site, being the north property line of the site, then, at the City's discretion, the City may require that the Developer upgrade the dike along the river frontage of the site at their cost and enter into a servicing agreement at that time. This option for the City to require completion of dike upgrades and a future servicing agreement will be secured by a legal agreement prior to rezoning adoption by City Council. Should the City exercise this option, the Developer will be required to:

i) Upgrade the existing dike along the river frontage of the site complete with the appropriate tie-in transitions. The dike height shall be 4.7 m expandable to 5.6 m and shall be coordinated with the dike design for the 10311 River Drive and 10333 River Drive (SA15-707864).

The proposed dike design shall include plan and cross-section views and is required to show how the dike can be raised to a future elevation of 5.6 m. Prior to the development permit application advancing to Development Permit Panel, the applicant is required to assess the condition of the existing riprap on the waterside of the dike fronting 10611 River Drive and 10751 River Drive. If the existing riprap does not meet the City's standards, the developer shall remove the substandard riprap and install new riprap from the proposed dike crest to the dike toe. A minimum waterside slope of 2:1 is to be maintained. The existing dike crest may have to be adjusted/moved towards the landside of the dike if new riprap is required.

If relocation of the dike crest is required, the setback between the landside toe of the dike and the edge of the proposed buildings and parkade may need to be increased. As such, the proposed on-site buildings and parkade fronting the dike may need to be moved south.

The developer shall also be responsible for all costs to remove the existing poles and overhead lines along the dike frontages and relocation of the existing PMT that services the Shell Road North Drainage Pump Station. The PMT is required to be relocated on-site and contained within the right of way required under b above.

ii. Incorporate access for dike maintenance into the dike design. As part of the servicing agreement design process, the developer shall provide a proposed dike maintenance access plan that shows how the City will be able to access and maintain the upgraded dike.

The proposed and ultimate dike crest running surface shall be minimum 5.0 m wide with unobstructed access to the waterside dike slope. This area is to be clear of benches, lighting, and other park amenities. Such amenities shall be located in the landside of the dike to allow full access to the waterside of the dike and future dike maintenance.

The actual width of the dike crest is to be determined through the road functional plan and the servicing agreement design. The dike shall be designed such that service vehicles and maintenance equipment can access the entire length of the dike. The slope of the maintenance access shall be at a maximum grade of 10% and based on the Transportation Associate of Canada's standard SU turning templates and approved by the City's Transportation department.

- iii. Retain a Qualified Environmental Professional to lead all senior government (provincial/federal) environmental legislative and regulatory requirements for proposed dike upgrade scope. All required senior government approvals are required to be in place to support the issuance of a Dike Servicing Agreement.
- iv. Ensure a smooth transition to the existing Shell Road North Drainage Pump Station and the improvements surrounding it. The dike transition should not affect maintenance access to the existing Shell Road North Drainage Pump Station.
- v. Ensure that existing trees within the dike footprint are removed and no new trees are included as part of the dike design.
- vi. The Developer is required to satisfy the following in terms of dike design and construction:
 - (i) General Design Requirements
 - a. The dike shall be designed by a Professional Geotechnical Engineer.
 - b. The elevation of the dike crest shall be raised to a minimum of 4.7 m geodetic, and shall be designed to accommodate a future elevation of 5.6 m. On the waterside of the dike, the slope shall be a maximum of 2:1. On the landside of the dike, the slope shall be a maximum of 3:1.
 - c. To satisfy the requirements of a "superdike", as much of the property as possible is required to be raised to a minimum elevation of 4.7 m geodetic. This includes the area between the land side toe of the dike and the north property line of the proposed site.
 - d. All dike construction, including materials, shall be in conformance with the current version of City standard drawing MB-98 and MB-99, Dike Design and Construction Guide – Best Management Practices for British Columbia, and Environmental Guidelines for Vegetation Management on Flood Protection Works to Protect Public Safety and the Environment.
 - e. The design and construction of the dike shall be done to the satisfaction of the General Manager, Engineering and Public Works, the Provincial Inspector of Dikes, and federal approving authorities.
 - (ii) Seismic Design Requirements
 - a. Refer to the provincial Seismic Design Guidelines for Dikes 2nd Edition or superseding guidelines.
 - b. 100-year earthquake: The dike must meet provincial requirements for horizontal and vertical settlement.
 - c. 475-year earthquake: The post-seismic dike crest elevation must be a minimum of 4.55 m geodetic (the final dike crest elevation should not be less than the design elevation minus the maximum allowable settlement of 0.15 m specified in the provincial guidelines).
 - d. 2,475-year earthquake: The dike cannot experience a flow-slide condition. There must be a dike structure remaining post-earthquake. The geotechnical report shall identify the final dike elevation post-earthquake, for the City's review and acceptance.
 - (iii) Planting and Vegetation on the Dike
 - a. The area consisting of the dike crest, waterside and landside dike slopes, and a 3 m strip beyond the theoretical landside toe must be kept clear of trees per the provincial Environmental Guidelines for Vegetation Management on Flood Protection Works to Protect Public Safety and the Environment. The theoretical landside dike toe can be determined by extending the landside slope of the 5.6 m dike elevation to the proposed finished grade of the site.
 - b. Vegetation that does not obstruct inspection visibility, displace Type 6 material (riprap) or create holes in the dike slope, may be acceptable on the waterside and landside slope when placed in clumps measuring no more than 3 m wide located at intervals of 9 m between adjacent clumps, as

per the City's Riparian Planting on Dikes Design Standard. A list of permitted dike plantings shall be obtained from the City Engineering Department by the Landscape Architect prior to starting the detailed landscaping design.

(iv) Dike Inspection

- a. The City's Public Works department is required to be engaged to perform a dike inspection prior to dike construction. They can be reached at floodprotection@richmond.ca to schedule an assessment and will inspect the following through the dike construction process:
 - i. Review of site stripping to ensure existing plants are removed
 - ii. Review of dike fill compaction (Type 2 material)
 - iii. Review of riprap filter (Type 3 material)
 - iv. Review of filter fabric installation
 - v. Review of riprap placement (Type 6 material)

Dike Maintenance Act approval is required from the Inspector of Dikes and shall be coordinated by the developer.

6) General Items:

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

- i) Complete frontage improvements per Transportation requirements.
- ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
- iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's 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
- iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- v) Provide a video inspection report of the existing utilities along the road frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any

utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the developer's cost.

- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater on-site or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- x) Given the utility upgrades completed on River Drive road through the developer at 10311 River Drive, the Development Permit application for 10611/10751 River Drive may be subject to latecomer charges.
- xi) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the first submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Dike design and cross-section.
 - (b) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (c) Pipe sizes, material and slopes.
 - (d) Location of manholes and fire hydrants.
 - (e) Road grades, high points and low points.
 - (f) Alignment of ultimate and interim curbs.
 - (g) Proposed street lights design.
- xii) 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 a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete acoustical and thermal reports and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum

interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

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

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

Note:

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

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

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

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

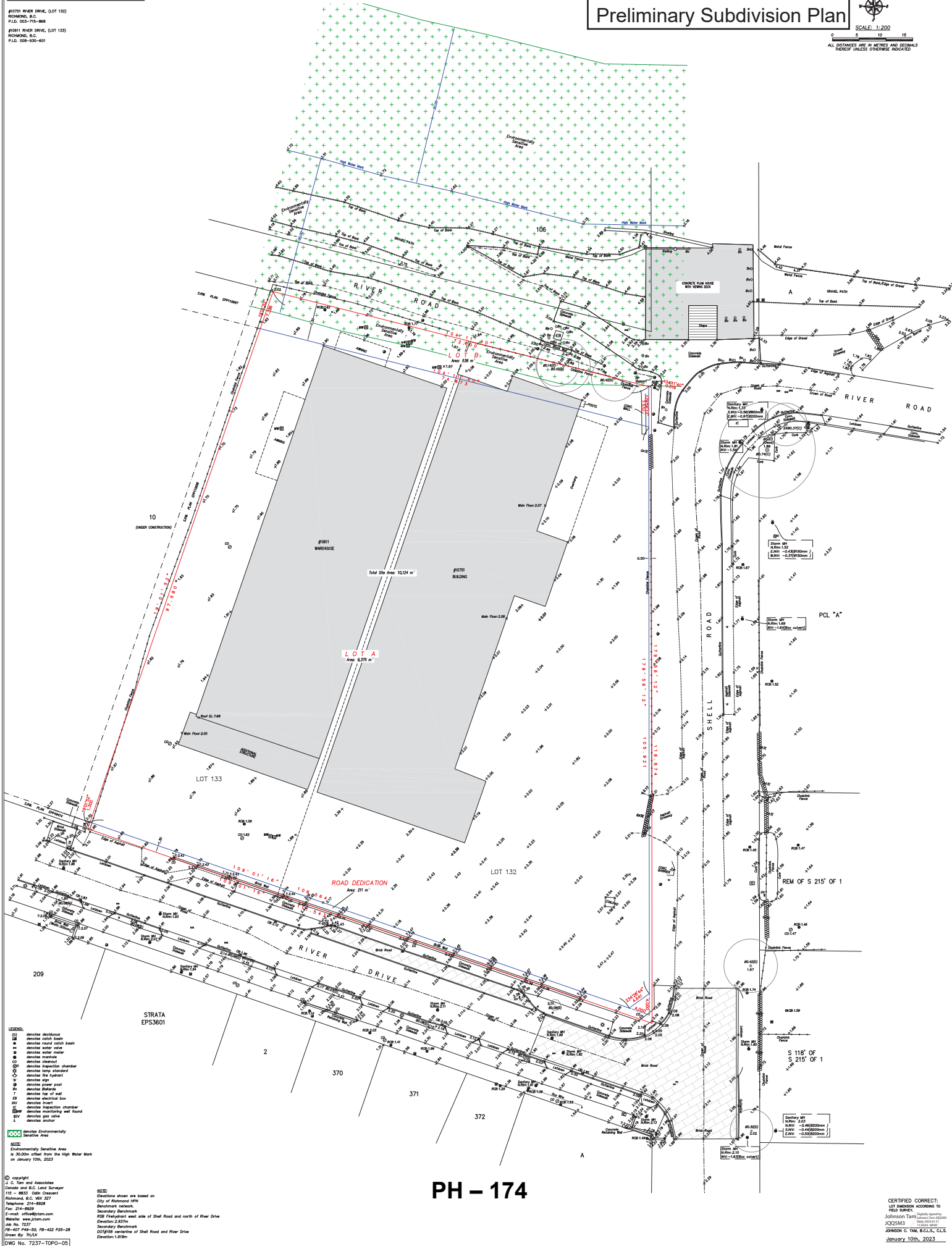
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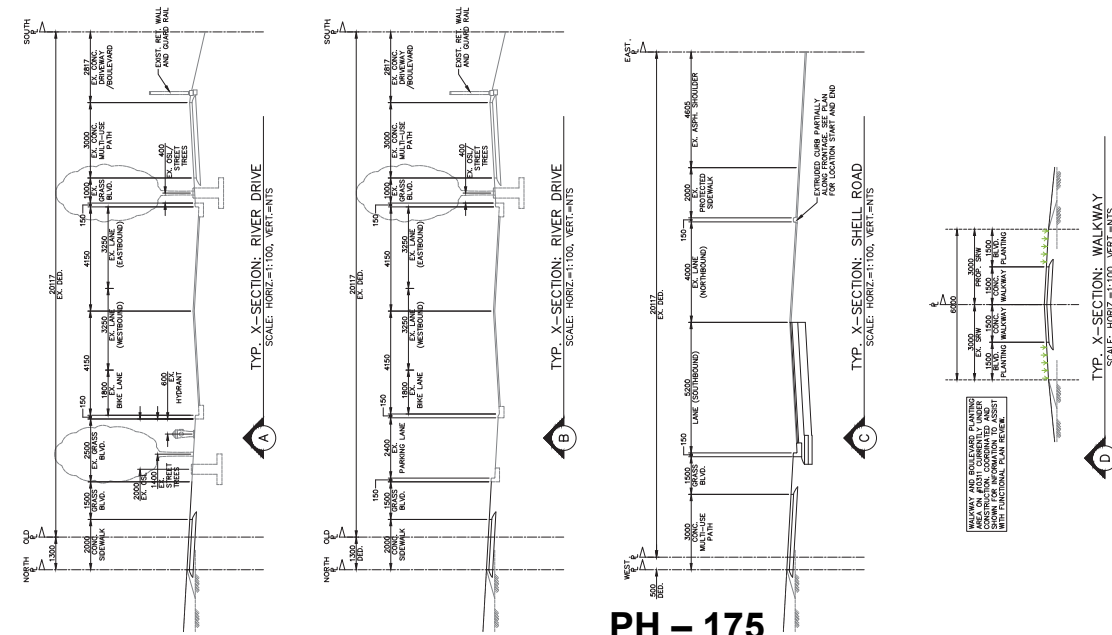
Signed

Date

Schedule 1 Preliminary Subdivision Plan

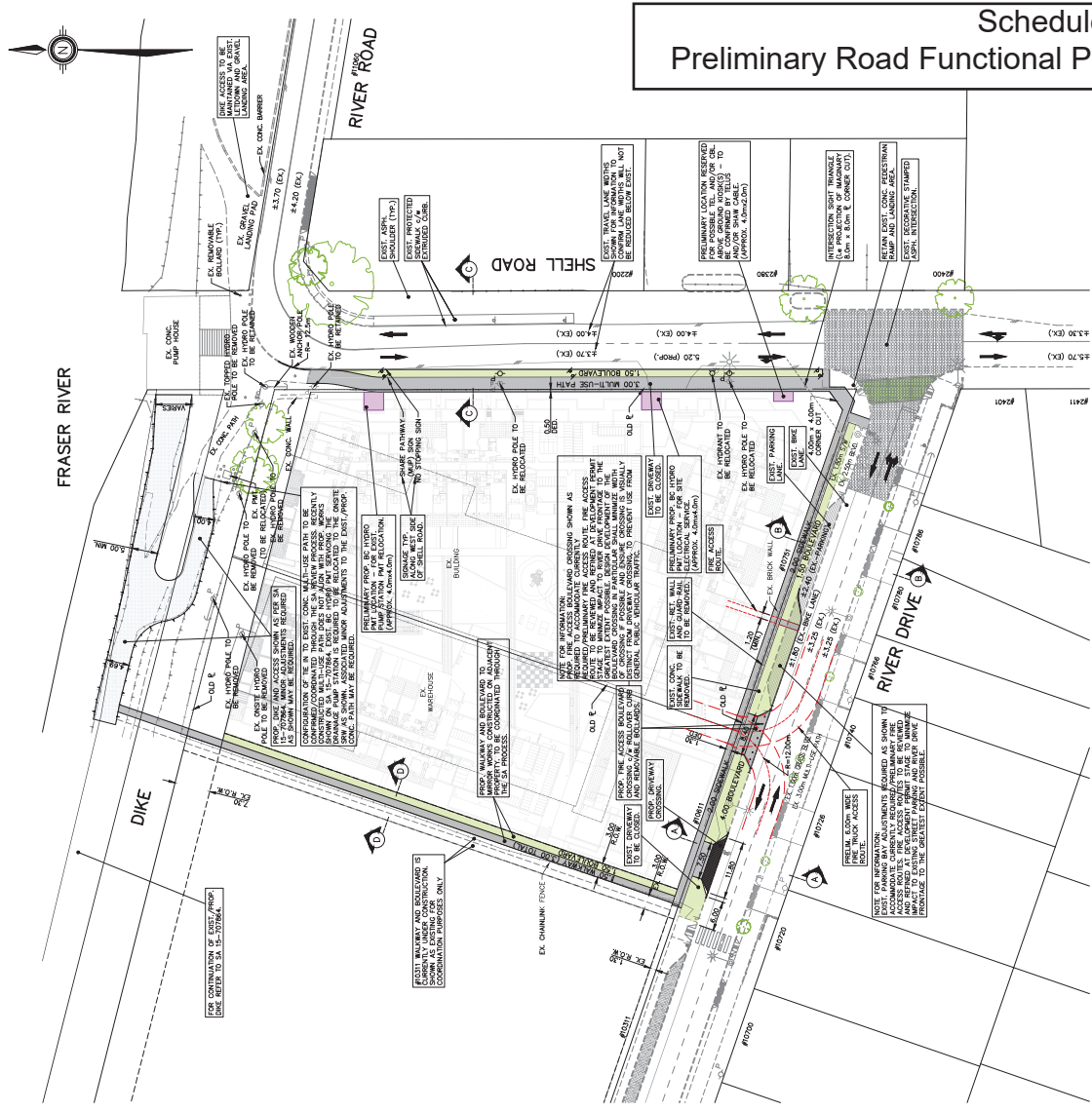
Schedule 2 Preliminary Road Functional Plan





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Schedule 2 Preliminary Road Functional Plan



City of Richmond

INTERIM FUNCTIONAL PLAN

10611 AND 10751 RIVER DRIVE
CITY FILE: RZ 21-941623

TITLE:

DESIGN: MPT

DRAWN: MPT

CHECKED: MPT

ENGINEER: MPT

DWG. No.: -

SCALE: 1:500

DATE: FEB/23

SHT. No.: 1 OF 1

REV'S	DATE	BY	CHK	DESCRIPTION
1	4 APR/23	AO	AWC	ISSUE 'D'
2	27 MAY/23	AO	AWC	ISSUE 'C'
3	14 MAY/23	AO	AWC	ISSUE 'B'
4	9 MAY/23	AO	AWC	ISSUE 'A'
REV'S	DATE	BY	CHK	DESCRIPTION

MPT ENGINEERING CO. LTD.

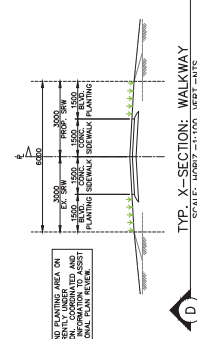
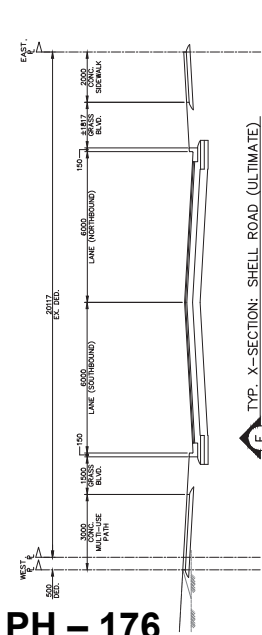
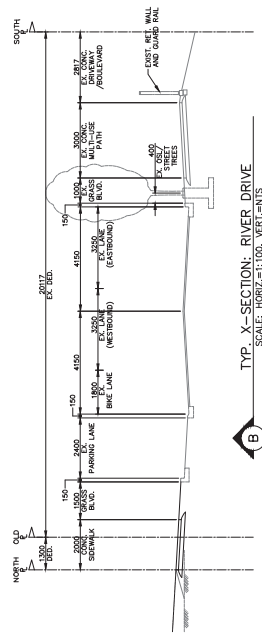
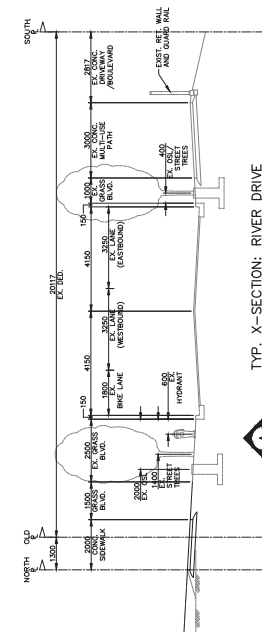
4825-1120 HORSBROOK AVE. RICHMOND, BC V6X 4A7 TEL: 604-270-0381 FAX: 604-270-4137

BAINS PROPERTIES

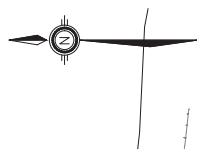
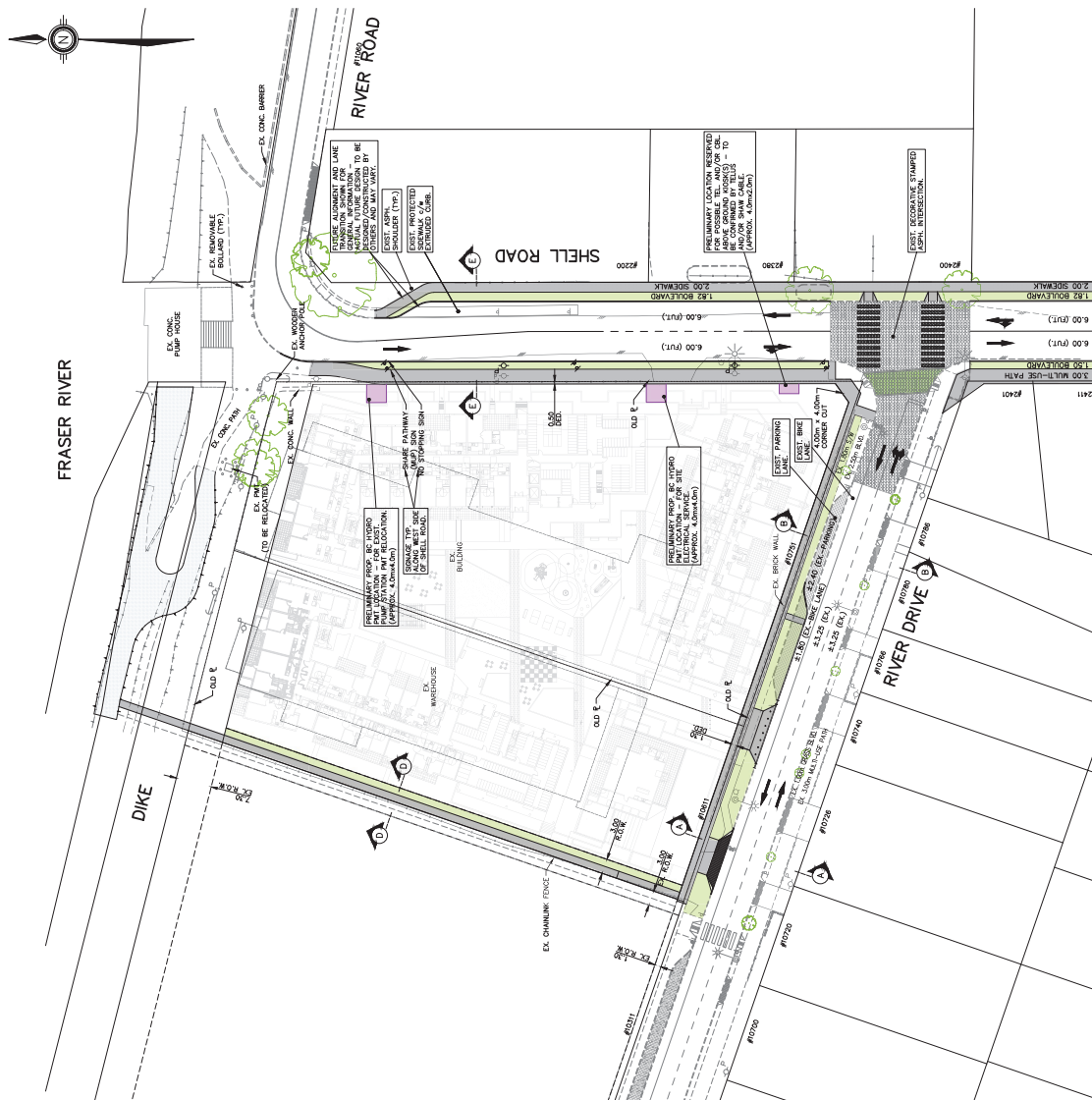
MPT DWG. No.: R16083-FP

SHT. No.: 1 OF 2

- NOTES:**
- ALL ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND DOT MONUMENT #168 (CENTRELINE OF SHELL ROAD AND RIVER DRIVE). ELEV. = 195MM.
 - CONTRACTOR TO CONFIRM BENCHMARK WITH MPT ENGINEERING, PRIOR TO CONSTRUCTION.
 - DISCREPANCIES TO MPT ENGINEERING, PRIOR TO CONSTRUCTION.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT MASTER ALTERNATE AND CONSTRUCTION IS REQUIRED TO BE IN ACCORDANCE WITH THE CURRENT CITY OF RICHMOND "SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS".



PH - 176



- NOTES:
1. ALL ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND DOT MONUMENT #158 (CENTERLINE OF SHELL ROAD AND RIVER DRIVE). ELEV = 195MM.
 2. CONTRACTOR TO CONFIRM BENCHMARK WITH MPT ENGINEERING, PRIOR TO CONSTRUCTION.
 3. DISCREPANCIES TO MPT ENGINEERING, PRIOR TO CONSTRUCTION.
 4. ALL DIMENSIONS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT MASTER PLAN AND SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS.

MPT ENGINEERING CO. LTD.
4825-1120 HORSBUSH AVE, RICHMOND, BC V6X 4P7 TEL: 604-270-0881 FAX: 604-270-4137

BAINS PROPERTIES

MPT DWG. No.: R16083-FP
SHT. No.: 2 OF 2

REV	DATE	BY	CHK	DESCRIPTION
1	4 APR/23	AO	AWC	ISSUE 'D'
2	27 MAR/23	AO	AWC	ISSUE 'C'
3	14 MAR/23	AO	AWC	ISSUE 'B'
4	9 MAR/23	AO	AWC	ISSUE 'A'
REV	DATE	BY	CHK	DESCRIPTION

City of Richmond
4811 122nd Ave. Richmond, BC V6X 4J1

'ULTIMATE' FUNCTIONAL PLAN
10611 AND 10751 RIVER DRIVE
CITY FILE: RZ 21-941623

DESIGN: MPT
DRAWN: MPT
CHECKED: MPT
ENGINEER: MPT

DWG. No.: -
SCALE: 1:500
DATE: FEB/23
SHT. No.: 1 OF 1



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10454 (RZ 21-941625)
10611 and 10751 River Drive**

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

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

“18.46 Low to Mid Rise Apartment (ZLR46) – Bridgeport

18.46.1 Purpose

The **zone** provides for residential development. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing units** and **market rental units**.

18.46.2 Permitted Uses

- **housing, apartment**
- **housing, town**

18.46.3 Secondary Uses

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

18.46.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with up to an additional:
 - a) 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **market rental units** pursuant to Section 18.46.4.2c) and 18.46.4.2d).

2. Notwithstanding Section 18.46.4.1, the reference to “1.0” is increased to a higher density of “1.45”, provided that:
 - a) the **owner** provides not less than 18 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total residential **building** area, excluding **habitable space** of **market rental units**;
 - b) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot**, and files a notice in the Land Title Office;
 - c) the **owner** provides not less than 13 **market rental units** and the combined **habitable space** of the total number of **market rental units** would comprise at least 1,006 m²; and
 - d) the **owner** enters into a **market rental agreement** with respect to the **market rental units** and registers the **market rental agreement** against title to the **lot**, and files a notice in the Land Title Office.
3. For the purposes of this **zone**, the permitted **density** is based on gross **site** area before the following required **road** dedications and fee simple transfers to the **City**:
 - a) not less than 535 m² of land within the **site** transferred to the **City** as a fee simple **lot** for diking and related purposes; and
 - b) not less than 200 m² of land within the **site** dedicated to the **City** as **road** which shall form part of River Drive.

18.46.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

18.46.6 Permitted Yards & Setbacks

1. The minimum **public road** setback from:
 - a) River Drive is 3.0 m;
 - b) River Road is 7.5 m; and
 - c) Shell Road is 6.0 m.
2. The **side yard** is 6.0 m.
3. A parking **structure** may project into a required **yard** up to the **property line**, provided that such encroachment is landscaped and screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

4. Uncovered stairs may project into a required **yard**, but shall not be closer than 0.3 m from River Drive nor 3 m from any **side lot line** as specified by a Development Permit approved by the **City**.

18.46.7 Permitted Heights

1. The maximum **height** for **buildings** is 26.0 m (6 **storeys**), except that the maximum **height** of buildings located:
 - a) within 20.0 m of the **lot line abutting** River Drive and more than 70.0 m from the **lot line abutting** Shell Road is 10.0 m;
 - b) within 20.0 m of the **lot line abutting** River Drive and within 70.0 m of the **lot line abutting** Shell Road is 15.0 m; and
 - c) between 20.0 m and 36.0 m of the **lot line abutting** River Drive is 15.0 m. **Balconies** may project into this area to a maximum depth of 1.5 m.
2. The maximum **building height** for **accessory buildings** and **accessory structures** is 10.0 m.

18.46.8 Subdivision Provisions/Minimum Lot Size

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

18.46.9 Landscaping & Screening

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

18.46.10 On-Site Parking and Loading

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

18.46.11 Residential Rental Tenure

1. Subject to the provision of **affordable housing units** and **market rental units** pursuant to Section 18.46.4.2 above, a minimum of 31 **dwelling units** shall be used only for **residential rental tenure**.

18.46.12 Other Regulations

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

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“LOW TO MID RISE APARTMENT (ZLR46) – BRIDGEPORT”**.

P.I.D. 008-930-601
Lot 133 Fractional Section 23 Block 5 North Range 6 West New Westminster District
Plan 28254

P.I.D. 003-715-868
Lot 132 Section 23 Block 5 North Range 6 West New Westminster District Plan 28394

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10454”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

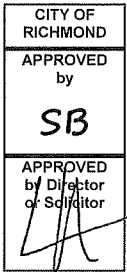
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAY 03 2023



MAYOR

CORPORATE OFFICER



Regular Council
Monday, May 8, 2023

14. APPLICATION BY FOUGERE ARCHITECTURE INC. FOR
REZONING AT 10611 AND 10751 RIVER DRIVE FROM THE
“INDUSTRIAL STORAGE (IS)” ZONE TO THE “LOW TO MID RISE
APARTMENT (ZLR46) – BRIDGEPORT” ZONE

(File Ref. No. 12-8060-20-010454, RZ 21-941625) (REDMS No. 7157412, 7157464)

R23/9-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10454 to create the “Low to Mid Rise Apartment (ZLR46) - Bridgeport” zone, and to rezone 10611 and 10751 River Drive from the “Industrial Storage (IS)” zone to the “Low to Mid Rise Apartment (ZLR46) - Bridgeport” zone, be introduced and given first reading.

