



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

Monday, July 20, 2020 – 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 10109 (RZ 18-825323)**
(File Ref. No. 12-8060-20-010109; RZ 18-825323) (REDMS No. 5981494 v.4)

PH-4

[See Page PH-4 for full report](#)

Location: 6560 Granville Avenue

Applicant: CDS-Chen Design Studio Ltd.

Purpose: To rezone the subject property 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 a secondary suite and vehicle access from the rear lane.

First Reading: June 8, 2020

Order of Business:

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

Page

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10109.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10173 (RZ 18-824503)**

(File Ref. No. 12-8060-20-010173; RZ 18-824503) (REDMS No. 6436354 v.3)

PH-23

See Page PH-23 for full report

Location: 8231 and 8251 Williams Road

Applicant: Zhao XD Architect Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, in order to permit the development of ten townhouse units with vehicle access from the adjacent development to the east.

First Reading: June 8, 2020

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10173.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10189 (ZT 19-872212)**

(File Ref. No. 12-8060-20-010189; ZT 19-872212) (REDMS No. 6466184 v.3)

PH-54

See Page PH-54 for full report

Location: 3399 Corvette Way and 3311 and 3331 No. 3 Road

Applicant: Yuanheng Seaside Developments Ltd. / Yuanheng Seaview Developments Ltd.

Page

- Purpose:**
- 1) To amend the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” zone, a site-specific zone applicable only to the three subject lots, to:
 - a) Increase the maximum number of permitted dwelling units from 850 to 941 (without any increase in total residential floor area); and
 - b) Relocate 964 m² (10,371 ft²) of permitted (unbuilt) floor area from the development’s first phase at 3331 No. 3 Road to its second phase at 3311 No. 3 Road and third phase at 3399 Corvette Way.
 - 2) To revise the terms of the voluntary developer community amenity contribution secured through the original rezoning of 3399 Corvette Way and 3311 and 3331 No. 3 Road (RZ 12-603040) to permit the completion of the proposed City Centre North Community Centre, at 3311 No. 3 Road, to be deferred from December 31, 2021 to December 31, 2023.

First Reading: June 22, 2020

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10189.

☐

ADJOURNMENT

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City of Richmond

Report to Committee

To: General Purposes Committee

Date: May 19, 2020

From: Wayne Craig
Director, Development

File: RZ 18-825323

Re: Application by CDS-Chen Design Studio Ltd. for Rezoning at
6560 Granville Avenue from the "Single Detached (RS1/E)" Zone to the "Compact
Single Detached (RC2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10109, for the rezoning of
6560 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Compact Single
Detached (RC2)" zone, be introduced and given first reading.

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

WC:na
Att. 6

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

Staff Report

Origin

CDS-Chen Design Studio Ltd. has applied to the City of Richmond for permission to rezone 6560 Granville Avenue 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 (Attachment 1). The proposed subdivision is shown in Attachment 2. The proposed site plan is shown in Attachment 3.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing owner-occupied single-family dwelling on the subject property, which would be demolished. The applicant has confirmed that there are no existing secondary suites in the dwelling.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)”, fronting Granville Crescent.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/B)”, fronting Livingstone Place.

To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, fronting Granville Avenue.

To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, fronting Granville Avenue.

Related Policies & Studies

Official Community Plan/Blundell Area Plan

The subject property is located in the Blundell planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). This designation provides for a range of housing including single-family and townhouses. The proposed rezoning and subdivision is 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 and ensuing development are 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% 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 placement of the rezoning sign on the property.

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

Analysis

Existing Legal Encumbrances

There is an existing 1.5 m wide Statutory Right-of-Way (SRW) along the rear portion of the property for the sanitary sewer, which will not be impacted by the proposed rezoning or subdivision. The applicant is aware that encroachment into the SRW area is not permitted.

Transportation and Site Access

Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 restricts vehicle access to properties designated arterial roads to the rear lane only. Vehicle access is proposed from the rear lane via separate driveways to each new lot, consistent with this Bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development in the form of a Tree Management Plan (Attachment 5). The Arborist Report assesses four bylaw-sized trees and two undersized trees on the subject property, and two trees on the neighbouring property to the east for a total of eight trees.

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

- One Cypress tree (Tree# 52, multi-stem 48 cm dbh) and one Rubinia tree (Tree# 57, multi-stem 34 cm dbh) located on the development site are either dead, dying (sparse canopy foliage), infected with Fungal Blight 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.
- Two Cypress trees (Tree# 53, multi-stem 54 cm dbh; Tree# 54, 43 cm dbh) located on the subject property are in fair to good condition. Tree# 53 is just outside of the allowable building envelope and Tree# 54 is located outside the proposed building envelope. In order to protect both trees as per the Tree Protection Bylaw 8057, trees will require a minimum of 4 m of tree protection area from the base of the stems for successful retention. To ensure this retention is successful, the front yard setback needs to be significantly increased from 6.0 m to 8.6 m. This then triggers the need to provide a house with an attached garage on Lot B due to the shift of the building footprint to the rear to accommodate the front yard trees. In order to comply with zoning requirements for an attached garage a separate Development Variance Permit will be required to enable a reduced rear yard setback from 6.0 m to 1.73 m allowing an attached garage in the rear yard and tree protection in the front yard. The relocation of private outdoor space to the front yard will also require a variance as an attached garage and secondary suite parking would limit the availability of space in the rear yard.
- Two undersized trees, one Pear (Tree# 55), and one Plum (Tree# 56), located on the development site and along the rear property line are in fair to poor condition. With existing stem defects, structural damage, poor quality pruning, and conflict with the proposed driveway access and new sanitary connections, these trees are not good candidates for retention and should be removed.
- One Cedar tree (Tree# A, 43 cm dbh) and one Fir tree (Tree# B, 62 cm dbh) located on the neighbouring property to the east are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The City's Parks Department has reviewed the Arborist's Report and supports the Arborist's findings, with the following comment:

- One hedge along Granville Avenue (not tagged on the Tree Management Plan) located on City property is in good health and condition, but will be in conflict with the construction and restrict pedestrian access to the front entrance of the second lot. Its removal is authorized and no compensation is required. The hedge is also to be removed in accordance with the Arterial Road Policy, which does not permit continuous hedges in the front yard for CPTED purposes.

Tree Replacement

The applicant wishes to remove two bylaw-sized on-site trees (Tree# 52, 57) and two undersized trees (Tree #55, 56). The 2:1 replacement ratio for bylaw sized trees would require a total of four replacement trees. The applicant has agreed to plant two replacement trees on each lot proposed in addition to one more new tree in Lot A, for a total of five trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
1	6 cm	3.5 m
2	8 cm	4 m
2	9 cm	5 m

Tree Protection

Two trees (Tree# 53, 54) on the subject property and two trees (Tree# A, B) on the eastern neighbouring 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 development stage (Attachment 5). 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 final adoption of the rezoning bylaw, submission of a \$20,000 Tree Survival Security based on the sizes of the bylaw-sized trees on the subject property to be retained (Tree# 53, 54).
- 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.

Variances Requested

The proposed development is generally in compliance with the “Compact Single Detached (RC2)” zone in Richmond Zoning Bylaw 8500. However, in order to provide a 4 m tree protection fencing area around Tree# 53 and Tree# 54, an increased front yard setback is required. This would result in a shifted building footprint towards the rear which then in turn impacts the rear yard setback to the garage as well as the provision of private outdoor space. If building separation between the house and the garage was available and compliant with “Compact Single Detached (RC2)” zoning, the rear yard setback would be a minimum of 1.2 m. By reducing the rear yard setback requirement of 6.0 m to 1.73 m, an attached garage can be provided, the front yard trees can be protected, and the 1.5 m wide SRW for City Utilities along the rear lot line respected. With the building footprint on Lot B shifted towards the rear, tree protection and secondary suite parking requirements, the private outdoor space will need to be included in the front yard instead of the rear yard. Therefore, a variance will be required to amend the regulation of a minimum of 20 m² of private outdoor space on the lot outside of the front yard.

The applicant is requesting two variances to reduce the minimum rear yard setback in Lot B from 6.0 m to 1.73 m for a one storey garage to be attached to a proposed single-family dwelling zoned “Compact Single Detached (RC2)”, and to allow the minimum 20 m² of private outdoor space to be provided in the front yard on Lot B.

Staff support the requested variance as the Arterial Road Guidelines for Compact Lot Development in the OCP encourage retaining existing trees wherever possible, particularly if the trees are in the front yard. The requested variances will enable successful retention of the tree and further use of the front yard space. The variances will be considered through a Development Variance Permit (DVP) process which would follow the adoption of the rezoning bylaw. Subdivision approval is required prior to DVP issuance as the variances are requested for Lot B only.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite in both dwellings to be constructed on Lot A and Lot B. Parking for both secondary suites will be accessed by the lane, adjacent to each garage. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until the secondary suite on Lot A and Lot B is constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw. The secondary suites on Lot A and Lot B will comprise a one bedroom suite proposed to be 33.1 m² (356 ft²) in size.

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 6. Frontage improvements include, but may not be limited to, the following:

- Construction of a new 1.5 m wide concrete sidewalk next to the new property line, and a new 2.0 m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of No. 2 Road. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the west and east of the subject site.
- Removal of the existing driveway letdowns and replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described above.
- Renewal of the existing bike lane road markings north of the subject development site.
- Lane upgrades to the City's standard cross-section R-6-DS, including full-width repaving and new rollover curb and gutter along both the north and south edge of pavement.

At the Subdivision stage, the applicant is also required to pay 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 frontage improvements as described in Attachment 6.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone 6560 Granville Avenue 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 with vehicle access from the rear lane.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site, with the exception of requested variances to the rear yard setback outdoor private space on Lot B which will be addressed through a subsequent Development Variance Permit process.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10109 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

Attachments:

Attachment 1: Location Map and Aerial Photo

Attachment 2: Proposed Subdivision Plan

Attachment 3: Proposed Site Plan

Attachment 4: Development Application Data Sheet

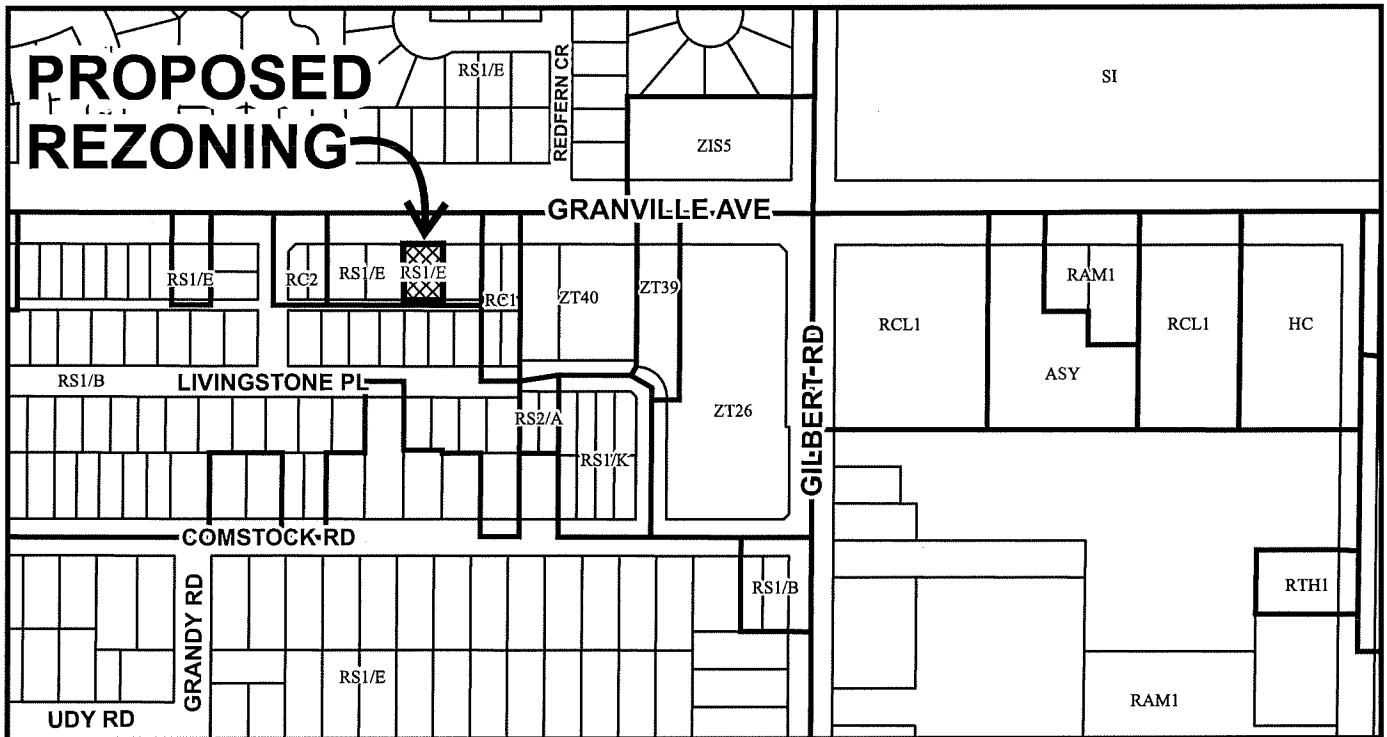
Attachment 5: Tree Retention Plan

Attachment 6: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 18-825323

Original Date: 06/19/18

Revision Date:

Note: Dimensions are in METRES



City of Richmond

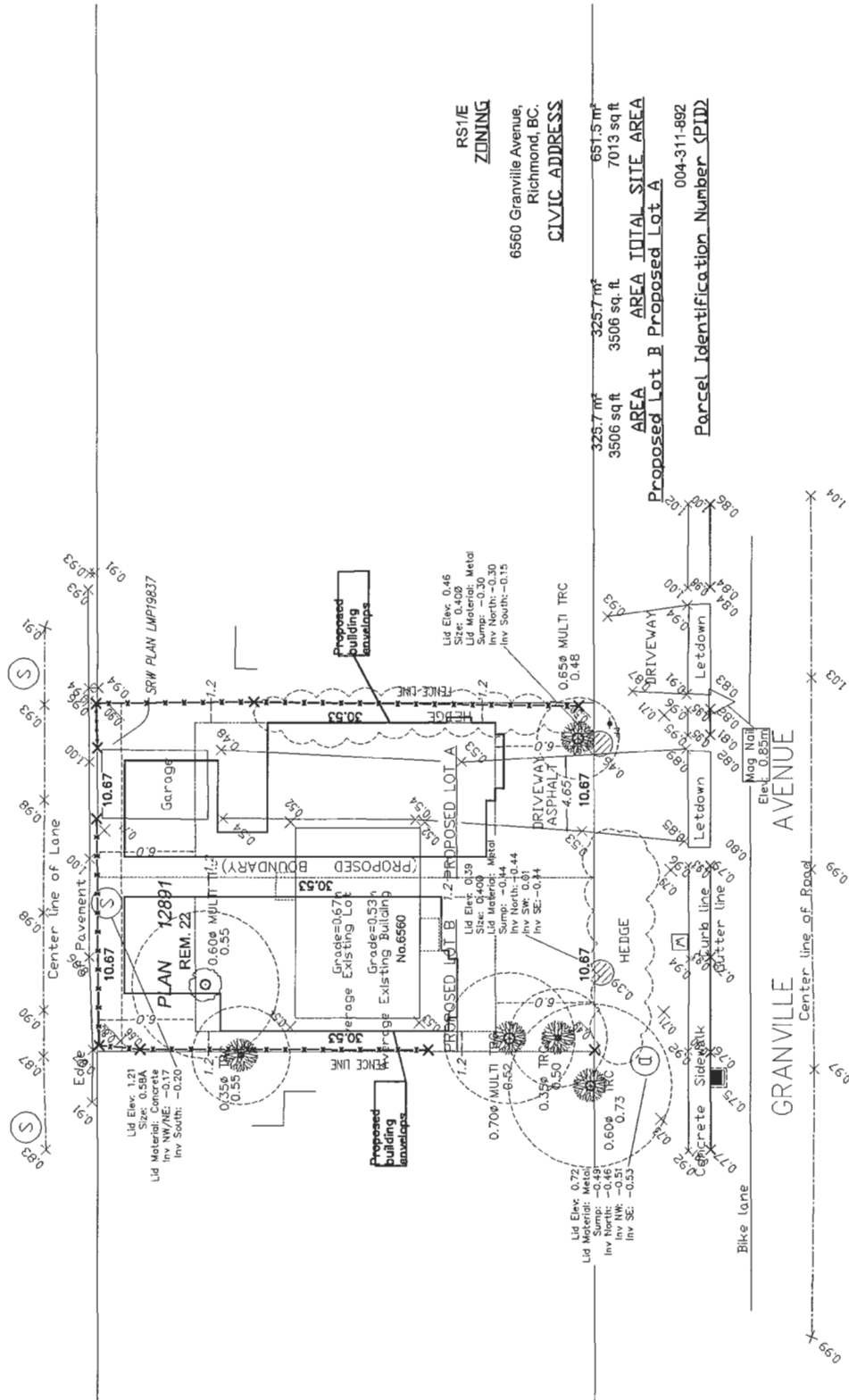


RZ 18-825323

Original Date: 06/19/18

Revision Date:

Note: Dimensions are in METRES



RS1/E
ZONING

6560 Granville Avenue,
Richmond, BC.

CIVIC ADDRESS

325.7 m² 325.7 m² 651.5 m²
3506 sq ft 3506 sq ft 7013 sq ft

AREA TOTAL SITE AREA
Proposed Lot B Proposed Lot A

Parcel Identification Number (PID)
004-311-892

LOT 22, EXCEPT : PART SUBDIVIDED BY PLAN
LMP19836, SECTION 18, BLOCK 4 NORTH, RANGE 6
WEST, NEW WESTMINSTER DISTRICT, PLAN 12891

FLAT LOT, UNABLE TO CONTOUR
(Lot dimensions and areas subject to
change after final subdivision survey)

BUILDING INFORMATION DATA

LEGAL DESCRIPTION:
LOT 22, EXCEPT : PART SUBDIVIDED BY PLAN LUP19836, SECTION 18,
BLOCK 6 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 12691
Civic ADDRESS: #6560 GRANVILLE AVE. RICHMOND, B.C.
F.I.D. 004-311-892

EXISTING ZONE: RS1/E	70:2.0 SF	(651.5 S/A)
PROPOSED ZONE: RC2	LOT A: 3506 SF	(325.7 S/A)
	LOT B: 3506 SF	(325.7 S/A)
EXISTING LOT AREA:		
PROPOSED LOT AREA:		



RZ 18-825323

Attachment 4

Address: 6560 Granville Avenue

Applicant: CDS-Chen Design Studio Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Ben Zhen Chen	To be determined
Site Size (m²):	651.5 m ² (7,012.0 ft ²)	Lot A: 325.7 m ² (3,505.8 ft ²) Lot B: 325.7 m ² (3,505.8 ft ²)
Land Uses:	One single-family dwelling	Two single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.60 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):*	Max. 195.4 m ² (2,103.6 ft ²)	Max. 195.4 m ² (2,103.6 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:	Min. 270 m ²	325.7 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10.67 m Depth: 30.53 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 6.0 m	Front: Min. 6.0 m Side: Min. 1.2 m Lot A Rear: Min. 6.0 m Lot B Rear: Min. 1.73 m	Variance requested for Lot B only
Setbacks for Attached and Detached Garage Homes (m):	Attached: Min. 6.0 m	1.73 m	Variance
	Detached: Min. 1.2 m	1.73 m	none
Height (m):	Max. 2 ½ Storeys (9.0 m)	8.99 m	none
Private Outdoor Space (m ²):	Min. 20 m ² (min. 3.0 width and depth) provided on the lot outside front yard	Min. 20 m ² in the front yard	Variance on Lot B only

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.

5981494



Suite #460
130 - 1959 1
Surrey, B.C.
V4A 0C4

Tree Management Plan

Project Address: 6560 Granville Avenue
Richmond, B.C.

- Note:** For legibility, where trees are densely clustered and are recommended for removal, the crown drip-line is not shown.

ATTACHMENT 5





Address: 6560 Granville Avenue

File No.: RZ 18-825323

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10109, 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, 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 five required replacement trees (three on Lot A, two on Lot B) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	6 cm		3.5 m
2	8 cm		4 m
2	9 cm		5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$20,000 for two on-site trees (Trees #53, 54) to be retained. The applicant is required to provide a post-construction impact report upon completion of all construction activities on-site, at which time the City may return all or a portion of the Tree Survival Security. The remainder may be held for a one year monitoring period, to ensure that the tree survives. The City may transfer the remaining security to the City's Tree Compensation Fund if the tree is not successfully retained.
4. Registration of a flood indemnity covenant on title.
5. The submission and processing of a Development Variance Permit* for Lot B completed to a level deemed acceptable by the Director of Development.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted for Lot A or Lot B until a secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to a 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. Payment of property taxes up to the current year, Development Cost Charges (City, Metro Vancouver, & TransLink), School Site Acquisition Charges, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, if applicable.

2. 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 183 L/s of water available at a 20 psi residual at the Granville Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b. At 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.
- c. At Developer's cost, the City will:
 - Cut and cap the existing 20mm diameter water connection.
 - Install two new 25mm water service connection complete with water meters, one for each lot, at the Granville Avenue frontage.

Storm Sewer Works:

- a. At Developer's cost, the Developer is required to:
 - Confirm the capacity and condition (via video inspection) of the existing storm service connection at the Granville Avenue frontage. If the existing connection is adequate to serve the proposed development, at the City's digression, the existing connection may be retained to serve the proposed development. If the existing connection is not adequate to serve the proposed development, the existing connection shall be replaced by the City at the developer's cost.
- b. At Developer's cost, the City will:
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a. At Developer's cost, the Developer is required to:
 - Confirm the capacity and condition (via video inspection) of the existing sanitary service connection at the Granville Avenue frontage. If the existing connection is adequate to serve the proposed development, at the City's digression, the existing connection may be retained to serve the proposed development. If the existing connection is not adequate to serve the proposed development, the existing connection shall be replaced by the City at the developer's cost.
- b. At Developer's cost, the City will:
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- a. At Developer's cost, the Developer is required to:
 - Coordinate with BC Hydro, TELUS and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
 - To underground overhead service lines.
 - Review street lighting levels along all road and lane frontages, and upgrade as required.
 - Parking to be provided per zoning bylaw requirements.
- b. Granville Avenue Frontage Improvement works include, but are not limited to, the following:
 - Sidewalk, boulevard and curb/gutter:
 - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.

- Construct a new 2.0 m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of No. 2 Road.
- The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the west and east of the subject site.
- Renew the existing bike lane road markings north of the subject development site.
- The existing driveway along the Granville Avenue development frontage is to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described above.
- Retaining walls with handrails will be required through the servicing agreement design.
- Unless otherwise specified, all road works should be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.
- c. Lane S/O Granville Avenue Development Frontage works include, but are not limited to, the following:
 - Upgrade the lane to the City's standard cross-section R-6-DS, including full-width repaving and new rollover curb and gutter along both the north and south edge of pavement.
 - Unless otherwise specified, all road works should be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.
- d. Statutory Right-of-Way (SRW) Requirements
 - Any above ground third party utilities (e.g. hydro/telephone kiosks) must not be placed within any frontage works area including sidewalk and boulevard. SRW within the subject site is to be secured for the placement of this equipment if proposed.
 - Development signage is to be placed on-site and behind the property line.

General Items:

- a. At Developer's cost, the Developer is required to:
 - Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
 - Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

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

Note:

- * This requires a separate application.
- Where the Director, 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, Development. All agreements to be registered in the Land Title Office shall, unless the Director, Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10109 (RZ 18-825323)
6560 Granville Avenue**

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. 004-311-892

Lot 22 except: part subdivided by Plan LMP19836, Section 18 Block 4 North Range 6 West
New Westminster District Plan LMP12891

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10109"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 08 2020

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: General Purposes Committee

Date: May 19, 2020

From: Wayne Craig
Director, Development

File: RZ 18-824503

Re: Application by Zhao XD Architect Ltd. for Rezoning at 8231 and
8251 Williams Road from the "Single Detached (RS1/E)" Zone to the "Low
Density Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10173, for the rezoning of 8231 and 8251 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone to permit the development of ten townhouse units, be introduced and given first reading.

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

WC:jr
Att. 6

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

Staff Report

Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to rezone 8231 and 8251 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, in order to permit the development of ten townhouse units with vehicle access from the adjacent development to the east. A location map and aerial photo are provided in Attachment 1.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site consists of two lots, each containing a single-family dwelling. The applicant has indicated that both dwellings are owner-occupied and do not contain a secondary suite. Both dwellings would be demolished at a future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is generally as follows:

- To the North: Single-family dwellings on properties zoned “Single Detached (RS1/E)” with vehicle access from Pigott Road.
- To the South: Single-family dwellings on properties zoned “Single Detached (RS1/E)” with vehicle access from Williams Road.
- To the East: Single-family dwellings on two properties currently zoned “Single Detached (RS1/E)”, which are proposed to be rezoned to “Low Density Townhouses (RTL4)” in order to develop ten townhouse units (RZ 17-788945). The rezoning bylaw received third reading at the Public Hearing on September 3, 2019 and a Development Permit (DP 18-829083) is currently under review.
- To the West: Single-family dwellings on properties zoned “Single Detached (RS1/E)” with vehicle access from Williams Road.

Related Policies & Studies

Official Community Plan

The subject site is located in the Broadmoor planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP), which permits single-family, duplex, and townhouse development (Attachment 3). The proposed rezoning is consistent with this designation.

Arterial Road Policy

The subject site is designated “Arterial Road Townhouses” on the Arterial Road Housing Development Map. The proposed rezoning 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.

Affordable Housing Strategy

The City’s Affordable Housing Strategy requires a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City’s Affordable Housing Reserve Fund for all rezoning applications involving townhouses. A \$105,374.50 contribution is required prior to final adoption of the rezoning bylaw.

Public Art Program Policy

The applicant will be participating in the City’s Public Art Program by making a voluntary contribution to the City’s Public Art Reserve Fund for City-wide projects on City lands. The total contribution will be \$10,537.45, based on \$0.85 per buildable square foot. This contribution is required to be submitted to the City prior to final adoption of the rezoning bylaw.

Public Consultation

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

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

Analysis

Urban Design and Site Planning

The applicant proposes ten units in two duplexes and two triplexes, which are arranged on either side of a central east-west drive aisle. The site plan and massing are generally consistent with the Development Permit Guidelines for Arterial Road Townhouses. Conceptual development plans are provided in Attachment 4.

The central drive aisle would be an extension of the drive aisle located on the proposed development at 8291 and 8311 Williams Road (RZ 17-788945) which has been secured as a condition of the rezoning. Vehicle access to Williams Road would be via this shared drive aisle, while pedestrian access is provided on site via a walkway between the two triplex buildings.

These two triplex buildings at the front of the site contain both two- and three-storey units. Two-storey units are proposed along the side yard interface with the adjacent properties, which will provide a transition in height to the existing two-storey buildings but also add visual interest to the Williams Road streetscape in the long term. Each unit in the two triplexes has pedestrian access from Williams Road. A landscaped private outdoor space is provided in the front yard of each unit.

The two triplexes are separated by the landscaped walkway, which also includes the development site signage, visitor bike parking, mailbox, and garbage enclosure. An existing mature Magnolia tree, that will be protected and retained, forms the centrepiece of this walkway.

The two duplex buildings at the rear of the site are two storeys in order to provide a sensitive transition to the single-family dwellings behind the site. The ground floor of each duplex has a 4.5 m or greater setback from the rear property line. The second storey is set back 6.0 m. These setbacks are intended to reduce overlook to the adjacent single-family rear yards consistent with the OCP guidelines for arterial road townhouse development.

Each unit in the two duplexes has pedestrian access via the internal drive aisle. A landscaped private outdoor space is provided in the rear yard of each unit. All four units will be designed to be convertible units.

The shared outdoor amenity area is proposed at the rear of the site between the two duplexes, and immediately across from the walkway. Detailed design and programming of the private and shared outdoor amenity areas will be reviewed through the Development Permit process.

Existing Legal Encumbrances

There are separate restrictive covenants registered on the title of each property, which restrict development to one single-detached dwelling only. These covenants must be discharged prior to final adoption of the rezoning bylaw.

There is an existing 3.0 m wide statutory right-of-way (SRW) along the rear property line for the sanitary sewer. The applicant is aware that no construction or tree planting is permitted within the SRW area.

Transportation and Site Access

Vehicle access is proposed via the future development at 8291 and 8311 Williams Road, which is currently in the Development Permit review stage. That development has been designed to provide access to neighbouring sites to the east and west, and a statutory right-of-way (SRW) will be registered on title securing this access arrangement. The developer of the subject site will be required to register a similar SRW agreement – including a requirement to notify buyers of the shared access arrangement – prior to final adoption of the rezoning bylaw.

The Arterial Road Land Use Policy contains guidelines for the location of driveway crossings, including a minimum spacing of 80 m between driveways for townhouse developments and a minimum distance of 50 m from intersections. Direct vehicle access from the subject site to Williams Road is not supported as it would not meet these two distance criteria. If the development at 8291 and 8311 Williams Road does not proceed, a revised rezoning application would be required.

Vehicle and bicycle parking for residents are provided consistent with Richmond Zoning Bylaw 8500, including Level 2 EV charging for all residential vehicle spaces. Each unit includes a two-car garage with space for Class 1 bicycle parking. Six of the units have parking spaces in a side-by-side arrangement, and four have parking spaces in a tandem arrangement. Prior to final adoption of the rezoning bylaw, a restrictive covenant is required to be registered on title prohibiting the conversion of the tandem garage area into habitable space.

Visitor parking is provided consistent with Richmond Zoning Bylaw 8500. Two visitor parking spaces are provided on the east side of the site, and Class 2 bicycle parking is provided adjacent to the central walkway.

A 1.0 m wide road dedication is required across the entire Williams Road frontage in order to accommodate the standard sidewalk and boulevard width. This road dedication is required prior to final adoption of the rezoning bylaw.

The existing crosswalk at Williams Road and Leonard Road will be upgraded to a special crosswalk by the City. The applicant has agreed to contribute \$50,000 towards the total \$100,000 budget for the addition of traffic poles, overhead illuminated signs, amber flashers, lights, audible pedestrian signal, special crosswalk cabinet, Hydro service panel, and conduit/junction boxes. This contribution is required prior to final adoption of the rezoning bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses three bylaw-sized trees on the subject property and one tree on a neighbouring property.

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

- One Cherry tree on the subject site (Tag # 321) is in good condition and should be retained and protected.
- One Magnolia tree on the subject site (Tag # 322) is in good condition and should be retained and protected. Development should be designed to allow a minimum 3 m tree protection area from the base of the tree.
- One Birch tree on the subject site (Tag # 323) is in very poor condition (infected with Bronze Birch Borer) and as a result should be removed and replaced.

- One tree on a neighbouring property (Tag # N01) is identified for removal through rezoning application (RZ 17-788945).
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

Tree Replacement

The applicant wishes to remove one on-site tree (Tag # 323). The 2:1 replacement ratio would require a total of two replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the tree 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
2	9 cm	5 m

Review of the proposed replacement trees will be undertaken through the Development Permit process. The Development Permit guidelines encourage a mix of deciduous and coniferous species, with local species preferred. A Landscape Security will be required prior to issuance of the Development Permit to ensure that the agreed upon landscaping is installed.

Tree Protection

Two trees (Tag # 321 and 322) on the subject site 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 5). 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.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$20,000.

Variance Requested

The proposed development is generally consistent with the “Low Density Townhouses (RTL4)” zone, except for the variances noted below (Staff comments in ***bold italics***).

1. Increase the allowable small parking spaces from 0 to 6 (i.e. 30%)

The applicant proposes a small parking space in each of the six garages with a side-by-side parking arrangement. Richmond Zoning Bylaw 8500 permits up to 50% small parking spaces where more than 31 spaces are required. Staff support the proposed variance as it applies only to the side-by-side garages, and is consistent with similar developments, including the adjacent development to the east (RZ 17-788945).

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that staff anticipate would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be required to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4). As part of a future Development Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed these required standards.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. The total cash contribution required for the proposed 10-unit townhouse development is \$17,690, based on \$1,769 per unit as per the current OCP rate and must be provided prior to rezoning adoption.

Outdoor amenity space is provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit Guidelines contained in the OCP.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous species on-site.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children’s play and social interaction.

- Review of relevant accessibility features for the four proposed convertible units and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 6. Frontage improvements include, but may not be limited to:

- Removal of the existing sidewalk and replacement with 1.5 m concrete sidewalk at the property line, 1.5 m landscaped boulevard, and 0.15 m concrete curb and gutter.
- Removal of the two existing driveway crossings and replacement with frontage works as described above.

A 1.0 m road dedication is required to accommodate the frontage improvements. In addition, the applicant has agreed to provide a cash contribution for the City to upgrade the existing crosswalk at Williams Road and Leonard Road.

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

The purpose of this application is to rezone 8231 and 8251 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of ten townhouse units.

The proposed rezoning and ensuing development of the site is generally consistent with the land use designations and applicable policies contained in the Official Community Plan for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10173 be introduced and given first reading.

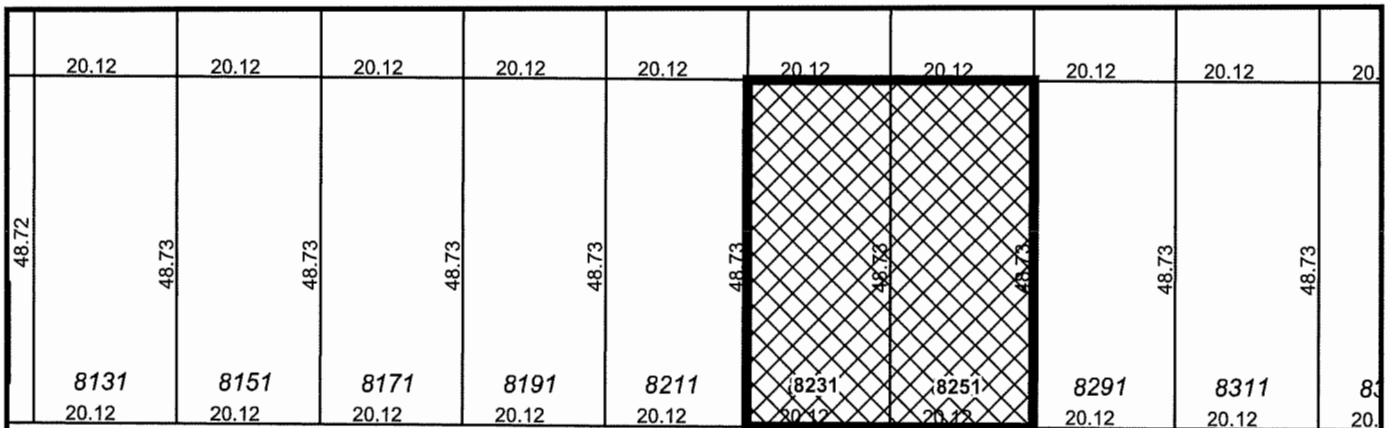
A handwritten signature in black ink, appearing to read "J. Rockerbie".