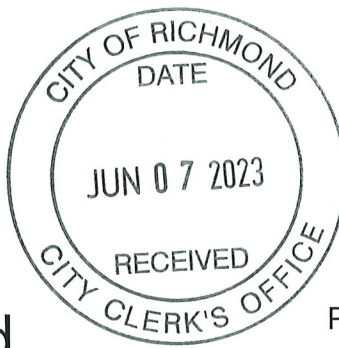
The question on the motion was not called as discussion took place on the retention of trees and the proposed amenity space.

In response to a query from Council, staff advised that Parc Riviera entered into a Servicing Agreement for dike improvements, however should the improvements not be completed by Parc Riviera the developer of the development at 10611 and 10751 River Drive would be required to enter into a Servicing Agreement and complete the works.

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



City of
Richmond



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

Memorandum
Planning and Development Division
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director, Development

Date: June 7, 2023
File: RZ 20-919143

Re: Potential Additional Tree Retention – 7371 No. 4 Road (RZ 20-919143)

This memorandum provides information in response to direction by City Council at the meeting held on May 8, 2023, to examine the possibility of retaining some of the fruit/flowering trees as part of the proposed rezoning application at 7371 No. 4 Road, and to provide an update at the Public Hearing.

Following the direction by City Council, the applicant's arborist revisited the opportunities to retain some of the fruit/flowering trees on the subject property and it was determined that the original recommendations, as presented in the staff report, are validated for the following reasons:

- The majority of the fruit/flowering trees are in poor to extremely poor condition (Trees # 711, 713, 715, 717, 724, 725, 745-750).
- One Pink Flowering Dogwood tree (Tree # 736) is in good condition, however, it is in conflict with the proposed drive-aisle, which cannot be relocated due to traffic safety. The project arborist further assessed this tree and identified that the tree is not suitable for relocation due to its size and likelihood of success.

The arborist's recommendations are supported by the City's Tree Preservation Coordinator.

Staff note that there are risks and potential liability associated with compelling developers to retain trees that, in the opinion of the City's Tree Protection Bylaw Staff and an independent accredited arborist, are not suitable for retention.

On this basis, City staff recommends proceeding with the tree management strategy and terms as identified in the staff report to council from the Director, Development dated April 17, 2023, for the rezoning of 7371 No. 4 Road (RZ 20-919143).

Should you have any questions regarding this information, please contact me at 604-247-4625.

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

WC:cl

pc: SMT
Josh Reis, Program Manager, Development
Cynthia Lussier, Planner 2

PHOTOCOPIED

JUN 07 2023



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 17, 2023
File: RZ 20-919143

Re: Application by Fougere Architecture Inc. for Rezoning at 7371 No. 4 Road from the "Single Detached (RS1/F)" Zone to the "Medium Density Townhouses (RTM2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10457, for the rezoning of 7371 No. 4 Road from the "Single Detached (RS1/F)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.

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

WC:cl
Att. 8

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

Staff Report

Origin

Fougere Architecture Inc. (on behalf of Khalid Hasan of Pakland Qadri Gardens Ltd.) has applied to the City of Richmond for permission to rezone 7371 No. 4 Road from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone, to permit the property to be developed for 19 townhouse units including two secondary suites, with vehicle access from General Currie Road. A location map and aerial photo of the subject site are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site is located on the northwest corner of the intersection of No. 4 Road and General Currie Road, and is currently accessed via No. 4 Road.

Subject Site Existing Housing Profile

The subject site consists of a large lot containing a single-family dwelling that is occupied by a rental tenant. There are no secondary suites in the dwelling. The existing dwelling is proposed to be demolished at future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North: Is a large lot zoned “Single Detached (RS1/F)”, containing a single-family dwelling, which fronts No. 4 Road, as well as a portion of a lot zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)” containing 22 townhouse units.
- To the South: Immediately across General Currie Road, is a lot zoned “Medium Density Townhouses (RTM3)”, containing 20 townhouse units.
- To the East: Immediately across No. 4 Road, are large lots zoned “Agriculture” that are located in the Agricultural Land Reserve (ALR), each of which contain single-family dwellings.
- To the West: Are medium-sized lots zoned “Single Detached (ZS14) – South McLennan (City Centre)”, each containing single-family dwellings fronting General Currie Road.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) registered on Title of the property for the sanitary sewer, water and drainage services along the front (east) property line. The applicant has been advised that encroachment into the SRW is not permitted.

There is also a notation on Title of the property to indicate that the subject site may benefit from a cross-access easement registered on Title of the existing townhouse site further north at 7331 No. 4 Road. This notation is not relevant to this development proposal because vehicle access to the subject site is proposed directly off General Currie Road, which is the preferred scenario as it avoids vehicle access off No. 4 Road and is supported by the City's Transportation department. Should this rezoning application proceed, the cross-access easement registered on Title of 7331 No. 4 Road in favour of the subject site may be discharged at the request of the strata council of 7331 No. 4 Road.

Related Policies & Requirements

Official Community Plan/McLennan South Sub-Area Plan

Land Use Designations

The Official Community Plan (OCP) land use designation for the subject site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

The McLennan South Sub-Area Plan land use designation for the subject site is "Residential, 2 ½ storeys typical (3 storeys maximum), 0.55 base FAR¹", and is identified as being in the "C1 Character Area", which is envisioned for clusters of housing contained predominantly in single, duplex, and triplex form and characterized by wooded areas (Attachments 4 & 5). The Sub-Area Plan allows for additional density to be considered where community benefits are provided (e.g., accessible housing beyond the typical provision; contribution to the child care reserve fund). This redevelopment proposal involving a density of 0.65 FAR is consistent with the Plan's land use designation for the subject site and character envisioned for this portion of the neighbourhood as it includes the retention of several trees on-site as well as the provision of four Convertible Units and two secondary suites. This proposal also provides road and pedestrian network improvements (including road dedication and a special crosswalk), and contributions to the Public Art Reserve Fund and Affordable Housing Reserve Fund.

Site Size and Residual Lots

To encourage multi-family developments of sufficient size to support high quality development, the McLennan South Sub-Area Plan requires a minimum frontage width of 50 m along arterial roads and a minimum site area of 2,000 m², and the creation of residual lots is avoided. Where a development proposal deviates from these requirements, it must be demonstrated that: access to the site is not off an arterial road and that future shared access to residual sites is enabled; the policy and design objectives of the Plan are not compromised; and the proposal provides a recognizable benefit to the area such as tree retention and enhanced pedestrian environment.

¹ Floor Area Ratio

This rezoning application meets the conditions under which staff will consider deviations from the Sub-Area Plan, as follows:

- Since the subject site's frontage along No. 4 Road is only 30 m, the applicant has provided documentation indicating that efforts have been made to acquire the property to the north at 7351 No. 4 Road in order to achieve the minimum arterial road frontage width of 50 m in the Sub-Area Plan. City staff has received written confirmation from the neighbouring property owner at 7351 No. 4 Road indicating that they are not interested in land assembly at this time and wish to redevelop their property on their own with the understanding that shared vehicle access to their property will be enabled by registration of a SRW on Title of the subject site prior to rezoning bylaw adoption.
- The applicant submitted a preliminary concept plan to show how the neighbouring property to the north at 7351 No. 4 Road could redevelop in the future consistent with the McLennan South Sub-Area Plan land use designation, a copy of which is on file. The preliminary concept plan shows that vehicle access to 7351 No. 4 Road is proposed off General Currie Road via shared use of the driveway at the subject site. Prior to final adoption of the rezoning bylaw, the applicant must register a SRW on Title for public-right-of-passage over the entire drive-aisle to secure the envisioned shared access.
- Road and pedestrian network improvements will be undertaken with this proposal, which are to be designed and constructed as part of the Servicing Agreement (SA) required prior to rezoning approval.

Housing Type and Tenure

This proposal is for 19 townhouse units that are intended to be strata-titled. Consistent with OCP policy respecting townhouse development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to final adoption of the rezoning bylaw, 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.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$18.00 per buildable square foot (for sites within the City Centre Area Plan) for a total contribution of \$436,234.50 prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

This rezoning application was received prior to the current Market Rental Housing Policy adopted by City Council on June 20, 2022. Consistent with the provisions for in-stream rezoning applications, this application is exempt from the Market Rental Housing Policy if the rezoning bylaw is granted first reading prior to June 20, 2023.

Public Art Program Policy

Based on the maximum buildable floor area of approximately 2,251 m² (24,235 ft²), the recommended Public Art contribution based on administrative guidelines of \$0.99/ft² (2023 rate) is approximately \$23,993.00.

As the project will generate a recommended Public Art Contribution less than \$40,000.00 and there are limited opportunities to locate Public Art on-site, as per Policy, it is recommended that the Public Art contribution be directed to the Public Art Reserve Fund for city-wide projects on City lands. The contribution is required to be submitted prior to final adoption of the rezoning bylaw.

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all of the units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub, and shower). In addition, the applicant proposes four Convertible Units (two units in each of Buildings 3 and 4). Further review of the Convertible Unit design will be undertaken as part of the Development Permit (DP) application review process.

Energy Step Code

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. Under current requirements, the proposal would be expected to achieve either Step 4 of the Energy Step Code or Step 3 with the use of a Low Carbon Energy System.

Further details on how the proposal will meet this commitment will be reviewed as part of the DP and Building Permit application review processes.

Agricultural Land Reserve Buffer Zone

Consistent with the OCP guidelines regarding development proposals adjacent to land in the ALR where there is an intervening road (i.e., across No. 4 Road), the applicant is required to register a covenant on Title prior to final adoption of the rezoning bylaw for public awareness of potential impacts associated with agricultural activities and for a landscape buffer to be provided on the subject site along the No. 4 Road frontage (i.e., 3.0 m to parking and 4.5 m to buildings). The Landscape Plan will be further refined through the DP application review process to assess additional planting opportunities within the landscape buffer.

Since this rezoning application involves an intervening road between the subject site and the ALR land, it is not required to be referred to the Food Security and Agricultural Advisory Committee (FSAAC) unless requested to do so by City Council, consistent with the FSAAC Terms of Reference.

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

Site Planning

The proposed development consists of 19 townhouse units (including two secondary suites) on a development site that would be approximately 3,463 m² (37,285 ft²) in area after the required road dedication (i.e., 2.0 m along No. 4 Road and 0.4 m along General Currie Road). Conceptual development plans proposed by the applicant are included in Attachment 6.

The proposed site layout consists of:

- Two triplex buildings and one duplex building on the north portion of the site along the interface with existing townhouse development to the northwest and the single-family dwelling to the northeast.
- Two four-unit buildings and one triplex building on the south portion of the site along General Currie Road.

All units have a north-south orientation, with the exception of the duplex building in the northeast corner, which is oriented east-west fronting No. 4 Road. The main unit entries for the north-south oriented buildings face either General Currie Road or the internal drive-aisle, which generally runs east-west with two short north-south legs. The main unit entries for the duplex building face No. 4 Road.

Density & Built Form

The McLennan South Sub-Area Plan allows a base 0.55 FAR for the subject site and a two to three storey built form. The Sub-Area Plan allows for additional density to be considered where community benefits are provided.

Consistent with the Sub-Area Plan, the proposed density for this project is 0.65 FAR and community benefits are proposed in the form of tree retention, as well as the provision of four Convertible Units (21 per cent of units) and two secondary suites. Additional benefits associated with the proposal, as described earlier in this report, include road and pedestrian network improvements and contributions to the Public Art Reserve Fund and Affordable Housing Reserve Fund. Staff are supportive of the proposed 0.65 FAR in this part of the neighbourhood given the proposed community benefits and similar density approved in the immediate surrounding area.

The proposed form of development is consistent with the Sub-Area Plan Character Area guidelines for duplex and triplex buildings ranging from two to three storeys in height. Two four-unit buildings are also provided on-site fronting General Currie Road. The third storey of buildings is concentrated towards the middle of buildings so that there is a slight stepping back of building mass and height away from No. 4 Road and away from existing single-family housing to the west. *Common & Private Open Space*

Private outdoor space is proposed for each of the units in the form of front or rear yards with patios or low terraces at ground level, as well as front or rear decks on the second level.

A common Outdoor Amenity Space is proposed to be centrally located on-site, at the intersection of the drive-aisle and is partially visible from the main access point to the site at General Currie Road. The preliminary design of the common Outdoor Amenity Space includes a mix of hard and soft surfaces, existing and new trees, new plant material, a children's play structure that facilitates climbing, jumping, and sliding, and bench seating. The preliminary size of the common Outdoor Amenity Space meets the minimum guidelines in the OCP.

Consistent with the OCP, the applicant proposes to submit a contribution to the City prior to final adoption of the rezoning bylaw in-lieu of providing common indoor amenity space on-site. The current rate for this 19-unit townhouse proposal is \$2,066.00/unit for a total contribution of \$39,254.00 to the City's Leisure Facilities Reserve Fund. In the event that the contribution is not paid to the City within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.

Site Access, Parking and Road Improvements

The applicable McLennan South Sub-Area Plan policies for townhouse developments in this part of the neighbourhood limit vehicle access to General Currie Road or to shared driveways onto No. 4 Road.

Vehicle access to the subject site is proposed off General Currie Road, directly across from the entrance to the existing townhouse site to the south at 9780 General Currie Road. Prior to rezoning adoption, the applicant must register a SRW on Title for public-right-of-passage over the drive-aisle to enable potential future shared access off General Currie Road by the residual lot to the north at 7351 No. 4 Road upon its' redevelopment.

Pedestrian access from the public sidewalks along No. 4 Road and General Currie Road to each of the street-fronting units is proposed via individual pathways treated with standard concrete pavers. Pedestrian access from the public sidewalks to the internal units is proposed via the drive-aisle treated with asphalt surrounded by a permeable paver border.

On-site parking is proposed consistent with the requirements in Richmond Zoning Bylaw 8500. Resident parking is proposed to be located within each unit's garage, all but four spaces of which are provided in a side-by-side arrangement. For the four spaces proposed in a tandem arrangement, the applicant is required to register a restrictive covenant on Title prohibiting the conversion of the tandem parking area into habitable space. Surface parking spaces are provided for visitors, one of which is Van Accessible. Resident bike parking is also proposed to be located within each unit's garage, and a visitor bike rack is proposed within the common yard that fronts No. 4 Road.

Boulevard improvements are also required with rezoning, which will involve entering into a SA for the design and construction of a new 2.0 m wide concrete sidewalk and treed/grass boulevard along both No. 4 Road and General Currie Road, complete with transitions to the existing conditions adjacent to the subject site. To accommodate the boulevard improvements, the applicant is required to provide a road dedication of 2.0 m along the No. 4 Road frontage, 0.40 m along the General Currie Road frontage, and a 4 m x 4 m corner cut at the intersection. The road dedications and SA must be registered on Title prior to final adoption of the rezoning bylaw.

Traffic Impact Study

The applicant submitted a Traffic Impact Study prepared by a professional engineer, which assesses: the potential traffic impacts associated with the proposal, the operation of the proposed vehicle access and on-site circulation, and potential improvements to facilities for road users. The Study has been reviewed and the findings supported by Staff.

The Study confirms that the proposed vehicle access at the subject site does not negatively impact traffic operations and road safety, and that the proposed Site Plan is adequate to accommodate on-site circulation of all types of vehicle movements (passenger vehicles, garbage/recycling trucks, delivery trucks, and fire truck).

The Study also recommends the installation of a special crosswalk at the south leg of the intersection of No. 4 Road and General Currie Road to enhance pedestrian safety and network connectivity in the nearby area. Design and construction of the special crosswalk is to be included in the scope of SA.

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:

- 41 bylaw-sized trees on the subject property (Trees # 710 to 750), two of which are co-owned with the City due to their location on the south property line along General Currie Road (Trees # 727, 742).

- Two trees on the neighbouring property to the north at 7351 No. 4 Road (Trees # os1 and os2).
- Three street trees in the boulevard along No. 4 Road on City-owned property (Trees # ci1 to ci3).

A small Cottonwood tree (untagged) was also noted by the City's Parks Department Arborist in the boulevard along General Currie Road on City-owned property.

The City's Tree Preservation Coordinator and Parks Department Arborist reviewed the Arborist's Report and provided the following comments:

- 10 bylaw-sized trees (Trees # 710, 716, 718, 719, 721, 722, 730, 731, 742, 743) and two significant trees² (Trees # 727 and 733) on-site should be retained and protected on the basis of good condition, some of which will require building envelope modification and special measures to be utilized during construction. As part of the DP application review process, some modifications to Building 6 may be required in response to the retention of Tree # 733.
- Six trees on-site, although in good condition, are recommended for removal due to the following reasons:
 - Five trees are in conflict with the proposed vehicle access and drive-aisle (Trees # 734, 735, 736, 738, 739), which cannot be relocated due to traffic safety (i.e., it's location and configuration is as far as possible from No. 4 Road while maintaining alignment with the vehicle access to the adjacent townhouse site directly across General Currie Road).
 - One tree (Tree # 723) is in conflict with the building envelope, which if retained would potentially result in the loss of a one townhouse unit.
- 22 bylaw-sized trees (Trees # 711, 713, 714, 715, 717, 720, 724, 725, 726, 728, 729, 732, 737, 740, 741, 744, 745, 746, 747, 748, 749, 750) and one significant tree (Tree # 712) on-site should be removed due to poor condition on the basis of significant structural defects, sparse canopy, leans or historic topping, such that they are not good candidates for retention.
- Two trees on the neighbouring property to the north should be retained and protected (Trees # os1 and os2).
- Three City street trees in the boulevard along No. 4 Road must be retained and protected (Trees #ci1 to ci3).
- The small untagged City Cottonwood tree in the boulevard along General Currie Road must be removed due to conflict with the location of the driveway crossing.
- Replacement trees are required at a 2:1 ratio for the standard bylaw-sized trees and at a 3:1 ratio for the significant trees as per the OCP and the City's Tree Protection Bylaw 8057.

² Greater than 92 cm diameter at breast height

Tree Protection

In summary, the following trees are to be retained and protected:

- 12 on-site trees (Trees # 710, 716, 718, 719, 721, 722, 727, 730, 731, 733, 742, 743).
- Two trees on the neighbouring property to the north (Trees # os1 and os2).
- Three City street trees in the boulevard along No. 4 Road (Trees #ci1 to ci3).

The applicant has submitted a tree management drawing 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 (on-site and off-site). 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.
 - A tree survival security in the amount of \$90,000.00 for 10 of the on-site trees (Trees # 710, 716, 718, 719, 721, 722, 730, 731, 733, 743).
 - A tree survival security in the amount of \$14,500.00 for Tree # 727 and \$16,900.00 for Tree # 742 (based on the City's Parks Department's valuation of these two trees, which will become City trees following road dedication on General Currie Road).
 - A tree survival security in the amount of \$15,000.00 (total) for the three existing City street trees (Trees #ci1 to ci3).

The applicant must enter into a legal agreement to accompany the tree survival securities, which sets the terms for use and release of the securities.

- 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.

Tree Replacement

A total of 29 trees on-site are proposed to be removed (Trees # 711, 712, 713, 714, 715, 717, 720, 723, 724, 725, 726, 728, 729, 732, 734, 735, 736, 738, 739, 737, 740, 741, 744, 745, 746, 747, 748, 749, 750). In accordance with the tree replacement ratios in the OCP and Tree Protection Bylaw 8057, the following number of replacement trees are required to be planted and maintained on-site (minimum 8 cm caliber deciduous or 4 m high conifer):

Ratio	# Replacement Trees Required
2:1 (for 27 standard trees)	54
3:1 (for 2 significant trees)	6
Total	60

The applicant's preliminary Landscape Plan illustrates that 32 trees of a variety of species are proposed. To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency) prior to DP issuance. As part of the DP application review process, the applicant is to increase the size of the proposed replacement trees to meet the minimum standard and to investigate additional planting opportunities where appropriate.

To satisfy the required replacement ratio, the applicant proposes to contribute:

- \$750.00/tree to the City's Tree Compensation Fund in-lieu of planting the remaining required replacement trees that cannot be accommodated on the subject property with redevelopment.
- \$1,500.00 the City's Tree Compensation Fund for the removal of the small untagged City Cottonwood tree in the boulevard along General Currie Road.

These contributions are required to be submitted to the City by the applicant prior to final adoption of the rezoning bylaw.

Variance Requested

The proposed development, as illustrated in the preliminary concept plans, is generally in compliance with the "Medium Density Townhouses (RTM2)" zone of Richmond Zoning Bylaw 8500, with the exception of a variance request to allow portions of the principal building which are less than 5.0 m in height and are open on those sides which face a road to project into the exterior side yard not more than 1.5 m.

Staff is supportive of the variance request for the following reasons:

- While the Zoning Bylaw allows such projections into the front yard only, staff feel that the intent is to provide for appropriate articulation of the building into a yard that faces a road. In the case of a corner lot, the exterior side yard also faces a road where such building articulation could be provided. In the case of the subject site, staff feel that the proposed porch and deck projections less than 5.0 m in height into the exterior side yard along General Currie Road achieve the same intent as for those portions of the building projecting into the front yard along No. 4 Road. On this basis, staff are supportive of the proposed variance request.

Site Servicing

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a SA for the design and construction of the waste, storm, and sanitary service connection designs, as well as for the frontage improvements and special crosswalk described previously.

Complete details on the scope of the site servicing requirements are included in Attachment 8.

Future DP Application Considerations

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. The DP application will involve further review the of form and character of the proposed development to ensure it is consistent with the design guidelines for multi-family development contained within the OCP and McLennan South Sub-Area Plan, and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Confirming that all Aging-in-Place and Convertible Unit Features have been incorporated into dwelling design.
- Reviewing the proposed exterior building material and colour palette.
- Refining the Fire Access Plan to demonstrate compliance with Richmond Fire-Rescue requirements.
- Revising the Architectural Plans to refine the necessary modifications to Building 6 for the retention of Tree # 733.
- Refining the Architectural Plans to clarify proposed lot grading and to demonstrate compliance with the maximum building height.
- Refining the Landscape Plan to demonstrate compliance with the minimum live plant material and non-porous surface coverage in the Zoning Bylaw and to enhance the hardscape treatment.
- Refining the Landscape Plan to investigate improvements to the design of the common Outdoor Amenity Space, and to investigate additional planting opportunities within the landscape buffer along No. 4 Road and elsewhere where appropriate.
- Enhancing the Landscape Plan to increase the size of replacement trees to meet the minimum standard of 8 cm caliper deciduous or 4 m high conifer.
- Revising the concept shown for the off-site improvements, as it relates to tree protection.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining a better understanding of the proposed environmental sustainability features to be incorporated into the project, including acquiring further details about how the proposal will meet the Energy Step Code.

Additional items may be identified as part of the DP application review process.

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 the property at 7371 No. 4 Road from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone, to permit the property to be developed for 19 townhouse units with vehicle access from General Currie Road.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and McLennan South Sub-Area Plan.

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

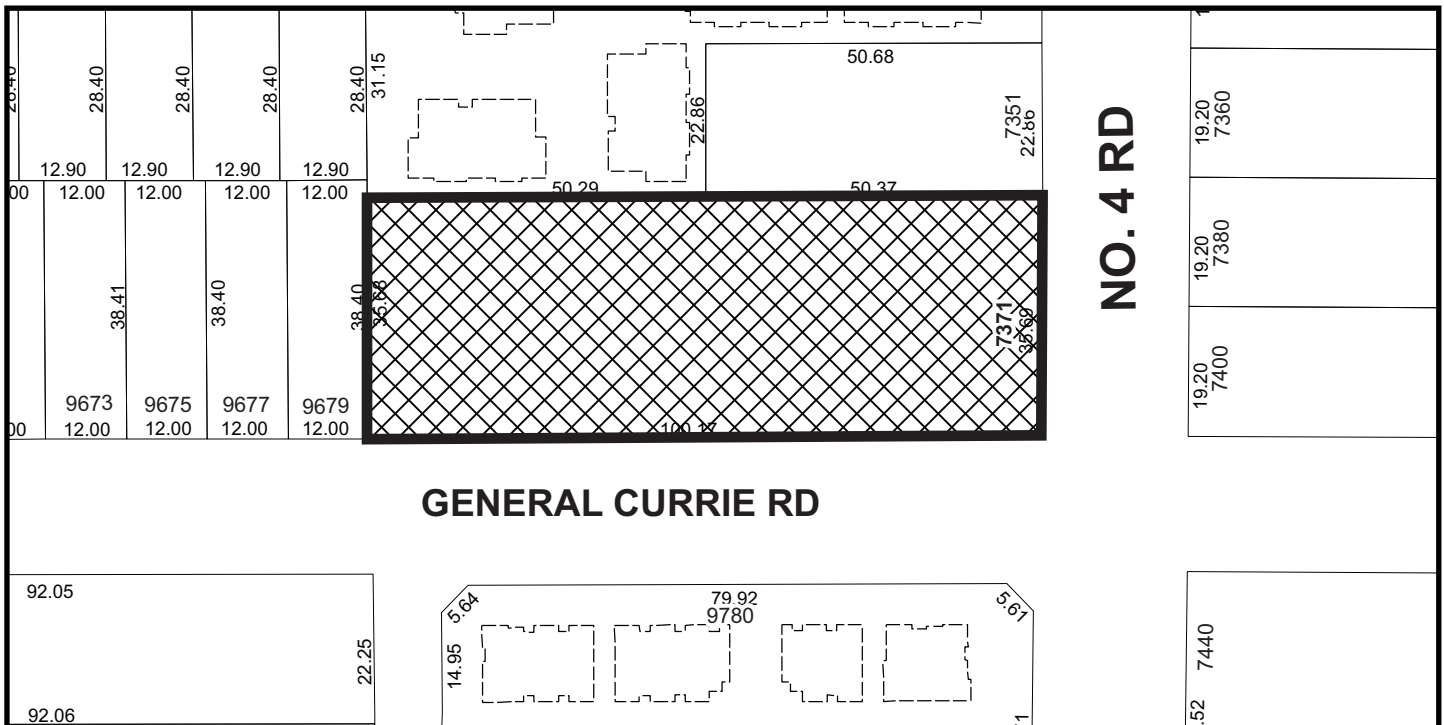
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10457 be introduced and given first reading.



Cynthia Lussier
Planner 2

CL:js

- Att.1: Location Map/Aerial Photo
- 2: Development Application Data Sheet
- 3: Site Survey
- 4: McLennan South Sub-Area Plan Land Use Map
- 5: McLennan South Sub-Are Plan Character Areas Map
- 6: Conceptual Development Plans
- 7: Tree Management Drawing
- 8: Rezoning Considerations



RZ 20-919143

PH – 196

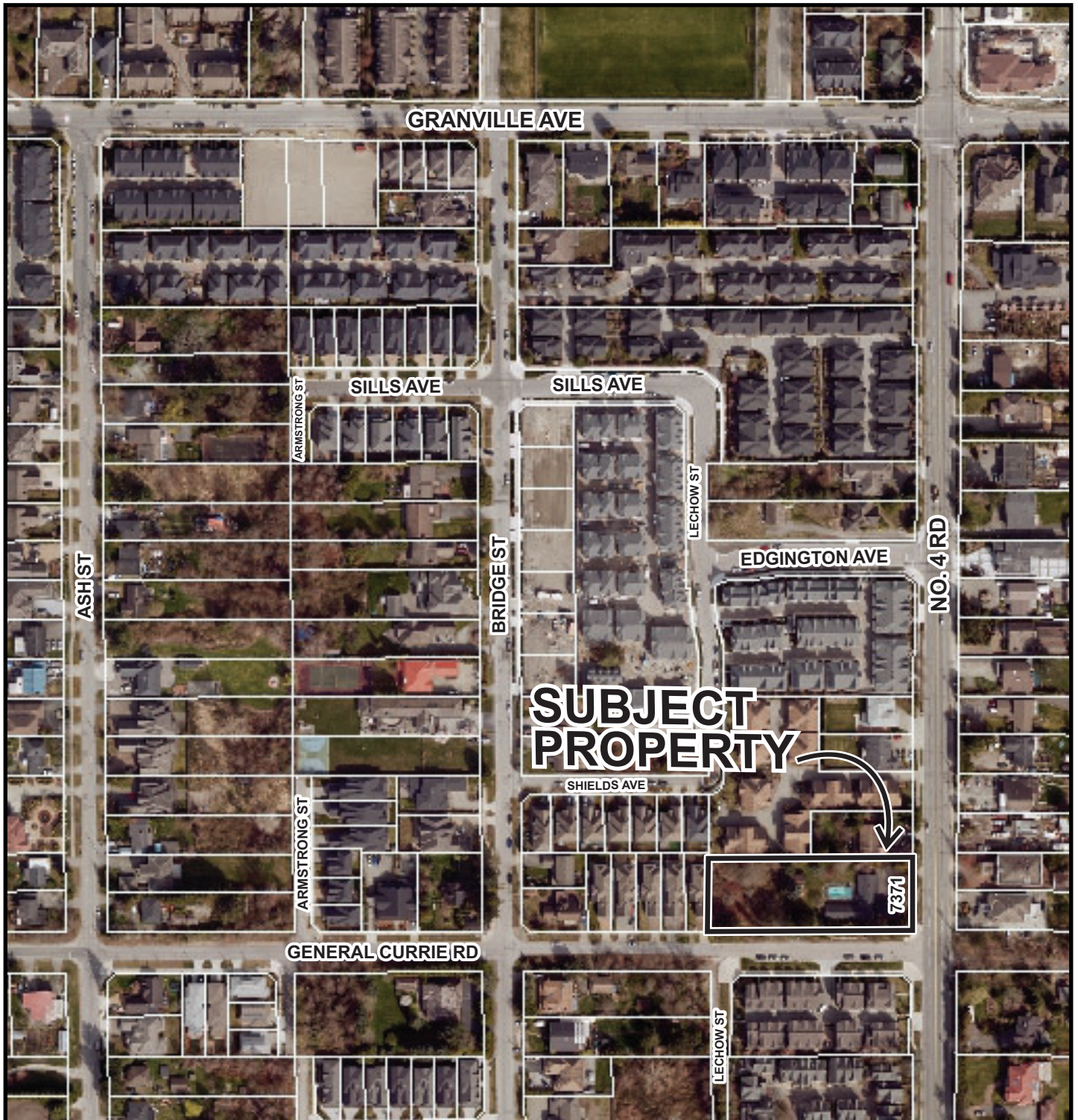
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Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 20-919143

PH - 197

Original Date: 12/14/20

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

RZ 20-919143

Address: 7371 No. 4 Road

Applicant: Fougere Architecture Inc.