Jordan Rockerbie
Planner 1
(604-276-4092)

JR:blg

Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Broadmoor Area General Land Use Map
- Attachment 4: Conceptual Development Plans
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



WILLIAMS RD



RZ 18-824503

Note: Dimensions are in METRES



City of
Richmond



RZ 18-824503

Original Date: 06/08/18

Revision Date:

Note: Dimensions are in METRES



RZ 18-824503

Attachment 2

Address: 8231 and 8251 Williams Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	N & Z Futures Ltd. Y&W Development Ltd.	To be determined
Site Size (m²):	1,959.8 m ²	1,919.5 m ²
Land Uses:	Single-family	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2 single-family dwellings	10 townhouse dwellings

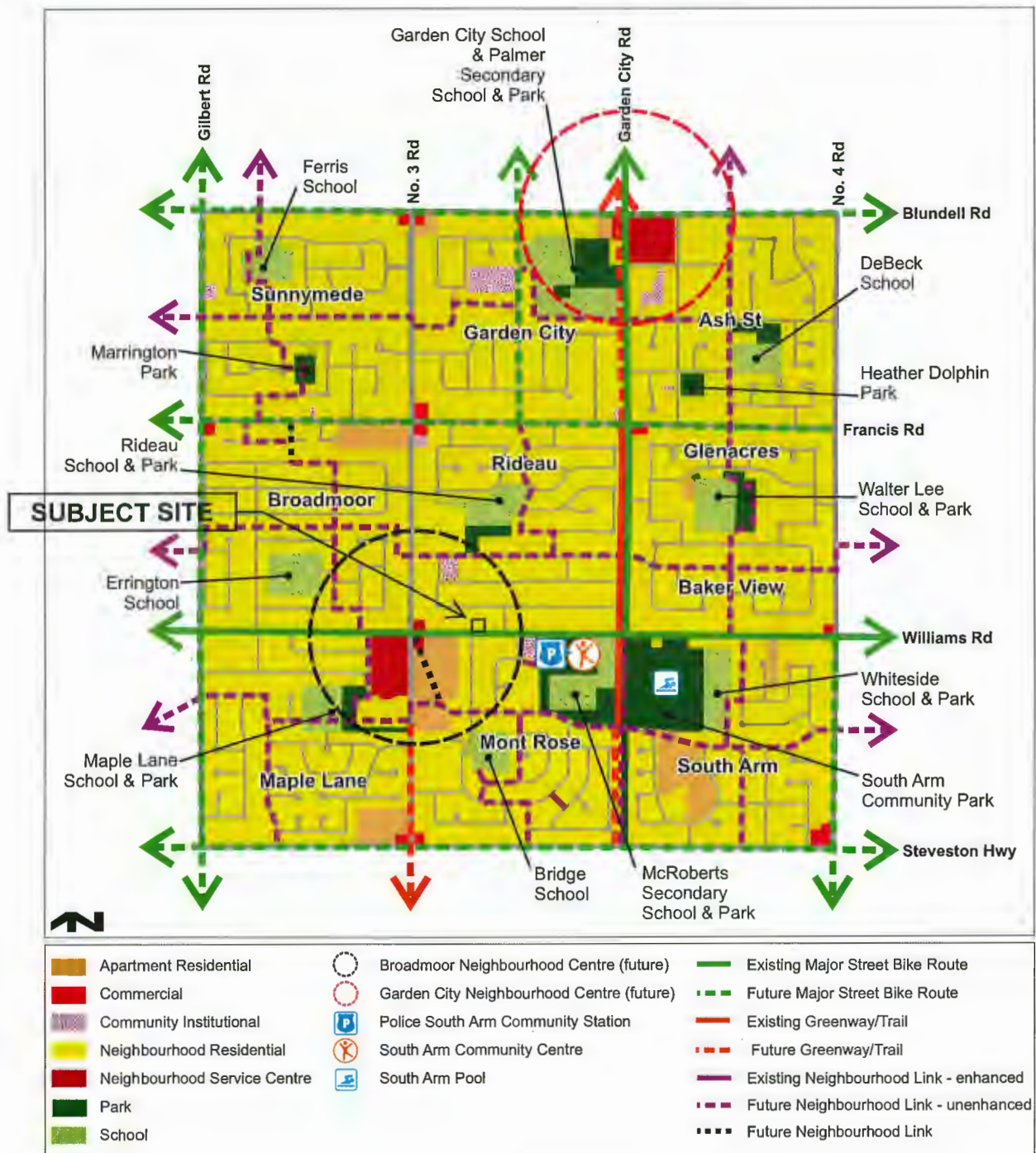
On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m ²):*	Max. 1,151.7 m ² (12,397 ft ²)	Max. 1,149.6 m ² (12,374 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	None
Lot Size:	No minimum	1919.5 m ²	None
Lot Dimensions (m):	Width: 40 m Depth: 35 m	Width: 40.2 m Depth: 47.7 m	None
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 3.0 m	Front: 6.0 m Rear: 4.5 m Side: 3.0 m	None
Height (m):	Max. 12.0 m	12.0 m	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Total:	20 (R) and 2 (V)	20 (R) and 2 (V)	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	8 (40%)	none
Small Parking Spaces	None if fewer than 31 required spaces on site	6 (30%)	Vary to allow 6 small car spaces
Bicycle Parking Spaces – Class 1	1.25 per unit	20 (2 per unit)	None

On Future Development Site	Bylaw Requirement	Proposed	Variance
Bicycle Parking Spaces – Class 2	0.2 per unit	2 (i.e. 0.2 per unit)	None
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6.0 m ² per unit	60 m ² (i.e. 6.0 m ² per unit)	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.

6. Broadmoor





**ZHAO XD
ARCHITECT
LTD.**

435-1111 Victoria, B.C.
Tel: (250) 273-8882
Fax: (250) 598-1726
Email: info@zhaoxd.com
Web: zhaoxd.com

DATE: 10/10/2018

BY: [Signature]

CHECKED BY: [Signature]

PROJECT: TOWNHOUSE DEVELOPMENT

DATE: 10/10/2018

BY: [Signature]

CHECKED BY: [Signature]

PROJECT: TOWNHOUSE DEVELOPMENT

DATE: 10/10/2018

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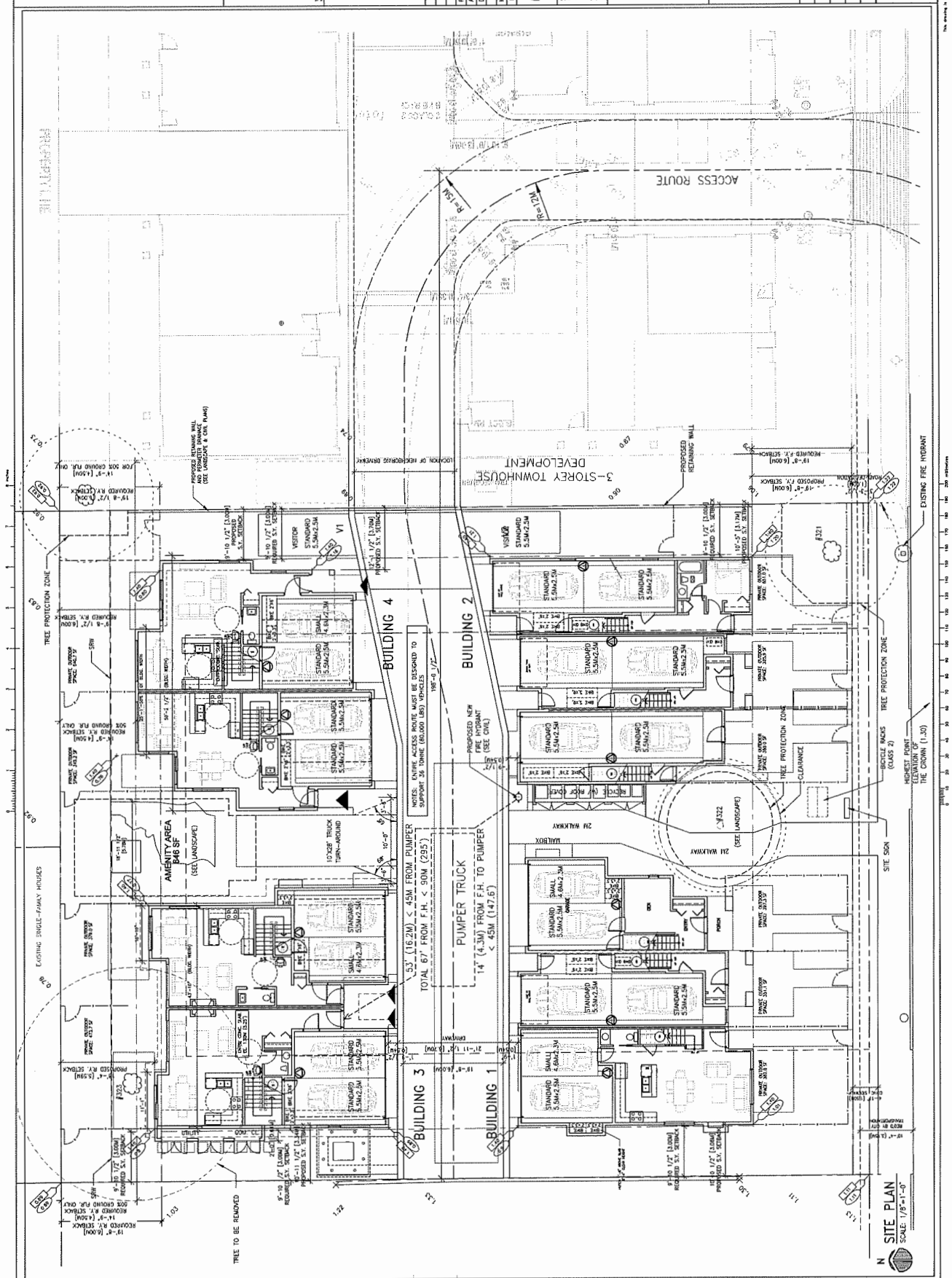
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PROJECT: TOWNHOUSE DEVELOPMENT

DATE: 10/10/2018

BY: [Signature]





ZHAO XD
ARCHITECT
LTD.

#255-11181, Vancouver, B.C.
Tel: (604) 272-8800
Fax: (604) 808-1728
Email: info@zhaoxd.com
Web: zhaoxd.com

This drawing is not to be used for construction.

FEB 26/20 FOR CITY COMMENTS
APR 1/19 DP APPLICATION
DEC 9/18 FOR CITY COMMENTS
MAY 21/18 REDLINING APP

Date: Revised For:

A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

Project:
TOWNHOUSE
DEVELOPMENT

8331-51 Williams Road
Richmond, BC

Drawing Title:

FLOOR PLANS

Drawn By:

Checked By:

Project No.:

Drawing No.:

A3

This drawing is not to be used for construction.



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

ENERGUIDE RATING OF 82 OR ABOVE IS TO BE ACHIEVED
FOR THE DEVELOPMENT PROJECT.

ALL INDOR PARKING SPACES WILL BE PROVIDED WITH LEVEL 2 EV CHARGING
OUTLETS (200V TO 240V AC AND CURRENT OF 30A TO 60A).
SEE SITE PLAN AND BUILDING LAYOUT FOR THE LOCATION OF ALL EV CHARGING
STATIONS.

CONTEXT PLAN
N.T.S.



AGING IN PLACE FEATURES FOR ALL UNITS:
-SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
-LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES



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This drawing and any other drawings are the property of Zhao Xd Architect Ltd.

FEB 28/20 FOR CITY COMMENTS
APR 1/19 DP APPLICATION
DEC 19/18 FOR CITY COMMENTS

DATE REVISION APP
Issued For:

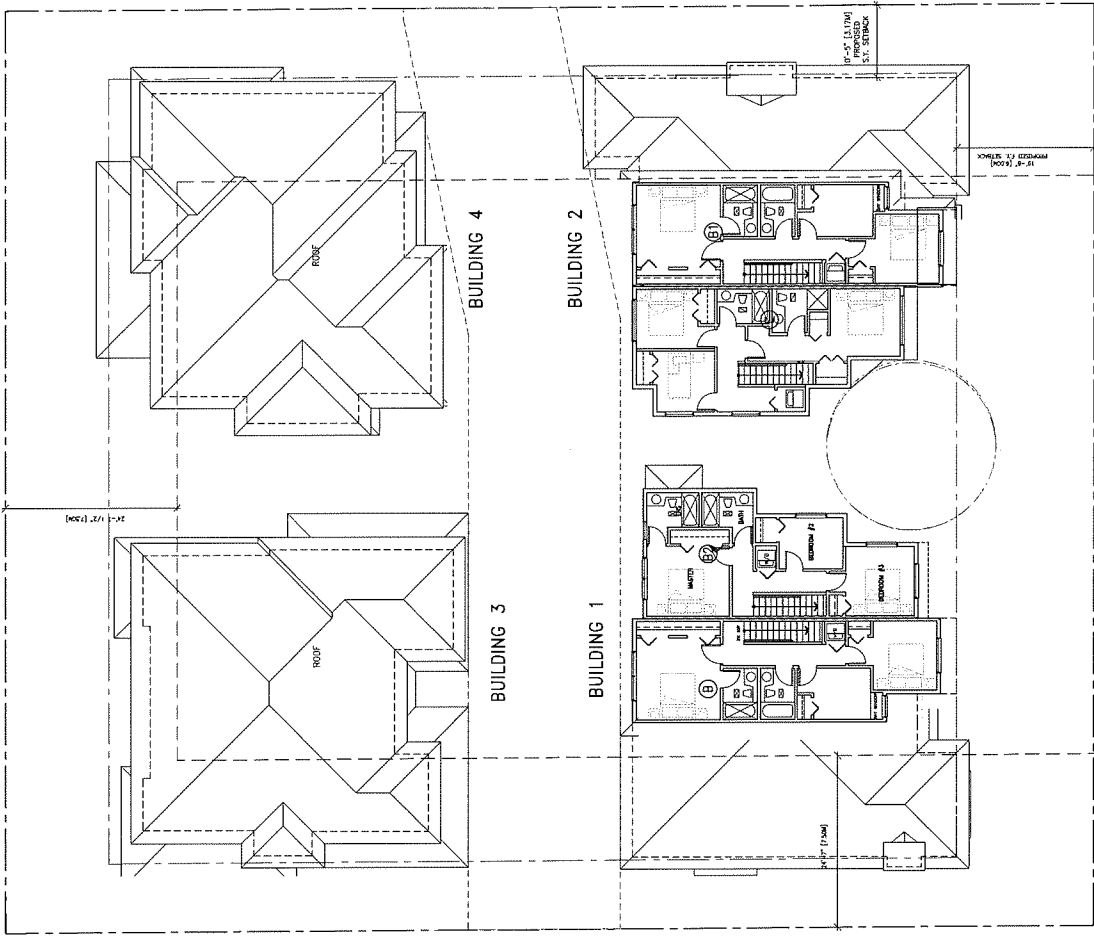
A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

Project:
Townhouse Development

8331-51 Williams Road
Richmond, BC
Drawing Title:
FLOOR PLANS

Drawn By:
Checked By:
Project No.:
Drawing No.: A4

AGING IN PLACE FEATURES FOR ALL UNITS:
-SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
-LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES



N
ROOF PLAN
SCALE: 1/8" = 1'-0"

N
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



**ZHAO XD
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LTD.**

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1/8" = 1'-0"

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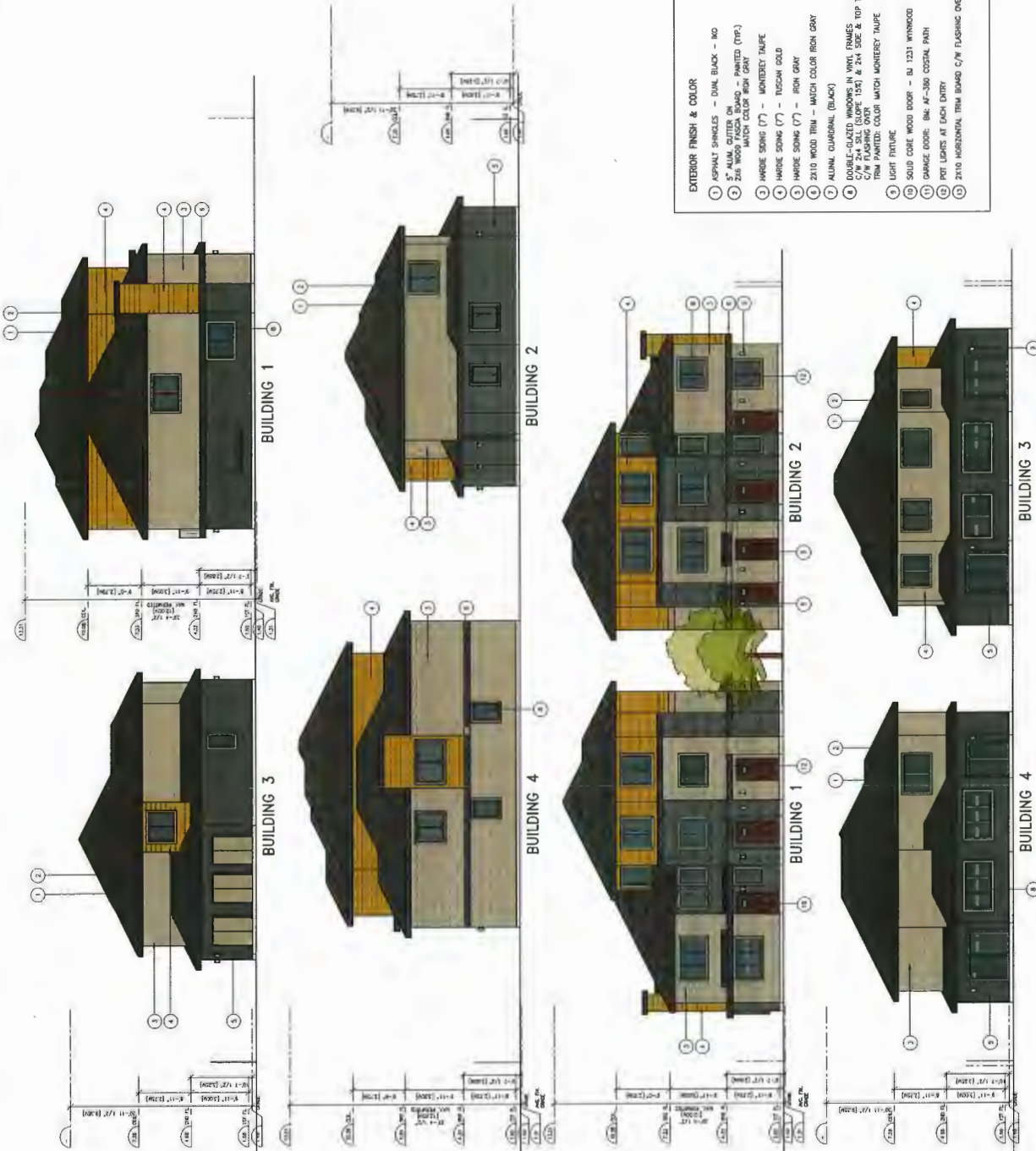
1/8" = 1'-0"

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

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

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

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



- EXTERIOR FINISH & COLOR**
- 1 ASPHALT SHINGLES - DUAL BLACK - MO
 - 2 5" ALUM. GUTTER ON
 - 3 2X8 WOOD FASCIA BOARD - PAINTED (TYP.)
 - 4 HORIZONTAL CLADDING - MONTEZUMBE
 - 5 HORIZONTAL CLADDING - MONTEZUMBE
 - 6 HORIZONTAL CLADDING - MONTEZUMBE
 - 7 HORIZONTAL CLADDING - MONTEZUMBE
 - 8 HORIZONTAL CLADDING - MONTEZUMBE
 - 9 HORIZONTAL CLADDING - MONTEZUMBE
 - 10 HORIZONTAL CLADDING - MONTEZUMBE
 - 11 HORIZONTAL CLADDING - MONTEZUMBE
 - 12 HORIZONTAL CLADDING - MONTEZUMBE
 - 13 HORIZONTAL CLADDING - MONTEZUMBE
 - 14 HORIZONTAL CLADDING - MONTEZUMBE
 - 15 HORIZONTAL CLADDING - MONTEZUMBE

**TOWNHOUSE
DEVELOPMENT**

8231-51 Williams Road
Richmond, BC

ELEVATIONS

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:
A5



**ZHAO XD
ARCHITECT
LTD.**

225-11181 Yonge Street,
Toronto, ON M2H 3G5
Tel: (416) 275-8882
Fax: (416) 808-1735
Email: info@zhaoxd.com
Web: zhaoxd.com

These drawings are not to be used for construction without the written consent of Zhao XD Architect Ltd.

WEST ELEVATIONS

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

EAST ELEVATIONS

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

NORTH ELEVATIONS

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

SOUTH ELEVATIONS

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



- EXTERIOR FINISH & COLOR**
- 1 ASPHALT SHINGLES - DUAL BLACK - HMO
 - 2 5" ALUM. GUTTER ON MATCH COLOR ROOF GRAY
 - 3 HARDIE SIDING (7) - MONTEREY TAUPE
 - 4 HARDIE SIDING (7) - TUSCAN GOLD
 - 5 HARDIE SIDING (7) - IRON GRAY
 - 6 2X10 WOOD TRIM - MATCH COLOR ROOF GRAY
 - 7 ALUM. GUARDRAIL (BLACK)
 - 8 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES WITH 1 1/2" GLASS (154) & 2X4 SUE & TOP TRIM TRIM PAINTED: COLOR MATCH MONTEREY TAUPE
 - 9 LIGHT FIXTURE
 - 10 SOLID CORE WOOD DOOR - BJ 1231 WYNWOOD
 - 11 GARAGE DOOR: BM: M-380 COGN. PNH
 - 12 POT LIGHTS AT EACH ENTRY
 - 13 2X10 HORIZONTAL TRIM BOARD C/W FLASHING OVER

**TOWNHOUSE
DEVELOPMENT**

8831-81 Williams Road
RICHMOND, BC

Drawing Title:

ELEVATIONS

Drawn By:

Checked By:

Project No.:

Drawing No.:

A6

Not shown to scale. Not for construction. Not for planning purposes only.

[illegible]

1 TREE REMOVED, 12 TREES PLANTED, 2 REPLACEMENT TREES

NO.	DATE	REVISION DESCRIPTION	DR.
1	10 MAR 02	NEW SITE PLAN	#2
2	10 JUN 21	NEW SITE PLANNING COMMENTS	#2
3	13 MAR 02	ISSUED FOR DT	#2

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**10 UNIT TOWNHOUSE
DEVELOPMENT
8231 - 8251 WILLIAMS ROAD
RICHMOND**

DRAWING TITLE:
**LANDSCAPE
PLAN**

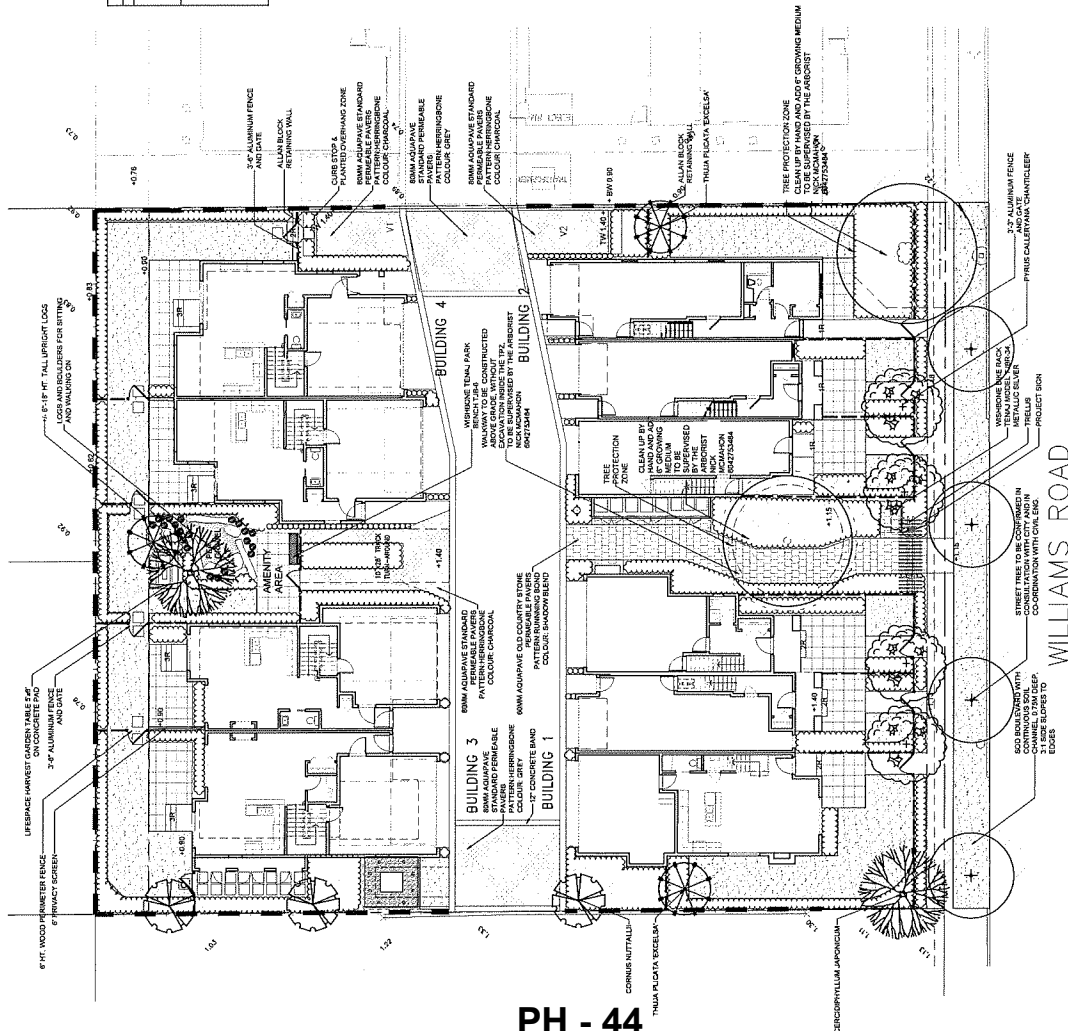
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2

CHKD: PCM QF 6

PMG PROJECT NUMBER: 19-028

19028-32JP



PH - 44

[illegible]

PROJECT

10 UNIT TOWNHOUSE
DEVELOPMENT
8231 - 8251 WILLIAMS ROAD
RICHMOND

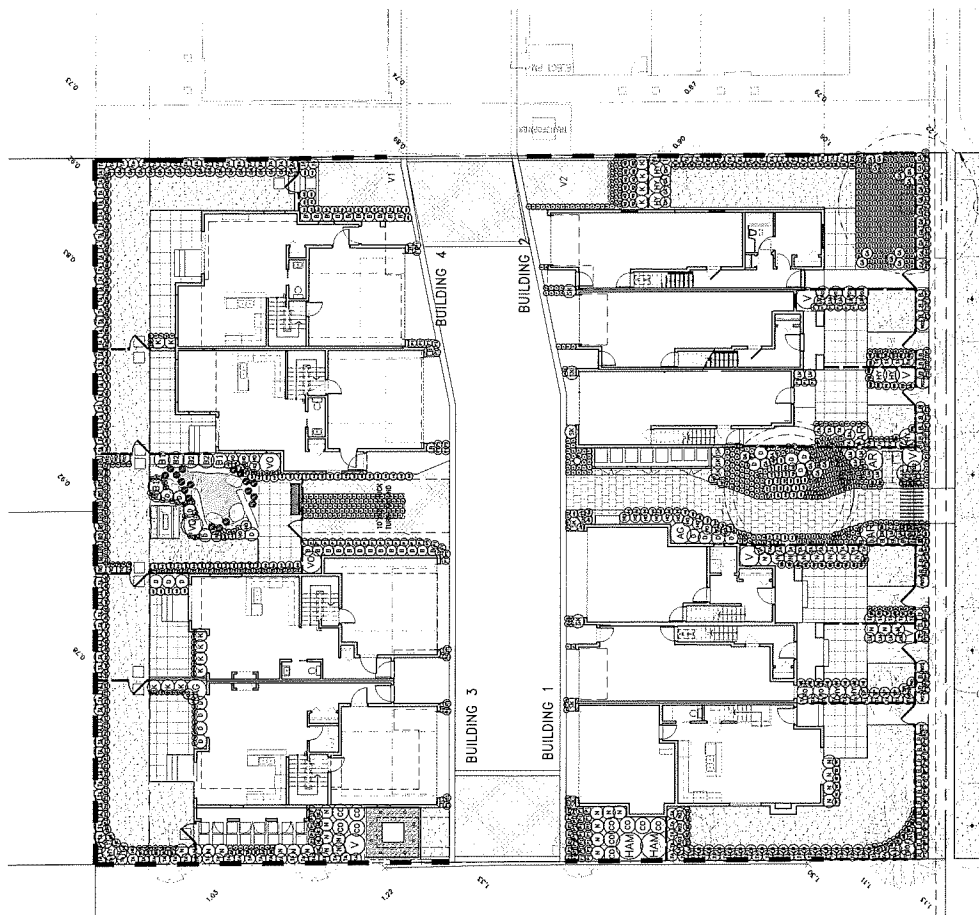
DRAWING TITLE:
LANDSCAPE SHRUB
PLAN

2

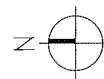
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PMG PROJECT NUMBER: 19-028

9028-9702



WILLIAMS ROAD

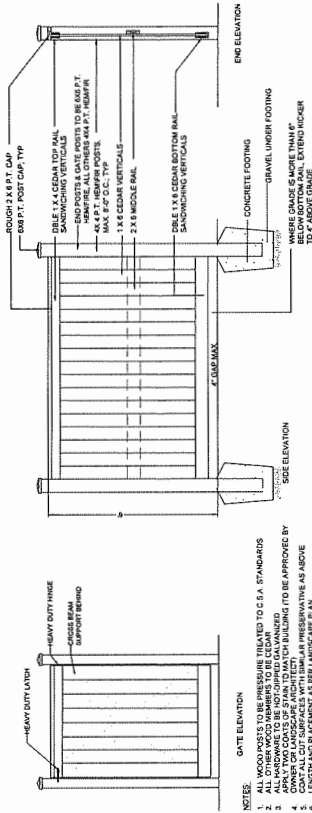


PLANT SCHEDULE			COMMON NAME	PLANTED SIZE (INCHES)	END PROJECT NUMBER: 19-438
PLANT	QTY	REPLACEMENT NAME			
SHRUB					
1	3	ARBITUS LARCO COMPACT	COMPACT STRAWBERRY BUSH	#3 POT 30CM	
2	3	BUNIA MICROPHYLLA	BUNIA MICROPHYLLA	#3 POT 30CM	
3	66	BUNIA MICROPHYLLA WINTER GEM	LITTLE LEAF BOX	#3 POT 45CM	
4	10	CORNUS LASIA SIBIRICA	DOGWOOD	#3 POT 30CM	
5	10	HYDRANGEA NACHOOPHYLLA	ROSE	#3 POT 30CM	
6	13	HYDRANGEA NACHOOPHYLLA SYSTEN THEBESIA	ROSE	#3 POT 30CM	
7	13	KALAJA LAFOEUA ELP	DWARF MOUNTAIN LAUREL	#3 POT 30CM	
8	10	LEUCODENDRON DUMOSUM	DOGWOOD	#3 POT 30CM	
9	35	LEUCODENDRON DUMOSUM	DWARF HEAVENLY PARADE	#3 POT 30CM	
10	3	ROSA MELANDI TONGA	ROSE	#3 POT 45CM	
11	15	ROSA MELANDI TONGA	ROSE	#3 POT 45CM	
12	15	SPRING JAPONICA (PINK MALE)	JAPANESE SPINNA	#3 POT 30CM	
13	6	SPRING JAPONICA VITILE PRINCESS	LITTLE PRINCESS SPINNA PINK	#3 POT 30CM	
14	196	VALEX K MEDIA HILL	BLUEBERRY	1.5M BUB	
15	4	VACCINIUM SUNSHINE BLUE	BLUEBERRY	#3 POT 30CM	
16	4	VACCINIUM CATHM THUNDERBIRD	VAUGHAN HUCKLEBERRY	#3 POT 30CM	
17	3	VACCINIUM SATIVA	VAUGHAN HUCKLEBERRY	#3 POT 30CM	
18	150	CAREX CHIMENSES EVERGOLD	EVERGOLD JAPANESE SEDGE	#1 POT	
19	150	PENISTE TM ALPICOQUENS VITILE BUNNY	FOUNTAIN GRASS	#1 POT	
20	1	ACTINIDIA ARGUTA ISSAI	LEAFY KIWIFRUIT WINE	#2 POT 60CM STAKED	
21	7	HELLEBORUS HYBRIDS	HARDY ROSE	15CM POT	
22	15	HAMELOPSALIS WHITE TEMATION	DAVILLY WHITE	#1 POT 30CM	
23	14	LAURUS LAURUS	LAURUS LAURUS	#1 POT 1.5M	
24	4	LAURUS LAURUS VITILE PRINCESS	ROSEMARY	#1 POT	
25	16	ROSEMARINUS OFFICINALIS NAL	ROSEMARY	#1 POT	
26	17	ROSEMARINUS OFFICINALIS NAL	ROSEMARY	#1 POT	
27	1	SEDIUM KAMICHAQUAM VILLOSUM	ROSEMARY	15CM POT	
28	1	SEDIUM KAMICHAQUAM VILLOSUM	ROSEMARY	15CM POT	
29	1	SEDIUM KAMICHAQUAM VILLOSUM	ROSEMARY	15CM POT	
30	1	SEDIUM KAMICHAQUAM VILLOSUM	ROSEMARY	15CM POT	
31	1	SEDIUM KAMICHAQUAM VILLOSUM	ROSEMARY	15CM POT	
32	1	SEDIUM KAMICHAQUAM VILLOSUM	ROSEMARY	15CM POT	
33	1	SEDIUM KAMICHAQUAM VILLOSUM	ROSEMARY	15CM POT	
34	1	SEDIUM KAMICHAQUAM VILLOSUM	ROSEMARY	15CM POT	
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57	1	SEDIUM KAMICHAQUAM VILLOSUM	ROSEMARY	15CM POT	
58	1	SEDIUM KAMICHAQUAM VILLOSUM	ROSEMARY	15CM POT	
59	1	SEDIUM KAMICHAQUAM VILLOSUM	ROSEMARY	15CM POT	
60	1	SEDIUM KAMICHAQUAM VILLOSUM	ROSEMARY	15CM POT	
61	1	SEDIUM KAMICHAQUAM VILLOSUM	RO		