Planning Area(s): City Centre - McLennan South Sub-Area

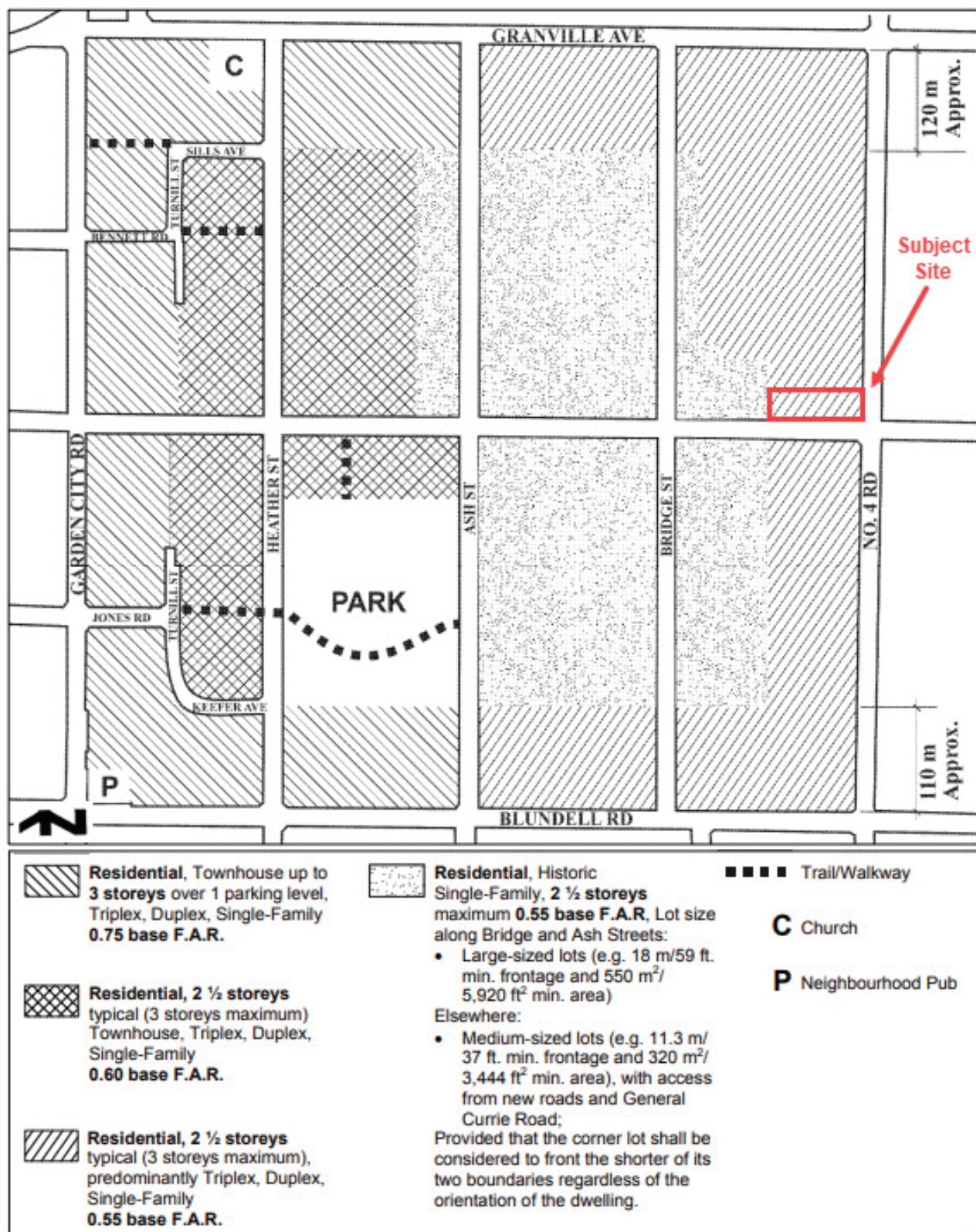
	Existing	Proposed
Owner:	Pakland Qadri Gardens Ltd.	To be determined
Site Size (m²):	Approx. 3,572 m ²	Approx. 3,463 m ² after road dedication
Land Uses:	Single-family housing	Townhousing
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential, 2 ½ storeys typical (3 storeys maximum), 0.55 base FAR	No change
Zoning:	Single Detached (RS1/F)	Medium Density Townhouses (RTM2)
Number of Units:	1	19

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	Max. 0.65	none permitted
Buildable Floor Area (m ²):*	2,251.47 m ² (24,234 ft ²)	2,251 m ² (24,230 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	Building: 35.8% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	none
Minimum Lot Width:	30 m	Approx. 31.3 m	none
Minimum Lot Depth:	35 m	Approx. 94.2 m	none
Minimum Lot Area:	N/A for townhouses	N/A for townhouses	none
Setbacks (m):			none
Front Yard (No. 4 Road):	Min. 6.0 m	7.5 m	
Rear Yard (West):	Min. 3.0 m	3.0 m	
Interior Side Yard (North):	Min. 3.0 m	3.0 m	

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Exterior Side Yard (General Currie Road):	Min. 6.0 m	6.0 m	Variance requested to allow building projections less than 5.0 m high and open facing the road to project 1.5 m into the yard
Height (m):	12 m	Approx. 10 m	none
Resident On-site Parking Spaces:	1.6 spaces/unit = 31	38	none
Visitor On-site Parking Spaces:	0.2 spaces/unit = 4 1 of which must be Van Accessible	4 1 of which is Van Accessible	none
Total:	35	42	none
Resident Tandem Parking Spaces:	Max. 50% = 19 spaces	12.9% = 4 spaces	none
Standard-sized Spaces:	Min. 50% = 19 spaces	Standard: 55% = 21 spaces	none
		Small: 45% = 17 spaces	
Amenity Space – Indoor:	50 m ² or cash-in-lieu	cash-in-lieu	none
Amenity Space – Outdoor:	6 m ² /unit 114 m ²	114 m ²	none

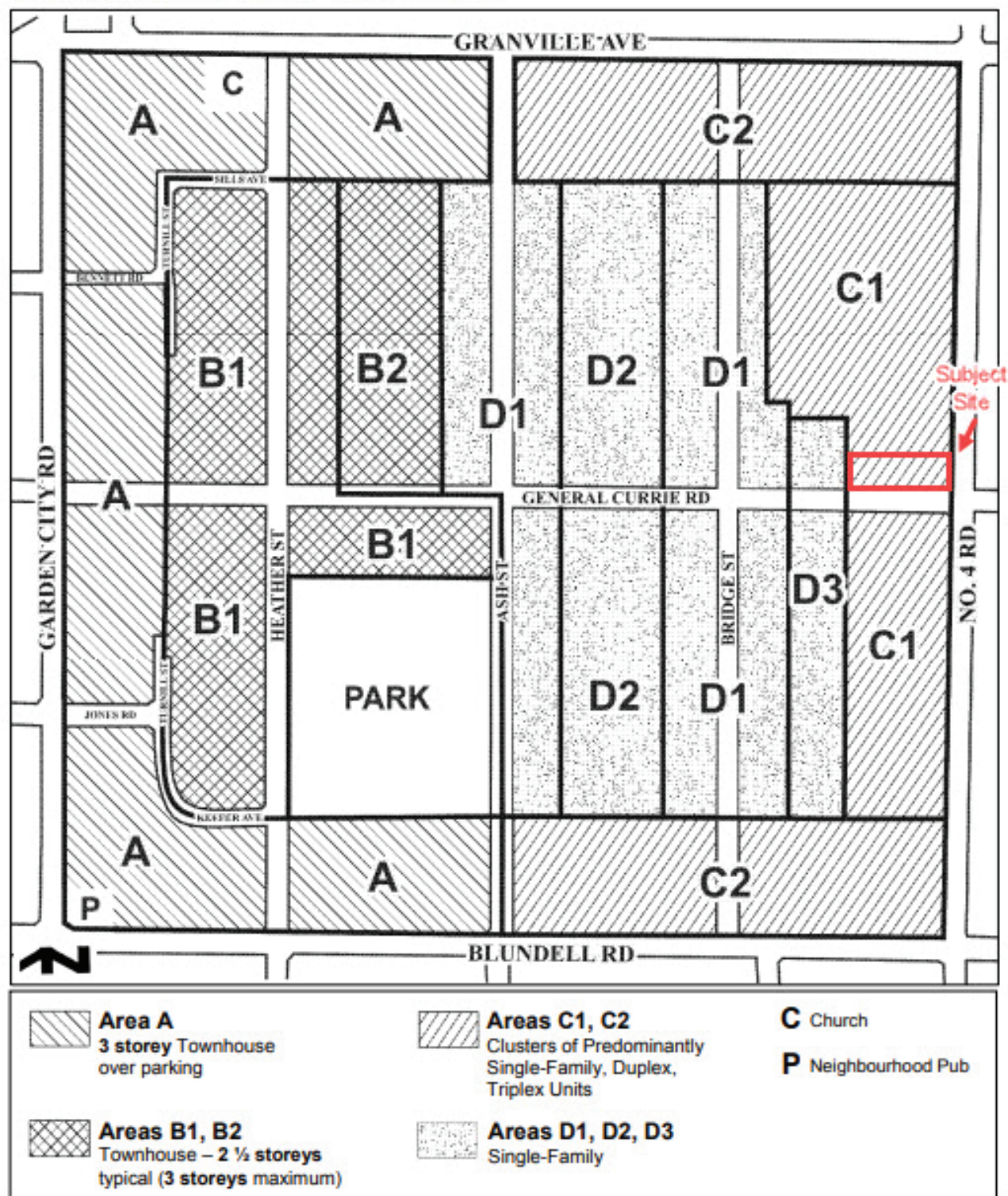
Land Use Map

Bylaw 9106
2015/09/14



Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.

Character Area Key Map

Bylaw 9106
2015/09/14

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".



PLANT LIST

TREES

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	SPACING
AC	15	Acer glaberrimum	Vine Maple	3m clump	800 mm, 50m root ball dia.	AS SHOWN
CH	7	Cornus nuttallii	Pacific Dogwood	6cm cal	1500mm spread	AS SHOWN
CT	3	Gladiolus viciartensis	Heavenly Larkspur	40cm cal	1500mm spread	AS SHOWN
PD	7	Prunella americana	Sedgwick Spice	3.0 m fl.	800 mm, 50m root ball dia.	AS SHOWN
CONIFEROUS SHRUBS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	SPACING
JW	32	Juniperus horizontalis 'Wilton'	Blue Rug Juniper	#2 pot	min. 30cm spread	60cm
PP	5	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	#2 pot	min. 30cm spread	75cm
TR	28	Taxus x media 'Hicksii'	Hicks' Yew	1.2m	min. 30m spread	75cm
SPECIALTY SHRUB						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	SPACING
PH	1	Photinia Fraseri - STANDARD	TREE FORM PHOTINIA	B&B	standard 3m standard	60cm

SPECIALTY SHRUB						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	SPACING
PH	1	Photinia Fraseri - STANDARD	TREE FORM PHOTINIA	B&B	standard 3m standard	60cm
BROADLEAF EVERGREEN SHRUBS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	SPACING
AI	23	Ardisia japonica 'Nana Crimson'	Crimson Japanese Ardisia	#2 pot	min. 30cm height	60cm
AI	15	Arbutus x andreae 'Compacta'	Dwarf Strawberry Tree	#5 pot	min. 40cm height	100cm
AI	12	Euonymia alata 'Compacta'	Golden Euonymus	#2 pot	min. 30cm height	75cm
GS	52	Calceolaria 'Sharon'	Sailor	#1 pot	min. 30cm height	75cm
LA	108	Lavandula angustifolia	English Lavender	#1 pot	min. 30cm height	75cm
RV	62	Rhododendron 'Vulcan'	Vulcan Rhododendron	#2 pot	min. 40cm height	75cm
VP	24	Vaccinium ovatum 'Thunbergii'	Evergreen Huckleberry	#2 pot	min. 60cm height	75cm

DECIDUOUS SHRUBS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	SPACING
CS	23	Cornus subcordata	Redwing Dogwood	#1 pot	min. 30cm height	90cm
CT	15	Cornus x 'Royal Purple'	STRAWBERRY TREE	#2 pot	min. 30cm height	90cm
PD	122	Philadelphus sp.	Macdougal	#2 pot	min. 30cm height	60cm
RS	60	Ribes s. 'King Edward VII'	King Edward VII Currant	#1 pot	min. 30cm height	75cm
PERENNIALS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	SPACING
AI	107	Aster x japonica 'Rheinland'	Rheinland False Spirea	#1 pot	min. 30cm height	45cm
FO	8	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 pot	min. 30cm height	50cm
PERENNIALS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	SPACING
SM	42	Polystichum montanum	Swordfern	#1 pot	min. 30cm height	

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the client and is not to be used for any other purpose without the written consent of the party with whom Donald V. S. Duncan has not been signed and dated by the Landscape Architect.

CONSULTANTS

Architectural
Civil
Mechanical
Electrical



Donald V. S. Duncan
Landscape Architect
1234 Main Street
New Westminster BC
Canada V3M 6N9
dvduncan@gmail.com

RICHMOND FILE #
RZ 20-91943

C Project Leader
Revision
Drawn
DMS/Duncan

Residential Development
9779 General Currie Road
Richmond BC

Prepared for
Bains Properties

Owner's Title
PLANTING PLAN

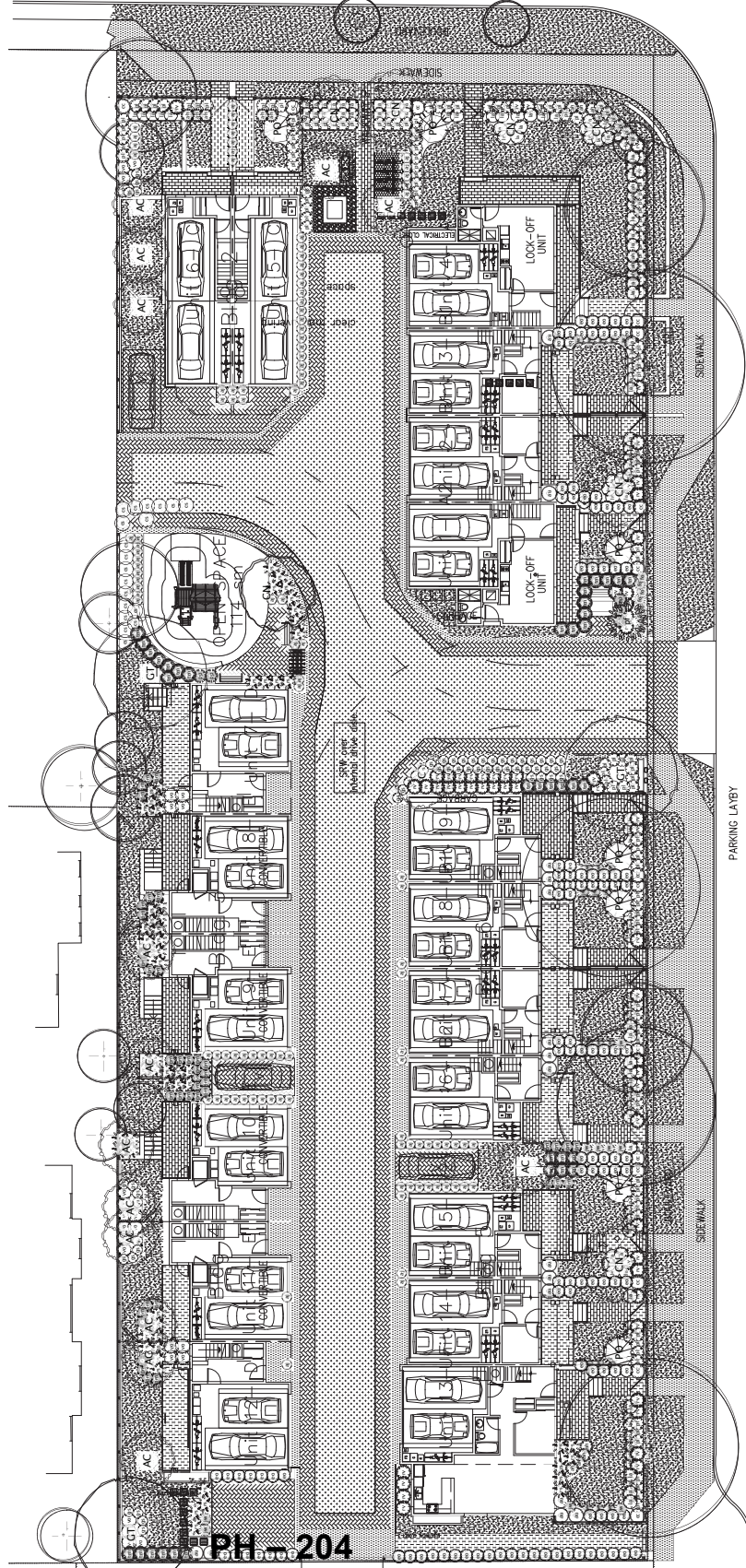
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Project No. 21-0115

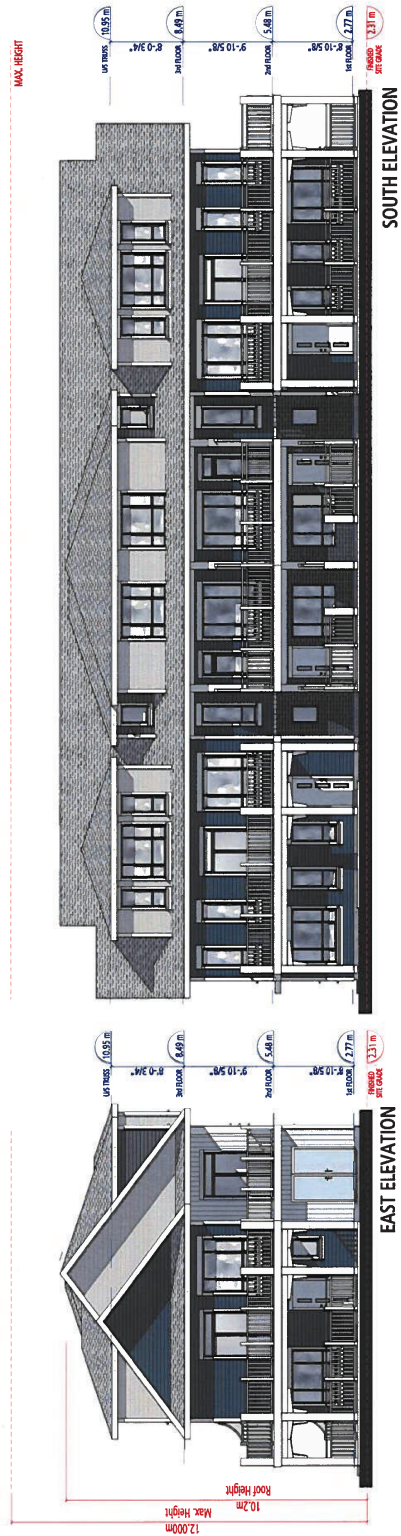
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01 PLANTING PLAN

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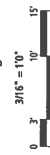


PH - 204



PH - 205

ELEVATIONS Building 1



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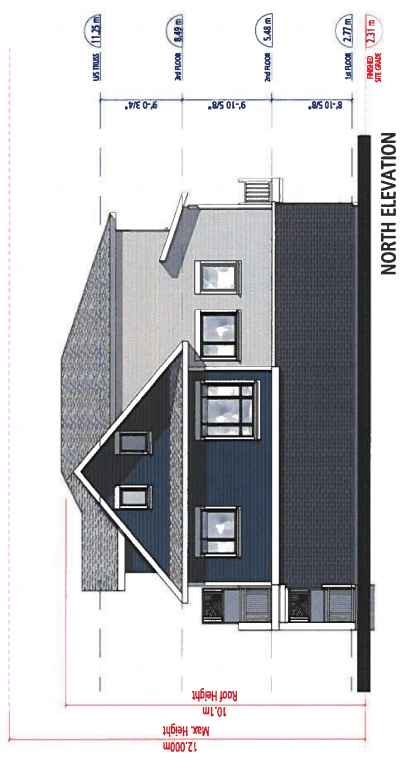


for
PAKLAND HOMES

April 17, 2023

FOUGERE
architecture inc.

202-442-0444
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ELEVATIONS
Building 2

3/16" = 1'0"

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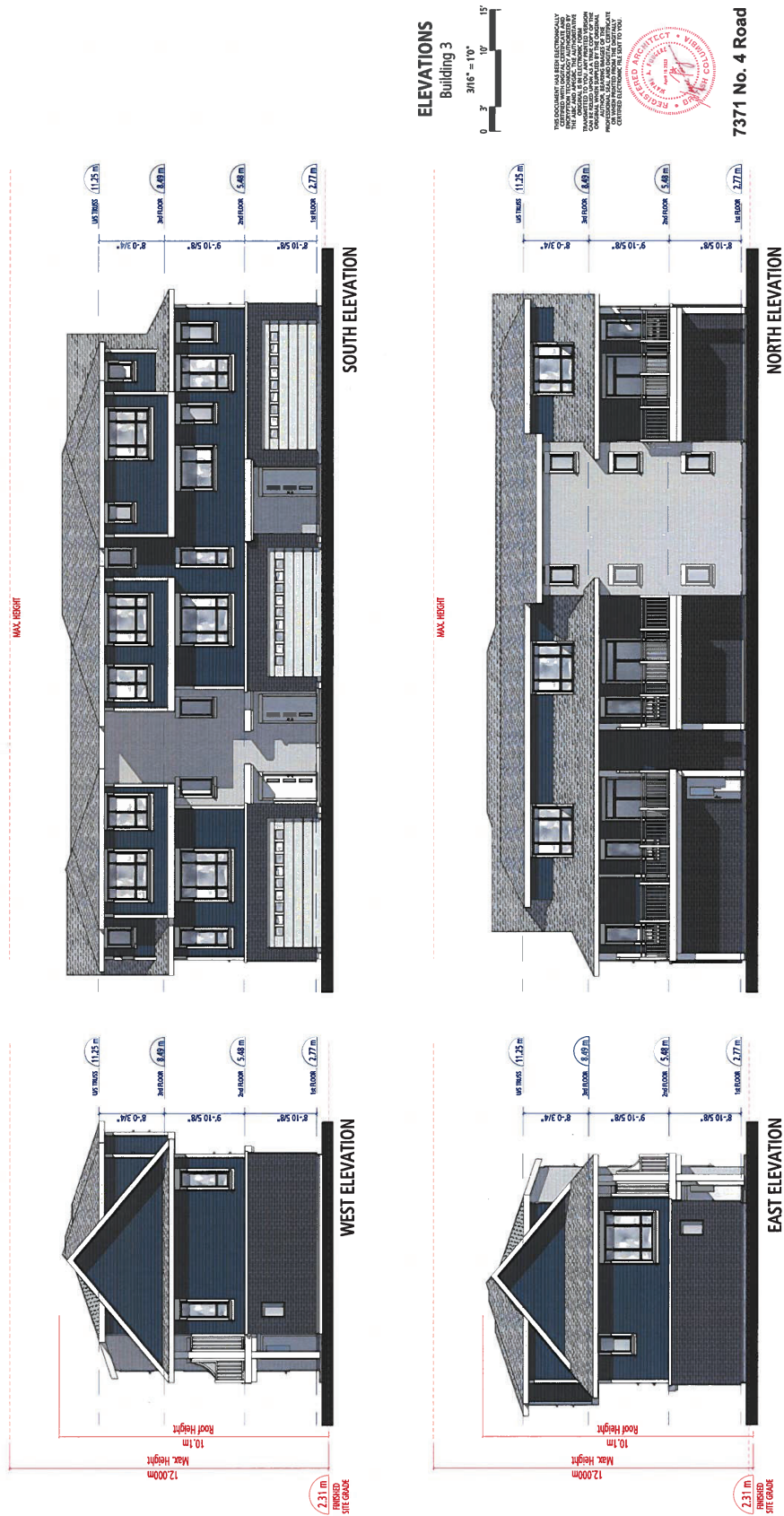
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7371 No. 4 Road

for
PAKLAND HOMES

April 17, 2023
FOUGERE
Architecture Inc.
10000 130th Avenue, Suite 100
282-2487 Queen's Road
Newmarket, ON L3Y 4G5



ELEVATIONS
Building 3

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7371 No. 4 Road

for
PAKLAND HOMES

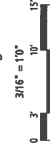
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Vancouver BC V5T 4B8



ELEVATIONS
Building 4



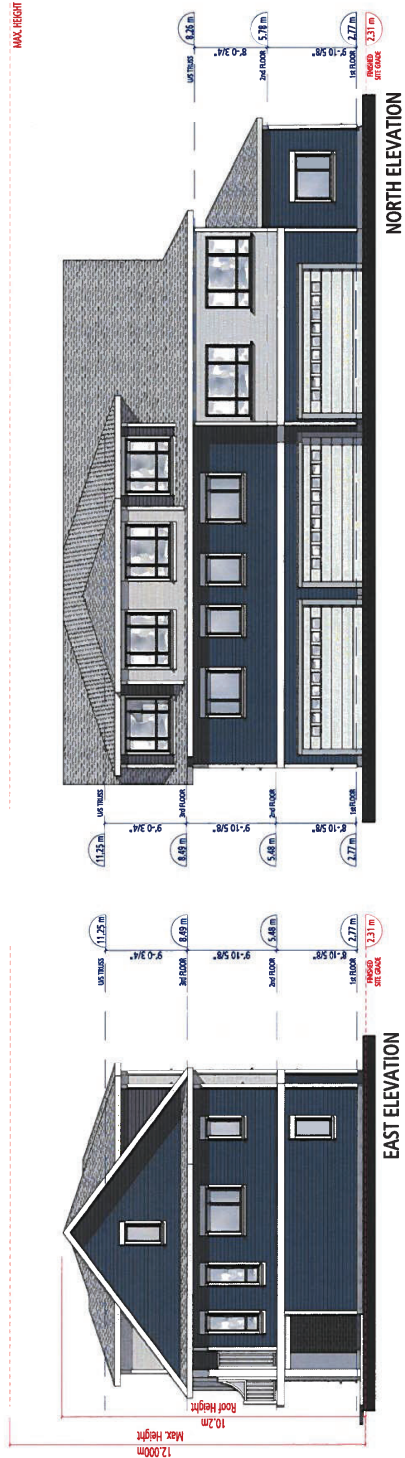
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7371 No. 4 Road

for
PAKLAND HOMES

MARCH 21, 2023
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architecture inc.
232-4452 Quebec Street
Vancouver BC V5T 4G8
604.673.3907
fougerearchitecture.com

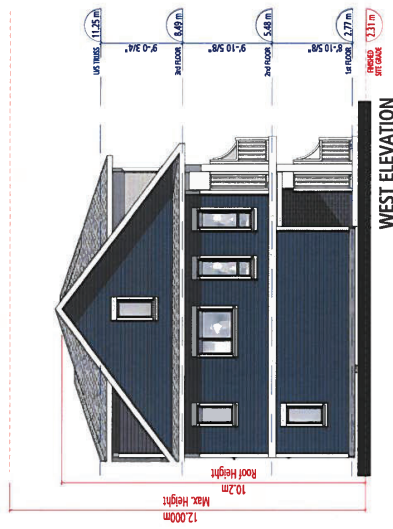


ELEVATIONS
Building 5
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7371 No. 4 Road

for
PAKLAND HOMES
April 17, 2023
FOUGERE
architecture inc.
252-2452 Quebec Street
Newmarket, ON L9Y 4G8
416-873-3097
fo@fofou.com

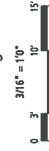


WEST ELEVATION



SOUTH ELEVATION

ELEVATIONS Building 6



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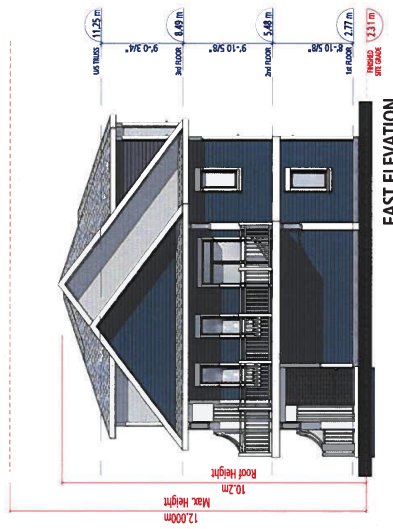


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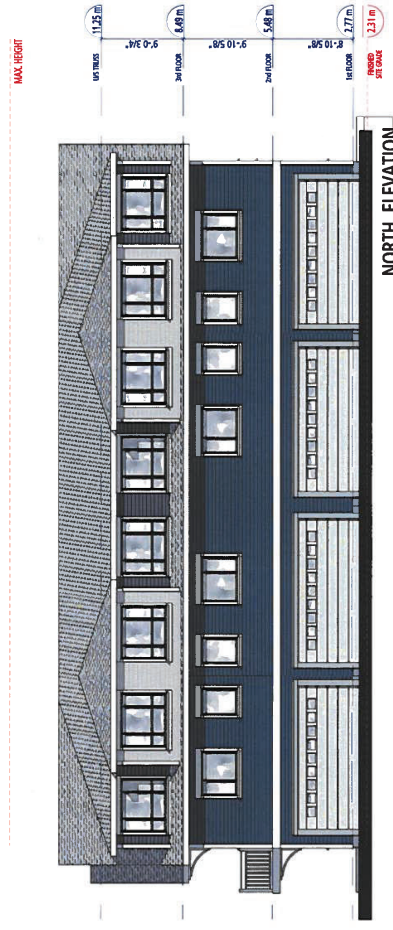
for
PAKLAND HOMES