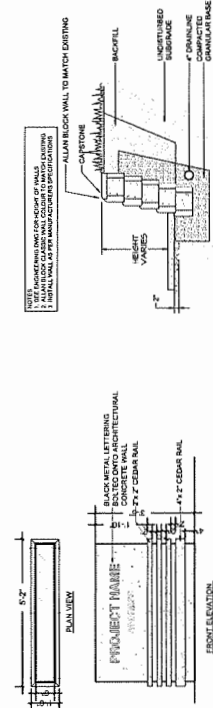
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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Boulder, Colorado 80504
P: 303.440.0011 F: 303.440.0022

SEAL

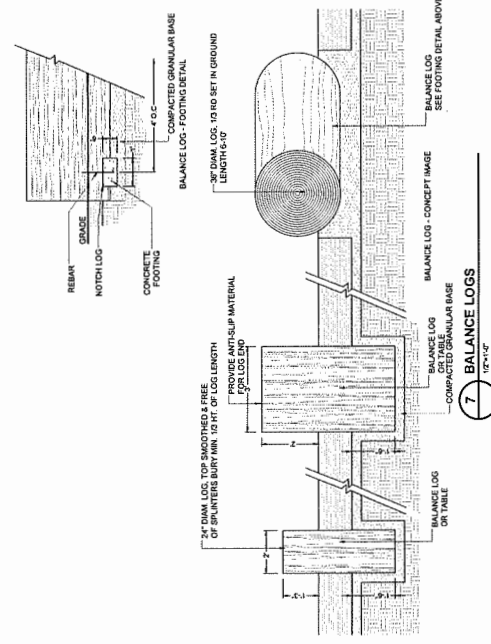


4 6' HT. WOOD PERIMETER FENCE
12' x 11' 6"

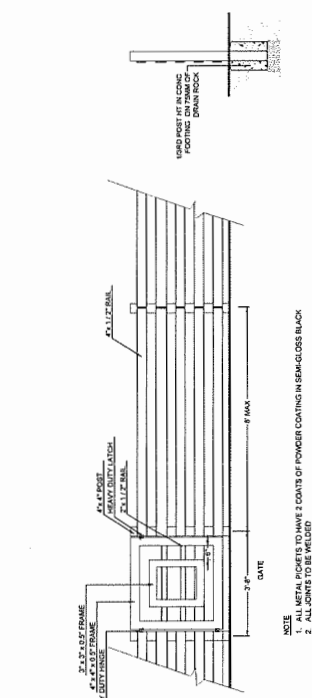


5 PROJECT SIGNAGE
12' x 11' 6"

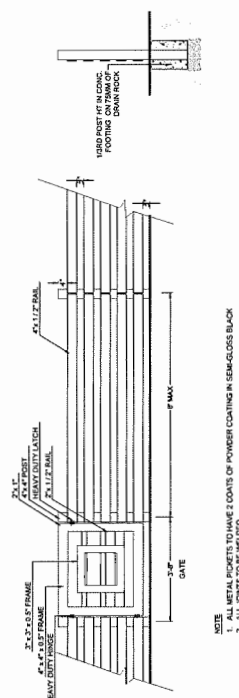
6 ALLAN BLOCK WALL
12' x 11' 6"



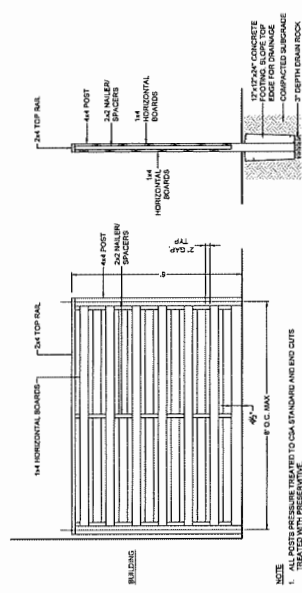
7 BALANCE LOGS
12' x 11' 6"



1 3'-6" HT ALUMINUM FENCE
12' x 11' 6"



2 3'-6" HT ALUMINUM STREET FENCE
12' x 11' 6"



3 6' HT. PRIVACY SCREEN
12' x 11' 6"

PROJECT

10 UNIT TOWNHOUSE
DEVELOPMENT
8231 - 8231 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE: 10/18/2020
SCALE: 3/8"=1'-0"

DRAWN: RJ
DESIGN: RJ

CHECK: PCM
DATE: 10/18/2020

PROJECT NUMBER: 19-028

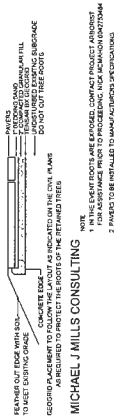
L5

OF 6

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pmg
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Suite C102 - 4105 Still Creek Drive
Richmond, BC V6X 2A6
P: 604.264.0011 F: 604.264.0022

SEA:



MICHAEL J MILLS CONSULTING

3 PAVERS THROUGH ROOT ZONE 3/4" x 1/2"



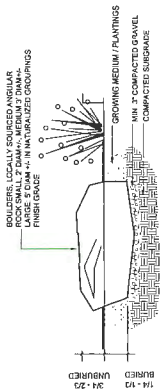
LIFESPACE HARVEST GARDEN TABLE



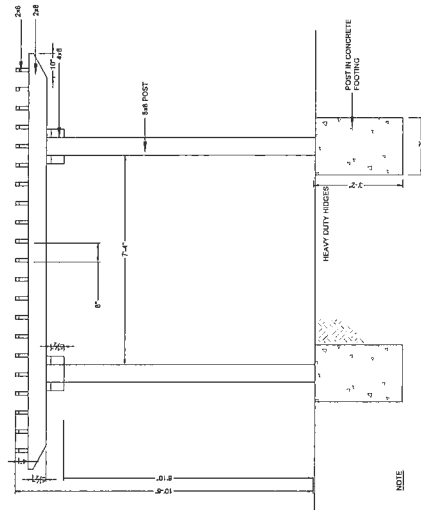
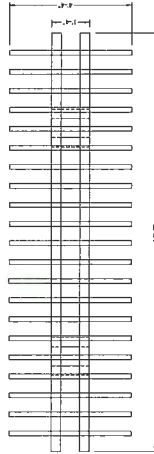
VERMOREL BINE RACK



WISCONSIN TEAN PARK BENCH 138.9



1 FLAT BOULDER 1/4\"/>



NOTE:

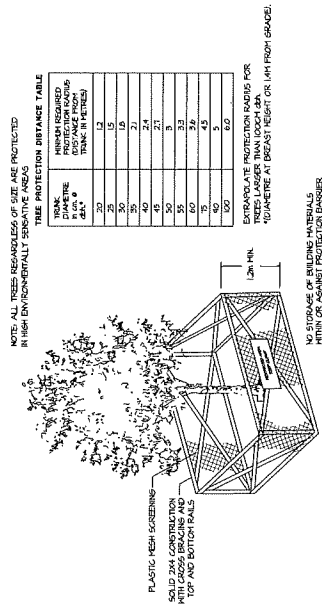
1. ALL POSTS PRESERVE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. CUTS TREATED WITH PRESERVATIVE.
3. ALL WAREHOUSE NOT DOUBLE DIPPED GALVANIZED.
4. APPLY 1.7 COATS APPLY 2 COATS OF BROWN HOUSE QUARTZITE 1800.

2 TRELLIS 1/4\"/>

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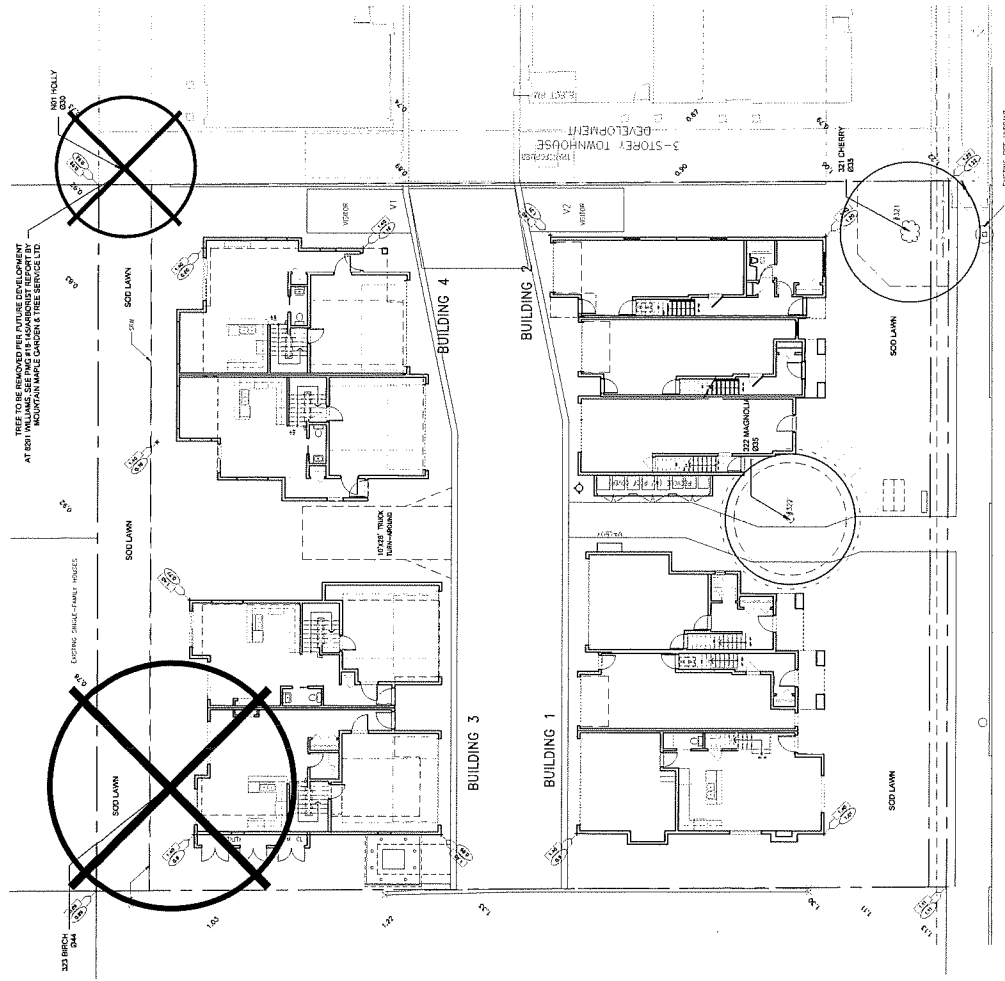
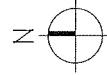
pmg
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Brentwood, Maryland, MD 20704
P: 410-244-6111 F: 410-244-6122

SEAL



1. TREE PROTECTION BARRIER

NO. OF REPLACEMENT TREES	SUITABLE REPLACEMENT TREES		
	SCIENTIFIC NAME	COMMON NAME	SIZE
2	CERODONTILLUM JAPONICUM	DOGWOOD	10-15 FT. DBH



WILLIAMS ROAD

PROJECT:

10 UNIT TOWNHOUSE
DEVELOPMENT
8231 - 8251 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:

TREE MANAGEMENT
PLAN

DATE: 10/10/2023

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

DRAWN: RJ

CHECKED: RJ

DATE: 10/10/2023

PMG PROJECT NUMBER: 19-028

OF 6

PMG PROJECT NUMBER: 19-028



Address: 8231 and 8251 Williams Road

File No.: RZ 18-824503

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10173, the developer is required to complete the following:

1. 1.0 m road dedication along the entire Williams Road frontage.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
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 \$20,000 for the two on-site trees to be retained (Tag # 321 and 322).
5. 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. Registration of a flood indemnity covenant on title (Area A).
7. 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 future developments to the east and west, 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.
8. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$10,537.45) to the City's public art fund.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$105,374.50) to the City's Affordable Housing Reserve Fund.
10. Contribution of \$1,769 per dwelling unit (e.g. \$17,690) in-lieu of on-site indoor amenity space to go towards development of City facilities.
11. Contribution of \$50,000 for upgrades to the existing pedestrian crossing at Williams Road and Leonard Road.
12. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
13. Discharge of Restrictive Covenant 169890C from the Title of 8231 Williams Road, and discharge of Restrictive Covenant 172320C from the Title of 8251 Williams Road, which restrict development to one single-family dwelling.
14. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a 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 2 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Height of Coniferous Tree	Minimum Caliper of Deciduous Tree
2	9 cm	5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BC Energy Step Code Step 3 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* being forwarded to Council for consideration, the development must complete the following requirements:

1. Submission of a Landscape Security based on the cost estimate provided by the Landscape Architect plus a 10% contingency.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 818 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
 - Submit, at Building Permit stage, Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Provide an adequately sized utility SRW for a new water meter and its chamber that shall be placed inside the proposed development. A plan showing the location and size of the required utility SRW shall be submitted to the City for review and approval at the servicing agreement stage.
- At developer's cost, the City is to:
 - Install a new service connection off of the existing 300mm PVC watermain at Williams Road.
 - Install a new water meter complete with chamber inside the development site.
 - Remove existing water service connections to 8231 and 8251 Williams Road and cap at main.

Storm Sewer Works:

- The Developer is required to:
 - Upgrade approximately 26 meters of the existing 375mm diameter storm sewer at Williams Road frontage to 600mm diameter from existing manhole STMH 2925 to the west property line of 8231 Williams Road, complete with a new manhole on the east end. Existing manhole STMH 2925 shall be replaced with 1200mm diameter manhole as per the City's Engineering standards.
 - Cut and cap at main the existing storm service lateral and remove the inspection chamber STIC46998 and the dual service connection leads at the adjoining property line of 8231 and 8251 Williams Road frontage.
 - Cut and cap the existing service connection at located the west property line of 8231 Williams Road at the IC. Retain STIC54237 which services the neighbouring property.
 - Install an adequately sized storm service connection, complete with a type 3 inspection chamber at PL.
 - Provide latecomer's fee for the installation of approximately 46m of 600mm storm sewer along the frontage of 8251 Williams Road and downstream to Pigott Drive via Servicing Agreement for the neighbouring development, 8291 & 8311 Williams Road (RZ17-788945).
- At Developer's cost, the City is to:
 - Cut and cap the existing service connection at located the east property line of 8251 Williams Road at the IC. Retain STIC47236 which services the neighbouring property.

Sanitary Sewer Works:

The Developer is required to:

- Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
- Review, via the SA design, the impact of the required private utility service connections (e.g., BC Hydro, Telus and Shaw) on the existing 350mm diameter AC forcemain along the south side of Williams Road and provide mitigation measures. A utility locate is required to confirm the cover above the existing 350mm AC forcemain at servicing agreement stage to determine whether the required private utility service connections will impact the 350mm AC forcemain. If required, the impacted portion of the 350mm AC forcemain shall be replaced.
- At developer's cost, the City is to:
 - Install an adequately sized sanitary service connection complete with a 600mm diameter inspection chamber.
 - Remove the existing sanitary service connection leads and inspection chamber.

Frontage Improvements:

- The Developer is required to:
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - 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 Rezoning 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 aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)

5. Traffic signal UPS – 2mW X 1.5m (deep)
6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan

- Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible. Frontage improvements include:
 - Removal of the existing sidewalk and replacement with new 1.5 m wide concrete sidewalk at the property line, 1.5 m wide landscaped boulevard with street trees and street lighting, and 0.15 m curb and gutter; and
 - Removal of the two driveway crossings and replacement with frontage works as described above.

General Items:

- The Developer is required to:
 - Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing single family dwellings at 8291 and 8211 Williams Road and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
 - Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10173 (RZ 18-824503)
8231 and 8251 Williams Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“LOW DENSITY TOWNHOUSES (RTL4)”**.

P.I.D. 004-871-693

Lot 11 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

P.I.D. 003-674-991

Lot 12 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10173”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

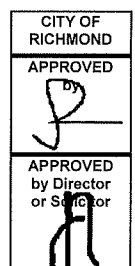
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 08 2020



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: General Purposes Committee

Date: May 25, 2020

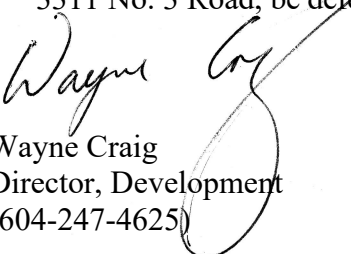
From: Wayne Craig
Director, Development

File: ZT 19-872212

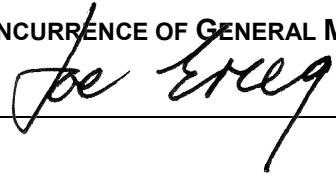
Re: **Application by Yuanheng Seaside Developments Ltd./Yuanheng Seaview Developments Ltd. for a Zoning Text Amendment to the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” Zone at 3399 Corvette Way and 3311 & 3331 No. 3 Road**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10189, for a Zoning Text Amendment to the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” zone, a site-specific zone applicable at 3399 Corvette Way and 3311 & 3331 No. 3 Road, to:
 - a) Increase the maximum number of permitted dwelling units from 850 to 941 (without any increase in total residential floor area); and
 - b) Relocate 964 m² (10,371 ft²) of permitted (unbuilt) floor area from the development’s first phase at 3331 No. 3 Road to its second phase at 3311 No. 3 Road and third phase at 3399 Corvette Way;be introduced and given first reading.
2. That the terms of the voluntary developer community amenity contribution secured through the original rezoning of 3399 Corvette Way and 3311 & 3331 No. 3 Road (RZ 12-603040) be amended to permit the completion of the proposed City Centre North Community Centre, at 3311 No. 3 Road, be deferred from December 31, 2021 to December 31, 2023.


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

WC:sch
Att. 6

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

Staff Report

Origin

Yuanheng Seaside Developments Ltd. and Yuanheng Seaview Developments Ltd. have applied for a Zoning Text Amendment with respect to a three-lot, high-rise, mixed use development at 3399 Corvette Way (Lot C), 3311 No. 3 Road (Lot B), and 3331 No. 3 Road (Lot A) (Attachments 1 and 2) to:

1. Amend the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” zone, for the purpose of increasing the subject site’s maximum permitted number of units from 850 to 941 and relocating 964 m² (10,371 ft²) of permitted (unbuilt) floor area from the development’s first phase at 3331 No. 3 Road (Lot A) to its second phase at 3311 No. 3 Road (Lot B) and third phase at 3399 Corvette Way (Lot C); and
2. Make changes to the terms of the voluntary developer community amenity contribution secured through rezoning (RZ 12-603040), for the purpose of deferring completion of the community centre at 3311 No. 3 Road (Lot B) from December 31, 2021 to December 31, 2023

On May 4, 2020, the General Purposes Committee considered the subject application and referred it back to staff. It was moved and seconded:

That the staff report titled “Application by Yuanheng Seaside Developments Ltd. / Yuanheng Seaview Developments Ltd. for a Zoning Text Amendment to the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” Zone at 3399 Corvette Way and 3311 and 3331 No. 3 Road”, dated April 23, 2020, from the Director, Development, be referred back to staff to provide more information on the following:

- 1. the proposed changes to the dwelling unit sizes compared to the original proposal;***
- 2. the proposed number of rental units;***
- 3. options to increase the affordable housing contribution;***
- 4. rationale for waiving the Public Hearing;***
- 5. the proposed amount of amenity space;***
- 6. the rationale for the deferral of the proposed City Centre North Community Centre and the proposed construction timeline; and***
- 7. the proposed governance model of the City Centre North Community Centre.***

The purpose of this report is to respond to this referral motion and present the applicant’s revised development proposal for consideration. Details are included in the Analysis section of the report. Key changes to the developer’s original proposal include:

1. A maximum of 941 dwelling units (i.e. reduced from the developer’s previous proposal for 960), which is 91 units more than the current limit of 850 units under the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” zone;
2. Four additional two-bedroom affordable LEMR units, which increases the development’s total number of affordable units to 63 (from a rezoning target of 59), including 41 currently under

construction at 3331 No. 3 Road (Lot A) and 22 (instead of 18) in the project's second phase at 3311 No. 3 Road (Lot B);

3. 165 m² (1,773 ft²) of additional affordable low-end-of-market-rental (LEMR) housing floor area, which represents 17% of the 964 m² (10,371 ft²) of permitted (unbuilt) floor area that the developer proposes to relocate from the project's first phase at 3331 No. 3 Road (Lot A) to its second phase at 3311 No. 3 Road (Lot B) and third phase at 3399 Corvette Way (Lot C), together with a corresponding decrease in the floor area of market ownership units (i.e. no change in total permitted residential floor area); and
4. Refinements to the form of the developer's additional Capstan Station Bonus (CSB) public open space contribution (i.e. required with respect to the increase in number of units) to better respond to CSB objectives for the provision of park-like open spaces.

In light of the concerns raised by the General Purposes Committee on May 4, 2020, regarding staff's recommendation that the Public Hearing be waived for the subject application, this recommendation has been withdrawn and, if endorsed, the application will be subject to the City's standard Public Hearing process.

The governance model for the community centre will be addressed through a separate report.

Findings of Fact

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

Analysis

1. Proposed Changes in Dwelling Unit Sizes (Referral item 1)

On May 4, 2020, the General Purposes Committee questioned whether increasing the subject development's maximum number of permitted dwelling units would negatively affect minimum unit size or unit mix (i.e. resulting very small units or too few family-friendly, two-bedroom and larger units). In brief, the subject development includes the following:

- a) 63 affordable LEMR housing units are proposed, including 41 under construction in the first phase and 22 proposed for the second phase. The minimum sizes of the proposed LEMR units complies with the City's Affordable Housing Strategy, and the proposed percentage of two-bedroom and larger LEMR units exceeds the Strategy's minimum requirement (i.e. 63% versus 60%).
- b) 878 market ownership housing units are proposed, including 536 under construction in the first phase and 405 proposed for the second and third phases. The following table summarizes the minimum sizes of the proposed market ownership housing units, broken down by unit type and phase. The proposed minimum unit sizes (which vary slightly between the three phases) are consistent with that of other market residential developments under construction in Richmond. Of the total proposed market units, 67% have two or more bedrooms, which exceeds the Official Community Plan target for family-friendly housing (i.e. 40%).

MARKET OWNERSHIP UNITS							
Unit Type	Phase 1 (Lot A) Under Construction		Phase 2 (Lot B)		Phase 3 (Lot C)		Total Market Ownership # Units
	#	Min. Unit Size	#	Min. Unit Size	#	Min. Unit Size	
Studio	0	N/A	0	N/A	0	N/A	0
1-BR	162	48 m ² (515 ft ²)	129	57 m ² (608 ft ²)	0	N/A	291 (33%)
2-BR	251	73 m ² (781 ft ²)	113	74 m ² (801 ft ²)	34	74 m ² (796 ft ²)	398 (45%)
3-BR	113	98 m ² (1,059 ft ²)	11	109 m ² (1,172 ft ²)	40	101 m ² (1,082 ft ²)	164 (19%)
4-BR+	10	145 m ² (1,558 ft ²)	0	N/A	15	142 m ² (1,523 ft ²)	25 (3%)
Total	536	Varies	253	Varies	89	Varies	878 (100%)

2. Increased Affordable Housing (Referral items 2 & 3)

The developer proposes to provide four additional two-bedroom affordable LEMR units, which will increase the development's total number of LEMR units from 59 to 63. Of the total, 41 LEMR units are currently under construction in the development's first phase and 22 are proposed for the second phase. The addition of four two-bedroom affordable housing units brings the development's overall percentage of family-friendly (two-bedroom and larger) units to 63%, which slightly exceeds the target identified at rezoning stage (i.e. 60%).

LOT	PHASE	REZONING (TARGET)			PROPOSED		
		Bachelor & 1-BR	2-BR & Larger	Total	Bachelor & 1-BR	2-BR & Larger	Total
A	1	12	29	41	12	29	41
B	2	11	7	18	11	11	22
C	3	0	0	0	0	0	0
Total		23 (40%)	36 (60%)	59 (100%)	23 (37%)	40 (63%)	63 (100%)

To help achieve the proposed increase in the number of affordable housing units, the developer proposes to increase the floor area of affordable housing in the development's second phase, at 3331 No. 3 Road (Lot B), by 165 m² (1,773 ft²), as indicated in the table below. This additional affordable housing area:

- Represents 17% of the 964 m² (10,371 ft²) of permitted (unbuilt) floor area that the developer proposes to relocate from the project's first phase to its second and third phases;
- Shall be provided in addition to the voluntary developer affordable housing contribution secured through rezoning, based on the City's Affordable Housing Strategy in effect at that time (i.e. 5% of total residential floor area);
- Will increase the percentage of affordable housing floor area in the development's second phase from 6% to 7% (relative to the total residential floor area in the second phase); and
- Reduces the developer's maximum buildable floor area of market ownership housing by 165 m² (1,773 ft²) (i.e. equal to the area of additional affordable housing), such that there is no increase in total permitted residential floor area.

Prior to rezoning adoption, a housing agreement and covenant were registered on 3331 No. 3 Road (Lot A) and 3311 No. 3 Road (Lot B) to secure the developer's voluntary 5% affordable housing contribution. Prior to adoption of the subject zoning text amendment bylaw (as set out in the Zoning Text Considerations, Attachment 4), the housing covenant registered on 3311 No. 3 Road (Lot B) will be revised to include the developer's additional 165 m² (1,773 ft²) affordable housing contribution.

LOT	PHASE	AS APPROVED THROUGH REZONING (RZ 12-603040) & PHASE 1 DP (DP 16-745853)	REVISED PROPOSAL
A	1	3,093 m ² (33,287 ft ²) (Under construction)	3,093 m ² (33,287 ft ²) (Under construction)
B	2	1,349 m ² (14,524 ft ²)	1,514 m ² (16,297 ft ²) (2)
C	3	0	0
Total		4,442 m² (47,811 ft²) (1)	4,607 m² (49,584 ft²) (2)

(1) At rezoning stage, the minimum total affordable housing contribution was based on 5% of total residential floor area.

(2) Minimum affordable housing increased by 165 m² (1,773 ft²). (Market housing reduced by an equal amount).

3. Public Hearing (Referral item 4)

In light of the concerns raised by the General Purposes Committee on May 4, 2020, regarding staff's recommendation that the Public Hearing be waived for the subject application, this recommendation has been withdrawn and, if endorsed, the application will be subject to the City's standard Public Hearing process.

Zoning Text Amendment informational signage has been installed on the subject property. At the time of writing the subject report, staff have not received any comments from the public about the application in response to the placement of the information signage on the property.

Should the General Purposes Committee endorse this application and Council grant first reading to the zoning text amendment bylaw, the bylaw will be forwarded to the Public Hearing scheduled for July 20, 2020, 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*.

4. Capstan Station Bonus (CSB) Publicly Accessible Open Space (Referral item 5)

The Capstan Station Bonus requires that developments making use of CSB bonus density (including the subject development) must contribute publicly accessible open space at a rate of 5 m² (54 ft²) per dwelling unit. If the developer's proposal is approved, such that the maximum permitted number of units on the site is increased to 941, the "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)" zone will be amended to require a minimum CSB public open space contribution of 4,705 m² (1.16 ac.). Prior to rezoning adoption, the developer contributed 4,308 m² (1.06 ac.) of CSB public open space (i.e. riverfront park, community centre plaza, and Capstan Way greenway). To satisfy the amended ZMU30 zone, prior to adoption of the zoning text amendment bylaw, the developer will be required to contribute an additional 397 m² (0.10 ac.) of CSB public open space, secured with statutory rights-of-ways registered on title. The conceptual design of the additional CSB open space comprises three locations (Attachment 5), including:

- a) Expansion of the riverfront park (secured through the developer's rezoning application) at the north end of 3399 Corvette Way (Lot C), including improvements to the stair and universally-accessible ramp required to gain access to the crest of the dike, together with a covered area for individual or small group activities (e.g., tai chi), planting, seating, lighting, signage, and related features, which will enhance the park's amenity and visibility from Corvette Way and improve access for the general public and users of the nearby community centre;
- b) Expansion of the community centre plaza (secured through the developer's rezoning application), on 3311 No. 3 Road (Lot B), to better meet the needs of the community centre, including roughly doubling the size of the plaza's programmable area (as compared to what was approved through rezoning) and opening the plaza to the sky (by shifting the adjacent residential tower northward to reduce building overhangs); and
- c) A new public open space near the corner of Corvette Way and McMyn Way, on 3311 No. 3 Road (Lot B), in the form of a neighbourhood pocket park, including seating, planting, trees, lighting, a covered area (e.g., to play board games and eat outdoors), and other features that will provide for an intimately-scaled place to socialize and relax.

Staff are supportive of the developer's proposal on the basis that:

- a) The developer's proposed public open space contribution complies with Capstan Station Bonus requirements for 941 units;
- b) Two of the proposed public open space locations will enhance key City Centre amenities secured through the original rezoning (i.e. riverfront park and community centre), while the third is a new neighbourhood pocket park that will enhance livability for local residents and employees; and
- c) As set out in the Zoning Text Amendment Considerations (Attachment 4), all three public open spaces will be secured with statutory rights-of-ways prior to adoption of the zoning text amendment bylaw, and their design, construction, and maintenance shall be the responsibility of the developer, at the developer's sole cost, as determined to the City's satisfaction through the Development Permit processes for the project's second and third phases (DP 17-794169).

5. City Centre North Community Centre Construction Timeline and Rationale (Referral item 6)

The delivery of the proposed community centre, as approved through rezoning, is tied to the development's second phase of construction, proposed for 3311 No. 3 Road (Lot B). More specifically, legal agreements registered on title to the subject site restrict Development Permit and Building Permit issuance for the second phase unless those permits include the community centre, and restrict occupancy of the second phase (and third phase) until the community centre has been completed to the City's satisfaction. In addition, among other things, legal agreements registered on title also restrict occupancy of the development's first phase, in part or in whole, prior to Building Permit issuance for the community centre and require completion of the community centre by December 31, 2021.

The table below provides the developer's key dates for completion of the community centre and the development's first phase. The community centre schedule allocates approximately nine months for permit approvals (i.e. Development Permit, Building Permit, and Servicing Agreements, including City approval as the future owner of the facility) and 33 months for construction (which is generally consistent with industry standards for a complex development project).

KEY DATES	COMMUNITY CENTRE	RESIDENTIAL/COMMERCIAL USES
Present (June 2020)	Review & approval of the Development Permit, Building Permit, Servicing Agreements (for utilities, roads, dike & park) & related City requirements as the future owner of the community centre	Phase 1 (Lot A) under construction
October 2020		Phase 1 (Lot A) – Occupancy of first 1/3 (190 units, including 21 affordable housing units) NOTE: Requires occupancy hold to be lifted
January 2021		Phase 1 (Lot A) – Occupancy of second 1/3 (203 units, including 7 affordable housing units) NOTE: Requires occupancy hold to be lifted
March 2021	Building Permit (BP) issuance & construction starts	Phase 2 (Lot B) & Phase 3 (Lot C) Building Permit issuance & construction starts
July 2021	Under construction	Phase 1 (Lot A) – Occupancy of final 1/3 (184 units, including 13 affordable housing units) NOTE: Occupancy hold shall remain in effect
December 31, 2023	Completion & occupancy NOTE: Requires completion to be deferred from Dec. 31, 2021	Phase 2 (Lot B) 1 st occupancy

The developer has indicated that, due to the complexity of constructing the community centre as an integral part of a high-rise, mixed use development, it cannot be completed earlier than December 31, 2023. In light of this, as described in the staff report from the Director, Development, dated April 23, 2020, the developer proposes to:

- Submit voluntary cash contributions to cover City costs arising from deferring completion of the community centre to December 31, 2023 (\$136,000) and reduce projected City costs for the community centre's furnishings, fixtures, and equipment (FFE) (\$800,000);
- Provide for refinements and enhancements to the conceptual design approved through the rezoning, at no cost to the City, to improve the facility's functionality and amenity, as determined to the City's satisfaction; and
- Amend the existing occupancy hold registered by legal agreement on the development's first phase to permit occupancy of two-thirds of the first phase's units (i.e. 393 of 577, including 28 affordable LEMR units), which are already under construction, in advance of Building Permit issuance for the community centre. (Note that existing restrictions on occupancy of the first phase's final 184 units, including 13 affordable LEMR units, would remain in effect; as would existing legal agreements requiring completion of the community centre prior to occupancy of residential and commercial uses proposed for the development's second and third phases).

Denial of the developer's proposal will not result in the community centre being completed earlier than December 31, 2023. Moreover, if the developer's proposal was to be denied, the City would forego the voluntary developer contributions outlined above and occupancy of 393 units in the development's first phase (including 28 LEMR units) would be delayed by up to six months (i.e. from October 2020 to March 2021, when Building Permit issuance for the community centre is targeted).

As described in the previous staff report and memorandum from the Director, Recreation and Sports Services (Attachment 6), deferral of the community centre's completion to December 31, 2023, is supported on the basis that:

- a) The later completion date is expected to improve initial community centre attendance, as the number of local residents will be greater and the Capstan Canada Line Station will be complete (i.e. targeted for mid-2022);
- b) The needs of Capstan Village residents can be adequately served in the interim by existing facilities, including the City Centre Community Centre, Minoru Centre for Active Living, and Richmond Olympic Oval;
- c) Refinements to the community centre's original conceptual design, including expansion of the plaza (to enhance its role as a community gathering place and venue for programs and events) and improved interior daylighting, will serve to enhance the facility's vibrancy, livability, and overall customer experience (at no cost to the City); and
- d) The proposed voluntary developer cash-in-lieu contribution towards furnishing, fixtures, and equipment (\$800,000) will reduce projected City costs by 50% (i.e. \$1.6M in 2023 dollars).

The developer's proposal, as described above, was presented to and endorsed by the Senior Management Team and Chief Administrative Officer.

6. City Centre North Community Centre Governance Model (Referral item 7)

The anticipated governance model for the community centre will be addressed through a separate report from the Director, Recreation and Sport Services.

Zoning Bylaw

In light of the developer's revised proposal, Zoning Amendment Bylaw 10189 provides for the following key changes to the site-specific "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)" zone, including:

1. Increasing the maximum number of permitted dwellings from 850 to 941;
2. Relocating 964 m² (10,371 ft²) of permitted (unbuilt) floor area from the development's first phase to its second and third phases; and
3. Increasing the minimum size of the developer's Capstan Station Bonus public open space contribution to reflect the increase in the development's permitted number of dwelling units.

Site Servicing and Frontage Improvements

Off-site Engineering, Transportation, and Parks requirements were identified via rezoning of the subject site (RZ 12-603040). Legal agreements are registered on title requiring that all necessary improvements are designed and constructed, at the developer's sole cost, on a phase-by-phase basis, via the City's Standard Servicing Agreement processes.

Existing Legal Encumbrances

The Zoning Text Amendment Considerations (Attachment 4) set out the changes required to various existing legal agreements to facilitate the developer's proposed changes in floor area distribution, number of units, affordable housing, public open space, and completion of the community centre.