MARCH 21, 2023

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fougerearchitecture.com



EAST ELEVATION



NORTH ELEVATION



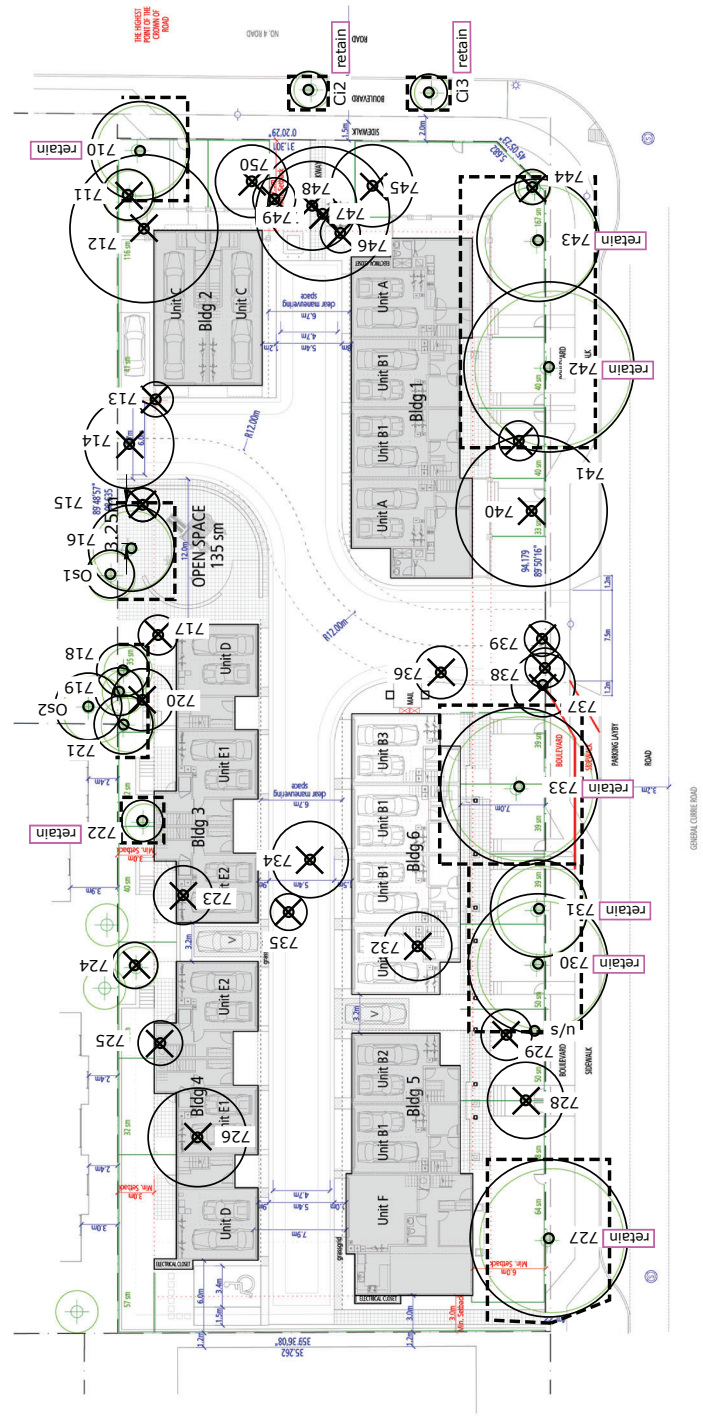
**Tree Plan for Development at
7371 No 4
Surrey, BC**

April 19, 2023

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
C11	Persian Ironwood	20	1.50
C12	Persian Ironwood	15	1.50
C13	Persian Ironwood	13	1.50
710	Western Red Cedar	62	3.72
711	Cherry tree	32	1.92
712	Sawara Cypress	93	5.58
713	Fruit Apple	22	1.32
714	Flowering Crabapple	56	3.36
715	Linden	54	3.24
716	Ornamental Plum	25	1.50
717	Western Red Cedar	33	1.98
718	Western Red Cedar	30	1.80
719	Blue Spruce	39	2.34
720	Western Red Cedar	37	2.22
721	English Oak	26	1.56
722	Blue Spruce	37	2.22
723	Cherry tree	29	1.74
724	Cherry tree	28	1.68
725	Red Alder	62	3.72
726	Western Red Cedar	99	5.94
727	Sawara Cypress	48	2.88
728	Sawara Cypress	32	1.92
729	Horse Chestnut	88	5.28
730	Western Red Cedar	61	3.66
731	English Walnut	43	2.58
732	Western Red Cedar	99	5.94
733	Blue Spruce	48	2.88
734	Blue Spruce	23	1.38
735	Pink Flowering Doanwood	33	1.98
736	Mountain Ash	40	2.40
737	Blue Spruce	25	1.50
738	Blue Spruce	22	1.32
739	Western Red Cedar	95	5.70
740	Sawara Cypress	25	1.50
741	Western Red Cedar	107	6.42
742	Western Red Cedar	77	4.62

Os2	Western Red Cedar	42	1.80
Os1	Western Red Cedar	30	2.52
750	Cherry tree	45.6	2.74
749	Cherry tree	26.8	1.61
748	Cherry tree	55.8	3.35
747	Cherry tree	84.2	5.05
746	Cherry tree	25	1.50
745	Cherry tree	51.6	3.10
744	Austrian Pine	22	1.32



Legend

x = remove tree

tree barrier

1m 10m
for 1:400

N

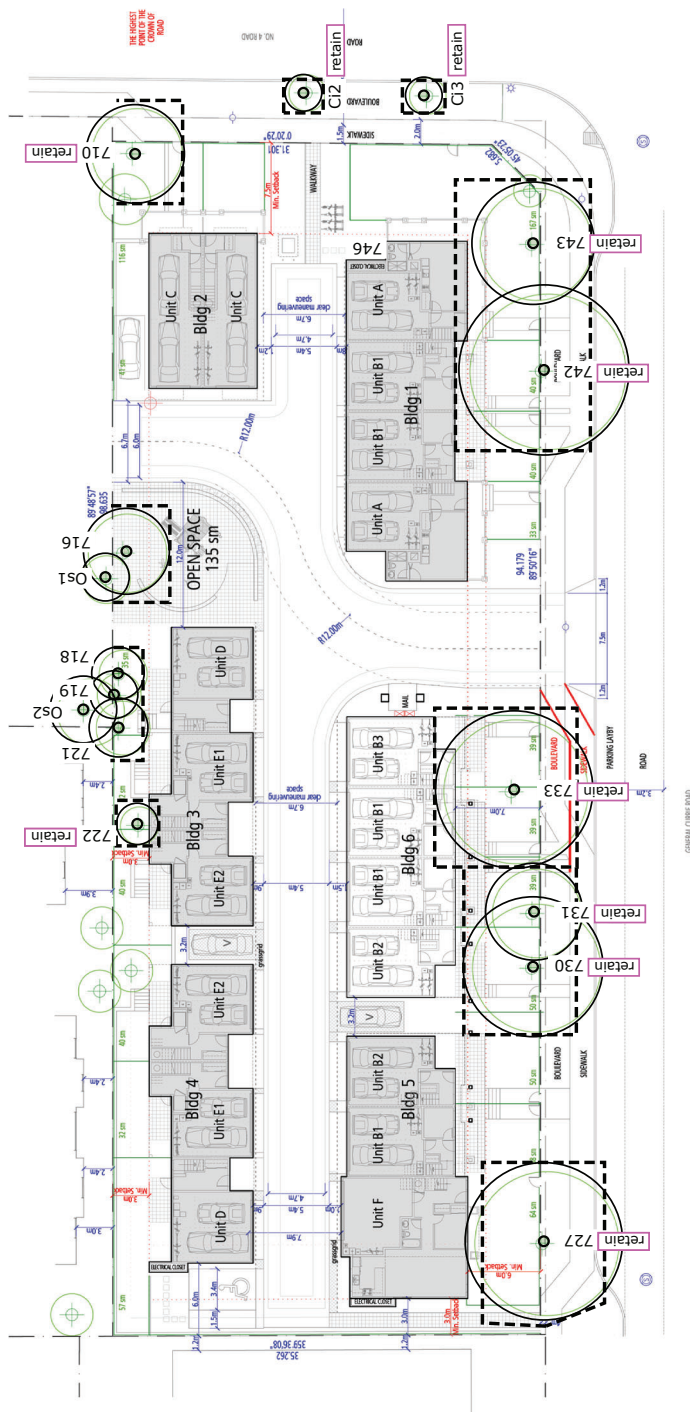


April 19, 2023

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
G11	Persian Ironwood	20	1.50
G12	Persian Ironwood	15	1.50
G13	Persian Ironwood	13	1.50
G10	Western Red Cedar	62	3.72
G11	Cherry tree	32	1.92
G12	Sawara Cypress	93	5.58
G13	Fruit Apple	22	1.32
G14	Silver Birch	56	3.36
G15	Flowering Crabapple	21	1.26
G16	Linden	54	3.24
G17	Ornamental Plum	25	1.50
G18	Western Red Cedar	33	1.98
G19	Western Red Cedar	30	1.80
G20	Blue Spruce	39	2.34
G21	Western Red Cedar	37	2.22
G22	English Oak	26	1.56
G23	Blue Spruce	37	2.22
G24	Cherry tree	29	1.74
G25	Cherry tree	28	1.68
G26	Red Alder	62	3.72
G27	Western Red Cedar	99	5.94
G28	Sawara Cypress	48	2.88
G29	Sawara Cypress	32	1.92
G30	Horse Chestnut	88	5.28
G31	Western Red Cedar	61	3.66
G32	English Walnut	43	2.58
G33	Western Red Cedar	99	5.94
G34	Blue Spruce	48	2.88
G35	Blue Spruce	23	1.38
G36	Pink Flowering Dogwood	33	1.98
G37	Mountain Ash	40	2.40
G38	Blue Spruce	25	1.50
G39	Blue Spruce	22	1.32
G40	Western Red Cedar	95	5.70
G41	Sawara Cypress	25	1.50
G42	Western Red Cedar	107	6.42
G43	Western Red Cedar	77	4.62

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747	Cherry tree	84.2	5.05
	Cherry tree	25	1.50
745	Cherry tree	51.6	3.10
744	Austrian Pine	22	1.32



Legend

x = remove tree

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tree barrier!
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for 1:400



Address: 7371 No. 4 Road

File No.: RZ 20-919143

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10457, the applicant is required to complete the following:

1. Road dedication as follows: 2.0 m along the entire No. 4 Road frontage, 0.4 m along the entire General Currie Road frontage, and a 4 m x 4 m corner cut at the intersection.
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 and subsequent monitoring report.
3. Submission of a Tree Survival Security to the City in the amount of \$90,000.00 for 10 trees to be retained (Trees # 710, 716, 718, 719, 721, 722, 730, 731, 733, 743). A legal agreement is to accompany the Tree Survival Security to set the terms for its use and release.
4. Submission of a Tree Survival Security to the City in the amount of \$14,500.00 for Tree # 27 and \$16,900.00 for Tree # 742 (based on the City Parks Department's valuation of these two trees, which will become City trees following road dedication on General Currie Road). A legal agreement is to accompany the Tree Survival Security to set the terms for its use and release.
5. Submission of a Tree Survival Security to the City in the amount of \$15,000.00 for the three existing City street trees (Trees # ci1 to ci3).
6. City acceptance of the applicant's offer to voluntarily contribute \$750.00/tree to the City's Tree Compensation Fund in-lieu of planting the remaining required replacement trees on-site, to enable the planting of replacement trees elsewhere within the City.
7. City acceptance of the applicant's offer to voluntarily contribute \$1,500.00 to the City's Tree Compensation Fund for the removal of the small untagged Cottonwood tree on City-owned property in the boulevard along General Currie Road, to enable the planting of replacement trees elsewhere within the City.
8. Contribution of \$2,066.00 per dwelling unit (e.g. \$39,254.00) to the City's Leisure Facilities Reserve Fund in-lieu of the provision of on-site indoor amenity space.
9. City acceptance of the applicant's offer to voluntarily contribute \$0.99 per buildable square foot (e.g. \$23,993.00) to the City's Public Art Reserve Fund, the terms of which shall include the following:
 - a) The value of the applicant's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$0.99	2,251.47 m ²	\$23,993.00

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e., Public Hearing), the contribution rate (as indicated in the table in item "a)" above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
10. City acceptance of the applicant's offer to voluntarily contribute \$18.00 per buildable square foot (e.g. \$436,234.50) to the City's Affordable Housing Reserve Fund.
11. Registration of a flood indemnity covenant on title

12. 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.
13. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
14. Registration of a legal agreement on title to ensure that landscaping planted along No. 4 Road is maintained and will not be abandoned or removed (3.0 m buffer to parking; 4.5 m buffer to buildings).
15. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of 7351 No. 4 Road including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
16. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
17. Enter into a Servicing Agreement* for the design and construction of the required servicing, frontage improvements, and special pedestrian crossing. 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 SA. The scope of the works is to include (but is not limited to):

Water Works:

- a) Using the OCP Model, there is 790 L/s of water available at a 20 psi residual at the No. 4 Rd. frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) Prior to the rezoning staff report being written, the applicant is required to coordinate with Richmond Fire-Rescue to confirm whether fire hydrants are required along the proposed development's frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the SA scope.
- c) At the applicant's cost, the applicant is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii. Cut and cap the existing water service connection and remove existing water meter.
 - iv. Install a new 150mm diameter water service connection, complete with water meter and water meter box as per City specifications to service the site.
 - v. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the SA process.
- d) At the applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At the applicant's cost, the applicant is required to:
 - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the SA design.
 - ii. Cut and cap all existing storm sewer service connections and remove associated inspection chambers.
 - iii. Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the SA design process.
- b) At the applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At the applicant's cost, the applicant is required to:
 - i. Cut and cap the existing sanitary service connection and replace with a new sanitary sewer service connection complete with inspection chamber as per City specifications. The location and size of the required storm sewer service connection shall be determined through the SA design process.
- b) At the applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

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

General Items:

- a) At the applicant's cost, the applicant is required to:
 - i. Complete other frontage improvements as per Transportation requirements.
 - ii. 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.
 - iii. 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.
 - iv. If required, coordinate the SA design for this development with the SA(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each SA submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the SA designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
 - v. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the SA 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

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

- Make refinements to the proposal as described in the section of the Staff Report entitled "Future DP Application Considerations".
- Submit a signed and sealed statement by the Coordinating Registered Professional confirming that the applicable Energy Step Code performance target has been considered in the proposed design and that a Qualified Energy Modeller has been engaged to ensure that the proposed design can achieve the applicable performance target. Where a relaxation is allowed with the use of low-carbon energy systems, the statement must identify whether that option will be pursued.

The general thermal characteristics of the proposed building skin (e.g., effective R-values of typical wall assemblies, U-values and solar heat gain coefficients of fenestration, window-to-wall ratios, thermal breaks in balconies and similar features) must be presented in the DP application such that the passive energy performance of the building can be assessed. A one-page summary of the envelope energy upgrades and other energy efficiency measures would be acceptable.
- Submit a cost estimate for the proposed Landscape Plan, prepared by a Registered Landscape Architect (including all materials, installation, and a 10% contingency).

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

- Installation of protection fencing on-site around all trees to be retained (Trees # 710, 716, 718, 719, 721, 722, 727, 730, 731, 733, 742, 743; Trees # os1 and os2; Trees # ci1 to ci3). 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.

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 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 10457 (RZ 20-919143)
7371 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 “**MEDIUM DENSITY TOWNHOUSES (RTM2)**”.

P.I.D. 008-027-030

Lot 70 Except: Part Subdivided By Plan 46426, Section 15 Block 4 North Range 6 West
New Westminster District Plan 44974

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10457**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAY 08 2023

CITY OF RICHMOND
APPROVED By

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER



Regular Council
Monday, May 8, 2023

13. APPLICATION BY FOUGERE ARCHITECTURE INC. FOR
REZONING AT 7371 NO. 4 ROAD FROM THE “SINGLE DETACHED
(RS1/F)” ZONE TO THE “MEDIUM DENSITY TOWNHOUSES
(RTM2)” ZONE

(File Ref. No. 12-8060-20-010457, RZ 20-919143) (REDMS No. 7183342, 7183370)

R23/9-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10457, for the rezoning of 7371 No. 4 Road from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.

The question on the motion was not called as discussion took place on retaining as many of the flowering trees as possible to reduce the ecological impact. Staff were directed to examine the possibility of retaining some of the trees and provide an update at Public Hearing.

In reply to queries from Council, staff advised that (i) when the strata is formed the Statutory Right of Way is registered on title for each lot created, (ii) when replanting trees there are a number of things to consider such as the right space for the tree to ensure sufficient space for growth, (iii) the tree protection bylaw states a 2:1 ratio and should the developer not be able to meet that a, cash-in- lieu is provided to the City to plant trees on city property, and (iv) compensation will be received for the removal of the tree on City property and the replacement tree is yet to be determined.

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



To: Planning Committee

Date: May 1, 2023

From: Wayne Craig
Director, Development

File: RZ 22-012904

Re: Application by TopStream Management Ltd. for Rezoning at 8635, 8655, 8675 and 8695 Cook Crescent, and the Surplus Portion of the Spires Road and Cook Crescent road allowance from "Single Detached (RS1/E)" Zone to "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10465, to create the "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone, and rezone 8635, 8655, 8675 and 8695 Cook Crescent, and the surplus portion of the Spires Road and Cook Crescent road allowance from "Single Detached (RS1/E)" zone to "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone, be introduced and given first reading.

Josh Reis
Acting Director, Development
(604-247-4625)

Type text here

JR:el
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

TopStream Management Ltd., on behalf of 1377591 BC Ltd. (Incorporation number: BC1377591; Director: Ke Xiao), has applied to the City of Richmond for permission to rezone a 3,302.8 m² (35,551 ft²) site at 8635, 8655, 8675 and 8695 Cook Crescent (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)” zone.

A Site Area Plan is presented in Attachment 2 to illustrate the proposed land dedication and land disposition associated with this development proposal:

- The development site includes a portion of surplus road.
- A 10 m wide greenway will be secured via SRW along the north edge of the site.
- The portion of the site assembly north of the greenway will be transferred to the City as part of the rezoning considerations. This land is intended to be consolidated with a future land assembly on the north side of the greenway.

The proposed rezoning would permit the development of a stacked townhouse development with 27 townhouse units, including:

- Two single-level Basic Universal Housing (BUH) units;
- Four three-level townhouse units;
- Fourteen four-level townhouse units; and
- Seven four-level townhouse units each with a secondary suite.

A preliminary site plan, building elevations, and landscape plan are contained in Attachment 3.

A Servicing Agreement will be required for this development to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer and sanitary sewer, as well as service connections.

Findings of Fact

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

Subject Site Existing Housing Profile

The site currently contains four single-family homes (with no secondary suites). The applicant has advised that all of the houses on-site are vacant as some of them are not livable. These houses will be demolished.

Surrounding Development

The Spires Road Neighbourhood is in transition from a predominately single-family neighbourhood towards a higher-density neighbourhood through the development of townhouse complexes and apartment buildings.

- To the North: An existing duplex on a lot zoned “Two-Unit Dwellings (RD1)” and single-family homes on lots zoned “Single Detached (RS1/E)”. These properties are designated for multiple-family residential developments under the City Centre Area Plan.
- To the South: Across Spires Road, a recently completed 64-unit high-density townhouse development (RZ 17-766525 & DP 18-829140) on a lot zoned “Parking Structure Townhouses (RTP4)”.
- To the East: Across Cook Crescent, single-family homes on lots zoned “Single Detached (RS1/E)”, which are designated for multiple-family residential developments under the City Centre Area Plan.
- To the West: An existing duplex and three single-family homes, fronting on Spires Road, on lots zoned “Single Detached (RS1/E)”, which are designated for multiple-family residential developments under the City Centre Area Plan.

Related Policies & Studies

Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject development site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

City Centre Area Plan

Council approved amendments to the City Centre Area Plan (CCAP) and introduced a new Spires Road Rental Tenure Policy on July 18, 2022 (Bylaw 10190). This Policy specifies a minimum density of 2.0 FAR for developments within the Spires Road Area, comprising a mix of market strata units, market rental units and affordable housing units.

Council’s adoption of Bylaw 10190 included provisions for how instream rezoning applications received prior to the adoption of Bylaw 10190 are to be considered. The provisions adopted by Council indicate:

- Instream rezoning applications received prior to adoption of Bylaw 10190 are exempt from the Spires Road Area Market Rental Policy provided the application achieves first reading by July 17, 2023.
- To ensure any rezoning applications proceeding under these provisions proceed to final adoption in a timely manner the rezoning bylaw is to receive final adoption within one year of being granted third reading. In the event, an application is not able to achieve final adoption within this timeframe, staff will provide a report to Council indicating why this deadline has not been achieved and recommending that Council:
 - Allow additional time for the project to be completed based on circumstances that have affected the timeline for a project that has been actively working to advance and achieve final adoption of the rezoning bylaw and issuance of the Development Permit; or
 - Rescind third reading of the rezoning bylaw and require the project to be redesigned to include the required market rental housing.

Since the subject Rezoning application was submitted on April 29, 2022 (prior to adoption of the new Policy, this application is being processed under the former land use designation and sub-area guidelines (i.e., “Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial”), which is intended for grade-oriented housing in the form of higher-density townhouses (built over common parking structures) in areas north of Granville Avenue within the city centre).

The preliminary design of the proposal featuring high-density townhouses over a common parking structure generally complies with the applicable CCAP Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines and form and character will take place at the Development Permit stage of the process.

The subject development site is surrounded by properties with development potential subject to the CCAP. Registration of a legal agreement on Title is required before final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other development that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to make a cash contribution at the current rate of \$0.34 per buildable square foot (2023-2025 rate), for a total contribution of \$14,504.83 prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The City’s Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$18.00 per buildable square foot (for sites within the City Centre Area Plan) for a total contribution of \$767,902.50 prior to final adoption of the rezoning bylaw. The applicant is also voluntarily providing seven secondary suites within the development.

Market Rental Housing Policy

This rezoning application was received prior to the current Market Rental Housing Policy adopted by Council on June 20, 2022. In keeping with Council policy, instream rezoning applications are exempted from the Market Rental Housing Policy if the project reaches first reading no later than June 20, 2023.

OCP Aircraft Noise Sensitive Development (ANSND) Policy

The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. While all aircraft noise-sensitive land uses (including residential uses) may be considered, registration of an Aircraft Noise Sensitive Use Covenant on Title to address aircraft noise mitigation and public awareness is required prior to final adoption of the rezoning bylaw.

At the Development Permit stage, submission of an acoustic report, prepared by a qualified professional, is required to address indoor sound level mitigation criteria as set out in the OCP and identify how noise mitigation measures will be incorporated into the building design.

Public Art Program Policy

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.99 per buildable square foot (2023 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$42,234.64.

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

Two rezoning signs have been installed on the subject property (one on each road frontage). 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

Road Closure

A new narrower 16.0 m wide road cross-section for the Spires Road Neighbourhood has been established for the area to better support the development envisioned for this area in the City Centre Area Plan. This new road cross-section has already been applied to four high-density townhouse development projects along Spires Road and Cook Crescent since 2019.

Based on the new road cross-section and the preliminary functional road design reviewed and accepted by the Engineering and Transportation Departments, a 2.05 m wide portion of the existing Spires Road road allowance adjacent to the frontages of the subject development site along the existing southern and eastern property lines has been identified for road closure (Attachment 2). The area, which is approx. 213.2 m² (2,294.9 ft²), is surplus to Engineering and Transportation needs.

Prior to rezoning bylaw adoption, the applicant is required to enter into a purchase and sale agreement with the City for the owner's purchase of the surplus lands, which is to be based on business terms approved by Council. The primary business terms of the purchase and sale agreement will be brought forward to Council with the road closure bylaw, in a separate report from the Director, Real Estate Services.

Pedestrian Linkage

A Pedestrian Linkage connecting future linear parks on the existing road Right-of-Ways of Spires Gate and the east-west portion of Cook Crescent is identified on the Specific Land Use Map: Brighthouse Village (2031) (Attachment 5). The pedestrian linkage falls onto the northernmost portion of the subject development site. The alignment of this pedestrian linkage has been determined to respond and coordinate with the future linear parks:

- The pedestrian linkage between Spires Road and Cook Crescent would have an ultimate 10 m (32.8 ft.) wide Statutory Right-of-Way (SRW); the area of the SRW is approximately 316.3 m² (3,404.6 ft²).
- Applicant is required to enter into a Servicing Agreement for the construction of the pedestrian linkage on the subject site. A 4.0 m wide paved pathway and planting strips with trees on either side of the pathway will be required. Detailed design of the pedestrian linkage is to be determined and reviewed via the Servicing Agreement process. Maintenance of the pedestrian linkage to be the responsibility of the owner/strata, except for trees, paved pathway, and street furniture, which will be maintained by the City.
- All landscape elements along the pedestrian linkage that service the private property such as privacy fences and hedges are to be located outside of the SRW. Pathways that connect the private property to the walkway within the pedestrian linkage SRW are permissible, but maintenance and liability associated with the connecting pathways are the responsibility of the owner/strata.
- The proposed alignment of the pedestrian linkage on the subject site will create a small remaining lot on the north side of the pedestrian linkage SRW. As a condition of this rezoning application, the owner will subdivide and transfer to the City this 218.0 m² (2,346.5 ft²) portion of land as a fee simple lot. It is anticipated that this remaining lot will be consolidated with the future land assembly to the north. This parcel is to be sodded by the owner prior to completion of the subject development. The owner must also fence off the City Lot prior to completion of the subject development in order to prevent general public access. A license agreement will be entered into between the City and the strata to allow the use of the City Lot by the strata residents only, and providing for the strata's obligation to maintain the space and assume all liability associated with the City Lot, until the City Lot redevelops or consolidates with an adjacent property.

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the existing west property line of the subject development site for an existing sanitary sewer line. The applicant is aware that no building or structure is permitted to be constructed within this area.

Transportation and Site Access

Vehicle access to the development will be from a new entry driveway off Spires Road, providing access to the parking structure proposed on-site. One loading area is proposed on-site at the entry driveway.

To enhance pedestrian circulation within the Spires Road Neighbourhood, the developer is required to construct a pedestrian walkway along the west property line of the site.

A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the required walkway (typically 3.0 m wide) and a 1.0 m x 1.0 m corner cut at both ends of the walkway will be secured as a condition of rezoning. The cross-section of the walkway is to include a 1.5 m wide hard surface pathway within the SRW. It is noted that four trees identified for retention are located within 3.0 m of the west property line, detailed walkway design and alignment of the SRW will be developed at the Development Permit and Servicing Agreement stages of the process to minimize impacts to the protected trees.

A Servicing Agreement will be required for this development to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, and public walkways on-site.

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 38 bylaw-sized trees on the subject property and four trees on neighbouring properties.

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

On-site Trees:

- A Cherry tree (tag# 5675), located on a shared property line with 8960 Spires Road (joint ownership), is noted to be retained and protected in the Arborist report.
- A Magnolia tree (tag# 5676), located along the north property line of the site, within the future greenway/land dedication area, is noted to be retained and protected in the Arborist report.
- Three trees, a Spruce tree (tag# 5648), a Magnolia tree (tag# 5649), and a Japanese maple tree (tag# 5650), located on-site within the required greenway along the west property line, are all identified in good condition. In order to retain these trees, a minimum of 3.0 m tree protection zone must be established. The alignment of the required 1.5 m wide paved pathway within the greenway must be designed to minimize impact on these protected trees.
- A Tree Survival Security of \$10,000.00 will be required for each tree identified for retention.
- Four trees, Holly tree (tag# 5653), a Deodar Cedar tree (tag# 5655), a Japanese Maple tree (tag# 5664), and a Paper Birch tree (tag# 5667), are all identified to be in moderate condition but located in conflict with the proposed building footprint and/or required frontage upgrades; remove and replace.
- 29 trees (tag# 5641-5647, 5651, 5652, 5654, 5656-5663, 5665, 5666, 5668-5674, 5677 and 5678) are all in poor condition; either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Off-site Trees:

- Four Western Red Cedar trees (tag# OS1, OS2, OS3 and OS4) located on adjacent neighbouring properties at 8000/8020 Spires Road are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant wishes to remove 33 on-site trees; a Tree Management Plan is included in this report (Attachment 6). The 2:1 replacement ratio would require a total of 66 replacement trees. The Preliminary Landscape Plan provided by the applicant (Attachment 3), proposes to plant 37 new trees on-site and provide cash-in-lieu for the remaining trees. Staff will work with the applicant to explore the opportunity to include additional replacement trees on site at the Development Permit stage. The size and species of replacement trees will also be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$21,750.00 (\$750/tree) to the City's Tree Compensation Fund in lieu of planting the remaining 29 replacement trees should they not be accommodated on the site.

Tree Protection

Five on-site trees (tag# 5648, 5649, 5650, 5675 and 5676) and four trees (tag# OS1, OS2, OS3 and OS4) on neighbouring properties are to be retained and protected (Attachment 6). To ensure that the trees identified for retention are 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 requirement for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$50,000.00 to ensure that the five on-site trees (specifically tag# 5648, 5649, 5650, 5675 and 5676), identified for retention, will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- Prior to demolition of the existing dwellings on the subject site, the installation of tree protection fencing around all trees is 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 are completed.

Sustainability and Renewable Energy

District Energy

The subject site is located within the City Centre District Energy Utility (CCDEU) service area. The development would be designed to contain either a Low Carbon Energy Plant (LCEP) or a mechanical system designed to interconnect to the future CCDEU, unless otherwise directed by the City or City's Service Provider, LIEC. In accordance with the DEU rezoning consideration, registration of a legal agreement on Title to secure the owner's commitment to connect to DEU, and granting the Statutory Right-of-Way(s) necessary for supplying the DEU services to the building(s), is required prior to final adoption of the rezoning bylaw.

Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements. Under current requirements, the development would be expected to achieve Step 4 of the Energy Step Code (or Step 3 with low carbon energy plant) for Part 3 construction. A commitment letter is presented in Attachment 7. Details on how all units are to be built and maintained to achieve this commitment will be reviewed at Building Permit stage.

Built Form and Architectural Character

The proposal is to build a high-density, ground-oriented, four-storey townhouse project on the consolidated lot. The development will contain 27 townhouse units ranging from 60.85 m² (655 ft²) to 304.86 m² (3,281.47 ft²). Types of units proposed include:

- Two single-level Basic Universal Housing units at grade with direct access to Spires Road or the public pedestrian walkway along the north property line of the site. These units will also have a direct accessible entry from the parking structure. The BUH units are two-bedroom units and are approximately 60.85 m² (655 ft²) to 63.63 m² (685 ft²) in size.
- Four three-storey townhouse units with main unit entry located on the podium level.
- 14 four-storey units with direct, street-level entry from Cook Crescent or the public pedestrian walkway along the west property line of the site, as well as direct access from the podium and the parking structure.
- Seven four-level townhouse units each with a secondary suite (studio) on the ground level. The sizes of the secondary suites range from 31.31 m² (337 ft²) to 49.27 m² (530 ft²). The secondary suites will have a direct, street-level entry from Spires Road or the public pedestrian walkway along the north property line of the site, as well as direct access from the parking structure. The principle units will have unit entry located on the podium level.
 - Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, and that the secondary suite will not be stratified or otherwise held under a separate Title.
- All of the units will have private outdoor areas at grade, on the elevated podium overtop the parking structure, and/or on the top floor oriented towards the internal courtyard.

Housing Type and Tenure

The proposed development is a market townhouse development. Consistent with OCP policy respecting townhouse and multiple-family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption 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.

Vehicle and Bicycle Parking On-site

The proposal will feature 27 units with a total of 33 resident parking spaces and six visitor parking spaces, which complies with the minimum bylaw requirements for this neighbourhood. Prior to final adoption, a restrictive covenant is required to be registered on Title to ensure that the number of visitor parking stalls will be maintained in perpetuity.

The proposal will feature six resident parking spaces in a tandem arrangement (18 per cent of the total required residential parking spaces provided), which is consistent with the maximum 50 per cent of tandem parking provision of Richmond Zoning Bylaw 8500. Prior to final adoption, a restrictive covenant is required to be registered on Title to ensure that parking spaces provided in a tandem arrangement are to be assigned to the same dwelling unit, and conversion of tandem parking areas into habitable space is prohibited.

In addition, the proposal will feature two Basic Universal Housing units and one convertible unit; a wider parking stall (with dimensions in accordance with the accessible space requirements) will be provided for each of these three units. A restrictive covenant to reflect this arrangement is required prior to final adoption.

The proposal includes 34 Class-1 and six Class-2 (visitor) bicycle parking spaces on-site, which meets the bylaw requirements. All residential bicycle parking spaces will be provided within the parking structure, and all visitor bicycle parking spaces will be provided next to the main lobby. Prior to final adoption, a restrictive covenant is required to be registered on Title to ensure that the bicycle parking area will be maintained for shared common use and for the sole purpose of bicycle storage.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, as per the OCP. Based on the rate identified in the OCP (i.e., \$2,066.00 per unit for the first 19 units, plus \$4,132.00 per unit for the 20 to 27 units), the total cash contribution required for the 27-unit townhouse development is \$72,310.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces at 179 m² (1930 ft²) exceeds the minimum requirements under the Official Community Plan (OCP) of 6 m² (64.5 ft²) of outdoor space per unit. Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's Standard Servicing Agreement to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer, sanitary sewer and watermain along the frontages of the site, as well as service connections (see Attachment 8 for details). All works are at the client's sole cost (i.e., no credits apply).

The developer is also required to pay Development Cost Charges (DCC's) (City & Metro Vancouver), TransLink DCC's, School Site Acquisition Charge and Address Assignment Fee.

Design Review and Future Development Permit Considerations

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple family projects in the 2041 Official Community Plan and the City Centre Area Plan.
- Refinement of the site plan to ensure all the aboveground private utility infrastructure improvements required as part of this development will be located on-site, outside of the front yard setbacks, and screened from street view.
- Refinement of the site layout and site grading, as well as public pathway design and alignment, to ensure the protection and long-term health of retained trees, which may include the provision of working space setback between the root protection zone and the proposed building/pathway foundation, registration of additional legal documents or right-of-ways on Title, and submission of additional security deposits.
- Refinement of the proposed building form to achieve sufficient variety in design to create a desirable and interesting streetscape along Spires Road, Cook Crescent and the public walkways along the north and west property line. Design development is required to reduce the visual massing of the buildings, provide architectural features at the building corners, highlight the main entrance to the building and establish landmarks at strategic locations.
- Review of aging-in-place features in all units and the provision of Basic Universal Housing and convertible units.
- Refinement of landscape design, including the size and configuration of the outdoor amenity spaces, as well as the choice and location of various play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of the sustainability strategy for the development proposal.

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

Proposed Zoning Amendment

The site-specific zone is drafted based on the standard "Parking Structure Townhouses (RTP)" zone.

The following provisions are included in the proposed ZT103 zone to accommodate the site-specific conditions:

- Permitted land uses: town housing and related land uses including secondary suite use.
- Maximum density: 1.2 FAR calculated against the gross development site area. This density is in line with the maximum density allowed based on the applicable policies in the CCAP to the proposed development. The gross development site area includes the net development site area and the area of the lot to be transferred to the City.
- Maximum lot coverage: 45 per cent.
- Minimum building setbacks: 6.0 m to west property line and 12.5 m to north property line. The minimum building setback is typically 3.0 m to all property line under the RTP zone; specific building setbacks are being proposed based on the site configuration and the required pedestrian walkway SRWs along the north and west property lines.

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 proposed 27-unit townhouse development is consistent with the applicable provisions of the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). Further review of the project design is required to ensure a high-quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10465 be introduced and given first reading.



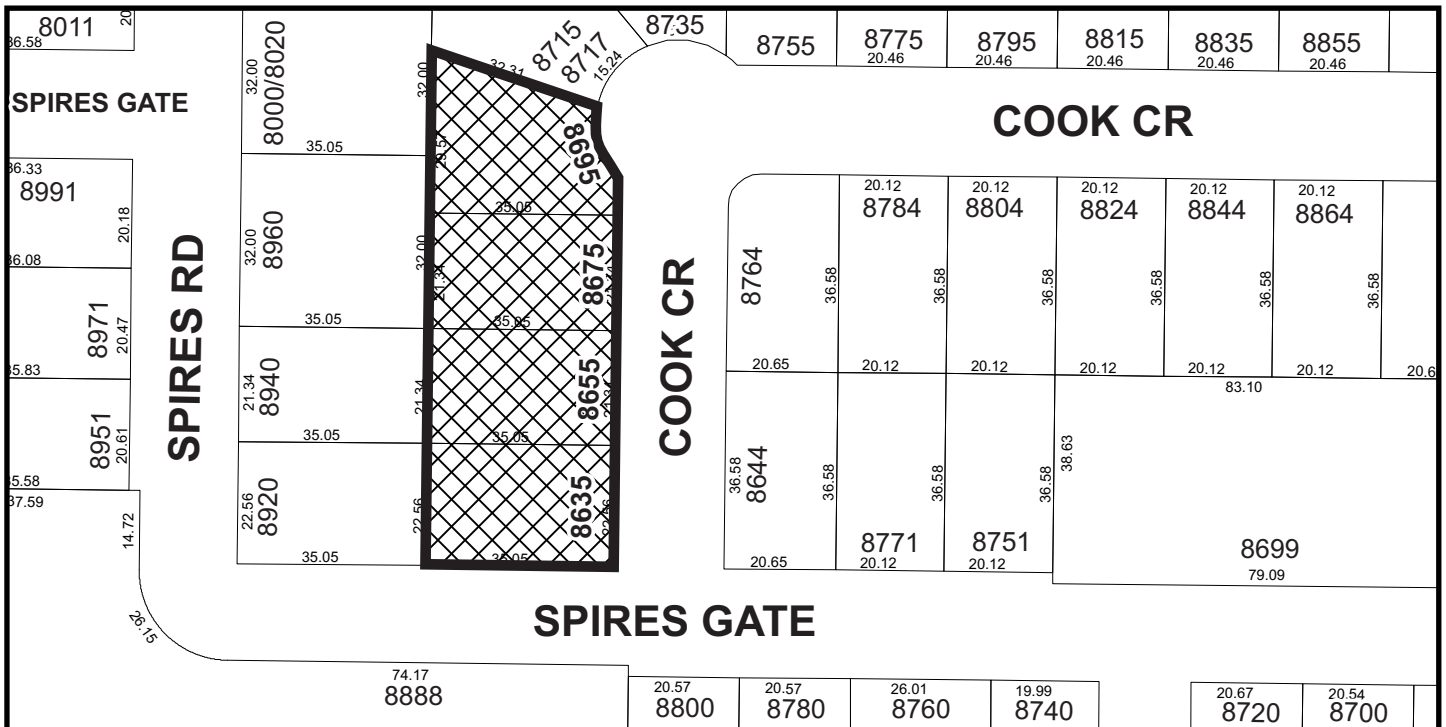
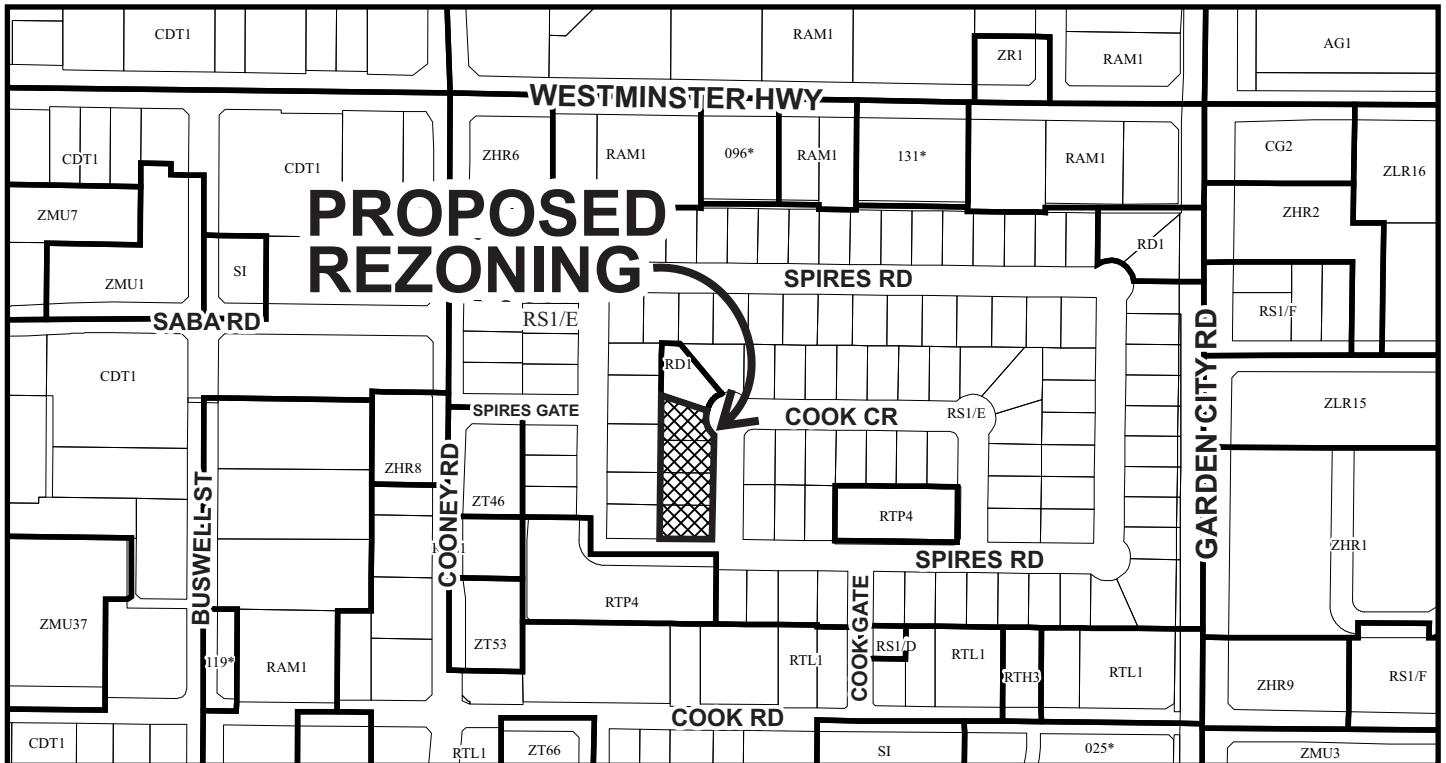
Edwin Lee
Planner 2
(604-276-4121)

EL:js

- Att.
- 1: Location Map
 - 2: Site Area Plan
 - 3: Conceptual Development Plans
 - 4: Development Application Data Sheet
 - 5: Specific Land Use Map: Brighthouse Village (2031)
 - 6: Tree Management Plan
 - 7: Letter from Developer regarding Step Code Requirements
 - 8: Rezoning Considerations



City of Richmond



RZ 22-012904

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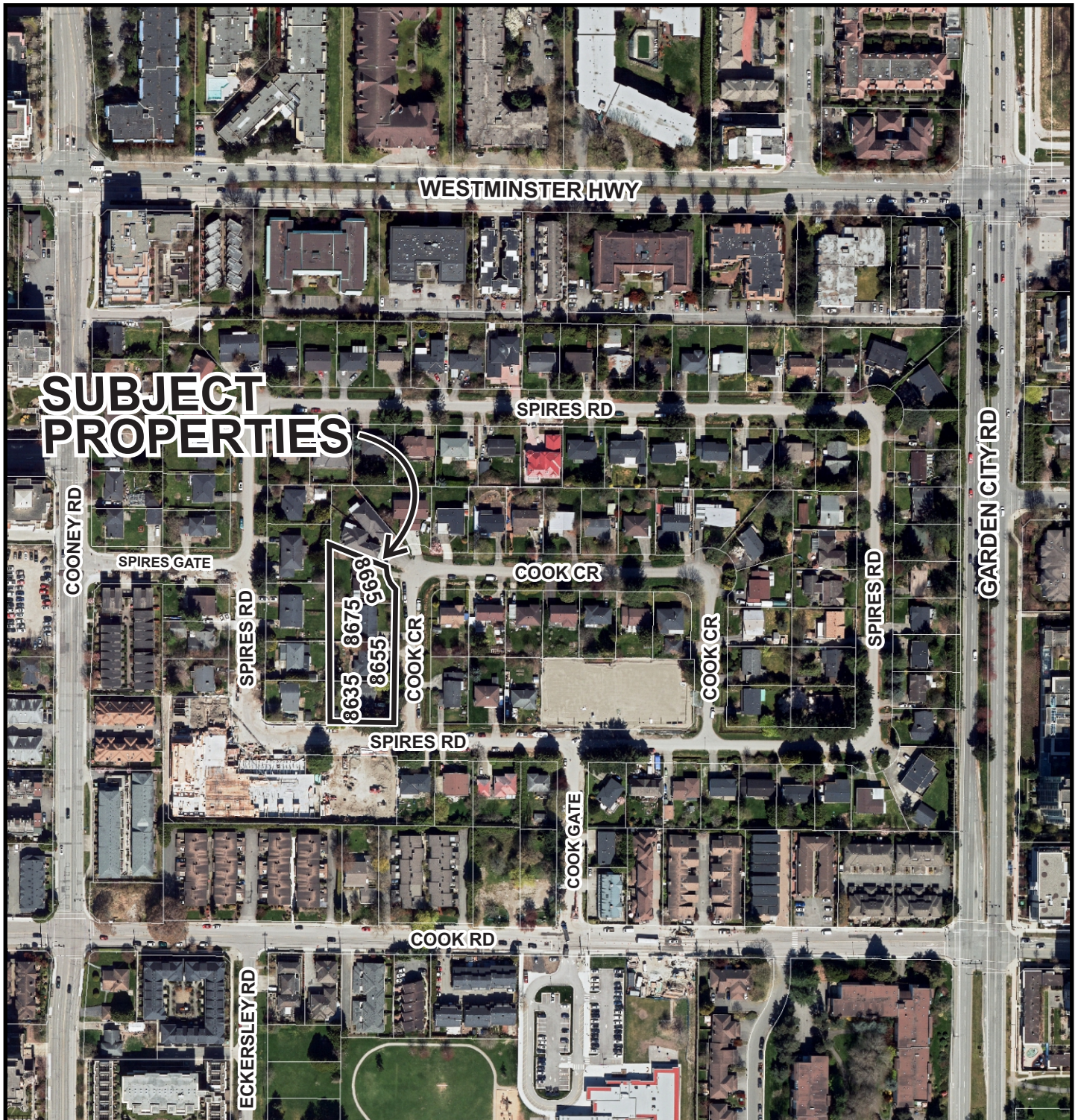
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Revision Date: 04/25/23

Note: Dimensions are in METRES



City of Richmond



RZ 22-012904

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Original Date: 05/25/22

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2023 04 03	ISSUED FOR COORDINATION
2023 03 31	ISSUED FOR COORDINATION
2023 03 30	ISSUED FOR COORDINATION
2023 03 20	ISSUED FOR RE-SUBMISSION
2023 03 13	ISSUED FOR COORDINATION
2023 03 10	ISSUED FOR COORDINATION
2023 03 09	ISSUED FOR COORDINATION
2023 03 01	ISSUED FOR COORDINATION
2023 01 05	ISSUED FOR COORDINATION
2022 12 16	ISSUED FOR COORDINATION
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2022 12 02	ISSUED FOR COORDINATION
2022 04 14	ISSUED FOR RZ APPLICATION

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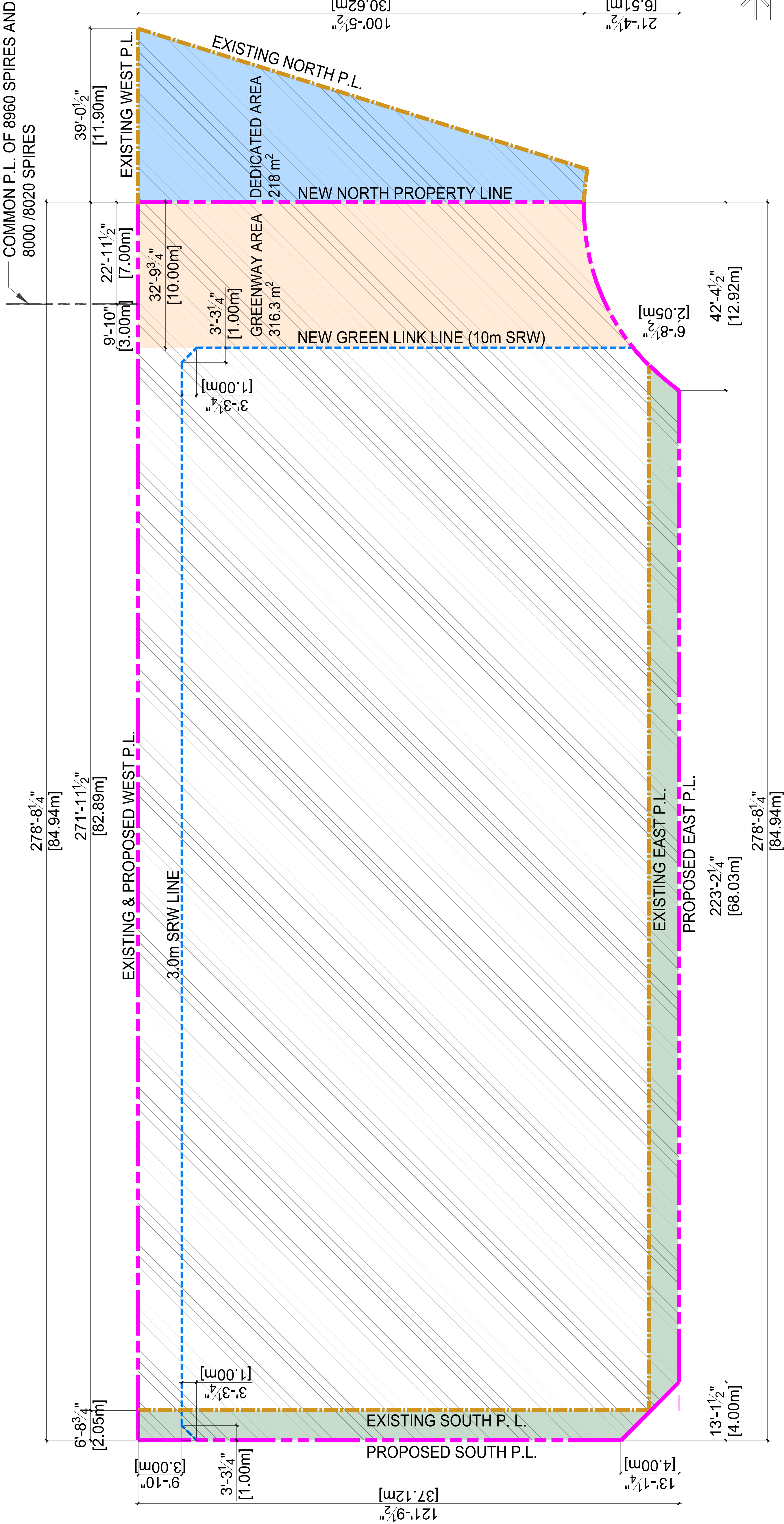
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- GROSS SITE AREA (3,302.8 m²)
- PROPOSED PROPERTY LINE (Net Site Area 3,084.8 m²)
- EXISTING PROPERTY LINE (Existing Site Area 3,089.6m²)
- SRW LINE
- PURCHASED CITY LAND (213.2 m²)
- DEDICATED AREA (218 m²)
- GREENWAY AREA (316.3 m²)

1 SITE AREA PLAN

Scale: 1:150

RICHMOND, BC

SITE AREA PLAN

8635-8695 COOK CRESCENT

8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

RE-ZONING RESUBMISSION - April 06, 2023



PH – 236

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Architectural Drawing List

A0.00 Cover Page, Drawing List
A0.01 Project Data
A0.02 Project Data (Units Distribution)
A0.03 Site Plan Context
A0.04 Design Rationale-01
A0.05 Design Rationale-02
A0.06 Sun& Shadow Studies

A1.00 Survey Drawing
A1.00a Land Dedication Plan
A1.01 Master Site Plan
A1.01a Lot Coverage Overlay
A1.01b Lot Permeable Area Overlay
A1.01c Live Plant Area Overlay
A1.02 Parking Plan
A1.02a Waste Management Plan

A2.01 Ground Floor Plan
A2.01a FAR Overlay & Exemptions
A2.01b Outdoor Open Area Overlay

A2.02 2ND Floor Plan
A2.02a FAR Overlay & Exemptions
A2.02b Outdoor Open Area Overlay

A2.03 3RD Floor Plan
A2.03a FAR Overlay & Exemptions

A2.04 4TH Floor Plan
A2.04a FAR Overlay & Exemptions
A2.04b Outdoor Open Area Overlay

A2.05 Roof Plan
A2.06a Convertible Unit Access (1st FL)
A2.06b Convertible Unit Access (2nd FL)

A3.00 Material Precedents
A3.01 North& South Elevations
A3.02 West& East Elevations

A4.01 Section A& A1
A4.02 Section B, C, D& E
A5.01 Street-scape- 01
A5.02 Street-scape- 02

A6.01 Perspective Rendering- 01
A6.02 Perspective Rendering- 02

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2023.03.20 ISSUED FOR REZONING RESUBMISSION
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2022.12.02 ISSUED FOR COORDINATION
2022.04.14 ISSUED FOR RZ APPLICATION

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8635-8695 COOK CRESCENT

RICHMOND, BC

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8635 - 8695 COOK CRESCENT, RICHMOND, B.C.

REZONING APPLICATION



PH – 237

1 CONTEXT PLAN
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3 CONTEXT PHOTO FROM NORTH EAST CORNER AT COOK CRESCENT
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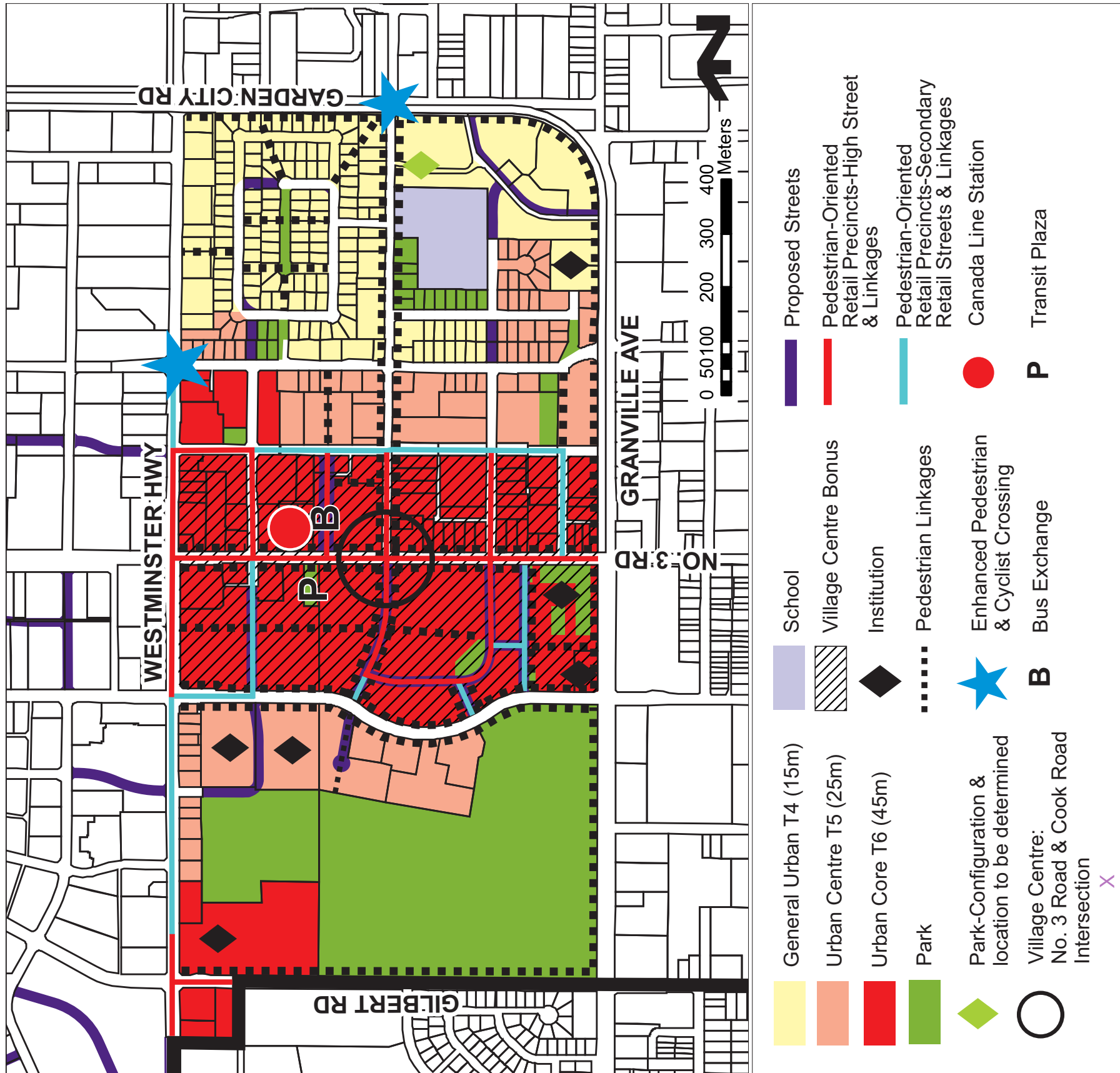


4 CONTEXT PHOTO FROM SOUTH EAST CORNER AT COOK CRESCENT
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City of Richmond

Specific Land Use Map: Brighouse Village (2031)

Bylaw 9692
2020/07/13



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

2 CITY CENTRE AREA PLAN - BRIGHOUSE VILLAGE
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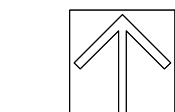
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8635-8695 COOK CRESCENT

RICHMOND, BC
SITE CONTEXT PLAN

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PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
SRW LINE
SETBACK LINE

MASTER SITE PLAN
Scale: 1:150

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2023.01.05
2022.12.16
2022.12.07
2022.12.02
2022.04.14

ISSUED FOR REZONING RE-SUBMISSION
ISSUED FOR COORDINATION
ISSUED FOR COORDINATION
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ISSUED FOR RZ APPLICATION

SEAL

8635-8695 COOK CRESCENT

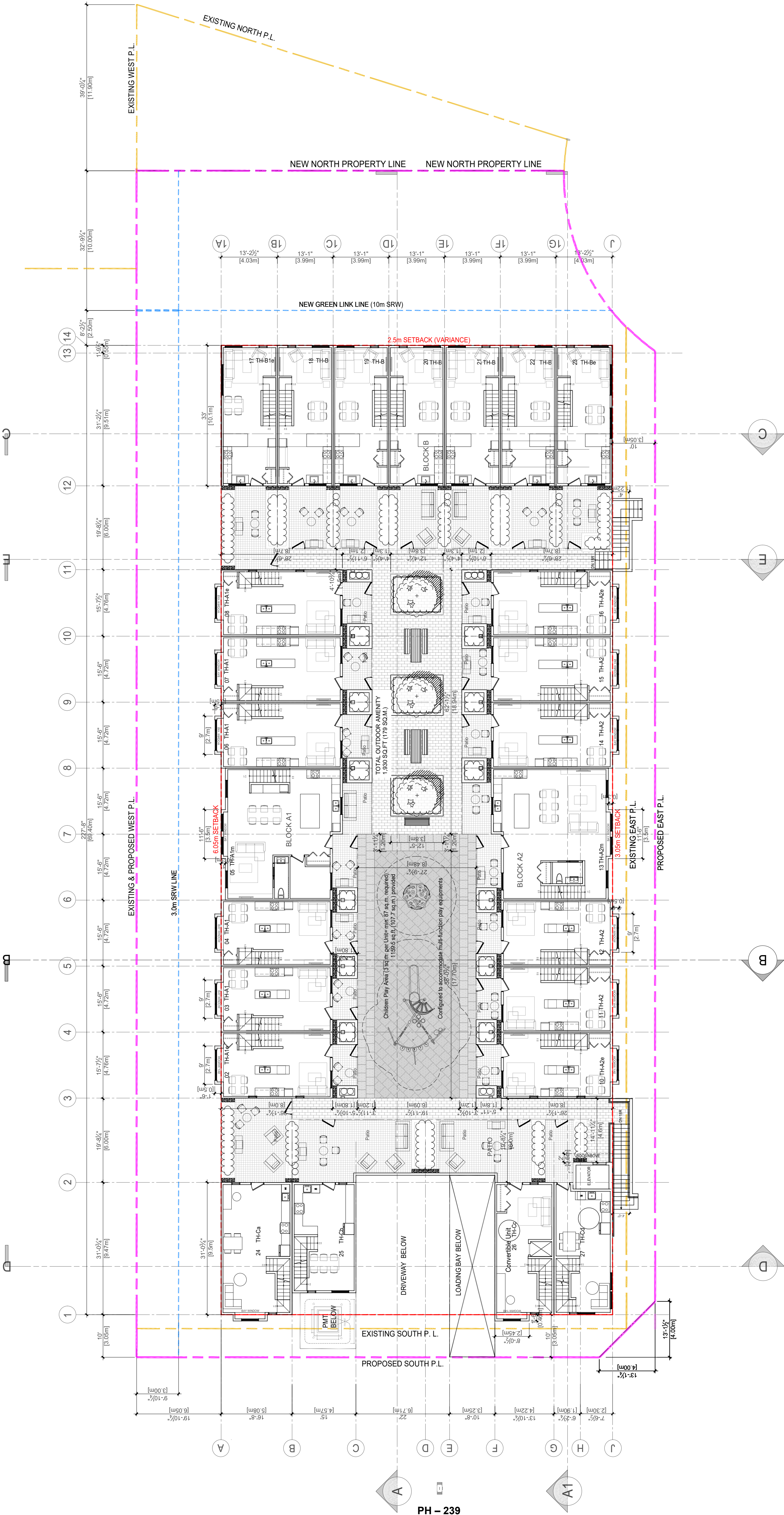
RICHMOND, BC

2ND FLOOR PLAN

DRAWN: CHECKED:
PLOT DATE:

A2.02

21-28

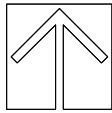


PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

SRW LINE

SETBACK LINE



1 2ND FLOOR PLAN
Scale: 1:150

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

SEAL

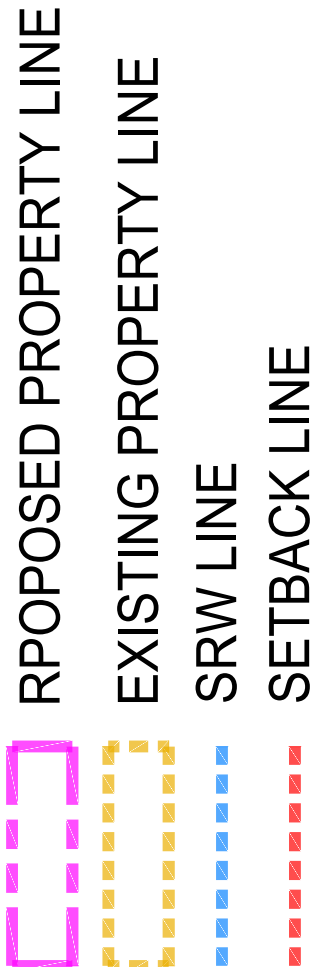
8635-8695 COOK CRESCENT

RICHMOND, BC
3RD FLOOR PLAN

DRAWN: _____
PLOT DATE: _____
CHECKED: _____

A2.03

21-28



METRIC

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VERIFY DIMENSIONS ON SITE.

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2023.04.06 ISSUED FOR REZONING RE-SUBMISSION
2023.03.31 ISSUED FOR COORDINATION
2023.03.30 ISSUED FOR COORDINATION
2023.03.20 ISSUED FOR REZONING RE-SUBMISSION
2023.03.10 ISSUED FOR COORDINATION
2023.03.09 ISSUED FOR COORDINATION
2023.03.01 ISSUED FOR COORDINATION
2023.01.05 ISSUED FOR COORDINATION
2022.12.16 ISSUED FOR COORDINATION
2022.12.07 ISSUED FOR COORDINATION
2022.12.02 ISSUED FOR COORDINATION
2022.04.14 ISSUED FOR RZ APPLICATION

SEAL

8635-8695 COOK CRESCENT

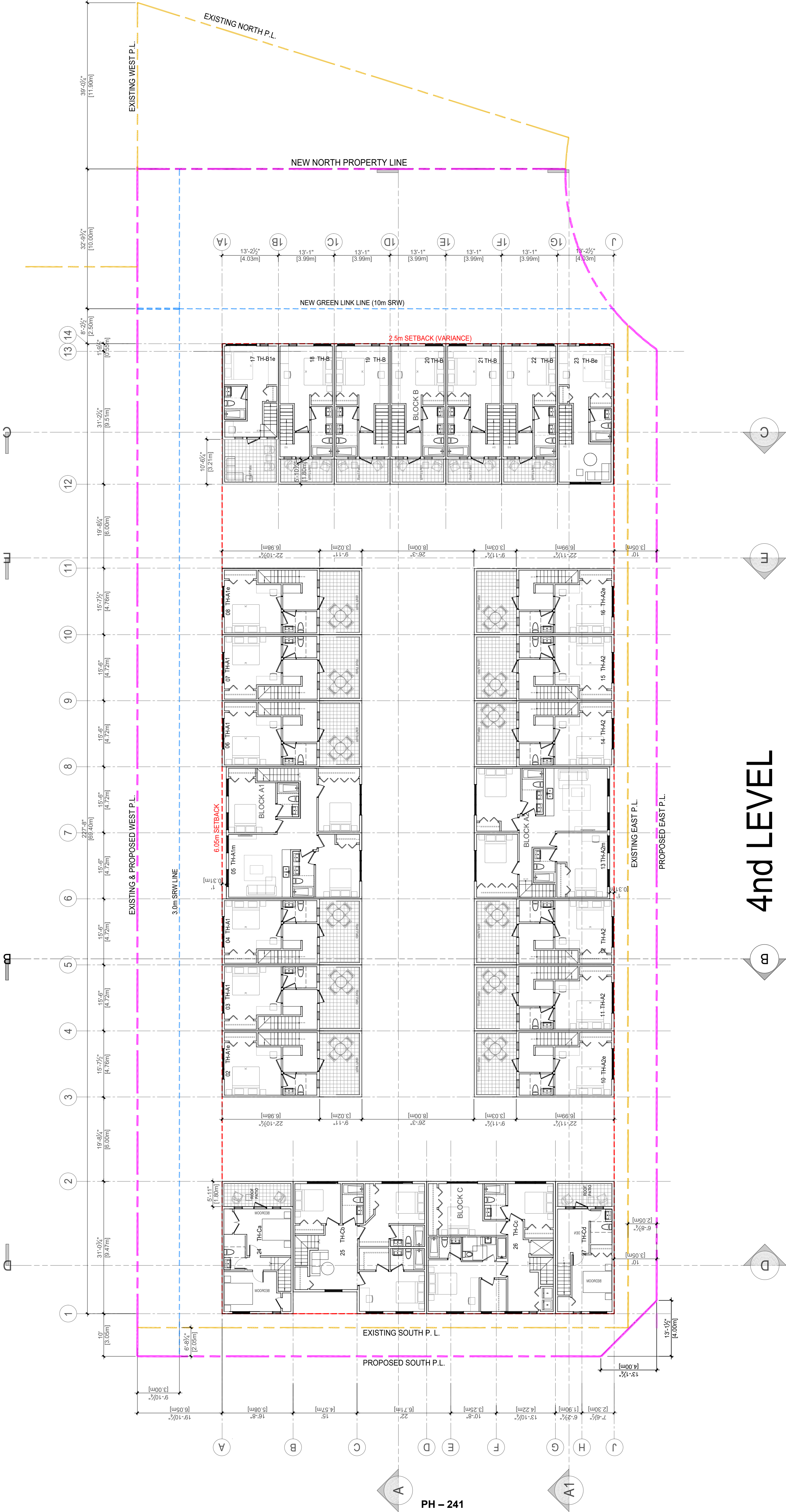
RICHMOND, BC

4TH FLOOR PLAN

DRAWN: CHECKED:
PLOT DATE:

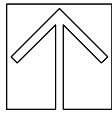
A2.04

21-28



4th LEVEL

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SRW LINE
- SETBACK LINE



METRIC

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2023.04.08

ISSUED FOR REZONING RE-SUBMISSION

2023.04.03

ISSUED FOR COORDINATION

2023.03.31

ISSUED FOR COORDINATION

2023.03.29

ISSUED FOR COORDINATION

2023.03.20

ISSUED FOR REZONING RE-SUBMISSION

2023.03.13

ISSUED FOR COORDINATION

2023.03.10

ISSUED FOR COORDINATION

2023.03.09

ISSUED FOR COORDINATION

2023.03.01

ISSUED FOR COORDINATION

2023.01.05

ISSUED FOR COORDINATION

2022.12.16

ISSUED FOR COORDINATION

2022.12.07

ISSUED FOR COORDINATION

2022.12.02

ISSUED FOR COORDINATION

2022.04.14

ISSUED FOR RZ APPLICATION

SEAL

8635-8695 COOK CRESCENT

RICHMOND, BC

BUILDING ELEVATIONS

NORTH & SOUTH

DRAWN: _____

PLOT DATE: _____

CHECKED: _____

A3.01

21-28



1 NORTH ELEVATION

Scale: 1:150



2 SOUTH ELEVATION

Scale: 1:150

FINISHING GRADING

EXISTING GRADING

MATERIAL LEGEND

- | | | | | | | | |
|---|-------------------------------------|----|---|----|-------------------------------------|----|--------------------------------------|
| 1 | ASPHALT SHINGLES ROOF (GRAY FINISH) | 6 | BRICK VENEER (RED FINISH) | 11 | WINDOW/DOOR/EDGE TRIM (GRAY FINISH) | 16 | LOBBY GLAZING DOOR |
| 2 | FASCIA BOARD (WHITE FINISH) | 7 | BRICK VENEER (GRAY FINISH) | 12 | PRE-FINISHED WINDOW'S FRAME (BLACK) | 17 | GARBAGE METAL DOOR |
| 3 | FASCIA BOARD (GRAY FINISH) | 8 | CEMENTITIOUS PANEL BOARD (GRAY FINISH) | 13 | PRE-FINISHED WINDOW FRAME (WHITE) | 18 | METAL RAILING |
| 4 | STUCCO CLADDING (BEIGE FINISH) | 9 | CEMENTITIOUS PANEL BOARD (WHITE FINISH) | 14 | UNIT ENTRY DOOR (GRAY STAIN) | 19 | FINISHED CONCRETE |
| 5 | STUCCO CLADDING (TAUPE FINISH) | 10 | WINDOW/DOOR/EDGE TRIM (WHITE FINISH) | 15 | UNIT ENTRY DOOR (WHITE STAIN) | 20 | METAL PARKADE ENTRY DOOR (GRAY) |
| | | | | | | 21 | PRE-FINISHED GUTTER/RWL- MATCH COLOR |
| | | | | | | 22 | DECORATIVE METAL SCREEN |

METRIC

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ISSUED FOR REZONING RE-SUBMISSION
ISSUED FOR COORDINATION
ISSUED FOR COORDINATION
ISSUED FOR COORDINATION
ISSUED FOR REZONING RE-SUBMISSION
ISSUED FOR COORDINATION
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ISSUED FOR COORDINATION
ISSUED FOR COORDINATION
ISSUED FOR COORDINATION
ISSUED FOR COORDINATION
ISSUED FOR REZ APPLICATION

SEAL



1

EAST ELEVATION

Scale: 1:150



2

WEST ELEVATION

Scale: 1:150

8635-8695 COOK CRESCENT

FINISHING GRADING

EXISTING GRADING

RICHMOND, BC

BUILDING ELEVATIONS

EAST & WEST

DRAWN: _____

PLOT DATE: _____

CHECKED: _____

A3.02

METRIC

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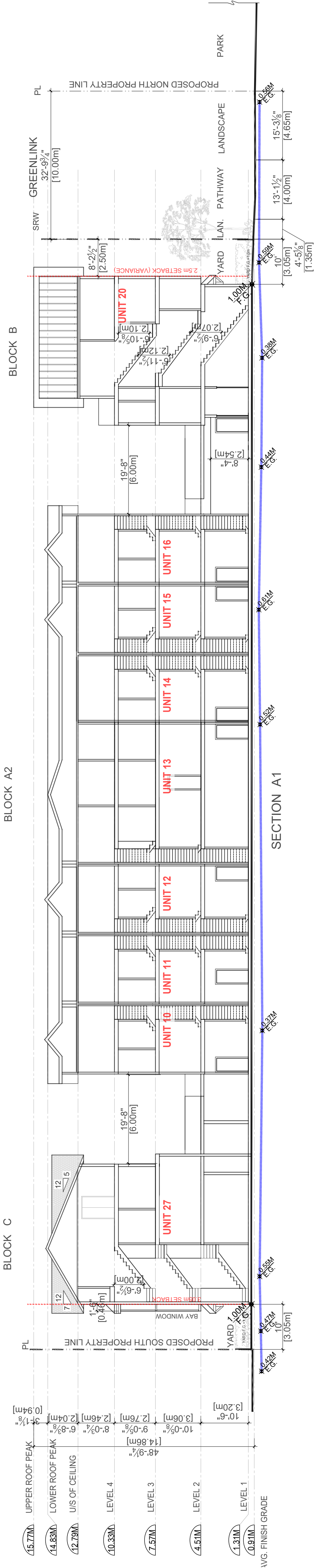
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1

SECTION A-A

Scale: 1:150



2

SECTION A1-A1

Scale: 1:150

FINISHING GRADING
EXISTING GRADING

8635-8695 COOK CRESCENT

RICHMOND, BC
PROPOSED SECTION

DRAWN:
PLOT DATE:

CHECKED:

A4.01

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1

SECTION B-B
Scale: 1:150



3
SECTION D-D
Scale: 1:150

FINISHING GRADING

EXISTING GRADING

DRAWN: _____
PLOT DATE: _____
CHECKED: _____

RICHMOND, BC

PROPOSED SECTION

A4.02

METRIC

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1 NORTH ELEVATION - STREETSCAPE

Scale: 1:150



2 SOUTH ELEVATION - STREETSCAPE

Scale: 1:150

2023.04.08
2023.04.03
2023.03.31
2023.03.20
2023.03.13
2023.03.10
2023.03.09
2023.03.01
2023.01.05
2022.12.16
2022.12.07
2022.12.02
2022.04.14
SEAL

ISSUED FOR REZONING RE-SUBMISSION
ISSUED FOR COORDINATION
ISSUED FOR COORDINATION
ISSUED FOR COORDINATION
ISSUED FOR REZONING RE-SUBMISSION
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ISSUED FOR COORDINATION
ISSUED FOR REZ APPLICATION

8635-8695 COOK CRESCENT

RICHMOND, BC

STREETSCAPE-01

CHECKED:

DRAWN:
PLOT DATE:

A5.01

METRIC

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ISSUED FOR REZONING PRE-SUBMISSION	2023.04.06
ISSUED FOR COORDINATION	2023.04.03
ISSUED FOR COORDINATION	2023.03.31
ISSUED FOR COORDINATION	2023.03.30
ISSUED FOR REZONING PRE-SUBMISSION	2023.03.20
ISSUED FOR COORDINATION	2023.03.10
ISSUED FOR COORDINATION	2023.03.10
ISSUED FOR COORDINATION	2023.03.09
ISSUED FOR COORDINATION	2023.03.01
ISSUED FOR COORDINATION	2023.01.05
ISSUED FOR COORDINATION	2022.12.16
ISSUED FOR COORDINATION	2022.12.07
ISSUED FOR COORDINATION	2022.12.02
ISSUED FOR RZ APPLICATION	2022.04.14
SEAL	

8635-8695 COOK CRESCENT

RICHMOND, BC

STREETSCAPE-02

DRAWN:
PLOT DATE:

CHECKED:

A5.02

21-28



WEST ELEVATION - STREETSCAPE

Scale: 1:250



EAST ELEVATION - STREETSCAPE

Scale: 1:250

METRIC

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2

VIEW FROM NORTHEAST



1

VIEW FROM NORTHWEST



3

VIEW FROM SOUTHEAST



4

TOP VIEW FROM SOUTH

2023.04.06
2023.03.20
2023.03.09
2023.03.01
2023.01.05
2022.12.16
2022.12.07
2022.12.02
2022.04.14
SEAL

ISSUED FOR REZONING RESUBMISSION
ISSUED FOR REZONING RESUBMISSION
ISSUED FOR COORDINATION
ISSUED FOR COORDINATION
ISSUED FOR COORDINATION
ISSUED FOR COORDINATION
ISSUED FOR COORDINATION
ISSUED FOR RZ APPLICATION

8635-8695 COOK CRESCENT

RICHMOND, BC

PERSPECTIVE RENDERING-01

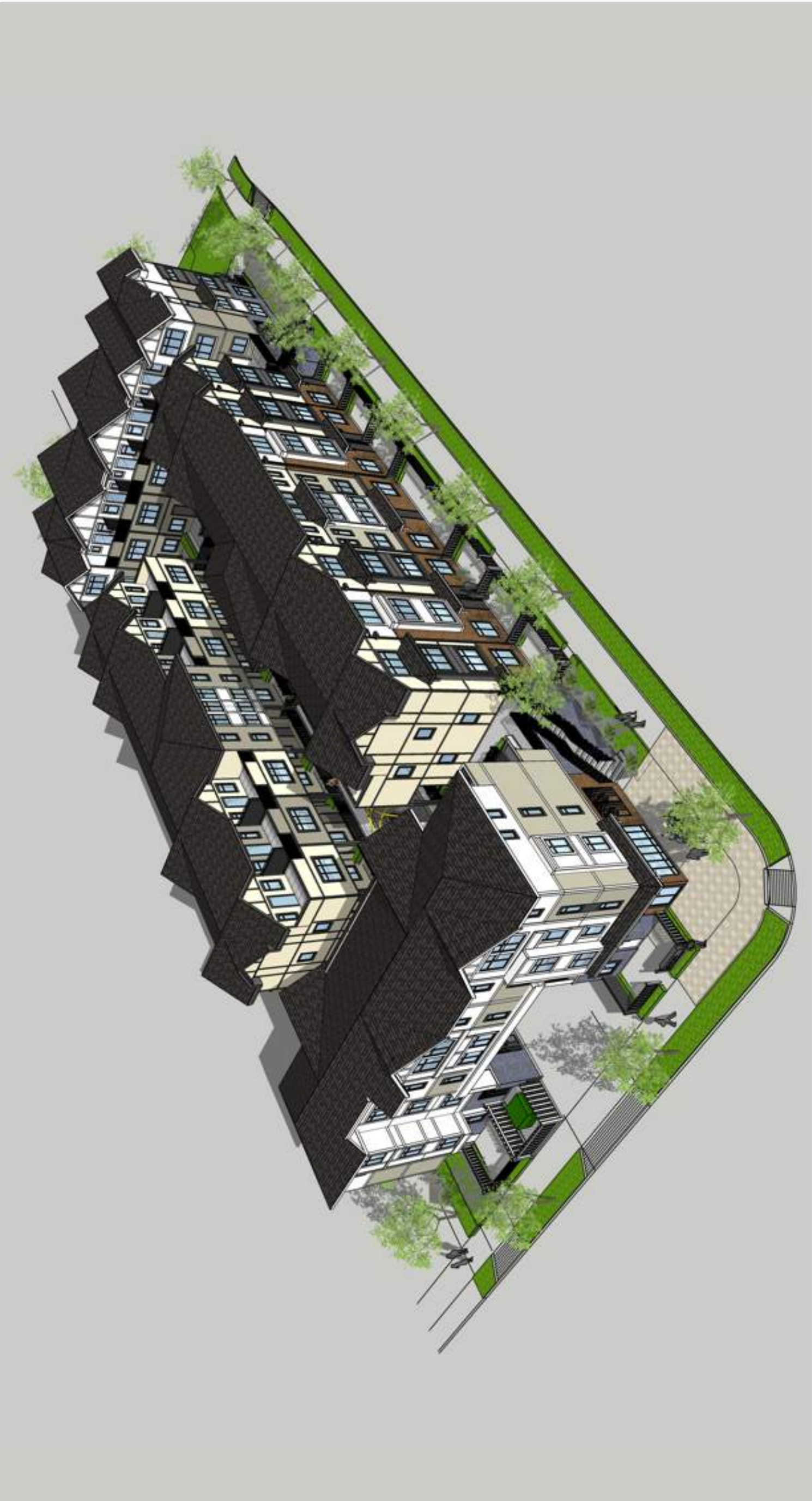
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METRIC

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BIRD'S VIEW FROM SOUTHWEST

2



VIEW FROM EAST

1



VIEW FROM PODIUM YARD

3



VIEW FROM CHILDREN'S PLAY AREA

4

2023.04.06
2023.03.20
2023.03.09
2023.03.01
2023.03.01
2023.01.05
2022.12.16
2022.12.07
2022.12.02
2022.04.14
SEAL

ISSUED FOR REZONING RESUBMISSION
ISSUED FOR RE ZONING RESUBMISSION
ISSUED FOR COORDINATION
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ISSUED FOR COORDINATION
ISSUED FOR RZ APPLICATION

8635-8695 COOK CRESCENT

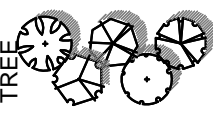

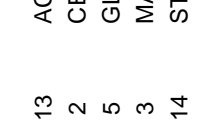
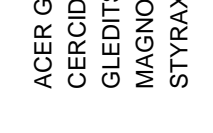
RICHMOND, BC

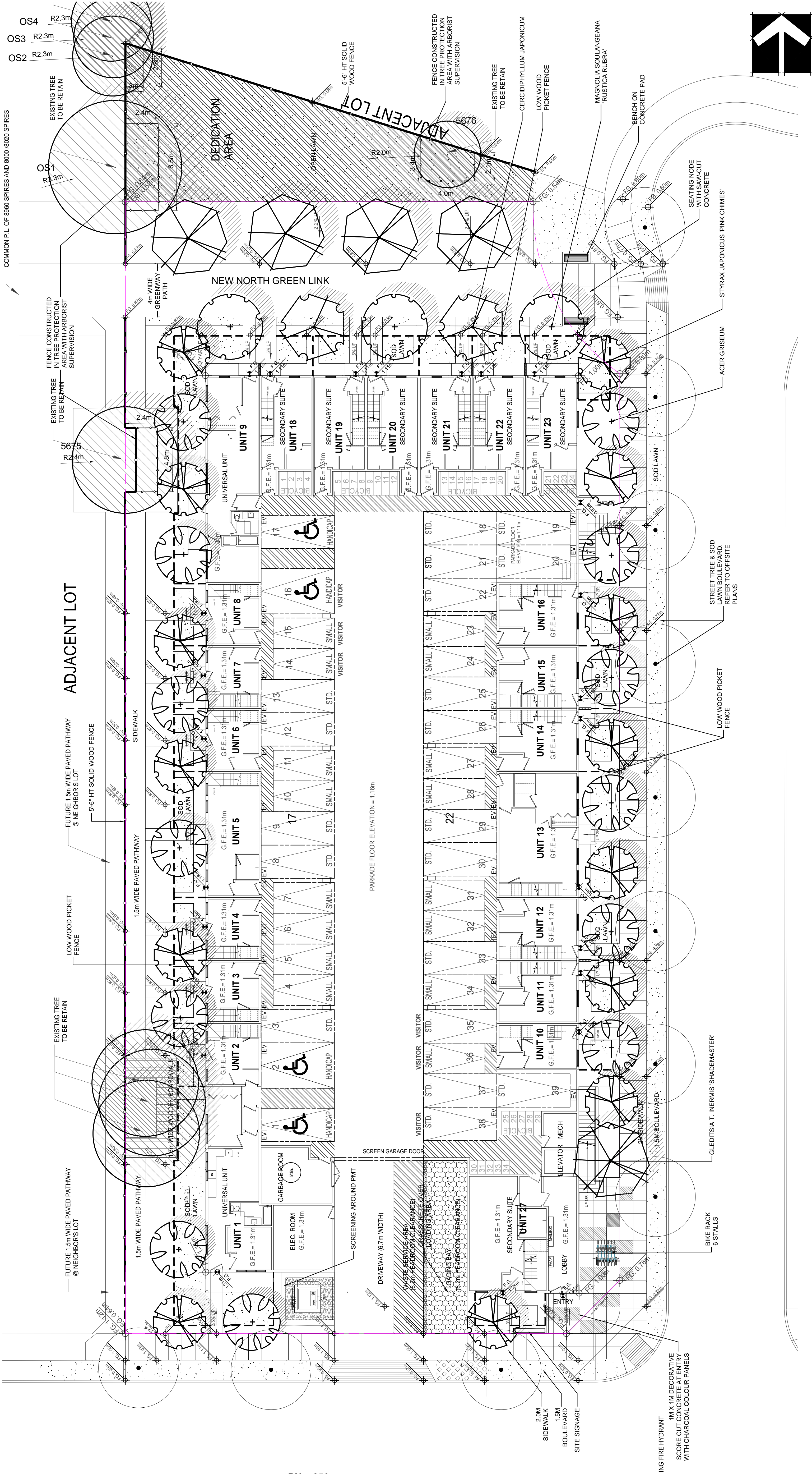
PERSPECTIVE RENDERING- 02

DRAWN:
PLOT DATE:

CHECKED:

SEAL:

PLANT SCHEDULE			GROUND LEVEL		PMG PROJECT NUMBER: 22-065	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS	
	13	ACER GRISEUM	PAPERBARK MAPLE	5CM CAL. 1.8M STD. 8&S	* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR ON-SITE REVIEW. LANDSCAPE ARCHITECT AT SOURCE OF ORDER. SEARCH FOR PLANT MATERIAL TO INCLUDE LOWER MAINLAND AND PRESERVE. * SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.	
	2	CERCIDIPHYLLUM JAPONICUM	KATSURAKI TREE	8CM CAL. 1.8M STD. 8&S		
	5	GLEDISIA T. INERMIS SHADEMASTER	SHADEMASTER HONEY LOCUST	8CM CAL. 1.8M STD. 8&S		
	14	MAGNOLIA SOULANGEANA 'RUSTICA RUBRA'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL. 1.5M STD. 8&S		



NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE PLAN
GROUND LEVEL

DRAWING NUMBER:

SCALE:

DRAWN:

DESIGN:

CHKD:

PMG PROJECT NUMBER:

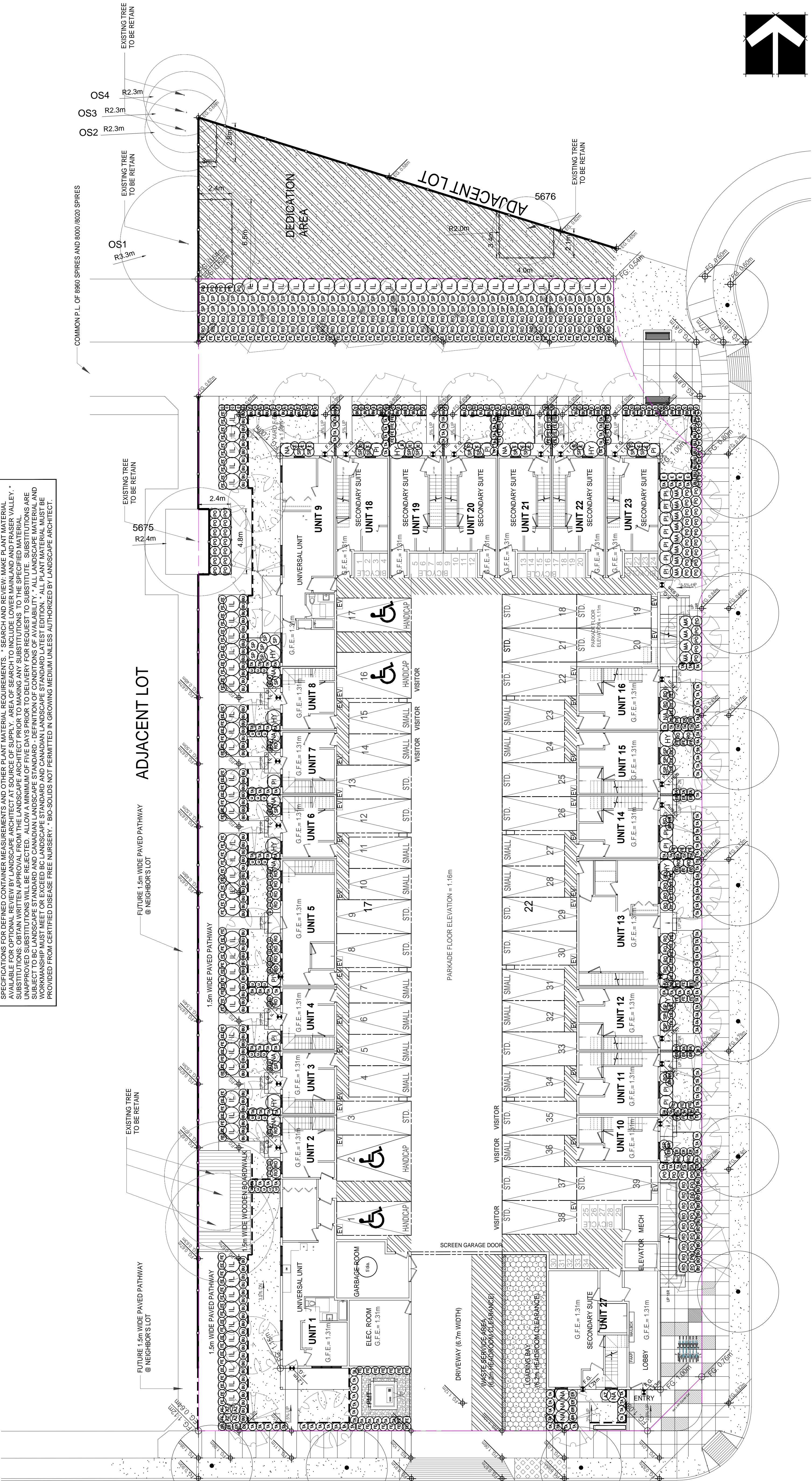
22065-10-2IP

22-065

OF 5

SEAL:

PLANT SCHEDULE			GROUND LEVEL	PMG PROJECT NUMBER: 22-065
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(2)	5	AZALEA JAPONICA 'GOLDEN LIGHTS'	DECIDUOUS AZALEA; YELLOW; L. MAY	#2 POT; 25CM
(3)	162	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(4)	12	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#2 POT; 30CM #3 POT; 40CM
(5)	67	ILEX CRENATA 'CONVEYA'	JAPANESE HOLLY	#3 POT; 50CM
(6)	12	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM
(7)	14	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 50CM
(8)	17	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS; RED BLOOMS	#3 POT; 50CM
(9)	124	ROSA 'NOARTRAUM'	CARPET ROSE; PINK	#2 POT; 40CM
(10)	115	SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
(11)	182	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1.5M B&B
GRASS				
(12)	80	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(13)	217	FESTUCA CINEREA 'ELUAH BLUE'	FESTUCA	#1 POT
PERENNIAL				
(14)	55	LIRIOPE MUSCARI	BLUE LILY-TURF	15CM POT
GC				
(15)	32	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT
(16)	22	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
(17)	55	POLYSTICHUM MUNIUM	WESTERN SWORD FERN	#1 POT; 25CM
NOTES: * PLANT SITES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE FOR STANDARD POT PLANT SIZE AND CONTAINER SIZES ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO THE PLANT SCHEDULE FOR SPECIFIC PLANT SIZE AND CONTAINER SIZE REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. LANDSCAPE MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				



PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN
GROUND LEVEL

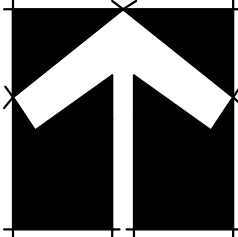
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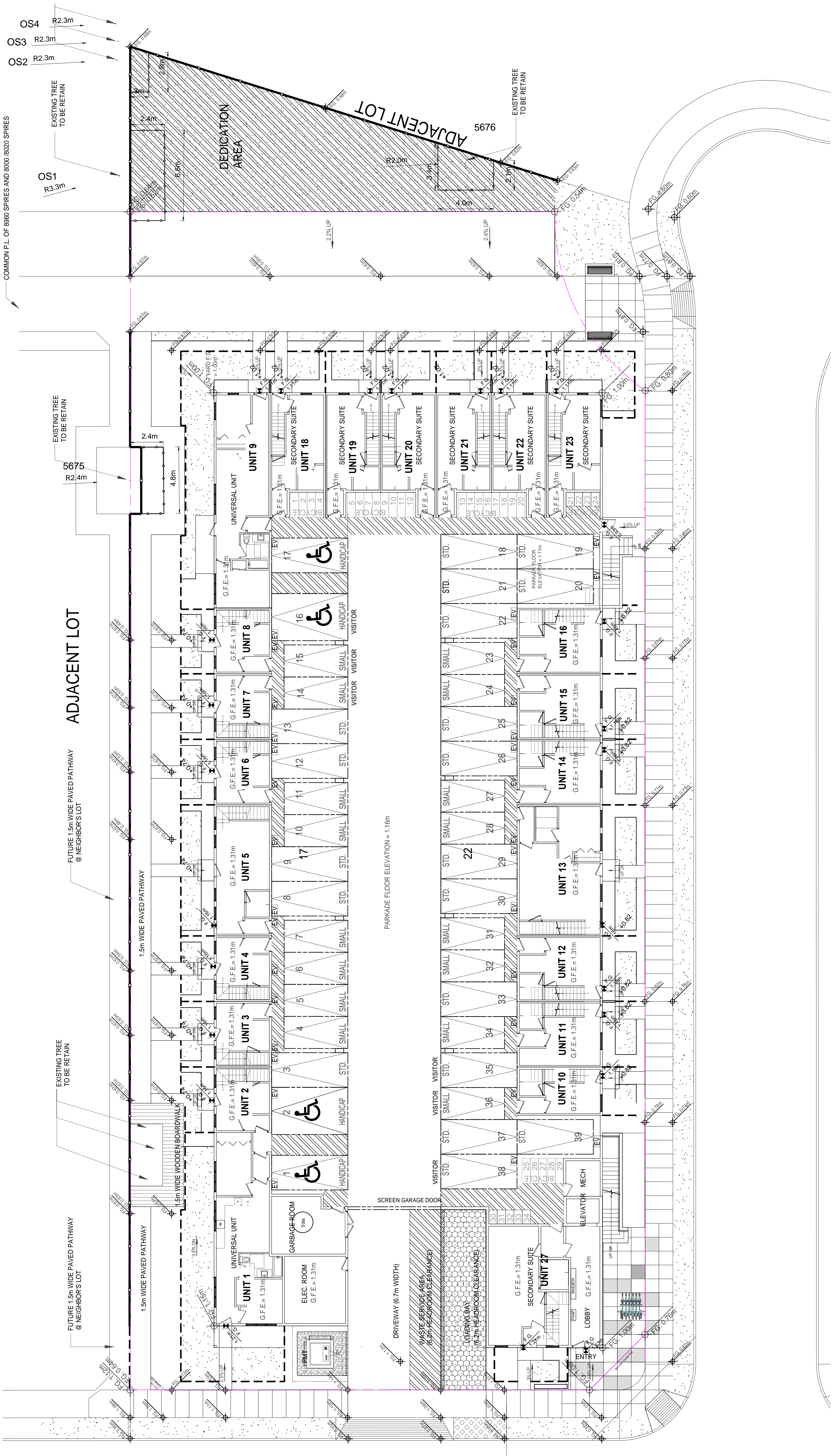
OF 5

PMG PROJECT NUMBER: 22-065

DATE: 22.APR.12
SCALE: 1:150
DRAWN: DO
DESIGN: DO
CHKD: MCY



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
8	23 APR 05	SITE PLAN COORDINATION	
7	23 MAR 20	NEW SITE PLAN	DO
6	23 MAR 14	NEW SITE PLAN	JR
5	23 MAR 09	NEW SITE PLAN	JR
4	23 MAR 06	NEW SITE PLAN	JR
3	22 DEC 20	NEW SITE PLAN	MC
2	22 DEC 16	NEW SITE PLAN	MC
1	22 DEC 06	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT
8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

GRADING PLAN
GROUND LEVEL

DATE:	22 APR 12	DRAWING NUMBER:	
SCALE:	1:150		
DRAWN:	DO		
DESIGN:	DO		
CHKD:	MCY		

L3

OF 5



RZ 22-012904

Attachment 4

Address: 8635, 8655, 8675 and 8695 Cook Crescent

Applicant: TopStream Management Ltd.

Planning Area(s): City Centre

	Existing	Proposed
Owner:	1377591 BC Ltd.	No Change
Site Size (m²):	3,089.6 m ² (33,256 ft ²)	3,084.8 m ² (33,204 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	This development is subjected to former City Centre Area Plan land use designation: Specific Land Use – Brighthouse Village: General Urban T4 Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)
Number of Units:	4	27
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20	1.20 Max. based on a site area of 3,302.8 m ²	none permitted
Lot Coverage – Building:	Max. 45%	45% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 75%	75% Max. based on development site area of 3,084.8 m ²	none
Lot Coverage – Landscaping:	Min. 20%	20% Min. based on development site area of 3,084.8 m ²	none
Setback – Front Yard – Spires Road (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Exterior Side Yard – Cook Crescent (m):	Min. 3.0 m	3.0 m Min.	none

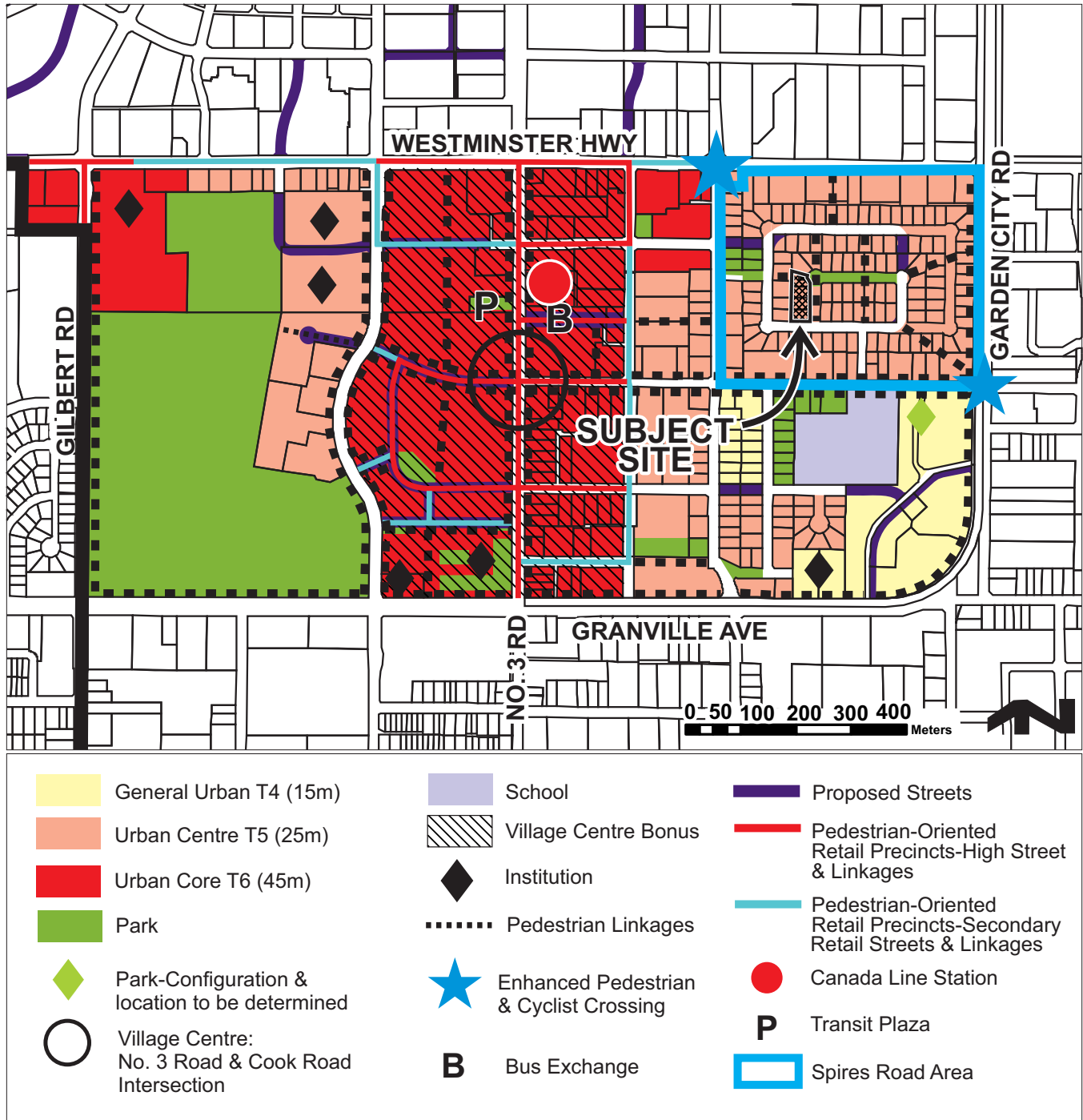
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Interior Side Yard - West (m):	Min. 6.0 m	6.0 m Min.	none
Setback – Rear – North (m):	Min. 12.5 m	12.5 m Min.	none
Height (m):	Max. 15.0 m (4 storeys)	15.0 m Max.	none
Development Site Area:	Min. 3,084.8 m ²	3,084.8 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	33 (R) and 6 (V)	33 (R) and 6 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (33 x Max. 50% = 16)	6	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (39 x Max. 50% = 19)	16	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (39 x 2% = 1 spaces)	4	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	34 (Class 1) and 6 (Class 2)	34 (Class 1) and 6 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none

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

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

Specific Land Use Map: Brighthouse Village (2031)

Bylaw 9892
2020/07/13



Bylaw 10020
2019/05/21

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

A

OS4 R2.3m
OS3 R2.3m
OS2 R2.3m

BCS3894
Dwelling #8715/8717

20
PLAN 21489

B

C

Arborist notes for tree#s 5648, 5649, and 5650:

1. Boardwalk to be built under Arborist supervision, without any excavation.
2. Tree fencing to be installed in two phases.
3. Phase one tree fences to be built prior to site clearing to the full municipal requirement.
4. Phase two tree fences to be built just prior to the boardwalk construction.

LEGEND

- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered R.I. and Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.

REFERENCE DRAWINGS

1. Base Survey by: Amray Land Surveying
2. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owners' Engineer (P Eng).
3. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



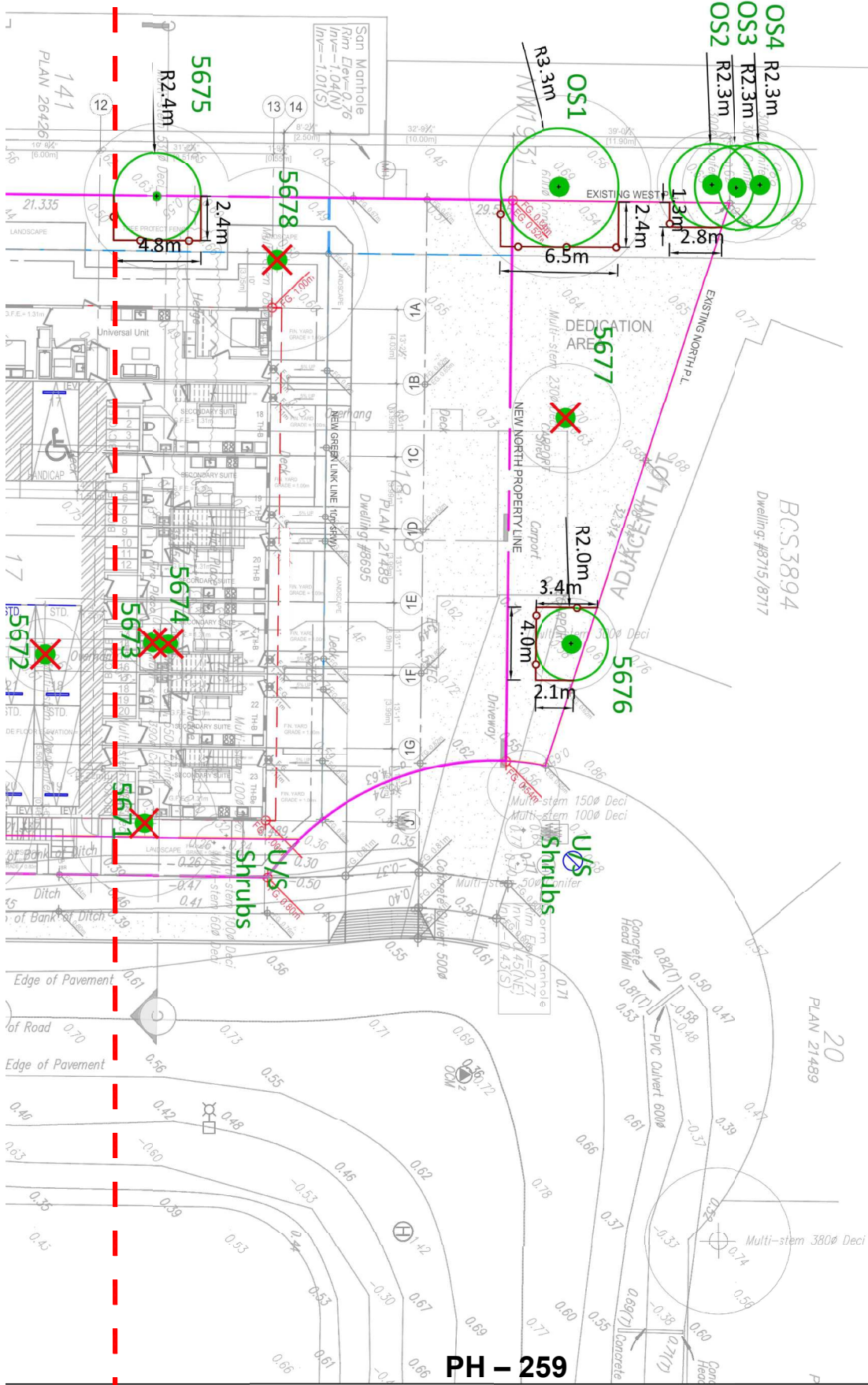
3559 COMMERCIAL STREET
VANCOUVER BC V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 8635, 8655, 8675, and 8695 Cook Crescent, Richmond
Client: TOPStream

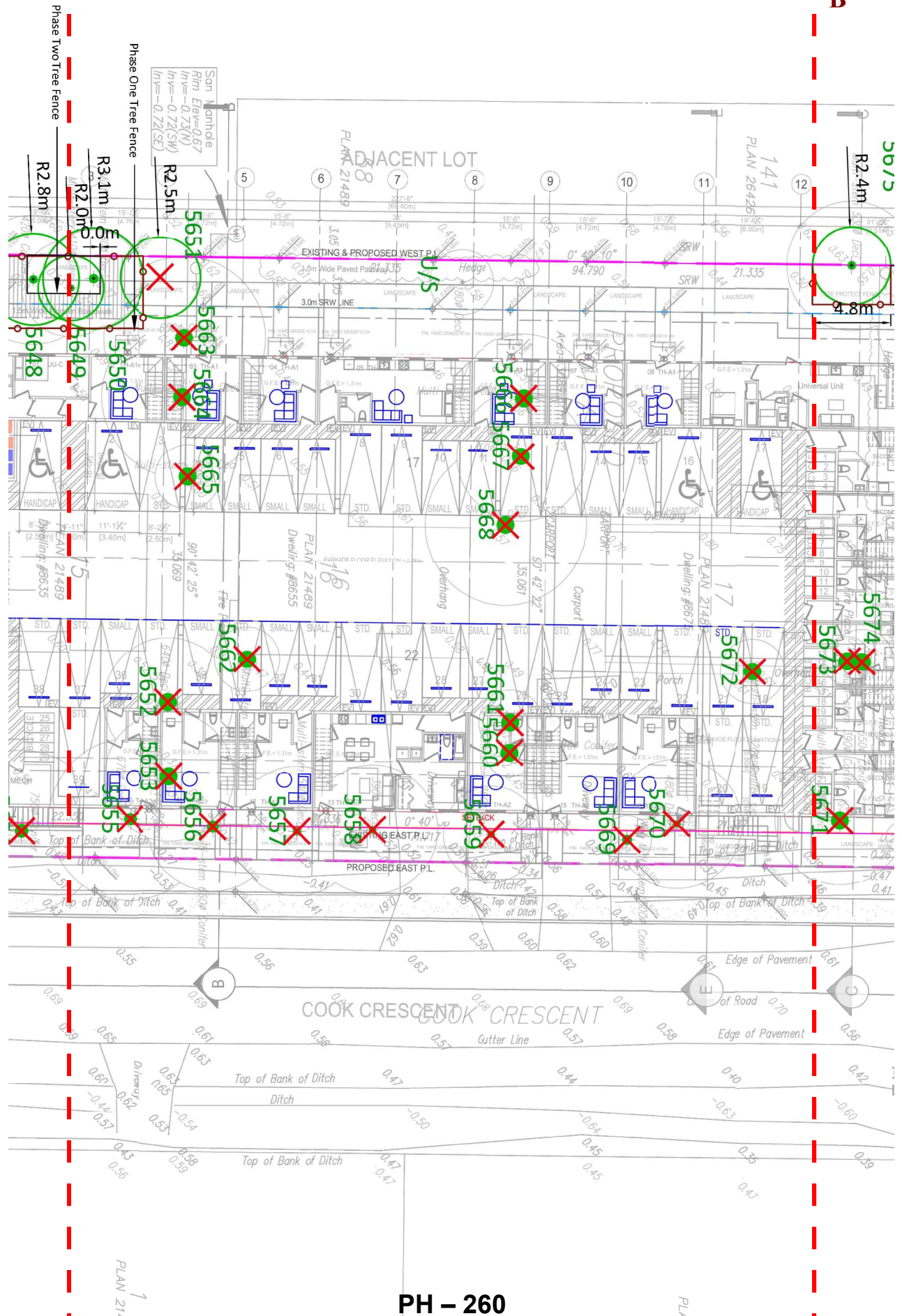
Drawing No: 001
Date: 2023/03/29
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Page Size: TABLOID 11"x17"

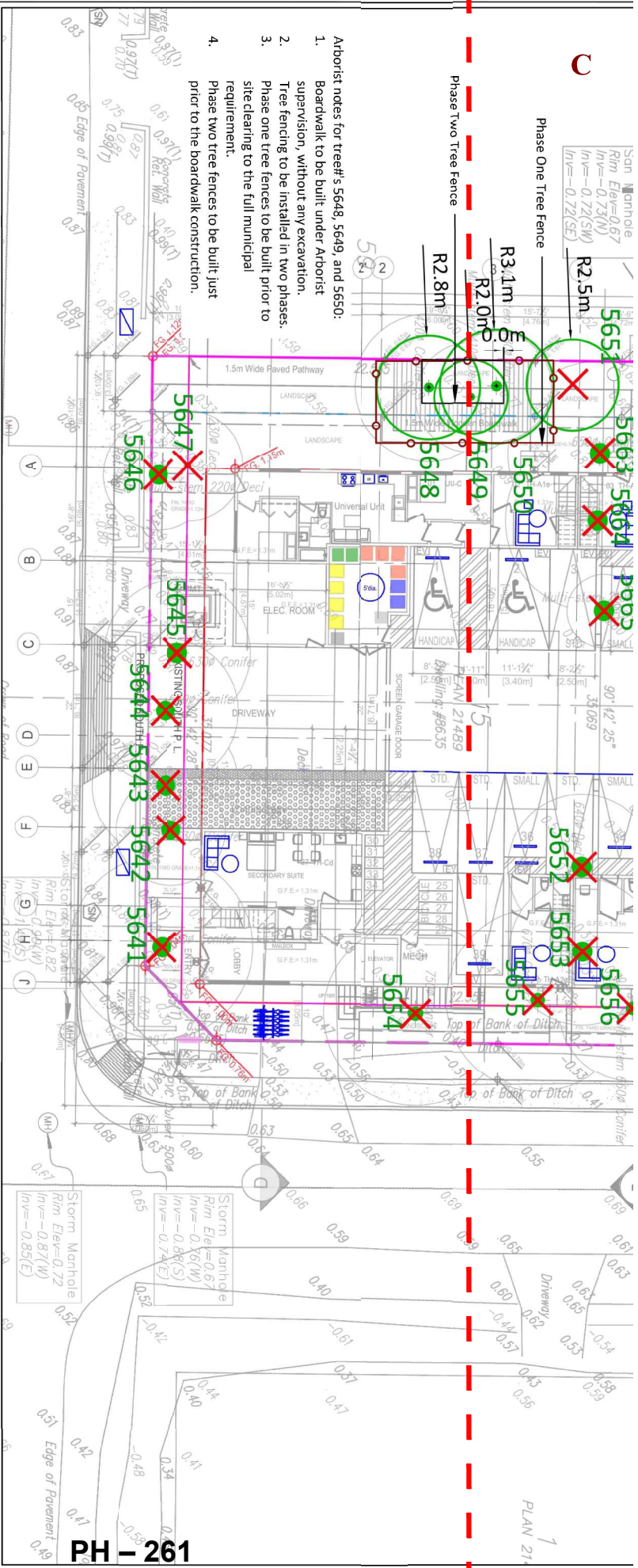
Page #
1 of 1

PH - 258



B





- Arborist notes for tree#s 5648, 5649, and 5650:
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LEGEND

— CRITICAL ROOT ZONE

— TREE PROTECTION ZONE AND FENCING

● SURVEYED TREE TO BE RETAINED

○ UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)

✗ TREE TO BE REMOVED

REFERENCE DRAWINGS

1. Base Survey by: Amray Land Surveying

- NOTES
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
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 4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.



3559 COMMERCIAL STREET
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Page #
1 of 1

8635, 8655, 8675, 8695 Cook Crescent, City of Richmond

Tree Inventory Table					
Tag #	Species Common Name	DBH(cm)	Height (m)	Dripline Radius (m)	Retain/Remove
5641	Douglas- Fir	90	20	7	Remove
5642	Douglas- Fir	40	20	2	Remove
5643	Douglas- Fir	68	20	6	Remove
5644	Douglas- Fir	73	20	6	Remove
5645	Douglas- Fir	75	20	6	Remove
5646	Cherry Laurel	32	3	2	Remove
5647	Silver Maple	23	7	4	Remove
5648	Spruce spp.	43	20	5	Retain
5649	Magnolia	32	6	4	Retain
5650	Japanese Maple	47	6	5	Retain
5651	Willow spp.	38	6	5	Remove
5652	Willow spp.	62	18	5	Remove
5653	English Holly	48	12	3	Remove
5654	Douglas- Fir	71	24	7	Remove
5655	Deodar Cedar	66	24	7	Remove
5656	Western Red Cedar	60	12	6	Remove
5657	Apple spp.	36	6	6	Remove
5658	Cherry spp.	33	6	6	Remove
5659	Apple spp.	34	6	6	Remove
5660	Lawson Cypress	20	8	1	Remove
5661	Lawson Cypress	20	8	1	Remove
5662	Lawson Cypress	20	8	1	Remove
5663	Norway Spruce	64	24	6	Remove
5664	Japanese Maple	33	5	4	Remove
5665	Forsythia	20	5	3	Remove
5666	Tree of Heaven	30	5	3	Remove
5667	Paper Birch	48	20	3	Remove
5668	Plum	43	14	3	Remove
5669	Western Red Cedar	50	9	2	Remove
5970	Apple spp.	36	6	4	Remove
5971	Cherry spp.	53	4	4	Remove
5672	Lawson Cypress	30	9	2	Remove
5673	Lawson Cypress	30	9	2	Remove
5674	Lawson Cypress	30	9	2	Remove
5675	Cherry spp.	37	7	3	Retain
5676	Magnolia	25	4	3	Retain
5677	Black Walnut	24	4	3	Remove
5678	Cherry spp.	49	10	4	Remove
OS1	Western Red Cedar	50	20	6	Retain
OS2	Western Red Cedar	35	20	6	Retain
OS3	Western Red Cedar	35	20	6	Retain
OS4	Western Red Cedar	35	20	6	Retain

March 28, 2023

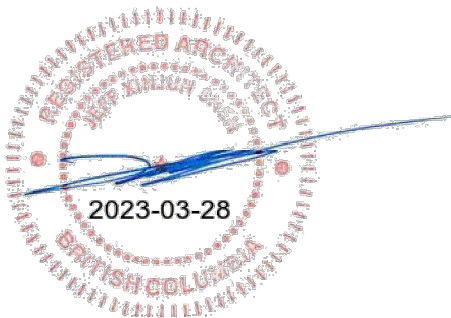
To whom it may concern:

Re: Townhouse Development 8635- 8695 Cook Crescent Richmond BC

As the coordination registered professional, this is to confirm that the applicable energy step code- Step 4 for part 3 building has been considered in the proposed design. Detailed design to be provided at DP and building permit stage to ensure the design meet related requirements.

Sincerely,

Jeff Shen, Architect AIBC, AAA, OAA





Address: 8635, 8655, 8675 and 8695 Cook Crescent

File No.: RZ 22-012904

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10465, the developer is required to complete the following:

1. **(Road Closure)** Council approval of the road closure bylaw for an approximately 213.2 m² (2,294.9 ft²) portion of Spires Road and Cook Crescent. The developer shall be required to enter into a purchase and sale agreement with the City for the developer's purchase of the surplus land, which is to be based on business terms approved by Council. The primary business terms of the purchase and sale agreement will be brought forward for consideration by Council in a separate report from the Director, Real Estate Services. All costs associated with the purchase and sale agreement shall be borne by the developer.
2. **(Subdivision)** Registration of a subdivision plan for the subject site as generally as shown in the sketch plan (Schedule 1) that:
 - a) Consolidates the existing lots with the road surplus.
 - b) Creates a development lot with an approx. area of 3,084.8 m² (33,204 ft²).
 - c) Creates a lot with an approx. area of 218.0 m² (2,346.5 ft²) to be transferred in fee simple to the City (City Lot).The plan is subject to final dimensions established by a BC land surveyor (BCLS) prepared on the basis of the functional road plan completed to the satisfaction of the City. Demolition of the existing dwellings will be required prior to the registration of the subdivision plan.
3. **(City Lot)**
 - a) Transfer of the approx. 218.0 m² (2,346.5 ft²) fee simple lot to the City, free and clear of encumbrances to the satisfaction of the City.
 - b) Sodding the City Lot and fencing off the City Lot, in order to prevent general public access, prior to completion of the subject development;
 - c) Entry into a license or alternative legal agreement, which may include in the City's discretion a Section 219 Covenant in favour of the City, registered on Title providing for:
 - (1) use of the City Lot by strata residents only (i.e., no public access), provided that no buildings, structures, or fixtures are permitted within or on the City Lot;
 - (2) the strata owners' obligation to maintain the City Lot, including a sodded lawn, fencing, and lockable gate, to the satisfaction of the City; and
 - (3) assumption of all liability associated with the City Lot, commencing after adoption of the rezoning bylaw until such time as the City Lot is redeveloped or is consolidated with an adjacent property.
4. **(Pedestrian Linkage)** Granting of an approximately 316.3 m² (3,404 ft²), 10 m wide, statutory right-of-way (SRW) along the entire length of the new north property line for the construction of a pedestrian link.

Language should be included in the SRW document that:

 - The City may require the owners to install signage, or allow the installation of signage, within the SRWs.
 - Utilities under the SRWs may be permitted.
 - No fence is allowed to be installed within or along the SRW except as permitted by the City, or as per the Development Permit. Any fences installed along the west boundary of the SRW must be removed when the other SRWs for access are secured from the adjacent sites to the west.
 - The owners are responsible for all maintenance of improvements, including but not limited to the pathways, landscaping, signage and lighting installed within the SRWs, and are responsible for all liability of SRW areas.

- Any works essential for public access within the required SRW are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and 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.
5. **(Public Walkway)** Granting of an approximately 3.0 m wide statutory right-of-way (SRW) along the entire length of the west property line of the site, except for the area within the pedestrian linkage, with a 1.0 m x 1.0 m corner cut at both ends of the walkway included in the SRW, for the construction of a public walkway.

Language should be included in the SRW document that:

- The City may require the owners to install signage, or allow the installation of signage, within the SRW.
 - Utilities under the SRWs may be permitted.
 - No fence is allowed to be installed within or along the SRW except as permitted by the City, or as per the Development Permit. Any fences installed along the west property line must be removed when the other SRWs for access are secured from the adjacent sites to the west.
 - The owners are responsible for all maintenance of improvements, including but not limited to the pathways, landscaping, signage and lighting installed within the SRW.
 - The owners are responsible for all liability associated with the SRW.
 - Any works essential for public access within the required SRW are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and 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.
6. **(City Centre Impacts)** Registration of a legal agreement on Title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, 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.
7. **(Aircraft Noise)** Registration of an aircraft noise sensitive use covenant on Title.
8. **(Flood Protection)** Registration of a flood indemnity covenant on Title.
9. **(District Energy)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
- a) Unless otherwise directed by the City or City's DEU Service provider, no building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - b) If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building permit will be issued for a building on the subject site unless:
 - i. the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to 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), be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
 - ii. the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a

warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;

- c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
10. **(Secondary Suites)** Registration of a legal agreement on Title to ensure that
- a) No final Building Permit inspection is granted until seven secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 - b) The secondary suites cannot be stratified or otherwise held under separate Title.
11. **(Housing Tenure)** 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.
12. **(Visitor Parking)** Registration of a legal agreement on Title ensuring that:
- a) The number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity.
 - b) Selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited.
 - c) The required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
13. **(Tandem Parking)** Registration of a legal agreement on Title:
- a) Ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
 - b) Prohibiting the conversion of the tandem parking area into habitable space.
14. **(Accessible Parking)** Registration of a legal agreement on Title ensuring that a parking stall, with dimensions and arrangements/configurations in accordance to the accessible space requirements in Richmond Zoning Bylaw 8500, will be assigned to each of the basic universal housing units and convertible units contained within the proposed townhouse development. No accessible parking signage or pavement markings will be required on these parking spaces.
15. **(Bicycle Parking)** Registration of a legal agreement on Title ensuring that:
- a) Conversion of any of the bicycle storage areas/rooms/lockers within the parking structure into habitable space or general storage area is prohibited.
 - b) All of the bicycle parking areas are available for shared common use and for the sole purpose of bicycle storage.
16. **(Arborist's Supervision)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone of the trees to be retained. 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.
17. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
18. **(City Community Planning)** City acceptance of the developer's voluntary contribution in the amount of \$14,504.83 (i.e. \$0.34/ft² of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
19. **(Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$18.00 per buildable square foot (e.g. \$767,902.50) to the City's affordable housing fund.
20. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
- a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$0.99 per buildable square foot	42,661.25 ft ²	\$42,234.64

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
21. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute \$21,750.00 to the City's Tree Compensation Fund for the planting of 29 replacement trees within the City. If additional replacement trees (over and beyond the 37 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution may be reduced in the rate of \$750 per additional replacement trees to be planted on-site.
22. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$50,000.00 for the 37 cm caliper Cherry (specifically tag# 5675), 25 cm calliper Magnolia (specifically tag# 5676), 43 cm calliper Spruce (specifically tag# 5648), 32 cm calliper Magnolia (specifically tag# 5649), and 47 cm calliper Japanese Maple (specifically tag# 5650) trees to be retained. A legal agreement is to accompany the Tree Survival Security to set the terms for its use and release.
23. **(Indoor Amenity)** Contribution of \$72,310.00 in-lieu of on-site indoor amenity space.
24. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
25. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the Engineering, Transportation and Parks works in Schedule 2.
26. **(Public Hearing)** 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 a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete an acoustical and thermal report with recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

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

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

Note:

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

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

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

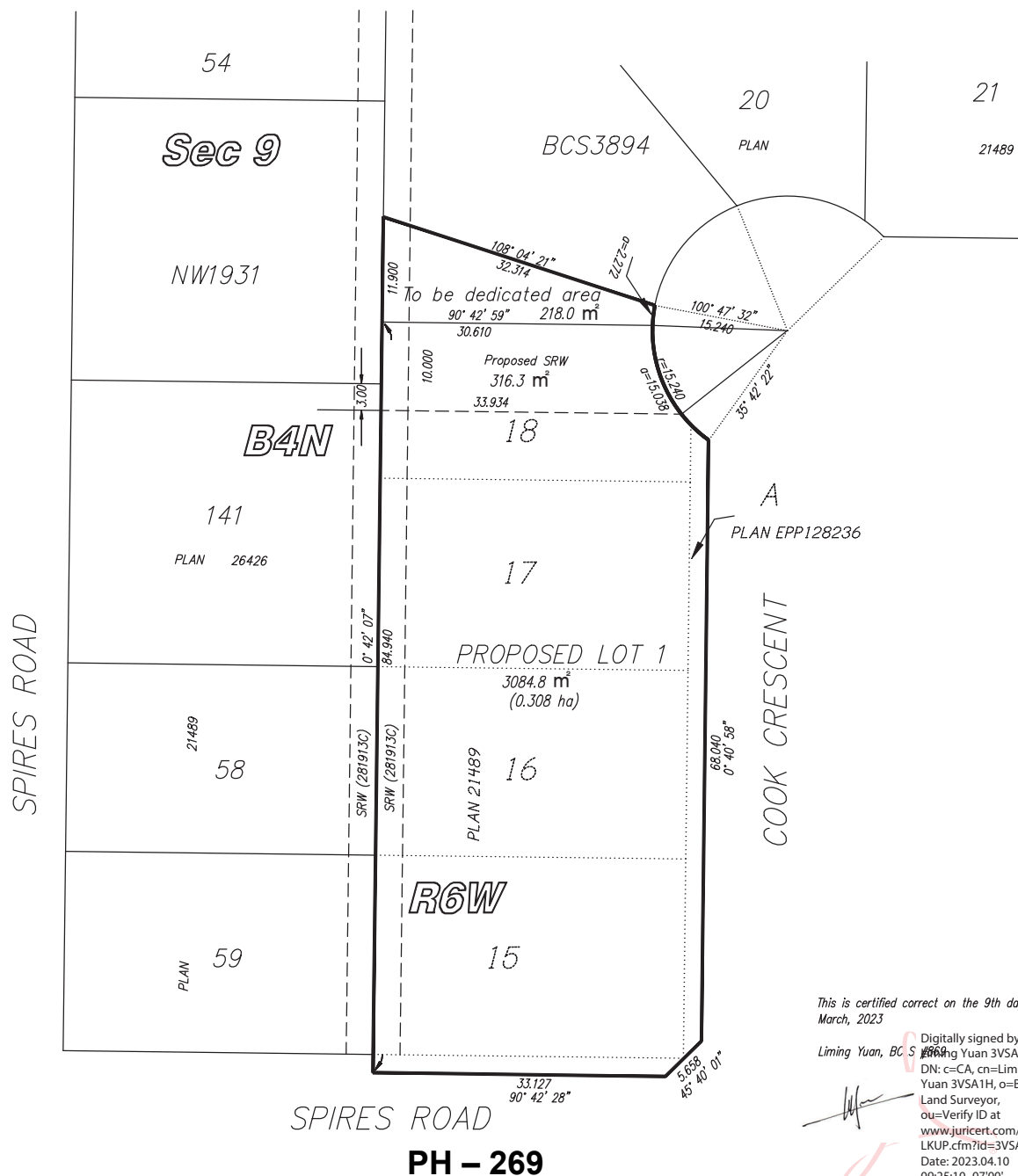
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation,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

Signed

Date

PLAN EPP128237

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500.



Liming Yuan, BC S

Digitally signed by
Liming Yuan 3VSA1H
DN: c=CA, cn=Liming
Yuan 3VSA1H, o=BC
Land Surveyor,
ou=Verify ID at
[www.juricert.com/
LKUP.cfm?id=3VSA1H](http://www.juricert.com/LKUP.cfm?id=3VSA1H)
Date: 2023.04.10
09:25:10 -07'00"

Schedule 2

Servicing Agreement Works

Engineering Servicing Works

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

Water Works:

- 1) Using the OCP Model, there is currently 115 L/s of water available at a 20 psi residual at the Cook Cr frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. The available fire flow is not adequate to service the proposed development. According to the model run under the buildout scenario, there will be 236 l/s of water available at 20 psi residual if the existing 150mm watermain at Cook Cr frontage is upgraded to 200mm diameter.
- 2) 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 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.
 - Upgrade the existing 150mm diameter watermain along Cook Cr frontage to 200mm diameter. Approximate length of required upgrade is 100 meters. The alignment of the required watermain will be determined via the SA design review.
 - Remove the existing 150mm diameter AC watermain along the proposed site's entire Cook Cr frontage when the new watermain is operational.
 - Install one new water service connection off of the proposed 200mm water main along Cook Crescent frontage complete with meter and meter box in a proposed utility right of way. 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 via the servicing agreement process.
 - Provide a fire hydrant at Cook Cr frontage to meet the City's spacing requirements for proposed townhouse developments. Fire department approval is required for all fire hydrant installations, removals, and relocations.
 - Relocate existing fire hydrant, as required, by the proposed frontage improvements and road widening at Cook Cr. Fire department approval is required for all fire hydrant relocations.
- 3) At the developer's cost, the City is to:
 - Cut and cap at main the existing service connection at Cook Cr frontage.
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- 1) At the developer's costs, the Developer is required to:
 - Provide geotechnical report and drawings for the site preparation works including assessment on impact to existing ditches.
 - 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.
 - Upgrade the existing ditches along Cook Crescent frontage to a single storm sewer in the middle of the road. Approximate length of required upgrade is 95 meters. Tie-in to the south shall be to the existing storm sewer at the intersection of Spires Road and Cook Crescent and tie-in to the north shall be to the existing ditches at both sides of Cook Crescent via new headwalls. Alignment and details such as the slope and high point of the new storm sewer shall be determined via the servicing agreement design.

- Subject to Planning and Transportation requirements, install walkway drainage (200mm diameter) along the entire north and west property lines complete with manholes as per Engineering specifications then tie-in to the new storm sewer at Cook Cr via a new manhole.
- 2) At the Developers cost, the City is to:
- Tie-in the proposed storm sewers to the existing drainage system.
 - Cut and cap at main the existing service connection at Spires Road frontage.
 - Install a new storm service connection complete with inspection chamber connecting to the existing storm sewer along Spires Road.

Sanitary Sewer Works:

- 1) At the developer's costs, the Developer is required to:
- Install the ultimate sanitary line at Cook Cr frontage and tie-in via a new manhole to the existing sanitary main at Spires Rd. Pipe sizing shall be determined via capacity analyses in the Servicing Agreement design process. Approximate length of required upgrade is 100 meters. Alignment and details such as the slope and high point of the new sanitary sewer shall be determined via the servicing agreement design.
 - Ensure no soil fill or building encroaches into the existing sanitary rights of ways along the west property line and that the existing 150mm diameter asbestos cement sanitary sewer is protected during any preload/construction phase (the sewer will remain active despite new sanitary works proposed in Cook Crescent).
 - Provide a signed and sealed geotechnical assessment, complete with recommendations to ensure the following conditions are met. The assessment and mitigation recommendations shall be included in the rezoning staff report and the development permit design review.
 - That the City be able to construct, maintain, operate, repair, or remove City utilities/infrastructures (i.e. sanitary main along the west PL) without impact to the onsite works. The building edge shall be set based on the required clearance between the building edge and the existing AC sanitary pipe as recommended by a professional geotechnical engineer.
 - That the on-site works (e.g. soil densification, preload, foundation works, etc.), or the construction/maintenance of the proposed building, not cause damage to the City utilities/infrastructure (i.e. sanitary main along the north PL)
 - That impact of the site preparation works (e.g., soil densification, pre-load, foundation excavation, dewatering, etc.) to the existing infrastructures around the proposed site (i.e. sanitary main along the west PL) are determined by the Geotechnical Engineer. If the existing infrastructures will be significantly impacted, the works required to mitigate the impact or the replacement of the affected existing infrastructures shall be done prior to start of the site preparation works at developer's cost.
 - Pre and post pre-load and construction surveys and CCTV will be required. Any damage to be repaired and any required replacement shall be done at the Developer's sole cost.
 - Ensure that the existing sanitary sewer along the west property line remains operational during any preload and/or construction phase (the sewer will remain active despite new works proposed for Cook Cr). If the existing sanitary line is impacted during site preparation or construction of the proposed development then the developer shall be responsible to make the damaged sanitary system operational during the duration of the onsite works (i.e., temporary bypass via pumping, etc.). The damaged sanitary system shall be replaced at the same alignment through the servicing agreement, at the developer's costs, after completion of the site preparation and/or building construction works.

2) At the developer's costs, the City is to:

- Cut and cap at main all existing connections and remove inspection chambers along the west property lines.
- Install a new sanitary service connection c/w inspection chamber and tie-in to the existing sanitary manhole at Spires Rd frontage.

Frontage Improvements:

1) Developer to coordinate with BC Hydro, Telus and other private communication service providers:

- To provide underground private utility service lines for the proposed development along Spires Road and Cook Crescent frontages, at the Developer's cost. The private utility companies (e.g., BC Hydro, Telus and Shaw) may require right of ways in the proposed site to facilitate transition from the existing rear yard overhead private utility service to an underground service at Spires Road and Cook Crescent frontages. The private utility servicing (i.e., transition from rear yard overhead service to underground service at the fronting streets) shall be coordinated with the private utility companies prior to the proposed development advancing to DP panel. The purpose of this is to ensure that all private utility above ground cabinets that are required to facilitate the transition from rear yard overhead system to underground system at the fronting streets are determined and secured via the Development Permit process.
- To maintain BC Hydro and private communication services to the neighbouring properties that are connected to the existing rear yard overhead system if the rear yard overhead system is going to be removed when the new underground services are provided along the fronting streets.
- To pre-duct for future hydro, telephone and cable utilities along all road frontages at Developer's cost.
- When relocating/modifying any of the existing power poles and/or guy wires within the rear yards.
- To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 2mW X 1.5m (deep)
 - Traffic signal UPS – 1mW X 1m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Complete other frontage improvements as per Transportation's requirements. The existing ditches at Spires Road and Cook Cr frontages are to be filled to accommodate the frontage improvements.
- Remove and dispose offsite the existing retaining walls along proposed site's Spires Rd frontage.
- A geotechnical assessment (complete with recommendations) is required to confirm that the existing road base structures are adequate to support the required road upgrades at Spires Road frontage.

- Review the existing street lighting levels along Cook Cr and Spires Road frontages and upgrade lighting along the development frontages.

General Items:

1) At the developers cost, the Developer is required to:

- Building encroachment and permanent structures such as trees and patios etcetera will not be permitted inside rear yard sanitary SRW. Please note fence along the west property line should be a standard wooden fence
- Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., rear yard sanitary mains, rear yard private utility overhead lines, ditches, etc.) fronting or within the development site and provide mitigation recommendations.
- 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.

Transportation Works:

The Developer is to enter into a Servicing Agreement for the design and construction of the frontage improvements and other Transportation-related works described below. All works are to be completed at the cost of the Developer and to the satisfaction of the City. A functional road plan and Transportation Impact Assessment are required based on the following comments:

A. Frontage Improvements (South Frontage: Spires Road Development Frontage)

1. Frontage improvement

As part of the frontage improvements to be completed by the development along the south side of Spires Road across the street from the subject site, Spires Road will be widened to 8.7 m. The Developer is required to carry out the following frontage improvements between the subject site's south property line and the new edge of pavement along the north side of the widened section of Spires Road in order to complete the ultimate road cross-section (measured from north to south).

- Existing north property line of the road right-of-way.
- 2.05 m wide landscaped boulevard. (The Spires Road right-of-way is planned to be reduced from a width of 20.1 m to 16.0 m. The 2.05 m wide boulevard may become surplus City land and available for disposition).
- 2.0 m wide concrete sidewalk.
- 1.5 m wide landscaped boulevard with street trees.
- 0.15 m wide barrier curb.
- New edge of pavement along the north side of Spires Road.
- 8.7 m widened pavement (to be completed by the development along the south side of Spires Road).

(Note: As part of the Servicing Agreement detailed design process, the Developer is required to carry out any further frontage improvements identified including but not limited to: road pavement transition/road edge treatments, sidewalk/walkway connections, etc.).

2. Sidewalk connections

- a) Connection to the west: The new sidewalk is to be directly connected to the new walkway along the subject site's west property line. A temporary 2.0 m wide sidewalk ramp (maximum 6% grade) is to be placed to the west of the common property line between the subject site and the immediate west neighbouring property. The exact alignment of this temporary sidewalk connection is to be defined as part of the SA detailed design process.
- b) Connection to the east: The new sidewalk is to be directly connected to the new sidewalk along the subject site's east frontage.

3. Existing driveways along the Spires Road site frontage

All existing driveways along the Spires Road site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk per standards described under Section C (1) above.

4. New development driveway

Vehicular site access is to be provided via a new driveway at the Spires Road site frontage. The following design standards are to be followed (refer to R-9-DS for details):

- 6.7 m wide pavement at the property line.
- 0.9 m flares at the curb.
- 45° offsets to meet existing grade of sidewalk/boulevard.
- 2% maximum sidewalk grade.

(Note: The Site Plan is to show the driveway configuration with dimensions).

5. Truck access to on-site loading area

- a) As there are no acceptable provisions for on-site truck loading and turn-around, a separate loading area and truck access, located immediately to the east/west of the proposed driveway, is to be included as part of the frontage improvements.

6. Parks consultation

Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.

7. Engineering consultation

Consult Engineering on lighting and other utility requirements as part of the frontage works. The tree planting works will need to be coordinated with Engineering to ensure there are no conflicts with any above ground or underground utilities.

B. Frontage Improvements (East Frontage: Cook Crescent Development Frontage)

1. Frontage improvement design guidelines

a) CCAP requirements

Per City Centre Area Plan (CCAP), the subject site's fronting section of Cook Crescent is intended to be closed to vehicular traffic for a greenway. However, this road closure is expected to be a long process as it would involve major back-to-back land assemblies, elimination of existing vehicular accesses and the establishment of new consolidated accesses via the north and south sections of Spires Road. In the interim, vehicular access to existing Cook Crescent fronting properties must be maintained. The frontage improvements noted below, therefore, are aimed at maintaining full vehicular access to existing Cook Crescent fronting sites and yet have the flexibility of permitting future road closure for greenway implementation.

b) Differential road sections

The subject site's fronting section of Cook Crescent has two road alignments, i.e. a "tangent" section (8635/8655/8675 Cook Crescent) and a semi cul-de-sac "curve" section (8695 Cook Crescent). The frontage improvements for the two road sections serve varying purposes. The comments on frontage improvements along the subject site's east frontage are therefore provided separately for the "tangent" and "curve" sections.

c) Road right-of-way encroachment

The proposed site layout is shown to encroach significantly into the existing road right-of-way. This encroachment would affect vehicular traffic within the semi cul-de-sac area particularly southbound movements. The site layout and frontage improvements must therefore be revised to avoid such encroachment.

2. Frontage improvements ("tangent" section: 8635/8655/8675 Cook Crescent)

a) Frontage improvements

The frontage improvements are to include road widening from centerline of the existing road and various behind-the-curb frontage improvements. The following are frontage improvements to be completed by the Developer along the "tangent" section of the subject site's Cook Crescent frontage (measured west to east).

- Existing west property line of the road right-of-way.
- 2.05 m wide landscaped boulevard. (The Cook Crescent road right-of-way is planned to be reduced from a width of 20.1 m to 16.0 m. The 2.05 m wide boulevard may become surplus City land and available for disposition).
- 2.0 m wide concrete sidewalk. (This sidewalk is to be connected directly to the new sidewalk and the new walkway along the subject site's south and north frontages respectively).
- 1.5 m wide landscaped boulevard with street trees.
- 0.15 m wide barrier curb.
- Road widening to achieve a pavement width of 4.35 m measured from the existing centerline of Cook Crescent and the new 0.15 m wide curb.

(Note: As part of the Servicing Agreement detailed design process, the Developer is required to carry out any further frontage improvements identified including but not limited to: road pavement transition/road edge treatments, sidewalk/walkway connections, etc.).

b) Existing driveways along the Cook Crescent site frontage

All existing driveways along the Cook Crescent site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk.

c) New development driveways

New driveways are not permitted along the subject site's 8635/8655/8675 Cook Crescent frontage.

3. Frontage improvements ("curve" section: 8695 Cook Crescent)

a) Frontage improvements

The frontage improvements are to include road widening and various behind-the-curb frontage improvements. The following are frontage improvements to be completed by the Developer along the "curve" section of the subject site's Cook Crescent frontage (measured from west to east).

- Existing west property line of the road right-of-way. (There is no excess road right-of-way available for disposition).
- Area between existing west road right-of-way and new road curb:
 - Measuring from the new north property line of the subject site to the north, a minimum 3.0 m wide concrete walkway is required for foot access to the site. A wheelchair ramp is required at the curb (refer to R-12-SD adjusted for concave road curve applications). (Note: Per Parks' requirements, a 10 m wide greenway is required across the subject site's new north property line).
 - For the remaining road frontage of 8695 Cook Crescent, provide a landscaped boulevard.
- Road widening (with curb/gutter) to match the extent of widened pavement along the "tangent" section of Cook Crescent to the south.

(Note: As part of the Servicing Agreement detailed design process, the Developer is required to carry out any further frontage improvements identified including but not limited to: road pavement transition/road edge treatments, sidewalk/walkway connections, etc.).

b) Existing driveways along the Cook Crescent site frontage

All existing driveways along the Cook Crescent site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk.

c) New development driveways

New driveways are not permitted along the subject site's 8695 Cook Crescent frontage.

C. Frontage Improvements (Spires Road/Cook Crescent Intersection)

The road works at the northwest corner of the Spires Road/Cook Crescent intersection are to include:

1. Intersection widening

Complete the pavement widening and curb/gutter works around the northwest corner of the intersection to meet the new pavement and curb/gutter to the west and north.

2. Curve return radius

The intersection corner curb return radius is to be set at 5.5 m. The final design corner curb return radius is to be determined through the road functional plan exercise taking into consideration emergency vehicle and truck turning movements.

3. Accessibility

A wheelchair ramp at the northwest corner of the intersection is to be provided (refer to R-12-SD).

D. Frontage Improvements (North Frontage)

1. Determination of new north property line of the subject site

- a) The Developer is to identify the ultimate alignment of the east-west greenway across the subject site's north frontage.
- b) The southern boundary of the greenway is to be set at 3.0 m south of the common property line between 8000/8020 and 8960 Spires Road.
- c) The northern boundary of the 10 m wide greenway will form the subject site's new north property line.
- d) The area between the new property line and the existing north property of 8695 Cook Crescent is to be made part of the dedication requirements.

2. Greenway design

According to the CCAP, a greenway is outlined in the Spires Road neighbourhood along the existing east-west section of Cook Crescent. The following is a summary of the directions on the greenway design provided by Parks (consult Parks for detailed comments):

- a) This greenway is to have a minimum width of 10 m for fire access, a multi-use path, recreational amenities, furnishings and landscaping. From south to north:
 - 1.35 m wide landscaped strip.
 - 4.0 m wide walkway.
 - For the open area between the walkway and the new north property line and between the new north property line to the existing north property line of 8695 Cook Cres, consult with Parks/Engineering to determine the interim surface treatments of this space, i.e. gravel and grass.
- b) The design is to meet the requirements for fire and emergency vehicle access, e.g. minimum width for access, paving materials and standards, removable/lockable bollards/gates at both ends of the path, allowance for tree canopy overhanging, requirement for lighting, sightline clearance at both ends and accessible street crossing.

3. Other function of the greenway

The greenway is also intended for providing foot access to the units placed along the subject site's new north property line. The greenway design must therefore include the provisions for foot access to those units.

E. Frontage Improvements (West Frontage)

1. Requirements

Across the subject site's entire west frontage, a 3.0 m wide SRW is required for the construction of a concrete walkway.

2. Functions of the walkway

The functions of this walkway are: provide foot access to the units along the subject site's west property line; and serve as a pedestrian connection to the new east-west sidewalk to the south and the greenway to the north.

3. Design considerations

- 3.0 m width.
- A minimum 1.0 m x 1.0 m corner at both ends of the walkway are required for sightline reasons and for ease of pedestrian passage including persons using wheelchair/scooter.
- A 1.5 m wide walkway to provide foot access to the subject site's west facing units.
- At the south end of the walkway (subject site's south property line), removable/lockable bollards are required to prevent general vehicular entries. Two bollards are required with a 1.8 m wide opening in the middle for wheelchair/scooter passages.

Parks Servicing Works

1. The Developer is to enter into a Servicing Agreement for the design and construction of the proposed publicly accessible greenway/pedestrian linkage along the north property line of the development.

All works are to be completed at the cost of the Developer and to the satisfaction of the City.

Detailed design are required based on the following comments:

- A 10 m wide SRW.

- A 1.35m planting strip with trees along the southern edge of the 10 m wide SRW.
 - A 4m wide paved pathway that continues to the curb and interrupts the sidewalk.
 - A 4.65m wide planting strip with trees.
 - Furnishings such as benches and a trellis to be provided.
 - Irrigation that is supplied by the onsite water service to be provided.
 - Maintenance of the green link, other than the trees, which will be maintained by the City, to be the responsibility of the owner/strata.
 - The green link will connect and transition to a 20 meter wide linear park to the east in the future as parcels fronting the linear park are redeveloped. The design of the green link to respond and coordinate with the future linear park.
 - All landscape elements along the green link that service the private property such as privacy fences and hedges are to be located on private property. Pathways that connect to the greenway are permissible. Maintenance and liability associated with the connecting pathways is the responsibility of the owner/strata.
 - Details of the frontages and green link to be determined and reviewed via the servicing agreement process.
2. Cook Crescent Frontage to include:
 - A 1.5m wide lawn boulevard with street trees.
 - A 2m wide concrete sidewalk.
 3. Spires Road Frontage to include:
 - A 1.5m wide lawn boulevard with street trees.
 - A 2m wide concrete sidewalk.
 4. Both frontages are to connect to and transition to the existing adjacent frontages.
 5. The boulevards in the new frontages are to include irrigation that is supplied by the onsite water service.
 6. The following site preparation and maintenance works for the City Lot located to the north of the subject site must be included in the scope of the Servicing Agreement for the subject development:
 - Preparation of growing medium and lawn to follow the City of Richmond Supplemental Specifications and Detailed Drawings. For items not covered by this document, the current edition of the Canadian Landscape Standard to be used as a guide for minimum requirements.
 - Ensure that the site is draining prior to placement of growing medium.
 - Provide temporary irrigation tied to the onsite water supply. The irrigation is to be disconnected upon transfer of title to the next owner. This should be considered in the irrigation design.
 - Provide a 4'-0" height fence along the south edge of the parcel to prevent access. A lockable gate to be provided for maintenance purposes. The design of the fence and gate to be developed and reviewed as part of the SA process.
 - Site to be maintained to Level 3 - Moderate as outlined in the current edition of the Canadian Landscape Standard.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10465 (RZ 22-012904)
8635, 8655, 8675, 8695 Cook Crescent, and the Surplus Portion of the
Spires Road and Cook Crescent Road Allowance**

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

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

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT103	\$18.00"

- b. Inserting as Section 17.103 thereof the following:

**17.103 Town Housing (ZT103) – Parking Structure Townhouses
(Spires Road – Cook Crescent)**

17.103.1 Purpose

The **zone** provides for high **density town housing** with a parking **structure** and other compatible **uses** in the Spires Road Area adjacent to a greenway.

17.103.2 Permitted Uses

- child care
- housing, town

Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- home-based business
- secondary suite

17.103.3 Permitted Density

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a **site** area of 3,302.8 m².
2. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

3. Notwithstanding Section 17.103.3.1, the reference to “0.6” is increased to a higher **density** of “1.2” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZT103 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Notwithstanding Section 4.2.2 and Section 4.4.1 of this bylaw, the following items are not included in the calculation of maximum **floor area ratio** for **town housing**:
 - a) **enclosed parking** within a **building** or **structure** located on **site**;
 - b) bicycle, loading, garbage and recycling facilities located within an **enclosed parking** area;
 - c) common mechanical, heating, ventilation, electrical, telephone and air conditioning service rooms that are not intended as **habitable space** and located within an **enclosed parking** area;
 - d) common stairwells and common elevator shafts; however, the ground level of common stairwells and common elevator shafts are included in the calculation of maximum **floor area ratio** for **town housing**;
 - e) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and are never enclosed;
 - f) an area of up to 10 m² per **principal dwelling unit** used exclusively for staircase purposes; and
 - g) an area of up to 10 m² per **principal dwelling unit** on the highest **storey** of a **principal dwelling unit** that is open to the staircase area below.
5. Notwithstanding Section 4.4.2 of this bylaw, any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**.

17.103.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. The maximum **lot coverage** is 75% for **buildings, structures** and **non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

17.103.5 Yards & Setbacks

1. The minimum **front yard, exterior side yard** or **road setback** is 3.0 m.
2. The minimum **interior side yard** is 6.0 m.

3. The minimum **rear yard** is 12.5 m.
4. Notwithstanding Section 4.9 of this bylaw, the following projections shall be permitted in this **zone** and are subject to the *Building Code*:
 - a) portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** or public **walkway** may project into the **yards** and **setbacks** a distance of not more than 0.6 m;
 - b) **balconies**, **bay windows**, **porches** may project into the **yards** and **setbacks** a distance of not more than 0.6 m; and
 - c) entry stairs may project into the **road setback** a distance of not more than 2.0 m.

17.103.6 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.103.7 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements for **subdivision**.
2. The minimum **lot area** for **development** is 3,084.8 m².

17.103.8 Landscaping & Screening

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

17.103.9 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
2. Notwithstanding Section 7.5.6 and Section 7.5.6A,
 - a) where residents of a **principal dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space**, and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle; and
 - b) a maximum of 50% of the required resident **parking spaces** may be provided in a **tandem arrangement**.

17.103.10 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"TOWN HOUSING (ZT103) – PARKING STRUCTURE TOWNHOUSES (SPIRES ROAD – COOK CRESCENT)"**.
3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10465"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAY 23 2023

CITY OF RICHMOND
APPROVED by EL
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



Regular Council
Tuesday, May 23, 2023

12. APPLICATION BY TOPSTREAM MANAGEMENT LTD. FOR REZONING AT 8635, 8655, 8675 AND 8695 COOK CRESCENT, AND THE SURPLUS PORTION OF THE SPIRES ROAD AND COOK CRESCENT ROAD ALLOWANCE FROM “SINGLE DETACHED (RS1/E)” ZONE TO “TOWN HOUSING (ZT103) – PARKING STRUCTURE TOWNHOUSES (SPIRES ROAD – COOK CRESCENT)” ZONE

(File Ref. No. 12-8060-20-010465, RZ 22-012904) (REDMS No. 7202740, 7220495, 7197758)

R23/10-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10465, to create the “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)” zone, and rezone 8635, 8655, 8675 and 8695 Cook Crescent, and the surplus portion of the Spires Road and Cook Crescent road allowance from “Single Detached (RS1/E)” zone to “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)” zone, be introduced and given first reading.

The question on the motion was not called as discussion took place on (i) the need for increased density in the area, (ii) affordable housing, (iii) the necessity for various forms of housing, and (iv) the importance of tree retention.

Further discussion took place on the application meeting the former land use designation for high density townhouse units in keeping with Council Policy, and the development containing 27 townhouse units ranging in sizes from 655 square feet to 3200 square feet.

The question on the motion was then called and it was **CARRIED** with Cllrs. Day, Gillanders, and Wolfe opposed.