Financial Impact or Economic Impact

The developer proposes to submit voluntary cash-in-lieu contributions to offset costs incurred by the City due to deferring completion of the community centre to December 31, 2023 (\$136,000) and for the facility's furniture, fixtures, and equipment (FFE) (\$800,000). Acceptance of the developer's voluntary cash-in-lieu contributions would fully cover City cost arising from the proposed schedule change and reduce future City costs by 50% for FFE (based on an estimated total FFE cost of \$1.6M, 2023 dollars).

Conclusion

Yuanheng Seaside Developments Ltd. and Yuanheng Seaview Developments Ltd. have applied for a Zoning Text Amendment to make changes to the "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)" zone and defer completion of the City Centre North Community Centre from December 31, 2021 to December 31, 2023. In response to the referral from the General Purposes Committee on May 4, 2020, the development proposal has been revised to include a maximum of 941 units (reduced from the previous proposal for 960), increase the developer's affordable housing contribution, including 165 m² (1,773 ft²) of additional floor area and four more two-bedroom units, and improve the design of the developer's expanded Capstan Station Bonus public open space contribution. In addition, as previously presented, the developer proposes to refine the community centre design, as requested by the City, and submit additional voluntary cash-in-lieu contributions to the City for cost recovery and furnishings, fixtures, and equipment. Legal agreements registered on title to the subject site shall ensure that a Building Permit will be issued for the community centre prior to occupancy of the final third of units under construction in the project's first phase, and the community centre will be completed prior to any occupancy of the project's second or third phases.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10189 be introduced and given first reading.



Suzanne Carter-Huffman
Senior Planner / Urban Design

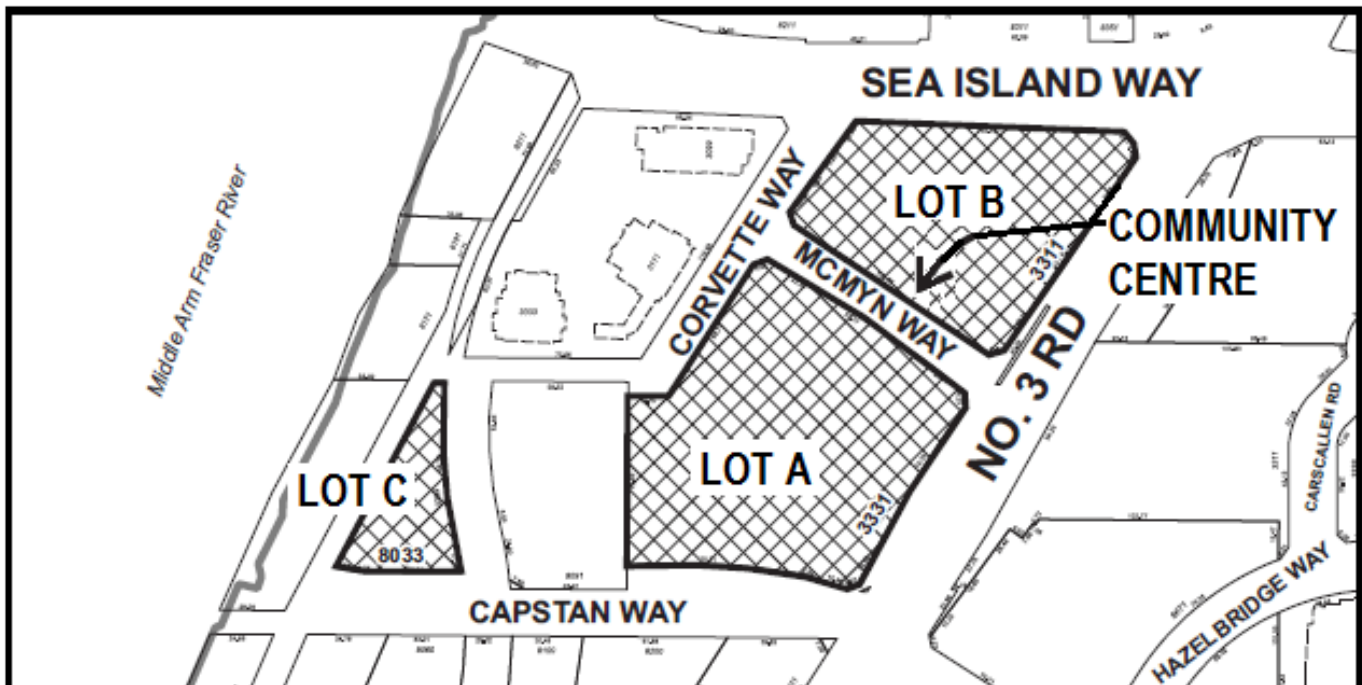
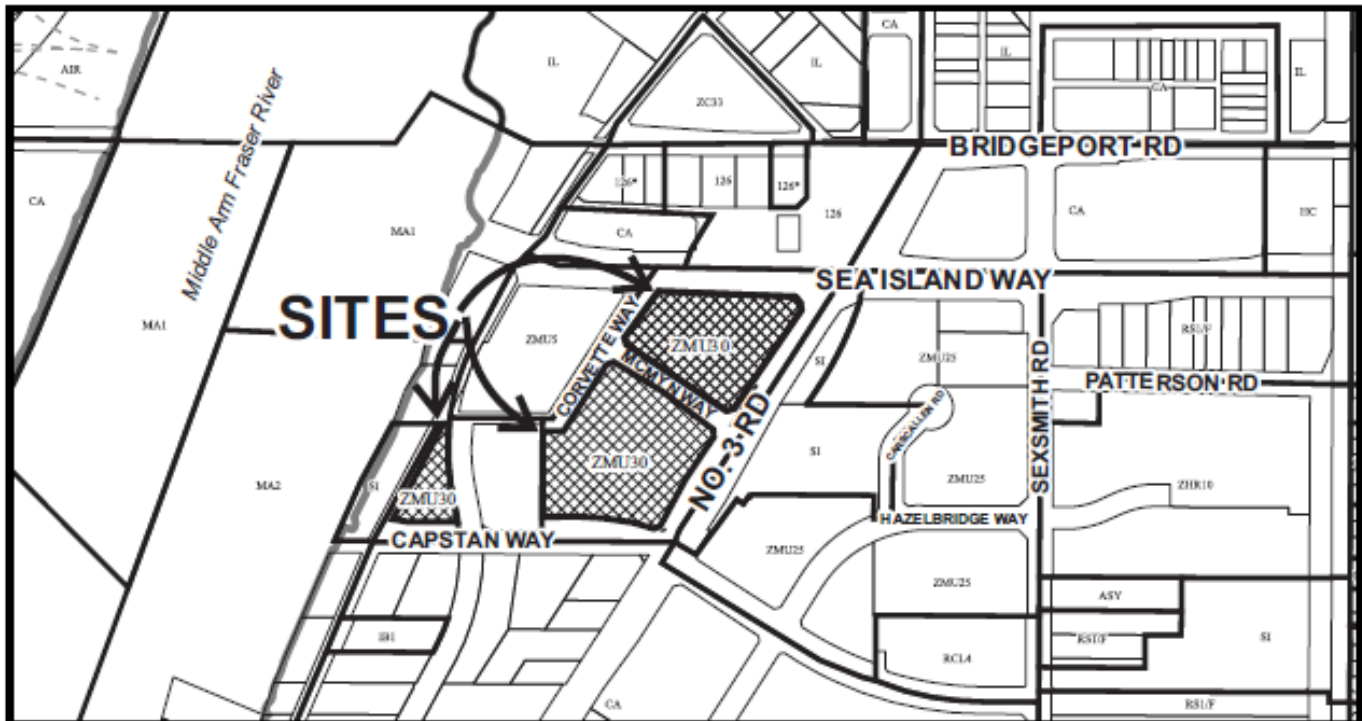
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Attachments:

1. Location Map
2. Site Plan
3. Development Application Data Sheet
4. Zoning Text Amendment Considerations
5. Capstan Station Bonus (CSB) – Additional Publicly Accessible Open Space
6. Memorandum – Director, Recreation and Sports Services



City of
Richmond



ZT 19-872212

Original Date: 09/12/19

Revision Date:

Note: Dimensions are in METRES

“VIEWSTAR” Site Plan

3331 No. 3 Rd (Lot A/Phase 1/under construction), 3311 No. 3 Rd (Lot B/Phase 2) & 3399 Corvette Way (Lot C/Phase 3)





City of Richmond

Development Application Data Sheet

Development Applications Department

ZT 19-872212

Address: 3399 Corvette Way (**Lot C**), 3311 No. 3 Road (**Lot B**), and 3331 No. 3 Road (**Lot A**)

Applicant: Yuanheng Seaside Developments Ltd. / Yuanheng Seaview Developments Ltd.

Planning Area(s): City Centre (Capstan Village)

	Existing	Proposed
Owner	Yuanheng Seaside & Seaview Developments	No change
Site Size	3 lots comprising 24,643 m ² (265,255 ft ²)	No change
Land Uses	Vacant (under construction)	Mixed residential & commercial uses
OCP Designation	Mixed Use & Park	No change
CCAP Designation	Institution (i.e. community centre), Urban Centre (T5), Capstan Station Bonus & Park	No change
Zoning	Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)	No change
Aircraft Noise Sensitive Development	Moderate (Area 3) – All uses may be considered	No change

NOTE: Lot references (below) mean 3399 Corvette Way (**Lot C**), 3311 No. 3 Road (**Lot B**), and 3331 No. 3 Road (**Lot A**)

	Existing ZMU30 Zone	Proposed	Variance
Buildable Floor Area* (Max): • Total	113,131.8 m ² including: • Lot A: 57,108.8 m ² • Lot B: 43,179.8 m ² • Lot C: 12,843.2 m ²	113,131.8 m ² including: • Lot A: 56,145.2 m ² • Lot B: 43,937.0 m ² • Lot C: 13,049.6 m ²	None permitted
Buildable Floor Area* (Max): • Residential	88,836.0 m ² including: • Lot A: 54,977.8 m ² (1) • Lot B: 21,015.0 m ² (1) • Lot C: 12,843.2 m ² (1) All affordable housing (4,441.8 m ²) must be located on Lots A & B	88,804.0 m ² including: • Lot A: 54,014.2 m ² (1) • Lot B: 21,740.2 m ² (1) • Lot C: 13,049.6 m ² (1) Additional 164.7 m ² of affordable housing on Lots A & B (Total = 4,606.5 m ²)	None permitted
Buildable Floor Area* (Max): • Non-Residential	24,295.8 m ² including: • Lot A: 2,131.0 m ² • Lot B: 22,164.8 m ² (2) • Lot C: Nil (2) Lot B incl. at least 3,106.6 m ² for community centre use	24,327.8 m ² including: • Lot A: 2,131.0 m ² • Lot B: 22,196.8 m ² (2) • Lot C: Nil (2) Lot B incl. at least 3,106.6 m ² for community centre use	None permitted
No. of Dwellings	850 units max., including: • Market ownership units: 791 • Affordable units: 59 (RZ target), including: a) Lot A: 41 units (under construction) b) Lot B: 18 units c) Lot C: Nil (All units are required to be located on Lots A & B)	941 units max., including: • Market ownership units: 878 • Affordable units: 63, including: a) Lot A: 41 units (under construction) b) Lot B: 22 units (i.e. 4 additional units) c) Lot C: Nil (All affordable housing units must be located on Lots A & B)	None permitted
Capstan Station Bonus Open Space	Min. public open space: 4,250 m ² , based on 850 units @ 5 m ² /unit	Min. public open space: 4,705 m ² , based on 941 units @ 5 m ² /unit	None permitted
Lot Coverage	90% max	No change	None
Height	47.0 m max.	No change	None

* Preliminary estimate (not inclusive of garage). Actual building size to be confirmed lot-by-lot at Building Permit stage.



City of
Richmond

Zoning Text Amendment Considerations

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

Address: 3399 Corvette Way and 3331 and 3311 No. 3 Road

File No.: ZT 19-872212

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10189, the developer is required to complete the following:

1. Ministry of Transportation & Infrastructure (MOTI): Final MOTI approval is required.
2. Community Centre Agreement (CA5970496 – CA5970503): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot B with respect to the developer's commitment to the proposed City Centre North Community Centre on the lot:

- 2.1. To defer the "Deadline" date for completion of the community centre from December 31, 2021 to December 31, 2023.

The City acknowledges that the Deadline date (December 31, 2023) is based on a 33-month construction schedule (April 2021 to December 2023) that assumes Development Permit issuance for Lot B in October 2020 and Building Permit issuance for Lot B in March 2021. The City will use all reasonable efforts to achieve these permit issuance dates, on the understanding that the developer shall satisfy, fulfil, and comply with all bylaw, Building Code, and related requirements as needed to facilitate the timely issuance of the required permits.

- 2.2. To increase the "Cash-in-Lieu Contributions" specified in the agreement for:

- (i) Project management from \$300,000 to \$406,000, to include \$75,000 for cost recovery and \$31,000 for cost escalation;
- (ii) Construction management from \$150,000 to \$165,000, to include \$15,000 for cost escalation;
- (iii) ICT infrastructure from \$150,000 to \$165,000, to include \$15,000 for cost escalation; and
- (iv) Furniture, fixtures, or other equipment ("FF&E") from nil to \$800,000.

Prior to Building Permit* issuance for Lot B, the developer shall submit:

- (i) \$136,000 in cash to the City, based on the combined total value of the additional cash-in-lieu contributions specified in 2.2(i), (ii), and (iii); and
- (ii) \$800,000 in the form of a Letter of Credit, based on the value of the additional cash-in-lieu contribution specified in 2.2(iv).

On December 31, 2022 (i.e. one year ahead of the "Deadline" date for completion of the community centre), the developer shall replace the Letter of Credit with a cash contribution (\$800,000) or the City shall cash the Letter of Credit.

- 2.3. To amend the "City Centre Conceptual Plan" and "Terms of Reference" (i.e. Schedules A and B respectively to the agreement), to:

- (i) Provide for minor interior changes that do not impact overall construction costs;
- (ii) Improve interior daylighting, including additional lobby windows fronting the plaza and clerestory windows at the second storey; and
- (iii) Coordinate the community centre design with the expanded the programmable outdoor plaza area secured through the modification or replacement of the existing Community Centre Plaza – North (Statutory Rights-of-Way) agreement (CA5970406 – CA5970409); and

- 2.4. To make related changes to the terms of the existing agreement as required for consistency and clarity.

3. Additional Capstan Station Bonus (CSB) Publicly-Accessible Open Space: Registration of additional Statutory Rights-of-Way (SRW) areas on title to Lot B and Lot C to facilitate public access, together with related landscaping and amenities, in order that the public may have use and enjoyment of the areas as if they were City

park, as required to satisfy CSB publicly-accessible open space bylaw requirements, based on 941 dwelling units, as generally set out in Schedule A.

The required additional CSB open space SRW area shall be provided in a combination of new and expanded (existing) locations. The actual size of each SRW area shall be determined through the Lots B and C Development Permit* (DP 17-794169), to the satisfaction of the City. The sizes and configurations of the new and expanded SRW areas, together with their uses, program elements, landscape and infrastructure features (e.g., lighting, water, electrical), and related aspects shall take into account, among other things, coordination with the City-owned riverfront park fronting Lot C and community centre public access and program objectives on Lot B. Design and construction of the SRW areas shall be at the sole cost and responsibility of the developer, as determined to the City's satisfaction. Maintenance shall be at the sole cost and responsibility of the developer/owner (except for any City-owned sidewalk, utilities, streetlights, traffic signals, and related equipment, street trees, and furnishings, as determined to the City's sole satisfaction through an approved Servicing Agreement*). The developer's construction of the SRW areas shall be secured with the Lots B and C Development Permit* (DP 17-794169) landscape security (Letter of Credit), unless otherwise determined through DP 17-794169. Other terms of the SRW agreements shall generally be consistent with those SRW agreements registered on title to the lots to satisfy CSB open space requirements through "Viewstar's" original rezoning application (RZ 12-603040), unless otherwise determined to the satisfaction of the City through DP 17-794169 and/or the related community centre and Servicing Agreement (e.g., riverfront park) review and approval processes.

Required changes to existing CSB SRW agreements shall include the following:

3.1. "Community Centre Plaza – North" Statutory Rights-of-Way (CA5970406 – CA5970409): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot B with respect to the plaza secured for the shared use of the community centre on the lot:

- (i) To increase the existing SRW area by approximately 141.9 m², from 125.4 m² to approximately 267.3 m² or as otherwise determined to the satisfaction of the City through the Lot B Development Permit* (DP 17-794169) and related community centre approval processes, which increase in SRW area shall be secured for the purpose of satisfying the developer's required Capstan Station Bonus publicly-accessible open space contribution;
- (ii) To increase the programmable area of the plaza to roughly double that originally approved through RZ 12-603040;
- (iii) Make related changes to the agreement, as required, to accurately reflect the approved plaza design, public use and program objectives, permitted permanent and temporary plaza features and encroachments, building interface considerations (e.g., residential lobby and fronting commercial uses), and related factors; and
- (iv) Make related changes to the terms of the existing agreement as required for consistency and clarity.

3.2. "River Road Park Entrance" Statutory Rights-of-Way (CA5970416 – CA5970419): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot C with respect to the publicly-accessible open space secured at the north end of the lot:

- (i) To replace the existing 66.8 m² SRW area (which, for clarity, was not eligible for use as Capstan Station Bonus publicly-accessible open space) with an expanded SRW area, approximately 78.2 m² in size or as determined to the satisfaction of the City through the Lot C Development Permit* (DP 17-794169), which expanded SRW area shall be secured for the purpose of satisfying the developer's required Capstan Station Bonus publicly-accessible open space contribution;
- (ii) To remove provisions in the existing agreement that permit the owner to use the SRW area for loading vehicles and related purposes;
- (iii) Make related changes to the agreement, as required, to accurately reflect the approved plaza design, intended public use and access to/from the adjacent City-owned riverfront park and dike, permitted permanent and temporary plaza features and encroachments, building interface considerations, and related factors; and
- (iv) Make related changes to the terms of the existing agreement as required for consistency and clarity.

4. “Driveway Crossings” Covenant (CA5970432 – CA5970433): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot C to remove the “River Road Driveway”, for the purpose of restricting vehicle access by the owner to the “River Road Park Entrance” plaza SRW (CA5970416 – CA5970419), which agreement shall be modified or replaced, as described above, to remove the owner’s ability to use the plaza for loading and related purposes, and make related changes to the terms of the existing Driveway Crossing agreement as required for consistency and clarity.
5. “Phasing” Covenant (CA5970452 – CA5970453): Registration of modifications to or replacement of the existing legal agreement registered on title to Lots A, B, and C with respect to the phased development and occupancy of the lands to:
 - 5.1. For Lot A: Amend the “Specific Lot A/Phase 1 Restrictions” regarding the prior-to-occupancy requirements with respect to Building Permit issuance for Lot B and the community centre such that those prior-to-occupancy requirements shall only apply to “Stage 3” (i.e. Buildings D & E as set out in the “Phase 1/Lot A Staging” covenant registered on Lot A, CA5970512 – CA5970513 / CA6833328 – CA6833329), and not to “Stage 1” or “Stage 2” (i.e. Buildings B & C and Buildings A & J, respectively);
 - 5.2. Clarify that for the purpose of the agreement, “occupancy” or “final Building Permit inspection granting occupancy” shall mean using, possessing, taking up, keeping, holding, utilizing, moving into or, living in, taking possession of premises and any other actions resulting in the foregoing, except to the extent that such is permitted by the City for the limited purposes of improving such premises (e.g., constructing tenant improvements) prior to fully taking occupancy; and
 - 5.3. Make related changes to the terms of the existing agreement as required for clarity and consistency.
6. “Unit Allocation” Covenant (CA5970464 – CA5970465 / CA6833325 – CA6833327): Registration of modifications to or replacement of the existing legal agreement registered on title to Lots A, B, and C with respect to the maximum permitted number of units on the lots:
 - 6.1. To increase the maximum permitted combined total number of units on Lots A, B, and C from 850 to 941;
 - 6.2. To increase the maximum permitted number of units on Lot B to 275 and on Lot C to 89, unless otherwise approved through the Development Permit* for Lots B & C (DP 17-794169); and
 - 6.3. Make related changes to the terms of the existing agreement as required for consistency and clarity.
7. Affordable Housing Covenant for Lot B (CA5970492 – CA5970503): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot B to accurately reflect the development proposal approved through ZT 19-872212 and the Development Permit for Lot B, which shall include:
 - 7.1. A voluntary developer contribution comprising 164.7 m² of additional affordable low-end-of-market-rental housing (i.e. over and above the minimum area required by the amended ZMU30 zone); and
 - 7.2. At least 22 affordable housing units (including 11 family-friendly, 2-bedroom or larger units) and related parking, bike storage, amenities, and other features, as determined to the satisfaction of the Director of Community Social Development and Director of Development.
8. Development Permit: Processing of a Development Permit* for Lots B and C (DP 17-794169) to a level deemed acceptable by the Director of Development.

Prior to Development Permit for 3311 No. 3 Road and 3399 Corvette Way (DP 17-794169), among other things, the developer is required to complete the following:

1. Sea Island Way Greenway (CA5970410): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot B to amend the boundaries of the SRW area and provide for related changes, as determined to the satisfaction of the City, to accommodate Ministry of Transportation & Infrastructure (MOTI) design requirements for Sea Island Way.

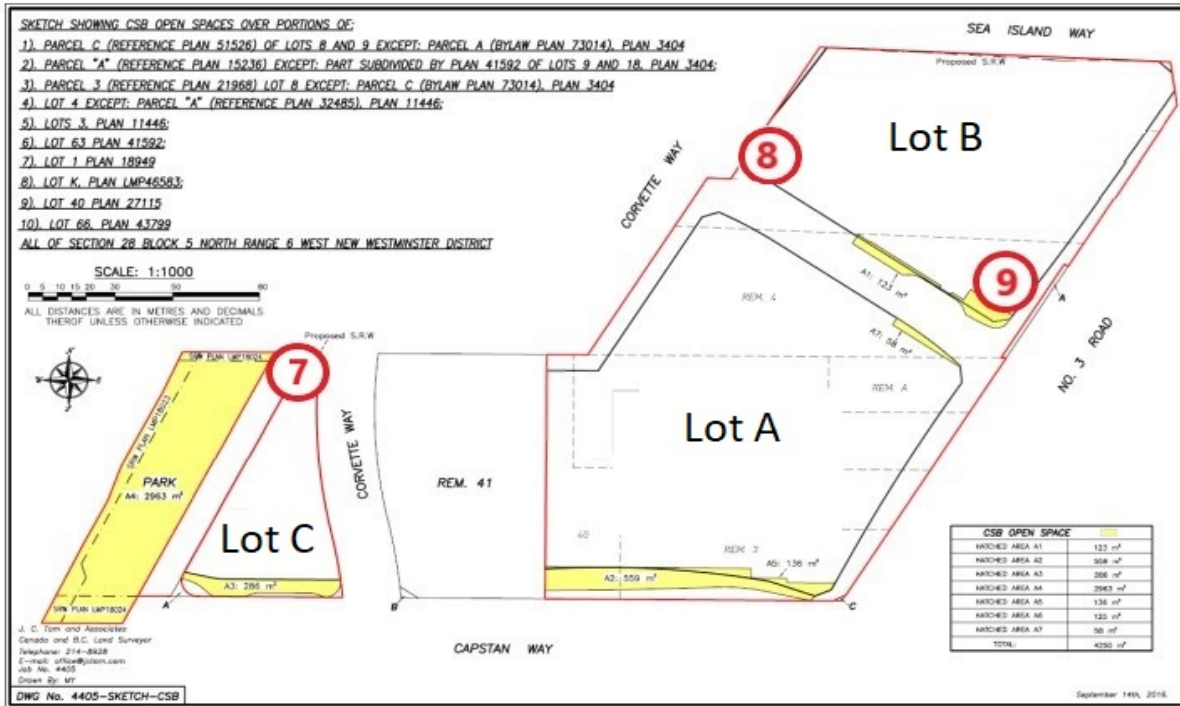
2. Community Centre Agreement (CA5970496 – CA5970503): Submission and approval of the Development Design Plans for the community centre, including refinements and enhancements to the conceptual design originally approved through rezoning (e.g., improved daylighting and expansion of the plaza), as determined to the satisfaction of the City as the future owner of the facility.

Note:

- An asterisk (*) indicates that a separate application is required.
- 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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Capstan Station Bonus (CSB) – Additional Publicly Accessible Open Space Requirements



CSB PUBLIC OPEN SPACE FEATURES (1)		CSB Voluntary Public Open Space Contribution		
		Fee Simple	Dedication	SRW
1.	Riverfront Park	2,963.0 m ²	Nil	Nil
2.	McMyn Way – Sidewalk widening	Nil	123.0 m ²	Nil
3.	Capstan Way – Sidewalk widening	Nil	845.0 m ²	Nil
4.	Capstan Way Plaza (Lot A)	Nil	Nil	136.0 m ²
5.	Community Centre Plaza – South (Lot A)	Nil	Nil	116.0 m ²
6.	Community Centre Plaza – North (Lot B)	Nil	Nil	125.4 m ²
SUB-TOTAL (Secured through RZ 12-603040)		2,963.0 m ²	968.0 m ²	377.4 m ²
<ul style="list-style-type: none"> Min. 4,250.0 m² required for 850 units Actual area exceeds minimum by 58.4 m² 		4,308.4 m² (1.06 acres)		
7.	River Road Park Entrance – New (Lot C)	Nil	Nil	78.2 m ² (2)
8.	McMyn Neighbourhood Pocket Park – New (Lot B)	Nil	Nil	176.5 m ² (2)
9.	Community Centre Plaza (North) – Expansion (Lot B)	Nil	Nil	141.9 m ² (2)
SUB-TOTAL (ZT 19-872212)		Nil	Nil	396.6 m ²
<ul style="list-style-type: none"> Area required for 91 additional units = 455.0 m² LESS 58.4 m² excess secured via RZ 12-603040 		Additional 396.6 m² (0.10 acres)		
MINIMUM CSB PUBLIC OPEN SPACE AREA		4,705.0 m² (1.16 acres)		
<ul style="list-style-type: none"> Based on a maximum of 941 units (3) 				

- 1) CSB public open space features are NOT eligible for Development Cost Charge credits (for park or road acquisition or construction), but, as per the ZMU30 zone, the developer may use the area of CSB public open space features for density calculation purposes.
- 2) The areas shown in the table are preliminary. The actual size of each individual public open space will be determined, to the City's satisfaction, prior to Zoning Text Amendment bylaw adoption, through the Lot B and C Development Permit (DP 17-794169). For the community centre plaza, the plaza's size and design shall be subject to all applicable City reviews and Council approvals, and the additional SRW area shall serve to roughly double the plaza's programmable space (as compared to that approved via RZ 12-603040).
- 3) The combined total number of dwellings on Lots A, B, and C shall not exceed 941. If the combined total number of dwellings is less than 941, there shall be no reduction in the MINIMUM CSB PUBLIC OPEN SPACE AREA.

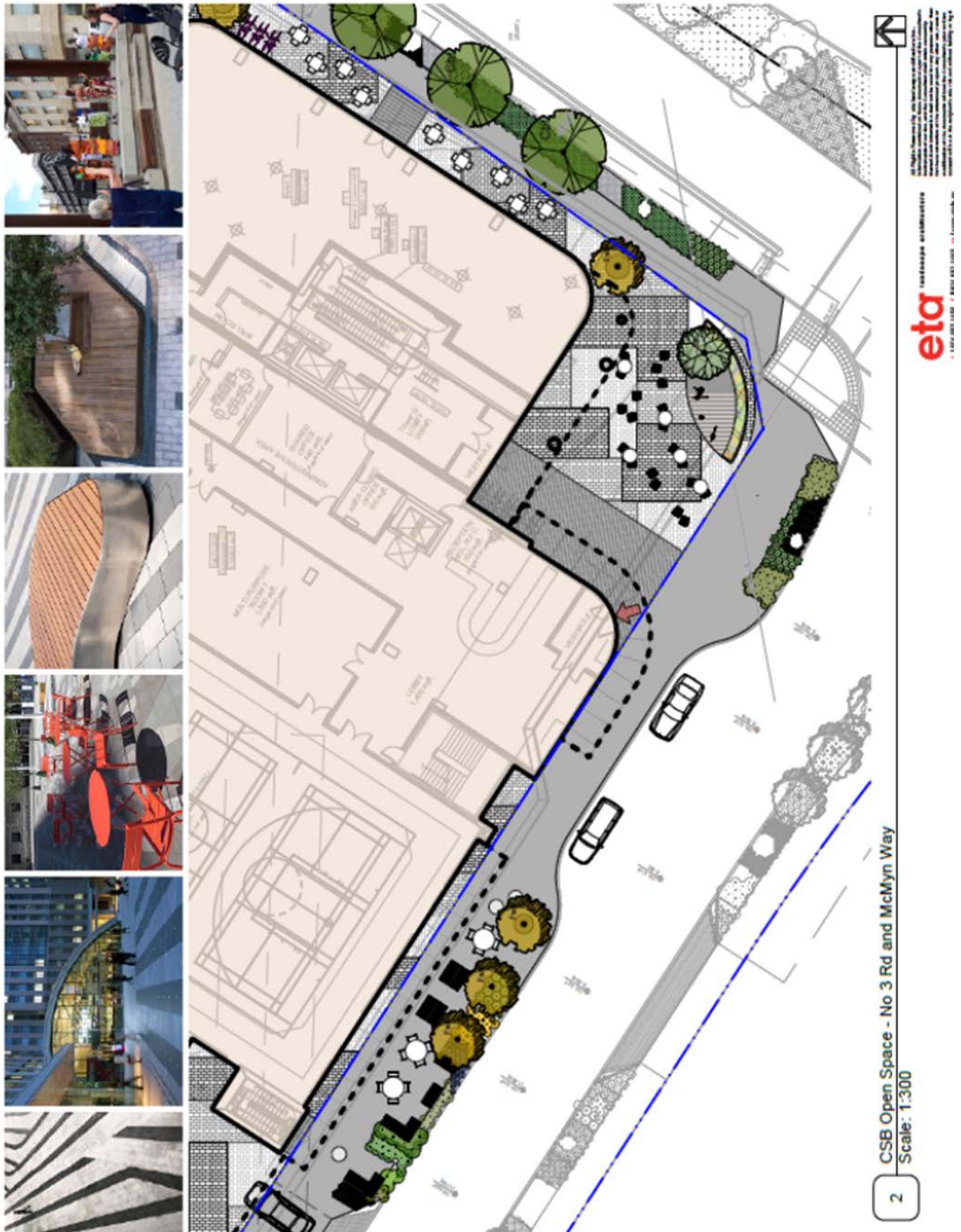
Riverfront Park Expansion (River Road Park Entrance) – Preliminary Conceptual Design



eta
landscape architecture
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Community Centre Plaza Expansion – Preliminary Conceptual Design





**City of
Richmond**

Memorandum
Community Services Division
Recreation Services

To: Wayne Craig
Director, Development

Date: April 21, 2020

From: Elizabeth Ayers
Director, Recreation and Sport Services

File: 06-2052-25-CCNO1/Vol 01

Re: **Application by Yuanheng Seaside Developments Ltd. – Deferral of Community Centre Completion**

The purpose of this memo is to confirm Community Recreation Services' support of the proposal from Yuanheng Seaside Developments Ltd. to defer completion of the community centre in the Capstan Village area from December 31, 2021 to December 31, 2023, as proposed in Zoning Text Amendment application (ZT-19-872212).

Although, the City Centre is identified as the area with the greatest projected population growth in Richmond, the Capstan Village population can adequately be accommodated at the City's other community services facilities, in particular the City Centre Community Centre, the new Minoru Centre for Active Living and the Richmond Olympic Oval, until the new community centre is completed in December 2023. By this time, the number of dwellings in Capstan Village are projected to increase by 60 per cent, or from approximately 2,700 to 4,400 units, compared to December 2020. The Capstan Station will also be operational, bringing even more people to the Capstan Village area. Aligning the community centre's completion with this population surge will ensure increased attendance and access to community recreation services for a larger number of the local population starting from opening day.

As a result of the delay the Developer has agreed to provide additional benefits that will significantly enhance the community centre. The benefits negotiated are:

1. Expanded Public Plaza – An expanded outdoor community centre plaza of approximately 2,000 sq. ft. which will serve as a public gathering space as well as an area for enhanced programs and events. These opportunities will provide improved service to the community and build a sense of belonging for the new residents;
2. Design Modifications – The Developer has agreed to allow flexibility to modify and fine-tune the previously approved community centre conceptual design and Terms of Reference to better meet anticipated community needs and interests. These changes will provide enhanced customer experiences without impacting overall construction costs;
3. Improved Interior Daylighting – The Developer has identified opportunities to provide additional natural daylight, particularly to interior spaces that were previously without windows. This will provide a more vibrant facility with increased program flexibility; and

April 21, 2020

- 2 -

4. Cash contribution of \$800,000 – The Developer will provide an additional cash-in-lieu contribution of \$800,000 towards the Furnishings, Fixtures, and Equipment (FFE) for the facility. The FFE budget is projected to be \$1.6M and is the responsibility of the City, resulting in an \$800,000 capital savings to the City.

In summary, the proposed deferral in the community centre's completion is supported for the reasons outlined above. Denying the developer's Zoning Text Amendment proposal could compromise the developer's ability to construct the community centre, and would mean the loss of additional community benefits and compensation volunteered by the developer.

Regards,



Elizabeth Ayers
Director, Recreation and Sport Services
604-247-4669

pc: SMT
Jim V. Young, P. Eng., Director, Facilities and Project Development
Paul Brar, Manager, Community Services Planning and Projects



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10189 (ZT 19-872212)
3399 Corvette Way and 3311 and 3331 No. 3 Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - 1.1. In Section 20.30.4.2(c), replacing “4,250.0 m²” with “4,705.0 m²”;
 - 1.2. Replacing Section 20.30.4.5(a) with the following:

“the maximum total combined **floor area** for the **site** shall not exceed 113,131.8 m², of which the **floor area** of residential **uses** shall not exceed 88,804.0 m², including at least 4,441.8 m² for **affordable housing units**, and the **floor area** for other **uses** shall not exceed 24,327.8 m², including at least 3,106.6 m² for **community amenity space**; and”;
 - 1.3. Replacing Sub-Sections 20.30.4.5(b)(i), 20.30.4.5(b)(ii), and 20.30.4.5(b)(iii) with the following:
 - “i for “A”: 54,014.2 m² for residential **uses**, including at least 3,092.5 m² for **affordable housing units**, and 2,131.0 m² for other **uses**;
 - ii for “B”: 21,740.2 m² for residential **uses**, including at least 1,349.3 m² for **affordable housing units**, and 22,196.8 m² for other **uses**, including at least 3,106.6 m² for **community amenity space**; and
 - iii for “C”: 13,049.6 m² for residential **uses**, including nil for **affordable housing units**, and nil for other **uses**; and”;
 - 1.4. In Section 20.30.4.5(c), replacing “850” with “941”.

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10189**”.

FIRST READING

JUN 22 2020

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

LEGAL REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER