City of Richmond

REVISED
Agenda

City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, September 14, 2026
7:00 p.m.

Pg. # ITEM

MINUTES

1. ***Motion to:***

CNCL-11 ***(1) adopt the minutes of the Regular Council meeting held on July 27, 2026;***

CNCL-27 ***(2) adopt the minutes of the Regular Council meeting for Public Hearings held on September 8, 2026; and***

CNCL-95 ***(3) receive for information the Metro Vancouver 'Board in Brief' dated July 24, 2026.***

AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

2. ***Motion to resolve into Committee of the Whole to hear delegations on agenda items.***

3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS.

4. ***Motion to rise and report.***

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Housing Agreement (Affordable Housing) Bylaw No. 10735 and Housing Agreement (Market Rental Housing) Bylaw No. 10736 to Permit the City of Richmond to Secure Low-End Market Rental Homes and Market Rental Homes at 8620, 8640 And 8660 Spires Road Per RZ 22-023633
- Application to Amend Liquor Primary Liquor Licence #308690 - Change of Hours of Liquor Service (Outside Service Hours) SSP Canada Food Services Inc., DBA: Romer's Burger Bar - 3880 Grant McConachie Way (Post Security)
- Response to Metro Vancouver’s Referral: Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 – City of Surrey (105 – 175A Street)
- Response to Metro Vancouver’s Referral: Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)

- Re-Allocation of 2026 Child Care Grant Funding
- Land use applications for first reading (to be further considered at the Public Hearing on October 19, 2026):
  - 4700 No. 3 Road – Rezone from "Auto-Oriented Commercial (CA)" Zone to a New "High Rise Office Commercial (ZC44) – Aberdeen Village" Zone (Bene (No. 3) Road Development Ltd.– applicant)
- Application by 1135355 BC Ltd. for a Steveston Village Heritage Conservation Grant at 3891 Moncton Street
- Zoning Bylaw Housekeeping Amendments
- Land use applications for first, second and third readings:
  - 4620 and 4640 Smith Crescent– Rezone from the "Small-Scale Multi-Unit Housing (RSM/XL)" Zone to "Town Housing (ZT107) – Smith Crescent (Hamilton)" Zone (Wayne Fougere Architecture – applicant)

5. ***Motion to adopt Items No. 6 through No. 15 by general consent.***

Consent Agenda Item

6. **COMMITTEE MINUTES**

That the minutes of:

CNCL-123 ***(1) the General Purposes Committee meeting held on September 8, 2026;***

CNCL-127 ***(2) the Finance and Audit Committee meeting held on September 8, 2026;***

(3) the Planning Committee meeting held on September 9, 2026; (*distributed separately*)

(4) the Community Safety Committee meeting held on September 9, 2026; (*distributed separately*) ***and***

CNCL-130 ***(5) the Council/School Board Liaison Committee meeting held on April 29, 2026;***

be received for information.

Pg. # ITEM

Consent Agenda Item

7. **HOUSING AGREEMENT (AFFORDABLE HOUSING) BYLAW NO. 10735 AND HOUSING AGREEMENT (MARKET RENTAL HOUSING) BYLAW NO. 10736 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW-END MARKET RENTAL HOMES AND MARKET RENTAL HOMES AT 8620, 8640 AND 8660 SPIRES ROAD PER RZ 22-023633**

(File Ref. No. 08-4057-05) (REDMS No. 8424802)

CNCL-137 See Page **CNCL-137** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(1) That Housing Agreement (Affordable Housing) (8620, 8640 and 8660 Spires Road) Bylaw No. 10735 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement to secure the Low-End Market Rental homes required by Rezoning Application RZ 22-023633.

(2) That Housing Agreement (Market Rental) (8620, 8640 and 8660 Spires Road) Bylaw No. 10736 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement to secure the Market Rental homes required by Rezoning Application RZ 22-023633.

Consent Agenda Item

8. **APPLICATION TO AMEND LIQUOR PRIMARY LIQUOR LICENCE # 308690 - CHANGE OF HOURS OF LIQUOR SERVICE (OUTSIDE SERVICE HOURS) SSP CANADA FOOD SERVICES INC., DBA: ROMER'S BURGER BAR - 3880 GRANT MCCONACHIE WAY (POST SECURITY)**

(File Ref. No. 12-8375-03) (REDMS No. 8476494)

CNCL-187 See Page **CNCL-187** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(1) That the application from SSP Canada Food Services Inc., doing business as, Romer's Burger Bar, seeking a permanent amendment to Liquor Primary Liquor Licence # 308690, increasing their hours of liquor service from 9:00 AM to 11:00 PM, Monday to Sunday, to 24 hours service, (Outside Service Hours) be supported; and

(2) That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information as set out in Attachment 1 to this report, advising that Council recommends the approval of the amendment to the Liquor Primary Liquor Licence as described in Recommendation 1 of this report.

Consent Agenda Item

9. **RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 TYPE 3 PROPOSED AMENDMENT, BYLAW NO. 1463, 2026 – CITY OF SURREY (105 - 175A STREET)**
(File Ref. No. 01-0157-30-RGST1) (REDMS No. 8487088)

CNCL-195

See Page **CNCL-195** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the report titled "Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 – City of Surrey (105 - 175A Street)", dated August 10, 2026 from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

Consent Agenda Item

10. **RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 TYPE 3 PROPOSED AMENDMENT – CITY OF VANCOUVER (MOLSON SITE)**
(File Ref. No. 01-0157-30-RGST1) (REDMS No. 8493851)

CNCL-206

See Page **CNCL-206** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the report titled "Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)", dated August 10, 2026, from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

Consent Agenda Item

11. **RE-ALLOCATION OF 2026 CHILD CARE GRANT FUNDING**
(File Ref. No. 07-3070-01) (REDMS No. 8485378)

CNCL-221

See Page **CNCL-221** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the 2026 Child Care Capital Grant of $9,049 awarded to Atira Women's Resource Society be divided in equal parts and re-allocated to the Developmental Disabilities Association and the Society of Richmond Children's Centres as outlined in the report titled "Re-allocation of 2026 Child Care Grant Funding", dated August 6, 2026, from the General Manager, Planning and Development.

Consent Agenda Item

12. **APPLICATION BY BENE (NO. 3) ROAD DEVELOPMENT LTD. FOR REZONING AT 4700 NO. 3 ROAD FROM THE "AUTO-ORIENTED COMMERCIAL (CA)" ZONE TO A NEW "HIGH RISE OFFICE COMMERCIAL (ZC44) – ABERDEEN VILLAGE" ZONE**
(File Ref. No. RZ 14-672055) (REDMS No. 8490743)

CNCL-240

See Page **CNCL-240** for full report

PLANNING COMMITTEE RECOMMENDATION

(1) That Third Reading of Richmond Official Community Plan (OCP) Bylaw 7100, Amendment Bylaw 9215, and Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, be rescinded.

(2) That OCP Bylaw 7100, Amendment Bylaw 9215, as amended, to change Schedule 2.10 (City Centre Area Plan) by amending the Aberdeen Village – Detailed Transect Descriptions to allow for a maximum 1.5 Floor Area Ratio (FAR) Village Centre Bonus for non-residential uses on the subject site, be forwarded to a public hearing.

(3) That Bylaw 9215, as amended, having been considered in conjunction with:

(a) the City's Financial Plan and Capital Program; and

(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

(4) That Bylaw 9215, as amended, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

(5) Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, as amended, for the creation of a new "High Rise Office Commercial (ZC44)-Aberdeen Village" zone and for the rezoning of 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" zone to the new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone, be forwarded to a public hearing.

Consent Agenda Item

13. **APPLICATION BY 1135355 BC LTD. FOR A STEVESTON VILLAGE HERITAGE CONSERVATION GRANT AT 3891 MONCTON STREET**
(File Ref. No. HA 26-019270) (REDMS No. 8500023)

CNCL-351

See Page **CNCL-351** for full report

PLANNING COMMITTEE RECOMMENDATION

(1) That a funding request in the amount of $2,200.00 plus taxes and disbursements, to a maximum of $2,500.00, be approved under the Steveston Village Heritage Conservation Grant Program to assist with heritage conservation planning for Tasaka Barbershop at 3891 Moncton Street and disbursed in accordance with Council Policy 5900; and

(2) That the proposed amendments to the Steveston Village Heritage Conservation Grant Program (Council Policy 5900) to delegate consideration of Planning Project Grants to the Director of Policy Planning, be approved.

Consent Agenda Item

14. **ZONING BYLAW HOUSEKEEPING AMENDMENTS**
(File Ref. No. 08-4430-01) (REDMS No. 8467343)

CNCL-372

See Page **CNCL-372** for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10786 to make housekeeping amendments be introduced and given first reading.

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Consent Agenda Item

15. **APPLICATION BY WAYNE FOUGERE ARCHITECTURE FOR REZONING AT 4620 & 4640 SMITH CRESCENT FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO "TOWN HOUSING (ZT107) – SMITH CRESCENT (HAMILTON)" ZONE**
(File Ref. No. RZ 22-027420) (REDMS No. 8445572)

CNCL-378 See Page **CNCL-378** for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10780 to create the "Town Housing (ZT107) – Smith Crescent (Hamilton)" zone, and to rezone 4620 & 4640 Smith Crescent from "Small-Scale Multi-Unit Housing (RSM/XL)" to "Town Housing (ZT107) – Smith Crescent (Hamilton)", be introduced and given first, second and third reading.

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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PUBLIC ANNOUNCEMENTS AND EVENTS

BYLAWS FOR ADOPTION

CNCL-418 Richmond Zoning Bylaw 8500, Amendment **Bylaw No. 10747**
(ZT 26-004041) 8200 Steveston Highway
Opposed at 1st/2nd/3rd Readings – None.

CNCL-420 Richmond Zoning Bylaw 8500, Amendment **Bylaw No. 10766**
(ZT 25-022777) 2777 Jow Street
Opposed at 1st 2nd/3rd Readings – None.

REVISED
CNCL-563 Richmond Official Community Plan Bylaw No. 7100, Amendment **Bylaw No. 10769**
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – Cllr. McNulty

REVISED
CNCL-423 Heritage Revitalization Agreement (3831 Moncton Street) **Bylaw No. 10741** (HRA 23-016568)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – Cllr. McNulty

CNCL-566 Inter-municipal Business Licence **Bylaw No. 10763**
Opposed at 1st 2nd/3rd Readings – None.

CNCL-573 Inter-municipal Business Licence **Bylaw No. 10764**
Opposed at 1st 2nd/3rd Readings – None.

CNCL-577 Development Cost Charges Imposition Bylaw No. 9499, Amendment **Bylaw No. 10732**
Opposed at 1st/2nd/3rd Readings – None.

CNCL-580 Housing Agreement (9251 & 9291 Alexandra Road) Bylaw No. 9544, Amendment **Bylaw No. 10739**
Opposed at 1st/2nd/3rd Readings – None.

Pg. # ITEM

DEVELOPMENT PERMIT PANEL

16. RECOMMENDATION

CNCL-609
CNCL-650

That the minutes of the Development Permit Panel meetings held on July 29, 2026, and August 26, 2026, be received for information.

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

17. ***Motion to resolve into Committee of the Whole to hear delegations on non-agenda items.***

CNCL-664

Jiun-Hsien Henry Yao to delegate on the Change.org petition, "Ask Richmond, BC to Keep Vape Stores Away from Child Care Centres and Youth Spaces".

18. ***Motion to rise and report.***

ADJOURNMENT

City of Richmond

Minutes

Regular Council

Monday, July 27, 2026

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

R26/14-1 1. It was moved and seconded
That:

(1) the minutes of the Regular Council meeting held on July 13, 2026, be adopted as circulated;

(2) the minutes of the Regular Council meeting for Public Hearings held on July 20, 2026, be adopted as circulated; and

CARRIED

Regular Council
Monday, July 27, 2026

AGENDA ADDITIONS & DELETIONS

R26/14-2 It was moved and seconded
That a motion from Councillor McNulty be added to the Council Agenda as Item 23A.

CARRIED

COMMITTEE OF THE WHOLE

R26/14-3 1. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

2. Delegations from the floor on Agenda items

Item No. 8 – DRAFT ECONOMIC DEVELOPMENT STRATEGY

Howard Jampolsky, Richmond resident, spoke to the economic development strategy and the role that the City has on creating an environment where people want to invest in Richmond by protecting industrial and employment lands, building reliable infrastructure, developing predictable and speedy approvals, listening to business, being fiscally responsible, and being a partner rather than an obstacle.

Item No. 21 – HERITAGE ALTERATION PERMIT APPLICATION (HA 26-011972) BY THE CITY OF RICHMOND – 5180 WESTWATER DRIVE (FIRST NATIONS BUILDING)

Harold Steves, Richmond resident, spoke to the history and restoration of the Longhouse "Rancheria" and expressed his concerns about losing the historical significance advising that an archeologist needs to be brought in to study and determine what the building was used for before the deconstruction and reconstruction process occurs.

In reply to queries from Council, Mr. Steves advised that he has not met with the new Indigenous Relations Manager and that it could be beneficial to meet with staff to help facilitate bringing in other First Nation groups. He further noted that an archeologist needs to be brought in to determine the intent of the building to determine how the building was built and what the building was used for prior to deconstruction.

Item No. 7 – COUNCIL STRATEGIC PLAN 2022-2026 TERM HIGHLIGHT

Tamas Revoczi, President, Sea Island Community Association (SICA), spoke to the Council Strategic Plan and noted that the Burkeville Utility Upgrades project is not complete due to delays in relocating utility poles and paving and is hoping for an update on the completion. Additionally, Mr. Revoczi noted that SICA is looking for support in implementing their Five Steps to Emergency Preparedness program and noticed a lack of available public resources on city-wide emergency preparedness planning.

Council suggested Mr. Revoczi meet with staff for assistance.

R26/14-4 4. It was moved and seconded
That Committee rise and report (7:25 p.m.).

CARRIED

CONSENT AGENDA

R26/14-5 5. It was moved and seconded
That Items No. 6 through No. 20 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

(1) the Community Safety Committee meeting held on July 14, 2026;

(2) the General Purposes Committee meeting held on July 20, 2026;

(3) the Planning Committee meeting held on July 21, 2026;

(4) the Parks, Recreation and Cultural Services Committee meeting held on July 22, 2026; and

(5) the Public Works and Transportation Committee meeting held on July 22, 2026.

ADOPTED ON CONSENT

7. **COUNCIL STRATEGIC PLAN 2022-2026 TERM HIGHLIGHTS**
(File Ref. No. 01-0105-07-01) (REDMS No. 8360843; 8448224; 8448235)

(1) That the report titled Council Strategic Plan 2022-2026 Term Highlights, from the Director, Intergovernmental Relations and Corporate and Strategic Planning, dated June 11, 2026, be received for information; and

(2) That the Council Strategic Plan 2022-2026 Term Highlights Report and Council Strategic Plan 2022-2026 Term Highlights at a Glance attachments be posted on the City of Richmond website as downloadable PDFs.

ADOPTED ON CONSENT

8. **DRAFT ECONOMIC DEVELOPMENT STRATEGY**
(File Ref. No. 08-4150-13-002) (REDMS No. 8455274)

That the draft Economic Development Strategy, as detailed in the report titled "Draft Economic Development Strategy", dated June 29, 2026, from the General Manager, Finance and Corporate Services, be endorsed for public consultation.

ADOPTED ON CONSENT

9. **METRO WEST INTER-MUNICIPAL BUSINESS LICENCE BYLAWS**
(File Ref. No. 2-8060-20-010763; 12-8060-20-010764) (REDMS No. 8459089; 8427164; 8427319)

(1) That Inter-Municipal Business Licence Agreement Bylaw No. 10763 be introduced and given first, second and third readings; and

(2) That Inter-Municipal Business Licence Bylaw No. 10764 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

10. **HOMELESSNESS STRATEGY GUIDING FRAMEWORK – CURRENT STATE ANALYSIS AND WHAT WE HEARD REPORT**
(File Ref. No. 08-4057-11-03) (REDMS No. 8454641; 8493875)

That the findings in the report titled "Homelessness Strategy Guiding Framework – Current State Analysis and What We Heard Report", from the General Manager, Planning and Development, dated June 22, 2026, inform the development of the Homelessness Strategy Guiding Framework (2026–2029).

ADOPTED ON CONSENT

11. **HOUSING AGREEMENT AMENDMENT APPLICATION FOR 9291 ALEXANDRA ROAD/9288 TOMICKI AVENUE (FORMERLY 9251 ALEXANDRA ROAD)**
(File Ref. No. 12-8060-20-010739) (REDMS No. 8425349; 8425872)

That Housing Agreement (9251 & 9291 Alexandra Road) Bylaw No. 9544, Amendment Bylaw No. 10739 be introduced and given first, second, and third readings.

ADOPTED ON CONSENT

12. **APPLICATION BY MANPREET SINGH (PARAMORPH ARCHITECTURE INC.) FOR REZONING AT 9720 CAMBIE ROAD FROM THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO THE "LOW RISE RENTAL APARTMENT (ZLRSO) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)" ZONE**
(File Ref. No. 12-8060-20-010757; 12-8060-20-010758; RZ 23-015980) (REDMS No. 8413116; 3186793; 8425763; 8425777)

(1) That Official Community Amendment Bylaw 10757, to amend:

(a) Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2050 OCP Land Use Map), including amending the land use designation of 9720 Cambie Road from "School" to "City Centre Perimeter - Tier 2"; and

(b) Schedule 2.1 lA (West Cambie Area Plan) of Official Community Plan Bylaw 7100, including amending the Development Permit Guidelines: Alexandra Neighbourhood Character Areas Map to identify the subject site as "Medium Density Housing" and amending the land use designation of the subject site in the Alexandra Neighbourhood Land Use Map from "Community Institutional" to "City Centre Perimeter- Tier 2," including making various text, map, and graphic amendments to accommodate the identified bylaw amendments and ensure consistency throughout the plan, be introduced and given first reading;

(2) That Bylaw 10757, having been considered in conjunction with:

(a) the City's Financial Plan and Capital Program; and

(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans; is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

(3) That Bylaw 10757, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

(4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10758 to create the "Low Rise Rental Apartment (ZLR50)-Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9720 Cambie Road from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the "Low Rise Rental Apartment (ZLR50)-Alexandra Neighbourhood (West Cambie)" zone, be introduced and given first reading.

ADOPTED ON CONSENT

13. **APPLICATION BY 1359161 BC LTD. TO ENTER INTO A HERITAGE REVITALIZATION AGREEMENT TO CONSERVE A PROTECTED HERITAGE BUILDING KNOWN AS IKEDA DRY GOODS AND CONSTRUCT A HOTEL AT 3831 MONCTON STREET & STEVESTON VILLAGE HERITAGE CONSERVATION GRANT APPLICATION**

(File Ref. No. 12-8060-20-010769; 12-8060-20-010741; 08-4105-20- HRA 23-016568; 08-4105-20-HA 25-022755) (REDMS No. 8462167; 7965383; 8471033; 8228190; 8418368; 8039161; 8494052)

(1) That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10769, to revise Schedule 2.4 of the Official Community Plan (Steveston Area Plan) to provide that a maximum of three storeys and height of 12 m may be considered for the purposes of the long-term conservation and protection of the heritage building at 3831 Moncton Street, be introduced and given first reading;

(2) That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10769, having been considered in conjunction with:

(a) The City's Financial Plan and Capital Program; and

(b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans

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

(3) That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10769, having been considered in accordance with Official Community Plan (OCP) Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;

(4) That Heritage Revitalization Agreement (3831 Moncton Street) Bylaw No. 10741 to permit the City to enter into a Heritage Revitalization Agreement substantially in the form attached hereto, in accordance with the requirements of Section 610 of the Local Government Act, to conserve Ikeda Dry Goods and to construct a hotel at 3831 Moncton Street, be introduced and given first reading;

(5) That, following adoption of the Heritage Revitalization Agreement (3831 Moncton Street) Bylaw No. 10741, a Heritage Alteration Permit be issued to permit the proposed exterior changes, including restoration and rehabilitation work, for Ikeda Dry Goods and construction of a new hotel at 3831 Moncton Street; and

(6) That a funding request in the amount of $239,610.00 be approved under the Steveston Village Heritage Conservation Grant Program to assist with the proposed conservation work for Ikeda Dry Goods at 3831 Moncton Street and disbursed in accordance with Council Policy 5900.

ADOPTED ON CONSENT

14. **APPLICATION BY VIVID GREEN ARCHITECTURE INC. FOR REZONING AT 12011/12051 3RD AVENUE FROM "STEVESTON COMMERCIAL (CS2)" ZONE TO "COMMERCIAL MIXED USE (ZMU64) – THIRD AVENUE (STEVESTON)" ZONE**

(File Ref. No. 12-8060-20-010779; RZ 17-794156) (REDMS No. 8445767; 8357320; 8443946; 8441434; 8494076)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10779 to create the "Commercial Mixed Use (ZMU64) – Third Avenue (Steveston)" zone, and to rezone 12011/12051 3rd Avenue from "Steveston Commercial (CS2)" to "Commercial Mixed Use (ZMU64) – Third Avenue (Steveston)" zone, be introduced and given first, second and third reading.

ADOPTED ON CONSENT

15. **RICHMOND WATER QUALITY AND CONSERVATION REPORT 2025**

(File Ref. No. 10-6650-01; 10-6650-08-01; 10-6650-14-01) (REDMS No. 8448931; 8487336)

That the annual report titled "Richmond Water Quality and Conservation Report 2025", dated June 15, 2026, from the General Manager, Engineering and Public Works, be:

(1) Approved as the City's annual water quality report for reporting the 2025 water system monitoring information;

(2) Submitted to the Drinking Water Officer and Medical Health Officer; and

(3) Made available on the City's website, through various communication tools including social media channels and as part of community outreach initiatives.

ADOPTED ON CONSENT

16. **ICBC-CITY OF RICHMOND ROAD SAFETY IMPROVEMENT PROGRAM UPDATE 2026**
(File Ref. No. 03-1000-03-006) (REDMS No. 8444875)

(1) That the road safety improvement projects, as described in Attachment 1 of the report titled "ICBC-City of Richmond Road Safety Improvement Program Update 2026", dated June 22, 2026, from the General Manager, Engineering and Public Works, be endorsed for submission to the ICBC 2026 Road Safety Improvement Program for consideration of cost-share funding;

(2) That should the above submission be successful, the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute the cost-share agreements on behalf of the City; and

(3) That should the above application be successful, the Consolidated 5 Year Financial Plan (2026-2030) be amended accordingly.

ADOPTED ON CONSENT

17. **RICHMOND ARTS FACILITIES NEEDS ASSESSMENT REPORT**
(File Ref. No. 11-7000-11-01) (REDMS No. 8401231; 8494099; 8494107; 8472946)

That the priority needs as outlined in Attachment 1 of the report titled "Richmond Arts Facilities Needs Assessment Report", from the General Manager, Parks, Recreation and Culture, dated June 29, 2026, be approved to guide future arts facility planning and investment in Richmond.

ADOPTED ON CONSENT

18. **OPTIONS ON THE MANAGEMENT OF SCOTCH POND**
(File Ref. No. 06-2025-20-008) (REDMS No. 8444333; 8449837, 8452851)

That the City undertake a feasibility study to assess potential future program uses for Scotch Pond and that a $150,000 one-time additional level request be submitted for consideration in the 2027 budget process, as outlined in the report titled "Options on the Management of Scotch Pond", from the General Manager, Parks, Recreation and Culture, dated June 29, 2026.

ADOPTED ON CONSENT

19. **STREET BANNER REFERRAL RESPONSE UPDATE**
(File Ref. No. 11-7200-20-SBAN1) (REDMS No. 8210398; 5378645; 8450094; 8449302)

That Option 1: "Install Welcome Banners on Four Poles – Cost Sharing", as described in the report titled "Street Banner Referral Response Update", from the General Managers of Parks, Recreation and Culture, and Engineering and Public Works, dated June 29, 2026, with funding amendments to fully fund the supplying and installing of banners, be approved.

ADOPTED ON CONSENT

20. **RICHMOND NATURE PARK STUDY – FINDINGS AND NEXT STEPS**
(File Ref. No. 06-2345-20-NPAR1) (REDMS No. 8403354; 8457748)

(1) ***That the report titled "Richmond Nature Park Study – Findings and Next Steps", from the General Manager, Parks, Recreation and Culture, dated June 29, 2026, be received for information; and***

(2) ***That a capital submission request for bog restoration work as identified in the report titled "Richmond Nature Park Study – Findings and Next Steps", from the General Manager, Parks, Recreation and Culture, dated June 29, 2026, be considered as part of the 2027 budget.***

ADOPTED ON CONSENT

NON-CONSENT AGENDA ITEMS

Regular Council
Monday, July 27, 2026

GENERAL PURPOSES COMMITTEE
Mayor Malcolm D. Brodie, Chair

21. **HERITAGE ALTERATION PERMIT APPLICATION (HA 26-011972) BY THE CITY OF RICHMOND – 5180 WESTWATER DRIVE (FIRST NATIONS BUILDING)**
(File Ref. No. 08-4105-20- HA 26-011972; 06-2052-20-BSYD-LH) (REDMS No. 8452396; 8469818; 8460460; 8460846; 8493907)

R26/14-6 It was moved and seconded
That a Heritage Alteration Permit be issued to authorize deconstruction and reconstruction of the First Nations Building at Britannia Shipyards National Historic Site, as outlined in the report titled "Heritage Alteration Permit Application (HA 26-011972) by the City of Richmond – 5180 Westwater Drive (First Nations Building)", dated June 22, 2026, from the Deputy Chief Administrative Officer and General Manager, Parks, Recreation and Culture.

The question on Resolution No. R26/14-6 was not called as in reply to queries from Council, staff advised that (i) the design plans have been discussed with the First Nations Building Committee (FNBC), Britannia Shipyards National Historic Site Society (BSNHSS) and Musqueam First Nation with support from most groups, (ii) two heritage consultants and an archeologist have been inside the building and both groups have provided reports that will be brought back to the FNBC for review, (iii) the Indigenous Relations Manager will be touring the site but their role on the project is limited because of the FNBC and approved Terms of Reference, and (iv) during the concept design phase, staff have reached out to a moving company.

As a result of the discussion, the following **referral motion** was introduced:

R26/14-7 It was moved and seconded
That the Heritage Alteration Permit be referred back to staff to have an archeologist review the building prior to deconstruction, include the City's Indigenous Relations Manager and other First Nation groups on the project, and to contact Supreme House Movers Ltd. to request a report on moving the building.

The question on Resolution No. R26/14-7 was called and it was **DEFEATED** with Mayor Brodie, Cllrs. Day, Hobbs, Loo and McNulty opposed.

Further discussion ensued with respect to (i) staff to look at options on lifting and moving the building, (ii) how the City can maintain the history and purpose of the building, (iii) the deconstruction process is detailed and any new learnings will be taken into account in the future interpretation of the building, and (iv) the importance of moving forward with the project to avoid losing the $3.4 million grant from the Province of BC's Growing Communities Fund that expires in 2028.

The question on Resolution No. R26/14-6 was then called and it was **CARRIED** with Cllr. Wolfe opposed.

PUBLIC WORKS AND TRANSPORTATION COMMITTEE – Councillor Carol Day, Chair

22. **TILBURY PHASE 2 LIQUIFIED NATURAL GAS (LNG) EXPANSION PROJECT**
(File Ref. No. 10-6125-30-010; 01-0165-20-BCGA1; 01-0150-20-BCUC1) (REDMS No. 8091955; 8489625)

R26/14-8 It was moved and seconded

(1) That the comments on the "Tilbury Phase 2 LNG Expansion Project", as outlined in Attachment 2, be endorsed for submission to the BC Environmental Assessment Office as part of the public comment period; and

(2) That a letter be sent to the Minister of Environment and Parks, with copies sent to Richmond Members of the Legislative Assembly and to Metro Vancouver and all Mayors of Metro Vancouver municipalities, reaffirming Richmond's opposition to the Tilbury Phase 2 Liquefied Natural Gas Expansion project and the lack of ability to access project information.

The question on Resolution No. R26/14-8 was not called as discussion ensued with respect to the location of the expansion project and the BC Environmental Assessment Office's lack of consultation with the City during the comment process.

Further discussion ensued regarding the safety of site's location and developing business opportunities in British Columbia.

The question on Resolution No. R26/14-8 was then called and it was **CARRIED** with Cllr. Loo opposed.

LAW AND COMMUNITY SAFETY DIVISION

23. **8539Q – AWARD OF CONTRACT FOR SUPPLY AND DELIVERY OF FIREFIGHTER TURNOUT GEAR – PERSONAL PROTECTIVE EQUIPMENT**
(File Ref. No. 03-1000-20-8539Q) (REDMS No. 8473536)

R26/14-9 It was moved and seconded

(1) That Contract 8539Q - Supply and Delivery of Firefighter turnout Gear be awarded to Associated Fire Safety Group Ltd. for a total cost of $1,611,880 excluding taxes as described in the report titled "8539Q – Award of Contract for Supply and Delivery of Firefighter turnout Gear" dated July 20, 2026, from the General Manager, Law and Community Safety;

(2) That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contracts and all related documentation with Associated Fire Safety Group Ltd; and

(3) That the Consolidated 5-Year Financial Plan (2026-2030) be amended to include $950,000 for replacement of firefighting turnout gear funded by Policing Provision.

The question on Resolution No. R26/14-9 was not called as discussion ensued with respect to the enhanced safety features of the turnout gear and the timeline for procurement and delivery.

The question on Resolution No. R26/14-9 was then called and it was **CARRIED**.

NEW BUSINESS

COUNCILLOR BILL MCNULTY

23A. **MOTION RELATED TO DISCRIMINATORY MESSAGING**
(File Ref. No. 05-1580-01) (REDMS No. 8495143)

Cllr. McNulty expressed concern regarding a recent social media post that is divisive in nature targeting Richmond voters. He added that the City does not endorse discrimination in any form and takes a strong exception to the discriminatory messaging.

As a result of the discussion the following **motion** was introduced:

R26/14-10 It was moved and seconded

(1) That the City of Richmond does not endorse discrimination in any form and takes strong exception to the discriminatory messaging recently published on social media. This issue was highlighted in both the Vancouver Sun and the Province, drawing public attention to the matter;

(2) That the City of Richmond formally request an apology from the party writing the post on behalf of all its residents, and take a clear public stance condemning this type of messaging going forward; and

(3) That the City of Richmond forward this matter to the BC Human Rights Tribunal for their review.

The question on Resolution No. R26/14-10 was not called as discussion ensued with respect to (i) racial harmony and ethnic inclusivity, (ii) engaging in respectful discourse, and (iii) the diversity and preservation of harmony in Richmond.

The question on Resolution No. R26/14-10 was then called and it was **CARRIED**.

BYLAWS FOR ADOPTION

R26/14-11 It was moved and seconded
That the following bylaws be adopted:

Municipal and Regional District Tax Imposition Bylaw No. 10782.

CARRIED

Regular Council
Monday, July 27, 2026

DEVELOPMENT PERMIT PANEL

R26/14-12 24. It was moved and seconded

(1) That the minutes of the Development Permit Panel meeting held on July 15, 2026, and the Chair's report for the Development Permit Panel meeting held on August 27, 2025, be received for information; and

(2) That the recommendations of the Panel to authorize the issuance of Development Permit (DP 19-869484) for the property located at 7890 No. 5 Road, be endorsed, and the Permits so issued.

The question on Resolution No. R26/14-12 was not called, as a brief discussion ensued with respect to the compensation for landscape improvements and the retention and species of trees.

The question on Resolution No. R26/14-12 was then called and it was **CARRIED**.

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

R26/14-13 25. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:41 p.m.).

CARRIED

Jerome Dickey, Richmond resident, spoke to his submission (Copy on File, City Clerk's office) regarding emergency preparedness risks and the public availability of the City's Hazard, Risk and Vulnerability Analysis (HRVA) report. Mr. Dickey further noted that making the HRVA public would allow residents the opportunity to be prepared in the event of an emergency.

As a result of the delegation the following **referral motion** was introduced:

R26/14-14 It was moved and seconded

Regular Council
Monday, July 27, 2026

That the presentation from Jerome Dickey regarding the release of the Hazard, Risk and Vulnerability Analysis (HRVA) report be referred to staff to analyze and report back.

The question on Resolution No. R26/14-14 was not called as discussion ensued with respect to the metrics of an emergency occurring, preparedness tools, and releasing the HRVA report to better educate Richmond residents.

The question on Resolution No. R26/14-14 was then called and it was **CARRIED**.

R26/14-15 3. It was moved and seconded
That Committee rise and report (8:49 p.m.).

CARRIED

ADJOURNMENT

R26/14-16 It was moved and seconded
That the meeting adjourn (8:50 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, July 27, 2026.

_____
Mayor (Malcolm D. Brodie)

_____
Corporate Officer (Claudia Jesson)

City of Richmond

Minutes

Regular Council meeting for Public Hearings
Tuesday, September 8, 2026

Place: Anderson Road
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 5:30 p.m.

1. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10757 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10758 (RZ 23-015980)**
(Location: 9720 Cambie Road; Applicant: Manpreet Singh (ParaMorph Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

The Chair referred to the staff memorandum from the Director of Development dated August 25, 2026, (attached to and forming part of these minutes as Schedule 1) noting that the applicant has reviewed their proposal as per the Planning Committee discussion and direction and proposes to adjust the rental unit mix by reducing the number of studio units and increasing the number of two-bedroom units while maintaining the same number of total units.

As a result of the discussion the following **motion** was introduced:

PH26/7-1 It was moved and seconded
That Zoning Bylaw 8500, Amendment Bylaw 10758 be amended, as attached (Attachment 7) to the memorandum from the Director, Development dated August 25, 2026, and that Bylaw 10758, as amended, be considered at the public hearing.

The question on Resolution PH26/7-1 was not called as discussion ensued with respect to the new proposed unit mix, and school enrollment capacity.

In response to a query from Council, staff advised they are in contact with the School Board regarding any development and that if this proposal proceeds to the Building Permit stage, School Site Acquisition Charges would be collected and transferred to the School Board.

The question on Resolution PH26/7-1 was then called and it was **CARRIED**.

PH26/7-2 It was moved and seconded
That Official Community Plan Bylaw 9000, Amendment Bylaw 10757 be given second and third readings.

CARRIED

PH26/7-3 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10758, as amended be given second and third readings.

CARRIED

2. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 10769 AND HERITAGE REVITALIZATION AGREEMENT BYLAW 10741 (HRA 23-016568)**
(Location: 3831 Moncton Street; Applicant: 1359161 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Danielle Aldcorn, Schedule 2

Regular Council meeting for Public Hearings
Tuesday, September 8, 2026

Submissions from the floor:

None

PH26/7-4 It was moved and seconded
That Official Community Plan Bylaw 7100, Amendment Bylaw 10769 be given second and third readings.

The question on Resolution PH26/7-4 was not called as in response to a query from Council, staff advised that the existing heritage building on the south side of the property will be improved and retained through the Heritage Alteration Permit and Revitalization Agreement. The building is proposed to include a small retail space and two sleeping rooms.

The question on Resolution PH26/ 7-4 was then called and it was **CARRIED** with Cllr. McNulty opposed.

PH26/7-5 It was moved and seconded
That Heritage Revitalization Agreement Bylaw 10741 be given second and third readings.

CARRIED
Opposed: Cllr. McNulty

ADJOURNMENT

PH26/7-6 It was moved and seconded
That the meeting adjourn (5:44 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Tuesday, September 8, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, September 8, 2026.

City of Richmond

Memorandum

Planning and Development Division
Development Applications

To: Mayor and Councillors **Date:** August 25, 2026

From: Joshua Reis
Director, Development **File:** RZ 23-015980

Re: **Application by Manpreet Singh (ParaMorph Architecture Inc.) for Rezoning at 9720 Cambie Road from the "Small-Scale Multi-Unit Housing (RSM/XL)" Zone to the "Low Rise Rental Apartment (ZLR50) - Alexandra Neighbourhood (West Cambie)" Zone**

This memorandum responds to the discussion during the Planning Committee meeting held on July 21, 2026, and the Council meeting held on July 27, 2026, regarding the provision of studio and two-bedroom rental units in the proposed six-storey mixed rental apartment building at 9720 Cambie Road.

Background

The applicant proposes to construct a six-storey apartment building with 62 rental units, comprised of 60 market rental and two Low-End Market Rental (LEMR) units. The proposed rental unit mix presented to Council is comprised of 25 studio units, 14 one-bedroom units and 23 two-bedroom units, indicating that approximately 37 per cent of the unit mix were family-friendly units (consisting of two or more bedrooms). At the Planning Committee, there was discussion and direction to staff to review the proposed unit mix with the applicant and provide an update prior to the Public Hearing.

Analysis

Subsequent to Council's consideration of the application, the applicant has reviewed their proposal and proposes to adjust the rental unit mix by reducing the number of studio units and increasing the number of two-bedroom units while maintaining the same number of total units, as identified in Table 1. The revised unit mix is in keeping with the Official Community Plan (OCP) target of providing 40 per cent of rental units as family-friendly units (consisting of two or more bedrooms).

Table 1: Rental Unit Details – Original and Revised Proposal

	Original Proposal		Revised Proposal	
Floor Area Ratio	**1.95 FAR**		**2.00 FAR**	
Unit Type	**No. of Units**	**% of Units**	**No. of Units**	**% of Units**
Studio	25 units	40.3 %	15 units	24.2 %
1-Bedroom	14 units	22.6 %	19 units	30.6 %
2- Bedroom	23 units	37.1 %	28 units	45.2 %
Total	**62 units**	**100.0%**	**62 units**	**100.0%**

Richmond

The original proposal included two LEMR units consisting of one studio unit and one two-bedroom unit. The revised proposal now includes two LEMR units consisting of one one-bedroom unit and one two-bedroom unit. In keeping with the provisions of the site-specific zone, the combined habitable space of all the affordable housing units proposed as part of the development is not less than 3.2 per cent of the total residential building Floor Area Ratio (FAR).

The applicant has provided updated conceptual plans (Attachment 1) that accommodate the revised unit mix.

To achieve this revised unit mix, the applicant has requested a minor increase in the maximum FAR permitted from 1.95 to 2.00 (i.e. approximately 90.50 m^2/974.13 ft^2). All minimum building setbacks and the maximum height, as previously identified in the original report and zoning bylaw amendment, will be maintained. In response to the minor increase in density, the applicant has also agreed to provide additional cash contributions to the Child Care and Park Pathway and Facility Development attributable to the additional floor area.

A revised Development Application Data Sheet is attached (redlined - Attachment 2 and clean - Attachment 3) together with revised Rezoning Considerations (redlined - Attachment 4 and clean - Attachment 5) which reflect the revisions to the proposal and have been agreed to by the applicant.

Proposed Action for Consideration

Should Council wish to consider the proposed development as revised, a motion is required immediately prior to Council's consideration of this item at the public hearing to amend Zoning Bylaw 8500, Amendment Bylaw 10758, as attached to this memo (redlined - Attachment 6 and clean - Attachment 7). The proposed motion to affect this is:

> ***That Zoning Bylaw 8500, Amendment Bylaw 10758 be amended, as attached (Attachment 7) to the memorandum from the Director, Development dated August 25, 2026, and that Bylaw 10758, as amended, be considered at the public hearing.***

Should the above motion be carried, the instructions for Council consideration, following the receipt of submissions from the floor should be revised, as follows:

> ***Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10758, as amended.***

Respectfully submitted,

Joshua Reis, Director, Development

Att. 1: Conceptual Development Plans
2: Development Application Data Sheet- redlined
3: Development Application Data Sheet- clean
4: Rezoning Considerations - redlined
5: Rezoning Considerations - clean
6: Zoning Bylaw 8500 Amendment Bylaw 10758 - redlined
7: Zoning Bylaw 8500 Amendment Bylaw 10758 - clean

pc: SMT
Claudia Jesson, City Clerk
Chris Bishop, Manager, Development - East



Attachment 1

REZONING APPLICATION

REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA

RENTAL APARTMENT DEVELOPMENT

9720 CAMBIE ROAD
RICHMOND, BC

PMA
ParaMorph
Architecture Inc

DRAWING LIST

COVER PAGE	A-0.1
LOCATION MAP & TEAM	A-0.2
PROGRAM SUMMARY	A-0.3
TOPOGRAPHICAL SURVEY	A-0.4
BASE PLAN	A-0.5
STREETSCAPE	A-0.6
FIRE ACCESS PLAN	A-0.7
SITE PLAN	A-1.0 & A-1.1
FLOOR PLANS	A-2.0 TO A-2.8
PERSPECTIVES	A-3.0 TO A-3.5
ELEVATIONS	A-3.6 TO A-3.8
SECTIONS	A-4.0 & A-4.1
UNIT PLANS	A-5.0 TO A-5.4
AREA OVERLAY FLOOR PLAN	A-6.0 TO A-6.7

LOCATION PLAN



N

PROJECT TEAM

ARCHITECT - **PARAMORPH ARCHITECTURE INC.**
308-9639 137A STREET,
SURREY, BC, V3T 0M1
604-608-0161
info@paramorph.com

SURVEYOR - **TARGET LAND SURVEYING**
C120 - 20178 96 Ave
LANGLEY BC
604-583-6161
adam@targetlandsurveying.ca

CIVIL - **TERRA NOBIS CONSULTING INC.**
#203 - 15585 24th Ave,
SURREY BC
604-946-3007
jlee@terranobis.com

ARBORIST - **DIAMOND HEAD CONSULTING**
3559 Commercial Street
VANCOUVER BC
604-733-4886
joey@diamondheadconsulting.com

TRANSPORTATION CONSULTANT -
WATT CONSULTING GROUP
#380 - 825 Homer St,
VANCOUVER, BC, V6B 2W2
778-309-1253 Ext.442
VNgo@wattconsultinggroup.com

LANDSCAPE - **PMG LANDSCAPE ARCHITECTS**
C100 - 4185 Still Creek Dr,
BURNABY, BC, V5C 6G9
604-291-0011
Marlene@pmglandscape.com

ACOUSTICAL CONSULTANT -
BKL CONSULTANTS
#301 - 3999 Henning Dr,
BURNABY, BC, V5C 6P7
604-988-2508 Ext.118
wharton@bkl.ca

PMA
ParaMorph
Architecture Inc
309 - 9639 137A Street, Surrey BC V3T 0M1
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-601-0161 | www.paramorph.com

Notes
This drawing, as an instrument of service is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Date	Description
2026-08-10	Revised / Comments
2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By	Date
GSV	2022-07-26
Checked By	Project ID
PV	RIC06_2204

Sheet Title
LOCATION MAP & TEAM

Scale

Sheet No.
A-0.2

CNCL - 33

August 10, 2026

PROGRAM SUMMARY

LOT INFO

ADDRESS	9720 CAMBIE ROAD, RICHMOND
LEGAL DESCRIPTION	LOT 41 SEC 20 BLK 4N RG 6W PL NWP23775 Lot 41, Block 4N, Plan NWP23775, Section 20, Range 6W, New Westminster Land District, Except Plan 2924 6, REF 39764

SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
GROSS AREA	20,512	1,906	0.47	0.19
DEDICATION	1,030	96	0.02	0.01
NET AREA (AFTER DEDICATION)	19,482	1,810	0.45	0.18

ZONING

ZONING	CURRENT	PROPOSED
	RSM/XL	CD

FAR	PERMITTED	PROPOSED
TOTAL AREA(sqm)		3596.79
FAR (ON NET AREA)		1.99

SETBACKS	PROPOSED
NORTH (ALONG CAMBIE ROAD)	4.00m
WEST(ALONG FIREHALL) @MAIN LVL	0.00m
WEST(ALONG FIREHALL) @2ND TO 6TH LVL	6.00m
SOUTH(ALONG SCHOOL) @MAIN LVL	5.73m
SOUTH(ALONG SCHOOL) @2ND TO 6TH LVL	6.00m
EAST (ALONG NEIGHBOURING LOT) @MAIN LVL	1.70m
EAST (ALONG NEIGHBOURING LOT) @2ND TO 6TH LVL	6.00m

	PROPOSED
BLDG HEIGHT PROPOSED (INCLUDING ROOFTOP STAIRCASE)	6 STOREY (24.65m)
TOTAL UNITS	62
MARKET RENTAL UNITS	60
AFFORDABLE UNITS (LOW-END MARKET RENTAL)	2 (1 1BR & 1 2BR)
AFFORDABLE UNITS % OF TOTAL FAR(FLOOR AREA RATIO)	118.00/3596.79(sqm)*100 =3.28%
AFFORDABLE UNITS % OF RESIDENTIAL AREA	118.00/3123.68(sqm)*100 =3.77%
INDOOR AMENITY % OF TOTAL FAR(FLOOR AREA RATIO)	109.5/3596.79(sqm)*100 = 3.04%
INDOOR AMENITY % OF RESIDENTIAL AREA	109.5/3123.68(sqm)*100 = 3.50%

SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%age)	REMARKS
PROPOSED (INCLUDING DECKS, COVERED PARKING)	14012	1,302	71.92%	

PROPOSED FLOOR AREA SUMMARY

FAR CALCULATION (NET)						UNIT COUNT			
RESIDENTIAL (EXCLUDING INDOOR AMENITY, PARKING, STAIRCASE & ELEV ABOVE MAIN FLOOR)	RESIDENTIAL COMPONENT (Sqm)	CIRCULATIONS (Sqm)	AMENITY (Sqm)	BUILDABLE(Inc Staircase,Elev above first floor) (Sqm)	EFFICIENCY	STUDIO	1BR, 1 BR + DEN	2BR, 2BR+DEN	TOTAL UNITS
MAIN FLOOR LVL(EX GARBAGE, MECH & ELEC.)	0.00	80.30	12.00	92.30		0	0	0	0
SECOND FLOOR LVL	609.25	116.60	0.00	725.85	84%	4	3	5	12
THIRD FLOOR LVL	680.90	116.60	0.00	797.50	85%	3	4	6	13
FOURTH FLOOR LVL	680.90	116.60	0.00	797.50	85%	3	4	6	13
FIFTH FLOOR LVL	680.90	116.60	0.00	797.50	85%	3	4	6	13
SIXTH FLOOR LVL	583.55	116.60	97.35	797.50	73%	2	4	5	11
ROOF TOP (CIRCULATION EX STAIRCASE, ELEV)	0.00	51.40	0.00	51.40		0	0	0	0
TOTAL BUILDABLE AREA				4059.55		15	19	28	62
TOTAL FAR (EXCLUDING INDOOR AMENITY, PARKING, BUH DEDUCTION, STAIRCASE & ELEV ABOVE MAIN FLOOR)						24.19%	30.65%	45.16%	100.00%

RESIDENTIAL	GROSS FLOOR AREA (sqm)	PERMITTED EXCLUSIONS (Sqm)	BUH UNIT DEDUCTION (Sqm)	NET FLOOR AREA (Sqm)
MAIN FLOOR LVL	186.90	106.60	0.00	80.30
SECOND FLOOR LVL	725.85	39.99	22.32	663.54
THIRD FLOOR LVL	797.50	39.99	24.18	733.33
FOURTH FLOOR LVL	797.50	39.99	24.18	733.33
FIFTH FLOOR LVL	797.50	39.99	24.18	733.33
SIXTH FLOOR LVL	797.50	137.47	20.46	639.57
ROOF TOP	51.40	38.01	0.00	13.39
TOTAL FAR (EXCLUDING INDOOR AMENITY, PARKING, BUH DEDUCTION, STAIRCASE & ELEV ABOVE MAIN FLOOR)				3596.79

PROPOSED FLOOR AREA SUMMARY

UNIT COUNT

TYPE	BR TYPE	AREA (Sqm)	TOTAL UNITS	TOTAL AREA (Sqm)	BUH AREA (Sqm)	TOTAL AREA (AFTER BUH AREA) Sqm
UNIT-A	1BR	46.00	4	184	7.44	176.56
UNIT-B	STUDIO	34.00	11	374	20.46	353.54
UNIT-C	2BR	75.00	5	375	9.30	365.70
UNIT-D	1BR	52.00	5	260	9.30	250.70
UNIT-E	2BR	66.00	5	330	9.30	320.70
UNIT-F	1BR	43.00	10	430	18.60	411.40
UNIT-G	2BR	62.00	5	310	9.30	300.70
UNIT-H	STUDIO	35.00	4	140	7.44	132.56
UNIT-J	Jr.2BR	62.00	3	186	5.58	180.42
UNIT-K	2BR	65.00	10	650	18.60	631.40
TOTAL			62	3,239	115.32	3123.68

OFF STREET PARKING

PARKING REQUIREMENTS BREAKDOWN (RENTAL APARTMENT DEVELOPMENT)

RESIDENTIAL COMPONENT	NO. OF UNITS	REQUIREMENT SPACE/UNIT	REQUIRED STALLS	PROVIDED (@Main Floor Lvl, Mezzanine & Parkade lvl)
MARKET RENTAL UNITS (STUDIO, 1BR, 2BR)	60	0.67 / UNIT	40.2 SAY 41	41
AFFORDABLE UNITS (LOW-END MARKET RENTAL	2	0.56 / UNIT	1.12 SAY 2(BASE REQUIREMENT)	2
VISITOR'S	62	0.11 / UNIT	6.82 SAY 7	7
TOTAL CAR PARKING PROVIDED			50	50
SMALL LOADING BAY / CAR SHARING				1
ACCESSIBLE		2% OF REQUIRED STALLS	1	2
SMALL CARS		50% OF PROVIDED	25	24
BICYCLE PARKING (LONG TERM) MARKET RENTAL	60	1.0 / BEDROOM	87	87
BICYCLE PARKING (LONG TERM) AFFORDABLE UNITS	2	1.25 / UNIT	2.5 SAY 3	3
BICYCLE PARKING (OVERSIZED SPACES)			4.45 SAY 5	5
	62	(INCLUDING MIN. 5% OF REQUIRED OVERSIZED SPACES)	(85+5(OVERSIZED SPACE)	90 (E-Charging for 40)
BICYCLE PARKING (SHORT TERM)	62	0.2 / UNIT	12.4 SAY 13	13
TOTAL BICYCLE PARKING PROVIDED			103	103

AMENITY CALCULATIONS

AMENITIES			
INDOOR AMENITY	Sqm	Sqft	REMARKS
REQUIRED	100.00	1,076	100 Sqm (40 OR MORE UNITS)
PROPOSED(@MAIN & 6th FLOOR LEVEL)	109.50	1,179	

OUTDOOR AMENITY	Sqm	Sqft	REMARKS
REQUIRED	372.00	4,004	6 Sqm/UNIT
PROPOSED (@ROOF TOP)	379.00	4,080	

FINISHED GRADE CALCULATIONS

FINISHED GRADE
1.07m+1.01m+1.06m+1.49m+1.70m+1.97m+1.90m+0.99m = 11.19m
11.19m / 8 =1.39m

LOW-END MARKET RENTAL

LOW-END MARKET RENTAL REQUIREMENTS

UNIT NUMBER	FLOOR LEVEL	UNIT TYPE	MINIMUM REQUIRED UNIT SIZE (Sqft)	MINIMUM REQUIRED UNIT SIZE (Sqm)	NET PROPOSED UNIT SIZE (Sqft)	NET PROPOSED UNIT SIZE (Sqm)	BASIC UNIVERSAL HOUSING FEATURES*
107	SECOND LVL	2BR	741.00	69.00	807.32	75.00	Yes
111	SECOND LVL	1BR	400.00	37.00	462.86	43.00	Yes

CNCL - 34

August 10, 2026

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Date	Description
2026-08-10	Revised / Comments
2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
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2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH VERMA BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By	Date
GSV	2022-07-26
Checked By	Project ID
PV	RIC06_2204

Sheet Title
PROGRAM SUMMARY

Scale

Sheet No.
A-0.3

PMA ParaMorph Architecture Inc
201 - 9639 137A Street, Surrey BC V3T 0M1
tel 604.220.7770 | fax 604.220.7771 | cell 604.220.1951 | www.paramorph.com

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2026-03-16	Revised / Comments
2026-03-03	Revised / Comments
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2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-28	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT M. KWAN-SHEET SING VANCOUVER ISLAND, BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By
Date 2022-07-26
Checked By
Project ID #CDE_2204

Sheet Title
TOPOGRAPHICAL SURVEY

Scale

Sheet No.
A-0.4

TOPOGRAPHIC SITE SURVEY OF THE WEST HALF LOT 13 EXCEPT SOUTH 250 FEET BLOCK "A" SEC 34 BLK 5 N R 6 W NWD PLAN 1224

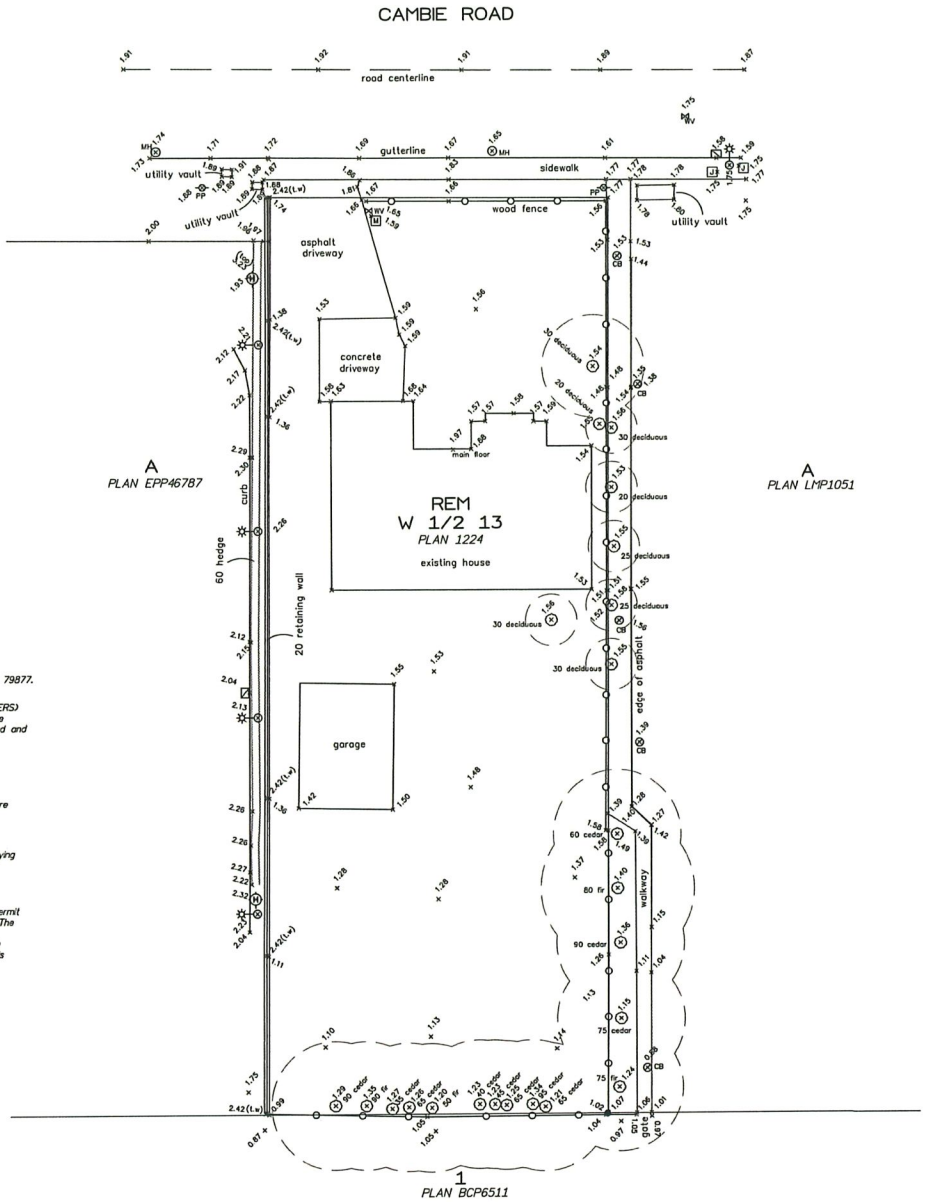
LEGEND

- ● DENOTES STANDARD IRON POST FOUND
- Ⓗ DENOTES FIRE HYDRANT
- ▨ DENOTES CATCH BASIN – TOP ENTRY
- ▤ DENOTES CATCH BASIN – SIDE ENTRY
- ⊘ CB DENOTES CATCH BASIN – ROUND
- ⌀ PP DENOTES UTILITY POLE
- M WV DENOTES WATER VALVE
- WM DENOTES WATER METER
- J DENOTES JUNCTION BOX
- ◎ DENOTES TREE AND CANOPY EXTENT
- × DENOTES GROUND ELEVATION
- (t.w) DENOTES TOP OF RETAINING WALL ELEVATION

CIVIC ADDRESS:
9720 Cambie Rd., Richmond BC
P.I.D. 003-568-822

SCALE 1 : 250
2.5 0 5 10
ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 432mm in width and 560mm in height (C size) when plotted at a scale of 1:250.



Lot dimensions are derived from Plans EPP46787 AND 79877.

Elevations are Geodetic (CVD28 HVRD-2018 – IN METERS) Derived from Control Monument 77H4970 located in the township of Richmond at the intersection of Brown road and Grown gate (City HPN #196) Elevation = 1.793m

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on orighal unaltered drawing.

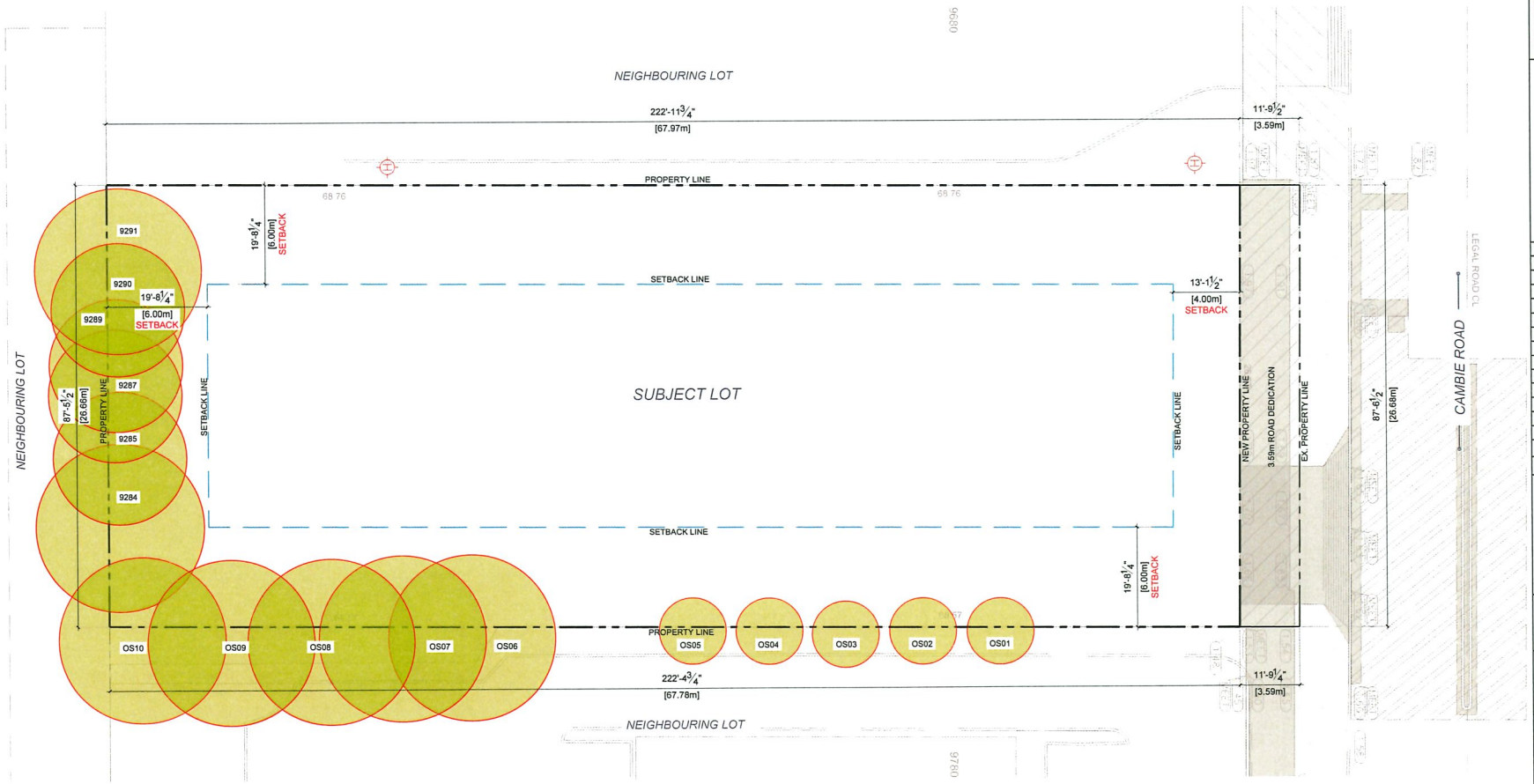
This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFED CORRECT
DATED THIS 2nd DAY OF March 2022

M. Adam Fulkerson B.C.L.S.

TARGET LAND SURVEYING
C120 – 20178 96th Ave
Langley, BC V1M 0B2
604-583-6161

August 10, 2026



CNCL - 36

August 10, 2026

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2025-03-07	Revised / Comments
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2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
HARPREET SIHOTA
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By	Date
GSV	2022-07-26
Checked By	Project ID
PV	RIC06_2204

Sheet Title
BASE PLAN

Scale

Sheet No.
A-0.5

STREETSCAPE WITH EXISTING BUILDING



1 STREET SCAPE ALONG CAMBIE ROAD

STREETSCAPE WITH PROPOSED BUILDING



2 STREET SCAPE ALONG CAMBIE ROAD

CNCL - 37

August 10, 2026

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2024-10-07	Revised / Comments
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2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
HARPREET SIHOTA
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

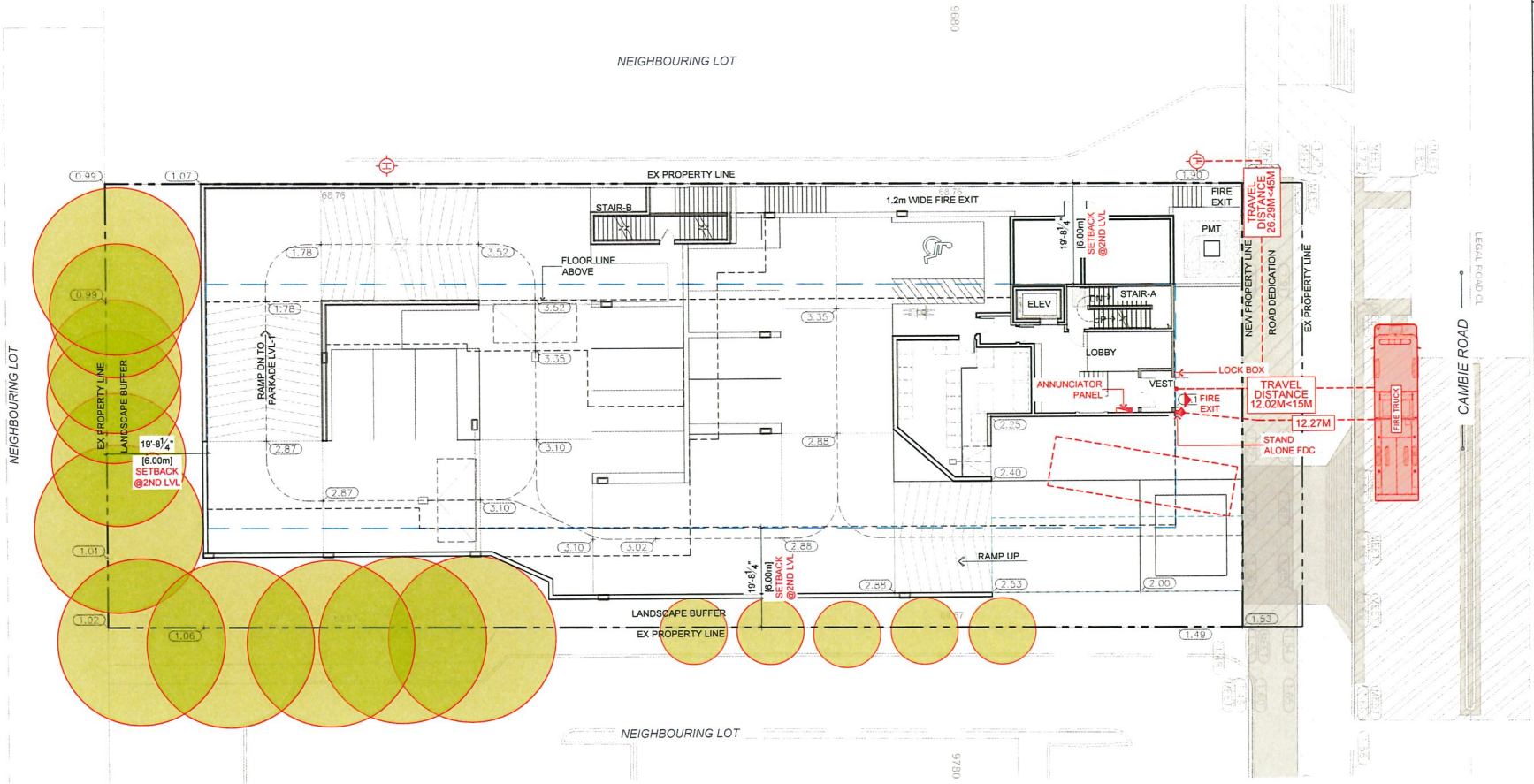
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By	Date
GSV	2022-07-26
Checked By	Project ID
PV	RIC06_2204

Sheet Title
STREETSCAPE

Scale

Sheet No.
A-0.6



CNCL - 38

August 10, 2026

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2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

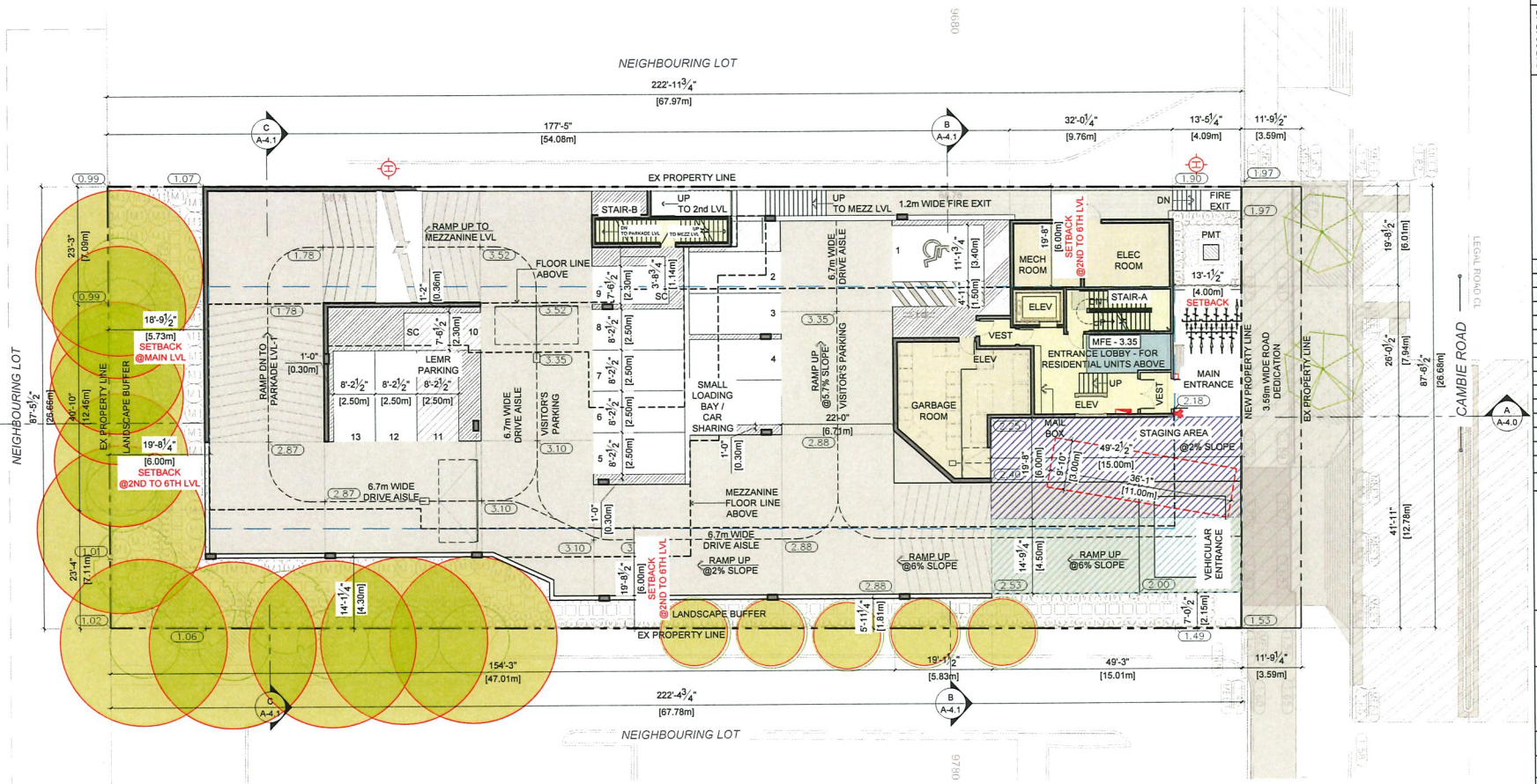
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title
FIRE ACCESS PLAN

Scale

Sheet No.
A-0.7



CNCL - 39

August 10, 2026

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N

LEGEND
- GARBAGE TRUCK
- COLLECTION AREA
- VEHICLE ACCESS
- AFFORDABLE UNITS PARKING
- FIRE HYDRANT

Date	Description
2026-08-10	Revised / Comments
2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
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2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal
REGISTERED ARCHITECT HARPREET SINGH PARMAR BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

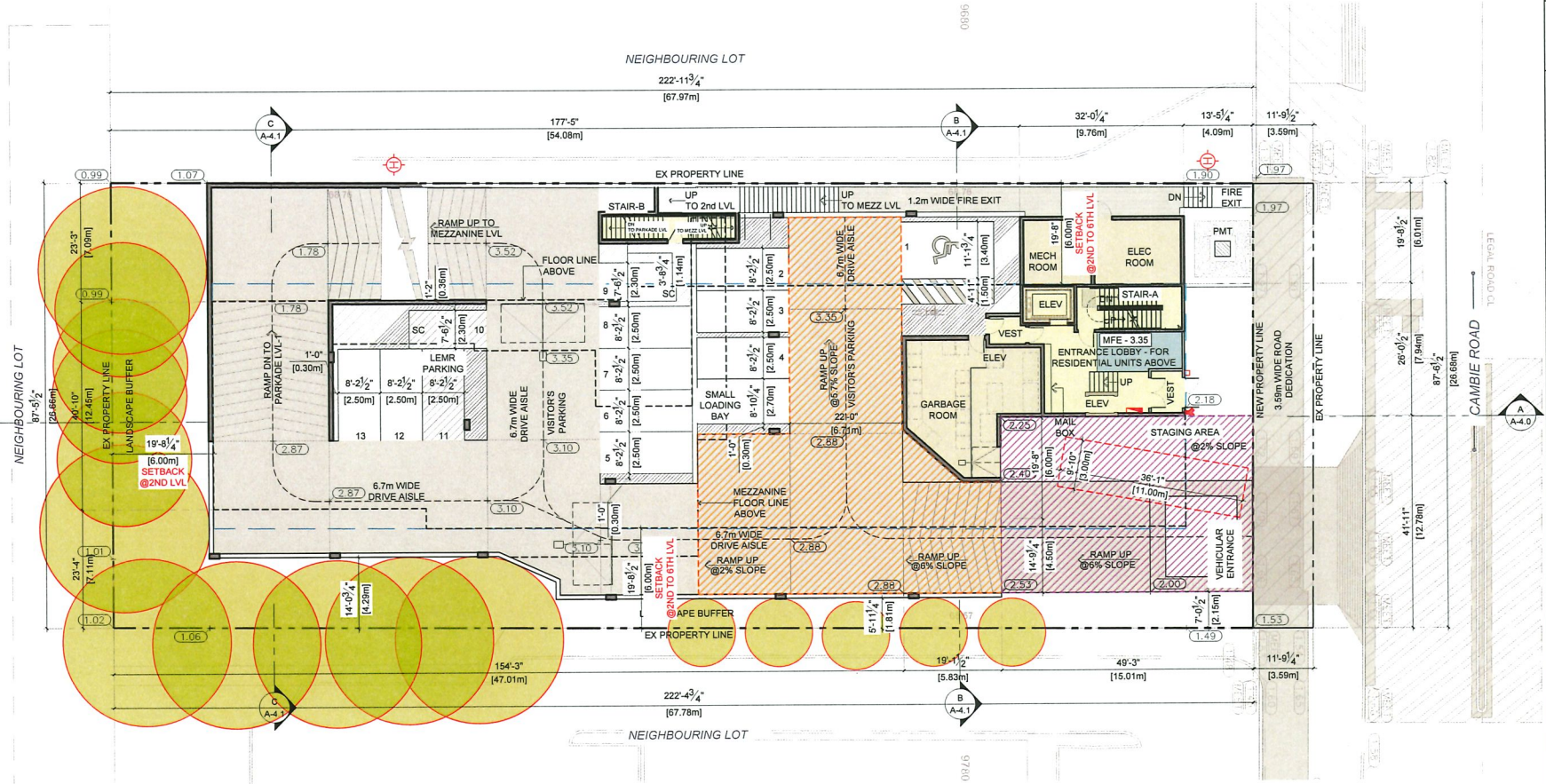
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By	Date
GSV	2022-07-26
Checked By	Project ID
PV	RIC06_2204

Sheet Title
SITE PLAN

Scale

Sheet No.
A-1.0



CNCL - 40

August 10, 2026

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2024-10-07	Revised / Comments
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2022-03-22	Preliminary Application

Issues / Revisions

Seal
REGISTERED ARCHITECT HARPREET SIHOTA BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

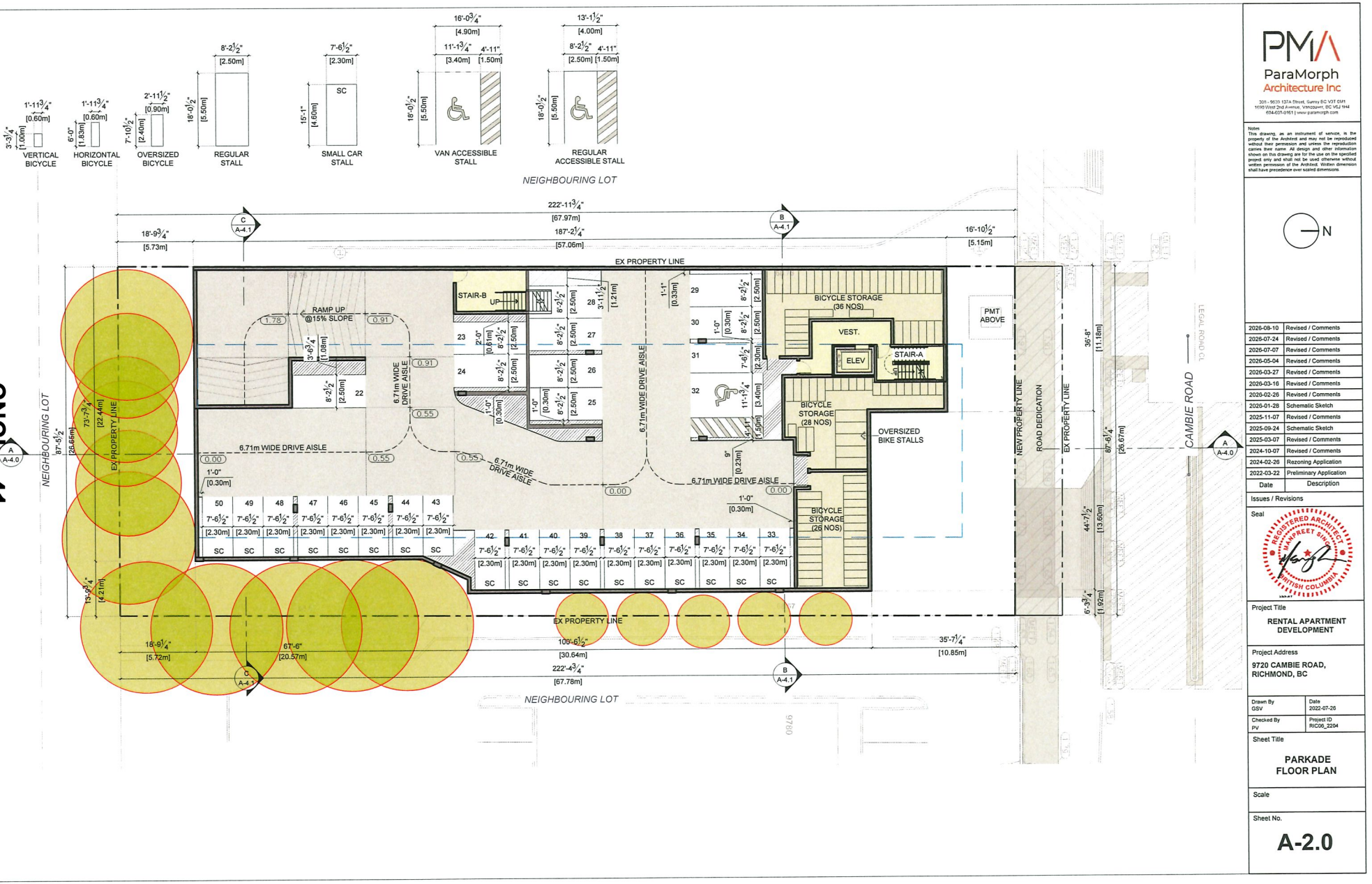
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By	Date
GSV	2022-07-26
Checked By	Project ID
PV	RIC06_2204

Sheet Title
SITE PLAN (HEIGHT CLEARANCE)

Scale

Sheet No.
A-1.1



CNCL - 41

August 10, 2026

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Issues / Revisions

Seal

REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

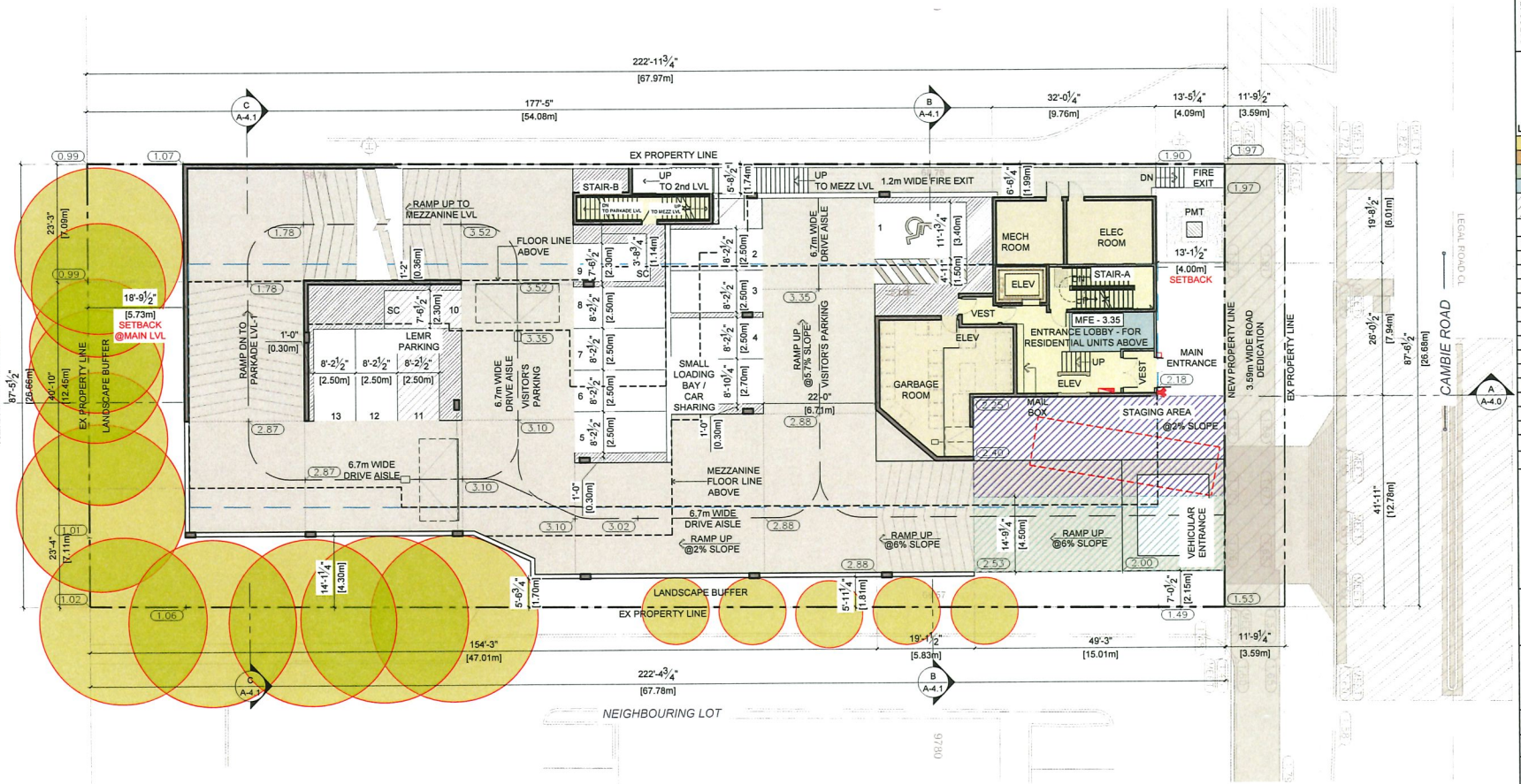
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By	Date
GSV	2022-07-26
Checked By	Project ID
PV	RIC06_2204

Sheet Title
PARKADE FLOOR PLAN

Scale

Sheet No.
A-2.0



CNCL - 42

August 10, 2026

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LEGEND

1BR UNITS
2BR UNITS
STUDIO
INDOOR AMENITY
AFFORDABLE UNITS / PARKING

Date	Description
2026-08-10	Revised / Comments
2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
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2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
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Issues / Revisions

Seal
REGISTERED ARCHITECT MANPREET SINGH VERIFIED BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

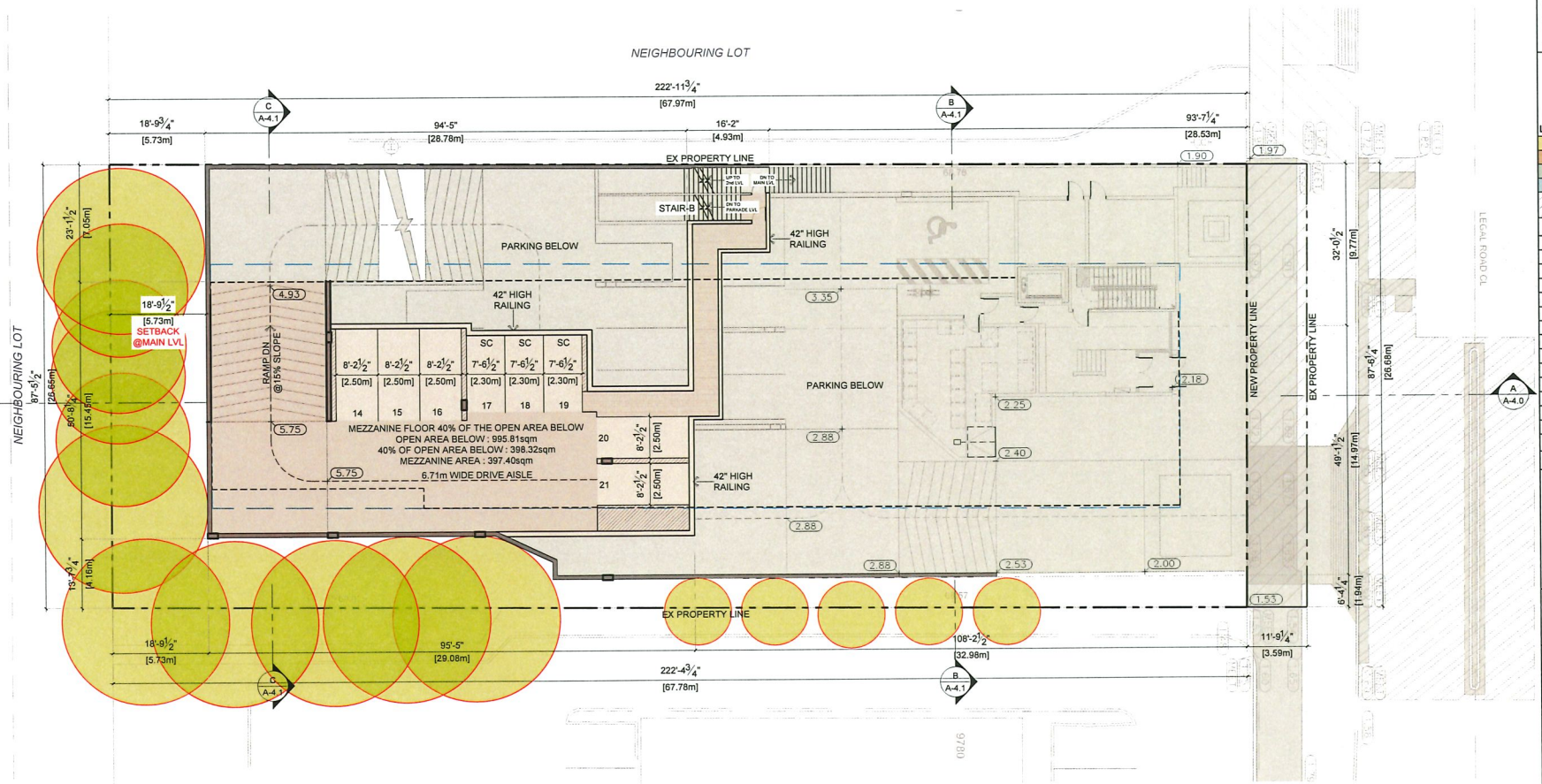
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title
MAIN FLOOR PLAN

Scale

Sheet No.
A-2.1



CNCL - 43

August 10, 2026

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LEGEND

1BR UNITS
2BR UNITS
STUDIO
INDOOR AMENITY
AFFORDABLE UNITS / PARKING

Date	Description
2026-08-10	Revised / Comments
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2026-07-07	Revised / Comments
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2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
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2024-10-07	Revised / Comments
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Issues / Revisions

Seal

REGISTERED ARCHITECT
HARPREET SINGH
PROVINCE OF BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

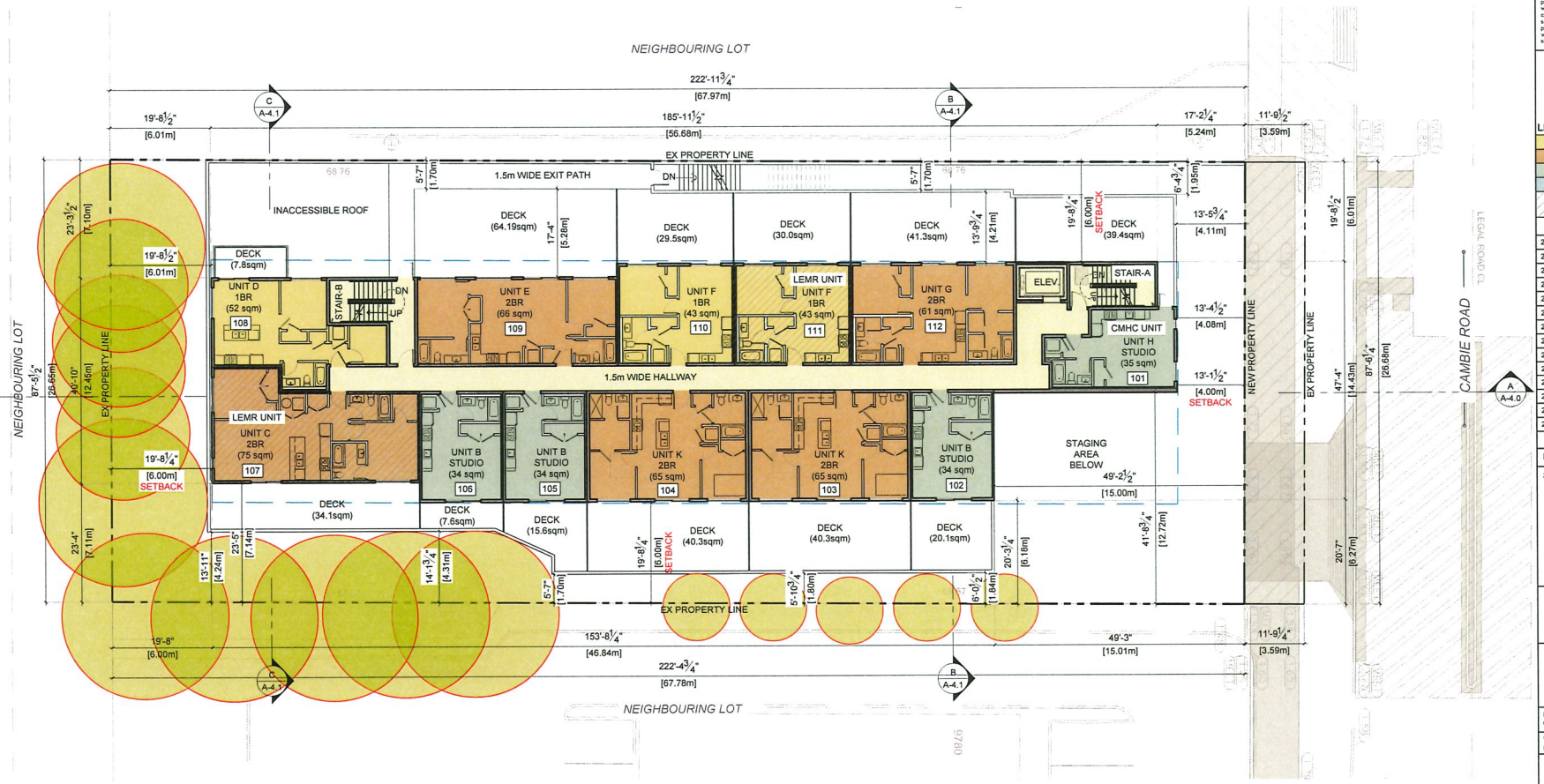
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title
MEZZANINE FLOOR PLAN

Scale

Sheet No.
A-2.2



CNCL - 44

August 10, 2026

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LEGEND

1BR UNITS
2BR UNITS
STUDIO
INDOOR AMENITY
AFFORDABLE UNITS / PARKING

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Issues / Revisions

Seal

REGISTERED ARCHITECT
HARPREET SIHOTA
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

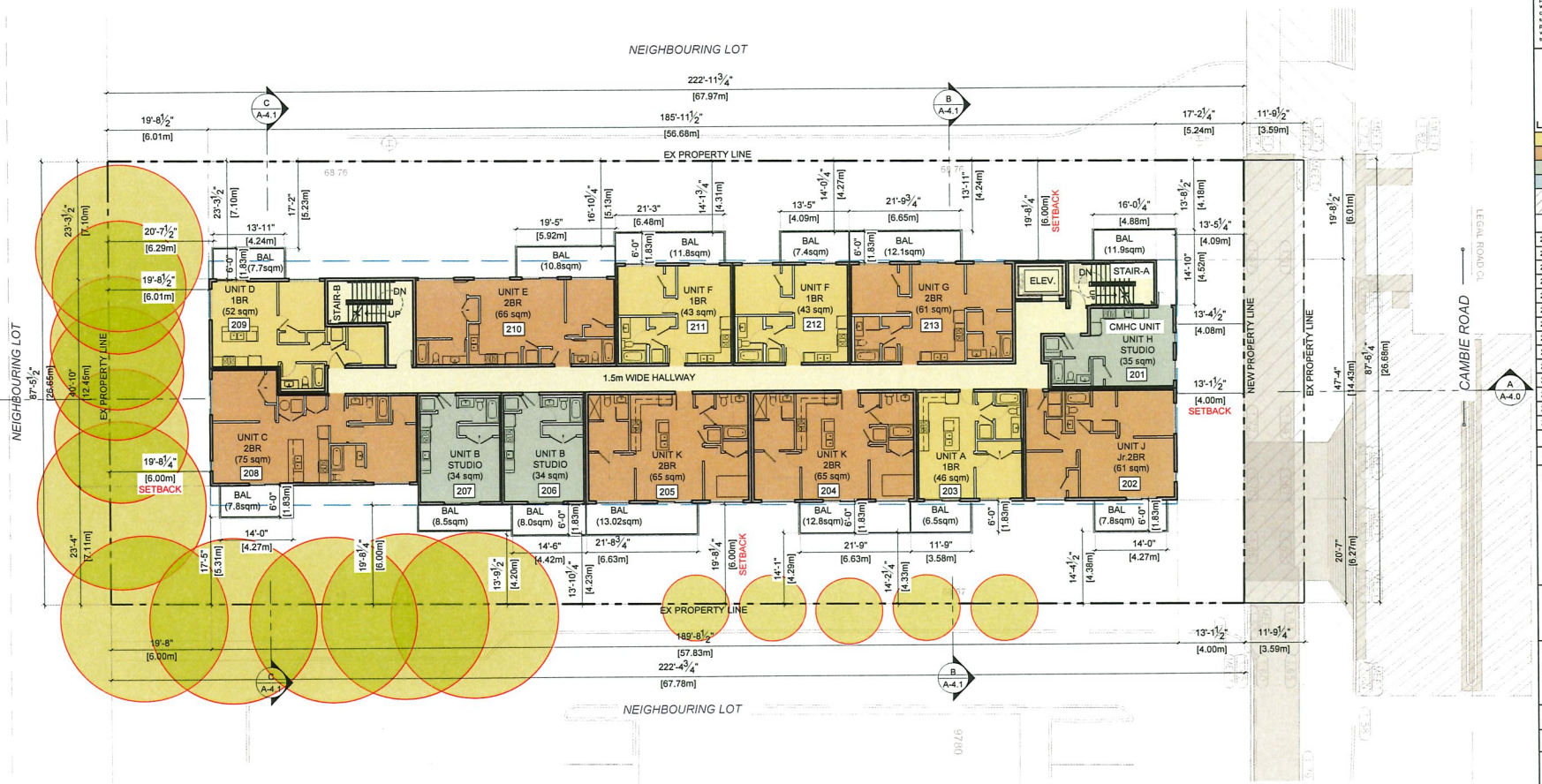
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title
SECOND FLOOR PLAN

Scale

Sheet No.
A-2.3



CNCL - 45

August 10, 2026

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2BR UNITS
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INDOOR AMENITY
AFFORDABLE UNITS / PARKING

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2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
HARPREET SIHOTA
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

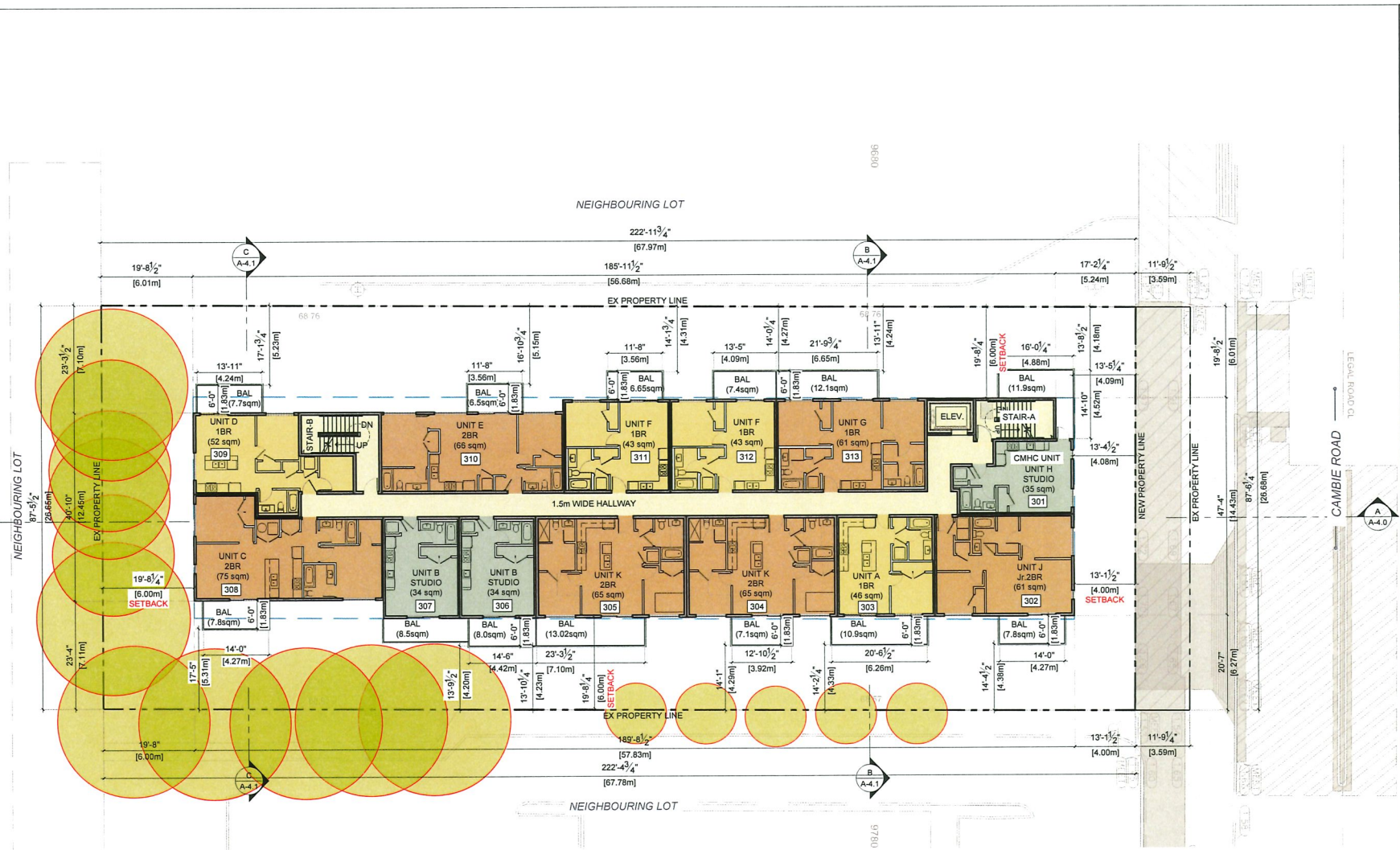
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title
THIRD FLOOR PLAN

Scale

Sheet No.
A-2.4



CNCL - 46

August 10, 2026

PMA
ParaMorph Architecture Inc
309 - 9639 137A Street, Surrey BC V3T 0M1
1500 West 2nd Avenue, Vancouver, BC V6J 1H4
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N

LEGEND

1BR UNITS
2BR UNITS
STUDIO
INDOOR AMENITY
AFFORDABLE UNITS / PARKING

Date	Description
2026-08-10	Revised / Comments
2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

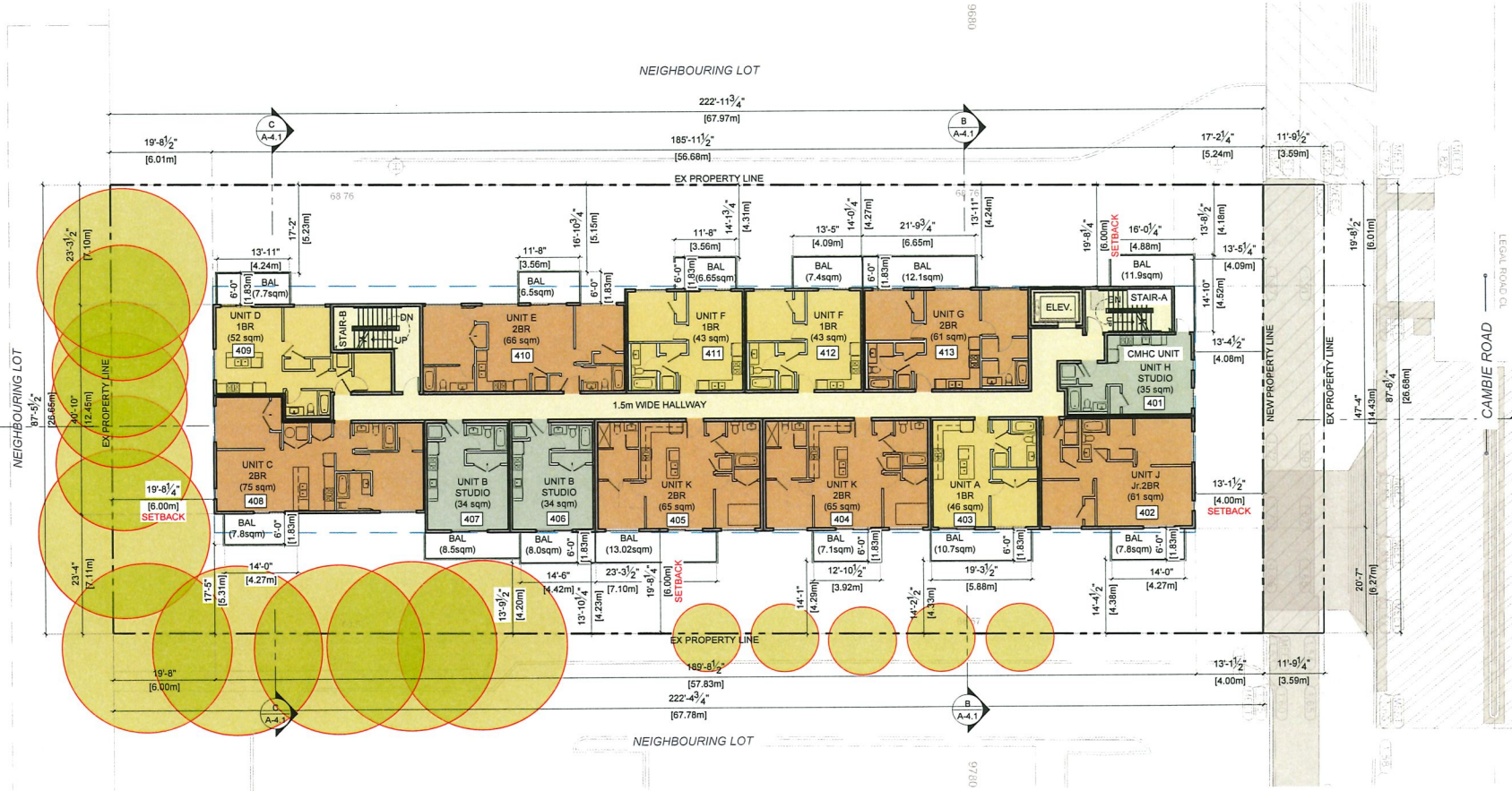
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title
FOURTH FLOOR PLAN

Scale

Sheet No.
A-2.5



CNCL - 47

August 10, 2026

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Architecture Inc

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LEGEND

1BR UNITS
2BR UNITS
STUDIO
INDOOR AMENITY
AFFORDABLE UNITS / PARKING

Date	Description
2026-08-10	Revised / Comments
2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

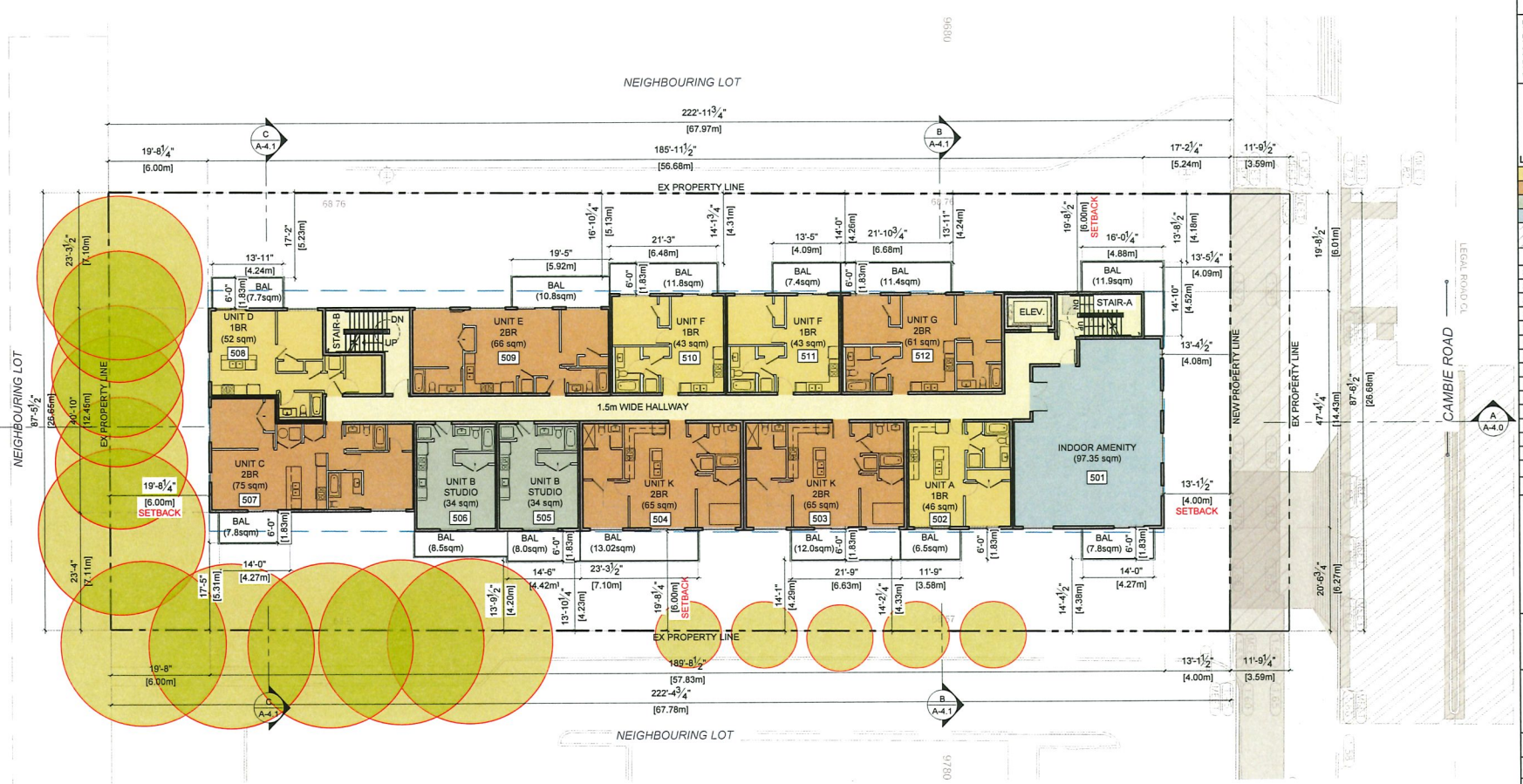
Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title
FIFTH FLOOR PLAN

Scale

Sheet No.
A-2.6



CNCL - 48

August 10, 2026

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N

LEGEND

	1BR UNITS
	2BR UNITS
	STUDIO
	INDOOR AMENITY
	AFFORDABLE UNITS / PARKING

Date	Description
2026-08-10	Revised / Comments
2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
HARPREET SINGH
PROFESSIONAL ENGINEER
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

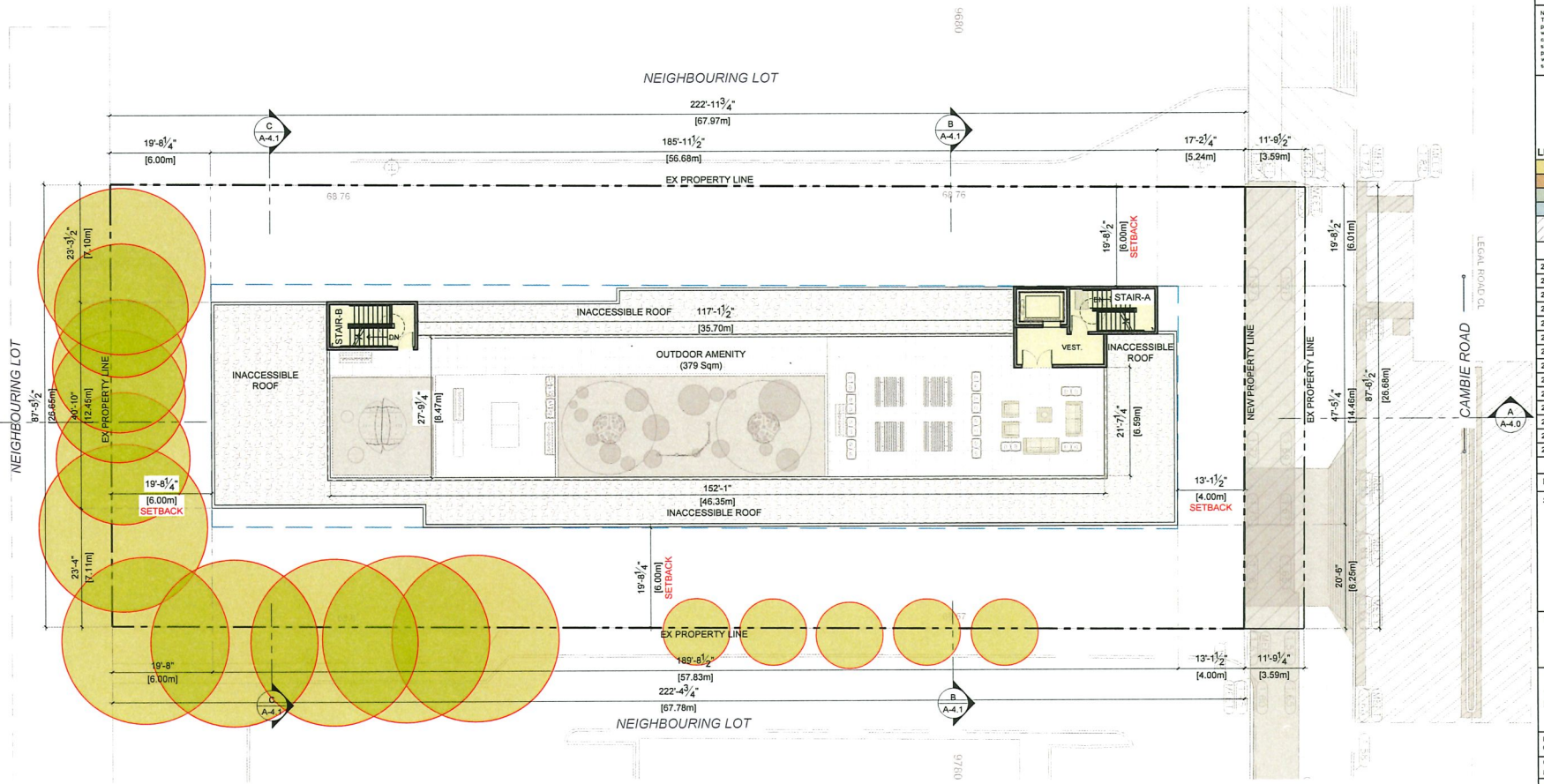
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title
SIXTH FLOOR PLAN

Scale

Sheet No.
A-2.7



CNCL - 49

August 10, 2026

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LEGEND

1BR UNITS
2BR UNITS
STUDIO
INDOOR AMENITY
AFFORDABLE UNITS / PARKING

Date	Description
2026-08-10	Revised / Comments
2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
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2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
HARPREET SIHOTA
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title
ROOF FLOOR PLAN

Scale

Sheet No.
A-2.8



1 PERSPECTIVE VIEW ALONG CAMBIE ROAD

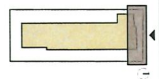
CNCL - 50

August 10, 2026

PMA
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1600 West 2nd Avenue, Vancouver, BC V6J 1H4
604-601-0161 | www.paramorph.com

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Key Plan



Date	Description
2026-08-10	Revised / Comments
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2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
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2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal



Project Title

RENTAL APARTMENT DEVELOPMENT

Project Address

9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title

PERSPECTIVES

Scale

Sheet No.

A-3.0



1 PERSPECTIVE VIEW
ALONG CAMBIE ROAD & NEIGHBOURING LOT

PMA
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1650 West 2nd Avenue, Vancouver, BC V6J 1H4
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2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
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2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title
PERSPECTIVES

Scale

Sheet No.
A-3.1

August 10, 2026

CNCL - 51

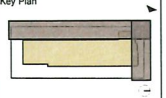


1 PERSPECTIVE VIEW
ALONG CAMBIE ROAD & NEIGHBOURING LOT

PMA
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Architecture Inc
209 - 9639 137A Street, Surrey BC V3T 0M1
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Key Plan



Date	Description
2026-08-10	Revised / Comments
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2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal



Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By	Date
GSV	2022-07-26
Checked By	Project ID
PV	RIC06_2204

Sheet Title
PERSPECTIVES

Scale

Sheet No.
A-3.2

CNCL - 52

August 10, 2026



1 PERSPECTIVE VIEW ALONG CAMBIE ROAD

PMA
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1655 West 2nd Avenue, Vancouver, BC V6J 1H4
604-601-6161 | www.paramorph.com

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Key Plan

Date	Description
2026-08-10	Revised / Comments
2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH PROVINCE OF BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title
PERSPECTIVES

Scale

Sheet No.
A-3.3

CNCL - 53

August 10, 2026



1 PERSPECTIVE VIEW
OUTDOOR AMENITY

PMA
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1030 West 2nd Avenue, Vancouver, BC V6J 1H4
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Key Plan



Date	Description
2026-08-10	Revised / Comments
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2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal



Project Title

RENTAL APARTMENT DEVELOPMENT

Project Address

9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC08_2204

Sheet Title

PERSPECTIVES

Scale

Sheet No.

A-3.4

CNCL - 54

August 10, 2026



1 PERSPECTIVE VIEW
OUTDOOR AMENITY

PMA
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Architecture Inc
300 - 9639 137A Street, Surrey BC V3T 0M1
1100 West 2nd Avenue, Vancouver, BC V6J 1H4
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Key Plan



Date	Description
2026-08-10	Revised / Comments
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2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By	Date
GSV	2022-07-26
Checked By	Project ID
PV	RIC06_2204

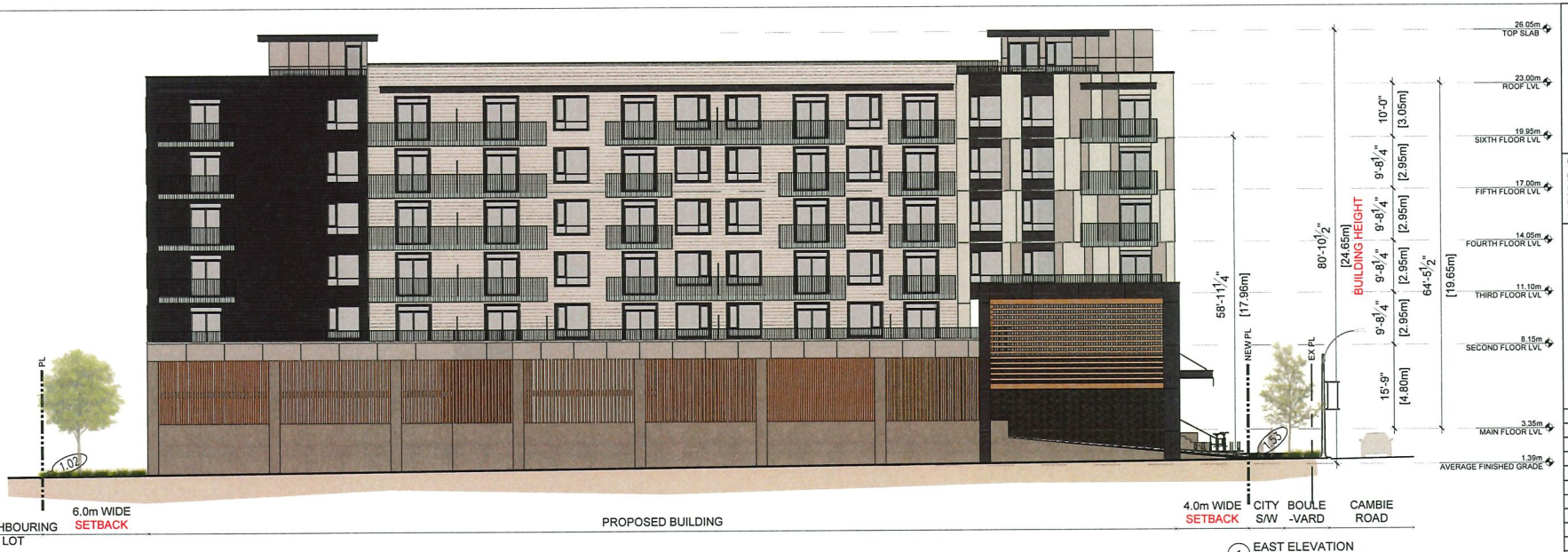
Sheet Title
PERSPECTIVES

Scale

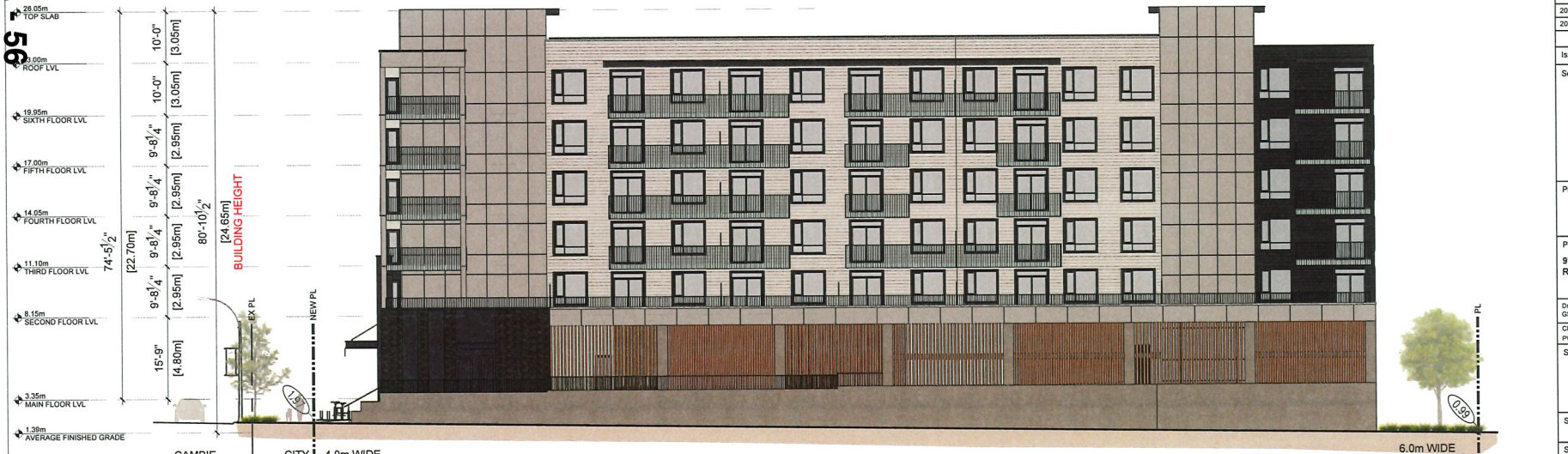
Sheet No.
A-3.5

CNCL - 55

August 10, 2026



1 EAST ELEVATION
N.T.S



2 WEST ELEVATION
N.T.S

CNCL - 56

August 10, 2026

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1690 West 2nd Avenue, Vancouver, BC V6J 1H4
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Key Plan

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2026-08-10	Revised / Comments
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2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
MANPREET SINGH VIRDI
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By	Date
GSV	2022-07-26
Checked By	Project ID
PV	RIC06_2204

Sheet Title
ELEVATIONS

Scale

Sheet No.
A-3.7



1 NORTH ELEVATION
N.T.S



2 SOUTH ELEVATION
N.T.S

CNCL - 57

August 10, 2026

PMA
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1600 West 2nd Avenue, Vancouver, BC V6J 1H4
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Key Plan

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2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal

REGISTERED ARCHITECT
HARPREET SINGH
BRITISH COLUMBIA

Project Title
RENTAL APARTMENT DEVELOPMENT

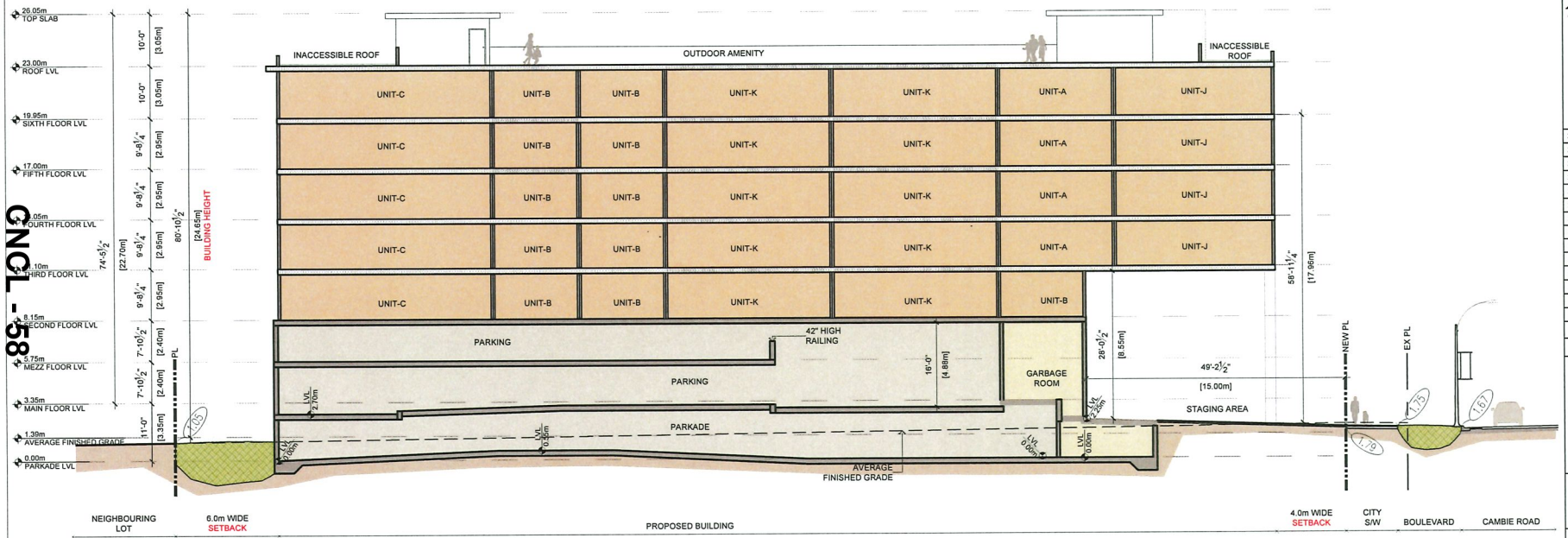
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By	Date
GSV	2022-07-26
Checked By	Project ID
PV	RIC06_2204

Sheet Title
ELEVATIONS

Scale

Sheet No.
A-3.8



1 SECTION AA
Scale: N.T.S

GNCL - 58

August 10, 2026

PMA
ParaMorph Architecture Inc
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1030 West 2nd Avenue, Vancouver, BC V6J 1H4
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2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Skelch
2025-11-07	Revised / Comments
2025-09-24	Schematic Skelch
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Issues / Revisions

Seal



Project Title
RENTAL APARTMENT DEVELOPMENT

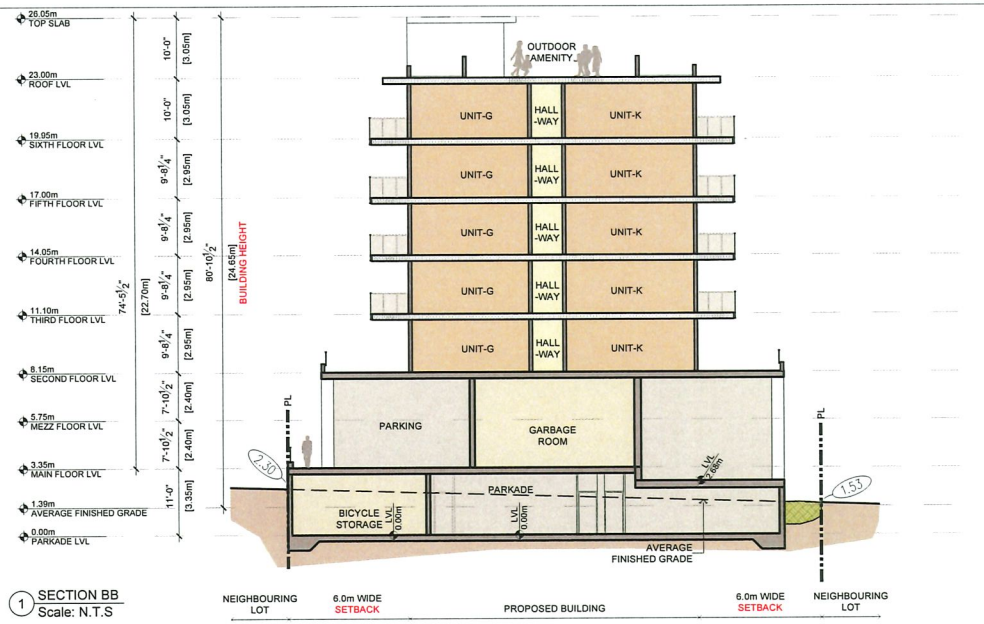
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

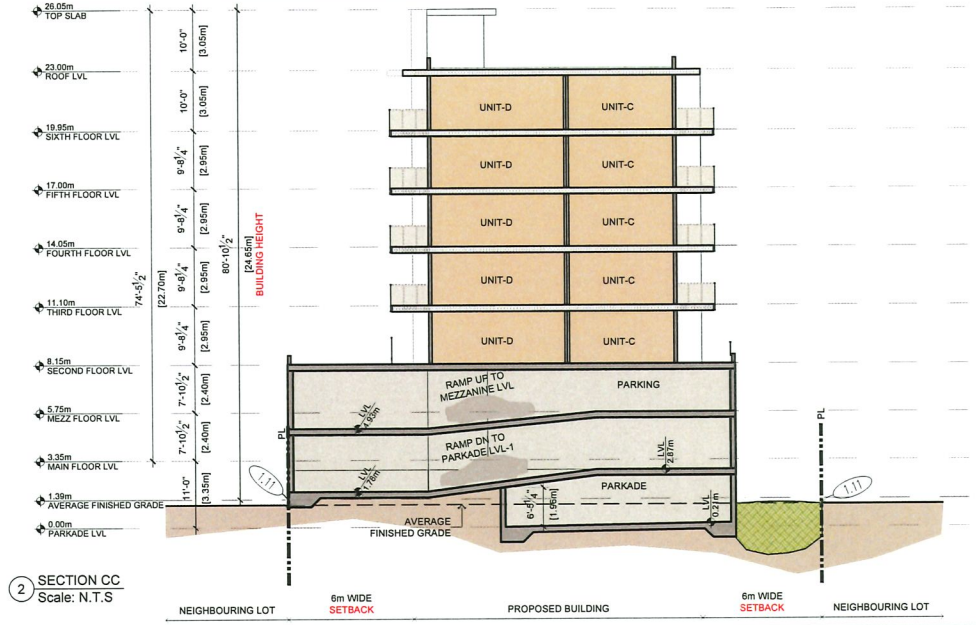
Sheet Title
SECTIONS

Scale

Sheet No.
A-4.0



1 SECTION BB
Scale: N.T.S



2 SECTION CC
Scale: N.T.S

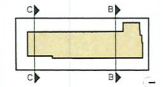
CNCL - 59

August 10, 2026

PMA
ParaMorph Architecture Inc
300 - 9639 137A Street, Surrey BC V3T 0M1
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-671-0161 | www.paramorph.com

Notes
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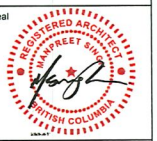
Key Plan



Date	Description
2026-08-10	Revised / Comments
2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-26	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application

Issues / Revisions

Seal



Project Title
RENTAL APARTMENT DEVELOPMENT

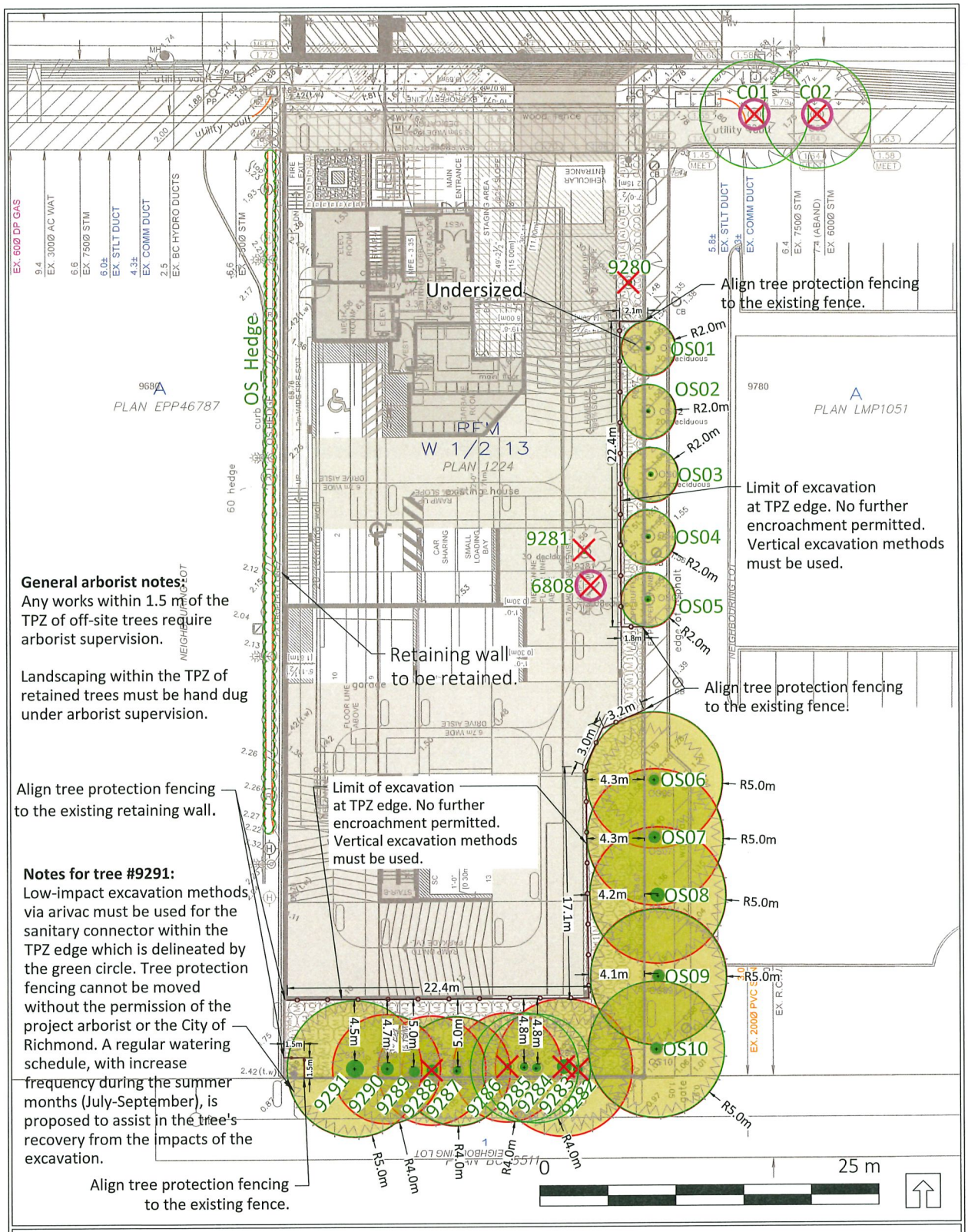
Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title
SECTIONS

Scale

Sheet No.
A-4.1



LEGEND
- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- TREE TO BE REMOVED

REFERENCE DRAWINGS
1. Base Survey by: South Fraser Land Surveying LTD

NOTES
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications.The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

DIAMOND HEAD
3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 9720 Cambie Road, Richmond BC
Client: Harj Sandhu, Landcraft Group

Drawing No: 008
Date: 2026/03/12
Drawn by: JB
Page Size: TABLOID 11"x17"

CNCL - 61

PLANT SCHEDULE

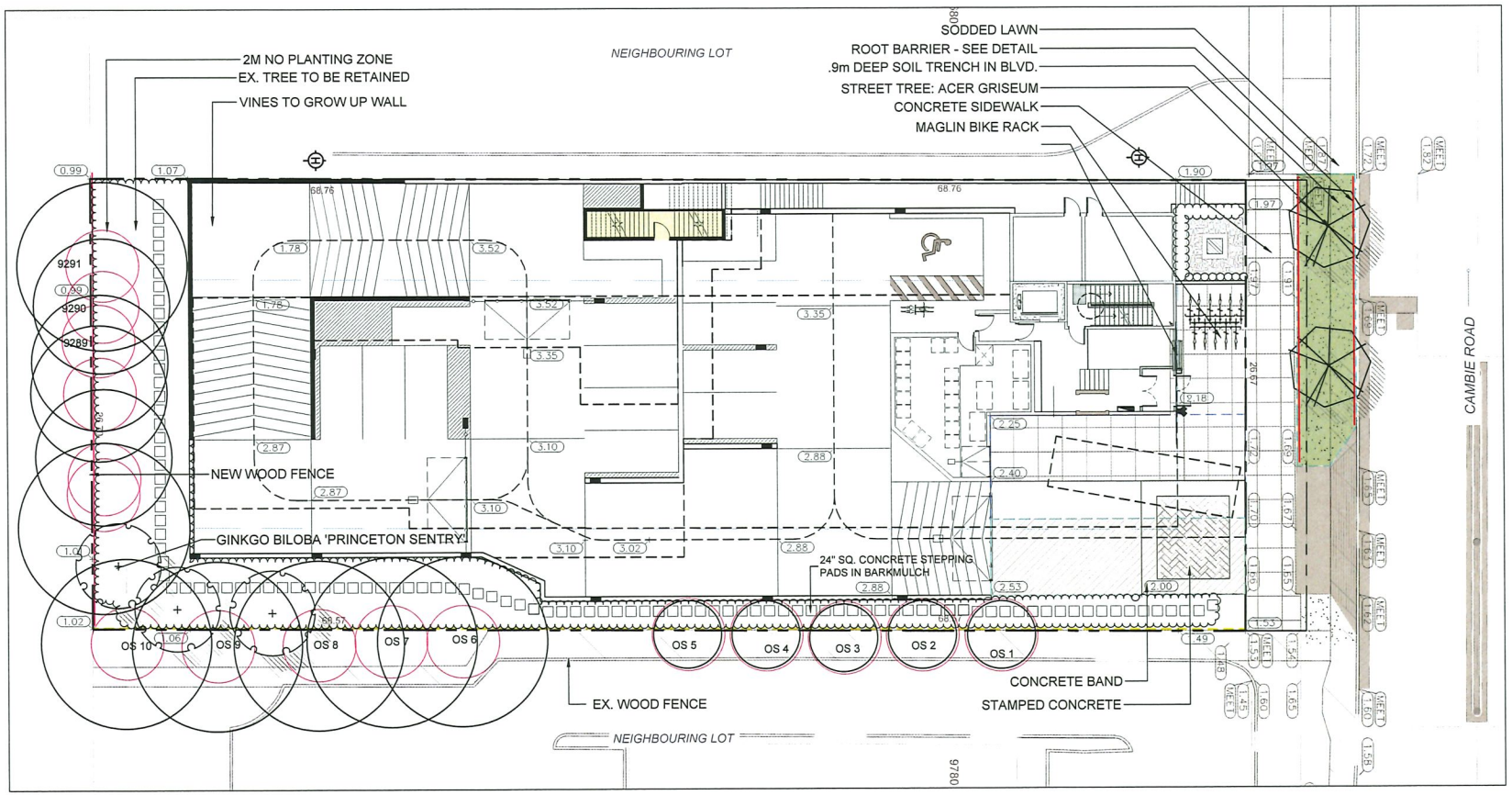
STREET TREES

PMG PROJECT NUMBER:

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
⊛	2	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

- EX. TREE TO BE REMOVED (6808)
- EX. TREE TO BE SAVED, PROTECTED DURING CONSTRUCTION (R OS05)
- 2M NO PLANTING AREA AT BASE OF TREE
- TREE PROTECTION FENCE



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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	26.MAR.13	CITY COMMENTS	MM/YR
1	26.FEB.27	CITY COMMENTS	MM/YR

CLIENT:

PROJECT:
RENTAL APARTMENT DEVELOPMENT

9720 CAMBIE ROAD
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 04.SEPT.25
SCALE: 1"=20'-0"
DRAWN: MM
DESIGN:
CHK'D: YR

DRAWING NUMBER: **L1** OF 5

PMG PROJECT NUMBER: **25-179**

25179-4.ZIP

PLANT SCHEDULE

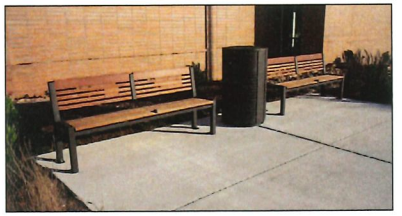
PMG PROJECT NUMBER: 25-179

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
(·)	3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	8CM CAL; 2M STD; B&B; CLIMATE RESILIENT
SHRUB				
M1	61	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM
TX	16	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
GRASS				
C	6	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
VINE				
V1	8	HYDRANGEA SEEMANNII	SEEMANN'S HYDRANGEA	#3 POT; 50CM; STAKED
GC				
PM	141	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
V	104	VACCINIUM VITIS-IDAEA	LINGONBERRY	#2 POT; 50CM

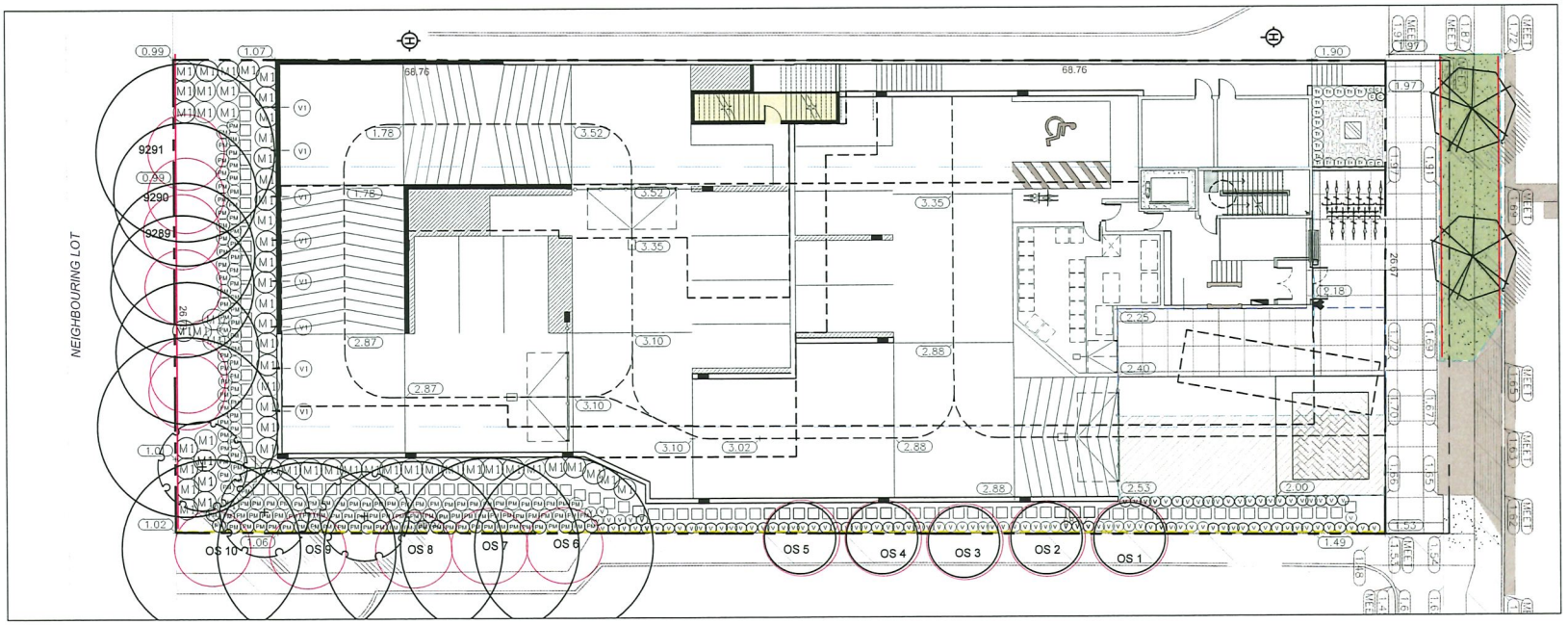
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MAGLIN 400 BIKE RACK - 11 BIKE CAPACITY



MAGLIN BENCH - 720 BENCH



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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	26.MAR.13	CITY COMMENTS	MM/YR
1	26.FEB.27	CITY COMMENTS	MM/YR

CLIENT:

PROJECT:
RENTAL APARTMENT DEVELOPMENT

9720 CAMBIE ROAD
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 04.SEPT.25
SCALE: 1"=20'-0"
DRAWN: MM
DESIGN:
CHK'D: YR

DRAWING NUMBER: **L2**
OF 5

PMG PROJECT NUMBER: 25-179

25179-4.ZIP

PLANT SCHEDULE

PMG PROJECT NUMBER: 25-179

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
B	20	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
GRASS				
C	4	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
PERENNIAL				
I	3	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT
GC				
U	3	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



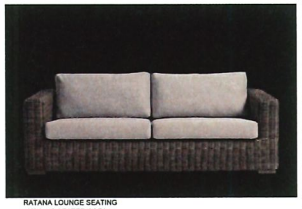
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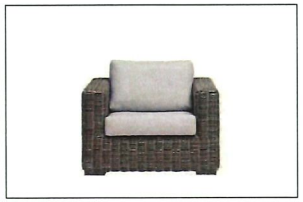
MAGLIN PICNIC TABLES



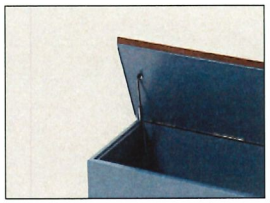
JAMBETTE - L-23033-A



RATANA LOUNGE SEATING
CUBO 2.5 SEATER SOFA



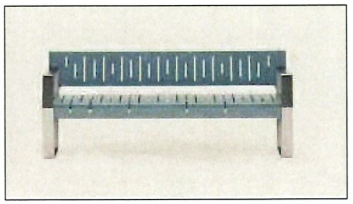
RATANA LOUNGE SEATING
CUBO CLUB CHAIR



GREEN THEORY - DRY STORAGE SEAT



GREEN THEORY FLIGHT TABLE TENNIS

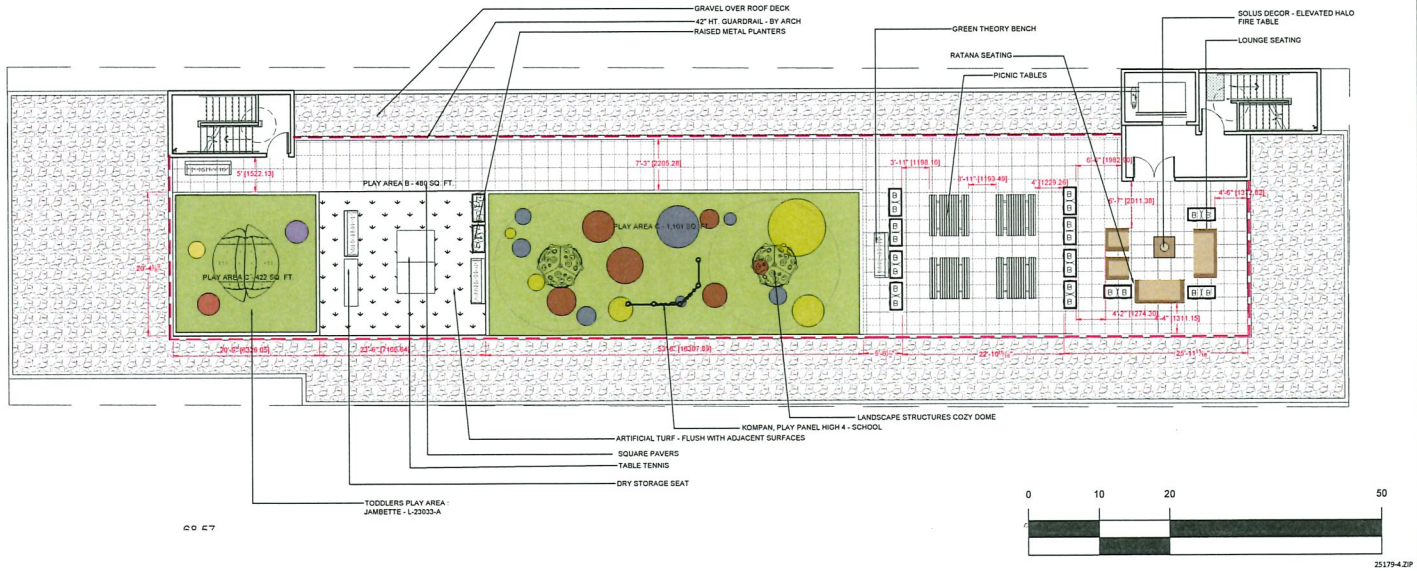


GREEN THEORY BENCH



CHILDREN'S PLAY AREAS:

PLAY AREA A -	1,111 SQ. FT.
PLAY AREA B -	480 SQ. FT.
PLAY AREA C -	422. SQ. FT.
PLAY AREA TOTAL -	2,003 SQ.FT.



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	26.MAR.13	CITY COMMENTS	MM/YR
1	26.FEB.27	CITY COMMENTS	MM/YR

CLIENT:

PROJECT:
RENTAL APARTMENT DEVELOPMENT

9720 CAMBIE ROAD
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE ROOF PLAN

DATE:	25.SEPT.03	DRAWING NUMBER:
SCALE:	1/8"=1'-0"	**L3**
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	YR	OF 5

PMG PROJECT NUMBER: 25-179

25179-4.ZIP

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 23-015980

Address: 9720 Cambie Road

Applicant: Manpreet Singh (ParaMorph Architecture Inc.)

Planning Area(s): West Cambie Area Plan – Alexandra Neighbourhood

	Existing	Proposed
Owner:	Bih Huang and Jeffery Huang	No change
Site Size (m^2):	1,906.2 m^2 (20,518.17 ft^2)	1,810.0 m^2 (19,482.68 ft^2)
Land Uses:	Single Family Dwelling	Apartment
OCP Designation:	School	City Centre Perimeter – Tier 2
Area Plan Designation:	Community Institutional	City Centre Perimeter – Tier 2
Zoning:	Small-Scale Multi-Unit Housing (RSM/XL)	Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)
Number of Units:	One	62

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)	~~Max. 1.95 (plus Max. 0.10 for amenity space)~~ Max. 2.00 (plus Max. 0.10 for amenity space)	~~1.93 (plus 0.06 for amenity space)~~ 1.99 (plus 0.06 for amenity space)	None Permitted
Floor Area (m^2)	~~Max. 3,529.50 m^2 (37,991.22 ft^2)~~ Max. 3,620.00 m^2 (38,965.35 ft^2)	~~3,498.29 m^2 (37,655.28 ft^2)~~ 3,596.79 m^2 (38,715.53 ft^2)	None Permitted
Lot Coverage (% of lot area): Building	Max. 75.00%	71.92%	none
Lot Size	Min. 1,750.00 m^2 (Min. 18,836.84 ft^2)	1,810.00 m^2 (19,482.68 ft^2)	none
Setback – Front Yard	Min. 3.00 m (Min. 9.84 ft)	4.00 m (13.13 ft)	none
Setback – East Side Yard	Min. 1.70 m (Min. 5.58 ft)	1.70 m (5.58 ft)	none
Setback – West Side Yard	Min. 0.00 m (Min. 0.00 ft)	0.00 m (0.00 ft)	none
Setback – Rear Yard	Min. 5.70 m (Min. 18.70 ft)	5.73 m (18.80 ft)	none
Height – Building	Max. 25.00 m/ 82.02 ft (6 storeys)	24.65 m/ 80.87 ft (6 storeys)	none
On-site Parking Spaces – Market Rental Resident	Min. 0.67/unit [41 parking spaces]	41 parking spaces	none

	Bylaw Requirement	Proposed	Variance
On-site Parking Spaces – LEMR Resident	Min. 0.56/unit [2 parking spaces]	2 parking spaces	none
On-site Parking Spaces – Visitor	Min. 0.11/unit [7 parking spaces]	7 parking spaces	none
Parking Spaces – Accessible	Min. 2 space	2 parking space	none
On-site Parking Spaces – Small	Max. 50% [25 parking spaces]	24 parking spaces	none
On-site Parking Spaces – Car Share/ Small Loading Space	One Car Share/ Small Loading Space	One Small Loading Space	none
Bicycle Parking Spaces – Class 1(Market Rental)	Min. 1.0/bedroom [82 parking spaces]	82 parking spaces	none
Bicycle Parking Spaces – Class 1(LEMR)	Min. 1.25/unit [3 parking spaces]	3 parking spaces	none
Bicycle Parking Spaces – Class 2	Min. 0.20/unit [13 parking spaces]	13 parking spaces	none
Amenity Space – Indoor	Min. 100.0 m^2 (Min. 1,076.39 ft^2)	109.5 m^2 (1,173.27 ft^2)	none
Amenity Space – Outdoor	Min. 372.0 m^2 (Min. 4,004.17 ft^2)	379.0 m^2 (4,079.52 ft^2)	none

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 23-015980

Address: 9720 Cambie Road

Applicant: Manpreet Singh (ParaMorph Architecture Inc.)

Planning Area(s): West Cambie Area Plan – Alexandra Neighbourhood

	Existing	Proposed
Owner:	Bih Huang and Jeffery Huang	No change
Site Size (m^2):	1,906.2 m^2 (20,518.17 ft^2)	1,810.0 m^2 (19,482.68 ft^2)
Land Uses:	Single Family Dwelling	Apartment
OCP Designation:	School	City Centre Perimeter – Tier 2
Area Plan Designation:	Community Institutional	City Centre Perimeter – Tier 2
Zoning:	Small-Scale Multi-Unit Housing (RSM/XL)	Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)
Number of Units:	One	62

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)	Max. 2.00 (plus Max. 0.10 for amenity space)	1.99 (plus 0.06 for amenity space)	None Permitted
Floor Area (m^2)	Max. 3,620.00 m² (38,965.35 ft²)	3,596.79 m² (38,715.53 ft²)	None Permitted
Lot Coverage (% of lot area): Building	Max. 75.00%	71.92%	none
Lot Size	Min. 1,750.00 m² (Min. 18,836.84 ft^2)	1,810.00 m² (19,482.68 ft^2)	none
Setback – Front Yard	Min. 3.00 m (Min. 9.84 ft)	4.00 m (13.13 ft)	none
Setback – East Side Yard	Min. 1.70 m (Min. 5.58 ft)	1.70 m (5.58 ft)	none
Setback – West Side Yard	Min. 0.00 m (Min. 0.00 ft)	0.00 m (0.00 ft)	none
Setback – Rear Yard	Min. 5.70 m (Min. 18.70 ft)	5.73 m (18.80 ft)	none
Height – Building	Max. 25.00 m/ 82.02 ft (6 storeys)	24.65 m/ 80.87 ft (6 storeys)	none
On-site Parking Spaces – Market Rental Resident	Min. 0.67/unit [41 parking spaces]	41 parking spaces	none
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	Bylaw Requirement	Proposed	Variance
On-site Parking Spaces – Small	Max. 50% [25 parking spaces]	24 parking spaces	none
On-site Parking Spaces – Car Share/ Small Loading Space	One Car Share/ Small Loading Space	One Small Loading Space	none
Bicycle Parking Spaces – Class 1(Market Rental)	Min. 1.0/bedroom [82 parking spaces]	82 parking spaces	none
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Bicycle Parking Spaces – Class 2	Min. 0.20/unit [13 parking spaces]	13 parking spaces	none
Amenity Space – Indoor	Min. 100.0 m^2 (Min. 1,076.39 ft^2)	109.5 m^2 (1,173.27 ft^2)	none
Amenity Space – Outdoor	Min. 372.0 m^2 (Min. 4,004.17 ft^2)	379.0 m^2 (4,079.52 ft^2)	none

Address: 9720 Cambie Road **File No.:** RZ 23-015980

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10758, the developer is required to complete the following:

1. **(OCP Amendment Adoption)** Final Adoption of OCP Amendment Bylaw 10757.
2. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
3. **(Ministry of Transportation and Transit - MOTT Approval)** Receipt of Provincial Ministry of Transportation and Transit (MOTT) Approval. Preliminary MOTT Approval for one year (without conditions) effective June 18, 2026 (REDMS 8453838).
4. **(Road Dedication)** 3.59 m road dedication along the entire north frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area.
5. **(Arborists Contract)** 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.
6. **(Voluntary Tree Contribution)** City acceptance of the developer's offer to voluntarily contribute $9,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in lieu of planting the balance (12 trees) of required replacement trees on-site.
7. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of $81,920.00 for the six on-site trees (tag# 9284, 9285, 9287, 9289, 9290, and 9291) to be retained. To accompany the security, execution of a legal agreement that sets the terms for the use and release of the security.
8. **(Tree Protection Fencing)** As per the Arborist report, installation of appropriate tree protection fencing around all 16 trees [six on-site trees (tag# 9284, 9285, 9287, 9289, 9290, and 9291) located along the south property line and ten trees (tag# OS1, OS2, OS3, OS4, OS5, OS6, OS7, OS8, OS9 and OS10) located on the adjacent property along the east property line] to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
9. **(Interior Noise – Residential)** Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential commercial, industrial and mixed use noises to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
   (a) Canada Mortgage and Housing Corporation (CMHC) guidelines for interior noise levels as indicated in the chart below:

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

   (b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
10. **(Aircraft Noise – Sensitive Use)** Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates from potential aircraft noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
    (a) Canada Mortgage and Housing Corporation (CMHC) guidelines for interior noise levels as indicated in the chart below:

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

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

11. **(Flood Covenant)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.60 m GSC.

12. **(Development Impacts)** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

13. **(Contribution – Child Care)** City acceptance of the developer's offer to voluntarily contribute ~~$39,161.49~~ $40,264.15 (e.g. $1.04 per square foot of the proposed net floor area) to the City's Child Care Reserve as set out in the West Cambie Area Plan.

14. **(Contribution – Park, Pathway and Facility Development)** City acceptance of the developer's offer to voluntarily contribute ~~$39,161.49~~ $40,264.15 (e.g. $1.04 per square foot of the proposed net floor area) to the City's Park, Pathway and Facility Development fund as set out in the West Cambie Area Plan.

15. **(Market Rental Units)** Registration of a Housing Covenant to secure the provision of market rental housing, to the satisfaction of the City. The terms of the covenant shall indicate that they apply in perpetuity and shall include (but are not limited to) the following requirements:

(a) The residential use is restricted to residential rental tenure.

(b) All market rental units shall be maintained under single ownership (e.g., within one air space parcel or one strata lot, or legal agreement to the satisfaction of the Director of Development; subdivision of individual market rental units is prohibited).

(c) The imposition of any age-based restrictions on occupants of any market rental housing unit is prohibited.

(d) 100 % of units shall be designed with aging-in-place features (i.e., stairwell handrails, lever type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower.

(e) 100 % of units shall be designed to meet the Basic Universal Housing (BUH) features listed in Richmond Zoning Bylaw 8500.

(f) Occupants of the market rental units shall enjoy full and unlimited access to and use of all common indoor areas and common outdoor amenity spaces provided on the lot for the residential use.

(g) No more than prevailing market rent will be charged, and the following unit mix will be provided:

Unit Type	Number of Units	Percentage of Units (1)
Studio	~~24~~15	~~40.00%~~ 25.00%
One Bedroom	~~14~~18	~~23.33%~~ 30.00%
Two Bedroom	~~22~~27	~~36.67%~~ 45.00%
Total	**60**	**100.00%**

Note 1: Unit mix in the above table may be adjusted to the satisfaction of the City through the DP application review process subject to approximately ~~37 % (i.e., 36.67 %)~~ 45.0 % of units or greater being family-friendly units (2+ bedrooms).

16. **(Affordable Housing)** The City's acceptance of the developer's offer to voluntarily contribute affordable housing in the form of Low-End Market Rental (LEMR) units, constructed to a turnkey level of finish at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of an LEMR Housing Agreement and Housing Covenant, in the City's standard form, to secure two (2) LEMR units, consisting of one ~~studio~~ one-bedroom unit and one two-bedroom unit. After final adoption of the rezoning bylaw, only the Housing Covenant may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit (DP), and other non-material changes resulting thereof and made necessary by the DP approval requirements, as determined to the satisfaction of the Director of

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Development. The terms of the LEMR Housing Agreement and Housing Covenant shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements:

(a) The residential use is restricted to residential rental tenure only.

(b) The required minimum floor area within the LEMR units shall be equal to a combined habitable floor area of at least ~~112.0 m^2 (1,205.5 ft^2)~~ 118.0 m^2 (1,270.1 ft^2), which shall comprise at least 3.20 % of the subject development's total residential floor area. The unit mix may be adjusted through the DP Process provided that the total habitable floor area comprises at least 3.20% of the subject development's total residential building floor area.

(c) All LEMR units shall be maintained under single ownership (e.g., within one air space parcel or one strata lot, or subject to a legal agreement to the satisfaction to the Director of Development); subdivision of individual LEMR units is prohibited.

(d) The imposition of any age-based restrictions on occupants of any LEMR unit is prohibited.

(e) 100% of the units shall be designed to meet the Basic Universal Housing (BUH) features listed in Richmond Zoning Bylaw 8500.

(f) The terms of the Housing Agreement shall indicate that maximum rents for the LEMR units will be set at 10 per cent below the CMHC Average Market Rent (AMR) for the relevant unit type for the City of Richmond. Income thresholds, used to define tenant eligibility, will be set at the point at which annual rents equal 30 per cent of the gross (before-tax) household income.

(g) Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces, at no additional charge to LEMR tenants unless otherwise stipulated in the Housing Agreement (i.e. no monthly rents or other fees shall apply for the casual, shared or exclusive use of any amenities).

(h) A minimum of two (2) residential parking spaces of which at least 50% must be standard spaces must be provided on-site, and related electric vehicle (EV) charging infrastructure shall be provided for the use of LEMR unit tenants as per the OCP, Zoning Bylaw, and approved DP*. In accordance with Council Policy 5475, LEMR tenants can be charged a fixed fee of $75 per month for vehicle parking stalls reserved for LEMR tenants. These features may be secured via legal agreement(s) on Title prior to DP* issuance.

(i) A minimum of three (3) Class 1 bicycle parking spaces shall be provided for the use of LEMR unit tenants as per the OCP, Zoning Bylaw, and approved DP* at no additional charge to the LEMR unit tenants unless otherwise stipulated in the Housing Agreement, or unless permitted by Council Policy. These features may be secured via legal agreement(s) on Title prior to DP* issuance.

(j) The LEMR units, related uses (e.g. parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Development.

(k) "No development" shall be permitted, restricting DP* issuance for any building in whole or in part, until the developer, to the City's satisfaction:

  (i) Designs the lot to provide for the LEMR units and ancillary spaces and uses;

  (ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the LEMR units and ancillary spaces and uses as per the approved DP*; and,

  (iii) As required, registers additional legal agreements on Title, as may be required by the City, to the lot to facilitate the detailed design and/or construction of the LEMR units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the DP* review and approval processes.

(l) "No Building Permit (BP)" shall be issued for any building, in whole or in part, until the developer provides for the required LEMR units and ancillary spaces and uses to the satisfaction of the City.

(m) "No occupancy" shall be permitted, restricting issuance of an Occupancy Certificate for any building, in whole or in part, until the required LEMR units and ancillary spaces and uses are completed to the satisfaction of the City and have received an Occupancy Certificate.

17. **(Car Share or Shared Small-Sized Undesignated Loading Space)** Registration of a public-right-of-passage (PROP) and a legal agreement on title ensuring that the one car share or small-sized undesignated loading space is provided for public use. The terms for use and management of the car share and/or small-sized loading space shall be included

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in the legal agreement. If the proposed parking space is located behind a gate, the terms of the agreement shall specify the hours for which the gate will be open in order to allow for public access to the parking space.

18. **(District Energy Utility – DEU)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
    (a) *SRW for City Access:* The owner will provide a statutory right of way on the subject site to the City to permit the construction, maintenance, and repair of all on-site DEU infrastructure required for the purposes of heating, cooling, and domestic hot water heating, including but not limited to any service connections and energy transfer stations, by or on behalf of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC) on the subject site.
    (b) *DEU Capable Building Design (BP Hold):* No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
    (c) *DEU Connection:* The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
    (d) *DEU Infrastructure Transfer Restriction*: The owner will not transfer the DEU works on-site, if constructed by or on behalf of the owner, to any entity other than the City or LIEC, including to any strata corporation, without the prior written consent of the City.
    (e) *DEU Available (Occupancy Hold):* If a DEU is available for connection and the City has directed the owner to connect, no occupancy certificate for a building will be granted unless, and until:
        (i) the building is connected to the DEU for the purpose of heating, cooling and/or domestic hot water heating as directed by the City and its service provider, LIEC;
        (ii) if constructed by the owner, the owner transfers ownership of on-site DEU infrastructure (including but not limited to any service connections and energy transfer stations on the subject site), to the City or as directed by the City and, if required by the City or its service provider, LIEC, the owner enters into an asset transfer agreement on terms and conditions satisfactory to the City to transfer ownership of any DEU works constructed on-site by the owner (including but not limited to the any services connections, and energy transfer stations) to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to issuance of the occupancy certificate for the first building on the site. Such agreement shall include a warranty from the owner with respect to the on-site DEU works and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;
        (iii) the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
        (iv) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building(s) by the City and/or the City's DEU service provider, LIEC.
    (f) *DEU Unavailable (Occupancy Hold):* If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
        (i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
        (ii) the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).

19. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of the servicing and frontage improvements described herein. 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,

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I. Frontage Upgrades/Improvements

(a) Starting from the new north property line, the applicant shall be required to construct the following along the full frontage of the subject site at the Applicant's cost
  (i) 3.0 m wide multi-use pathway;
  (ii) Minimum 1.5 m wide treed boulevard;
  (iii) Minimum 1.0 m wide boulevard clear of street trees and above-grade utilities, for the purposes of future road widening; and
  (iv) 0.15 m curb and gutter

(b) No obstructions, including hydrants or utility poles/above ground equipment, shall be placed within existing or proposed sidewalks.

(c) The new frontage improvements are to be transitioned to meet the existing treatments to the east and west of the site. Please see attached drawing for proposed works to the east of the subject site, to be constructed prior to this development. The developer is required to extend the frontage multi-use pathway to connect to this work. Multi-use pathway shall maintain a straight alignment. Tree location or replacement may be required.

II. Water Works

(a) Using the OCP Model, there is 432.0 L/s of water available at a 20 psi residual at the 9720 Cambie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

(b) At Developer's cost, the Developer is required to:
  (i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  (ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  (iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process or via the servicing agreement process, if one is required.

(c) At Developer's cost, the City will:
  (i) Cut and cap at main the existing water service connection and remove meter servicing the development site at the Cambie Road frontage.
  (ii) Install a new water service connection and tie-in to the existing 300mm watermain at the Cambie Road frontage, complete with meter and meter chamber in a right of way.
  (iii) Complete all tie-ins for the proposed works to existing City infrastructure.

III. Storm Sewer Works

(a) At Developer's cost, the Developer is required to:
  (i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.

(b) At Developer's cost, the City will:
  (i) Disconnect existing storm service connection to the property at the northeast corner, the existing storm service connection to the eastern property 9780 Cambie Road shall be retained.
  (ii) Provide a new storm service connection to service the proposed site complete with inspection chamber in a right-of-way. Tie-in shall be to the existing manhole no.116522 along the north frontage. The details and location shall be finalized via the servicing agreement design review or via the service connection review in the building permit stage.
  (iii) Complete all tie-ins for the proposed works to existing City infrastructure.

IV. Sanitary Sewer Works

(a) At Developer's cost, the Developer is required to:
  (i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  (ii) Install a new sanitary service connection complete with a sanitary manhole in a right-of-way. The details and location shall be finalized via the servicing agreement design review or via the service connection review in the building permit stage.

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(iii) Make a payment of $7,701.03 for the latecomer's agreement between City of Richmond and Fortuna Development Inc. prior to building permit issuance. This latecomer agreement is set to expire on November 17, 2026.

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

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

V. Street Lighting

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

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

(ii) Provide roadway lighting calculations as per City of Richmond Standards.

(iii) Replace and lower streetlight conduits to provide adequate depth of cover.

VI. General Items

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

(i) Complete other frontage improvements as per Transportation requirements.

(ii) Coordinate with BC Hydro, Telus and other private communication service providers:

(1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.

(2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

(3) To underground overhead service lines.

(iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
- BC Hydro LPT – 3.5 x 3.5 m
- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

(iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.

(v) Provide a video inspection report of the existing sanitary lines along the south property line prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.

(vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures (e.g., pre- and post-preload elevation surveys of retaining wall along west property line, sanitary lines along south property line, etc.). Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.

(vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.

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(viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.

(ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

(x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:

(a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
(b) Pipe sizes, material and slopes.
(c) Location of manholes and fire hydrants.
(d) Road grades, high points and low points.
(e) Alignment of ultimate and interim curbs.
(f) Proposed street lights design.

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

20. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. **(Landscape Plan and Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of $750.0/tree to the City's Tree Compensation Fund for off-site planting is required. To accompany the security, execution of a legal agreement that sets the terms for the use and release of the security.
2. **(Acoustical and Thermal Report)** Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

3. **(Energy Efficiency Report)** Complete a proposed energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required BC

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Energy Step Code and/or Zero Carbon Code, in compliance with the City's Official Community Plan and Building Regulation Bylaw No. 7230.

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

1. **(Construction Parking and Traffic Management Plan)** 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. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Supplementary Local Area DCC)** Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. **(Latecomer Agreement Charges)**
   (a) Make a payment of $7,701.03 for the latecomer's agreement between City of Richmond and Fortuna Development Inc. prior to building permit issuance. This latecomer agreement is set to expire on November 17, 2026
   (b) If applicable, payment of any other latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. **(Construction Hoarding)** Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

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

- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.

- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.

- 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

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that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed Concurrence on file

Signed	Date

Address: 9720 Cambie Road **File No.:** RZ 23-015980

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10758, the developer is required to complete the following:

1. **(OCP Amendment Adoption)** Final Adoption of OCP Amendment Bylaw 10757.
2. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
3. **(Ministry of Transportation and Transit - MOTT Approval)** Receipt of Provincial Ministry of Transportation and Transit (MOTT) Approval. Preliminary MOTT Approval for one year (without conditions) effective June 18, 2026 (REDMS 8453838).
4. **(Road Dedication)** 3.59 m road dedication along the entire north frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area.
5. **(Arborists Contract)** 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.
6. **(Voluntary Tree Contribution)** City acceptance of the developer's offer to voluntarily contribute $9,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in lieu of planting the balance (12 trees) of required replacement trees on-site.
7. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of $81,920.00 for the six on-site trees (tag# 9284, 9285, 9287, 9289, 9290, and 9291) to be retained. To accompany the security, execution of a legal agreement that sets the terms for the use and release of the security.
8. **(Tree Protection Fencing)** As per the Arborist report, installation of appropriate tree protection fencing around all 16 trees [six on-site trees (tag# 9284, 9285, 9287, 9289, 9290, and 9291) located along the south property line and ten trees (tag# OS1, OS2, OS3, OS4, OS5, OS6, OS7, OS8, OS9 and OS10) located on the adjacent property along the east property line] to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
9. **(Interior Noise – Residential)** Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential commercial, industrial and mixed use noises to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
   (a) Canada Mortgage and Housing Corporation (CMHC) guidelines for interior noise levels as indicated in the chart below:

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

   (b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
10. **(Aircraft Noise – Sensitive Use)** Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates from potential aircraft noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
    (a) Canada Mortgage and Housing Corporation (CMHC) guidelines for interior noise levels as indicated in the chart below:

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

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

11. **(Flood Covenant)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.60 m GSC.

12. **(Development Impacts)** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

13. **(Contribution – Child Care)** City acceptance of the developer's offer to voluntarily contribute $40,264.15 (e.g. $1.04 per square foot of the proposed net floor area) to the City's Child Care Reserve as set out in the West Cambie Area Plan.

14. **(Contribution – Park, Pathway and Facility Development)** City acceptance of the developer's offer to voluntarily contribute $40,264.15 (e.g. $1.04 per square foot of the proposed net floor area) to the City's Park, Pathway and Facility Development fund as set out in the West Cambie Area Plan.

15. **(Market Rental Units)** Registration of a Housing Covenant to secure the provision of market rental housing, to the satisfaction of the City. The terms of the covenant shall indicate that they apply in perpetuity and shall include (but are not limited to) the following requirements:

(a) The residential use is restricted to residential rental tenure.

(b) All market rental units shall be maintained under single ownership (e.g., within one air space parcel or one strata lot, or legal agreement to the satisfaction of the Director of Development; subdivision of individual market rental units is prohibited).

(c) The imposition of any age-based restrictions on occupants of any market rental housing unit is prohibited.

(d) 100 % of units shall be designed with aging-in-place features (i.e., stairwell handrails, lever type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower.

(e) 100 % of units shall be designed to meet the Basic Universal Housing (BUH) features listed in Richmond Zoning Bylaw 8500.

(f) Occupants of the market rental units shall enjoy full and unlimited access to and use of all common indoor areas and common outdoor amenity spaces provided on the lot for the residential use.

(g) No more than prevailing market rent will be charged, and the following unit mix will be provided:

Unit Type	Number of Units	Percentage of Units (1)
Studio	15	25.00%
One Bedroom	18	30.00%
Two Bedroom	27	45.00%
Total	**60**	**100.00%**

Note 1: Unit mix in the above table may be adjusted to the satisfaction of the City through the DP application review process subject to approximately 45.0 % of units or greater being family-friendly units (2+ bedrooms).

16. **(Affordable Housing)** The City's acceptance of the developer's offer to voluntarily contribute affordable housing in the form of Low-End Market Rental (LEMR) units, constructed to a turnkey level of finish at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of an LEMR Housing Agreement and Housing Covenant, in the City's standard form, to secure two (2) LEMR units, consisting of one one-bedroom unit and one two-bedroom unit. After final adoption of the rezoning bylaw, only the Housing Covenant may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit (DP), and other non-material changes resulting thereof and made necessary by the DP approval requirements, as determined to the satisfaction of the Director of

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Development. The terms of the LEMR Housing Agreement and Housing Covenant shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements:

(a) The residential use is restricted to residential rental tenure only.

(b) The required minimum floor area within the LEMR units shall be equal to a combined habitable floor area of at least 118.0 m^2 (1,270.1 ft^2), which shall comprise at least 3.20 % of the subject development's total residential floor area. The unit mix may be adjusted through the DP Process provided that the total habitable floor area comprises at least 3.20% of the subject development's total residential building floor area.

(c) All LEMR units shall be maintained under single ownership (e.g., within one air space parcel or one strata lot, or subject to a legal agreement to the satisfaction to the Director of Development); subdivision of individual LEMR units is prohibited.

(d) The imposition of any age-based restrictions on occupants of any LEMR unit is prohibited.

(e) 100% of the units shall be designed to meet the Basic Universal Housing (BUH) features listed in Richmond Zoning Bylaw 8500.

(f) The terms of the Housing Agreement shall indicate that maximum rents for the LEMR units will be set at 10 per cent below the CMHC Average Market Rent (AMR) for the relevant unit type for the City of Richmond. Income thresholds, used to define tenant eligibility, will be set at the point at which annual rents equal 30 per cent of the gross (before-tax) household income.

(g) Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces, at no additional charge to LEMR tenants unless otherwise stipulated in the Housing Agreement (i.e. no monthly rents or other fees shall apply for the casual, shared or exclusive use of any amenities).

(h) A minimum of two (2) residential parking spaces of which at least 50% must be standard spaces must be provided on-site, and related electric vehicle (EV) charging infrastructure shall be provided for the use of LEMR unit tenants as per the OCP, Zoning Bylaw, and approved DP*. In accordance with Council Policy 5475, LEMR tenants can be charged a fixed fee of $75 per month for vehicle parking stalls reserved for LEMR tenants. These features may be secured via legal agreement(s) on Title prior to DP* issuance.

(i) A minimum of three (3) Class 1 bicycle parking spaces shall be provided for the use of LEMR unit tenants as per the OCP, Zoning Bylaw, and approved DP* at no additional charge to the LEMR unit tenants unless otherwise stipulated in the Housing Agreement, or unless permitted by Council Policy. These features may be secured via legal agreement(s) on Title prior to DP* issuance.

(j) The LEMR units, related uses (e.g. parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Development.

(k) "No development" shall be permitted, restricting DP* issuance for any building in whole or in part, until the developer, to the City's satisfaction:

(iv) Designs the lot to provide for the LEMR units and ancillary spaces and uses;

(v) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the LEMR units and ancillary spaces and uses as per the approved DP*; and,

(vi) As required, registers additional legal agreements on Title, as may be required by the City, to the lot to facilitate the detailed design and/or construction of the LEMR units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the DP* review and approval processes.

(l) "No Building Permit (BP)" shall be issued for any building, in whole or in part, until the developer provides for the required LEMR units and ancillary spaces and uses to the satisfaction of the City.

(m) "No occupancy" shall be permitted, restricting issuance of an Occupancy Certificate for any building, in whole or in part, until the required LEMR units and ancillary spaces and uses are completed to the satisfaction of the City and have received an Occupancy Certificate.

17. **(Car Share or Shared Small-Sized Undesignated Loading Space)** Registration of a public-right-of-passage (PROP) and a legal agreement on title ensuring that the one car share or small-sized undesignated loading space is provided for public use. The terms for use and management of the car share and/or small-sized loading space shall be included

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in the legal agreement. If the proposed parking space is located behind a gate, the terms of the agreement shall specify the hours for which the gate will be open in order to allow for public access to the parking space.

18. **(District Energy Utility – DEU)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
    (f) *SRW for City Access:* The owner will provide a statutory right of way on the subject site to the City to permit the construction, maintenance, and repair of all on-site DEU infrastructure required for the purposes of heating, cooling, and domestic hot water heating, including but not limited to any service connections and energy transfer stations, by or on behalf of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC) on the subject site.
    (g) *DEU Capable Building Design (BP Hold):* No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
    (h) *DEU Connection:* The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
    (i) *DEU Infrastructure Transfer Restriction*: The owner will not transfer the DEU works on-site, if constructed by or on behalf of the owner, to any entity other than the City or LIEC, including to any strata corporation, without the prior written consent of the City.
    (j) *DEU Available (Occupancy Hold):* If a DEU is available for connection and the City has directed the owner to connect, no occupancy certificate for a building will be granted unless, and until:
        (v) the building is connected to the DEU for the purpose of heating, cooling and/or domestic hot water heating as directed by the City and its service provider, LIEC;
        (vi) if constructed by the owner, the owner transfers ownership of on-site DEU infrastructure (including but not limited to any service connections and energy transfer stations on the subject site), to the City or as directed by the City and, if required by the City or its service provider, LIEC, the owner enters into an asset transfer agreement on terms and conditions satisfactory to the City to transfer ownership of any DEU works constructed on-site by the owner (including but not limited to the any services connections, and energy transfer stations) to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to issuance of the occupancy certificate for the first building on the site. Such agreement shall include a warranty from the owner with respect to the on-site DEU works and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;
        (vii) the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
        (viii) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building(s) by the City and/or the City's DEU service provider, LIEC.
    (g) *DEU Unavailable (Occupancy Hold):* If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
        (iii) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
        (iv) the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).

19. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of the servicing and frontage improvements described herein. 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,

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I. Frontage Upgrades/Improvements

(a) Starting from the new north property line, the applicant shall be required to construct the following along the full frontage of the subject site at the Applicant's cost
  (i) 3.0 m wide multi-use pathway;
  (ii) Minimum 1.5 m wide treed boulevard;
  (iii) Minimum 1.0 m wide boulevard clear of street trees and above-grade utilities, for the purposes of future road widening; and
  (iv) 0.15 m curb and gutter

(b) No obstructions, including hydrants or utility poles/above ground equipment, shall be placed within existing or proposed sidewalks.

(c) The new frontage improvements are to be transitioned to meet the existing treatments to the east and west of the site. Please see attached drawing for proposed works to the east of the subject site, to be constructed prior to this development. The developer is required to extend the frontage multi-use pathway to connect to this work. Multi-use pathway shall maintain a straight alignment. Tree location or replacement may be required.

II. Water Works

(a) Using the OCP Model, there is 432.0 L/s of water available at a 20 psi residual at the 9720 Cambie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

(b) At Developer's cost, the Developer is required to:
  (i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  (ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  (iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process or via the servicing agreement process, if one is required.

(c) At Developer's cost, the City will:
  (i) Cut and cap at main the existing water service connection and remove meter servicing the development site at the Cambie Road frontage.
  (ii) Install a new water service connection and tie-in to the existing 300mm watermain at the Cambie Road frontage, complete with meter and meter chamber in a right of way.
  (iii) Complete all tie-ins for the proposed works to existing City infrastructure.

III. Storm Sewer Works

(a) At Developer's cost, the Developer is required to:
  (i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.

(b) At Developer's cost, the City will:
  (i) Disconnect existing storm service connection to the property at the northeast corner, the existing storm service connection to the eastern property 9780 Cambie Road shall be retained.
  (ii) Provide a new storm service connection to service the proposed site complete with inspection chamber in a right-of-way. Tie-in shall be to the existing manhole no.116522 along the north frontage. The details and location shall be finalized via the servicing agreement design review or via the service connection review in the building permit stage.
  (iii) Complete all tie-ins for the proposed works to existing City infrastructure.

IV. Sanitary Sewer Works

(a) At Developer's cost, the Developer is required to:
  (i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  (ii) Install a new sanitary service connection complete with a sanitary manhole in a right-of-way. The details and location shall be finalized via the servicing agreement design review or via the service connection review in the building permit stage.

(iii) Make a payment of $7,701.03 for the latecomer's agreement between City of Richmond and Fortuna Development Inc. prior to building permit issuance. This latecomer agreement is set to expire on November 17, 2026.

(b) At Developer's cost, the City will:
(i) Complete all tie-ins for the proposed works to existing City infrastructure.

V. Street Lighting

(a) At Developer's cost, the Developer is required to:
(i) Review street lighting levels along all road and lane frontages, and upgrade as required.
(ii) Provide roadway lighting calculations as per City of Richmond Standards.
(iii) Replace and lower streetlight conduits to provide adequate depth of cover.

VI. General Items

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

(iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
(v) Provide a video inspection report of the existing sanitary lines along the south property line prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
(vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures (e.g., pre- and post-preload elevation surveys of retaining wall along west property line, sanitary lines along south property line, etc.). Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
(vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.

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(viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.

(ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

(x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:

(a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
(b) Pipe sizes, material and slopes.
(c) Location of manholes and fire hydrants.
(d) Road grades, high points and low points.
(e) Alignment of ultimate and interim curbs.
(f) Proposed street lights design.

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

20. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. **(Landscape Plan and Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of $750.0/tree to the City's Tree Compensation Fund for off-site planting is required. To accompany the security, execution of a legal agreement that sets the terms for the use and release of the security.
2. **(Acoustical and Thermal Report)** Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

3. **(Energy Efficiency Report)** Complete a proposed energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required BC

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Energy Step Code and/or Zero Carbon Code, in compliance with the City's Official Community Plan and Building Regulation Bylaw No. 7230.

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

1. **(Construction Parking and Traffic Management Plan)** 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. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Supplementary Local Area DCC)** Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. **(Latecomer Agreement Charges)**
   (a) Make a payment of $7,701.03 for the latecomer's agreement between City of Richmond and Fortuna Development Inc. prior to building permit issuance. This latecomer agreement is set to expire on November 17, 2026
   (b) If applicable, payment of any other latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. **(Construction Hoarding)** Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

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

- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.

- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.

- 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

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that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed Concurrence on file

Signed	Date

City of Richmond

Bylaw 10758

Richmond Zoning Bylaw 8500
Amendment Bylaw 10758 (RZ 23-015980)
9720 Cambie 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 inserting into Section 18 (Site Specific Residential (Low Rise Apartment) Zones) in numerical order:

"18.50 Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)

18.50.1 Purpose

This **zone** provides for medium **density residential rental tenure apartment housing** for the construction of **affordable housing units** and **market rental units**.

18.50.2 Permitted Uses

- **housing, apartment**

18.50.3 Secondary Uses

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

18.50.4 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this **zone**.

2. All **dwelling units** in this **zone** are restricted to **residential rental tenure** only.

18.50.5 Permitted Density

1. The maximum **floor area ratio** is ~~1.95~~ 2.00, provided that the **owner** provides **affordable housing units** on the **site** in accordance with the following conditions:

   a) The minimum combined **habitable space** of all the **affordable housing units** on **site** shall be no less than 3.2 % of the total residential **building floor area ratio**;

   b) A minimum 40.0 % of the **affordable housing units** provided on **site** shall contain two **bedrooms**;

   c) The **owner** must enter into a **housing agreement** with respect to the **affordable housing units** in a form satisfactory to the **City**, which limits occupancy of the **dwelling unit** that is subject to the agreement to persons, families and households that qualify for affordable housing based on their **household** income**,** must register the **housing agreement** against title to the **lot,** and must file a notice in the Land Title Office, prior to Building Permit issuance;

d) Maximum permitted rent rates applicable to any **affordable housing unit** tenancy shall be:

i) 10.0 % below the most current average market rent for the City of Richmond specific to the unit type, as reported by the Canada Mortgage and Housing Corporation (CMHC) in its Market Rental Survey, or by such other national government housing agency as may replace the CMHC; and

ii) while persons, families and households are in occupation of any **affordable housing unit**, rent may only be increased annually by the maximum percentage rent increase permitted under the *Residential Tenancy Act* (BC).

e) **Affordable housing dwelling units** shall be maintained as **affordable housing dwelling units** in perpetuity.

2. For the purpose of this **zone** only, a maximum 0.1 of the **floor area** total calculated for the **lot** is not included in the calculation of maximum **floor area ratio** provided it is used exclusively for **amenity** space for residents of the **site**.

18.50.6 Permitted Lot Coverage

1. The maximum **lot coverage** is 75.0 % for **buildings**.

18.50.7 Yards & Setbacks

1. The minimum **front yard** is 3.0 m.

2. The minimum **side yard** is 6.0 m, except that:

a) the minimum east **side yard setback** for a parking structure shall be 1.7 m;

b) the minimum west **side yard setback** for a parking structure shall be 0.0 m; and

c) **Balconies** may project into any **side yard** for no more than one third of the required **side yard**.

3. The minimum **rear yard** is 5.7 m.

18.50.8 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m and six **storeys** excluding any **storey** used exclusively for roof access (i.e., common stair and elevator lobbies).

18.50.9 Minimum Lot Size

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

2. The minimum **lot area** is 1,750.0 m^2.

18.50.10 Landscaping & Screening

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

18.50.11 On-Site Parking & Loading

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

18.50.12 Other Regulations

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

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**LOW RISE RENTAL APARTMENT (ZLR50) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**".

   P.I.D. 003-568-822
   West Half Lot 13 Except South 250 Feet Block "A"
   Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10758".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
MINISTRY OF TRANSPORTATION AND TRANSIT APPROVAL	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

Bylaw 10758

Richmond Zoning Bylaw 8500
Amendment Bylaw 10758 (RZ 23-015980)
9720 Cambie 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 inserting into Section 18 (Site Specific Residential (Low Rise Apartment) Zones) in numerical order:

"18.50 Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)

18.50.1 Purpose

This **zone** provides for medium **density residential rental tenure apartment housing** for the construction of **affordable housing units** and **market rental units**.

18.50.2 Permitted Uses

- **housing, apartment**

18.50.3 Secondary Uses

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

18.50.4 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this **zone**.

2. All **dwelling units** in this **zone** are restricted to **residential rental tenure** only.

18.50.5 Permitted Density

1. The maximum **floor area ratio** is 2.00, provided that the **owner** provides **affordable housing units** on the **site** in accordance with the following conditions:

   a) The minimum combined **habitable space** of all the **affordable housing units** on **site** shall be no less than 3.2 % of the total residential **building floor area ratio**;

   b) A minimum 40.0 % of the **affordable housing units** provided on **site** shall contain two **bedrooms**;

   c) The **owner** must enter into a **housing agreement** with respect to the **affordable housing units** in a form satisfactory to the **City**, which limits occupancy of the **dwelling unit** that is subject to the agreement to persons, families and households that qualify for affordable housing based on their **household** income**,** must register the **housing agreement** against title to the **lot,** and must file a notice in the Land Title Office, prior to Building Permit issuance;

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i) 10.0 % below the most current average market rent for the City of Richmond specific to the unit type, as reported by the Canada Mortgage and Housing Corporation (CMHC) in its Market Rental Survey, or by such other national government housing agency as may replace the CMHC; and

ii) while persons, families and households are in occupation of any **affordable housing unit**, rent may only be increased annually by the maximum percentage rent increase permitted under the *Residential Tenancy Act* (BC).

e) **Affordable housing dwelling units** shall be maintained as **affordable housing dwelling units** in perpetuity.

2. For the purpose of this **zone** only, a maximum 0.1 of the **floor area** total calculated for the **lot** is not included in the calculation of maximum **floor area ratio** provided it is used exclusively for **amenity** space for residents of the **site**.

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A PUBLIC HEARING WAS HELD ON	
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OTHER CONDITIONS SATISFIED	
MINISTRY OF TRANSPORTATION AND TRANSIT APPROVAL	
ADOPTED	

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

MAYOR

CORPORATE OFFICER

From: Mosley,Judith
Sent: Tuesday, September 8, 2026 10:09 AM
To: CityClerk
Subject: FW: Official Community Plan Bylaw 7100, Amendment Bylaw 10769 and Heritage Revitalization Agreement Bylaw 10741(HRA 23-016568)

To: City Clerk's Office,

Please see below further correspondence regarding the Public Hearing today for 3831 Moncton Street, withdrawing previous opposition.

Regards,

Judith Mosley, CAHP, IHBC
Heritage Planner | Planning and Development
City of Richmond | 6911 No. 3 Road, Richmond BC V6Y 2C1
T: (604) 276-4170
E: jmosley@richmond.ca

From: Danielle Aldcorn <daniellealdcorn@aol.com>
Sent: Friday, September 4, 2026 6:37 PM
To: Mosley,Judith <JMosley@richmond.ca>
Subject: Re: Official Community Plan Bylaw 7100, Amendment Bylaw 10769 and Heritage Revitalization Agreement Bylaw 10741(HRA 23-016568)

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

Dear Judith,

Thank you very much for the extra information. With the further clarification that you have provided I no longer have any opposition to the plan. I would like to please withdraw my email.

Thank you for taking the time. It is appreciated.

Danielle Aldcorn

> On Sep 4, 2026, at 5:10 PM, Mosley,Judith <JMosley@richmond.ca> wrote:
>
> Dear Ms. Aldcorn,
>
> The City Clerk's office has received your email and will distribute it to the Mayor and Councillors ahead of the Public Hearing on Tuesday regarding the Official Community Plan (OCP) amendment bylaw and Heritage Revitalization Agreement bylaw for 3831 Moncton Street.

Three-storey buildings are permitted in the current zoning and/or OCP for many properties in Steveston Village and have been constructed in a number of locations. Properties along Moncton Street and those south of Bayview Street are limited to two storeys in the OCP (Steveston Area Plan). A three-storey building would be permitted on the property immediately to the north of the subject site on 1st Avenue, under the current zoning. The proposed three-storey addition at the rear of the site would provide a transition to this. A significant increase in shadowing of nearby properties is not anticipated.

The proposal is for a Heritage Revitalization Agreement (HRA) that would retain and rehabilitate the existing one-storey heritage building fronting Moncton Street and add a separate three-storey building on the rear portion of the property only. An HRA is a negotiated agreement between the City and property owner that is specific to the subject property for the purposes of achieving heritage conservation and does not set precedent for other properties. The proposed OCP amendment is limited to the rear (north) portion of the property only to allow for the proposed development.

Please let me know if you would like further information.

Kind regards,

Judith Mosley, CAHP, IHBC
Heritage Planner | Planning and Development
City of Richmond | 6911 No. 3 Road, Richmond BC V6Y 2C1
T: (604) 276-4170
E: jmosley@richmond.ca

From: Danielle Aldcorn <daniellealdcorn@aol.com>
Sent: Tuesday, September 1, 2026 3:59 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Official Community Plan Bylaw 7100, Amendment Bylaw 10769 and Heritage Revitalization Agreement Bylaw 10741(HRA 23-016568)

You don't often get email from daniellealdcorn@aol.com. Learn why this is important

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

To: City Contact:
Judith Mosley, 604-276-4170, Planning and Development Division

Re: Tuesday, September 8, 2026 - 5:30pm
Council Chambers, 1st Floor, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1

Official Community Plan Bylaw 7100, Amendment Bylaw 10769 and Heritage Revitalization Agreement Bylaw 10741(HRA 23-016568)

Dear Judith,

I am writing to indicate my opposition to altering the bylaw to allow three story buildings in the Steveston Heritage Area. I am a long time business owner in Steveston and grew up here. I specifically chose this neighbourhood to operate my business because Steveston is one of few areas in the lower mainland that has retained its historical village feel. The existing two story maximum allows for the heritage buildings to retain their original aesthetic and for sunlight and views to be maximized.

Our heritage building neighbours allow better light into our ground floor unit. Three story buildings would cut off the angle of sunlight in the winter, causing the storefronts and alleyways to be dark, less inviting, and less secure feeling. It would also start to feel like a city as more people applied to build higher.

Obviously, parking and traffic are other considerations with large buildings, especially as the entire area would then gain a precedence to build three storeys, but my main opposition is three story new builds will eventually ruin the village feel. I understand the need for progress but the historic area is restricted to two storeys for a reason.

Thank you,

Danielle Aldcorn

Original Notice: Purpose of Official Community Plan Amendment Bylaw 10769:
To revise Schedule 2.4 of the Official Community Plan (Steveston Area Plan) to provide that a maximum of three storeys and height of 12 m may be considered on the rear portion of the property for the purposes of the long-term conservation and protection of the heritage building at 3831
Moncton Street. Applicant 1359161 BC Ltd.

Purpose of Heritage Revitalization Agreement Bylaw 10741:
To permit the City to enter into a Heritage Revitalization Agreement in accordance with the requirements of Section 610 of the Local Government Act, to preserve and rehabilitate the heritage building, Ikeda Dry Goods, and to construct a three-storey hotel at 3831 Moncton Street.

For Metro Vancouver special meetings on Friday, July 24, 2026

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: media@metrovancouver.org.

Metro Vancouver Regional District

E1.1 Metro 2050 Regional Context Statement – City of New Westminster **ACCEPTED**

The City of New Westminster completed the draft update to its Official Community Plan and submitted a revised Regional Context Statement demonstrating how the new OCP is consistent with the regional federation's goals, strategies and actions as laid out in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure local aspirations align with the regional federation's goals.

The Regional Context Statement supports the regional federation's vision by advancing:

- *Compact Urban Growth*: Supporting transit-oriented growth by increasing density in Frequent Transit Development Areas, the Downtown Urban Centre, and other designated Urban Areas, while enabling a mix of housing, employment, and services in locations well served by transit, consistent with *Metro 2050* Goal 1.
- *Sustainable Economy*: Minimizing barriers to office development, not supporting conversion of industrial sites, and supporting a comprehensive food strategy, consistent with Goal 2.
- Environmental Protection and Climate Action: Implementing the Biodiversity and Natural Areas Strategy, developing a Green Infrastructure Network, implementing the Community Energy and Emissions Plan, and regularly updating hazard and risk assessments, consistent with Goal 3.
- *Housing Diversity and Affordability*: Ensuring policies and development decisions are based on recent evidence, completing a Rental Replacement Policy, and partnering to develop affordable and non-market housing, consistent with Goal 4.
- *Sustainable Transportation*: Implementing transit priority measures and end-of-trip facilities and minimizing the impact of goods movement on adjacent land uses, consistent with Goal 5.

While the current OCP update introduces modest changes, primarily in the area of housing, Metro Vancouver and City staff will work together in the next OCP and RCS update to establish growth targets for Centres and Corridors, strengthen policies for nature protection, and integrate updated dwelling unit and employment projections.

Metro Vancouver staff recommended that the MVRD Board accept the City of New Westminster's Regional Context Statement.

The Board accepted the City of New Westminster's Regional Context Statement, directed staff to notify the City of New Westminster of the decision and to include in the correspondence to the City of New Westminster that future updates to the Official Community Plan and Regional Context Statement be in line with the *Local Government Act*'s request to show how the Official Community Plan is to be made consistent with the regional growth strategy over time.

E1.2 Correction to Metro 2050 Regional Context Statement – District of North Vancouver **ACCEPTED**

This report serves as a housekeeping update to correct a minor error in the report titled "Metro 2050 Regional Context Statement – District of North Vancouver," dated October 29, 2025 and presented to the MVRD Board on November 28, 2025.

In the previous report, there was a misalignment between the map of proposed Urban Centre and Frequent Transit Development Areas in the staff report and the attachment. The Regional Context Statement was accurate, but the report recommendation referenced the content in the staff report instead of the attachment. To ensure clarity for all parties going forward, this report brings back the Regional Context Statement for approval . Metro Vancouver staff recommended that the MVRD Board accept the District of North Vancouver's Regional Context Statement.

The MVRD Board accepted the District of North Vancouver's Regional Context Statement and directed staff of notify the District of North Vancouver of the decision.

E1.3 The Cost of Infrastructure Required to Support Growth in the Metro Vancouver Region **DEFERRED**

This report presents an evidence-based case for advocacy to the provincial and federal governments for sustained, predictable infrastructure funding, and dialogue on new local government funding tools. As the region works to address the need for approximately 570,000 additional homes by 2041, as identified through the Housing Needs Reports prepared by member jurisdictions, understanding the scale of infrastructure investment required to support this growth is critical. The analysis provides a high-level, order of magnitude estimate of infrastructure needs using the replacement cost of existing assets as a proxy for future demand. While not a precise forecast, this approach illustrates the scale of investment required across all orders of government.

The estimated investment requirement translates into a significant per-capita and per-unit housing cost, with responsibility distributed across provincial, regional, and municipal governments is estimated at $114.8 billion total over the next 15 years, equivalent to:

- $80,000 per person; or
- $201,000 per new home
  - $81,000 for infrastructure delivered by the Province (40%)
  - $26,000 for infrastructure delivered by Metro Vancouver (13%)
  - $20,000 for infrastructure delivered by TransLink (10%)
  - $74,000 for infrastructure delivered by member jurisdictions (37%)

These findings underscore a structural fiscal challenge. While local and regional governments are responsible for delivering much of the infrastructure needed to support growth, their primary revenue tools, such as property taxes and development cost charges, are limited in their ability to scale with population growth and long-term service demand. By contrast, provincial and federal governments rely on broader-based tax systems that grow more directly with population and economic activity. To address the underlying issues, new funding programs and tools are needed. This report recommends two key steps to advance advocacy:

- Engage in dialogue with the Province and federal government to develop a new infrastructure funding framework; and,
- Conduct additional analysis on potential revenue and financial tools.

The MVRD Board deferred the report to the September Board meeting and requested a presentation.

E2.1 2026 Regional Parks Capital Program Update No. 2 **RECEIVED**

This report provides a status update of the Regional Parks Capital Program with summaries for larger projects (over $3M value) that highlight progress, schedule, budget and upcoming milestones, and an overall summary of remaining projects. As part of the Regional Parks capital planning process, the timing of each project is reviewed and updated annually based on available resources, strategic prioritization, risk to system operations and financial sustainability. Overall, the capital program is progressing on time and within budget, with some manageable scheduling impacts on two projects due to archaeological and permitting requirements.

These updates are provided three times a year for the Regional Parks Committee and MVRD Board in February, July and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and five-year financial plan for October, and an end-of-year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

The Board received the report for information.

E3.1 UBCM 2026 Community Excellence Award Nomination **APPROVED**

At its July 8, 2026 meeting, the Housing Committee considered the report titled "UBCM 2026 Community Excellence Award Nomination", dated June 3, 2026. Members requested more information regarding the nature of the partnership between Metro Vancouver Housing and Food Link Society.

Since 2017, Metro Vancouver Housing (MVH) has partnered with Food Link Society (formerly Immigrant Link Centre Society) to deliver the Free Food Program at MVH communities. Food Link Society, a volunteer-driven organization, plays a critical operational role by rescuing surplus perishable food from grocery retailers and coordinating its redistribution to MVH sites through the efforts of its staff and volunteers.

MVH supports program delivery by providing a monthly honorarium on a per-site basis to offset transportation, fuel, and other logistical costs, as outlined in a Letter of Understanding between the two organizations. The program's success is the result of this longstanding collaboration, combining Food Link Society's expertise, volunteer capacity, and community connections with MVH's funding, site access, resident engagement, and program coordination.

The proposed Union of BC Municipalities (UBCM) award application is not intended to diminish or overlook Food Link Society's contribution. Rather, as the award category is open only to local government applicants, the nomination recognizes MVH's role in establishing, funding, and expanding the program within its housing communities, while explicitly highlighting that the program's impact has been achieved through a valued partnership with Food Link Society. Any award recognition received by MVH would also acknowledge the essential contributions of Food Link Society in making the program possible.

The Board supported Metro Vancouver's submission to the Union of BC Municipalities (UBCM) 2026 Community Excellence Award in the Service Delivery category for the Metro Vancouver Housing Free Food Program.

E4.1 Engagement Summary on Potential Changes to the Size and Structure of Each of Metro Vancouver's Boards of Directors **RECEIVED**

The 2025 independent Metro Vancouver Board Governance Review concluded that there is an opportunity to optimize the size and structure of Metro Vancouver's four Boards to improve governance effectiveness, oversight, and enhance decision making and risk management. Consideration of such options is a major workplan item for the Governance Committee and Boards in 2026.

This report summarizes feedback from engagement activities undertaken on potential changes to the size and structure of each of Metro Vancouver's four Boards.

Deloitte Canada interviewed Board Directors, Mayors, and provincial representatives. A report from their engagement is Attachment 1 to report E2 in the Governance Committee agenda for meeting date July 9, 2026. In addition, staff, with support from Deloitte Canada, conducted engagement with the following audiences:

- Council of Councils (110 participating elected officials from across the region);
- Two presentations to member Councils upon request;
- Member jurisdiction staff through a Joint Advisory Committee webinar (with RAAC, RFAC, REAC and RPAC members);
- Public input through 2 public webinars (100+ registered), an online survey (530 completed surveys), market research (regional representation), and Metro Vancouver's Youth and Education Advisory Panel; and
- Written responses from First Nations and Board Directors (Attachment 2 of the report).

A full engagement summary including the engagement promotions, activities, and further detail on the input heard is found in Attachment 1 to the report. Input was sought on a series of options for potential changes to size and structure considered by the Governance Committee and Boards for the MVRD, MVHC, GVWD, and GVS&DD Boards.

The Board received the report for information.

E4.2 Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors **APPROVED**

At its July 9, 2026 meeting, the Governance of Committee considered the report titled "Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors", dated June 30, 2026 .

The Committee discussed options for implementing changes to the size and structure of each of Metro Vancouver's four Boards. For the MVRD Board, considerations included whether to expedite changes by recommending an option that can be executed without legislative change, or to recommend changes that are more effective from a governance perspective, but may take longer to implement. The Committee also discussed whether a cap on the number of directors per member jurisdiction should be three or four. For the MVRD Board, with the aim of reducing the number of Board Directors, maintaining proportional voting, slowing the growth of the Board over time and improving governance, the Committee recommended the option of capping the number of Board Directors at three per member jurisdiction.

In addition, the Committee considered additional recommendations reflecting the results of the engagement on the size and structure of the MVRD Board, and passed resolutions to advance to the MVRD Board for consideration regarding Board onboarding and orientation, 2027-2030 Board Strategic Plan, the streamlining of information, and sending correspondence received from First Nations to the Minister of Housing and Municipal Affairs.

The Board endorsed capping the number of MVRD Board Directors at 3 per member jurisdiction while maintaining existing methodology for number of votes; this would reduce the current Board size to 34, slow growth of the Board over time, and achieve gains in governance effectiveness while maintaining proportional representation. The Board also forwarded the endorsed changes to the Province to implement.

The Board affirmed its commitment to: implementing a robust onboarding and orientation program for Q4 2026, and prioritizing board culture and director development in this work; and to developing a Board Strategic Plan in Q1 2027 for the 2027-2030 Board term with a focus on affordability, core services, utilities analysis, and regional alignment. The Board resolved that as part of its strategic planning, the MVRD Board meet with the Ministry of Housing and Municipal Affairs and the Union of British Columbia Municipalities (UBCM) regarding any potential review of the *Local Government Act* regarding regional districts, and requested that the Board Chair share the correspondence received from kʷikʷəƛ̓əm̓ (Kwikwetlem First Nation) and Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) regarding Board size and structure with the Minister of Housing and Municipal Affairs for information.

E5.1 Audit, Risk and Assurance – Strategic Road Map and Risk Assessment Update **RECEIVED**

This report provides an update on the Audit, Risk and Assurance (ARA) team's Strategic Roadmap which will support a risk assessment across Metro Vancouver using an Enterprise Risk Management framework, and the development of a Corporate Audit and Advisory Plan.

The 2025 independent Board Governance Review recommended that Metro Vancouver strengthen the Internal Audit function and integrate an enterprise risk management framework. In April 2026, Metro Vancouver appointed a Program Manager, Audit, Risk and Assurance. The core objective of the

enhanced ARA team is to support the Board with insight into internal controls, risk management, project oversight, and financial control effectiveness.

The ARA Division will strive to be an agile, collaborative, and trusted business partner for the organization, and to be responsive to the Performance and Audit Committee and the four Boards. This is supported by three core pillars: Oversight, which ensures that internal controls are appropriately designed and operating effectively; Insight, which provides right-fit best practices and expertise in governance, risk management, and internal controls while identifying opportunities for continuous improvement; and Foresight, which involves monitoring emerging risks and offering forward-looking recommendations to support informed decision-making.

The Board received the report for information.

E5.2 Metro Vancouver 2026 Financial Performance Report No. 1 **RECEIVED**

This report presents the Metro Vancouver 2026 Financial Performance Report No. 1. The Metro Vancouver 2026 Financial Performance Report No. 1 indicates a forecasted year-end operating surplus of approximately $15.7 million (1.0% of the total $1.6 billion operating budget). Forecasted surpluses are in Liquid Waste Services of $13.5 million, Metro Vancouver Housing of $2.2 million, and Regional District Services of $2.5 million, primarily from lower than budget core operational expenses for Liquid Waste, and overall lower contracted services. The forecasted surplus is offset by forecasted deficit in Water Services of $0.3 million primarily due to lower water sales, and forecasted deficit in Solid Waste Services of $2.2 million mainly due to increased contingency disposal costs.

Year-end capital expenditures are forecasted at approximately 80% of the planned annual cash flow target of $1.8 billion. Significant work has progressed on several multi-year projects and will continue for 2026, such as Stanley Park Water Supply Tunnel, Annacis Water Supply Tunnel, and North Shore Wastewater Treatment Plant. As a result of construction advancement in major projects in 2026, MFA borrowing in 2026 is forecasted at $700 million, an increase of $100 million compared to the borrowing of $600 million in 2025. Investment returns are currently averaging 3.04% and are expected to remain stable for the remainder of the year. Year-to-date procurement activity includes four awards approved by the Board representing 50% of the total value of contracts awarded. In addition, two contracts that were previously corporately awarded under $10 million were amended whereby the cumulative effect of the change resulted in the total contract value exceeding $10 million. Across the organization there are over 119 continuous improvement initiatives underway.

The Board received the report for information.

E6.1 Sanitary Sewer Service Eligibility for Properties in the Salmon River Uplands Area, Township of Langley **APPROVED**

The Township of Langley is seeking eligibility for regional sewer servicing for properties in the Salmon River Uplands Area) that are currently located outside the Fraser Sewerage Area (FSA), or are already located within the FSA, but are not currently eligible for regional sewer services.

In line with the requirements set out in the *Local Government Act* and *Metro 2050*, the request is being presented to the MVRD Board to consider consistency with the regional growth strategy prior to consideration by GVS&DD staff (for properties already within the FSA) and GVS&DD Board (for properties requiring FSA expansion).

Staff have determined that the application is generally consistent with *Metro 2050*. The subject properties are located within the "Rural within the Sewerage Area" and "Sewerage Extension Area" regional growth strategy overlays, which specifically contemplate regional sewer servicing if the proposed land uses are consistent with applicable regional land use designations and subject to normal GVS&DD technical considerations. The application does not involve amendments to the Township of Langley Official Community Plan, rezoning, or any changes to land use designations. Consistent with the 2023 Memorandum of Understanding between Metro Vancouver and the Township of Langley, future subdivision potential in the area remains limited and the rural character of the area is intended to be maintained. In addition, the subject properties are outside the Agricultural Land Reserve (ALR) and the proposal would not introduce development beyond that already contemplated through existing planning policies. Therefore, the subject properties appear to align with regional land use designations and do not conflict with any *Metro 2050* policy.

To accommodate the limited remaining Committee and Board meeting schedule this year and support timely consideration by the GVS&DD Board, the report is being presented directly to the MVRD Board.

The Board resolved that sewer service for the properties in the Salmon River Uplands Area, as depicted in the report, are generally consistent with the provisions of *Metro 205*0, and directed staff to forward the requested Fraser Sewerage Area amendment application for the applicable properties as depicted in the report to the GVS&DD Board for consideration.

G1.1 Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site) **APPROVED**

The City of Vancouver is requesting a Type 3 amendment to *Metro 2050* for 1550 Burrard Street and 1655 West 1st Avenue (the Molson site). The proposed amendment would re-designate Industrial lands to General Urban to accommodate a mixed-use neighbourhood. The subject site is within the Urban Containment Boundary and Vancouver Sewerage Area and currently contains the former Molson brewery building that has not been operational since 2019. The site is adjacent to the significant new Seńáḵw residential development and the federal Seaforth Armoury and Hoffmeister Building, and is surrounded by parks, residential and commercial uses, and employment areas.

Regional Planning analysis concludes that, on balance, the proposed amendment is supportable. The proposed amendment reflects the site's unique context and strategic location within the Metropolitan Core, where a transition to mixed-use development can deliver significant benefits, including new housing supply, expanded employment opportunities, and a more complete, transit-oriented community. While the amendment involves the loss of regionally-designated Industrial lands, this trade-off is acceptable given the site's limited suitability for continued industrial use and the potential to advance broader regional objectives related to housing, economic diversification, and sustainable urban growth.

The requested *Metro 2050* Type 3 amendment bylaw requires adoption through an affirmative 50% + 1 weighted vote of the MVRD Board.

The Board initiated the *Metro 2050* amendment process for the City of Vancouver's requested regional land use designation amendment from Industrial to General Urban for the site located at 1550 Burrard Street and 1655 West 1st Avenue, gave three readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026*, and directed staff to notify (i) affected local governments and to post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050,* and (ii) local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.

G2.1 Metro Vancouver Regional District Dedication of Land as Regional Park Bylaw No. 1454, 2026 **ADOPTED**

Metro Vancouver undertakes an annual process to dedicate regional park land acquired in the previous year. Included in the proposed bylaw, *Metro Vancouver Regional District Dedication of Land as Regional Park Bylaw No. 1454, 2026* is the regional park land acquired in 2025 in Kanaka Creek Regional Park.

The Board gave three readings to and adopted *Metro Vancouver Regional District Dedication of Land as Regional Park Bylaw No. 1454, 2026.*

G2.2 MVRD Regional Parks Regulation Amendment Bylaw No. 1466, 2026 – Amends Bylaw No. 1420, 2025 **ADOPTED**

This report outlines proposed amendments to Schedule B – Fees and Charges of the *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1420, 2025*. The bylaw is reviewed annually to ensure that fees and charges reflect relevant current market conditions. The proposed fee adjustments are intended for implementation in the upcoming calendar year.

Most fee increases are related to inflation, applying primarily to commercial use permits, select indoor and outdoor facility rentals, camping, and filming rates. New additions include introducing a single day commercial use permit option and adding a weekend/holiday non-profit rate for picnic shelters. Other changes include a new fee for commercial use of parking lots, updated late checkout penalties for indoor facilities, and targeted increases to specialized areas such as designated nature spaces and filming locations. Several existing fees have also been adjusted to better reflect market conditions, support cost recovery, and improve administrative clarity.

The proposed adjustments are expected to generate approximately $10,000 in revenue, helping to offset rising operational costs. All changes to Schedule B are included in the proposed *Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1466, 2026* which is scheduled to take effect on January 1, 2027.

The Board gave three readings to and adopted *Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1466, 2026.*

G3.1 MFA 2026 Borrowing for the Greater Vancouver Water District (MVRD Security Issuing Bylaw No. 1465, 2026) **APPROVED**

For the upcoming Municipal Finance Authority (MFA) debt offering, based on cash requirements and capital expenditures incurred, MVRD is planning to borrow $130 million on behalf of GVWD. To execute the borrowing, MVRD is required to adopt a security issuing bylaw, as a drawdown against G*reater Vancouver Water District Borrowing Bylaw No. 261, 2023* . The proposed $130 million aligns with the new borrowing anticipated in the 2026 GVWD budget and five-year financial plan, and will primarily fund capital expenditures incurred during 2026 for projects that are underway, including but not limited to the Coquitlam Lake Water Supply, Coquitlam Water Main, Stanley Park Water Supply Tunnel, Annacis Water Supply Tunnel, Kennedy Newton Main, Central Park Main No. 2, and Capilano Raw Water Pump Station – Back-up Power.

The total estimated debt servicing costs for the new proposed annual debt is approximately $9.5 million, which has been included in the debt servicing amounts in the operating budgets. When combined with existing debt, MVRD's total debt servicing costs will be approximately $319.3 million, resulting in a debt service ratio of 20.3%, slightly higher than half of the MVRD's maximum debt service level of 40%, set by Board policy.

The GVWD has met the regulatory requirements and has legislative authority to undertake the planned borrowing. The proposed *Metro Vancouver Regional District Security Issuing Bylaw No. 1465, 2026* will authorize the MVRD to undertake the requested borrowing from the MFA on behalf of the GVWD.

The Board gave consent to the request for financing from the Greater Vancouver Water District in the amount of $130,000,000 pursuant to Section 3 of the *Greater Vancouver Regional District Regulation, BC Reg 173/90.* The Board also gave three readings to and adopted *Metro Vancouver Regional District Security Issuing Bylaw No. 1465, 2026.*

G4.1 Results of the Alternative Approval Process for MVRD Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026 **ADOPTED**

An Alternative Approval Process (AAP) was conducted to determine if the electors approve of *Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026* (MVRD Bylaw No. 1462, 2026). This report provides the certification of elector approval for MVRD Bylaw No. 1462, 2026, and presents the bylaw for consideration of adoption.

The Board adopted *Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026.*

G4.2 Metro Vancouver Regional Development Cost Charge Amendment Bylaw No. 1452, 2026 **ADOPTED**

At its April 15, 2026 meeting, the MVRD Board gave first, second, and third reading to the *Metro Vancouver Regional District Development Cost Charge Amendment Bylaw No. 1452, 2026* ("MVRD DCC Amendment Bylaw"). The MVRD DCC Amendment Bylaw will roll back the 2026 Development Cost Charge (DCC) rates to 2025 levels and reduce the increase to the 2027 DCC rates. In addition, the Metro Vancouver Boards approved slowing the transition to a 1% assist factor over the subsequent two years, reaching 1% by 2029. The transition to the 1% assist factor by 2029 will be incorporated into the updated DCC program that will be presented to the Board in early 2027.

Following first, second, and third reading, the MVRD DCC Amendment Bylaw was submitted to the Province for review. Metro Vancouver received the Certificate of Statutory Approval from the Inspector of Municipalities issued on June 30, 2026, enabling the MVRD DCC Amendment Bylaw to now be brought forward to the Board for final adoption.

The Board's decision to roll back 2026 and reduce the increase for the 2027 DCC rates is expected to lower DCC revenue across Metro Vancouver entities by $389 million over the next six years, which includes $43M for MVRD's Parkland acquisition. The Boards provided direction to fill the funding gap for parkland acquisition by adding it back to ratepayers in the upcoming 2027-2031 Financial Plan.

Adoption by the MVRD Board on July 24, 2026 of the *Metro Vancouver Regional District Development Cost Charge Amendment Bylaw No. 1452, 2026*, will have an immediate impact on the DCC rates collected. The revised rates will apply from the date of MVRD DCC Amendment Bylaw adoption.

The Board adopted the *Metro Vancouver Regional District Development Cost Charge Amendment Bylaw No. 1452, 2026* to amend the MVRD Development Cost Charge rates for 2026 and 2027.

G4.3 Regional Growth Strategy Amendment Bylaw No. 1456, 2026 – Special Study Areas **ADOPTED**

On April 24, 2026, the MVRD Board initiated a Type 3 amendment to *Metro 2050* and gave first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1456, 2026* ("MVRD Bylaw No. 1456, 2026") .

The proposed bylaw would establish a new Special Study Area (SSA) for the Fraser Highway Employment Lands in the Township of Langley, an area that has been subject to extensive technical analysis and planning, and would remove two existing SSAs in the Township. SSAs identify areas where municipalities have an interest in future land use changes, and reduce the voting threshold required for related *Metro 2050* amendments, recognizing municipal planning intentions. The amendment bylaw also would clarify the framework for considering new SSAs, enabling the MVRD Board to consider requests until December 31, 2027. After that date, new SSAs would only be considered through the development of a new Regional Growth Strategy.

The amendment stems from a request by three South of the Fraser mayors regarding *Metro 2050*'s Urban Containment Boundary and amendment process. Following Board direction, staff conducted pre-consultation with affected local governments on four potential amendment options. Amendments related to SSAs, including the proposed changes for the Township of Langley, received initial Board endorsement. The Board also directed staff to advance process improvements in response to comments from Delta and to continue engagement with the City of Surrey regarding concerns with *Metro 2050* and future development aspirations in southeast Surrey.

In accordance with the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments, local First Nations, regional agencies, and the public, providing an opportunity for comment. Seven responses were received. *MVRD Bylaw No. 1456, 2026* is now before the Board for consideration of adoption.

The Board received comments from affected local governments, local First Nations, and regional agencies as presented in the report for information and adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1456, 2026*.

I1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received four information items from two standing committees and one delegation summaries.

Regional Planning Committee – July 2, 2026

Delegations:

C1 Hale Jones-Cox, Senior Planner, Special Projects Office
City of Vancouver Regional Growth Strategy Amendment Application for the Former Molson Brewery Site (1550 Burrard Street and 1655 West 1st Avenue)

Regional Parks Committee – July 8, 2026

Information Items:

E1 Regional Parks Building Strategy

The regional parks system includes 354 buildings that play a vital role in supporting safe and enjoyable access to nature, as well as the effective management and operation of the regional park system.

The Regional Parks Building Strategy was developed to guide the effective management of regional parks buildings. It establishes levels of service, confirms appropriate building uses, and introduces an assessment system to support long-term maintenance, capital planning, and the identification of surplus buildings.

Using this assessment system, the regional parks building portfolio was evaluated, resulting in 74% of buildings classified as 'keep and maintain', 11% as 'keep and maintain with ongoing assessment', and 15% identified as 'surplus'.

Completion of the Regional Parks Building Strategy was identified in the MVRD Board approved Regional Parks Plan (2022) and as a priority action in the Regional Parks 2026 Committee Work Plan. It informs the Regional Parks Asset Management Plan, which is currently underway. The building strategy is provided to the Regional Parks Committee for information, with key outcomes summarized in this report.

E2 DRAFT Five Year Capital Plan (2027 - 2031) Regional Parks

The DRAFT Five Year Capital Plan for Regional Parks has been prepared following the direction received at the April 15, 2026 Board Budget Workshop to proceed through the 2027 budget cycle with household impact (HHI) targets as follows: 2027 at 3.0%, 2028 at 5.0%, 2029 at 5.0%, 2030 at 5.0%, and 2031 at 5.0%.

Regional Parks estimates capital spending of $224.8M over the next five years funded from grants, development cost charges (DCC) and reserves. The DRAFT Five Year Capital Plan for Regional Parks includes land acquisition, park and greenway development across the regional park system. Key projects included the continued development of Widgeon Marsh Regional Park and the Delta Nature Reserve Boardwalk; greenway development at the Delta–South Surrey Greenway, Boundary Bay and Aldergrove Regional Parks; expansion of the campground at Derby Reach Regional Park; and development of the təmtəmíxʷtən/Belcarra South Picnic Area.

The net change from the previous 5 Year Capital Plan is an overall increase of $20.2M, largely due to timing of cash flow from previous years.

E5 Natural Resource Management Restoration Program Update

In 2026, 54 restoration projects are planned across the regional parks system. These planned projects include stream daylighting and maintaining wetland habitats, removal of invasive species, improving forest resilience, improving habitat diversity, restoring disturbed areas, buffer plantings, creating wildflower meadows, as well as restoring forested and riparian areas. This report highlights a selection of projects for 2026. This work improves the health of regional parks ecosystems contributing to improved regional resilience and provides opportunities for residents to engage in environmental stewardship, deepening their connection with nature.

Invest Vancouver Management Board – July 16, 2026

Information Items:

E1 Invest Vancouver Governance Review Workshop

Invest Vancouver is a service of the Metro Vancouver Regional District (MVRD). In contrast, peer economic development organizations (EDOs) in Canada operate at arm's length from the municipalities they serve. These alternative governance arrangements often offer greater operational flexibility, stronger connections to key stakeholders, and more effective coordination and delivery of economic development activities. The Invest Vancouver value proposition and governance structure review concluded that transitioning Invest Vancouver to an arm's-length governance model offers the most effective path for enhanced and effective performance, increased access to funding opportunities, and long-term organizational sustainability.

Invest Vancouver engaged Dalberg Consulting to identify and assess governance options that would enhance the service's value delivery and financial sustainability. Dalberg identified key features that potential governance models would need to meet, including the ability to effectively deliver on the core functions driving the value proposition, funding certainty and flexibility, fiscal feasibility, and strategic autonomy and operational efficiency. These criteria were then used to assess governance models that will be presented for discussion at the July 16, 2026 Invest Vancouver Management Board meeting.

Metro Vancouver Housing Corporation

E1.1 Mortgage Renewal 3120 Coast Meridian Road, Port Coquitlam (Meridian Village) **APPROVED**

The mortgage for Meridian Village, a 202-unit affordable housing project in Port Coquitlam, is up for renewal on September 1, 2026, with an outstanding balance of approximately $2.35 million and final maturity in 2031. Staff reviewed available renewal options, including remaining with the incumbent lender (First National), refinancing with another lender, and borrowing through the Municipal Financing Authority (MFA). While slightly lower rates are available, any potential savings would be offset by transaction costs, added administrative requirements, and the limited benefit of lower rates given the loan is nearing maturity. In this context, renewing with First National provides a competitive rate while avoiding unnecessary costs and complexity. It is therefore recommended that the Board authorize renewal with the incumbent lender as the most practical and cost-effective option.

The Board authorized the Metro Vancouver Housing Corporation (MVHC) to renew the mortgage for Meridian Village, located at 3120 Coast Meridian Road, Port Coquitlam, BC, with the incumbent lender, First National Financial LP.

E1.2 2026 Housing Capital Program Update No. 2 **RECEIVED**

This report provides a status update of the Metro Vancouver Housing (MVH) Capital Program with summaries for larger projects, highlighting progress, schedule, budget and upcoming milestones and an overall summary of remaining projects. These updates are provided three times a year for the Housing Committee and MVHC Board in February, July and November. The updates provide timely line of sight for the April Board Budget Workshop, input into the annual budget and five-year financial plan for October, and an end-of-year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

The Board received the report for information.

E2.1 Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors **APPROVED**

At its July 9, 2026 meeting, the Governance of Committee considered the report titled "Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors", dated June 30, 2026.

The Committee discussed options for implementing changes to the size and structure of each of Metro Vancouver's four Boards. For the MVHC Board, the Committee discussed the merits of both continuing to align with the MVRD Board and having a smaller, hybrid Board comprised of both local elected officials (MVRD Board Directors) with independent housing sector directors. Given the scale of change being presented overall, and the expression that the MVHC Board is working well the Committee opted to recommend remaining aligned with any changes made to the MVRD Board.

The Board supported the continued alignment of the MVHC Board size and structure with any changes made to the MVRD Board, with a preferred option of capping the number of Board Directors at 3 per member jurisdiction while maintaining existing methodology for number of votes. This would reduce the current Board size to 34, slow growth of the Board over time, and achieve gains in governance effectiveness while maintaining proportional representation.

I1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received two information items from one standing committee and no delegation summaries.

Housing Committee – July 8, 2026

Information Items:

E3 2026 Update on Regional District Sustainability Innovation Fund Projects – Metro Vancouver Housing

This report provides an update on seven Metro Vancouver Housing projects that received Board approved contributions from the Regional District Sustainability Innovation Fund and that are in progress or have been completed/discontinued since the last update to the Housing Committee.
Projects funded by the Sustainability Innovation Fund support regional sustainability, protect the environment, advance resilience, and continuously improve service delivery by allowing Metro Vancouver Housing to demonstrate new approaches with cost and time savings for housing delivery. Of the seven projects described in this report, all seven are in progress, with three nearing completion.

These projects are as follows:

- Building Resilience: Exploring the Potential of Renewable Energy Building Infrastructure
- Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings
- 1-in-50 Year Deep Energy Retrofit Project for Existing Multi-Unit Residential Buildings
- Decarbonized On-Demand Domestic Hot Water Systems
- Living Building Challenge for Existing Affordable Housing Projects
- Prefabricated Mass-Timber Panels in Existing Multi-Unit Residential Buildings; and
- Rental Housing Blueprint Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods.

E5 DRAFT Five Year Capital Plan (2027 - 2031) Metro Vancouver Housing Corporation

The DRAFT Five Year Capital Plan for Metro Vancouver Housing Corporation (MVHC) has been prepared following direction received at the April 15, 2026 Board Budget Workshop to proceed through the 2027 budget cycle with household impact (HHI) targets as follows: 2027 at 3.0%, 2028 at 5.0%, 2029 at 5.0%, 2030 at 5.0%, and 2031 at 5.0%.

MVHC estimates capital spending of $566.3M over the next five years funded from grants, loans, largely from provincial and federal funding providers, and reserves. The plan includes seven active redevelopment and expansion projects, and ten renewal projects as well as funding for contemplated future projects. The net change from the previous five year capital plan is an overall decrease of $561.5M, reflecting a repacing of new housing and redevelopment projects owing to revised granting assumptions from senior government.

Greater Vancouver Water District

E1.1 Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors **APPROVED**

At its July 9, 2026 meeting, the Governance of Committee considered the report titled "Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors", dated June 30, 2026.

The Governance Committee discussed options for implementing changes to the size and structure of each of Metro Vancouver's four Boards. The Committee reviewed engagement materials, and for the GVWD (and GVS&DD) Board, with the aim of reducing the number of Board Directors, maintaining proportional voting, slowing the growth of the Board over time and improving governance, the Committee recommended continuing to align with the MVRD Board as well as adding a select Committee to oversee the largest, most complex infrastructure capital projects. The Committee noted the importance of continuing to have elected representation at the Board regarding major infrastructure decisions for the region, yet at the same, prioritizing stronger technical input and oversight for the largest, most complex capital utility projects.

The Board supported the continued alignment of the GVWD Board size and structure with the MVRD Board, with a preferred option of capping the number of Board Directors at 3 per member jurisdiction while maintaining existing methodology for number of votes; this would reduce the current Board size, slow growth of the Board over time, and achieve gains in governance effectiveness while maintaining proportional representation.

The Board directed staff to advance a select committee titled the 'Major Projects Oversight Board' by bringing forward for consideration by January 2027:

- governance structure options that clearly identify the relationship to the Water / Liquid Waste Committees and GVWD / GVS&DD Boards;
- how projects are selected to be included in the Committee's terms of reference (e.g. by dollar value / stage gate);
- implementation implications for Corporate and Board policies and procedures;
- selection criteria and remuneration for independent Directors; and
- options for delegated authority.

E2.1 2026 GVWD Capital Program Update No. 2 **RECEIVED**

This report provides a status update of the GVWD Capital Program with summaries for larger projects (i.e. cost of >$100M), highlighting progress, schedule, budget, and upcoming milestones, and an overall summary of remaining projects. As part of the GVWD capital planning process, the timing of each project is reviewed and updated annually based on available resources, strategic prioritization, risk to system operations and financial sustainability. These updates are provided three times a year for the Water Committee and GVWD Board in February, July, and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and five-year financial plan for October, and an end of year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

The Board received the report for information.

E2.2 Award of RFP 25-333 for Consulting Engineering Services for the Coquitlam Lake Water Supply Project – Intake and Tunnel Design **APPROVED**

Mott MacDonald Canada Limited's (Mott) proposal ranked highest overall, did not provide the lowest cost, had the highest technical score, and demonstrated best value overall for Metro Vancouver. Although not the lowest cost proponent, Mott's price is only 1.8% higher than the lowest cost proponent. The strengths of Mott's proposal, namely successful experience on very relevant projects, particularly in the key areas of geotechnical, intakes, lake taps, and tunnels will ensure Metro Vancouver receives value for money.

Metro Vancouver requires Consulting Engineering Services for the design of a new intake and tunnel for the Coquitlam Lake Water Supply Project. The project will enable the doubling of capacity from the Coquitlam source, which will address growing regional water demand to the latter part of the century, and prepare for the anticipated impacts of climate change.

RFP 25-333 for Consulting Engineering Servies for the Coquitlam Lake Water Supply Project – Intake and Tunnel Design was issued on November 20, 2025. RFP 25-333 was advertised publicly, and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP 25-333 evaluation team have considered the proposals received, and on that basis recommended that the GVWD award Consulting Engineering Servies for the Coquitlam Lake Water Supply Project – Intake and Tunnel Design to Mott MacDonald Canada Limited.

The Board awarded RFP 25-333 for Consulting Engineering Services for the Coquitlam Lake Water Supply Project – Intake and Tunnel Design, in the amount of up to $119,747,306.00 (exclusive of taxes) to Mott MacDonald Canada Limited, for a term of 15-years, as recommended.

E2.3 Water Supply Area Access Policy **APPROVED**

Protecting GVWD water supply areas through restricted access has been fundamental to maintaining high-quality source drinking water since 1924, effectively reducing risks associated with point-source contamination, human-caused wildfire, and other activities that could compromise water quality. The Water Supply Area Access Policy supports a proactive, multi-barrier approach to drinking water protection, aligns with public health guidance, and fulfills legal obligations under provincial licences and long-term land agreements.

A *Watershed Access Policy* has been in place since the late 1990s and has been routinely updated to reflect evolving watershed management practices and to improve policy language and processes. The proposed 2026 policy further modernizes the framework by updating "Water Supply Area" terminology, updating definitions, aligning with the recently approved bylaw, clarifying approval authorities and access processes, and introducing a dedicated section for Indigenous cultural access. These updates improve policy rationale clarity, administrative efficiency, and provide relationship-building opportunities with Indigenous Nations while maintaining highly restricted access as the cornerstone of source water protection.

The Board rescinded *Watershed Access Policy* (Policy No. UT-001) and adopted the *Water Supply Area Access Policy* (Policy No. UT-021).

G1.1 Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 270, 2026 **ADOPTED**

At its April 15, 2026 meeting, the GVWD Board gave first, second, and third reading to the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 270, 2026* . The GVWD DCC Amendment Bylaw will roll back the 2026 Development Cost Charge (DCC) rates to 2025 levels and reduce the increase to the 2027 DCC rates. In addition, the Metro Vancouver Boards approved slowing the transition to a 1% assist factor over the subsequent two years, reaching 1% by 2029. The transition to the 1% assist factor by 2029 will be incorporated into the updated DCC program that will be presented to the Board in early 2027.

Following first, second, and third reading, the GVWD DCC Amendment Bylaw was submitted to the Province for review. Metro Vancouver received the Certificate of Statutory Approval from the Inspector of Municipalities issued on June 30, 2026, enabling the GVWD DCC Amendment Bylaw to now be brought forward to the Board for final adoption.

The Board's decision to roll back 2026 and reduce the increase for the 2027 DCC rates is expected to lower DCC revenue across Metro Vancouver entities by $389 million over the next six years, which includes $270.5M to fund GVWD growth related capital projects. The Boards provided direction to fill this funding gap through additional borrowing.

Adoption by the GVWD Board on July 24, 2026 of the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 270, 2026*, will have an immediate impact on the DCC rates collected. The revised rates will apply from the date of bylaw adoption.

The Board adopted the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 270, 2026* to amend the GVWD Development Cost Charge rates for 2026 and 2027.

I1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received five information items from one standing committee and no delegation summaries.

Water Committee – July 15, 2026

Information Items:

E2 Wildfire Preparedness Update
Water Services Wildfire Protection Program staff have expertise in wildfire management, specialized equipment, and are prepared for strategic deployment. The program maintains strong and proven partnerships with the BC Wildfire Service (BCWS) and local municipal fire departments to ensure wildfire season readiness.

Metro Vancouver provides a reliable supply of high-quality drinking water to three million residents through its member jurisdictions. Source water protection relies on safeguarding the forested lands of the Capilano, Seymour, and Coquitlam water supply areas from wildfires.

These areas have historically low wildfire incidence due to restricted public access and strict limitations on the type of work undertaken during fire season. With this approach, the primary wildfire risk remains lightning strikes during moderate to extreme fire risk levels. To ensure quick fire detection and response, staff utilize patrols, drones, weather reports, near real-time lightning maps, public and air traffic smoke reports, and rapid deployment of dedicated wildfire crews.

E3 DRAFT Five Year Capital Plan (2027 – 2031) Greater Vancouver Water District

The DRAFT Five Year Capital Plan for the Greater Vancouver Water District (GVWD) has been prepared following direction received at the April 15, 2026, Board Budget Workshop to prepare the Financial Plan and proceed through the 2027 budget cycle with household impact (HHI) targets as follows: 2027 at 3.0 per cent and 2028 to 2031 at 5.0 per cent. The GVWD estimates capital spending of $3.4 billion over the next five years funded by a combination of long-term debt, reserves, contributions from the operating budget, some external contributions from other agencies, as well as Development Cost Charges (DCCs) specifically funding growth projects. The net change from the previous five-year plan is an overall increase of $357.7 million.

E6 2025 GVWD Dam Safety Program Annual Update

The GVWD owns and operates seven dams that are regulated by the Ministry of Water, Land and Resource Stewardship – Dam Safety Section, five of which are regional drinking water supply dams and two of which store water for ecological and recreational purposes. The GVWD Dam Safety Program is compliant with the requirements outlined in the provincial Dam Safety Regulation (BC Regulation 40/2016; amended by Regulation 32/2023) for the water supply dams.

There were no unsafe or unacceptable conditions identified from the check and review activities carried out at the GVWD dams in 2025, including routine surveillance, monitoring, and formal dam inspections.

E8 2026 Update on Water Sustainability Innovation Fund Projects

This report provides an update on 20 projects that received Board-approved contributions from the Water Sustainability Innovation Fund (WSIF) and are currently in-progress or have been completed or discontinued since the last update to the designated Standing Committee, in June of 2025.

Projects receiving funding support regional sustainability, protect the environment, advance resilience, and continuously improve service delivery by allowing Metro Vancouver to explore and implement innovative approaches, and respond to emerging issues and evolving best practices. Of the 20 projects mentioned in this report, five have been recently completed, one is on hold, and 14 are in progress, with three of those nearing completion. WSIF projects in progress include the assessment of emerging contaminants; enhancements to water supply monitoring; development of early earthquake warning systems; and modernization of hydrological and hydraulic analytical processes.

E9 Kennedy Newton Water Main and Newton Pump Station Replacement

The Kennedy Newton Water Main and Newton Pump Station Replacement projects are key components of the Greater Vancouver Water District's long-term strategy to increase resiliency and transmission system capacity to deliver high-quality drinking water to the growing population south of the Fraser River. The projects have attained significant milestones over the past year with completion of pipe installation on the Kennedy Newton Main and commencement of construction of the Newton Pump Station.

Water Services undertook careful project planning, early stakeholder and community engagement, and pre-vetted well-qualified consultants and contractors to implement these significant water infrastructure projects. This has resulted in a program that has been delivered a significant upgrade to our drinking water system, while mitigating impacts to the public.

Greater Vancouver Sewage and Drainage District

E1.1 2026 Solid Waste Services Capital Program Update No. 2 **RECEIVED**

This report provides a status update of the Solid Waste Capital Program with summaries for projects, highlighting progress, schedule, budget, and upcoming milestones, and an overall summary of remaining projects. These updates are provided three times a year for the Zero Waste Committee and GVS&DD Board in February, July, and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and five-year financial plan for October, and an end of year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.
Solid waste capital projects include projects at the Coquitlam Landfill, recycling and waste centres and the Waste-to-Energy Facility. Key projects include the recycling and waste centre recycling depot construction at North Surrey and Langley recycling and waste centres and various Waste-to-Energy Facility projects. Projects are proceeding on schedule and on budget. Any updates will be provided in future capital update reports.

The Board received the report for information.

E1.2 Nitrous Oxide Cylinder Update **APPROVED**

Inappropriate disposal of large single-use nitrous oxide cylinders continues to create safety, financial and operational impacts in the solid waste system. Following direction from the Board, staff are advocating for the prohibition of the sale and import of large single-use valved nitrous oxide cylinders. Cylinders are accepted for free at recycling and waste centres, and Metro Vancouver is supporting member jurisdictions that are either collecting the cylinders at depots or picking them up through abandoned waste or other programs.

The provincial government has added compressed gas cylinders to the list of products for which producers are required to fund recycling. Product stewards are now engaging on implementation plans to start recycling programs in 2027.

Staff recommended that the Board request the Board Chair and Zero Waste Committee Chair write to the Minister of Environment and Parks to communicate the importance of including nitrous oxide cylinders in an extended producer responsibility plan. The cost of recycling the cylinders is approximately $500,000 per year based on the current numbers of cylinders received at Metro Vancouver recycling and waste centres. The cost associated with damage to Waste-to-Energy Facility equipment continues to be reviewed, but is estimated in the millions of dollars per year.

The Board requested that the Board Chair and Zero Waste Committee Chair write to the Minister of Environment and Parks, expressing the importance of including nitrous oxide cylinders in an extended producer responsibility plan, highlighting significant financial and operational risks borne by Metro Vancouver, its member jurisdictions, and other local governments.

E2.1 Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors **APPROVED**

At its July 9, 2026 meeting, the Governance of Committee considered the report titled "Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors", dated June 30, 2026 .

The Governance Committee discussed options for implementing changes to the size and structure of each of Metro Vancouver's four Boards. The Committee reviewed engagement materials, and for the GVS&DD (and GVWD) Board, with the aim of reducing the number of Board Directors, maintaining proportional voting, slowing the growth of the Board over time and improving governance, the Committee recommended continuing to align with the MVRD Board as well as adding a select Committee to oversee the largest, most complex infrastructure capital projects. The Committee noted the importance of continuing to have elected representation at the Board regarding major infrastructure decisions for the region, yet at the same, prioritizing stronger technical input and oversight for the largest, most complex capital utility projects.

The Board supported the continued alignment of the GVWD Board size and structure with the MVRD Board, with a preferred option of capping the number of Board Directors at 3 per member jurisdiction while maintaining existing methodology for number of votes; this would reduce the current Board size, slow growth of the Board over time, and achieve gains in governance effectiveness while maintaining proportional representation.

The Board directed staff to advance a select committee titled the 'Major Projects Oversight Board' by bringing forward for consideration by January 2027:

- governance structure options that clearly identify the relationship to the Water / Liquid Waste Committees and GVWD / GVS&DD Boards;
- how projects are selected to be included in the Committee's terms of reference (e.g. by dollar value / stage gate);
- implementation implications for Corporate and Board policies and procedures;
- selection criteria and remuneration for independent Directors; and
- options for delegated authority.

The Board directed staff to report back in Q1 2027 with options for a single sewerage rate structure that is consistent across the region, implemented through a staged transition process.

E3.1 2026 Liquid Waste Services Capital Program Update No. 2 **RECEIVED**

This report provides a status update of the GVS&DD Capital Program with summaries for larger projects (i.e. cost of >$100M), highlighting progress, schedule, budget, and upcoming milestones, and an overall summary of remaining projects. As part of the GVS&DD capital planning process, the timing of each project is reviewed and updated annually based on available resources, strategic prioritization, risk to system operations and financial sustainability. These updates are provided three times a year for the Liquid Waste Committee and GVS&DD Board in February, July, and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and Five-Year Financial Plan for October, and an end of year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

The Board received the report for information.

E3.2 Sewage Diversion and Funding Agreement for Richmond Sewer Heat Recovery Project **APPROVED**

This report seeks authorization to execute a Sewage Diversion and Funding Agreement with Lulu Island Energy Company (LIEC), as directed by the GVS&DD Board, in alignment with the Sewage and Waste: Heat Recovery Policy, using approved capital funds. The agreement is based on a GVS&DD Board resolution from November 24, 2023 that authorized a capital expenditure for this sewer heat recovery project and directed staff to enter into contract negotiations with LIEC.

The Board authorised the investment of $10 million (exclusive of taxes) from approved capital budget funds for GVS&DD infrastructure for a sewer heat recovery project, as recommended.

E3.3 Award of RFP 25-038 for Construction Services for the North Surrey Interceptor Relocation for the North Surrey Interceptor Maintenance Hole 35 Sanitary Sewer Overflow Storage Tank **APPROVED**

Jacob Bros. Construction Inc.'s proposal ranked highest overall, provided the lowest cost and the highest technical score, and demonstrated best value overall for Metro Vancouver.

The work to be provided under RFP 25-038 involves realigning a section of the existing North Surrey Interceptor to enable construction of the future North Surrey Storage Tank, which will reduce sanitary sewer overflows into the Fraser River during wet weather and enable sewer inspections and maintenance during low flow periods. More specifically, this work includes preload activities; installation of 190 metres of 1200 millimetre (mm) diameter reinforced concrete pipe supported on piles; implementation of bypass systems; tie-ins and decommissioning of the existing North Surrey Interceptor; and provisional improvements along 115 Avenue and 136A Street.

RFP 25-038 was issued February 23, 2026. RFP 25-038 was advertised publicly and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP 25-038 evaluation team has considered the proposals received, and on that basis recommended that the GVS&DD Board award RFP 25-038 to Jacob Bros. Construction Inc.

The Board awarded RFP 25-038 for Construction Services for the North Surrey Interceptor Relocation for the North Surrey Interceptor Maintenance Hole 35 Sanitary Sewer Overflow Storage Tank, in the amount of up to $28,335,710.00 (exclusive of taxes) to Jacob Bros. Construction Inc, as recommended.

E3.4 Award of RFP 25-596 for Construction Management Services for the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2B Completion Works **APPROVED**

Stantec Consulting Ltd.'s proposal ranked highest overall, had the highest technical score, and demonstrated best value overall for Metro Vancouver.

Annacis Island Wastewater Treatment Plant Stage 5 Phase 2B Completion Works are required to increase the service population from 1.25 million to 1.5 million residents. Construction management services are required to manage five (5) remaining work packages.

RFP 25-596 for Construction Management Services for the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2B Completion Works was issued on December 19, 2025 to three (3) prequalified respondents of RFQ 25-246 – Construction Management Services for the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2B Expansion and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP 25-596 evaluation team have reviewed the proposals received, and on that basis recommended that the GVS&DD award RFP 25-596 for Construction Management Services for the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2B Completion Works to Stantec Consulting Ltd.

The Board awarded RFP 25-596 for Construction Management Services for the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2B Completion Works, in the amount of up to $16,594,975.60 (exclusive of taxes) to Stantec Consulting Ltd. for a term of five years, as recommended.

E3.5 Award of Construction and Post-Construction Engineering Services for RFP 20-358 Engineering Services for Annacis Island Wastewater Treatment Plant Stage 5 Expansion Trickling Filter Pump Station and Trickling Filters **APPROVED**

RFP 20-358 was awarded to the highest-ranked and best overall proponent, Brown and Caldwell, in January 2022 following a public procurement process. The RFP included Preliminary and Detailed Design Services, as well as Construction and Post-Construction Engineering Services. The initial award covered only the Preliminary and Detailed Design. As outlined in the RFP, the subsequent Construction and Post-Construction Services were to be negotiated upon successful completion of the design phase and brought forward to the GVS&DD Board for approval. Negotiations have now concluded. It was recommended that the GVS&DD Board award the Construction and Post-Construction Engineering Services to Brown and Caldwell in the amount of $29,952,375 (exclusive of taxes). The Annacis Island Wastewater Treatment Plant Stage 5 Expansion will increase the capacity of the plant to accommodate regional growth.

The Board awarded Construction and Post-Construction Engineering Services for RFP 20-358 Annacis Island Wastewater Treatment Plant Stage 5 Expansion Trickling Filter Pump Station and Trickling Filters, in the amount of up to $29,952,375 (exclusive of taxes) to Brown and Caldwell Consultants Canada Ltd. for a term of five (5) years, as recommended.

G1.1 Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 403, 2026 **ADOPTED**

The *Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 403, 2026* is presented for Board consideration and adoption.

In January 2025, staff received Board direction to update rates annually starting with phased-in rate increases over two years for 2025 to 2026. Now that the phase-in period has concluded, this amendment bylaw proposes new trucked liquid waste (TLW) discharge fees for 2027 that will recover 100% of costs to receive and treat trucked liquid waste discharges. The proposed rates for 2027 will increase by 4% compared with 2026 rates, to bring in a projected revenue of $7.2 million.

Five-year rate projections are provided to help the industry anticipate future fee changes. These projections have been well-received by stakeholders as they provide predictability for planning purposes.

The Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 403, 2026*.

G1.2 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 402, 2026 – Fraser Sewerage Area – Surrey (Hazelmere) **ADOPTED**

The City of Surrey requested that the FSA boundary be amended to include a 23.7-hectare area at 18115, 18147, and 18253 – 0 Avenue in Surrey (Hazelmere). The proposed development is a 145-lot residential subdivision with a maximum potential build out of 580 units.

A Liquid Waste Services review found the site is about 10 km from the nearest GVS&DD sewer main, dry weather impacts on regional infrastructure would be negligible, and wet weather overflows may increase slightly during major events, but impacts are expected to be manageable as long as growth expansion projects for the Cloverdale Trunk Sewer and Cloverdale Pump Station are completed as contemplated in the currently endorsed 2026-2030 Capital Plan.

As the application, on its own, is consistent with *Metro 2050* sewer service provisions and raises no significant regional technical or financial concerns, staff recommended adoption of the bylaw to amend the Fraser Sewerage Area (FSA) boundary to include the subject properties identified in Schedule A of the bylaw attached to this report.

If the City of Surrey proposes additional FSA amendment applications in the Hazelmere Valley, more in depth utility planning, by both the City and GVS&DD will be required to ensure regional systems can accommodate the additional growth.

The Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 402, 2026*

G1.3 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. **ADOPTED**

The City of Maple Ridge requested that the Fraser Sewerage Area (FSA) boundary be amended to include the properties in the North 256 Street Industrial Lands Area Plan that are not already within the FSA. The proposed development scenario is a light industrial hub consistent with the Area Plan.

A technical review by Liquid Waste Services confirmed that the proposed development can be accommodated within the regional sewerage system, with negligible dry weather impacts, manageable wet weather impacts, and no need for additional regional infrastructure beyond what is already planned.

As the application is consistent with *Metro 2050* sewer service provisions and presents no significant regional technical or financial concerns, staff recommended adoption of the bylaw to amend the FSA boundary to include the subject properties identified in Schedule A of the bylaw attached to the report.

The Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 401, 2026.*

G2.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Amendment Bylaw No. 396, 2026 . **ADOPTED**

At its April 15, 2026 meeting, the GVS&DD Board gave first, second, and third reading to the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Amendment Bylaw No. 396, 2026* (GVS&DD DCC Amendment Bylaw). The GVS&DD DCC Amendment Bylaw will roll back the 2026 Development Cost Charge (DCC) rates to 2025 levels and reduce the increase to the 2027 DCC rates. In addition, the Metro Vancouver Boards approved slowing the transition to a 1% assist factor over the subsequent two years, reaching 1% by 2029. The transition to the 1% assist factor by 2029 will be incorporated into the updated DCC program that will be presented to the Board in early 2027.

Following first, second, and third reading, the GVS&DD DCC Amendment Bylaw was submitted to the Province for review. Metro Vancouver received the Certificate of Statutory Approval from the Inspector of Municipalities issued on June 30, 2026, enabling the GVS&DD DCC Amendment Bylaw to now be brought forward to the Board for final adoption.

The Board's decision to roll back 2026 and reduce the increase for the 2027 DCC rates is expected to lower DCC revenue across Metro Vancouver entities by $389 million over the next six years, which includes $75.5M to fund GVS&DD growth related capital projects. The Boards provided direction to fill this funding gap through additional borrowing.

Adoption by the GVS&DD Board on July 24, 2026 of the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Amendment Bylaw No. 396, 2026*, will have an immediate impact on the DCC rates collected. The revised rates will apply from the date of GVS&DD DCC Amendment Bylaw adoption.

The Board adopted *Greater Vancouver Sewerage and Drainage District Development Cost Charge Amendment Bylaw No. 396, 2026* to amend the GVS&DD Development Cost Charge rates for 2026 and 2027.

G2.2 Apportionment of the $235 Million North Shore Wastewater Treatment Plant Settlement **DEFEATED**

The GVS&DD and Acciona entered into a Project Agreement for the design and construction of the North Shore Wastewater Treatment Plant (NSWWTP). Project-related disputes arose in 2021, leading both parties to initiate legal action. Following mediation, on May 1, 2026 the parties reached a settlement, wherein the contractor provided $235 million to the GVS&DD.

The *GVS&DD Cost Apportionment Bylaw No. 283, 2014,* as amended ("*Cost Apportionment Bylaw*"), sets out the methodology for apportionment of GVS&DD's annual estimated expenditures to GVS&DD's member municipalities. Board members will recall that in 2024, the GVS&DD Board approved amendments to the *Cost Apportionment Bylaw* to create a special apportionment methodology for NSWWTP costs in excess of $1.06 billion and up to a maximum of $3.86 billion (referred to in this report as the "special apportionment").

As of the date of the settlement (May 1, 2026) the NSWWTP project costs, net of revenues, were $717.0 million. Since the $1.06 billion threshold for special apportionment has not been reached, the $235 million settlement will be apportioned using the standard bylaw apportionment methodology. This will result in apportionments to the four sewerage areas shown in Table 1 of the report and reductions to the estimated Household Impact in the four sewerage areas over 2027-2030, as shown in Table 2 of the report.

Both the City of North Vancouver and District of North Vancouver Councils have written to the Board requesting that the full $235 million settlement be applied only to the North Shore Sewerage Area . A potential Board resolution was included in the report in the event the Board wished to give effect to two members' request.

The Board defeated a motion to fully apportioning the $235 million North Shore Wastewater Treatment Plant settlement to the three North Shore municipalities.

I1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received four information items from two standing committees and no delegation summaries.

Zero Waste Committee – July 2, 2026

Information Items:

E1 DRAFT Five Year Capital Plan (2027 - 2031) Solid Waste Services

The draft Five Year Capital Plan for Solid Waste Services has been prepared following direction received at the April 15, 2026 Board Budget Workshop to proceed through the 2027 budget cycle with household impact (HHI) targets as follows: 2027 at 3.0%, 2028 at 5.0%, 2029 at 5.0%, 2030 at 5.0%, and 2031 at 5.0%.

Solid Waste Services estimates capital spending is $404.0M over the next five years with funding provided primarily through debt. Overall solid waste expenditures including debt services are funded through tipping fees. Key capital projects include various Waste-to-Energy Facility projects and North Surrey and Langley recycling depot development and site reconfiguration.

The Waste-to-Energy Facility Operational Certificate was amended on September 23, 2025, which may reduce acid gas reduction requirements. The requirements are not yet certain and therefore capital for acid gas reduction continues to be included in the plan.

The net change from the previous 5-year capital plan is an overall increase of $14.3M primarily due to changes in project timing and construction of the Waste-to-Energy Facility District Energy System entering full construction.

E3 2025 Disposal Ban Program Update

The disposal ban program encourages waste reduction and recycling through surcharges on garbage loads that contain banned materials above prescribed thresholds. Garbage loads are visually inspected to identify banned materials. Loads inspected increased from 169,625 in 2024 to 203,696 in 2025. Approximately 22% of the garbage loads received at Metro Vancouver and City of Vancouver solid waste facilities were inspected in 2025, and of those loads approximately 8% contained banned materials, with 2% receiving surcharges. More than 16,000 loads containing banned materials were not disposed of following the inspection process. Corrugated cardboard, electronic waste, and mattresses were the top three banned materials in loads receiving surcharges. Surcharge data continues to show consistent trends in both material types and customer performance.

Metro Vancouver is exploring a hauler incentive program to encourage waste haulers to maximize recycling opportunities for their customers and further reduce recyclable materials in the garbage stream. Metro Vancouver is also investigating the use of artificial intelligence analytics to assist inspectors with load inspections and the identification of banned materials, particularly those that pose operational and safety risks.

E5 2025 Construction and Demolition Waste Composition, Reuse and Recycling

In 2024, 320,130 tonnes of construction and demolition waste were disposed of in Metro Vancouver, representing 24% of total solid waste disposed. The 2025 Construction and Demolition Waste Composition Study, typically conducted every three to four years, found that disposed wood made up 54% of the construction and demolition waste composition. Overall, construction and demolition waste is trending downwards, declining 7% from 2018 to 2022 and a further 14% from 2022 to 2025.

Metro Vancouver and its members are collaborating on construction and demolition waste reduction, reuse, and recycling. Examples include:

- a disposal ban on clean wood at Metro Vancouver and City of Vancouver solid waste facilities;
- a construction and demolition waste reduction forum;
- a regional construction and demolition working group;
- exploring opportunities to expand end markets for reclaimed wood;
- supporting a national initiative to scale circularity in pre-fab and modular construction; and
- supporting the removal of barriers to using recycled materials.

Preventing the disposal of valuable building materials is a key focus area of the draft solid waste management plan.

Liquid Waste Committee –July 15, 2026

Information Items:

E1 Draft Five Year Capital Plan (2027 – 2031) Liquid Waste Services

The Draft Five Year Capital Plan for Liquid Waste Services has been prepared following direction received at the April 15, 2026 Board Budget Workshop to prepare the Financial Plan and proceed through the 2027 budget cycle with household impact (HHI) targets as follows: 2027 at 3.0% and 2028 to 2031 at 5.0%.

Liquid Waste Services estimates capital spending of $7.6 billion over the five years funded by a combination of long-term debt, reserves, contributions from the operating budget, some external contributions from other agencies, as well as Development Cost Charges (DCC) specifically funding growth projects. The net change from the previous five-year plan is an overall increase of $784.8 million.

City of Richmond

Minutes

General Purposes Committee

Date: Tuesday, September 8, 2026

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on July 20, 2026, be adopted as circulated.

CARRIED

DEPUTY CAO'S OFFICE

1. **HOUSING AGREEMENT (AFFORDABLE HOUSING) BYLAW NO. 10735 AND HOUSING AGREEMENT (MARKET RENTAL HOUSING) BYLAW NO. 10736 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW-END MARKET RENTAL HOMES AND MARKET RENTAL HOMES AT 8620, 8640 AND 8660 SPIRES ROAD PER RZ 22-023633**
(File Ref. No. 08-4057-05) (REDMS No. 8424802)

It was moved and seconded

(1) That Housing Agreement (Affordable Housing) (8620, 8640 and 8660 Spires Road) Bylaw No. 10735 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement to secure the Low-End Market Rental homes required by Rezoning Application RZ 22-023633.

(2) That Housing Agreement (Market Rental) (8620, 8640 and 8660 Spires Road) Bylaw No. 10736 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement to secure the Market Rental homes required by Rezoning Application RZ 22-023633.

CARRIED

LAW AND COMMUNITY SAFETY DIVISION

2. **APPLICATION TO AMEND LIQUOR PRIMARY LIQUOR LICENCE # 308690 - CHANGE OF HOURS OF LIQUOR SERVICE (OUTSIDE SERVICE HOURS) SSP CANADA FOOD SERVICES INC., DBA: ROMER'S BURGER BAR - 3880 GRANT MCCONACHIE WAY (POST SECURITY)**
(File Ref. No. 12-8375-03) (REDMS No. 8476494)

It was moved and seconded

(1) That the application from SSP Canada Food Services Inc., doing business as, Romer's Burger Bar, seeking a permanent amendment to Liquor Primary Liquor Licence # 308690, increasing their hours of liquor service from 9:00 AM to 11:00 PM, Monday to Sunday, to 24 hours service, (Outside Service Hours) be supported; and

(2) That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information as set out in Attachment 1 to this report, advising that Council recommends the approval of the amendment to the Liquor Primary Liquor Licence as described in Recommendation 1 of this report.

The question on the motion was not called as discussion ensued with respect to a current Council referral to streamline the approval process for amending Liquor Primary Liquor Licences at YVR post security.

The question on the motion was then called and it was **CARRIED**.

PLANNING AND DEVELOPMENT DIVISION

3. **RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 TYPE 3 PROPOSED AMENDMENT, BYLAW NO. 1463, 2026 – CITY OF SURREY (105 - 175A STREET)**
(File Ref. No. 01-0157-30-RGST1) (REDMS No. 8487088)

It was moved and seconded
That the report titled "Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 – City of Surrey (105 - 175A Street)", dated August 10, 2026 from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

The question on the motion was not called as discussion ensued with respect to the subject site location, land use and tree replacement.

The question on the motion was then called and it was **CARRIED**.

4. **RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 TYPE 3 PROPOSED AMENDMENT – CITY OF VANCOUVER (MOLSON SITE)**
(File Ref. No. 01-0157-30-RGST1) (REDMS No. 8493851)

It was moved and seconded
That the report titled "Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)", dated August 10, 2026 from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

CARRIED

5. **RE-ALLOCATION OF 2026 CHILD CARE GRANT FUNDING**
(File Ref. No. 07-3070-01) (REDMS No. 8485378)

It was moved and seconded
That the 2026 Child Care Capital Grant of $9,049 awarded to Atira Women's Resource Society be divided in equal parts and re-allocated to the Developmental Disabilities Association and the Society of Richmond Children's Centres as outlined in the report titled "Re-allocation of 2026 Child Care Grant Funding", dated August 6, 2026, from the General Manager, Planning and Development.

CARRIED

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:05 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, September 8, 2026.

Mayor Malcolm D. Brodie
Chair

Raman Grewal
Legislative Services Associate

City of Richmond

Minutes

Finance and Audit Committee

Date: Tuesday, September 8, 2026

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:06 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Finance and Audit Committee held on June 1, 2026, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **FINANCIAL INFORMATION - 2ND QUARTER JUNE 30, 2026**
(File Ref. No. 03-0970-09-01) (REDMS No. 8486162)

It was moved and seconded
That the report titled Financial Information – 2nd Quarter June 30, 2026, from the General Manager, Finance and Corporate Services, dated August 7, 2026, be received for information.

CARRIED

2. **ACTIVE CAPITAL PROJECTS FINANCIAL UPDATE – 2ND QUARTER JUNE 30, 2026**
(File Ref. No. 03-0975-01) (REDMS No. 8485517)

It was moved and seconded
That the report titled "Active Capital Projects Financial Update – 2nd Quarter June 30, 2026", from the General Manager, Finance and Corporate Services, dated August 3, 2026, be received for information.

CARRIED

LULU ISLAND ENERGY CORPORATION

3. **LULU ISLAND ENERGY COMPANY - 2026 2ND QUARTER FINANCIAL INFORMATION**
(File Ref. No. 03-0950-01) (REDMS No. 8502224)

It was moved and seconded
That the Lulu Island Energy Company report titled "Lulu Island Energy Company – 2026 2nd Quarter Financial Information", from the Chief Executive Officer and Chief Financial Officer, dated July 20, 2026, be received for information.

CARRIED

RICHMOND OLYMPIC OVAL CORPORATION

4. **RICHMOND OLYMPIC OVAL CORPORATION – 2ND QUARTER 2026 FINANCIAL INFORMATION**
(File Ref. No. 03-1200-09) (REDMS No. 8507848)

It was moved and seconded
That the Richmond Olympic Oval Corporation 2nd Quarter 2026 Financial Information report from the Director, Finance, Innovation & Technology, Richmond Olympic Oval Corporation be received for information.

The question on the motion was not called as discussion ensued with respect to (i) the impact of City contributions to capital reserves, (ii) revenue growth stabilization, (iii) lower than anticipated contingency from the Games Operating Trust (GOT), and (iv) required repairs of existing assets in 2027.

Staff advised that a memorandum will be provided to Council outlining the Games Operating Trust's (GOT) decision making on the contingency and will include GOT's financial statement.

The question on the motion was then called and it was **CARRIED**.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:14 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Finance and Audit Committee of the Council of the City of Richmond held on Tuesday, September 8, 2026.

Mayor Malcolm D. Brodie
Chair

Raman Grewal
Legislative Services Associate

City of Richmond

Minutes

Council/School Board Liaison Committee

Date:	Wednesday, April 29, 2026
Place:	Electronic meeting by teleconference Richmond City Hall
Present:	Councillor Alexa Loo, Chair Councillor Laura Gillanders, Vice-Chair Trustee Donna Sargent
Also Present:	Lorraine Anderson, City of Richmond Elizabeth Ayers, City of Richmond Evangel Biason, City of Richmond Bill Dhaliwal, City of Richmond Chris Duggan, City of Richmond Todd Gross, City of Richmond Jonathan Ho, Richmond School District No. 38 Rav Johal, Richmond School District No. 38 Robert Laing, Richmond School District No. 38 Keith Miller, City of Richmond Maryam Naser, Richmond School District No. 38 Braunwyn Thompson, Richmond School District No. 38 Trustee Alice Wong
Call to Order:	The Vice-Chair called the meeting to order at 9:32 a.m.

AGENDA ADDITIONS AND DELETIONS

The Chair advised the Agenda be amended as follows:

(i) Item 5, Strategic Plan Update, be tabled and provided at a future meeting;

(ii) Elementary School Track and Field Meets, be added as Item 8;

(iii) Used Bikes, be added as Item 9; and

(iv) Swim Lessons, be added as Item 10.

AGENDA

It was moved and seconded
That the Council/School Board Liaison Committee agenda for the meeting of April 29, 2026, be adopted as amended.

CARRIED

MINUTES

It was moved and seconded
That the minutes of the meeting of the Council/School Board Liaison Committee held on January 28, 2026, be adopted as circulated.

CARRIED

STANDING ITEMS

1. **TRAFFIC SAFETY ADVISORY COMMITTEE**

City staff briefed Committee on the March 26, 2026 Traffic Safety Advisory Committee (TSAC) meeting and activities, noting:

(a) Public concern raised at the TSAC meeting with respect to speeding, traffic, and pedestrian safety near Errington Elementary School. In response, (i) installation of the requested stop sign took place within a few days, and (ii) a traffic study was undertaken which did not identify a speeding issue, however staff will be meeting with residents of Herbert Road at the end of May to discuss proposed traffic calming measures;

(b) RCMP provided updates on initiatives and ongoing enforcement around school zones and February statistics for distracted driving enforcement;

(c) Signage for the Council endorsed 30 km/h speed zones on local roadways and within school zones is underway; and

(d) Other traffic calming engagements include Minler Road, where residents are requesting a sidewalk (a speed study was undertaken with results to come) and Glenn Allen Road.

A brief discussion ensued with respect to (i) the notification process for traffic concerns within school zones raised at TSAC, and (ii) the distribution (or anticipated distribution date) of the traffic safety postcards referenced at the January meeting.

It was moved and seconded
That the verbal report on the Traffic Safety Advisory Committee meeting of March 26, 2026, and information provided with respect to Agenda Item 6, Speeding and Traffic Hazards Near Errington Elementary School, be received for information.

CARRIED

2. **CHILD CARE UPDATE**

City staff reported (i) Mayor Brodie again declared May as Child Care Month in the City of Richmond, (ii) the City is hosting a child care symposium at City Hall on Saturday, May 2, 2026, with professional development opportunities for early childhood educators and child care providers, (iii) a children's art exhibition will be held at the Richmond Public Library Brighouse branch during May, with the theme "I Feel Brave", supported with artwork submitted by 20 Richmond child care providers, and (iv) City and School District staff continue to meet regularly to coordinate child care opportunities and keep each organization informed.

School District staff reported that the Ministry of Education and Child Care will continue two more years of funding for staff members across the province in school districts that support expansion of child care. The District continues to focus on before and after school care, including (i) finalizing before and after school child care provider arrangements at the new City Centre Elementary School and McKay Elementary School, (ii) offering underutilized school spaces to third-party child care providers where space permits, and (iii) reviewing new Ministry capital funding opportunities for minor renovations to prepares spaces, particularly for before and after school care.

It was moved and seconded
That the verbal report on Child Care be received for information.

CARRIED

3. **JOINT CITY AND DISTRICT PROGRAM COMMITTEE**

City staff advised the Joint City and District Program Committee (Program Committee) met on January 14, 2026, and provided a few highlights from that meeting, noting (i) the District's Community Schools programming connected with the City continues to grow, and for the current school year, diverse programs are being offered at four community centres through community associations at multiple school sites, (ii) the upcoming Kaiwo Maru tall ship visit includes a school group day on Monday, May 4, and has received strong uptake from Richmond school groups, (iii) Richmond Celebrates Soccer will take place during FIFA World Cup 26, with more than 1,000 Richmond elementary students, Grades 4 to 7, confirmed to attend a June 12, 2026 kickoff event at the Richmond Olympic Oval, and approximately 300 more students on a waitlist to attend the game portion, (iv) Richmond Public Library's Grade 8 library card campaign continues to support literacy, research skills and equitable access for students as they transition to their first year of high school, and (v) the Richmond Arts Strategy 2026–2031 and the Children's Arts Festival, held in mid-February (with participation from several elementary schools), was discussed.

City staff further advised the recent Program Committee meeting was held on April 8, 2026, and that minutes from that meeting will be included in the next Council/School Board Liaison Committee agenda package.

It was moved and seconded
That the verbal report on the Joint City and District Program Committee be received for information.

CARRIED

4. **LET'S TALK RICHMOND PUBLIC ENGAGEMENT OPPORTUNITIES**

City staff provided an update on Let's Talk Richmond, the City's public engagement platform, where users can sign up to receive email notifications about major projects, initiatives and engagement opportunities. Current engagement opportunities include (i) a call for Veteran street banners, in partnership with the Royal Canadian Legion, to recognize Richmond veterans in the City Centre area from October to late November (suggestions of veterans open until May 24, 2026), and (ii) Council has approved a new initiative for an outdoor covered multi-use court initiative, with community input currently sought on programming priorities to inform facility design (engagement open until May 10, 2026).

The Committee agreed that going forward, this item will be reframed as Engagement Opportunities by both the City and the School District, allowing upcoming engagement activities to be shared.

It was moved and seconded
That the verbal update on Let's Talk Richmond Public Engagement Opportunities be received for information.

CARRIED

AGENDA ITEMS

5. **RICHMOND SCHOOL DISTRICT'S 2026-2030 STRATEGIC PLAN**

Item 5 was tabled to a future meeting.

6. **SPEEDING AND TRAFFIC HAZARDS NEAR ERRINGTON ELEMENTARY SCHOOL**

Item 6 was addressed under Item 3.

7. **FUTURE AGENDA ITEMS**

None.

BUSINESS ARISING & NEW BUSINESS

8. **ELEMENTARY SCHOOL TRACK AND FIELD MEETS**

School District staff provided an overview of the changes to the elementary track and field meet format, noting the District remains committed to providing all elementary students with track meet opportunities, including continued participation in running, throwing and jumping events. Key points noted include (i) the number of track zone meets increased from six to eight for this year as a result of the support and partnership of the City for use of the track, throwing and jumping areas, (ii) the previous format resulted in long days where students participated in only a few events, whereas the revised format allows all students in Grades 4 to 7 to rotate through running, throwing, jumping, and break/cheering stations during the school day, (iii) the new format, piloted last year by four schools with success, is intended to align with the BC Physical and Health Education curriculum and District goals related to equity, inclusion, participation, physical literacy, confidence, fair play, teamwork and community, (iv) students may choose a competitive or recreational option for each event, (v) competitive participants may have times or measurements recorded by school staff, but the District will not compile district-wide result sheets, (vi) recreational participants may focus on participation and skill development without formal measurement, and (vii) no ribbons, medals or aggregate awards will be provided, however schools may continue to recognize student success and participation.

Discussion ensued with respect to questions raised regarding (i) how success is measured, (ii) how students choose competitive or recreational options, (iii) whether competitive achievement should be recognized, and (iv) how students with strong interest in track and field can pursue further opportunities.

District staff explained the elementary track meet is treated as an instructional day activity connected to curriculum, rather than an extracurricular competitive sport.

Further discussion ensued with respect to the importance of clear communication with parents and school leaders. District staff noted that parents should contact their school principal for available Q&A materials. A City representative recommended that the School District bring any significant program changes to the Program Committee in advance so the City can support alignment and communications where appropriate.

It was moved and seconded
That the verbal update on elementary school track and field meets be received for information.

CARRIED

9. **USED BIKES**

An update was provided related to the City's Recycling and Waste Management 2025 report, noting funding was approved by Council on April 27, 2026 for helmets and locks in conjunction with the City's bike reuse program so that students who receive repaired/recycled bikes can use their bikes safely and securely.

It was moved and seconded
That the verbal update bike helmets and locks for used bikes be received for information.

CARRIED

10. **SWIM LESSONS**

Concerns were raised regarding potential barriers to swim lesson participation and the impact on low-income students seeking to complete lifeguard training. It was noted that the City has been subsidizing 90% of lifeguarding course costs for students from low-income families, but some students have difficulty passing because they are not strong swimmers.

School District staff noted potential barriers to schools participating in swimming programs may include (i) transportation and bus costs, (ii) parent driver availability, (iii) school location, (iv) instructional time required for a full lesson set, and (v) curriculum planning considerations. It was then suggested that the issue be referred to the Program Committee for further discussion with school leaders.

City staff further noted that after-school programming may be worth exploring, although pool capacity and scheduling are already challenging.

The existing water safety program developed with the School District and aligned with the Physical and Health Education curriculum was highlighted, noting that over the past two school years the program has reached approximately 2,000 students at roughly 19 schools.

Committee members noted that water safety is valuable but distinct from swim skill development and that the issue will be added to the Program Committee agenda for further discussion, with City staff to share more information about the water safety program.

NEXT COMMITTEE MEETING DATE

September 9, 2026 (tentative date) at 9:30 a.m. via Zoom.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (10:36 a.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the City of Richmond Council/School Board Liaison Committee held on April 29, 2026.

Councillor Laura Gillanders Vice-Chair	Lorraine Anderson Legislative Services Associate

Report to Committee

City of Richmond

To:	General Purposes Committee	**Date:**	August 24, 2026
From:	John Irving Deputy Chief Administrative Officer	**File:**	08-4057-05/2025-Vol 01
Re:	**Housing Agreement (Affordable Housing) Bylaw No. 10735 and Housing Agreement (Market Rental Housing) Bylaw No. 10736 to Permit the City of Richmond to Secure Low-End Market Rental Homes and Market Rental Homes at 8620, 8640 and 8660 Spires Road per RZ 22-023633**		

Staff Recommendations

1. That Housing Agreement (Affordable Housing) (8620, 8640 and 8660 Spires Road) Bylaw No. 10735 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement to secure the Low-End Market Rental homes required by Rezoning Application RZ 22-023633.

2. That Housing Agreement (Market Rental) (8620, 8640 and 8660 Spires Road) Bylaw No. 10736 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement to secure the Market Rental homes required by Rezoning Application RZ 22-023633.

Executive Summary

This report brings forward two Housing Agreement bylaws to secure the 22 Low-End Market Rental homes and the 68 market rental homes required by RZ 22-023633. The Housing Agreement for the Low-End Market Rental homes secures the homes at below-market rents and the Housing Agreement for the market rental homes secures the homes as rental tenure to be rented at no more than prevailing market rents.

Staff Report

Origin

The purpose of this report is to recommend that City Council give first, second and third readings to Housing Agreement Bylaw No. 10735 and Housing Agreement Bylaw No. 10736 to secure 22 Low-End Market Rental (LEMR) homes and 68 market rental homes at 8620, 8640 and 8660 Spires Road. Fougere Architecture, on behalf of Lansdowne Manor Ltd. (Incorporation number: BC1270582; Director: Ravjot Singh Bains), has applied to the City for permission to rezone the site to permit a six-storey, 90-home, rental apartment development. Council granted third reading to the amending bylaws for RZ 22-023633 on February 10, 2025, and Development Permit Panel endorsed the application on December 25, 2025. Prior to Council's adoption of the zoning amendment bylaw, the applicant must register on Title two Housing Agreements in addition to two Housing Covenants to secure the 22 LEMR homes and 68 market rental homes in perpetuity.

This report supports Council's Strategic Plan 2022–2026 Focus Area #2 Strategic and Sustainable Community Growth:

> *Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.*
>
> *2.2 Develop and implement innovative and proactive solutions that encourage a range of housing options and prioritize affordability.*

Analysis

The development proposes the construction of 90 rental tenure homes of which 22 will be secured as Low-End Market Rental (LEMR) homes and 68 will be secured as market rental homes. Overall, the development proposes 41 per cent of all rental tenure homes as family-friendly (two-bedroom or more homes).

Low End Market Rental Homes

The total residential floor area of the 22 LEMR homes will be approximately 1,785 m² (19,213 ft²) or 0.765 floor area ratio (FAR) which comprises approximately 28 per cent of the net residential floor area of the project. A Housing Covenant will be used to secure the total floor area of the LEMR homes in addition to the minimum sizes, the location, and the allocation of vehicle parking spaces to the homes. Table 1 summarizes the proposed bedroom mix, proportion of family-friendly homes, and homes with Basic Universal Housing (BUH) design.

Approximately 82 per cent of the LEMR homes will be family-friendly and the same percentage of homes will include a BUH design, supporting the ability of tenants to age-in-place. Overall, the number, sizes and mix of LEMR homes uphold the objectives of the Affordable Housing Strategy and applicable policies of the City's Official Community Plan (OCP). The 22 LEMR homes will be dispersed throughout the six-storey building. The Applicant has agreed to the Terms and Conditions set out in the Agreement and to register notice of the Housing Agreement on Title.

Table 1: Low End Market Rental Bedroom Mix

	Number of Homes	Percentages	Basic Universal Housing (BUH)
Studio	2	9%	2 (100%)
1-Bedroom	2	9%	0 (0%)
2-Bedroom	5	23%	3 (60%)
3-Bedroom	13	59%	13 (100%)
Total	**22**	**100%**	**18 (82%)**

The rental rates and income thresholds that will be secured by the Housing Agreement are outlined in Table 2. Please see Table 2 for additional details relevant to how these are calculated. In accordance with Council Policy 5475, being the "Low-End Market Rental Parking, Tenant Asset and Income Limit Exceedance Policy", household asset limits will be set at $100,000 and LEMR tenant parking fees will be set at a fixed rate of $75/month. Per the Policy, assets recognized within the limit include stocks, bonds, term deposits, mutual funds, cash, business equity, and real estate equity, net of debt. Assets including registered education savings, retirement savings and disability savings are not included in asset limit nor is the value of any tools supporting active employment, such as farm equipment, personal effects, or bursaries or scholarships from educational institutions.

Table 2: Low-End Market Rental Home Rental Rates and Income Thresholds

Bedroom Type	Maximum Rental Rates(1)(2)	Income Thresholds(1)(2)
Studio	$1,395	$55,800
1-Bedroom	$1,508	$60,336
2-Bedroom	$1,816	$72,648
3-Bedroom	$2,205	$88,200

(1) Maximum monthly rental rates applicable at the time of any new affordable rental home tenancy are set at 10% below the most current CMHC average market rent for the City of Richmond specific to the bedroom type. The above-listed rents are calculated using data from the October 2025 CMHC Market Rental Survey and are for reference only. Following tenancy, annual rent adjustments are limited to the maximum rent increase permitted under the Residential Tenancy Act.

(2) The gross (before-tax) annual income of a household is used to define eligibility for an affordable rental home. Income thresholds are set at the point at which the maximum monthly rental rates, as described above (calculated on an annualized basis), equal no more than 30% of the gross annual household income. The above-listed household income thresholds are calculated using data from the October 2025 CMHC Market Rental Survey and are for reference only.

Additionally, the Housing Agreement will protect tenants from age-based occupancy restrictions, limits on access to indoor and outdoor amenity areas, and the imposition of fees including amenity fees and move-in/move-out fees. The Agreement provides for an annual statutory declaration to ensure compliance with the terms of the Agreement. Should the owner choose to sell the LEMR homes, the Agreement requires that all the homes be maintained under single ownership.

Market Rental Homes

The subject development proposes 68 market rental homes with a combined area of approximately 4,564 m² (49,126 ft²); the market rental homes are dispersed through the proposed development. Table 3 provides a summary of the market rental home mix.

Table 3: Market Rental Home Mix

	Number of Homes	Percentages	Basic Universal Housing (BUH)
Studio	5	7%	5
1-Bedroom	44	65%	44
2-Bedroom	19	28%	19
Total	**68**	**100%**	**68**

The Housing Agreement for the market rental homes sets rent limits at no higher than prevailing market rates. In the context of any future stratification of the development, the Agreement provides that all market rental homes must be maintained under a single ownership.

Budgetary Implications

None

Conclusion

Housing Agreements are required to secure 22 LEMR homes and 68 market rental homes at 8620, 8640 and 8660 Spires Road as rental tenure in perpetuity. It is recommended that Housing Agreement (Low-End Market Rental) (8620, 8640 and 8660 Spires Road) Bylaw No. 10735 and Housing Agreement (Market Rental) (8620, 8640 and 8660 Spires Road) Bylaw No. 10736 be introduced and given first, second and third readings.

Respectfully submitted,

Peter Russell, Director, Housing Office

Report Contributors

This report was prepared by Laurel Eyton, Planner 1 and reviewed by Law and Development Applications.

Endorsed by Serena Lusk, CAO

City of Richmond

Bylaw 10735

Housing Agreement (Affordable Housing) (8620, 8640 and 8660 Spires Road) Bylaw No. 10735

The Council of the City of Richmond enacts as follows:

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

   P.I.D. 000-653-489
   Lot 110 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

   P.I.D. 004-297-831
   Lot 111 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

   P.I.D. 010-473-181
   Lot 112 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

2. This Bylaw is cited as "**Housing Agreement (Affordable Housing) (8620, 8640 and 8660 Spires Road) Bylaw No. 10735**".

FIRST READING	
SECOND READING	
THIRD READING	
ADOPTED	

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

MAYOR

CORPORATE OFFICER

8443726

Schedule A

To **Housing Agreement (Affordable Housing)**
(8620, 8640 and 8660 Spires Road) Bylaw No. 10735

HOUSING AGREEMENT BETWEEN
LANSDOWNE MANOR LTD. AND CITY OF RICHMOND

AFFORDABLE HOUSING AGREEMENT
(Section 483, *Local Government Act (BC)*)

THIS AGREEMENT is dated for reference _____, 2026

BETWEEN:

LANSDOWNE MANOR LTD. (Inc. No. BC1270582), a corporation incorporated under the laws of the Province of British Columbia, having an address at #110 – 6086 Russ Baker Way, Richmond, BC V7B 1B4

(the "**Nominee**"); and

BAINS PROPERTIES INC. (Inc. No. BC1045531), a corporation incorporated under the laws of the Province of British Columbia, having an office at #110 – 6086 Russ Baker Way, Richmond, BC V7B 1B4

(the "**Beneficial Owner**", and together with the Nominee, the "**Owner**")

AND:

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

(the "**City**")

WHEREAS:

A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings set out therefor in Section 1.1;

B. The Nominee is the registered owner and the Beneficial Owner is the beneficial owner of the Lands, which are intended to be Subdivided;

C. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units; and

D. The Owner and the City wish to enter into this Agreement to provide for affordable housing, pursuant to the Affordable Housing Strategy, on the terms and conditions set out in this Agreement.

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

ARTICLE 1
DEFINITIONS AND INTERPRETATION

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

(a) "**Affordable Housing Strategy**" means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;

(b) "**Affordable Housing Unit**" means a Dwelling Unit or Dwelling Units located or to be located on the Lands and designated as such in accordance with any Building Permit or Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the approximate 22 low-end market rental (LEMR) Dwelling Units located or to be located on the Lands charged by this Agreement;

(c) "**Agreement**" means this agreement together with all schedules, attachments and priority agreements attached hereto;

(d) "**Assets**" means property owned by a person or company, regarded as having value and available to meet debts, commitments, or legacies, and for the purposes of this Agreement include, in particular, the following:

(i) stocks, bonds, term deposits, mutual funds and cash;

(ii) business equity in a private incorporated company including cash, GICs, bonds, stocks or real estate; and

(iii) real estate equity, net of debt,

and exclude, in particular, the following:

(iv) Registered Education Savings Plans (RESPs), Registered Retirement Saving Plans (RRSPs), Registered Disability Savings Plans (RDSPs), and Registered Retirement Income Funds (RRIF);

(v) trade and business tools essential to continue currently active employment, such as farm equipment, specialized tools and vehicles;

(vi) personal effects;

(vii) bursaries or scholarships from educational institutions for any household member that is a current student; and

(viii) assets derived from compensatory packages from any government, for example Indian Residential School Settlements and Japanese Canadian Redress;

(e) "**Building**" means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided

from time to time. For greater certainty, any building within an air space parcel and any building within a remainder will constitute a Building for the purpose of this Agreement;

(f) "**Building Permit**" means a building permit authorizing construction on the Lands, or any portion(s) thereof;

(g) "**CCAP**" means the portion of the OCP known as the City of Richmond City Centre Area Plan, as may be amended or replaced from time to time;

(h) "**City**" means the City of Richmond;

(i) "**City Solicitor**" means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;

(j) "**CMHC**" means the Canada Mortgage and Housing Corporation or its successor in function;

(k) "**CMHC Average Rental Rates**" means the most recent CMHC average market rent per month, reported through the annual CMHC Rental Market Survey, for the City of Richmond and applicable to the unit type and number of bedrooms, based on the rates available at the time a Tenant enters into a Tenancy Agreement, provided that if the number of bedrooms in a unit exceeds three, then such CMHC average market rent applicable to "3 Bedroom +" shall apply;

(l) "**Common Amenities**" means, together, the Common Recreational Facilities and the Common Transportation Facilities;

(m) "**Common Recreational Facilities**" means all common space for the active or passive recreation, cultural and social enjoyment, including indoor and outdoor areas, recreational facilities and amenities, provided for the use of all residential occupants of the Development, including all Tenants, as required by the OCP, CCAP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation fitness facilities, amenity room, outdoor space, children's play areas, rooftop deck, and related access routes;

(n) "**Common Transportation Facilities**" means all transportation facilities provided for the common use of all residential occupants of the Lands, including all Tenants, as required by the OCP, CCAP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation visitor parking, any other required affordable housing parking and electric vehicle charging stations, loading bays and spaces, bicycle storage and supporting bicycle maintenance facilities and related access routes;

(o) "**CPI**" means the All-Items Consumer Price Index for Vancouver, British Columbia, published from time to time by Statistics Canada, or its successor in function;

(p) "**Daily Amount**" means $100.00 per day as of January 1, 2026 adjusted annually thereafter by adding thereto an amount calculated by multiplying $100.00 by the percentage change in the CPI since January 1, 2026, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to Section 5.1 of this

Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;

(q) "**Development**" means the residential rental development constructed or to be constructed on the Lands;

(r) "**Development Permit**" means the development permit authorizing development on the Lands, or any portion(s) thereof, and includes Development Permit Application No. DP 25-010558;

(s) "**Director, Housing Office**" means the City's Director, Housing Office, in the Planning and Development Division of the City, and his or her designate;

(t) "**Dwelling Unit**" means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, an Affordable Housing Unit;

(u) "**Eligible Tenant**" means a Family:

(i) having a cumulative gross annual income equal to or less than the amount calculated, from time to time, by the following formula:

A. 90% of the then current CMHC Average Rental Rate for the applicable number of bedrooms and unit type, multiplied by 12 and then divided by 0.30,

provided however that:

B. if there is a decrease in such then current CMHC Average Market Rental Rate following the commencement of a tenancy of an Affordable Housing Unit by such Family, such cumulative gross annual income for such Family shall be the cumulative gross annual income for such Family for the immediately preceding calendar year, adjusted on January 1st of the then current calendar year, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, provided that if there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the cumulative gross annual income for the subsequent year shall remain unchanged from the previous year; and

C. in the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted cumulative gross annual income in any particular year shall be final and conclusive; and

(ii) owning Assets valued at $100,000 or less, as calculated by the City in any particular year, in accordance with the LEMR Parking, Tenant Asset and Income Exceedance Policy; and in the absence of obvious error or mistake, any

calculation by the City of the value of an Eligible Tenant's Assets in any particular year shall be final and conclusive;

(v) "**Family**" means:

(i) a person;

(ii) two (2) or more persons related by blood, marriage or adoption; or

(iii) a group of not more than six (6) persons who are not related by blood, marriage or adoption;

(w) "**GST**" means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;

(x) "**Housing Covenant**" means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the construction, use and transfer of the Affordable Housing Units;

(y) "***Interpretation Act***" means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

(z) "***Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

(aa) "**Lands**" means certain lands and premises legally described, as of the date of this Agreement, as:

(i) 8620 Spires Road, Richmond, BC
PID: 000-653-489, Lot 110, Section 9 Block 4 North Range 6 West New Westminster District Plan 21489;

(ii) 8640 Spires Road, Richmond, BC
PID: 004-297-831, Lot 111, Section 9 Block 4 North Range 6 West New Westminster District Plan 21489; and

(iii) 8660 Spires Road, Richmond, BC
PID: 010-473-181, Lot 112, Section 9 Block 4 North Range 6 West New Westminster District Plan 21489,

and any lands into which said lands are Subdivided;

(bb) "**LEMR Parking, Tenant Asset and Income Exceedance Policy**" means the Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy approved by City Council on July 28, 2025, which allows the owner of Affordable Housing Units to charge for parking and to implement an asset test limit for new Tenants, as amended or replaced from time to time;

(cc) "***Local Government Act***" means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;

(dd) "**LTO**" means the New Westminster Land Title Office or its successor;

(ee) "**Occupancy Certificate**" means a certificate issued by a City building inspector permitting occupancy of a Building pursuant to the City of Richmond *Building Regulation Bylaw* 7230, as may be amended or replaced from time to time;

(ff) "**OCP**" means together the City of Richmond Official Community Plan Bylaw No. 7100 and Official Community Plan Bylaw No. 9000, as may be amended or replaced from time to time;

(gg) "**Owner**" means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;

(hh) "**Parking Operator**" means one of (i) the Owner, or (ii) an owner of any air space parcel formed by the registration of an air space subdivision plan in respect of the Lands or (iii) any other company or entity, to whom the Owner grants a long-term lease, or other contractual right, over all (and not only some) of the parking spaces in the Development which are designated for the use of the Tenants, in order to facilitate the use, operation and management of such parking spaces, and the Parking Operator may be related or unrelated to the Owner;

(ii) "**Permitted Rent**" means:

(i) an amount which does not exceed 90% of the then current CMHC Average Rental Rate, as of the time an Eligible Tenant enters into a Tenancy Agreement,

provided that:

(ii) such amount may be adjusted by the maximum percentage rental increase permitted by the *Residential Tenancy Act* independent of any exemption status of the Owner (i.e. non-profit housing society) during the period of time that the applicable Affordable Housing Unit is occupied by the Eligible Tenant under the Tenancy Agreement; and

(iii) in the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

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

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

(ll) "**Senior**" means an individual of the age defined by the City as a senior for the purposes of City programs, as may be amended from time to time and at the time of this Agreement being defined as 55 years of age and older;

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

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

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

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

1.2 In this Agreement:

(a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;

(f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;

(j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and

(l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action.

ARTICLE 2
USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by an Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.

2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

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

2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:

(a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner, has:

(i) submitted to the City a Development Permit application that includes the Affordable Housing Units and all Common Amenities and other related spaces; and

(ii) at its cost, executed and registered against title to the Lands, or portions thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Affordable Housing Units, and all ancillary and related spaces, uses, common areas, and features as determined by the City through the Development Permit approval process for the Lands, or portions thereof;

(b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Affordable Housing Units, Common Amenities and other ancillary and related spaces, uses, common areas, and features, in accordance with the Development Permit;

(c) not apply for an Occupancy Certificate in respect of the Development, nor take any action to compel issuance of an Occupancy Certificate, for provisional or final occupancy, unless and until all of the following conditions are satisfied:

(i) the Affordable Housing Units and related uses and areas, and the Building(s) in which the Affordable Housing Units are situated, have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;

(ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Affordable Housing Units, Common Amenities or any other facilities for the use of the Affordable Housing Units, including parking and any shared indoor or outdoor amenities; and

(iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Owner's architect for the Building(s) in which the Affordable Housing Units are situated, confirming that the Affordable Housing Units, and the Building(s) in which the Affordable Housing Units are situated, have been constructed in accordance with the Development Permit, the Building Permit, and this Agreement;

(d) not permit the Development or any portion thereof to be occupied, unless and until the Affordable Housing Units have received an Occupancy Certificate granting provisional or final occupancy of the Affordable Housing Units; and

(e) not Subdivide the Affordable Housing Units into individual strata lots or air space parcels.

ARTICLE 3
DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

3.1 The Owner will not permit an Affordable Housing Unit or any Common Amenity assigned for the exclusive use of an Affordable Housing Unit to be subleased, or an Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act* and provided that for the avoidance of doubt, the Owner shall not exercise any discretion afforded to it under the *Residential Tenancy Act* to consent to any sublease or assignment which would result in the occupation or use of an Affordable Housing Unit or Common Amenity assigned for the exclusive use of an Affordable Housing Unit which is prohibited by or inconsistent with the terms and conditions of this Agreement or which would preclude the Owner from otherwise being able to comply with the terms and conditions of this Agreement.

3.2 Without limiting Section 2.1, the Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant or an Eligible Tenant. Notwithstanding the foregoing, and for greater certainty, nothing in this Agreement will prevent renting of an Affordable Housing Unit to a Tenant on a "month-to-month" basis.

3.3 If this Agreement encumbers more than one Affordable Housing Unit, the following will apply:

(a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located in one building in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units within a Building;

(b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a "Building" for the purpose of this Section 3.3; and

(c) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.

3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:

(a) includes the following provision:

"The Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the "City") and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City's Affordable Housing Strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant's occupation of the Affordable Housing Unit:

(i) a statement of the total, gross annual income, once per calendar year, from all sources (including but not limited to employment, disability, retirement, and investment) of all members of the Tenant's household who are 18 years of age and over and who reside in the Affordable Housing Unit;

(ii) a statement of the total value of Assets owned by all members of the Tenant's household who are 18 years of age and over and who reside in the Affordable Housing Unit;

(iii) the number of occupants of the Affordable Housing Unit;

(iv) the number of occupants of the Affordable Housing Unit 18 years of age and under; and

(v) the number of occupants of the Affordable Housing Unit who are Seniors;"

(b) defines the term "Landlord" as the Owner of the Affordable Housing Unit; and

(c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.

3.5 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor and the Director, Housing Office of the sale or transfer within three (3) days of the effective date of sale or transfer.

3.6 Subject to the requirements of the *Residential Tenancy Act*, the Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

(a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;

(b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;

(c) the Owner will allow the Tenant and any permitted occupant and visitor of the Affordable Housing Units to have full access to and use and enjoy all Common Amenities, subject to reasonable rules and regulations established by the Owner or the Owner's property manager consistent with good and efficient management of the Development and the standard of management of rental properties similar to the Development, and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;

(d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:

(i) move-in/move-out fees;

(ii) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation bicycle storage, electric vehicle and bicycle charging stations or related facilities;

(iii) extra charges for the use of sanitary sewer, storm sewer, or water; or

(iv) property or similar tax;

provided, however, that an Owner may charge the Tenant the Owner's cost, if any, of:

(v) providing cable television, telephone, other telecommunications, electricity (including electricity fees and charges associated with the Tenant's use of electrical vehicle and bicycle charging infrastructure) or district energy charges (including for heating, cooling, or domestic hot water heating);

(vi) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development) by or on behalf of the Tenant; and

(vii) paying security fees for the use of guest suites (if any) or security and cleaning fees related to the use of any party or meeting room located on the Lands (if any) that are associated with the Tenant's use of such facilities, provided that such

charges are the same as those payable by any other residential occupant of the Development;

(e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;

(f) the Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (BC) with respect to tenancy matters, including tenant selection;

(g) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;

(h) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:

(i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;

(ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in Section 1.1(u)(i) of this Agreement;

(iii) the value of the total Assets of an Eligible Tenant rises above the applicable maximum amount specified in Section 1.1(u)(ii) of this Agreement;

(iv) the Affordable Housing Unit is occupied by more than the number of people the City determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;

(v) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or

(vi) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part, except as may be required by the *Residential Tenancy Act* and in such circumstance, the Tenant may not sublease the Affordable Housing Unit or assign the Tenancy Agreement (A) without the prior consent of the Owner, and (B) to anyone who is not an Eligible Tenant,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for Sections 3.6(h)(ii) and 3.6(h)(iii) of this Agreement *[Termination of Tenancy Agreement if Annual Income of Tenant or value of Assets rises above amounts prescribed in Section 1.1(u), Eligible Tenant, of this Agreement]*, the notice of termination shall provide that the termination of the tenancy shall be effective on the date that is the greater of 30 days following the date of the notice of termination and the minimum amount of notice required by the *Residential Tenancy Act*. In respect of Section 3.6(h)(ii) and 3.6(h)(iii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

(i) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited

from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and

(j) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.7 If a Tenancy Agreement is terminated by the Owner, subject to the requirements of the *Residential Tenancy Act*, the Owner shall use commercially reasonable efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to expeditiously vacate the Affordable Housing Unit on or before the effective date of termination.

3.8 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.

ARTICLE 4
DEMOLITION OF AFFORDABLE HOUSING UNIT

4.1 The Owner will not demolish an Affordable Housing Unit unless:

(a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or

(b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

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

4.2 Following demolition of an Affordable Housing Unit referred to in Section 4.1, the Owner will construct, use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the replacement Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5
DEFAULT AND REMEDIES

5.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:

(a) an Affordable Housing Unit is used or occupied in breach of this Agreement;

(b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent; or

(c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount for each applicable Affordable Housing Unit to the City for every day that the breach continues after 10 days' written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

5.2 Notwithstanding Section 5.1:

(a) if the default cannot be remedied within the applicable cure period, and the Owner has, to the satisfaction of the City:

(i) delivered to the City the method and schedule for remedying the default;

(ii) commenced remedying the default; and

(iii) been diligently and continuously proceeding to remedy the default within the estimated schedule,

the City will not charge the Owner with the Daily Amount with respect to the breach of the Agreement unless, in the City's opinion, the Owner has ceased to diligently and continuously work to remedy the default within the estimated schedule.

5.3 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 6
MISCELLANEOUS

6.1 Housing Agreement

The Owner acknowledges and agrees that:

(a) this Agreement includes a housing agreement entered into under Section 483 of the *Local Government Act*;

(b) where any Affordable Housing Units form a separate legal parcel the City may file notice of this Agreement in the LTO against the title to those Affordable Housing Units; and

(c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under Section 483 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are Subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, the City will partially release this Agreement accordingly, provided however that:

(i) the City has no obligation to execute the necessary documents for release until a written request therefor from the Owner is received by the City, which request

includes the registrable land title form of release (Form 17 (Cancellation of Charge, Notation or Filing);

(ii) the cost of the preparation of the registrable release, and the cost of registration of the same in the LTO is paid by the Owner;

(iii) the City has a reasonable time within which to execute such documents for the release and return the same to the Owner for registration; and

(iv) the Owner acknowledges and agrees that any release is without prejudice to the indemnity and release set forth in Sections 6.5 and 6.6.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended.

6.2 **No Compensation**

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

6.3 **Modification**

Subject to Section 6.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the elected council of the City and thereafter if it is signed by the City and the Owner.

6.4 **Management**

The Owner covenants and agrees that it will ensure good and efficient management of the Affordable Housing Units and Common Amenities, including parking facilities, and will permit representatives of the City to inspect the Affordable Housing Units and Common Amenities at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units and Common Amenities in a good state of repair and fit for habitation and/or human occupation and will comply with all laws, including health and safety standards applicable to the Lands at no cost or charge to the Tenant; and if applicable, will ensure that any Parking Operator will ensure good and efficient management of the parking facilities, including bicycle facilities.

If the Owner fails to ensure good and efficient management of the Affordable Housing Units and, as applicable, Common Amenities, as applicable, or maintain the Affordable Housing Units and, as applicable, Common Amenities as required by this Section 6.4, then, after applicable notice and cure periods, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage and maintain the Affordable Housing Units and applicable Common Amenities.

6.5 **Indemnity**

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

(a) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate, or refusal to carry out a final Building Permit inspection for occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;

(b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement;

(c) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

(d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner; or

(e) the exercise by the City of any of its rights under this Agreement or an enactment.

6.6 **Release**

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

(a) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate, or refusal to carry out a final Building Permit inspection for occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;

(b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement;

(c) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

(d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner; or

(e) the exercise by the City of any of its rights under this Agreement or an enactment.

6.7 **Survival**

The obligations of the Owner set out in this Agreement, including but not limited to Sections 6.5 and 6.6, will survive termination or release of this Agreement.

6.8 **Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under Section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

6.9 **City's Powers Unaffected**

This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;

(b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Lands; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

6.10 **City as Sole Beneficiary**

The Owner and the City agree that:

(a) this Agreement is entered into only for the benefit of the City and no other person shall have any rights, interest or claims hereunder or be entitled to any benefits under or on account of this Agreement as a third-party beneficiary or otherwise;

(b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the Building or any portion thereof, including any Affordable Housing Unit; and

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

6.11 **No Public Law Duty**

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

6.12 **Notice**

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

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

with copies to: City Solicitor, and the Director, Housing Office,

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

6.13 **Enuring Effect**

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

6.14 **Severability**

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

6.15 **Waiver**

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

6.16 **Sole Agreement**

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

6.17 **Further Assurance**

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

6.18 **Covenant Runs with the Lands**

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

6.19 **Equitable Remedies**

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

6.20 **No Joint Venture**

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

6.21 **Applicable Law**

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

6.22 **Deed and Contract**

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

6.23 **Joint and Several**

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

6.24 **Limitation on Owner's Obligations**

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

[remainder of page intentionally blank]

6.25 **Counterparts**

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

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

LANSDOWNE MANOR LTD., by its authorized signatory(ies):

Name:
Title:

Name:
Title:

BAINS PROPERTIES INC., by its authorized signatory(ies):

Name:
Title:

Name:
Title:

CITY OF RICHMOND,
by its authorized signatories:

Malcolm D. Brodie, Mayor

Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
Legal Advice
DATE OF COUNCIL APPROVAL (if applicable)

SCHEDULE A to Housing Agreement

STATUTORY DECLARATION
(Affordable Housing Units)

CANADA

PROVINCE OF BRITISH COLUMBIA

TO WIT:

IN THE MATTER OF Unit Nos. _____ - _____ (collectively, the "**Affordable Housing Units**") located at _____, (*street address*), British Columbia, and Housing Agreement dated _____, 20____ (the "**Housing Agreement**") between _____ and the City of Richmond (the "**City**")

I, _____ (*full name*),

of _____ (*address*) in the Province

of British Columbia, DO SOLEMNLY DECLARE that:

1. I am the registered owner (the "**Owner**") of the Affordable Housing Units;

   or,

   I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;

2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units and information as of the ____ day of _____, 20___;

3. To the best of my knowledge, continuously since the last Statutory Declaration process:
   a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and
   b) the Owner of the Affordable Housing Units complied with the Owner's obligations under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;

4. The information set out in the table attached as Appendix A hereto (the "**Information Table**") in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and

Page 1 of 2 – continued on next page...

... continued from Page 1 – Page 2 of 2

5. I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

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

DECLARED BEFORE ME at)
_____ in the)
Province of British Columbia, Canada, this)
_____ day of _____, 20____)

_____)
A Notary Public and a Commissioner for taking)
Affidavits in and for the Province of British)
Columbia)

_____
(Signature of Declarant)
Name:

Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits.

Appendix A to Statutory Declaration

Building Name:						Building Address:									Property Manager Name:								
Property Management Company:						Property Manager Email:									Property Manager Phone Number:								
Unit and Household Information								Income, Assets and Rent										Fees Collected (Provide details and explanation with the Statutory Declaration)			
Row #	Unit #	Unit Type	Number of Occupants	Related to Owner (Yes/No)	Number of Occupants 18 years and Under	Number of Occupants who are "Seniors" as defined in Housing Agreement	Starting Year of Tenancy	Before-tax Income of Occupants 18 years & Over (Provide one response per occupant)			Combined Before-tax Income of Occupants 18 years & Over			Income Verification Received (Yes/No)	Rent ($/Month)	Total Assets*	Parking Fees	Move-in / Move-out Fees	Amenity Usage Fees	Other Tenant Fees
								3-Years Prior to Year of Stat. Dec.	2-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	3-Years Prior to Year of Stat. Dec.	2-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.							
0	101	3 BR	4	No No No No	1	1	2022	$24,020 $18,000	$28,035 $16,500 $7,063	$31,049 $22,764 $7,825	$42,020	$54,508	$61,638	Yes Yes Yes	$1,611.19	$ 10,000	$ -	$ -	$ -	$ -
1																				
2																				
5																				

Continue rows as needed.

* Further information is available in the "Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy" (Council Policy No. 5475)

CONSENT AND PRIORITY AGREEMENT

With respect to the Affordable Housing Agreement (the "**Housing Agreement**") made pursuant to Section 483 of the *Local Government Act* between the City of Richmond and Lansdowne Manor Ltd., Vancouver City Savings Credit Union (Inc. No. FI-07) (the "**Bank**") is the holder of a mortgage and assignment of rents encumbering the Lands, which mortgage and assignment of rents is/are registered in the Lower Mainland Land Title Office under the following numbers: Mortgage CB2338936 and Assignment of Rents CB2338937 (collectively, the "**Bank Charge(s)**").

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

VANCOUVER CITY SAVINGS CREDIT UNION, by its authorized signatory(ies):

Per: _____

Name: _____

Title: _____

Vancouver City Savings Credit Union

City of Richmond

Bylaw 10736

Housing Agreement (Market Rental) (8620, 8640 and 8660 Spires Road) Bylaw No. 10736

The Council of the City of Richmond enacts as follows:

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

   P.I.D. 000-653-489
   Lot 110 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

   P.I.D. 004-297-831
   Lot 111 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

   P.I.D. 010-473-181
   Lot 112 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

2. This Bylaw is cited as "**Housing Agreement (Market Rental) (8620, 8640 and 8660 Spires Road) Bylaw No. 10736**".

FIRST READING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

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

_____ MAYOR

_____ CORPORATE OFFICER

Schedule A

To **Housing Agreement (Market Rental)**
(8620, 8640 and 8660 Spires Road) Bylaw No. 10736

HOUSING AGREEMENT BETWEEN
LANSDOWNE MANOR LTD. AND CITY OF RICHMOND

HOUSING AGREEMENT – MARKET RENTAL HOUSING
(Section 483, *Local Government Act*)

THIS AGREEMENT is dated for reference the ____ day of _____, 2026

BETWEEN:

LANSDOWNE MANOR LTD. (Inc. No. BC1270582), a corporation incorporated under the laws of the Province of British Columbia, having an address at #110 – 6086 Russ Baker Way, Richmond, BC V7B 1B4

(the "**Nominee**"); and

BAINS PROPERTIES INC. (Inc. No. BC1045531), a corporation incorporated under the laws of the Province of British Columbia, having an office at #110 – 6086 Russ Baker Way, Richmond, BC V7B 1B4

(the "**Beneficial Owner**", and together with the Nominee, the "**Owner**")

AND:

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

(the "**City**")

WHEREAS:

A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings set out therefor in Section 1.1;

B. The Nominee is the registered owner and the Beneficial Owner is the beneficial owner of the Lands, which are intended to be Subdivided;

C. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units; and

D. The Owner and the City wish to enter into this Agreement to provide for market rental housing on the terms and conditions set out in this Agreement,

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

ARTICLE 1
DEFINITIONS AND INTERPRETATION

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

(a) "**Agreement**" means this agreement together with all schedules, attachments and priority agreements attached hereto;

(b) "**Building**" means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, any building within an air space parcel and any building within a remainder will constitute a Building for the purpose of this Agreement;

(c) "**Building Permit**" means a building permit authorizing construction on the Lands, or any portion(s) thereof;

(d) "**CCAP**" means the portion of the OCP known as the City of Richmond City Centre Area Plan, as may be amended or replaced from time to time;

(e) "**City**" means the City of Richmond;

(f) "**City Solicitor**" means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;

(g) "**Common Amenities**" means, together, the Common Recreational Facilities and the Common Transportation Facilities;

(h) "**Common Recreational Facilities**" means all common space for the active or passive recreation, cultural and social enjoyment, including indoor and outdoor areas, recreational facilities and amenities, provided for the use of all residential occupants of the Development, including all Tenants, as required by the OCP, CCAP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation fitness facilities and related access routes;

(i) "**Common Transportation Facilities**" means all transportation facilities provided for the use of all residential occupants of the Lands, including all Tenants, as required by the OCP, CCAP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation visitor parking, any other required market rental housing parking and electric vehicle charging stations, loading bays, bicycle storage and supporting bicycle maintenance facilities and related access routes;

(j) "**CPI**" means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;

(k) "**Daily Amount**" means $100.00 per day as of January 1, 2026 adjusted annually thereafter by adding thereto an amount calculated by multiplying $100.00 by the percentage change in the CPI since January 1, 2026, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to Section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;

(l) "**Development**" means the residential rental development constructed or to be constructed on the Lands;

(m) "**Development Permit**" means the development permit authorizing development on the Lands, or any portion(s) thereof;

(n) "**Director, Housing Office**" means the City's Director, Housing Office, in the Planning and Development Division of the City, and his or her designate;

(o) "**Dwelling Unit**" means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, a Market Rental Housing Unit;

(p) "**GST**" means the Goods and Services Tax levied pursuant to the *Excise Tax Act,* R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;

(q) "**Housing Covenant**" means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the construction, use and transfer of the Market Rental Housing Units;

(r) "***Interpretation Act***" means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

(s) "***Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

(t) "**Lands**" means the lands and premises legally described, as of the date of this Agreement, as follows:

(i) 8620 Spires Road, Richmond, BC
PID: 000-653-489, Lot 110, Section 9 Block 4 North Range 6 West New Westminster District Plan 21489; and

(ii) 8640 Spires Road, Richmond, BC
PID: 004-297-831, Lot 111, Section 9 Block 4 North Range 6 West New Westminster District Plan 21489; and

(iii) 8660 Spires Road, Richmond, BC
PID: 010-473-181, Lot 112, Section 9 Block 4 North Range 6 West New Westminster District Plan 21489,

and any lands into which said lands are Subdivided;

(u) "***Local Government Act***" means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;

(v) "**LTO**" means the New Westminster Land Title Office or its successor;

(w) "**Market Rent**" means the amount of rent that a willing and reasonable landlord would charge for the rental of a comparable dwelling unit in a comparable location for a comparable period of time;

(x) "**Market Rental Housing Unit**" means a Dwelling Unit or Dwelling Units located or to be located on the Lands designated as a market rental housing unit in accordance with any Building Permit or Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;

(y) "**Occupancy Certificate**" means a certificate issued by a City building inspector permitting occupancy of a Building pursuant to the City of Richmond *Building Regulation Bylaw* 7230, as may be amended or replaced from time to time;

(z) "**OCP**" means together the City of Richmond Official Community Plan Bylaw No. 7100 and Official Community Plan Bylaw No. 9000, as may be amended or replaced from time to time;

(aa) "**Owner**" means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of a Market Rental Housing Unit from time to time;

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

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

(dd) "**Senior**" means an individual of the age defined by the City as a senior for the purposes of City programs, as may be amended from time to time and at the time of this Agreement being defined as 55 years of age and older;

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

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

(gg) "**Tenancy Agreement**" means a tenancy agreement, lease, license or other agreement granting rights to occupy a Market Rental Housing Unit; and

(hh) "**Tenant**" means an occupant of a Market Rental Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

(a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;

(f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes a tenant, agent, officer and invitee of the party;

(j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and

(l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action.

ARTICLE 2
USE AND OCCUPANCY OF MARKET RENTAL HOUSING UNITS

2.1 The Owner agrees that each Market Rental Housing Unit may only be used as a permanent residence occupied by a Tenant at or below Market Rent. A Market Rental Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Tenants), or any tenant or guest of the Owner, other than the Tenant. For the purposes of this Article, "permanent residence" means that the Market Rental Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Tenant.

2.2 Within 30 days after receiving notice from the City, the Owner must in respect of each Market Rental Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Market Rental Housing Unit no more than once in any calendar year; provided, however,

notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Market Rental Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement

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

2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:

(a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner, has:

(i) submitted to the City a Development Permit application that includes the Market Rental Housing Units and all Common Amenities and other related spaces; and

(ii) at its cost, executed and registered against title to the Lands, or portions thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Market Rental Housing Units, and all ancillary and related spaces, uses, common areas, and features as determined by the City through the Development Permit approval process for the Lands, or portions thereof;

(b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Market Rental Housing Units, Common Amenities and other ancillary and related spaces, uses, common areas, and features, in accordance with the Development Permit;

(c) not apply for an Occupancy Certificate in respect of the Development, nor take any action to compel issuance of an Occupancy Certificate, unless and until all of the following conditions are satisfied:

(i) the Market Rental Housing Units and related uses and areas, and the Building(s) in which the Market Rental Housing Units are situated, have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;

(ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Market Rental Housing Units, or Common Amenities or other facilities for the use of the Market Rental Housing Units, including parking and any shared indoor or outdoor amenities; and

(iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Owner's architect for the Building(s) in which the Market Rental Housing Units are situated, confirming that the Market Rental Housing Units, and the Building(s) in which the Market Rental Housing Units

are situated, have been constructed in accordance with the Development Permit, the Building Permit, and this Agreement;

(d) not permit the Development or any portion thereof to be occupied, unless and until the Market Rental Housing Units have received an Occupancy Certificate granting provisional or final occupancy of the Market Rental Housing Units; and

(e) not Subdivide the Market Rental Housing Units within a Building into individual strata lots or air space parcels. The Owner acknowledges and agrees that if the Lands are subject to Subdivision by a strata plan or to create air space parcel, that the Market Rental Housing Units in a Building will together form no more than one strata lot or no more than one air space parcel, as applicable.

ARTICLE 3
DISPOSITION AND ACQUISITION OF MARKET RENTAL HOUSING UNITS

3.1 Without limiting Section 2.1, the Owner will not permit a Market Rental Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant (as contemplated in Section 2.1). Notwithstanding the foregoing, and for greater certainty, nothing in this Agreement will prevent renting of a Market Rental Housing Unit to a Tenant on a "month-to-month" basis.

3.2 If this Agreement encumbers more than one Market Rental Housing Unit, the following will apply:

(a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Market Rental Housing Units located within a Building in a single or related series of transactions, with the result that when the purchaser or transferee of the Market Rental Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Market Rental Housing Units within a Building;

(b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a "Building" for the purpose of this Section 3.2; and

(c) the Lands will not be Subdivided such that one or more Market Rental Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.

3.3 If the Owner sells or transfers any Market Rental Housing Units, the Owner will notify the City Solicitor of the sale or transfer within three (3) days of the effective date of sale or transfer.

3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:

(a) includes the following provision:

"The Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the "City") and/or the Landlord, as the case may be,

of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City's strategy, policies and requirements with respect to the provision and administration of housing within the municipality and for no other purpose, each month during the Tenant's occupation of the Market Rental Housing Unit:

(i) the number of occupants of the Market Rental Housing Unit;

(ii) the number of occupants of the Market Rental Housing Unit 18 years of age and under; and

(iii) the number of occupants of the Market Rental Housing Unit who are Seniors";

(b) defines the term "Landlord" as the Owner of the Market Rental Housing Unit; and

(c) includes a provision requiring the Tenant and each permitted occupant of the Market Rental Housing Unit to comply with this Agreement.

3.5 Subject to the requirements of the *Residential Tenancy Act*, the Owner must not rent, lease, license or otherwise permit occupancy of any Market Rental Housing Unit except to a Tenant and except in accordance with the following additional conditions:

(a) the Market Rental Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;

(b) the monthly rent payable for the Market Rental Housing Unit will be at or below Market Rent; and

(c) the Owner will allow the Tenant and any permitted occupant and visitor of the Market Rental Housing Units to have full access to and use and enjoy all Common Amenities, subject to reasonable rules and regulations established by the Owner or the Owner's property manager consistent with good and efficient management of the Market Rental Housing Units and the standard of management of rental properties similar to the Market Rental Housing Units, and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use.

3.6 The Owner will not impose any age-based restrictions on Tenants of the Market Rental Housing Units.

3.7 The Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Market Rental Housing Unit to comply with this Agreement.

3.8 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (BC) with respect to tenancy matters, including tenant selection.

3.9 The Owner will attach a copy of this Agreement to every Tenancy Agreement.

3.10 If a Tenancy Agreement is terminated by the Owner, subject to the requirements of the *Residential Tenancy Act*, the Owner shall use commercially reasonable efforts to cause the Tenant and all other persons that may be in occupation of the Market Rental Housing Unit to

expeditiously vacate the Market Rental Housing Unit on or before the effective date of termination.

ARTICLE 4
DEMOLITION OF MARKET RENTAL HOUSING UNIT

4.1 The Owner will not demolish a Market Rental Housing Unit unless:

(a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Market Rental Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or

(b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Market Rental Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations,

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

4.2 Following a demolition of a Market Rental Housing Unit referred to in Section 4.1, the Owner will construct, use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the replacement Dwelling Unit must be approved by the City as a Market Rental Housing Unit in accordance with this Agreement.

ARTICLE 5
STRATA CORPORATION BYLAWS

5.1 This Agreement will be binding upon all strata corporations created upon a Subdivision of the Lands and any Subdivided parcel of the Lands.

5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Market Rental Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Market Rental Housing Units, will have no force and effect.

5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Market Rental Housing Unit as rental accommodation.

5.4 The strata corporation shall not pass any bylaw or make any rule which would prohibit or restrict the Owner or the Tenant or any other permitted occupant of a Market Rental Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation, including parking, bicycle storage, electric vehicle charging stations or related facilities on the Lands intended for the use of the residential occupants, subject to reasonable rules and regulations established by the strata corporation or the strata manager consistent with good and efficient management of the strata corporation and the standard of management of similar strata properties in the City of Richmond.

ARTICLE 6
DEFAULT AND REMEDIES

6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:

(a) a Market Rental Housing Unit is used or occupied in breach of this Agreement

(b) a Market Rental Housing Unit is rented at a rate in excess of the Market Rent; or

(c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount for each applicable Market Rental Unit to the City for every day that the breach continues after 10 days' written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7
MISCELLANEOUS

7.1 **Housing Agreement**

The Owner acknowledges and agrees that:

(a) this Agreement includes a housing agreement entered into under Section 483 of the *Local Government Act*;

(b) where any Market Rental Housing Units form a separate legal parcel, the City may file notice of this Agreement in the LTO against the title to those Market Rental Housing Units; and

(c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under Section 483 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are Subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Market Rental Housing Units, the City will partially release this Agreement accordingly, provided however that:

(i) the City has no obligation to execute the necessary documents for release until a written request therefor from the Owner is received by the City, which request includes the registrable land title form of release;

(ii) the cost of the preparation of the registrable release, and the cost of registration of the same in the LTO is paid by the Owner;

(iii) the City has a reasonable time within which to execute the necessary documents for the release and return the same to the Owner for registration; and

(iv) the Owner acknowledges and agrees that any release is without prejudice to the indemnity and release set forth in Sections 7.5 and 7.6.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended.

7.2 **No Compensation**

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 **Modification**

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

7.4 **Management**

The Owner covenants and agrees that it will ensure good and efficient management of the Market Rental Housing Units and will permit representatives of the City to inspect the Market Rental Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Market Rental Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands at no cost or charge to the Tenant. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Market Rental Housing Units.

7.5 **Indemnity**

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

(a) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate, or refusal to carry out a final Building Permit inspection for occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;

(b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Market Rental Housing Unit or the enforcement of any Tenancy Agreement;

(c) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

(d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner; or

(e) the exercise by the City of any of its rights under this Agreement or an enactment.

7.6 **Release**

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

(a) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate, or refusal to carry out a final Building Permit inspection for occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;

(b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Market Rental Housing Unit or the enforcement of any Tenancy Agreement;

(c) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

(d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner; or

(e) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 **Survival**

The obligations of the Owner in this Agreement, including but not limited to Sections 7.5 and 7.6, will survive termination or release of this Agreement.

7.8 **Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under Section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 **City's Powers Unaffected**

This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;

(b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Lands; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 **City as Sole Beneficiary**

The Owner and the City agree that:

(a) this Agreement is entered into only for the benefit of the City and no other person shall have any rights, interest or claims hereunder or be entitled to any benefits under or on account of this Agreement as a third-party beneficiary or otherwise;

(b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the Building or any portion thereof, including any Market Rental Housing Unit; and

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

7.11 **No Public Law Duty**

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

7.12 **Notice**

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

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

with copies to: City Solicitor, and the Director, Housing Office,

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

7.13 **Enuring Effect**

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

7.14 **Severability**

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

7.15 **Waiver**

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 **Sole Agreement**

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

7.17 **Further Assurance**

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

7.18 **Covenant Runs with the Lands**

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

7.19 **Equitable Remedies**

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

7.20 **No Joint Venture**

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

7.21 **Applicable Law**

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

7.22 **Deed and Contract**

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

7.23 **Joint and Several**

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

7.23 **Limitation on Owner's Obligations**

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

7.24 **Counterparts**

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

[remainder of page intentionally blank]

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

LANSDOWNE MANOR LTD., by its authorized signatory(ies):



Name:
Title:

Name:
Title:

BAINS PROPERTIES INC., by its authorized signatory(ies):



Name:
Title:

Name:
Title:

CITY OF RICHMOND,
by its authorized signatories:

Malcolm D. Brodie, Mayor

Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
Legal Advice
DATE OF COUNCIL APPROVAL (if applicable)

SCHEDULE A to Market Rental Housing Agreement

STATUTORY DECLARATION

CANADA PROVINCE OF BRITISH COLUMBIA TO WIT:	IN THE MATTER OF Unit Nos. _____ - _____ (collectively, the "**Market Rental Housing Units**") located at _____, (*street address*), British Columbia, and Housing Agreement dated _____, 20____ (the "**Market Rental Housing Agreement**") between _____ and the City of Richmond (the "**City**")

I, _____ (*full name*),

of _____ (*address)* in the Province

of British Columbia, DO SOLEMNLY DECLARE that:

1. I am the owner or authorized signatory of the owner of the Market Rental Housing Units, and make this declaration to the best of my personal knowledge;

2. This declaration is made pursuant to the Market Rental Housing Agreement in respect of the Market Rental Housing Units;

3. To the best of my knowledge, for the period from _____ to _____, the Market Rental Housing Units were used solely for the provision of rental housing for Tenants (as defined in the Market Rental Housing Agreement) at or below Market Rent (as defined in the Market Rental Housing Agreement).

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

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

_____
A Commissioner for Taking Affidavits in the Province of British Columbia

_____
DECLARANT

CONSENT AND PRIORITY AGREEMENT

With respect to the Affordable Housing Agreement (the "**Housing Agreement**") made pursuant to Section 483 of the *Local Government Act* between the City of Richmond and Lansdowne Manor Ltd., Vancouver City Savings Credit Union (Inc. No. FI-07) (the "**Bank**") is the holder of a mortgage and assignment of rents encumbering the Lands, which mortgage and assignment of rents is/are registered in the Lower Mainland Land Title Office under the following numbers: Mortgage CB2338936 and Assignment of Rents CB2338937 (collectively, the "**Bank Charge(s)**").

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

VANCOUVER CITY SAVINGS CREDIT UNION, by its authorized signatory(ies):

Per: _____

Name: _____

Title: _____

Vancouver City Savings Credit Union

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	July 13, 2026
From:	Anthony Capuccinello Iraci General Manager, Law and Community Safety	**File:**	12-8375—3/2025-Vol 01
Re:	**Application To Amend Liquor Primary Liquor Licence # 308690 - Change of Hours of Liquor Service (Outside Service Hours) SSP Canada Food Services Inc., DBA: Romer's Burger Bar - 3880 Grant McConachie Way (Post Security)**		

Staff Recommendations

1. That the application from SSP Canada Food Services Inc., doing business as, Romer's Burger Bar, seeking a permanent amendment to Liquor Primary Liquor Licence # 308690, increasing their hours of liquor service from 9:00 AM to 11:00 PM, Monday to Sunday, to 24 hours service, (Outside Service Hours) be supported; and

2. That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information as set out in Attachment 1 to this report, advising that Council recommends the approval of the amendment to the Liquor Primary Liquor Licence as described in Recommendation 1 of this report.

Executive Summary

This Report requests that Council endorse amending the existing Liquor Licence for Romer's Burger Bar, with premises located Post Security at YVR Airport, to allow for 24-hour liquor service. Council's endorsement is required by the Liquor Cannabis Regulation Branch (LCRB) for all new liquor primaries licences or substantiative modifications to existing liquor licences. Should Council choose to endorse this amendment a letter will be sent to the LCRB who has the final authority to approve all such amendments. There are currently eight 24-hour Liquor Licences at Vancouver International Airport.

Staff Report

Origin

The Provincial Liquor and Cannabis Regulation Branch (LCRB) issues licences in accordance with the Liquor Control and Licensing Act (Act) and the Regulations made pursuant to the Act.

This Report pertains to an application to the LCRB and the City of Richmond by SSP Canada Food Services Inc., doing business as and hereinafter referred to as, Romer's Burger Bar, for an amendment to the Liquor Primary Liquor Licence # 308690, proposing a change to liquor service hours currently in effect from 9:00 AM to 11:00 PM, Monday to Sunday, to 24 hours service (Outside Service Hours) Monday to Sunday. The total person capacity will remain the same at 70 persons.

The City of Richmond is given the opportunity to provide written comments by way of a resolution to the LCRB with respect to the liquor licence amendment application for an amendment to the Liquor Primary Liquor Licence. The process requires the local government to provide comments with respect to the following criteria:

- the location of the establishment;
- the proximity of the establishment to other social or recreational facilities and public buildings;
- the person capacity and hours of liquor service of the establishment;
- the impact of noise on the community in the immediate vicinity of the establishment; and
- the impact on the community if the application is approved.

This report supports Council's Strategic Plan 2022-2026 Focus Area #3 A Safe and Prepared Community:

> *Community safety and preparedness through effective planning, strategic partnerships and proactive programs.*

Analysis

Location of the Establishment

Romer's Burger Bar is situated at Vancouver International Airport (YVR) post-security. The location map is appended as Attachment 2. Romer's Burger Bar is situated at unit B3417.

Proximity of the Establishment to Other Social, Recreational and Public Building

There are no schools, parks or other public buildings near Romer's Burger Bar. Richmond residents are not affected by this business as it is situated in the USA & International Departures Terminal at YVR and only travelers or airport personnel that have gone through post-security can access this establishment.

Person capacity and Hours of Liquor Service of the Establishment

The Romer's Burger Bar is not amending the person capacity currently set at 70 persons. Romer's Burger Bar's operating hours are currently set at, Monday to Sunday, 9:00 AM to 11:00 PM. Romer's Burger Bar provided a letter of intent appended as Attachment 3. This outlines the unique nature of the location as a post-security area which gets travellers at all hours of the day and many on different time zones. There are also eight other locations in YVR post-security with 24 hour service hours and this would provide a level playing field if permitted.

The Impact of noise on the Community in the Immediate Vicinity of the Establishment

The establishment is located at the USA & International Terminal Building of YVR, in an area already impacted by aircraft noise. This business has been in operation since June of 2025 and no noted issues have been raised. It is staff's belief that no noticeable increase in noise would be present if the increase in hours of liquor service is supported. Being that the business is situated post security at YVR, Richmond residents will not be permitted to frequent this establishment unless they are travelling.

The Impact on the Community if the Application is Approved

The community consultation process for reviewing applications for liquor related licences is prescribed by the Development Application Fees Bylaw 8951 which under Section 1.8.1 calls for:

1.8.1 Every **applicant** seeking approval from the **City** in connection with:

(a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations;*

must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

(b) post and maintain on the subject property a clearly visible sign which indicates:

(i) type of licence or amendment application;
(ii) proposed person capacity;
(iii) type of entertainment (if application is for patron participation entertainment); and
(iv) proposed hours of liquor service; and

(c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

The required signage was posted on May 27, 2026, and three advertisements were published in the Vancouver Province newspaper on May 28, 2026, May 29, 2026, and May 30, 2026.

In addition to the advertised signage and public notice requirements, staff sent a letter to John Hadley, Manager, Commercial Services, of Vancouver International Authority, for distribution to businesses located at Vancouver International Airport. The letter provided information on the proposed liquor licence application and contained instructions on commenting on the application. The period for commenting for all public notifications ended June 27, 2026. From the community consultative process described, the City has not received any responses opposed to this application.

Other Agency Comments

As part of the review process, staff generally request comments from other agencies and departments such as Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue and Building Approvals. These agencies and departments provide due diligence and an assessment of the risk involved with approving the licence.

Richmond Fire Rescue and Building Approvals have no jurisdiction at YVR and no comment was provided. Vancouver Coastal Health Indicated that they have no concerns with this business. Richmond RCMP deferred this to YVR RCMP, and no concerns were brought forward.

Budgetary Implications

None

Conclusion

Both the community consultation process and due diligence around Romer's Burger Bar proposed amendment application to its Liquor Primary Liquor Licence surfaced no significant risks. The analysis concluded there should be no noticeable potential impact from noise, no significant impact to the community and no comments were received from the public. There were no concerns raised by City departments or other agencies. It is therefore, recommended that the application from Romer's Burger Bar to operate a Liquor Primary Licence with an increase in their hours of liquor service as described in this report be supported.

Respectfully submitted,

Mark Corrado, Director, Community Bylaws and Licencing

Report Contributors

This report was prepared by Victor Duarte, Program Manager, Business Licence and reviewed by Business Licence and RCMP.

Endorsed by Serena Lusk, CAO

Att. 1: Particulars of Application and City Comments
Att. 2: Map of YVR
Att. 3: Letter of Intent

Re: Application to Amend Liquor Primary Liquor Licence # 308690- Change to Hours of Liquor Service (Outside Service Hours) – Romer's Burger Bar – 3880 Grant McConachie Way. Unit B3417, Richmond, BC

1. That the application from SSP Canada Food Services Inc., doing business as: Romer's Burger Bar, operating at, 3880 Grant McConachie Way Unit B3417, requesting a change to hours of liquor service (Outside Service Hours) to Liquor Licence # 308690, be supported for:

    a) A permanent change to hours of liquor service;
        i. **From**, Monday to Sunday, 9:00 AM to 11:00 PM;
        ii. **To,** Monday to Sunday, 24 hours Service.

    b) Total person capacity will remain the same at 70 persons.

2. That a letter be sent to Liquor and Cannabis Regulation Branch advising that Council supports the amendment for a permanent change to hours of liquor service (Outside Service Hours) to Liquor Primary Liquor Licence # 308690, with the hours as listed above; and

3. Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licencing Regulations) are as follows:

    a) The impact of additional noise and traffic in the area of the establishment was considered;

    b) The potential impact on the community was assessed through a community consultation process;

    c) There is no history of non-compliance with this establishment;

    d) As the operation of a licenced establishment may affect nearby residents, businesses and property owners, the City gathered the views of the community through a community consultation process as follows:

        i) A letter was forwarded to Vancouver International Authority, Manager, Community Services, John Hadley, for distribution to businesses at Vancouver International Airport. The letter provided information on the application with instructions on how to submit comments or concerns; and

        ii) Signage was posted at the subject property, and three public notices were published in a newspaper distributed locally. The signage and public notice

provided information on the application with instructions on how to submit comments and concerns.

e) Council's comments on the general impact of the views of residents, businesses and property owners are as follows:

   i) The community consultation process was completed within 90 days of the application process; and

   ii) The community consultation process did not generate any comments and views of residents, businesses and property owners.

f) Council recommends the approval of the application for the reasons that this application has not been objected to by the majority of the residents, businesses and property owners in the area and community.

CNCL - 193

ATTACHMENT 2

LIQUOR AND CANNABIS REGULATION BRANCH
APPROVAL IN PRINCIPLE

Subject to the terms and/or conditions specified in the approval in principle letter(s) dated: October 25, 2024

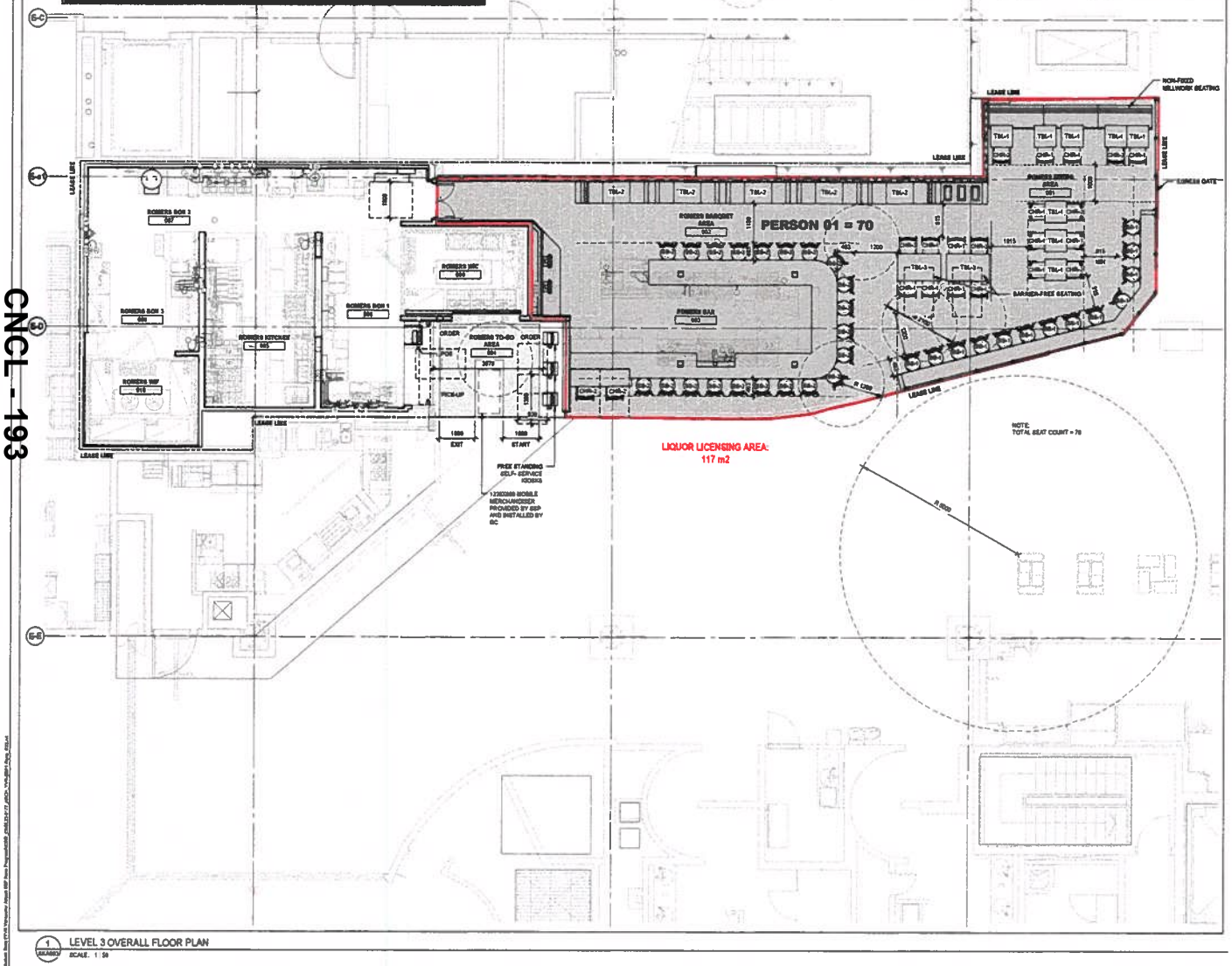
Job #: 096587 Max Person Capacity: Person 01 = 70

Authority: Darlene Spencer

LCRB OFFICIAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE AND AVAILABLE FOR INSPECTION AT ALL TIMES

Date Issued: July 29 2025

Licence # 308690 **General Manager**



1 LEVEL 3 OVERALL FLOOR PLAN
SCALE: 1 : 50

FURNITURE SCHEDULE		
MARK	COUNT	DESCRIPTION
BS-1	13	DRINKING RAIL STOOL
BS-2	21	BAR STOOL
CHR-1	13	CHAIR WITHOUT ARMS
CHR-2	9	CHAIRS WITH ARMS
TBL-1	8	MOVABLE TABLE
TBL-2	5	MOVABLE TABLE
TBL-3	2	MOVABLE TABLE

OCCUPANCY LOAD PER NBC OCCUPANT LOAD:
117 m² / 1.20 m² per person = 97 people

OCCUPANCY LOAD PER SEAT COUNT:
Total seat count = 70 people

"The Independent Professional Stamp hereon only operates to signify those documents have been submitted to the Independent Professional as specified in the Vancouver International Airport Authority Tenant Improvement Process and shall not constitute an approval of design services rendered by others or the design of any aspect of the Project."

2024-10-21

NO	DATE	ISSUED FOR	BY
A	10/11/24	LIQUOR LICENSE	

PRIME CONSULTANT
NORR
NORR Architects & Engineers Limited
175 Bloor Street East
North Tower, 15th Floor
Toronto, ON, Canada M4W 3R8

OWNER
YVR SSP

PROJECT
SSP RENO PROGRAM
ITB-PIER E
ROMERS
VANCOUVER INTERNATIONAL AIRPORT

DRAWN/CHECKED BY	APPROVED BY
TSAB	NORR
SCALE	Project No.
1 : 50	CN96L23-0177

SHEET TITLE
ARCHITECTURAL
LIQUOR LICENSE SKETCH

SHEET

SHEET NO.
SKA003

January 2, 2026

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

Re: *Letter on Intent – Change to Food Primary Liquor Hours*
SSP Canada Food Services, Inc.
Business License No. 25 014937

Dear Madam/Sir:

Please be advised we have filed an Application for Request to Change Hours to Food Primary Liquor License. The premises is located at Vancouver International Airport. Due to the various times of plane departures, we wish to operate 24 hours a day if possible. This will allow us to provide service to travelling public regardless of when they are travelling. We will not be making any other changes to the method of operation.

Should you have any questions or require further information, please contact Amanda Taylor of Skene Law Firm, P.C.

Sincerely,

SSP CANADA FOOD SERVICES, INC.

By: _____
GEORGE MBOYA

City of Richmond

Report to Committee

To:	General Purpose Committee	**Date:**	August 10, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	01-0157-30-RGST1/2025-Vol 01
Re:	**Response to Metro Vancouver's Referral: Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 – City of Surrey (105 - 175A Street)**		

Staff Recommendation

That the report titled "Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 – City of Surrey (105 - 175A Street)", dated August 10, 2026 from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

Executive Summary

The Metro Vancouver Regional District (MVRD) Board has initiated a Type 3 amendment to the Metro 2050 Regional Growth Strategy in response to a referral from the City of Surrey for a property at 105 - 175A Street. The City of Surrey's requested amendment involves redesignating the subject site from Employment to General Urban to accommodate 20 single-detached homes.

Staff conclude that it has limited land use impacts to the City of Richmond. As noted in the Metro Vancouver staff report, the proposal has minor regional implications due to its localized nature and its application to a single property. While the proposal could more fully advance Metro 2050 goals to provide diverse and affordable housing choices, the subject site is already located within the Urban Containment Boundary (UCB) and therefore would not require the extension of regional sewerage services or other infrastructure beyond the UCB. In addition, the anticipated sanitary flows and water demand associated with the development are expected to have a negligible impact on Metro Vancouver's regional utility systems. Staff recommend that this report be submitted to the MVRD Board as part of Metro Vancouver's consultation process.

Staff Report

Origin

The Metro Vancouver Regional District (MVRD) Board has initiated a process to consider amending the Metro 2050 Regional Growth Strategy (RGS), in relation to a request from the City of Surrey for the property located at 105-175A Street to propose 20 single-detached houses. In February 2026, Surrey City Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to Metro 2050 and in April 2026 was referred to Metro Vancouver for consideration and approval, forming the basis of this proposed amendment.

At its June 11, 2026 regular meeting, the Board of Directors of the MVRD adopted the following resolution:

That the MVRD Board:

a) *initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Employment to General Urban for the property located at 105 - 175A Street;*

b) *give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026";*

c) *notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and*

d) *direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.*

The City of Surrey's requested amendment to the Metro 2050 RGS involves re-designating the property at 105-175A Street from Employment to General Urban to accommodate 20 single-detached homes.

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

> *Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.*

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

> *Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.*

Analysis

The proposed amendment is a Type 3 amendment to the Metro 2050 RGS since the subject site is already within the Urban Containment Boundary (UCB). It requires that the amendment bylaw be passed by an affirmative 50% + 1 weighted vote of the MVRD Board.

Information about the Proposed Amendment at 105-175A Street

The subject site is a single parcel that is 1.1 hectares (2.7 acres) in area and about 190 metres north of the United States border in South Surrey. It is surrounded by residential uses on three sides, with single-family homes to the west, townhouses (currently under construction) to the north, and an Employment designated RV park to the south. Across 175A Street to the east are commercial uses, including the West Coast Tax & Duty Free store. The site has been vacant for several years with only a few storage containers and construction materials.

Surrounding land use designations include:

- Employment designated properties to the south; and,
- General Urban designated lands to the north, west and east;

The proposed amendment to the Metro 2050 RGS is to re-designate the existing Employment land at 105-174A Street to General Urban. The subject site is already within the UCB and Fraser Sewerage Area. The proposed amendment would accommodate 20 single-detached homes via subdivision and rezoning in the Douglas neighbourhood of South Surrey.

Figure 1 - Location Map and Surrounding Context



Figure 2 – Existing Metro 2050 RGS

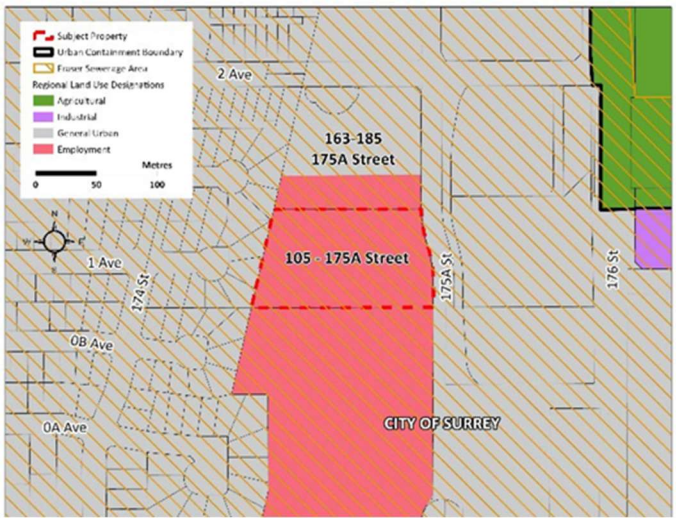


Figure 3 – Proposed Amendments to Metro 2050 RGS



Metro Vancouver staff confirmed there is a mapping error as the narrow strip of land north of the subject site should be designated as General Urban rather than Employment. This will be dealt with through a separate housekeeping amendment process.

Summary of the Metro 2050 RGS Amendment at 105-175A Street (City of Surrey)

A summary of the regional land use assessment contained in Metro Vancouver's report is as follows:

- Due to the vacancy of the subject site, the Metro Vancouver staff report has attributed this to a lack of market demand for employment space in this location. The subject site forms part of a 3.7 hectare area of regional Employment lands. The area is directly adjacent to residential uses and is not contiguous with other Employment or Industrial lands. Redesignation of the subject site could set a precedent for other Employment or Industrial lands in the area to be converted, which goes against Metro 2050 goals to support a sustainable regional economy. However, the staff report indicates the impact is likely to be contained to just this site.
- The proposal would facilitate the subdivision into 20 lots. The zoning supports up to four dwelling units per lot; however, the developer intends to develop a detached house with a secondary suite on each lot. Secondary suites may contribute to the secondary rental market, a form of housing tenure that is needed within the region.

City of Richmond Comments on the Proposed Metro 2050 RGS Amendment

City staff have reviewed Metro Vancouver's staff report and conclude that it has limited land use impacts to the City of Richmond. As outlined in the Metro Vancouver staff report, the amendment would contribute to minor regional implications due to its localized nature of a single property. However, the proposal could do further to advance Metro 2050 goals of increasing both the supply and diversity of housing. The proposal delivers single detached housing form in a zone that can permit up to four dwelling units per lot, which limits opportunities for more affordable and diverse housing types.

The subject site is also located within the UCB, meaning the proposal does not require an extension of regional sewerage services or other infrastructure beyond the UCB. The anticipated sanitary flows and water demand from the development are minimal and are expected to have a negligible impact on Metro Vancouver's regional utility systems.

Staff recommend that this report be submitted to the MVRD Board as part of Metro Vancouver's consultation process.

Budgetary Implications

None

Conclusion

Metro Vancouver has provided information on a proposed amendment to the Metro 2050 Regional Growth Strategy (RGS) in relation to a request from the City of Surrey for the area located in 105-175A Street in South Surrey to amend the regional land use designation from Employment to General Urban. The proposal would accommodate a 20-lot subdivision that would include a single detached house and secondary suite on each lot.

Staff conclude that the proposal has limited land use impacts to the City of Richmond. As indicated in the Metro Vancouver staff report, the proposed amendment would contribute to minor regional implications due to its localized nature of a single property. However, the proposal could further advance the Metro 2050 goals by providing more diverse and affordable housing choices.

Respectfully submitted,

John Hopkins, Policy Planning

Report Contributors

This report was prepared by Emily Huang, Planner 2.

Endorsed by Serena Lusk, CAO

Att. 1: Metro Vancouver Staff Report

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Regional Planning Committee

From: Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: May 11, 2026 Meeting Date: June 11, 2026

Subject: **Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 – City of Surrey (105 - 175A Street)**

RECOMMENDATION

THAT the MVRD Board:

a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Employment to General Urban for the property located at 105 - 175A Street;
b) give first, second, and third readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026*";
c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050*; and
d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.

EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 amendment to *Metro 2050* to change the regional land use designation of the property located at 105-175A Street from Employment to General Urban to accommodate 20 single-detached homes in the Douglas neighbourhood of South Surrey.

The proposed development involves a single parcel that is already within both the Urban Containment Boundary and Fraser Sewerage Area. The site is surrounded by established residential uses on three sides, including single-detached housing, townhouses, and an RV park, with commercial uses located to the east across 175A Street. The proposed amendment would not result in region-wide planning implications, and would have no meaningful impact on advancing the regional goals included in *Metro 2050*. The proposed Type 3 amendment is supportable as a small, localized adjustment within the existing urban area that is not inconsistent with *Metro 2050's* goals and strategies.

PURPOSE

This report provides the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro 2050*.

BACKGROUND

On February 23, 2026, Surrey City Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to *Metro 2050*. On April 2, 2026, Metro Vancouver received the City of Surrey's request to consider the proposed amendment for the property at 105-175A Street (**Attachment 1**).

PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The City of Surrey is proposing a *Metro 2050* amendment to re-designate the property at 105-175A Street from Employment to General Urban to accommodate 20 single-detached homes. Since the property is within the Urban Containment Boundary, this is a Type 3 amendment as per *Metro 2050* policy 6.3.4 (b). Type 3 amendments require an affirmative 50% + 1 weighted vote of the MVRD Board at each reading.

Table 1. Proposed Amendment

Address	105 - 175A Street
Site Size	1.1 hectares (2.7 acres)
***Metro 2050* Regional Land Use Designation**	Employment (Current) | General Urban (Proposed)
OCP Designation	Mixed Employment (Current) | Urban (Proposed)
Zoning	Business Park 3 (Current) | Small Lot Residential (Proposed)
Within the Urban Containment Boundary	Yes
In the Fraser Sewerage Area	Yes
In the Agricultural Land Reserve	No
In an Urban Centre or FTDA	No

Site Context

The property at 105 - 175A Street is approximately 190 metres north of the United States border in the Douglas neighbourhood of South Surrey. It is bounded on three sides by residential uses, including single-detached homes to the west, townhouses to the north (under construction), and an RV park to the south (designated Employment). To the east, across 175A Street, are commercial uses – notably, the West Coast Tax & Duty Free.

Figure 1. Site Context

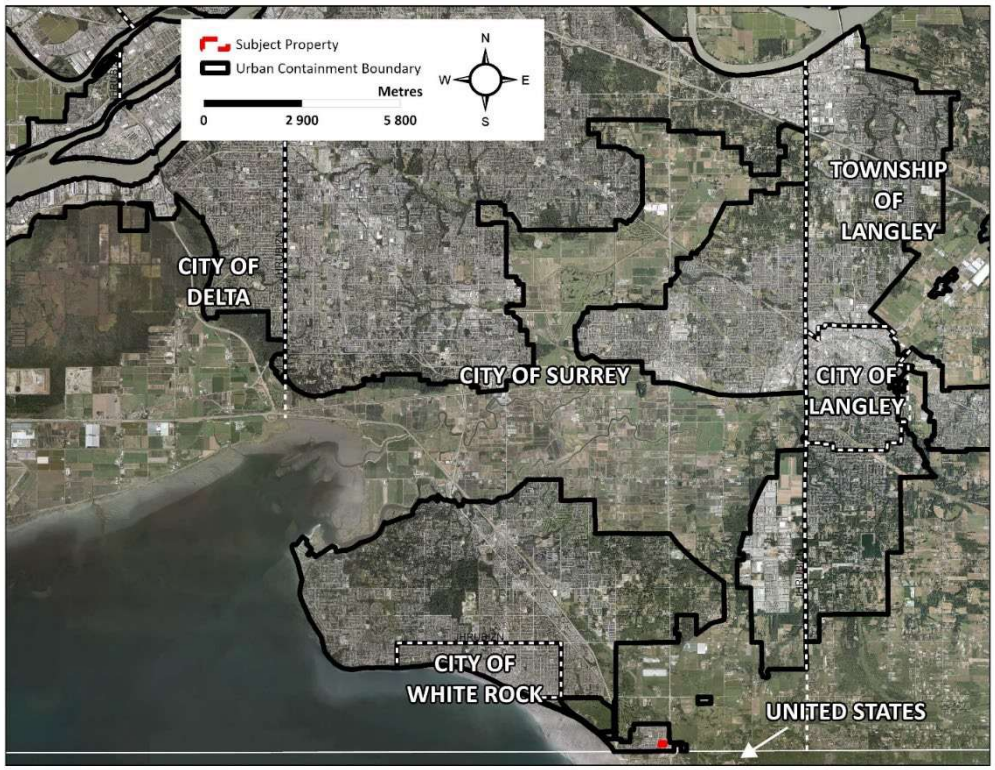
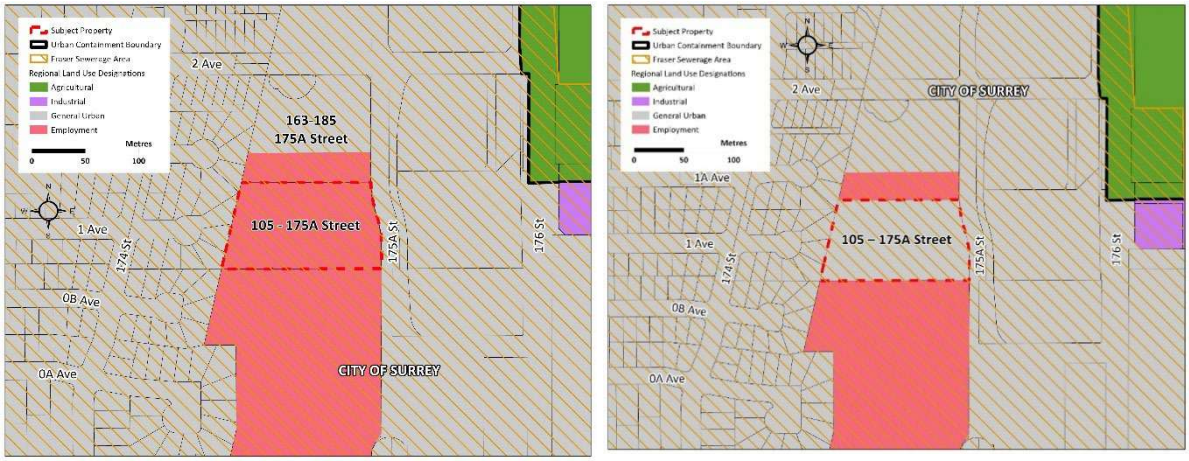


Figure 2. Site Context



Figure 3. Existing and Proposed Regional Land Use Designations – Employment to General Urban



REGIONAL PLANNING ANALYSIS

The proposed amendment is minor in scale and relates to a single small site within an established urban area. Typically, amendments to *Metro 2050* are reviewed against the full range of goals and strategies contained in the Regional Growth Strategy. However, given the limited scope of this application, its localized nature, and the absence of broader regional implications, a comprehensive assessment against all *Metro 2050* strategies would not be relevant or appropriate in this context. The analysis below focuses on the areas of *Metro 2050* that are most relevant to the proposed amendment.

Goal 2: Support a Sustainable Regional Economy

Goal 2 of *Metro 2050* includes strategies to promote land development patterns that support a diverse regional economy. This includes protecting and enhancing the region's supply of industrial and agricultural lands while supporting employment opportunities close to where people live.

The proposed amendment would result in the loss of a small area of *Metro 2050*-designated Employment lands. The subject site has been vacant for several years, indicating a lack of market demand for employment space in this location. Together with one adjacent site, the subject site forms part of a 3.7 ha area of Employment lands. The area is directly adjacent to residential uses and is not contiguous with other Employment or Industrial lands. Redesignation of the subject site could set a precedent for other Employment or Industrial lands in the vicinity, but the impact is likely to be limited to the adjacent site, which is also not in use for employment purposes. Overall, given the small land area in question and lack of employment activity, the amendment would have negligible impact to *Metro 2050* Goal 2.

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 4 of *Metro 2050* includes strategies that encourage greater supply and diversity of housing to meet a variety of needs. The proposed amendment would facilitate the subdivision of a vacant parcel into 20 lots and rezoning to Small Lot Residential Zone (R4). While this zoning supports up to four dwelling units per lot, the developer's current intention is to develop a detached house with a secondary suite on each lot. As proposed, the development would add a modest number of housing units, which are likely to be larger units appropriate for families. The proposed development includes secondary suites, which may contribute to the secondary rental market, a form of housing tenure that is needed within the region. Overall, the proposed RGS amendment would have a negligible impact on *Metro 2050* Goal 4.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

Below is a summary of anticipated impacts on Metro Vancouver's utility services.

Liquid Waste Services (GVS&DD)

The proposed development is approximately 15 km from the nearest Metro Vancouver sanitary sewer facility, the Rosemary Heights pressure sewer. The projected sanitary flows from the 20 proposed homes are estimated to be in the range of 1.0–1.25 L/s under wet weather flow conditions. Given the small scale of the development, the incremental increase in sanitary flows is expected to have a negligible impact on the regional sewer system.

Water Services (GVWD)

The proposed development would ultimately be supplied by the GVWD's Grandview Reservoir via the City of Surrey's Grandview Pump Station and municipal distribution system. The proposed land uses are expected to have negligible hydraulic impacts on GVWD's transmission system.

NEXT STEPS

If the Type 3 amendment is initiated and the associated bylaw receives an affirmative 50% + 1 weighted vote of the MVRD Board at first, second, and third readings, it will then be referred to all affected local governments (including member jurisdictions, TransLink, and adjacent regional districts), and local First Nations. It will also be posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for comment. All comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of final adoption.

Staff will note in the correspondence the negligible impact of the proposed amendment on the Regional Growth Strategy's goals and policies.

An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change is required from the City of Surrey to be considered concurrently with fourth reading of the amendment bylaw. It is expected that the City will submit the updated RCS to Metro Vancouver if the MVRD Board chooses to initiate the proposed amendment process for *Metro 2050* and gives first, second, and third readings to the amendment bylaw. This process is in alignment with *Metro 2050* and its associated implementation guidelines.

ALTERNATIVES

1. THAT the MVRD Board:
   a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Employment to General Urban for the property located at 105 -175A Street;
   b) give first, second, and third readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026*";
   c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050*; and
   d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.

2. THAT the MVRD Board decline the proposed amendment for the property located at 105 - 175A Street and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver. If the MVRD Board chooses Alternative 2, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

OTHER IMPLICATIONS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for information and discussion on May 15, 2026. Staff from the City of Surrey and Metro Vancouver presented the proposed amendment and were available to answer questions from committee members. No concerns were identified by RPAC members.

OPPORTUNTIES FOR PROCESS IMPROVEMENT

The proposed amendment represents a minor, site-specific application with limited regional implications, involving a single parcel within the Urban Containment Boundary and resulting in negligible impacts on regional systems and Metro 2050 objectives.

This application is being processed in accordance with the existing *Metro 2050* amendment framework. However, as identified in the April 2026 Board report, there is direction to pursue process improvements to streamline amendment procedures and reduce timelines, particularly for straightforward applications. In this context, the application serves as a clear example of a minor amendment where a more proportionate and efficient review process could be applied in the future, supporting ongoing work to improve timelines while maintaining appropriate regional oversight.

CONCLUSION

The City of Surrey has requested a Type 3 amendment to *Metro 2050* to change the regional land use designation of the property located at 105 - 175A Street from Employment to General Urban to accommodate 20 single-detached homes. The proposed development involves a single parcel that is already within both the Urban Containment Boundary and Fraser Sewerage Area. Regional Planning analysis concludes that the proposed amendment would not conflict with the achievement of *Metro 2050* goals. Staff recommend Alternative 1, to initiate the amendment process.

ATTACHMENTS

1. City of Surrey Regional Growth Strategy Amendment Application, dated April 2, 2026.
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026.
3. Presentation re: Metro 2050 Type 3 Proposed Regional Land Use Amendment.

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City of Richmond

Report to Committee

To:	General Purpose Committee	**Date:**	August 10, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	01-0157-30-RGST1/2025-Vol 01
Re:	**Response to Metro Vancouver's Referral: Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)**		

Staff Recommendation

That the report titled "Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)", dated August 10, 2026 from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

Executive Summary

The Metro Vancouver Regional District (MVRD) Board has initiated a Type 3 amendment to the Metro 2050 Regional Growth Strategy in response to a request from the City of Vancouver for the property at 1550 Burrard Street and 1655 West 1st Avenue (the Molson site), a former brewery. The proposal was reviewed against Guiding Principles and Rezoning Guidelines prepared by the City of Vancouver as there is no active rezoning application. The proposed amendment would:

- re-designate the Molson site from Industrial to General Urban to accommodate a mixed-use neighbourhood; and,
- result in the loss of 7.7 acres of industrial land.

Staff conclude that the proposal has limited land use impacts to the City of Richmond. The proposal does involve the trade-off of regionally limited Industrial designated lands in exchange for a mix of residential and employment uses that meet other important regional needs. The potential precedent for converting industrial land to housing should be considered in the broader regional context. Impacts to Metro Vancouver's utility infrastructure are expected to be minimal or are unknown at this time. Staff recommend that this report be submitted to the MVRD Board as part of Metro Vancouver's consultation process.

Staff Report

Origin

The Metro Vancouver Regional District (MVRD) Board has initiated a process to consider amending the Metro 2050 Regional Growth Strategy (RGS), in relation to a request from the City of Vancouver for the property located at 1550 Burrard Street and 1655 West 1st Avenue (the Molson site) to re-designate Industrial lands to General Urban to accommodate a mixed-use neighbourhood. In June 2026, Vancouver City Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to Metro 2050 RGS and was referred to Metro Vancouver for consideration and approval, forming the basis of this proposed amendment.

At its July 2, 2026 regular meeting, the Board of Directors of the MVRD adopted the following resolution:

That the MVRD Board:

a) *initiate the Metro 2050 amendment process for the City of Vancouver's requested regional land use designation amendment from Industrial to General Urban for the site located at 1550 Burrard Street and 1655 West 1st Avenue;*

b) *give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026";*

c) *notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and*

d) *direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment*

The City of Vancouver's requested amendment to the Metro 2050 RGS involves re-designating the property at 1550 Burrard Street and 1655 West 1st Avenue from Industrial to General Urban to accommodate a mixed-use neighbourhood.

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

> *Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.*

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

> *Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.*

Analysis

The proposed amendment is a Type 3 amendment to the Metro 2050 RGS since the subject site is already within the Urban Containment Boundary (UCB) and the Vancouver Sewerage Area. It requires that the amendment bylaw be passed by an affirmative 50% + 1 weighted vote of the MVRD Board.

Information about the Proposed Amendment at 1550 Burrard Street and 1655 West 1st Avenue (Molson Site)

The subject site, also known as the Molson site, is a single parcel that is 3.1 hectares (7.7 acres) in area, located at the southern foot of the Burrard Bridge. When the site was built in 1953 for the operation of the Molson Brewery, the False Creek area was surrounded by heavy industrial uses and was connected by the now decommissioned CP Railway. The site is not contiguous to any industrial lands in the area. In 2019, the 283,000 sq. ft brewery ceased operation and relocated to a larger facility in Chilliwack with direct access to Highway 1. Today, the surrounding area is made up of a mixed-use neighbourhood, with land uses that include residential, light industrial and employment, and parks.

Surrounding land uses include:

- South: General Urban and Employment designated area (an Armoury and Burrard Slopes Employment Area)
- East and North: General Urban, Squamish Reserve, and Sen̓áḵw residential development
- West: General Urban (parks, commercial and residential uses)

The proposed amendment to the Metro 2050 RGS is to re-designate the existing Industrial land use designation to General Urban to accommodate a mixed-use neighbourhood. The subject site is already within the UCB. Although requests from member jurisdictions to Metro Vancouver typically occur in the context of an active rezoning application or the adoption of an area plan, the City of Vancouver has not proposed a specific site or concept plan for the subject site. Instead, the City has provided Guiding Principles and Rezoning Guidelines, which if implemented through Vancouver's rezoning and development approvals process, it would result in a development that would generally be consistent with Metro 2050.

Once a site is re-designated, future development only needs to be consistent with the new regional land use designation and may differ from the original plan reviewed by the MVRD Board. While this is a risk with any Metro 2050 amendment, detailed planning and consultation help minimize that risk. The staff report concludes that the proposed amendment follows the same approach as other RGS amendments that redesignate land before detailed development plans are finalized.

The Guiding Principles and Rezoning Guidelines speak to six principles ranging from Reconciliation, Land Use, Urban Design, Transportation and Connectivity, Public Benefits and Public Space, and Implementation and Delivery. They are consistent with existing City strategies, plans, and regulations.

Figure 1 - Location Map and Surrounding Context

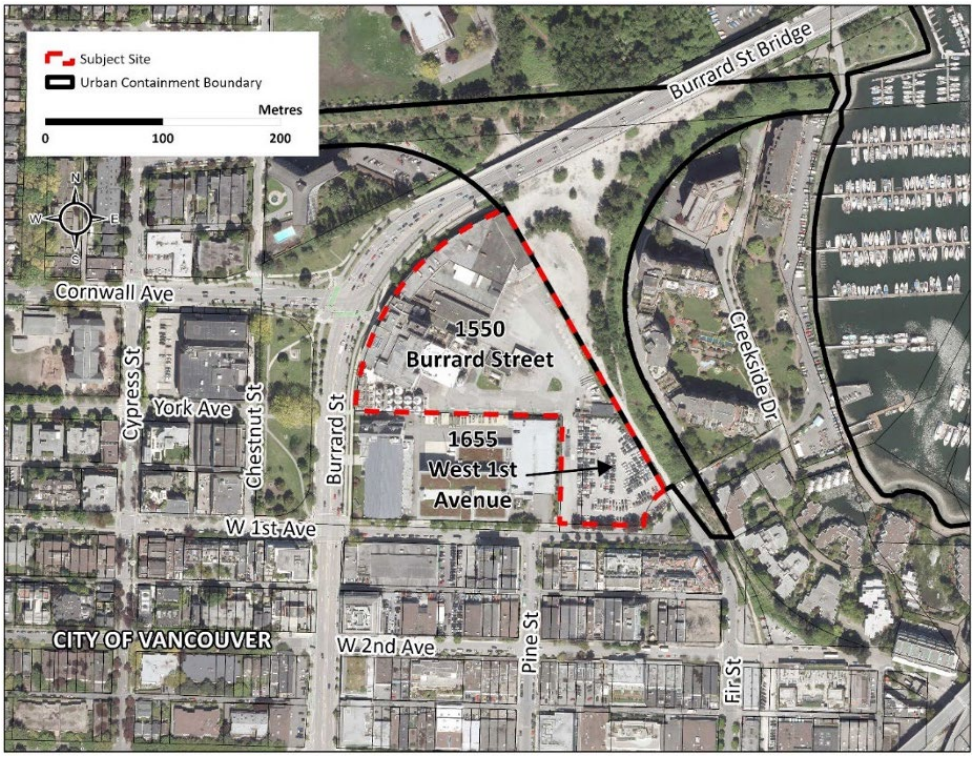


Figure 2 – Existing Metro 2050 RGS

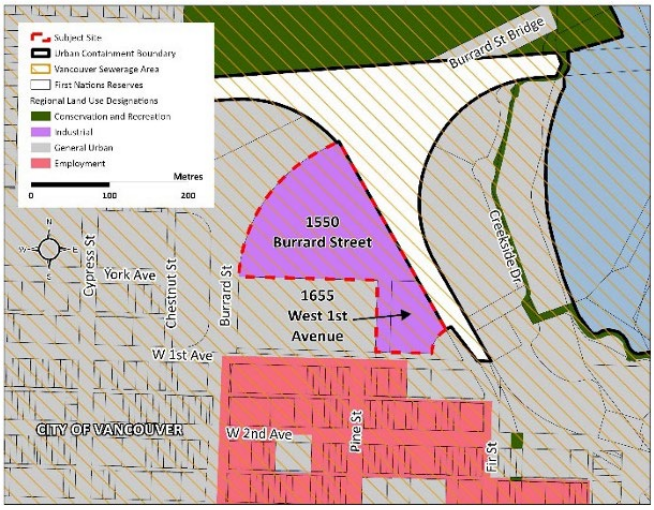
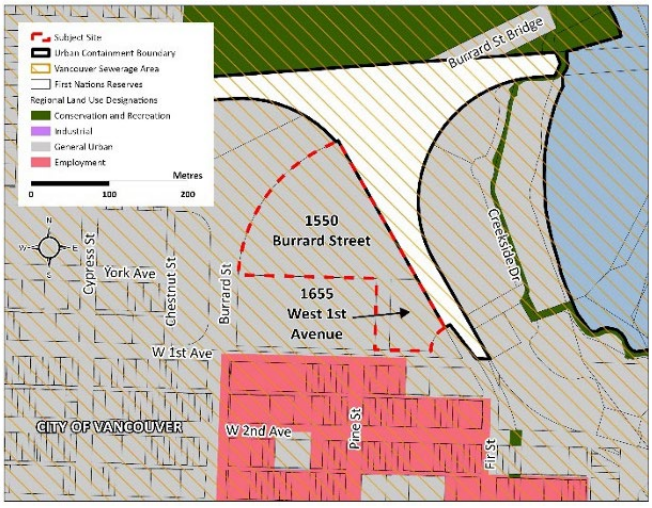


Figure 3 – Proposed Amendments to Metro 2050 RGS



<u>Summary of the Metro 2050 RGS Amendment at 1550 Burrard Street and 1655 West 1st Avenue (Molson Site)</u>

A summary of the regional land use assessment contained in Metro Vancouver's report is as follows:

- The proposal accommodates future growth within the UCB and a major Urban Centre in the region. Even though there is no specific dwelling unit or job space proposed, it is well

positioned to support regional dwelling and employment growth while advancing a complete community with a range of services and amenities.

- The proposal results in the loss of 7.7 acres of industrial land which is not consistent with Metro 2050 to protect the region's limited industrial land supply.
- While the former industrial site has no significant ecosystem on site, the proposal notes that future development would follow city policies around green building and sustainable measures.
- City of Vancouver's Guiding Principles support a mix of housing types, including strata, rental, affordable, and social housing, consistent with City housing policies. While the proposal does not specify the number of units, it indicates the site could accommodate thousands of new homes, supporting Metro 2050's housing objectives.
- The proposal supports Metro 2050's transportation objectives by concentrating growth in a well-served Frequent Transit Network, proximity to Downtown Vancouver and incorporating improvements for walking, cycling, transit access, and goods movement.

City of Richmond Comments on the Proposed Metro 2050 RGS Amendment

City staff have reviewed Metro Vancouver's staff report and conclude that it has limited land use impacts to the City of Richmond. However, as outlined in the Metro Vancouver staff report, it does involve the trade-off of regionally limited Industrial designated lands in exchange for a mix of residential and employment uses that meet other important regional needs. Consideration should be evaluated against the broader regional context that could set precedence for industrial land conversion to housing. It should also be noted that light industrial uses could be accommodated under the existing land use designation, if they are compatible with the site's proximity to high-density residential development. This approach would be consistent with the uses in the Burrard Slopes employment area, south of the site.

The proposed development is also expected to have minimal impact on Metro Vancouver's regional wastewater system during dry weather conditions. While wet weather conditions could increase the volume and duration of combined sewer overflows within the Vancouver Sewerage Area, further utility planning and modelling would be undertaken for capacity. Although wastewater would ultimately be treated at the Iona Wastewater Treatment Plant on Sea Island, there are no direct impacts to Richmond. The staff report is unable to comment on regional water supply impacts at this stage due to insufficient information.

Budgetary Implications

None

Conclusion

Metro Vancouver has provided information on a proposed amendment to the Metro 2050 Regional Growth Strategy (RGS) in relation to a request from the City of Vancouver for the area located at 1550 Burrard Street and 1655 West 1st Avenue (the Molson site) to amend the regional land use designation from Industrial to General Urban. The proposal would accommodate a mixed-use neighbourhood. As the City of Vancouver is not processing an active rezoning or amendment to the ODP, the proposed amendment was submitted along with Guiding Principles and Rezoning Guidelines to support Metro Vancouver staff review in the absence of a specific site plan.

Staff conclude that the proposal has limited land use impacts to the City of Richmond but it does involve the trade-off of regionally Industrial designated lands in exchange for a mix of residential and employment uses that meet other important regional needs. This site was once part of the industrial hub along False Creek but the surrounding area has changed over the past several decades and has changed to a mixed-use neighbourhood, with land uses that include residential, light industrial and employment, and parks. Consideration should be evaluated against the broader regional context that could set precedence for industrial land conversion to housing. Staff recommend that this report be submitted to the MVRD Board as part of Metro Vancouver's consultation process.

Respectfully submitted,

John Hopkins, Policy Planning

Report Contributors

This report was prepared by Emily Huang, Planner 2.

Endorsed by Serena Lusk, CAO

Att. 1: Metro Vancouver Staff Report

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Regional Planning Committee

From: Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: June 19, 2026 Meeting Date: July 2, 2026

Subject: **Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)**

RECOMMENDATION

THAT the MVRD Board:

a) initiate the *Metro 2050* amendment process for the City of Vancouver's requested regional land use designation amendment from Industrial to General Urban for the site located at 1550 Burrard Street and 1655 West 1st Avenue;
b) give first, second, and third readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026*";
c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050*; and
d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.

EXECUTIVE SUMMARY

The City of Vancouver is requesting a Type 3 amendment to *Metro 2050* for 1550 Burrard Street and 1655 West 1st Avenue (the Molson site). The proposed amendment would re-designate Industrial lands to General Urban to accommodate a mixed-use neighbourhood. The subject site is within the Urban Containment Boundary and Vancouver Sewerage Area and currently contains the former Molson brewery building that has not been operational since 2019. The site is adjacent to the significant new Seńáḵw residential development and the federal Seaforth Armoury and Hoffmeister Building, and is surrounded by parks, residential and commercial uses, and employment areas.

Regional Planning analysis concludes that, on balance, the proposed amendment is supportable. The proposed amendment reflects the site's unique context and strategic location within the Metropolitan Core, where a transition to mixed-use development can deliver significant benefits, including new housing supply, expanded employment opportunities, and a more complete, transit-oriented community. While the amendment involves the loss of regionally-designated Industrial lands, this trade-off is acceptable given the site's limited suitability for continued industrial use and the potential to advance broader regional objectives related to housing, economic diversification, and sustainable urban growth.

The requested *Metro 2050* Type 3 amendment bylaw requires adoption through an affirmative 50% + 1 weighted vote of the MVRD Board.

PURPOSE

This report provides the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Vancouver's request to amend *Metro 2050* for the Molson site.

BACKGROUND

On June 2, 2026, Vancouver City Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to *Metro 2050* for the site located at 1550 Burrard Street and 1655 West 1st Avenue ("Molson Site"). On June 4, 2026, Metro Vancouver received the City of Vancouver's request to consider the proposed amendment (**Attachment 1**).

SITE CONTEXT

The Molson Site is located at the southern foot of the Burrard Bridge. Vancouver's application materials note that, at the time of construction in 1953, "False Creek was surrounded by heavy industrial uses and connected regionally via the now de-commissioned CP Railway." Today, the area contains a number of land uses, including residential, light industrial and employment, and parks. Most immediately, the triangular-shaped Molson Site is adjacent to the federal Seaforth Armoury and Hoffmeister Building (to the south) and the Squamish Reserve (to the east and north). The latter is home to a significant residential development known as Seńáḵw. Across Burrard Street are parks, commercial and residential uses, while the Burrard Slopes employment area is located across 1st Avenue to the south (i.e. vehicle sales and repair, light manufacturing, creative industries, showrooms, and offices).

Figure 1. Sub-Regional Context

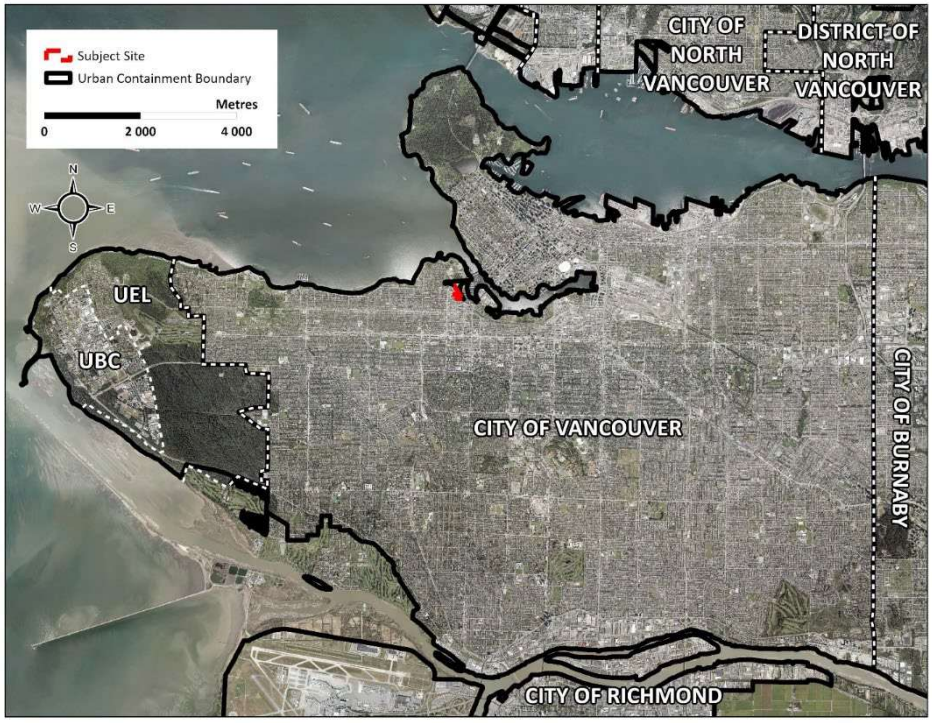


Figure 2. Site Context

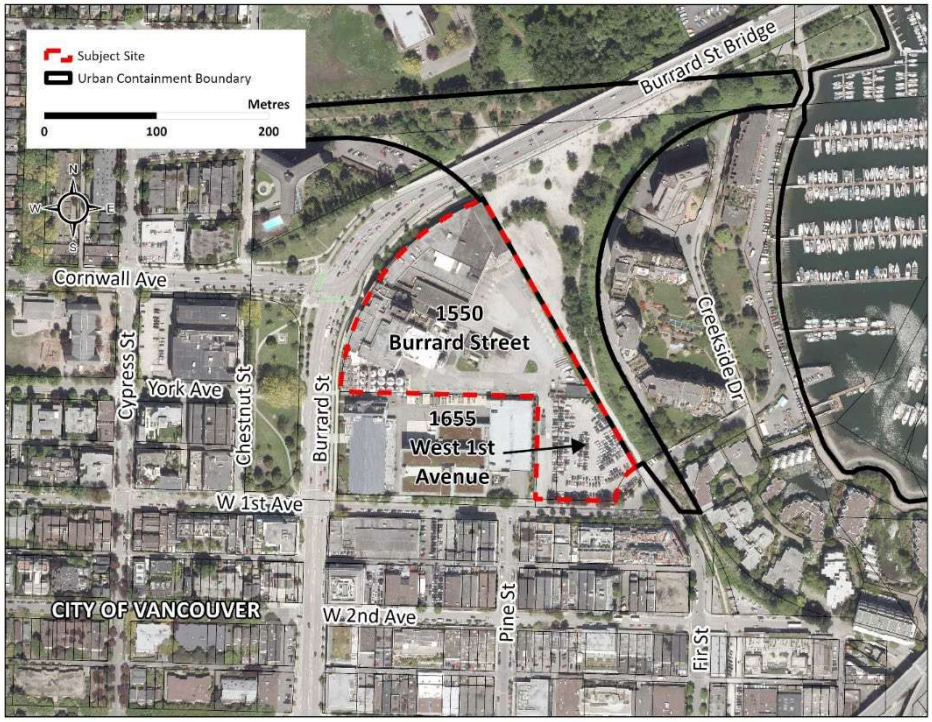
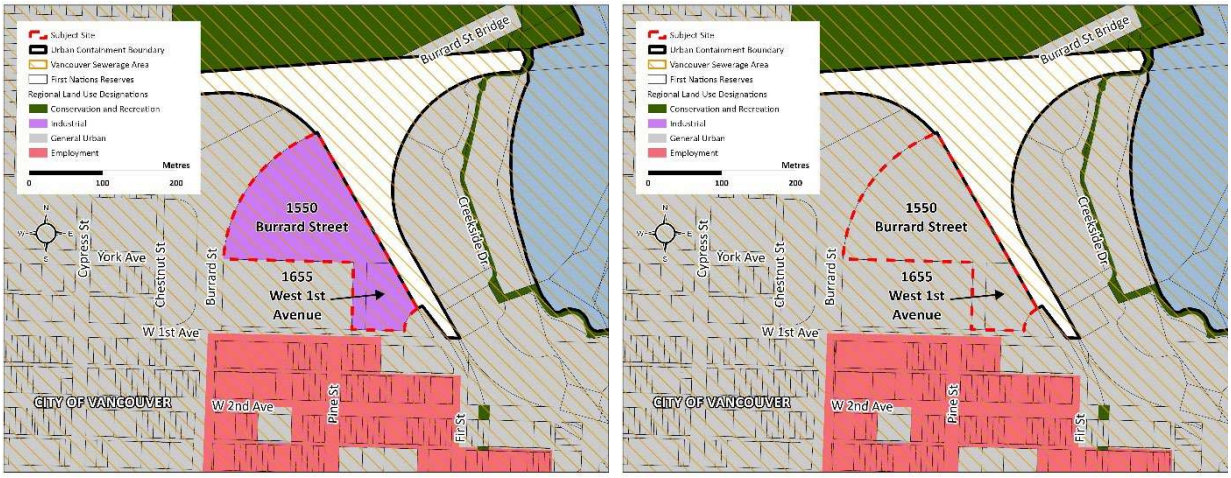


Figure 3. Existing and Proposed Regional Land Use Designations – Industrial to General Urban



PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The City of Vancouver is proposing a *Metro 2050* amendment to re-designate the Molson Site from Industrial to General Urban to accommodate a mixed-use neighbourhood. Since the subject site is within the Urban Containment Boundary, this is a Type 3 amendment as per *Metro 2050* policy 6.3.4 (b). Type 3 amendments require an affirmative 50% + 1 weighted vote of the MVRD Board at each reading.

Table 1. Proposed Amendment

Address	1550 Burrard Street and 1655 West 1st Avenue
Site Size	3.1 hectares (7.7 acres)
***Metro 2050* Regional Land Use Designation**	Industrial (Current) | General Urban (Proposed)
ODP Designation	Industrial and Employment (Current) Mixed-Use High-Rise 2 (Proposed)
Zoning	M-2 (Current) | *No rezoning proposed*
Within the Urban Containment Boundary	Yes
In the Vancouver Sewerage Area	Yes
In an Urban Centre or FTDA	Yes

Guiding Principles and Rezoning Guidelines

Requests from member jurisdictions to amend *Metro 2050* typically occur in the context of an active rezoning or adoption of an area plan – both of which usually involve amendments to the overarching Official Community Plan (OCP) or Official Development Plan (ODP). In this instance, no site or concept plan has been provided. In the absence of this information, the City of Vancouver has provided Guiding Principles and Rezoning Guidelines for the Former Molson Brewery Site ("Guiding Principles"), which are included in **Attachment 1**. The Guiding Principles are summarized below:

Reconciliation: The Reconciliation principle emphasizes that redevelopment should be guided by ongoing collaboration with the Musqueam, Squamish, and Tsleil-Waututh Nations, respecting their rights, cultures, and self-determination. It recognizes the site's location on unceded territories of cultural significance and calls for integrating Indigenous knowledge, presence, and cultural expression into the planning, design, and public realm.

Land Use: The Land Use principle emphasizes redevelopment of the site as a mixed-use neighbourhood that delivers significant new job space alongside a diverse range of housing options. It calls for a minimum 1:1 replacement of existing industrial floor space with employment uses that are compatible with nearby residential development, while encouraging additional job growth through a mix of light industrial, commercial, institutional, and service uses. In parallel, the principle supports the provision of a range of housing types, including market, rental, and affordable housing.

Urban Design: The Urban Design principle emphasizes development that is contextually responsive and integrated with the surrounding neighbourhood, with built form that transitions in scale, enhances the public realm, and reflects the area's cultural significance. It supports high-quality design that contributes to a cohesive urban form within the Metro Core, while advancing regenerative, climate-responsive approaches that reduce emissions, enhance resilience, and incorporate nature-based systems.

Transportation and Connectivity: The Transportation and Connectivity principle emphasizes creating a highly accessible, transit-oriented, and car-lite community that prioritizes walking, cycling, rolling, and transit use. It supports integrating the site into the broader transportation network through improved active transportation connections, enhanced transit access, and coordinated planning with adjacent developments, while ensuring accessibility for people of all ages and abilities. The principle also highlights opportunities to collaborate with partners to strengthen transit service and connectivity, supporting reduced car dependency.

Public Benefits and Public Spaces: The Public Benefits and Public Spaces principle emphasizes creating a complete, livable, and inclusive community supported by a range of amenities, services, and infrastructure to meet the needs of a growing and diverse population. It highlights the importance of delivering well-designed public spaces as a central organizing element of the site, including parks, plazas, and gathering areas that are connected to the broader public realm.

Implementation and Delivery: The Implementation and Delivery principle emphasizes a coordinated and phased approach to redevelopment to ensure that job space, housing, infrastructure, and amenities are delivered in a timely manner to support growth. It highlights the role of the rezoning process in establishing a phasing and implementation plan to help ensure the timely delivery of agreed-upon public benefits.

The Guiding Principles are the basis of Metro Vancouver's staff assessment of the proposed amendment. An overarching theme of the staff assessment is that the Guiding Principles, if effectuated through the rezoning process, would result in a development generally consistent with *Metro 2050*. However, given the Guiding Principles' lack of policy or bylaw status, responsibility for incorporating and implementing the Guiding Principles in the development plan rests with the City of Vancouver through its rezoning and approval processes.

It is worth noting that, once a site is re-designated to a new Regional Land Use Designation, any development consistent with the new designation may theoretically occur, even if it diverges from the original site or area plan considered by the MVRD Board. This represents a risk for any *Metro 2050* amendment, although it can be mitigated to some extent if detailed planning and consultation has occurred. In this way, the proposal for the Molson Site is not significantly different from other area plan-based Regional Growth Strategy amendments that request changes to Regional Land Use Designations without detailed development plans.

REGIONAL PLANNING ANALYSIS

The City of Vancouver's proposed *Metro 2050* amendment has been assessed in relation to the applicable *Metro 2050* goals and policies. The intent of the assessment is to identify any potential regional planning implications and the regional significance of the proposed land use changes with respect to *Metro 2050*, not to duplicate the municipal planning process.

Municipal Benefits

The redevelopment of the Molson site would provide the City and the region with long-term benefits and support the critical need for more housing (including rental and affordable options), as well as employment space and jobs. The City's application highlights how the site is no longer suited to the current heavy industrial zoning given the changes to the surrounding area, including a lack of connectivity to trucking and rail routes. The City also highlights its diversity of industrial and mixed employment areas that each serve distinct needs, and how transitioning this site to mixed use would best fit the surrounding neighbourhoods and objectives for the area.

Alignment with Metro 2050

Goal 1: Create a Compact Urban Area

Goal 1 of *Metro 2050* includes strategies to concentrate urban development within the Urban Containment Boundary and to direct the majority of growth to Urban Centres and transit corridors.

The subject site is located within both the Urban Containment Boundary and the Vancouver Sewerage Area. It is also located within the Metropolitan Core, one of the major Urban Centres for the region.

Although the proposal does not detail a specific number of dwelling units or amount of job space, any residential or employment development within the Metropolitan Core advances the achievement of dwelling unit and employment growth targets set out in Table 2 of *Metro 2050.* Additionally, the proposal emphasizes the provision of a connected and complete community with a range of services and amenities in alignment with Strategy 1.3.

Goal 2: Support a Sustainable Economy
Goal 2 of *Metro 2050* includes strategies to promote land development patterns that support a diverse regional economy.

The proposal for employment uses in this location contributes to the aims of Strategy 2.1, to support employment opportunities close to where people live. The proposal highlights how the City of Vancouver would seek to secure a minimum 1:1 replacement of existing job space on the (283,000 sf) through a rezoning process, and strongly encourages net new job space, suggesting a range of options including light industrial, office, retail, and institutional. From a regional perspective, a focus on the reprovision of light industrial job space is recommended to help mitigate the impacts of loss of industrial land on the region's economy.

However, the proposed amendment would result in the loss of 7.7 acres of regionally-designated Industrial lands, which does not align with Strategy 2.2 that seeks to protect the region's limited supply of Industrial lands. As a large industrial site, the location presents a strong opportunity for industrial intensification, as encouraged by *Metro 2050* Policy 2.2.9(c)(iv). While heavy industrial uses may no longer be appropriate in view of the site's proximity to high-density residential uses, the development of intensified light industrial activities could be brought forward under the existing Industrial land use designation.

Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards
Goal 3 of *Metro 2050* includes strategies to protect, enhance, restore, and connect ecosystems while advancing land uses that reduce greenhouse gas emissions and improve resilience to climate change impacts.

As a former industrial site, there are no significant ecosystems on site. The proposal highlights City policies that would guide the future development around green building, zero emissions, and stormwater management that align with Goal 3.

Goal 4: Provide Diverse and Affordable Housing Choices
Goal 4 of *Metro 2050* includes strategies that encourage greater supply and diversity of housing to meet a variety of needs, expand rental housing supply, and meet the housing needs of lower income households.

The Guiding Principles state that "redevelopment of the site should deliver a variety of new housing opportunities which could include strata, purpose-built rental, affordable and social housing to support a diversity of household types, incomes, and backgrounds." It further notes that the affordable housing requirements for the Molson Site will follow the City's requirements outlined in the *Rezoning Policy for Sustainable Large Developments* or applicable policies in place at the time of rezoning. The City's current policy requires a minimum of 30% total residential floor area for affordable housing including 20% social housing and 10% secured rental and below-market rental housing. While no specifics are provided around the amount of housing, the proposal notes the site could accommodate "thousands" of new homes, suggesting the proposed amendment could result in a significant amount of new housing,

including rental and affordable options, that would undoubtedly advance *Metro 2050* Goal 4, as well as the regional target to achieve 15% of newly completed housing near transit as affordable rental housing.

Goal 5: Support Sustainable Transportation Choices
Goal 5 of *Metro 2050* includes strategies to coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, while supporting the safe and efficient movement of vehicles for goods and services.

The site is strategically located in proximity to Downtown Vancouver and served by the Frequent Transit Network. It is about 1.1 km walking distance from the South Granville SkyTrain Station, which is part of the Broadway Subway Project that is scheduled to open in 2027. It is well-served by sidewalks and bike lanes, including protected bikeways on both Burrard Street and 1st Avenue. The site is located along a designated municipal truck route (Burrard Street), which would facilitate goods movement to and from the site and support industrial or employment activities.

The Guiding Principles describe several improvements that ought to be included as part of the development. These include prioritizing accessibility, improving existing active transportation connections (including to rapid transit stations), minimizing general purpose vehicle parking, and coordinating with surrounding land uses. The Guiding Principles also note that transit improvements in the area are already planned as a result of the newly-adopted Burrard Peninsula Area Transport Plan and the neighbouring Seńáḵw development, the latter of which is expected to deliver the proposed Burrard Bridge transit hub.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES
Below is a summary of anticipated impacts on Metro Vancouver's utility services.

Liquid Waste Services (GVS&DD)
The proposed development will be serviced by the City of Vancouver's municipal sewer system, which will convey flows to the GVS&DD's 8th Avenue Interceptor and the Iona Wastewater Treatment Plant. During dry weather conditions, the additional flows are expected to have minimal impact on the regional sewers. However, depending on the scale and timing of development, wet weather conditions could increase both the volume and duration of combined sewer overflows within the Vancouver Sewerage Area.

As such, more detailed utility planning by both the City and GVS&DD will be required to ensure that regional systems can accommodate the additional growth. Once more detailed development information is available, it should be shared with GVS&DD staff for incorporation into the regional sewer model dataset. Metro Vancouver staff recommended that the City of Vancouver continue to reduce wet weather flows to the 8th Avenue Interceptor via its sewer separation initiatives.

Water Services (GVWD)
The proposed redevelopment would ultimately be supplied by GVWD's Capilano Mains 4 and 5 and the City of Vancouver's municipal distribution system. Without further details to estimate the projected water demand for the development, Metro Vancouver staff are unable to comment on the impact on GVWD's transmission system.

NEXT STEPS
The City of Vancouver's application notes that this amendment is being submitted to Metro Vancouver concurrently with a referral to a local Public Hearing (i.e. at the time of first reading). Typically, *Metro 2050* amendments are received following municipal third reading. However, Metro Vancouver can

receive applications at earlier stages of the municipal process, provided that no changes occur following subsequent municipal readings. In this instance, if the Vancouver Official Development Plan amendment is changed or refused by City Council at Public Hearing, the City intends to update or withdraw the *Metro 2050* amendment.

If the Type 3 amendment is initiated by the MVRD Board and the associated bylaw receives an affirmative 50% + 1 weighted vote at first, second, and third readings, it will then be referred to all affected local governments (including member jurisdictions, TransLink, and adjacent regional districts), and local First Nations. It will also be posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for comment. All comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of final adoption. If advanced by the Board it is intended that the amendment would be brought back for consideration at the September Board meeting. Given that the consultation period would occur over the summer months, the comment period will be extended to mid-September to provide greater opportunity for engagement with member jurisdictions and stakeholders.

An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change is required from the City of Vancouver to be considered prior to fourth reading of the amendment bylaw. It is expected that the City will submit the updated RCS to Metro Vancouver if the MVRD Board chooses to initiate the proposed amendment process for *Metro 2050* and gives first, second, and third readings to the amendment bylaw. This process is in alignment with *Metro 2050* and its associated implementation guidelines.

ALTERNATIVES

1. THAT the MVRD Board:
   a) initiate the *Metro 2050* amendment process for the City of Vancouver's requested regional land use designation amendment from Industrial to General Urban for the site located at 1550 Burrard Street and 1655 West 1st Avenue;
   b) give first, second, and third readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026*";
   c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050*; and
   d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.

2. THAT the MVRD Board decline the proposed amendment for the site located at 1550 Burrard Street and 1655 West 1st Avenue and notify the City of Vancouver of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver. If the MVRD Board chooses Alternative 2, a dispute resolution process may take place as prescribed by the Local Government Act. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

OTHER IMPLICATIONS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for discussion on June 19, 2026. Staff from the City of Vancouver and Metro Vancouver presented the proposed amendment and were available to answer questions from committee members.

Questions and comments from RPAC members addressed:

- How on- or off-site replacement of existing industrial capacity is considered as part of Metro Vancouver's assessment; and
- The City of Vancouver's approach to reconciliation.

As part of the standard Regional Growth Strategy amendment process under Metro 2050, the application will be circulated to First Nations referral offices for review and comment. Any feedback received from First Nations will be documented and reported back to the Board as part of the final consideration of the bylaw.

CONCLUSION

The City of Vancouver has requested a Type 3 amendment to *Metro 2050* to change the regional land use designation of the Molson site from Industrial to General Urban to accommodate a mixed-use neighbourhood. The subject site is within the Urban Containment Boundary and Vancouver Sewerage Area. Regional Planning analysis concludes that the proposed amendment is supportable, however, it does involve the trade-off of regionally limited Industrial designated lands in exchange for a mix of residential and employment uses that meet other important regional needs. Staff recommend Alternative 1, to initiate the amendment process.

ATTACHMENTS

1. Letter re City of Vancouver Regional Growth Strategy Amendment Application for the Former Molson Brewery Site (1550 Burrard Street and 1655 West 1st Avenue), dated June 3, 2026.
2. *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026*.
3. Presentation re: Metro 2050 Type 3 Proposed Regional Land Use Amendment.

84735235

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	August 6, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	07-3070-01/2025-Vol 01
Re:	**Re-allocation of 2026 Child Care Grant Funding**		

Staff Recommendation

That the 2026 Child Care Capital Grant of $9,049 awarded to Atira Women's Resource Society be divided in equal parts and re-allocated to the Developmental Disabilities Association and the Society of Richmond Children's Centres as outlined in the report titled "Re-allocation of 2026 Child Care Grant Funding", dated August 6, 2026, from the General Manager, Planning and Development.

Executive Summary

This report seeks Council approval to re-allocate the 2026 Child Care Capital Grant of $9,049 awarded to Atira Women's Resource Society for equipment for River Run and Willow Early Care and Learning Centres to the Developmental Disabilities Association and the Society of Richmond Children's Centres. This follows Atira Women's Resource Society's termination of its leases and closure of these two facilities prior to the grant funds being utilized.

It is recommended that the funds be divided equally between the new Council-appointed operators of the facilities, the Developmental Disabilities Association and the Society of Richmond Children's Centres to support capital purchases of furniture and equipment necessary to comply with the Child Care Licensing Regulation and to deliver high-quality licensed child care programs.

Staff Report

Origin

On February 9, 2026, Council awarded a 2026 Child Care Capital Grant of $9,049 to Atira Women's Resource Society (Atira) to purchase two new indoor loft structures to supplement the programming at River Run Early Care and Learning Centre (River Run) and Willow Early Care and Learning Centre (Willow). The Child Care Capital Grants, administered under Child Care Development Policy 4017 (Attachment 1) and the Child Care Grant Program Guidelines (Attachment 2), provide funding for eligible non-profit operators of licensed child care towards the capital costs of furniture and equipment. This supports the delivery of quality, accessible and affordable child care in Richmond.

On April 24, 2026, Atira notified the City that they intended to terminate their leases with the City and cease operations of River Run and Willow on June 26, 2026. This was an unprecedented occurrence for the City and every effort has been made to mitigate the impact to children and families and rapidly re-tenant the facilities. River Run has since been leased to the Developmental Disabilities Association (DDA) and reopened on July 20, 2026. Willow has been leased to the Society of Richmond Children's Centres (SRCC) and will reopen on September 1, 2026. At the time Atira ceased operations, the Child Care Capital Grant funds that Atira received in 2026 had not been used and were subsequently returned to the City.

This report supports Council's Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

> *Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.*

The purpose of this report is to seek Council's approval to re-allocate the Child Care Capital Grant funding that was awarded to Atira in 2026 for River Run and Willow to the new operators of these facilities.

Analysis

Background

As part of the transition of River Run and Willow to the new operators, Atira offered to donate the equipment and furnishings that were onsite to DDA and SRCC in order to support their operations. Upon review by the new operators, a number of these items were found to be damaged, worn or in need of replacement in order to comply with the Child Care Licensing Regulation or to ensure a broad range of quality learning experiences for the children. A list of the necessary equipment and furnishings for River Run is included in Attachment 3 and for Willow in Attachment 4. The previously approved loft structures are no longer the highest priority needs.

In order to support both of the new operators in the expedited provision of high-quality child care at these two facilities, it is recommended to divide equally Atira's unused 2026 Child Care Capital Grant funding of $9,049 and re-allocate to DDA and SRCC to support River Run and Willow operations as was originally intended at the time the grant was awarded.

2026 Child Care Capital Grant Program – Eligibility and Compliance

As non-profit societies delivering licensed child care in Richmond, DDA and SRCC satisfy the Child Care Grant Program eligibility criteria and do not currently have outstanding grant-related reports or funding from 2026 or prior years to reconcile with the City. If awarded the proposed re-allocation of grant funding, both organizations will be subject to the requirements of the Child Care Grant Program Guidelines and associated reporting requirements.

Budgetary Implications

None.

Conclusion

The Child Care Grant Program supports non-profit organizations delivering licensed child care in Richmond. DDA and SRCC have been fundamental in mitigating the loss of child care for families attending River Run and Willow through the rapid re-licensing and re-opening of the facilities. Due to extenuating circumstances and in support continued availability of high-quality child care in the Bridgeport and Oval Village neighbourhoods, it is recommended that the 2026 Child Care Capital Grant previously awarded to Atira be re-allocated to the Developmental Disabilities Association and the Society of Richmond Children's Centres to support River Run and Willow operations as originally intended.

Respectfully submitted,

Kim Somerville, Director, Community Social Development

Report Contributors

This report was prepared by Annie Lam, Planner 2, Child Care and reviewed by Finance Department.

Endorsed by Serena Lusk, CAO

Att. 1: Child Care Development Policy 4017
2: Child Care Grant Program Guidelines
3: DDA River Run Capital Needs Report
4: SRCC Willow Capital Needs Quotation

City of Richmond

Policy Manual

Page 1 of 5	**Child Care Development Policy**	**Policy 4017**
	Adopted by Council: January 24, 2006 Amended by Council: April 10, 2012, December 8, 2014, September 14, 2015, November 18, 2019, January 29, 2024	

POLICY 4017:

It is Council policy that:

1. GENERAL

1.1 The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers and employees.

2. PLANNING

2.1 To address child care needs, the City will: plan, partner and, as resources and budgets become available, support a range of quality, affordable child care.

3. PARTNERSHIPS

3.1 The City of Richmond is committed to:

(a) Being an active partner with senior governments, stakeholders, parents, the private and non-profit sectors, and the community, to plan, develop and maintain a quality and affordable comprehensive child care system in Richmond.

Working with the following organizations and groups to facilitate quality child care in Richmond:

(i) Community Associations and Societies - to assess whether or not child care services can be improved in community centres, and new spaces added to existing and future community centres.

(ii) Developers - to encourage developers to provide land and facilities for child care programs throughout the City.

(iii) Employers - to encourage employers' involvement in advocating and planning for child care.

(iv) Intercultural Advisory Committee - to investigate and report on child care concerns, needs and problems facing ethno cultural groups in the City.

(v) School Board – to continue providing space for child care programs on school sites; to co-locate child care spaces with

schools where appropriate, and to liaise with the Child Care Development Advisory Committee,

(b) Monitoring the need for new child care spaces to support Richmond residents, employee and student populations.

(c) Providing, when appropriate, new child care spaces and/or facilities to meet existing needs and future population growth.

(d) Requesting senior governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.

4. RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE (CCDAC)

4.1 The City will establish and support the Richmond Child Care Development Advisory Committee.

5. CHILD CARE RESERVE FUNDS

5.1 The City has established two Child Care Reserve Funds as described below.

(a) Child Care Development Reserve Fund (established by Reserve Fund Establishment Bylaw No. 7812)

The City will administer the Child Care Development Reserve Fund to financially assist with the following capital expenses:

(i) Establishing child care facilities and spaces in:

- City buildings and on City land.
- Private developments.
- Senior government projects.
- Community partner projects.

(ii) Acquiring sites for lease to non-profit societies for child care; and

(iii) Providing grants to non-profit societies for capital purchases and improvements, such as equipment, furnishings, renovations and playground improvements.

(b) Child Care Operating Reserve Fund (established by Child Care Operating Reserve Fund Establishment Bylaw No. 8827)

(i) The City will administer the Child Care Operating Reserve Fund to financially assist with non-capital expenses relating to child care within the City, including the following:

- Grants to non-profit societies to support child care professional and program development within the City;
- Studies, research and production of reports and other information in relation to child care issues within the City; and
- Remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the City.

5.2 Developer cash contributions and child care density bonus contributions to the City's Child Care Reserve Funds will be allocated as follows:

(a) 70% of the amount will be deposited to the Child Care Development Reserve Fund, and

(b) 30% of the amount will be deposited to the Child Care Operating Reserve Fund, unless Council directs otherwise prior to the date of the developer's payment, in which case the payment will be deposited as directed by Council.

5.3 All expenditures from the Child Care Reserve Funds must be authorized by Council.

6. DEVELOPMENT OF CHILD CARE FACILITIES

6.1 To facilitate consistent, transparent and sound planning, the City will:

(a) Undertake periodic child care needs assessments to update its child care strategy.

(b) Use its powers through the rezoning and development approval processes to achieve child care targets and objectives.

(c) Prepare Child Care Design Guidelines which articulate the City's expectations for the design and development of City-owned or leased child care facilities, whether they are built as City capital projects or by

developers as community amenity contributions.

(d) Make the Child Care Design Guidelines available to members of the public as a resource, and to City staff, developers, and architects as a guide for planning child care spaces in City-owned or leased facilities or developer-built community amenities being contributed to the City.

6.2 The City will further facilitate the establishment of child care facilities by:

(a) Encouraging adequate child care centre facilities throughout the City where needed, particularly in each new community.

(b) Providing City land and facilities for child care programs in locations throughout the City.

(c) Encouraging child care program expansion through the enhancement of existing community facilities.

7. CHILD CARE GRANTS POLICY

7.1 Through City child care grants, support child care:

(a) Facilities.

(b) Spaces.

(c) Programming.

(d) Equipment and furnishings.

(e) Professional and program development support.

7.2 Considerations for grant application review:

(a) Funding provided under the Child Care Grants Program cannot be utilized for activities that may result in a direct, indirect, or perceived conflict of interest for active members of City Council. Furthermore, activities cannot be used to promote a particular person or group for the purpose of political campaigning or political campaign messaging.

(b) Any person involved in the review and approval of Child Care Grants

Program applications, including active members of City Council, must declare any direct or indirect benefit to themselves, relatives, business associates, or to anyone else that would advance their personal interests, and may be required to recuse themselves from such processes.

8. PROFESSIONAL CHILD CARE SUPPORT RESOURCES

8.1 Support resources for child care providers as advised by the Child Care Development Advisory Committee and as the need requires and budgets become available.

9. POLICY REVIEWS

9.1 From time to time, the City will:

(a) Review child care policies, regulations and procedures to ensure that no undue barriers exist to the development of child care.

(b) As appropriate, develop targets for the required number, type and location of child care services in Richmond.

10. INFORMATION

10.1 The City will, with advice from the Child Care Development Advisory Committee:

(a) Generate, consolidate and analyze information to facilitate the development of child care facilities, programs and non-profit child care agencies;

(b) Determine if any City land holdings are appropriate to be made available for immediate use as child care facilities;

(c) Review, update and distribute City produced public information material to the public on child care.

11. PROMOTION

11.1 The City will:

(a) Promote and support child care initiatives and awareness activities.



City of Richmond

Child Care Grant
Program Guidelines

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What are the Child Care Grants?

The Child Care Grant program provides funding to community organizations that provide licensed child care services and/or professional and program development opportunities in Richmond and advance the City's child care priorities. Child care grants are funded through the City's Child Care Reserves. The City's ability to provide grants is subject to available funding and there may be years when the grant program(s) are not offered.

What are the City's Child Care Priorities?

The Richmond Child Care Strategy 2024–2034 is intended to identify, analyze and provide valuable insights into the current and future needs for child care in Richmond.

The vision of the Strategy is that 'the community has access to a range of affordable, accessible, inclusive and quality child care options, that support and enhance child development, learning and growth and meets the needs of families who work or live in Richmond.' To address this vision, the Strategy prioritizes five strategic directions:

- **Create and Maintain Child Care Spaces**
- **Quality, Inclusivity and Accessibility**
- **Advocacy**
- **Collaboration**
- **Education and Information**

Child Care Grant applicants must clearly demonstrate alignment with the Strategy. For additional information about the City of Richmond's Child Care Strategy 2024—2034 and Child Care Development Policy, please visit the City's website at www.richmond.ca/culture/social/child-care.

Grant Program Timeline

The graphic below outlines the annual grant cycle. The application window typically opens in mid-September and closes in mid-October, followed by the City's review and assessment period. Grant recommendations are brought forward for Council's consideration in February of the following year and once approved, funds are disbursed in April.

A Grant Use report is required at the end of the funding term. If an applicant intends to re-apply for the next intake period, the Grant Use Report must be submitted by September before the new application window opens. Otherwise, the Grant Use Report is due in March of the following year.



Who Can Apply

Applicants must:

- Be a non-profit society registered in British Columbia or be a charitable organization registered in Canada; and
- Meet one of the following criteria:
    - For the Child Care Capital Grant, deliver licensed child care in Richmond and seek to improve the quality of care in their facility; or
    - For the Program and Professional Development Grant, support quality programming and/or provide professional development opportunities for the broader child care community in Richmond.

Who Cannot Apply

- For-profit organizations
- Individuals
- Political parties and organizations
- Public and private schools, including post-secondary educational institutions or societies seeking funding for school-based programs

- Organizations that primarily fund other organizations (e.g. grants) or individuals (e.g. scholarships)
- Other, as determined by Council

Funding Streams

The Child Care Grant has two funding streams:

Capital Grant: Supports the acquisition or upgrade of physical assets (e.g. furniture, equipment, renovations, playgrounds) in licensed child care facilities that will improve the quality, availability and accessibility of licensed child care in Richmond.

Professional and Program Development Grant: Supports the development and delivery of professional and program development opportunities in Richmond (e.g. training, workshops, lending libraries). The initiatives must be available and benefit the broader child care community in Richmond (rather than a few specific individuals or facilities). The necessity and benefit of the initiative to the child care community must be demonstrated.

Eligible Expenses

Capital Grant

- Capital equipment (e.g. durable, non-consumable items purchased for ongoing program operations that have a useful life extending beyond one year)
- Furnishing
- Building renovations
- Playground improvements

Professional and Program Development Grant

- Workshop presenter costs
- Workshop materials (e.g. workshop kits, resource books)
- Overhead costs (e.g. event space rental fees, audio-visual equipment rental)
- Books, toys, materials and equipment for lending libraries

Ineligible Expenses

Capital Grant

- Operating expenses (e.g. rent, utilities, salaries)
- Supplies (e.g. toys, games, books, small kitchen equipment)
- Consumable materials (e.g. paint, markers, paper, play sand, clay)
- Political activities including, but not limited to:
  - Promoting or serving a political party or organization
  - Lobbying of a political party, or for a political cause or campaign
  - Programs and services delivered in partnership with political parties and organizations*

* Programs and services receiving funding from the provincial and/or federal government are still eligible to apply.

Professional and Program Development Grant

- Operating expenses (e.g. rent, utilities, salaries)
- Social activities (e.g. photobooth)
- Food and drink
- Decorations
- Staff transportation
- Funding for individual staff to register for or attend courses or workshops
- Political activities including, but not limited to:
  - Promoting or serving a political party or organization
  - Lobbying of a political party, or for a political cause or campaign
  - Programs and services delivered in partnership with political parties and organizations*

Note: The City of Richmond recognizes the need for capital and operating funding to support child care programs. Funds are available to support child care operators through the Provincial ChildCareBC Program, including:

- Child Care Operating Funding – to assist with the day-to-day costs of running a licensed child care facility. To learn more about operating funding opportunities, visit the Provincial Government's Child Care Operating Funding website;
- Training and Professional Development Funding – to assist with professional development and upgrading. To learn more about these funding opportunities, view the Province's Child Care Recruitment and Retention Strategy; or
- Visit Westcoast Child Care Resource Centre's funding webpage.

How to Apply

- Visit CityGrants.richmond.ca to create an account and log in to apply.
- Complete the online application form by the deadline.
- Upload required supporting documents (refer to the list below).

Required Documents Checklist

The following documents are required and must be uploaded through the online system as part of the application package.

☐ Certificate of Incorporation and/or Notification of Registration (Proof of charitable status under the Income Tax Act); in addition to:
☐ Certificate of Name Change (if Certificate of Incorporation does not match organization's current legal name);
☐ Current constitution (or equivalent);
☐ Current bylaws;
☐ Current list of Board of Directors, Officers and Executive Directors;
☐ Most recent Annual General Meeting minutes;
☐ Current year's operating budget;
☐ One of the following types of financial statements:

- ○ Audited financial statements from the last completed fiscal year signed by external auditors; or
- ○ Review engagement report from the last completed fiscal year signed by external auditors; or
- ○ Compilation engagement report from the last completed fiscal year signed by external auditors; or
- ○ Financial statements from the last completed fiscal year endorsed by two signing officers of the Board of Directors;

☐ Provincial Child Care License(s) (if applicable);
☐ Proposed Budget Form (itemized project budget, including two quotes for each item (details included in *Proposed Project Budget Form* available on the City's grant website);
☐ Licensed Capacity and Current Enrolment by Program Form;
☐ Documentation to demonstrate the need for funds;
☐ Two letters of support (these may not be from staff or board members); and
☐ Declaration Form.

How Applications Are Evaluated

Applications are assessed in the following three categories described in the table below.

Category	Criteria	Description
Strategic Alignment	Target population	Child care program must be located in Richmond. Primarily serves Richmond residents.
	Priority alignment	Aligns with the City's child care priorities.
	Implementation plan	Provides a clear, feasible and sustainable plan outlining key activities, deliverables, benefits and required resources.
Impact	Community need	Demonstrates a clearly defined need for equipment or program.
	Community Benefit	Demonstrates benefits, such as improved quality of services.
Capacity	Organizational capacity	Demonstrates that the organization is financially stable and has sufficient capacity to deliver the proposed activities, including administrative capacity and governance structure.
	Realistic budget	Budget items are relevant and appropriate in relation to anticipated impact.
	Financial cost-sharing	Demonstrates that external funding (other than from the City) has been sought.

Important Applicant Information

- Applications will not be accepted past the stated deadline.
- Meeting the eligibility criteria does not guarantee funding.
- The City Grants Program is highly competitive and consistently oversubscribed. Strong proposals may not be funded and approved applicants may receive less than the amount requested.
- Receiving a grant in one cycle does not guarantee funding in future years.
- Council's decisions are final and there is no appeal process.

Reporting and Acknowledgement Requirements

Following Council approval, successful organizations can expect the following:

- An approval letter and a cheque will be issued to support implementation of the funded proposal.
- A Grant Use Final Report must be submitted within one year of receiving funding or, if re-applying, before the next grant intake.
- Organizations receiving a grant of $50,000 or more must also submit a Grant Use Interim Report. Supporting documentation may also be requested at any point during the funding term.
- City support must be acknowledged in all communications and promotional materials related to the funded activities. An electronic City logo package will be provided to grant recipients upon request after funding has been awarded.

Available Resources

The following documents are available at richmond.ca/CityGrants to support applicants during the application process.

- Applicant Worksheets
- City Grants Online Application User Guide
- Declaration Form
- Proposed Budget and Licensed Capacity and Current Enrolment by Program Form

Contact Us

For further information, visit richmond.ca/CityGrants or contact the Grant Administrator at ChildCare@richmond.ca.

Developmental Disabilities Association

DDA River Run Capital Needs Report

Item	Vendor	Cost (incl. taxes/shipping)	Rationale
Nap Mat Storage Cabinet: 24 slot capacity with additional storage	Sidhu Cabinets	$2656	This cabinet will fit in the storage room and hold sufficient nap mats for the second 3-5 years (20 space) classroom. Previously, the 7 supplied nap mats were leaning against the wall. 24 slots will also accommodate PT attendance. Adequate supplies for nap with best practice sanitary storage are required under CCFL regulations.
15 Nap Mats (2 inch, foam with wipeable covers)	Amazon	$1035	See above, the program only came with 7 mats for that room.
Sand/Water/Sensory Play Table (with lid)	Quality Classrooms	$1124	The Infant/Toddler classroom does not currently have this item. A previous one was disposed of by Atira and not replaced at that time. Under Schedule G of CCFL regulations, all child care providers must offer coordinated indoor and outdoor activities supporting five key areas of child development: physical, intellectual, language, emotional, and social needs.
	Total:	**$4815**	

Respectfully Submitted by:

Kathy Moncalieri
Assistant Director
Early Learning and Youth
Developmental Disabilities Association

July 24, 2026

natural pod™

3131 Production Way
Burnaby BC V5A 3H1
Canada

Estimate

#61465637277

6/29/2026

Bill To

Society of Richmond Children's Centres
5688 Hollybridge Way #650
Richmond BC V7C 0A3
Canada

Ship To

Society of Richmond Children's Centres
5688 Hollybridge Way #650
Richmond BC V7C 0A3
Canada

Attn:

Expires	Sales Rep	Shipping Method
7/13/2026	Roxanne Abel	

Quantity	Item	Options	Rate	Amount
3	**START-TAB-BL|01** Start - Table - Blossom - with radius cut out on each of the 4 sides - 47 ''W x 47 ''D x 13-16 ''H		$1,540.00	$4,620.00
12	**STEADY-CHR-10|01** Steady - Chair - Infant - with 3 point seatbelts - 14 ''W x 11 ''D x 10 ''H		$267.00	$3,204.00
	Subtotal			$7,824.00
	Discount - Sales		-10%	($782.40)
	Subtotal			$7,041.60
1	**Shipping** GoBolt Last Mile - Room of Choice		$165.00	$165.00
1	**Installation** Installation and/or Assembly Same time as #61764839082		$498.00	$498.00

Subtotal	$7,704.60
GST/HST	$385.23
PST	$539.32
Total	$8,629.15

Quoted pricing is valid for 14 days from Quotation Date

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	August 26, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	RZ 14-672055

Re: Application by Bene (No. 3) Road Development Ltd. for Rezoning at 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" Zone to a New "High Rise Office Commercial (ZC44) – Aberdeen Village" Zone

Staff Recommendations

1. That Third Reading of Richmond Official Community Plan (OCP) Bylaw 7100, Amendment Bylaw 9215, and Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, be rescinded.

2. That OCP Bylaw 7100, Amendment Bylaw 9215, as amended, to change Schedule 2.10 (City Centre Area Plan) by amending the Aberdeen Village – Detailed Transect Descriptions to allow for a maximum 1.5 Floor Area Ratio (FAR) Village Centre Bonus for non-residential uses on the subject site, be forwarded to a public hearing.

3. That Bylaw 9215, as amended, having been considered in conjunction with:
   - the City's Financial Plan and Capital Program; and
   - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

4. That Bylaw 9215, as amended, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

5. Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, as amended, for the creation of a new "High Rise Office Commercial (ZC44)- Aberdeen Village" zone and for the rezoning of 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" zone to the new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone, be forwarded to a public hearing.

Executive Summary

This application proposes to rezone the property to a new amended site-specific office and commercial zone to accommodate a 10-storey hotel, office and retail development. This application also proposes to amend the OCP City Centre Area Plan to increase the Village Centre Bonus (VCB) from 1.0 FAR to 1.5 FAR for non-residential uses on the subject site.

To accommodate the proposed development, revisions are required to the previously endorsed OCP amendment and rezoning bylaws associated with the subject application, which were granted Third Reading on January 22, 2018. The OCP bylaw revisions include allowing the VCB to be used for office and other non-residential uses on the subject site, while the rezoning bylaw revisions include adding hotel as a permitted use and limited hotel car rental service as a secondary use, and allowing the 1.5 FAR VCB floor area to be used for non-residential uses, including hotel, and reserving 0.7 FAR for office use only. The rezoning considerations have been revised to include hotel use restrictions and Transportation Demand Management measures, and to reflect the current office subdivision proposal and current terms and contribution rates

The proposed commercial use is consistent with the OCP's "Commercial" land use designation for the subject site.

Staff Report

Origin

Bene (No. 3) Road Development Ltd. (Directors: Wei Gang Li and Jian Sun), has applied to the City of Richmond to revise the OCP Bylaw 7100, Amendment Bylaw 9215, the Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, and associated rezoning considerations for the rezoning of 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" zone to a new site-specific "High Rise Office Commercial (ZC44) – Aberdeen Village" zone to permit the development of a high-rise hotel, office and retail mixed-use project.

A location map and aerial photograph are provided in Attachment AAA. Conceptual development plans are provided for reference in Attachment BBB.

Highlights of the proposed development include:

- A single 10-storey tower with ground-level commercial retail units, three floors of office space, five floors of hotel space and four levels of parking.
- A total floor area of approximately 7,286.65 m^2 (78,433 ft^2) comprised of approximately:
  - 603.96 m^2 (6,501 ft^2) of commercial space.
  - 1,477.94 m^2 (15,908 ft^2) of office space.
  - 5,204.75 m^2 (56,023 ft^2) of hotel space, including 165 hotel rooms.
- Replacement of the City's Leslie sanitary sewer pump station located on the Leslie Road frontage, including required equipment inside the proposed building in a Statutory Right-of-Way (SRW).
- Approximately 137.21 m^2 (1,477 ft^2) of land to be dedicated to the City for frontage and road improvements along the subject site's Leslie Road and No. 3 Road frontages.

Background

The subject rezoning application was originally considered by Council and granted third reading on January 22, 2018. At that time, the rezoning application contemplated a 10-storey commercial building including two floors of commercial, six floors of office space and four levels of parking, with the associated OCP amendment allowing for an additional 0.5 FAR VCB density above the 1.0 FAR VCB for office use only.

On July 22, 2019, Council approved a revision to a rezoning consideration that previously prohibited any form of subdivision (stratification and/or air space parcels) of office space within the proposed building, to allow the subdivision of the office space to no more than one strata lot or one air space parcel per storey.

In 2022, the applicant requested changes to the rezoning considerations to allow additional office space subdivision and in return offered to provide a voluntary contribution towards Affordable Housing of $357,044.61. On May 24, 2022, Council approved an amendment to the rezoning considerations to allow for the office floor to be stratified.

A copy of the most recent staff report and supplemental information, which contains a full background and history of the development, is attached (see Attachments CCC for associated RTC and DDD for Council memorandums).

The associated Development Permit (DP) (DP 16-754766) was considered and endorsed by the DP Panel on January 29, 2020.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached as Attachment EEE.

Existing Site Condition and Surrounding Development

The subject site is a single lot approximately 2,134 m^2 (22,974 ft^2) in size and is in the City Centre's Aberdeen Village located at the corner of No. 3 Road and Leslie Road. The site was previously used for a fast-food restaurant but is now vacant.

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

To the North:	Across Leslie Road, an existing two-storey auto repair building on a lot zoned "Auto-Oriented Commercial (CA)" and designated for Urban Centre T5 non-residential commercial and office development in the CCAP, with frontage on Leslie Road and No. 3 Road.
To the South and East:	An existing commercial development with one and two-storey buildings on a lot zoned "Auto-Oriented Commercial (CA)" and designated for Urban Centre T5 non-residential commercial and office development in the CCAP, with frontage on Leslie Road and No. 3 Road.
To the West:	Across No. 3 Road, an existing commercial development with one and two-storey buildings on a lot zoned "Auto-Oriented Commercial (ZC22) – Aberdeen Village (City Centre)" and designated for Urban Centre T5 non-residential commercial and office development in the CCAP, with frontage on Leslie Road and No. 3 Road.

Existing Legal Encumbrances

An existing City utility SRW (#37710) is located along the north and east edges of the site for sanitary sewer and sanitary pump station infrastructure. To facilitate the proposed development, additional SRW area and sanitary infrastructure works will be secured through the rezoning and associated servicing design.

Related Policies & Studies

Official Community Plan/City Centre Area Plan (CCAP)

The subject site's land use designation is "Commercial" in Schedule 1 of the City's OCP Bylaw 9000. The proposed OCP amendment and rezoning are consistent with this designation.

In the CCAP, the subject site is designated "Urban Centre T5 (35 m)" in the Specific Land Use Map: Aberdeen Village (2031) (Attachment FFF), which provides for up to 2.0 FAR restricted to non-residential uses. Additional density (up to 1.0 FAR VCB) may also be considered provided the additional density is used for office uses only. The proposed rezoning is generally consistent with this designation, except that an OCP amendment is required to:

- Increase the VCB additional density from 1.0 FAR to 1.5 FAR on the subject site, provided that:
    - at least 0.7 FAR be used for office use only; and
    - Utilize up to 0.8 FAR of the VCB additional density for non-residential use on the subject site.

Further details of the proposed OCP amendment are discussed later in this report.

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 rezoning bylaw adoption.

Aircraft Noise Sensitive Development Policy

The proposed development is located in Area 1A (new aircraft noise sensitive land uses prohibited) on the Aircraft Noise Sensitive Development Map. The proposed OCP amendment and rezoning are consistent with this Policy. Registration of an aircraft noise covenant on title is required prior to rezoning bylaw adoption.

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.

OCP Bylaw Preparation Consultation Policy 5043 – External Agencies/Stakeholders

Staff have reviewed the proposed OCP and zoning amendments with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements and recommend that this report does not require referral to external stakeholders (Attachment GGG).

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

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

External Agencies

The original rezoning application was referred to the South Coast British Columbia Transportation Authority (TransLink) due to the proposed development's proximity to the Canada Line guideway, and the property owner entered into an agreement with TransLink for formal review through the Adjacent and Integrated Development program. At that time,

TransLink advised that they were not opposed to Council considering an OCP amendment and rezoning. The proposed development meets the CCAP 6.0 m Canada Line setback requirement established with TransLink's input.

A legal agreement would be secured through the rezoning requiring that prior to Building Permit (BP) issuance, the owner must provide written confirmation from TransLink that all terms required as a condition of issuance of any BP for the development have been satisfied to ensure protection of transit infrastructure.

Analysis

The applicant has proposed to revise their application in response to changing economic and market considerations and has confirmed that the proposed changes, along with maintaining the same density as previously endorsed by Council, would allow the proposed development on the subject site to proceed. (Attachment HHH). Accordingly, the applicant is requesting that Council consider a revised proposal that reduces the amount of office space from 5,897.4 m² (63,478.5 ft²) as previously endorsed, to 1,477.94 m^2 (15,908 ft^2), to facilitate a 165-room hotel. The proposal also limits retail commercial space to ground level only. There are no changes to the previously endorsed building siting, height or design as a result of the interior changes and on-site parking remains over four levels.

To accommodate the revised proposal, the applicant is requesting the addition of hotel as a permitted use and limited hotel car rental service as a secondary use in the proposed ZC44 zone, revising the associated OCP amendment to permit the use of VCB floor area for non-residential uses (including hotel) on the subject site only, and revising the office subdivision strategy to match the revised internal layout.

Proposed Amendments to the Official Community Plan

Land Use

The proposed hotel and limited hotel car rental service, office and commercial uses are permitted by the CCAP. The CCAP currently permits the VCB to be used for office use only at the subject site. The applicant proposes to amend the OCP (CCAP) to permit a portion of the VCB to be used for non-residential uses, including a hotel, to support additional employment-generating uses on the subject site.

Density

The VCB currently allows for 1.0 FAR on the subject site and limited to office use only. The proposed amendment would maintain Council's previously endorsed increase in the VCB to 1.5 FAR and permit a portion of it to be used for non-residential uses, including a hotel, provided that at least 0.7 FAR is used for office use.

The original intent of the VCB was to provide an incentive for developers to include service and other commercial uses in mixed-use development along No. 3 Road to support new residences constructed through village growth. In Aberdeen Village, where residential development is prohibited due to aircraft noise impacts, the VCB seeks to encourage employment opportunities by supporting large floorplate leasable office space near transit in the City Centre.

Permitting a portion of the VCB to be used for hotel and other non-residential uses on the subject site would support the provision of alternate employment opportunities and expand the range of potential services offered to the City's residents and businesses. In addition, the applicant's previously secured cash contribution to the City Centre Facility Development Fund, which has been increased to $2,160,264.72 to account for Construction Price Index increases since it was previously endorsed by Council, is consistent with the application of VCB, and will continue to be required prior to rezoning bylaw adoption. On this basis, staff support the proposed density increase and allowance for additional non-residential floor area on the subject site.

Village Centre Bonus Map

The original rezoning staff report also proposed to amend the CCAP Overlay Boundary – Village Centre Bonus Map (2031) to identify the proposed 1.5 FAR VCB area. Upon further reflection, VCB amounts may vary across sites, and the purpose of the overlay is to identify the overall boundary of the VCB area rather than specific VCB amounts on specific sites. As a result, the change to the overlay is no longer proposed.

Proposed Zoning

The proposed rezoning is consistent with the Aberdeen Village Specific Land Use Map, Urban Centre T5 (35 m) transect and OCP (CCAP) as amended.

To accommodate the proposal, amendments to the previously endorsed site-specific zone ("High Rise Office Commercial (ZC44) – Aberdeen Village") are proposed. The proposed ZC44 zone includes:

- Provisions regulating permitted land uses, maximum floor area, maximum building height, siting parameters and parking and loading.
- Hotel use has been included as a permitted use, the VCB additional density that was previously limited to office use only is amended to allow non-residential use, provided that 0.7 FAR is reserved for office use only.
- A hotel car rental service has been accommodated by including vehicle sale/rental use as a secondary use and limited to an interior size of no more than 300 m^2 (3,229 ft^2), including the area of a maximum of 16 parking spaces.

Office Use

A legal agreement would continue to be secured through the rezoning allowing limited strata-titling (including stratification and/or air space parcels) of the office floor area. Council endorsed the previous proposal of no more than 40 strata-lots of office space sized 650 m^2 (6,996 ft^2) to 11,440 m^2 (123,139 ft^2) provided over six floors. The current proposal includes the following provided over three floors:

- For the 2nd floor, no more than five strata lots or air space parcels, and a minimum 64 m^2 (689 ft^2) size;
- For the 4th floor, no more than one strata lot or air space parcel; and

- For the 5th floor, no more than eight strata lots or air space parcels, and a minimum 60.4 m^2 (650 ft^2) size.

Hotel Use

As residential use is prohibited on the subject site due to aircraft noise impacts, a legal agreement will be secured through the rezoning to prevent residential use of the hotel space, limiting length of stay to no more than six months per year, prohibiting kitchen facilities and prohibiting strata-titling (single owner for hotel use).

Built Form and Architectural Character

The associated DP (DP 16-754766) was considered and endorsed by the DP Panel on January 29, 2020, for the office and commercial building. No exterior design modifications are proposed to the previously endorsed development as a result of the addition of a hotel use and the associated internal changes. Accordingly, no revisions to the previously endorsed DP are anticipated.

Transportation and Site Access

The CCAP encourages completion and enhancement of the City street network. The following frontage and intersection improvements are required:

- Leslie Road: Widening of Leslie Road. The revised cross-section will accommodate a bike lane, grass boulevard with street trees and a sidewalk. Road dedication is required across the frontage and at the corner.
- No. 3 Road: Widening of the No. 3 Road sidewalk. Road dedication is required across the frontage.
- Traffic Signals: Upgrading of the existing traffic signal at the No. 3 Road and Leslie Road intersection to accommodate road widening.

The road and frontage improvements will be secured through a Servicing Agreement (SA). A more detailed description of road improvements is included in the Rezoning Considerations (Attachment III). Road enhancements along Leslie Road will be eligible for Development Cost Charges (DCC) credits. Road dedication and all other works will be the sole responsibility of the developer and are not eligible for DCC credits.

Vehicular access is proposed via a single driveway connecting to Leslie Road, with on-site parking continued to be proposed over four levels. The proposal includes 76 parking spaces in total, including 16 tandem parking spaces. Except for tandem parking spaces, parking would be shared by all uses. A legal agreement is required to be registered on Title prior to rezoning bylaw adoption.

The proposed new ZC44 site-specific zone has been drafted to allow for the provision of a maximum of 16 tandem parking spaces located in the upper parking levels for hotel valet or hotel car rental service parking only. As the hotel will be required to remain under single ownership, the hotel operator will manage the tandem parking. A legal agreement is required to be registered on Title prior to rezoning bylaw adoption.

The subject site is well served by transit, being located in close proximity to the Aberdeen and Lansdowne Canada Line stations. The proposed parking rates for the retail commercial and office uses are consistent with the parking provisions of the Richmond Zoning Bylaw (City Centre Zone 1), including a 20 per cent reduction with the provision of Transportation Demand Management (TDM) measures. A parking study in support of the proposal was prepared by a professional engineer and submitted by the applicant. The proposed site-specific parking strategy with TDMs for the proposed hotel use is supported by the parking study. Transportation Department staff support the parking proposal.

The following TDM measures are requirements of rezoning:

- Provision of a hotel car rental service program, limited to a maximum of 16 parking spaces;
- Provision of a hotel airport shuttle program;
- Provision of a Transit Pass Subsidy Program, with a $40.00 monthly subsidy for monthly transit passes for employees that work in the building for a period of three years;
- Voluntary contribution of $50,000.00 to the City's TDM Reserve Fund for the provision of future off-site pedestrian and cycling enhancements; and,
- Provision of two electric vehicle (EV) Level-2 (240V) charging stations on-site for the use of units and visitors. The charging stations should be located to provide for convenient use by vehicles parked in any of four parking spaces. The provision of the charging stations for the shared use of units and visitors and the shared use of parking spaces (excluding hotel valet tandem parking spaces) will be secured with a legal agreement registered on Title prior to rezoning bylaw adoption.

The proposed bicycle parking rates are consistent with the parking provisions of the Richmond Zoning Bylaw. Provision of class 1 bicycle storage for the shared use of all units will be secured with a legal agreement registered on Title prior to rezoning bylaw adoption.

The applicant is proposing to provide two medium-sized loading spaces in compliance with the ZC44 zone, instead of three medium and one large-sized loading spaces as per the general provisions of the Richmond Zoning Bylaw. This is supported by Transportation staff as a proposed hotel, office and retail development of this size would not typically involve deliveries with large semi-trailers. The provision of loading spaces for the shared use of all units will be secured with a legal agreement registered on Title prior to rezoning bylaw adoption.

Tree Retention and Replacement

As noted in the original rezoning staff report, there are no on-site trees.

On the advice of Parks staff, the three existing street trees in the Leslie Road frontage would be removed due to their poor condition and conflict with road widening, sanitary and storm sewer works. This includes a third cherry tree which has sprouted on the Leslie Road frontage. As a result, the previously proposed contribution has been increased. The developer has agreed to provide a voluntary contribution in the amount of $3,840.00 to the Tree Compensation Fund prior to rezoning bylaw adoption.

Five existing street trees in the No. 3 Road frontage are required to be protected and retained, subject to further review through the SA detailed design process. The owner is required to enter into a Tree Survival Security Agreement and provide a security in the amount of $25,000.00 prior to rezoning bylaw adoption.

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

- Prior to rezoning bylaw adoption, 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.
- 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.

Community Amenity Contributions

The proposed rezoning is located in the "Village Centre Bonus (VCB)" area shown on the CCAP Aberdeen Village Specific Land Use Map. The applicant continues to propose to take advantage of the following available VCB additional density provisions:

- VCB additional density of 1.0 FAR with five per cent of this area provided back to the City as cash contribution for a future community amenity (104 m^2 calculated using the proposed floor area [1.0 x 0.05 x 2,081.9 m^2 (22,409.4 ft^2)]).
- VCB additional density of 0.5 FAR with 10 per cent of this area provided back to the City as a cash contribution for a future community amenity (104 m^2 calculated using the proposed floor area [0.5 x 0.1 x 2,081.9 m^2 (22,409.4 ft^2)]).

As noted in the original rezoning staff report, due to the small size of the proposed VCB area and property location, Parks, Recreation and Culture staff recommended that the City accept a cash contribution to the City Centre Facility Development Fund. At the current rate, the contribution amount is $2,160,264.72, calculated using the proposed floor area ([208.2 m^2] 2,240.9 ft^2 x $964 /$ft^2$). The contribution will be secured prior to rezoning bylaw adoption.

Affordable Housing Contribution

The applicant continues to propose to provide a voluntary cash contribution to the City's Affordable Housing Reserve in recognition of the need for Affordable Housing elsewhere in the City where residential use is permitted. Taking into consideration Construction Price Index increases since the contribution was endorsed by Council on May 24, 2022, the current contribution amount is $445,568.37. The contribution will be secured prior to rezoning bylaw adoption.

Public Art

The proposed development is subject to the Richmond Public Art Policy. As the project is of a modest size, the applicant continues to propose a voluntary contribution to the Public Art Reserve. The contribution will be secured prior to rezoning bylaw adoption, based on the current contribution rate ($44,706.72 calculated using the proposed floor area [(7,286.6 m²) 78,432.85 ft² x $0.57 /ft²]).

City Centre Development

The proposed development must address additional OCP Noise Management Policies, specifically ambient noise and commercial noise. Requirements include registration of a noise covenant on Title prior to rezoning bylaw adoption.

The proposed rezoning is subject to a contribution for future community planning in accordance with the CCAP Implementation Strategy. The contribution will be secured prior to rezoning bylaw adoption, based on the current contribution rate ($28,235.83 calculated using the proposed floor area [(7,286.65 m²) 78,432.85 ft² x $0.36 /ft²]).

Sustainability

The proposed development is required to be designed to receive heating and cooling services from an on-site energy generation plant operated by the City's district energy service provider, Lulu Island Energy Company (LIEC). Connection to the future off-site District Energy Utility (DEU) system will be secured with a legal agreement registered on title prior to rezoning bylaw adoption.

The proposed development is required to be designed to meet the BC Energy Step Code requirements in place at the time of BP application submission. The hotel use requires compliance with Step 4 and emission level EL-1, or Step 3 and emission level EL-2, or Step 2 and emission level EL-3. The office and retail uses require compliance with Step 3 and emission level EL-1 or Step 2 and emission level EL-2. The applicants' architects have noted the applicable Step Code requirements, with confirmation of compliance to be provided as part of the future BP.

Site Servicing and Frontage Improvements

The developer is required to enter into a SA for the design and construction of a variety of road and water, storm water drainage and sanitary sewer frontage works. Included are:

- Water main and storm sewer upgrades on Leslie Road frontage.
- Sanitary sewer upgrade, pump station and force main replacement on Leslie Road frontage and east edge of site, including new equipment in a SRW inside the building, and force main in a SRW along the east edge of the site. The City will reimburse the developer for the design and construction of the completed sanitary pump station and force main; however, costs incurred above and beyond a regular pump station replacement project will be the Developer's responsibility.

Budgetary Implications

As a result of the proposed development, the City will take ownership of developer-contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated Operating Budget Impact (OBI) for the ongoing maintenance of these assets is estimated to be $8,900.00; this will be considered as part of the 2029 Operating Budget.

Conclusion

Bene (No. 3) Road Development Ltd. has applied to the City of Richmond to rezone the subject site from the "Auto-Oriented Commercial (CA)" zone to a new site-specific "High Rise Office Commercial (ZC44) – Aberdeen Village" zone to permit the development of a high-rise hotel, office and retail non-residential mixed-use project. The inclusion of hotel use within the zone would support additional employment-generating uses on the subject site.

To facilitate the proposed development, the applicant also proposes to amend the OCP CCAP to permit hotel use on the subject site.

It is recommended that OCP Bylaw 7100, Amendment Bylaw 9215 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, as amended, be forwarded to a public hearing.

Respectfully submitted,

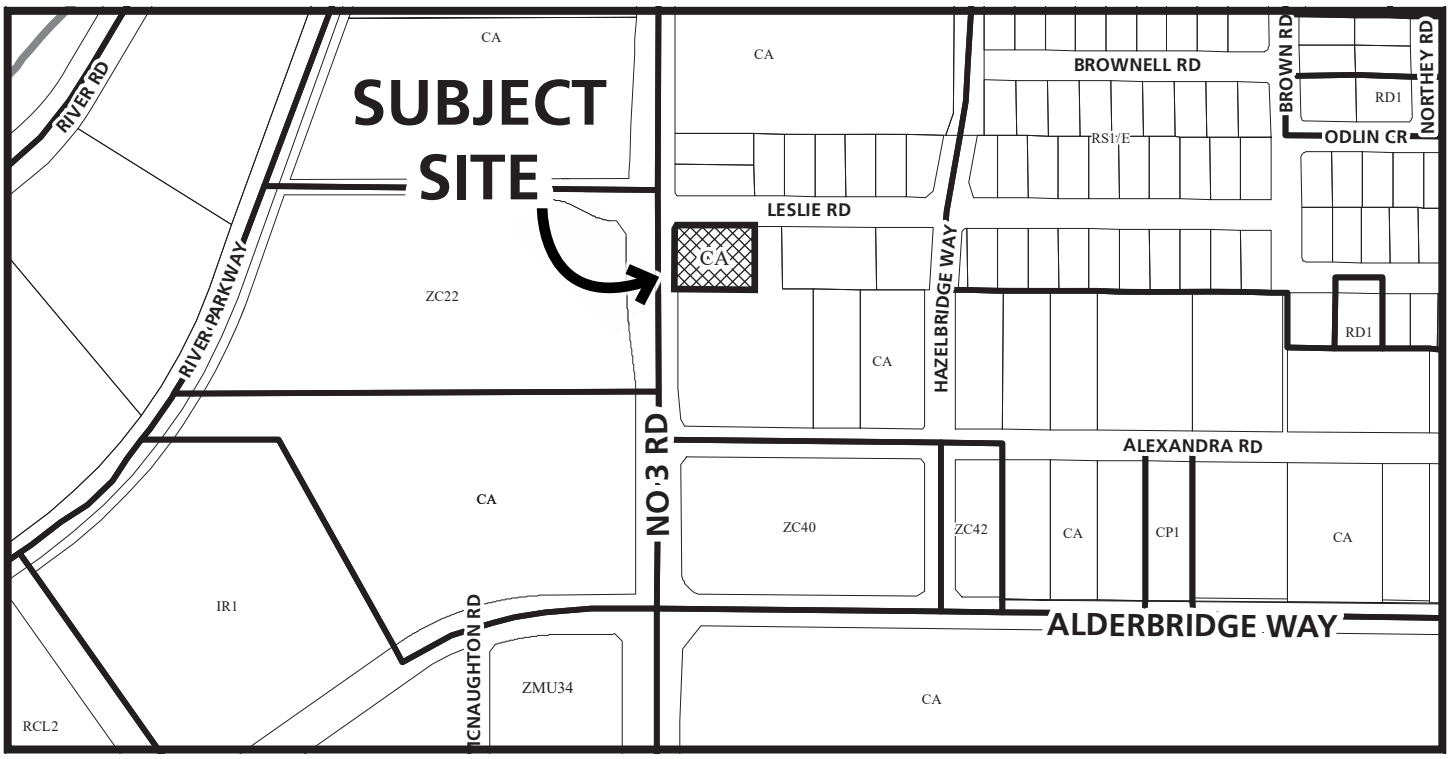
Joshua Reis, Director, Development

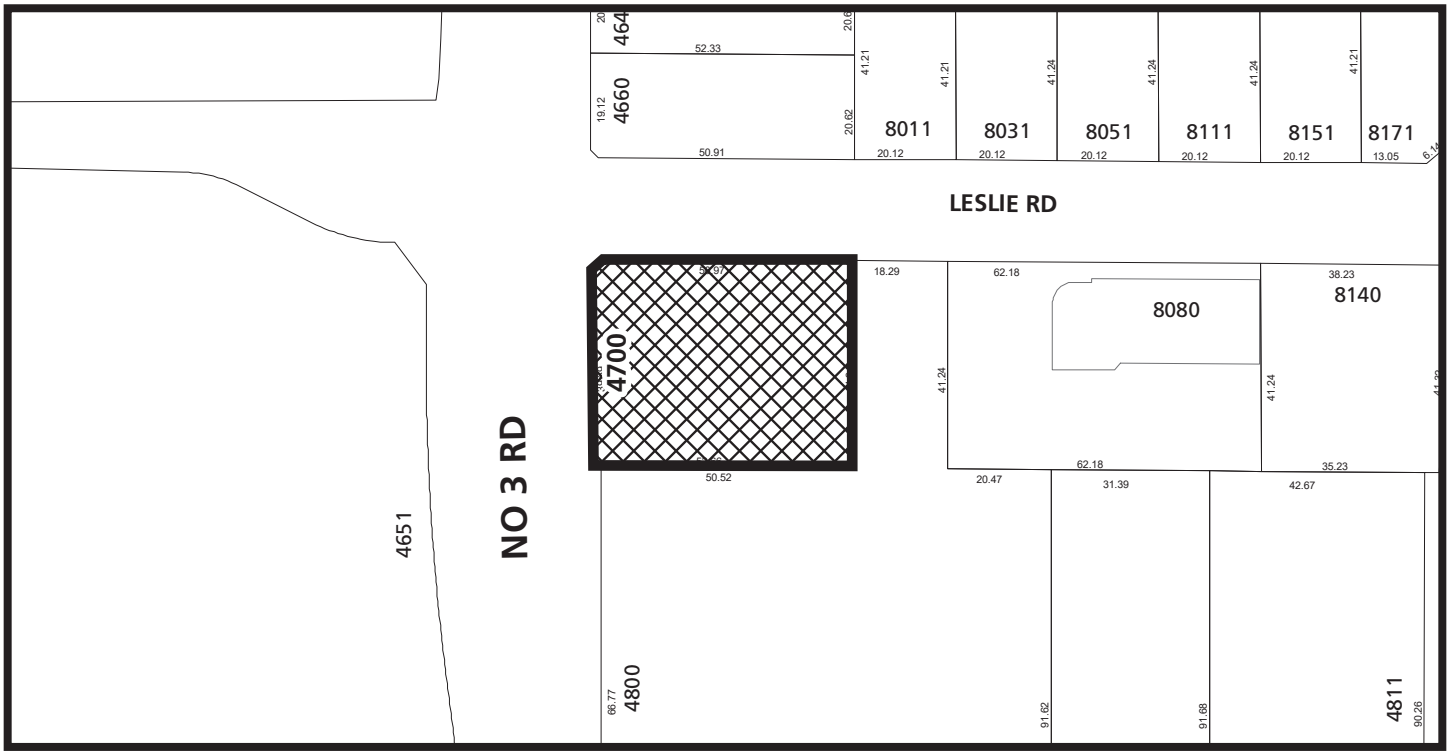
Report Contributors

This report was prepared by Sara Badyal, Program Manager, Housing (Development Applications) and reviewed by Policy Planning, Housing Office, Transportation, Engineering, PRC Planning and Strategic Initiatives, Parks Services and Arts, Culture and Heritage.

Att. AAA: Location Map and Aerial Photograph
BBB: Conceptual Development Plans
CCC: Report to Committee dated March 16, 2022 (including earlier Staff Reports dated June 24, 2019 and November 20, 2017)
DDD: Memorandums dated May 12, 2022 and April 14, 2022
EEE: Development Application Data Sheet
FFF: CCAP Aberdeen Village Location Map
GGG: OCP Consultation Policy Summary
HHH: Applicant’s Statement of Intent
III: Rezoning Considerations

City of Richmond





RZ 14-672055

Original Date: 09/15/14
Revision Date: 07/30/26

Note: Dimensions are in METRES

City of
Richmond



RZ 14-672055

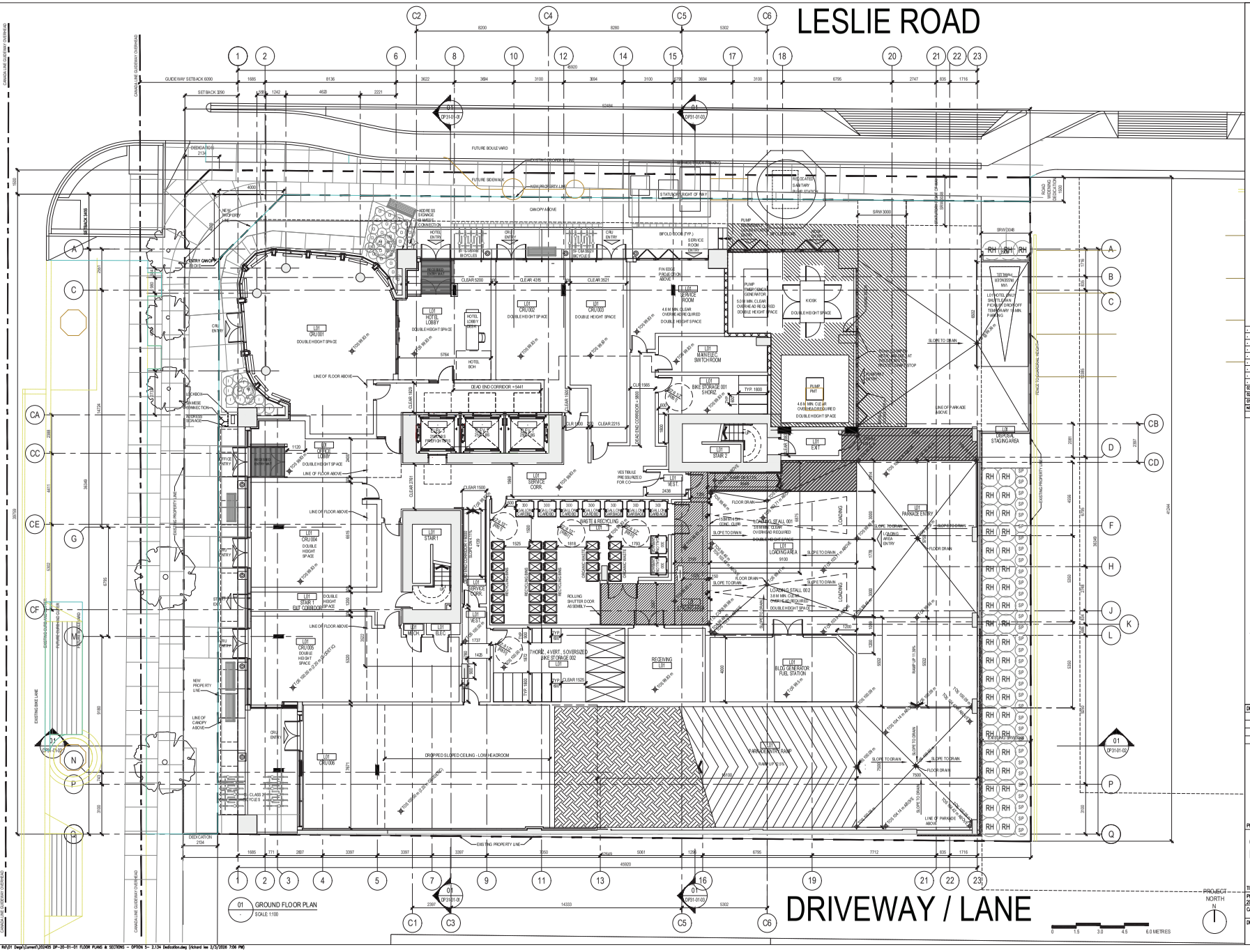
Original Date: 07/30/26
Revision Date:

Note: Dimensions are in METRES

CNCL - 254

NO.3 ROAD

LESLIE ROAD



NO.	DESCRIPTION	DATE	CHK
	REVISIONS		
03	RE-ISSUE FOR REZONING AMENDMENT	2025-01-21	
02	RE-ISSUE FOR REZONING AMENDMENT	2024-09-23	
01	ISSUE FOR REZONING AMENDMENT	2024-08-26	

204-1940 WEST 2nd AVE, VANCOUVER BC, CANADA V6J 1H2
t 604.708.0188

DRAWN	BY	CHK	INT
	P.A.	AH	

SCALE 1:100

DRAWING DATE 2024-08-01

4700 NO. 3 R
RICHMOND, B

PROJECT

GROUND FLOOR PLAN

TITLE

PROJECT NUMBER 202405

CADD FILE

DRAWING NUMBER DP-2

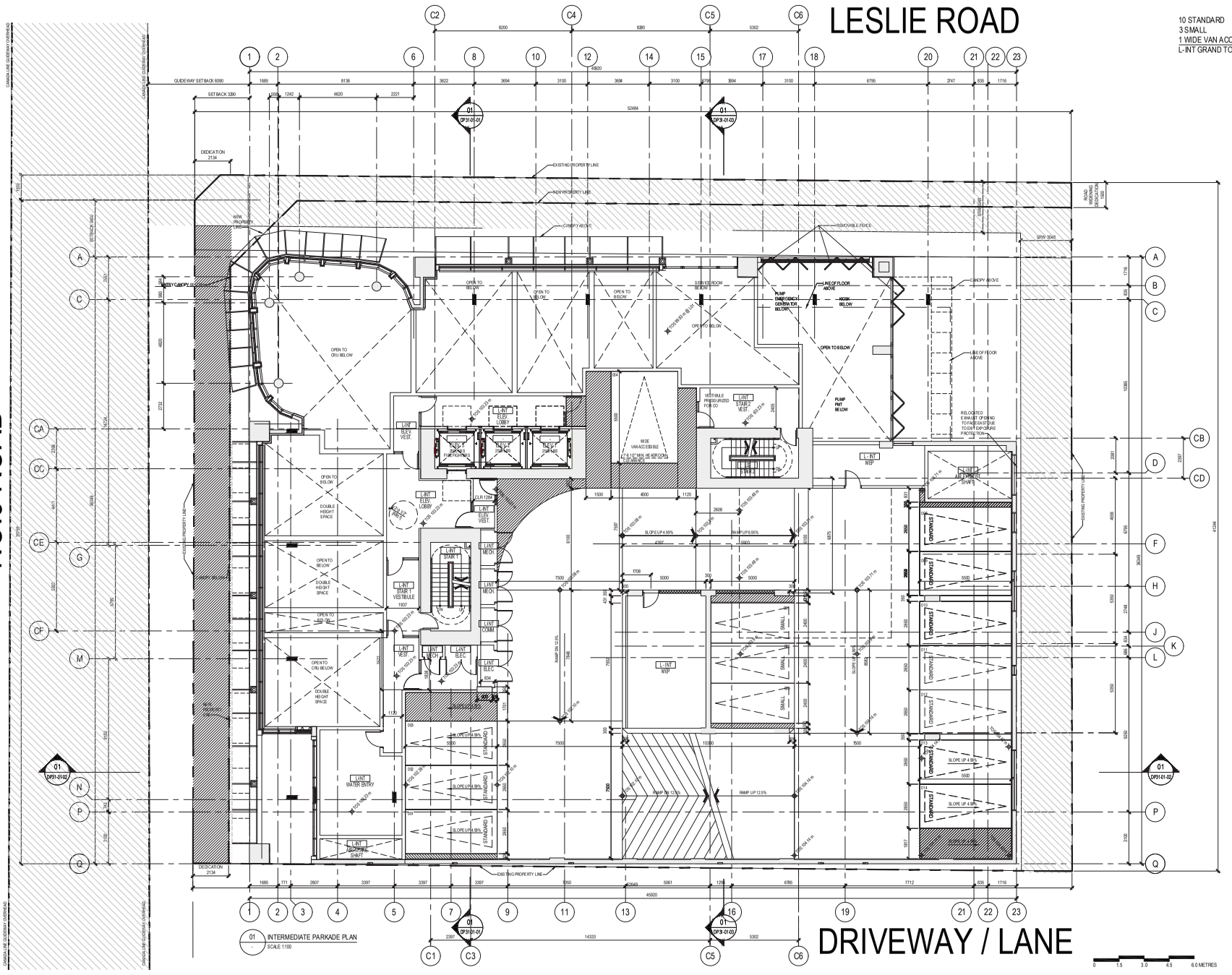
Attachment BBB

CNCL - 255

NO.3 ROAD

LESLIE ROAD

10 STANDARD
3 SMALL
1 WIDE VAN ACCESSIBLE
L-INT GRAND TOTAL = 14 STALLS



01 INTERMEDIATE PARKADE PLAN
SCALE 1:100

0 1.5 3.0 4.5 6.0 METRES

PROJECT NORTH

NO.	DESCRIPTION	DATE	CHK
	REVISIONS		
03	RE-ISSUE FOR REZONING AMENDMENT	2025-01-21	
02	RE-ISSUE FOR REZONING AMENDMENT	2024-09-27	
01	ISSUE FOR REZONING AMENDMENT	2024-09-26	

304-1560 WEST 2nd AVE, VANCOUVER BC, CANADA V6J 5H2
t 604.708.0188

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	P.A.	AH		1:100
				DRAWING DATE
				2024-09-01

4700 NO. 3 ROAD
RICHMOND, BC

PROJECT

INTERMEDIATE PARKADE PLAN

TITLE

PROJECT NUMBER	ISSUE NO.
202405	03
CADD FILE	

DRAWING NUMBER

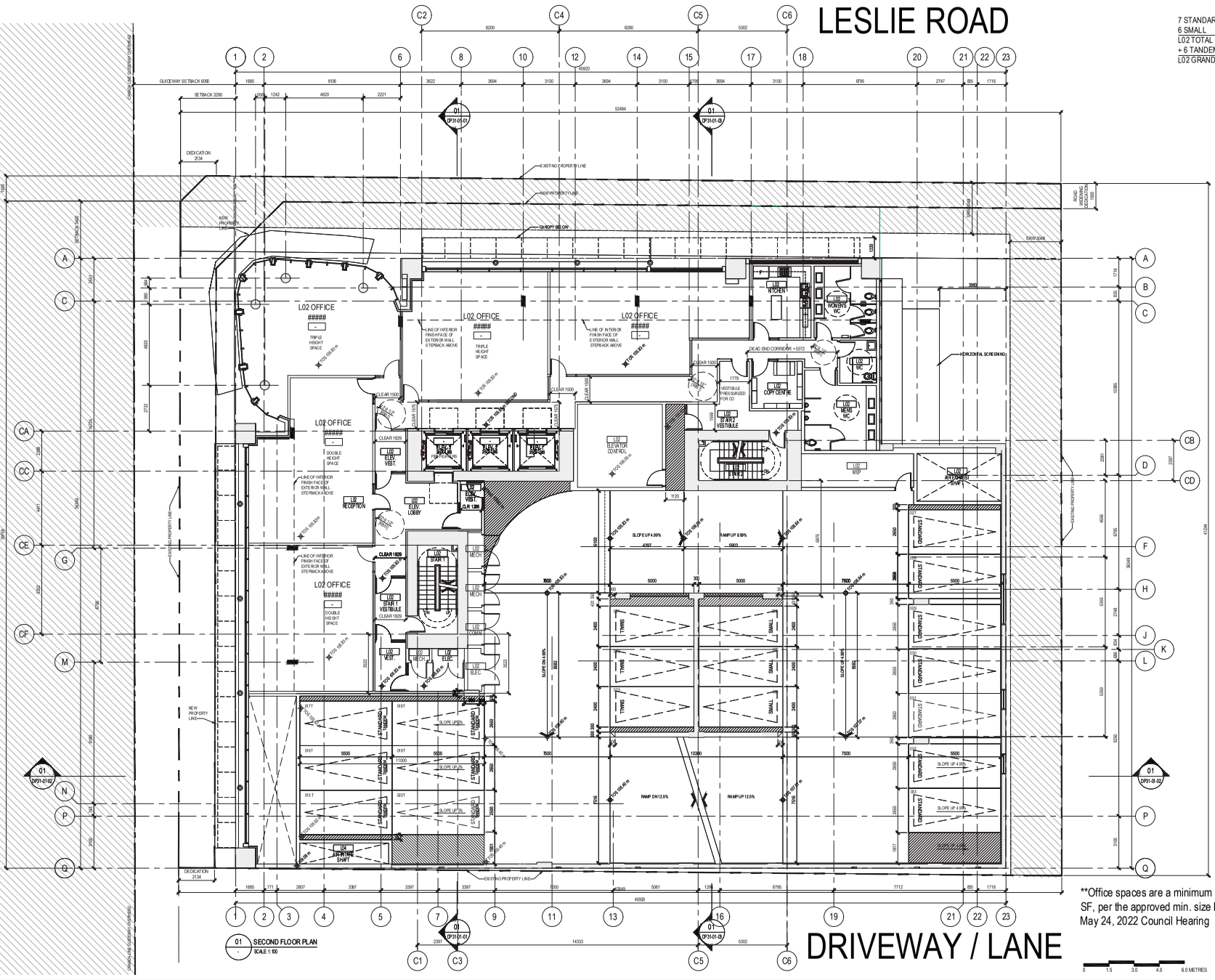
DP-20-01-02

P:\202405 4700 No3 Rd\01 Dwgs\Current\202405 DP-20-01-01 FLOOR PLANS & SECTIONS - OPTION 5- 2.134 Dedication.dwg (Richard Lee 2/3/2025 7:06 PM)

CNCL - 256

NO.3 ROAD

LESLIE ROAD



DRIVEWAY / LANE

7 STANDARD
6 SMALL
L02 TOTAL = 13 STALLS
+ 6 TANDEM STANDARD
L02 GRAND TOTAL = 19 STALLS

**Office spaces are a minimum of 650 SF, per the approved min. size listed in May 24, 2022 Council Hearing

01 SECOND FLOOR PLAN
SCALE 1:100

0 1.5 3.0 4.5 6.0 METRES

PROJECT NORTH

NO.	DESCRIPTION	DATE	CHK
	REVISIONS		
03	RE-ISSUE FOR REZONING AMENDMENT	2025-01-21	
02	RE-ISSUE FOR REZONING AMENDMENT	2024-09-27	
01	ISSUE FOR REZONING AMENDMENT	2024-09-26	

AMA
ARCHITECTURE
204-1940 WEST 2nd AVE, VANCOUVER BC, CANADA V6J 1H2
t 604.708.0188

DRAWN	BY	CHK	INIT	SCALE
	P.A.	AH		1:100
				DRAWING DATE
				2024-09-01

4700 NO. 3 ROAD
RICHMOND, BC

PROJECT

SECOND / L-MEZZANINE FLOOR PLAN

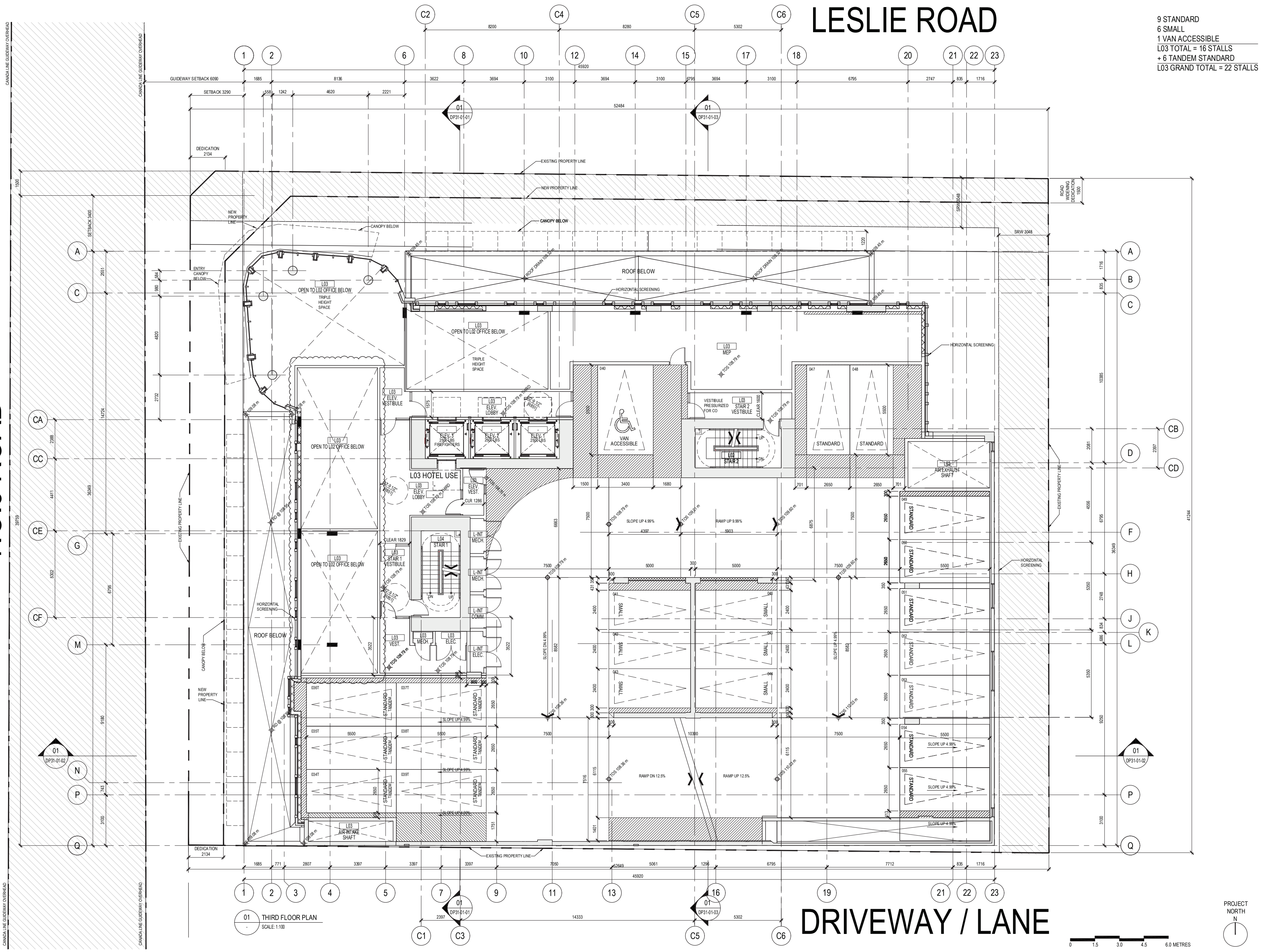
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PROJECT NUMBER	ISSUE NO.
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CADD FILE	

DRAWING NUMBER
DP-20-02-01

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9 STANDARD
6 SMALL
1 VAN ACCESSIBLE
L03 TOTAL = 16 STALLS
+ 6 TANDEM STANDARD
L03 GRAND TOTAL = 22 STALLS



NO.	DESCRIPTION	DATE	CHK
03	RE-ISSUE FOR REZONING AMENDMENT	2025-01-21	
02	RE-ISSUE FOR REZONING AMENDMENT	2024-09-27	
01	ISSUE FOR REZONING AMENDMENT	2024-08-29	

REVISIONS

ARNO MATIS ARCHITECTURE INC
204-1540 WEST 2nd AVE, VANCOUVER BC, CANADA V6J 1H2
t 604.708.0188 arnomatisarchitecture.com

DRAWN	BY	CHK	INIT	SCALE
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				DRAWING DATE 20240801

4700 NO. 3 ROAD
RICHMOND, BC

PROJECT

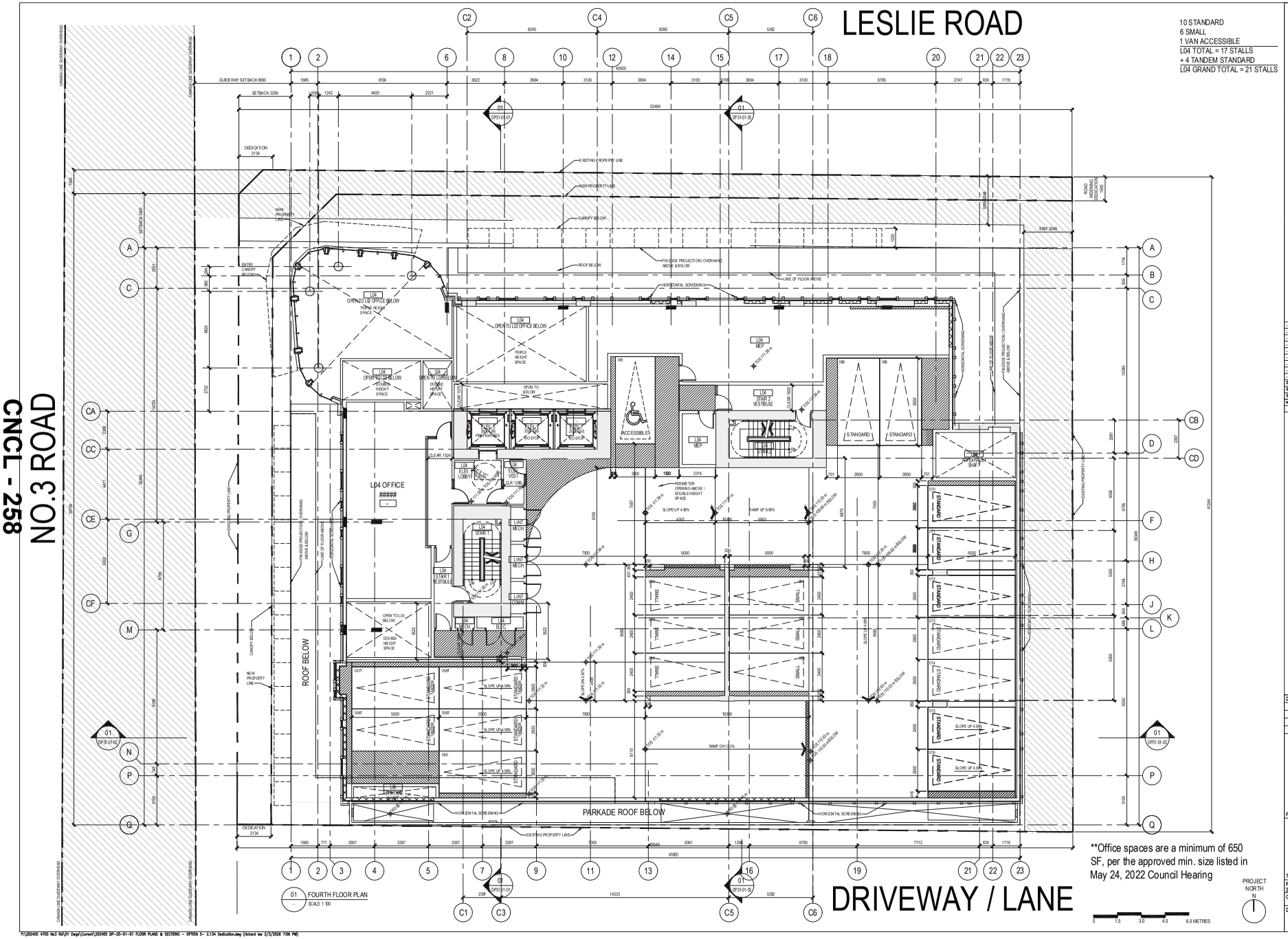
THIRD
FLOOR PLAN

TITLE
PROJECT NUMBER 202405
CADD FILE
ISSUE NO. 03
DRAWING NUMBER DP-20-03-01

PROJECT NORTH N

0 1.5 3.0 4.5 6.0 METRES

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CNCL - 258

NO.3 ROAD

NO.	DESCRIPTION	DATE	CHK
	REVISIONS		
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02	RE-ISSUE FOR REZONING AMENDMENT	2024-09-27	
01	ISSUE FOR REZONING AMENDMENT	2024-09-26	

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t 604.708.0188

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	P.A.	AH		1:100
				DRAWING DATE
				2024-09-01

4700 NO. 3 ROAD
RICHMOND, BC

PROJECT

FOURTH
FLOOR PLAN

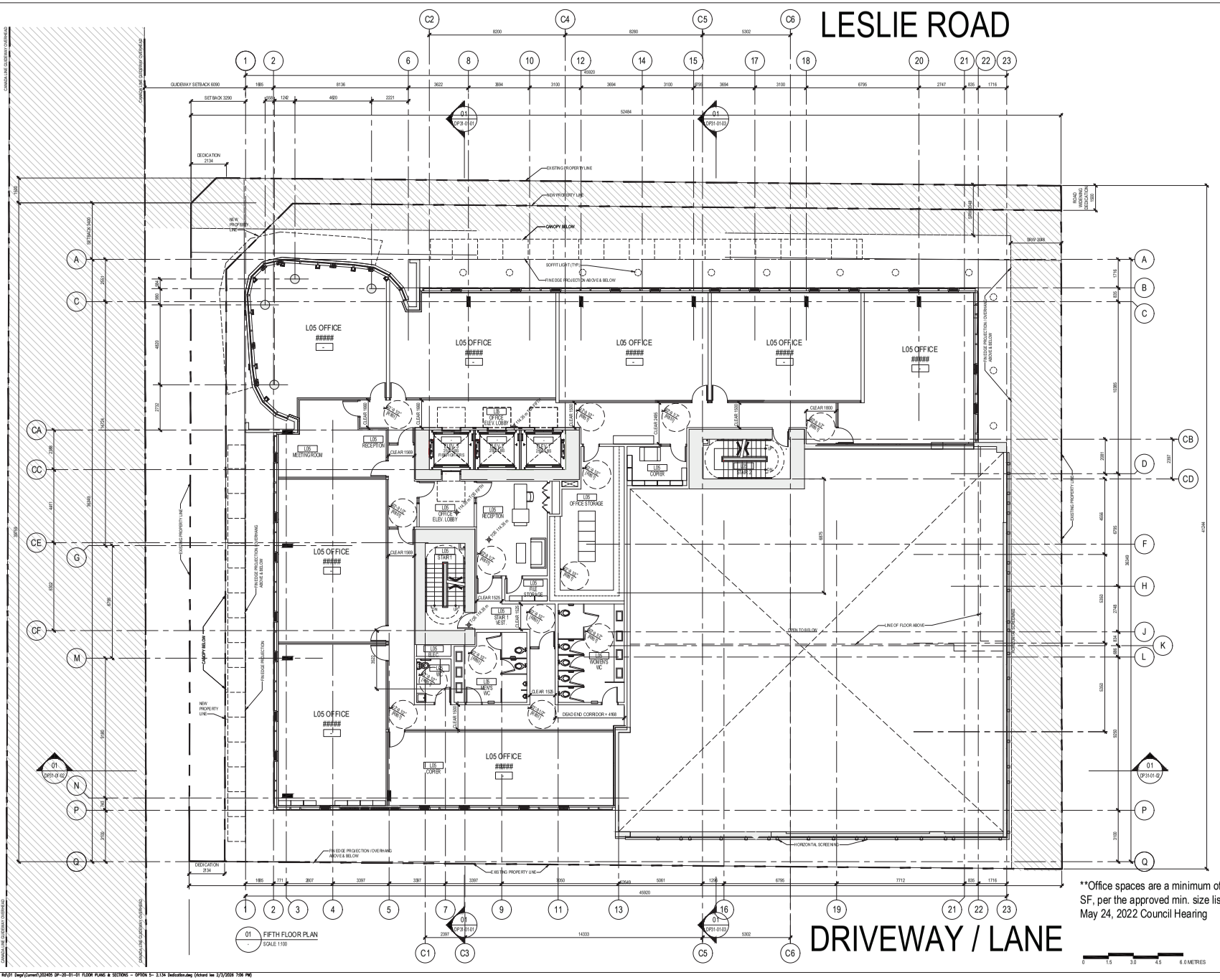
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CADD FILE	

DRAWING NUMBER

DP-20-04-01

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NO.	DESCRIPTION	DATE	CHK
	REVISIONS		
03	RE-ISSUE FOR REZONING AMENDMENT	2025-01-21	
02	RE-ISSUE FOR REZONING AMENDMENT	2024-09-27	
01	ISSUE FOR REZONING AMENDMENT	2024-09-26	

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t.604.708.0188

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				DRAWING DATE
				2024-09-01

4700 NO. 3 ROAD
RICHMOND, BC

PROJECT

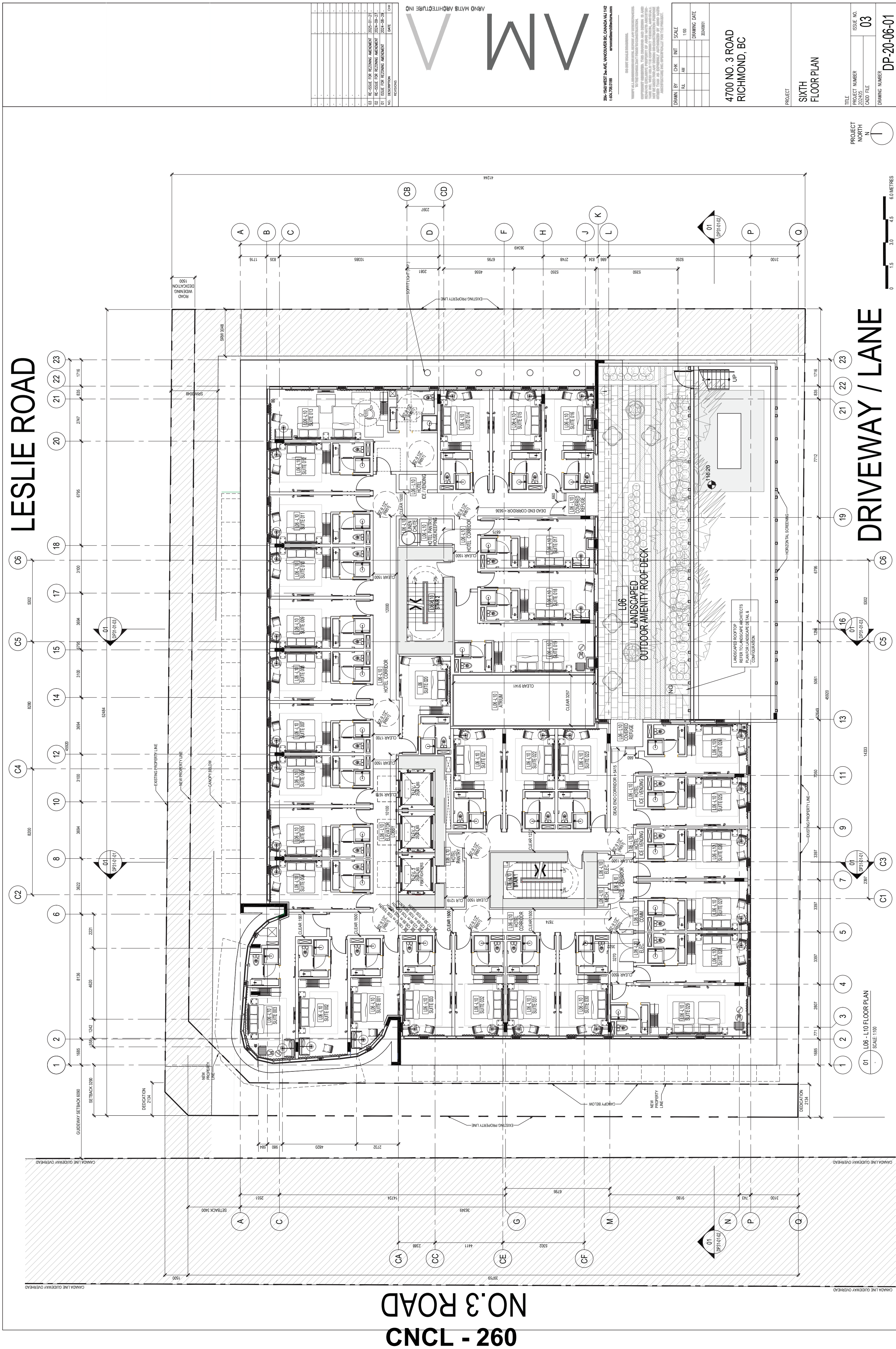
FIFTH
FLOOR PLAN

TITLE

PROJECT NUMBER	ISSUE NO.
202405	03
CADD FILE	

DRAWING NUMBER
DP-20-05-01

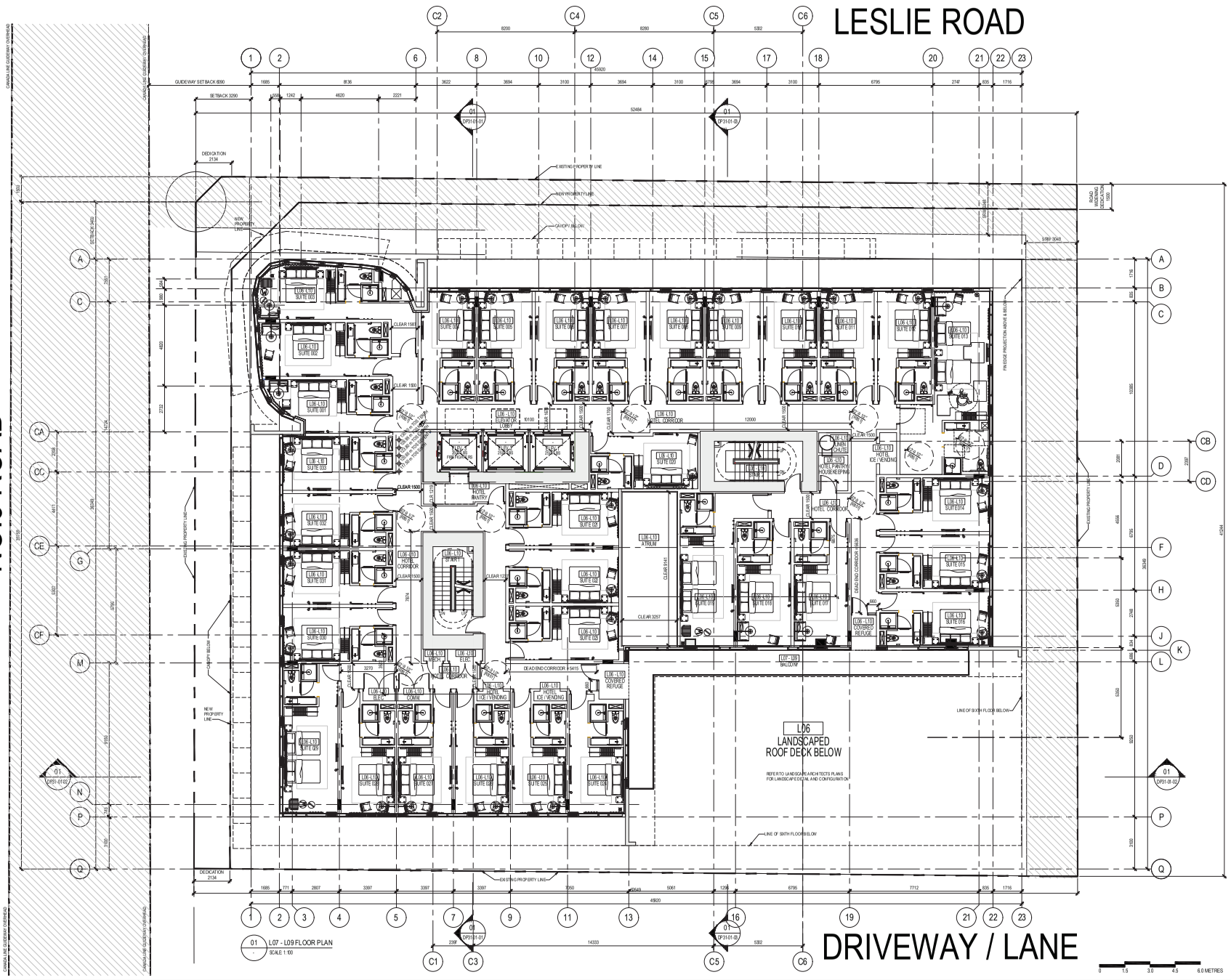
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LESLIE ROAD
DRIVEWAY / LANE
NO.3 ROAD
L06 LANDSCAPED OUTDOOR AMENITY ROOF DECK
L06 - L10 FLOOR PLAN
SCALE: 1:100
ARNO MATIS ARCHITECTURE INC
4700 NO. 3 ROAD
RICHMOND, BC
SIXTH
FLOOR PLAN
DP-20-06-01
PROJECT NORTH
CANADA LINE GUIDEWAY OVERHEAD

CNCL - 261

NO.3 ROAD

LESLIE ROAD



DRIVEWAY / LANE

03	RE-ISSUE FOR REZONING AMENDMENT	2025-01-21	
02	RE-ISSUE FOR REZONING AMENDMENT	2024-09-27	
01	ISSUE FOR REZONING AMENDMENT	2024-09-26	
NO.	DESCRIPTION	DATE	CHK

REVISIONS

AMA
Architecture Planning
204-1568 WEST 2nd AVE, VANCOUVER BC, CANADA V6J 1H2
t 604.708.0188
amaarchitecture.com

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	P.A.	AH		1:100
				DRAWING DATE
				2024-09-01

4700 NO. 3 ROAD
RICHMOND, BC

PROJECT

SEVENTH TO NINTH
FLOOR PLAN

TITLE

PROJECT NUMBER	ISSUE NO.
202405	03
CADD FILE	

DRAWING NUMBER

DP-20-07-01

PROJECT NORTH

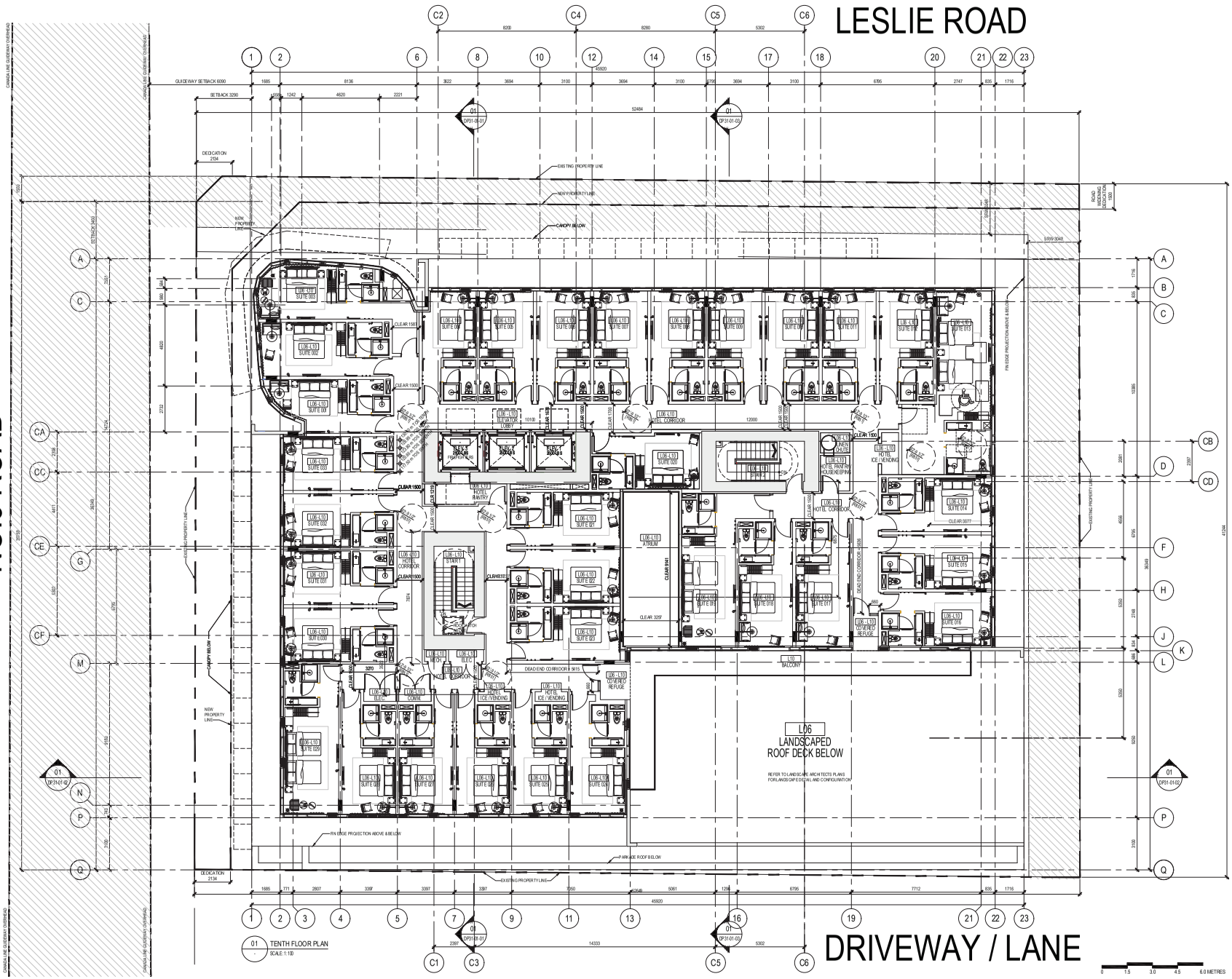
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CNCL - 262

NO.3 ROAD

LESLIE ROAD



DRIVEWAY / LANE

PROJECT NORTH

N

NO.	DESCRIPTION	DATE	CHK
	REVISIONS		
03	RE-ISSUE FOR REZONING AMENDMENT	2025-01-21	
02	RE-ISSUE FOR REZONING AMENDMENT	2024-09-27	
01	ISSUE FOR REZONING AMENDMENT	2024-09-26	

AMA
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t 604.708.0188
amamitsuterkitectures.com

DRAWN	BY	CHK	INT
	P.A.	AH	

SCALE: 1:100

DRAWING DATE: 2024-09-01

4700 NO. 3 ROAD
RICHMOND, BC

PROJECT

TENTH
FLOOR PLAN

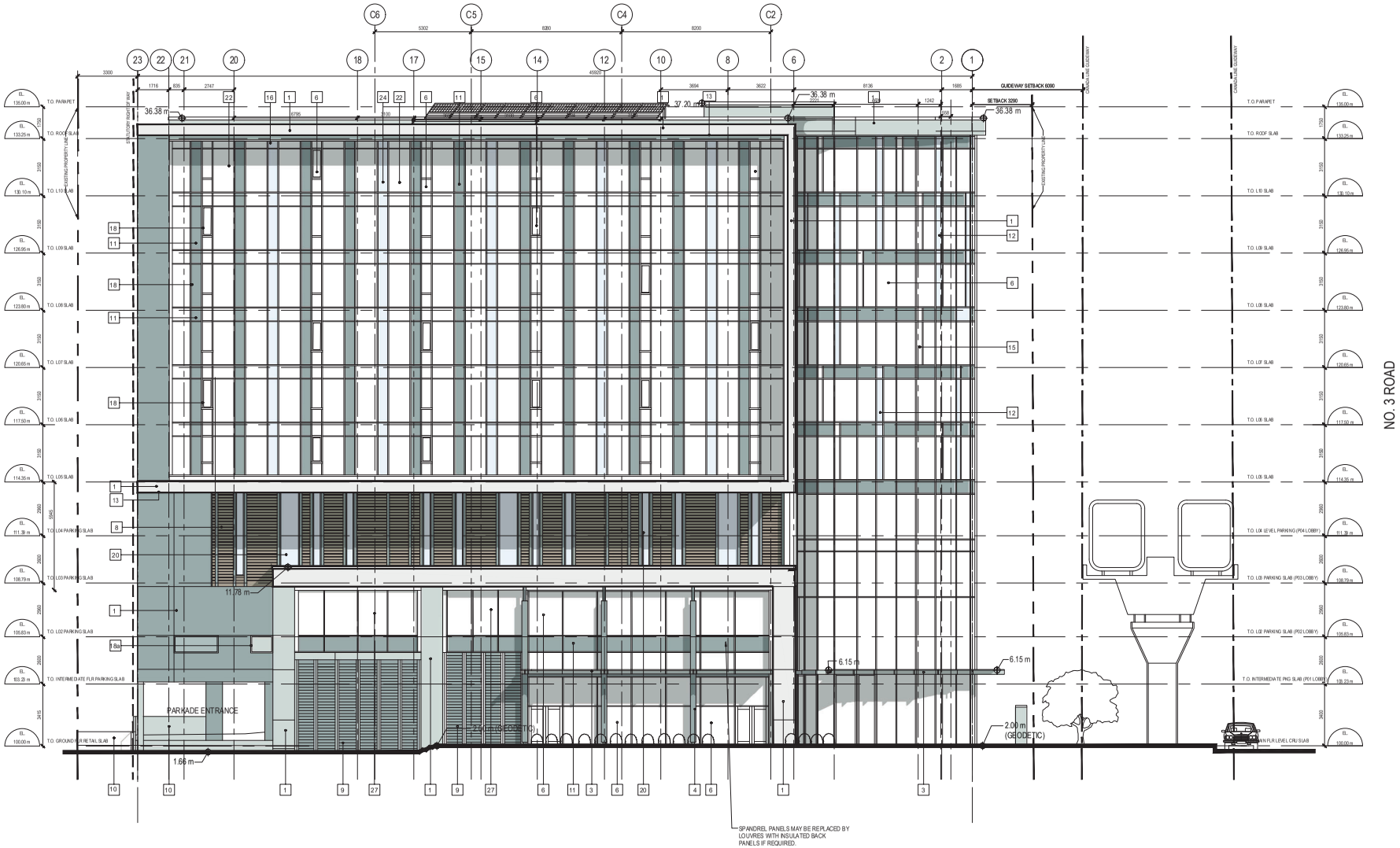
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PROJECT NUMBER	ISSUE NO.
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DRAWING NUMBER: DP-20-08-01

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CNCL - 263



1 NORTH ELEVATION
SCALE 1:100

MATERIALS LEGEND

1. SEALED SMOOTH FINISH CONCRETE - LIGHT GRAY
3. GLASS CANOPY ON CLEAR ANODIZED ALUMINIUM FRAME
4. STEEL COLUMN C/W BLACK ALUMINIUM CLADDING
5. STOREFRONT VISION GLAZING - WHITE GLASS PANEL; VIRACON VLT - 88%
6. CURTAIN WALL VISION GLAZING - WHITE GLASS PANEL; VIRACON VLT - 88%
7. PRE-FINISHED THERMALLY BROKEN ENTRY DOOR C/W CLEAR ANODIZED ALUMINIUM RAILS
8. HORIZONTAL ALUMINUM LOUVER SCREENING - WOODGRAIN COLOUR
9. PRE-FINISHED ALUMINIUM REMOVEABLE ENCLOSURE - BLACK
10. 0.9m HIGH FENCE
    - OPAQUE PAINTED WOOD ENCLOSURE AT GARBAGE / RECYCLING HOLDING AREA ONLY
    - BLACK CHANILINK
11. SPANDREL GLASS - HARMONY SOLEX
12. SPANDREL GLASS - EXOTIC ARABIAN BLUE
14. SPANDREL GLASS - WARM GRAY
13. SEALED SMOOTH FINISH CONCRETE SOFFIT - LIGHT GRAY
15. SPANDREL GLASS - CHARCOAL
16. SPANDREL PANEL - TO MATCH ARCTIC BLUE
17. ALUMINIUM COLOURED SQUARE ATTACHED TO REMOVEABLE ENCLOSURE
18. PRE-FINISHED ALUMINIUM MULLION - CLEAR ANODIZED
18a. PRE-FINISHED ALUMINIUM MULLION - BLACK ANODIZED
19. PRE-FINISHED ALUMINIUM "PICTURE WINDOW" FRAME - BLACK
20. OPAQUE FROSTED WINDOW - VIRACON, VLT - 88%
21. PRE - FINISHED ALUMINUM RAILING W/ CLEAR GLASS - BLACK
22. WHITE TINTED GLASS - VIRACON, VLT - 91 %
23. GRAY TINTED GLASS - PILKINGTON, VLT - 19%
24. ARCTIC BLUE TINTED GLASS - PILKINGTON, VLT - 32%
25. SEALED PAINTED CONCRETE - DARK GRAY
26. ALUMINIUM THROUGH WALL SCUPPER
27. SPANDREL GLASS - WHITE COTTON
28. SEALED PAINTED CONCRETE - WHITE

NO CHANGE TO EXTERIOR FROM DP PANEL PACKAGE DATED JAN 29, 2020

0 1.5 3.0 4.5 6.0 METRES

NO.	DESCRIPTION	DATE	CHK
	REVISIONS		
03	ISSUE FOR REZONING AMENDMENT	2025-01-21	
02	ISSUE FOR REZONING AMENDMENT	2024-09-23	
01	ISSUE FOR DEVELOPMENT PERMIT	2024-09-26	

AMA Architecture Ltd.
204-1840 WEST 2nd AVE, VANCOUVER BC, CANADA V6J 1H2
t 604.708.0188
amaarchitecture.com

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	D.A.	AM		1:100
				DRAWING DATE
				2024-09-19

4700 NO. 3 ROAD
RICHMOND, BC

PROJECT
NORTH
ELEVATION

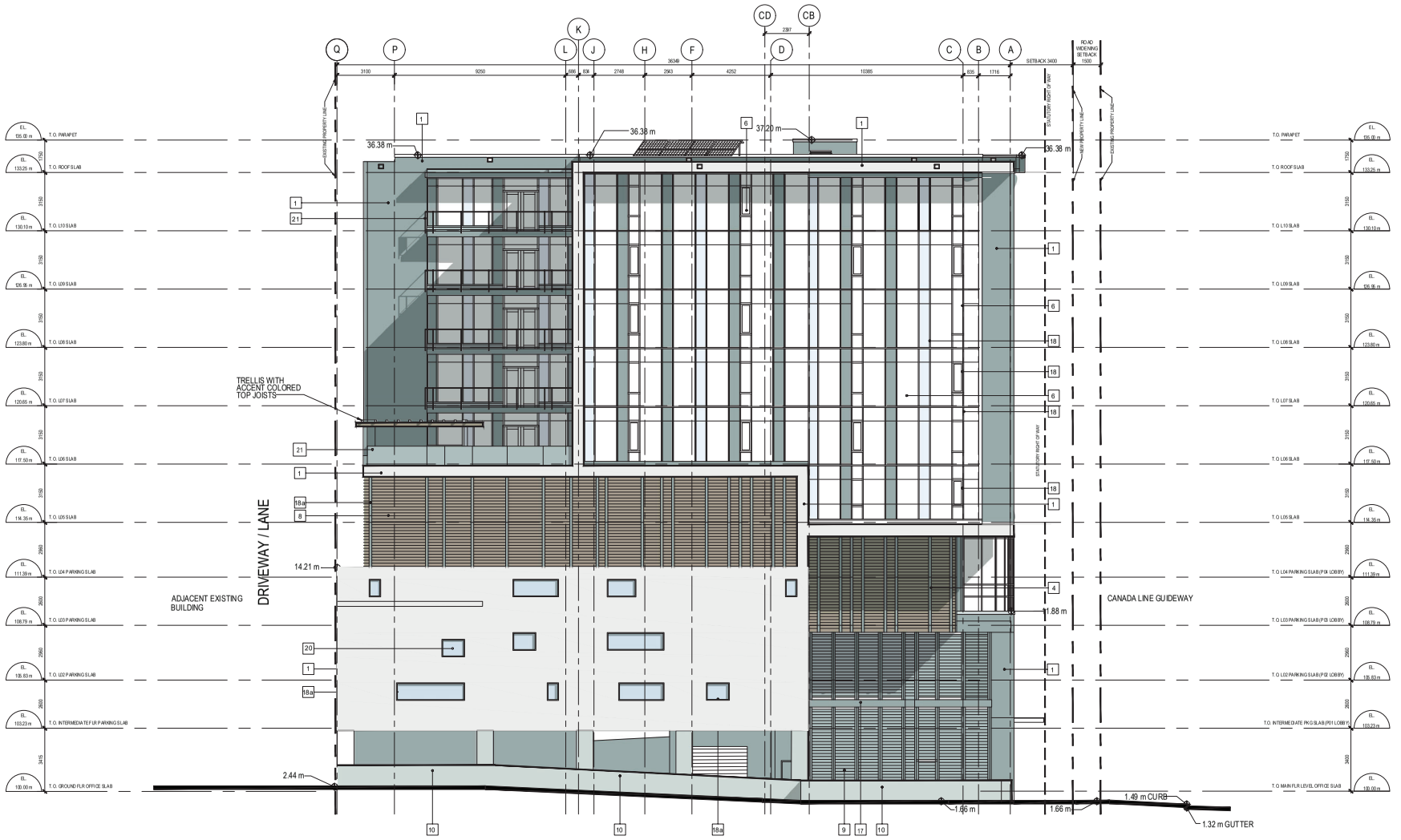
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PROJECT NUMBER	ISSUE NO.
202405	03
CADD FILE	

DRAWING NUMBER
DP-30-01-01

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CNCL - 264



1 EAST ELEVATION
SCALE: 1:100

MATERIALS LEGEND

1. SEALED SMOOTH FINISH CONCRETE - LIGHT GRAY
3. GLASS CANOPY ON CLEAR ANODIZED ALUMINIUM FRAME
4. STEEL COLUMN C/W BLACK ALUMINIUM CLADDING
5. STOREFRONT VISION GLAZING - WHITE GLASS PANEL; VIRACON VLT - 88%
6. CURTAIN WALL VISION GLAZING - WHITE GLASS PANEL; VIRACON VLT - 88%
7. PRE-FINISHED THERMALLY BROKEN ENTRY DOOR C/W CLEAR ANODIZED ALUMINIUM RAILS
8. HORIZONTAL ALUMINUM LOUVER SCREENING - WOODGRAIN COLOUR
9. PRE-FINISHED ALUMINIUM REMOVEABLE ENCLOSURE - BLACK
10. 0.9m HIGH FENCE
    - OPAQUE PAINTED WOOD ENCLOSURE AT GARBAGE / RECYCLING HOLDING AREA ONLY
    - BLACK CHANILINK
11. SPANDREL GLASS - HARMONY SOLEX
12. SPANDREL GLASS - EXOTIC ARABIAN BLUE
14. SPANDREL GLASS - WARM GRAY
13. SEALED SMOOTH FINISH CONCRETE SOFFIT - LIGHT GRAY
15. SPANDREL GLASS - CHARCOAL
16. SPANDREL PANEL - TO MATCH ARCTIC BLUE
17. ALUMINIUM COLOURED SQUARE ATTACHED TO REMOVEABLE ENCLOSURE
18. PRE-FINISHED ALUMINIUM MULLION - CLEAR ANODIZED
18a. PRE-FINISHED ALUMINIUM MULLION - BLACK ANODIZED
19. PRE-FINISHED ALUMINIUM "PICTURE WINDOW" FRAME - BLACK
20. OPAQUE FROSTED WINDOW - VIRACON, VLT - 88%
21. PRE - FINISHED ALUMINUM RAILING W/ CLEAR GLASS - BLACK
22. WHITE TINTED GLASS - VIRACON, VLT - 91 %
23. GRAY TINTED GLASS - PILKINGTON, VLT - 19%
24. ARCTIC BLUE TINTED GLASS - PILKINGTON, VLT - 32%
25. SEALED PAINTED CONCRETE - DARK GRAY
26. ALUMINIUM THROUGH WALL SCUPPER
27. SPANDREL GLASS - WHITE COTTON
28. SEALED PAINTED CONCRETE - WHITE

NO CHANGE TO EXTERIOR FROM DP PANEL PACKAGE
DATED JAN 29, 2020

NO.	DESCRIPTION	DATE	CHK
	REVISIONS		
03	ISSUE FOR REZONING AMENDMENT	2025-01-21	
02	ISSUE FOR REZONING AMENDMENT	2024-09-23	
01	ISSUE FOR DEVELOPMENT PERMIT	2024-09-26	

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t 604.708.0189
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				DRAWING DATE
				2024-09-19

4700 NO. 3 ROAD
RICHMOND, BC

PROJECT

EAST
ELEVATION

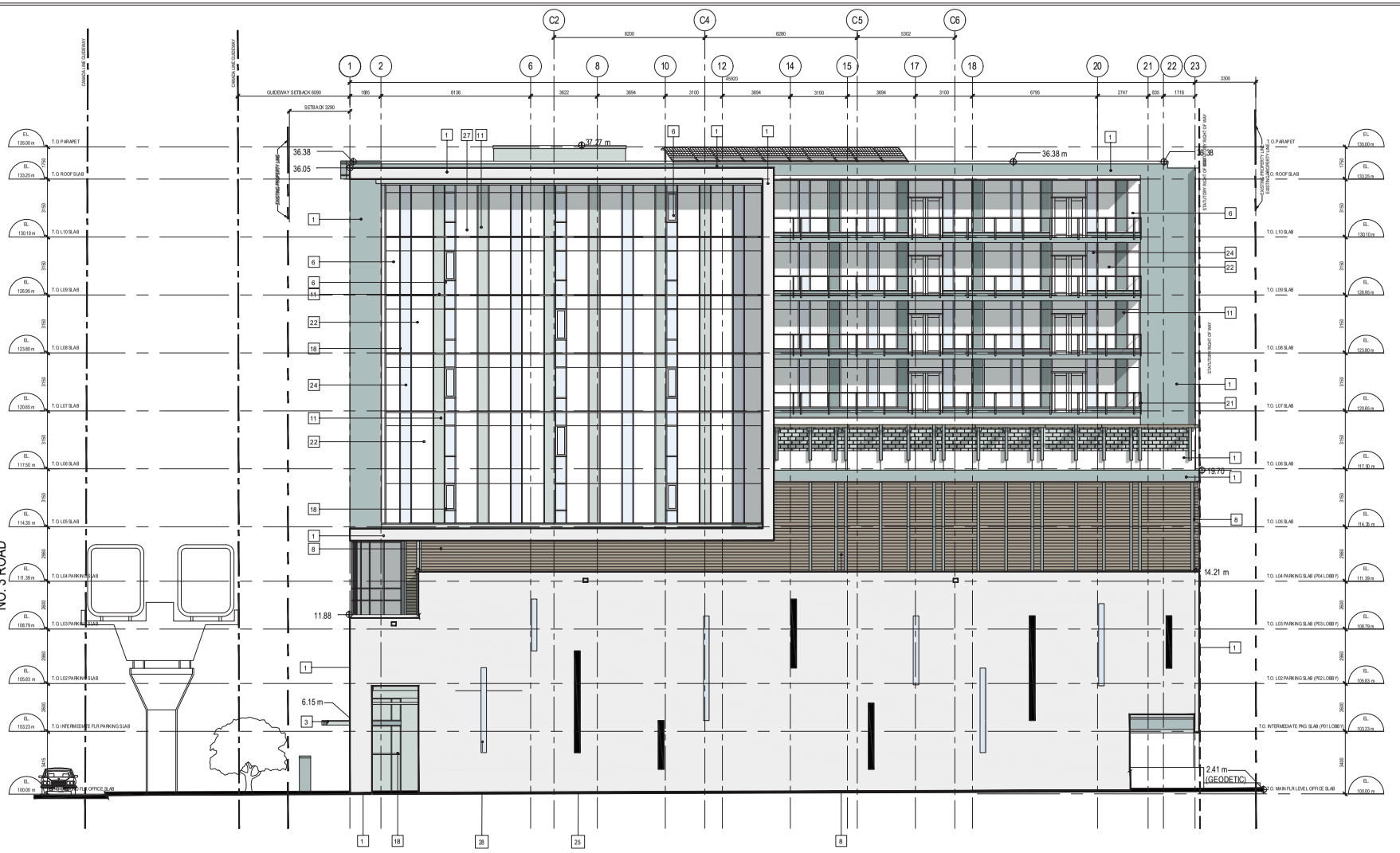
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PROJECT NUMBER	ISSUE NO.
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CADD FILE	

DRAWING NUMBER
DP-30-01-02

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CNCL - 265



1 SOUTH ELEVATION
SCALE 1:100

MATERIALS LEGEND

1. SEALED SMOOTH FINISH CONCRETE - LIGHT GRAY
3. GLASS CANOPY ON CLEAR ANODIZED ALUMINIUM FRAME
4. STEEL COLUMN C/W BLACK ALUMINIUM CLADDING
5. STOREFRONT VISION GLAZING - WHITE GLASS PANEL; VIRACON VLT - 88%
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    - BLACK CHANILINK
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16. SPANDREL PANEL - TO MATCH ARCTIC BLUE
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18. PRE-FINISHED ALUMINIUM MULLION - CLEAR ANODIZED
18a. PRE-FINISHED ALUMINIUM MULLION - BLACK ANODIZED
19. PRE-FINISHED ALUMINIUM "PICTURE WINDOW" FRAME - BLACK
20. OPAQUE FROSTED WINDOW - VIRACON, VLT - 88%
21. PRE - FINISHED ALUMINUM RAILING W/ CLEAR GLASS - BLACK
22. WHITE TINTED GLASS - VIRACON, VLT - 91 %
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24. ARCTIC BLUE TINTED GLASS - PILKINGTON, VLT - 32%
25. SEALED PAINTED CONCRETE - DARK GRAY
26. ALUMINIUM THROUGH WALL SCUPPER
27. SPANDREL GLASS - WHITE COTTON
28. SEALED PAINTED CONCRETE - WHITE

NO CHANGE TO EXTERIOR FROM DP PANEL PACKAGE
DATED JAN 29, 2020

0 1.5 3.0 4.5 6.0 METRES

NO.	DESCRIPTION	DATE	CHK
	REVISIONS		
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AMA architecture
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t 604.708.0188
amaarchitecture.com

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	R.A.	AM		1:100
				DRAWING DATE
				2024-09-19

4700 NO. 3 ROAD
RICHMOND, BC

PROJECT
SOUTH
ELEVATION

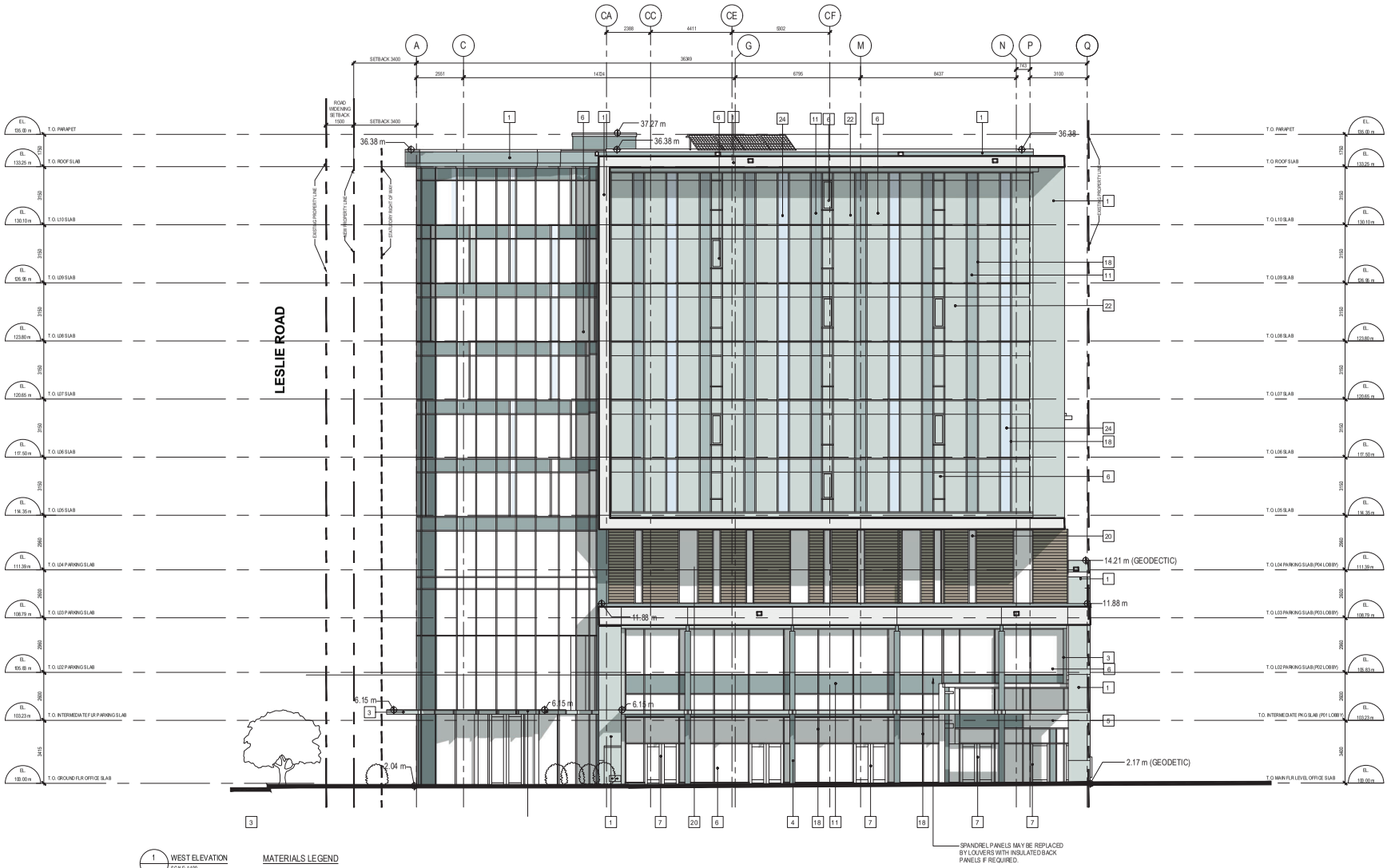
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PROJECT NUMBER	ISSUE NO.
202405	03
CADD FILE	

DRAWING NUMBER
DP-30-01-03

P:\202405 4700 No.3 Rd\01 Dwgs\Current\202405 DP-24-09-19 Elevation_3 OPTION 4.dwg (richard lee 7/25/2025 1:16 PM)

CNCL - 266



1 WEST ELEVATION
SCALE 1:100

MATERIALS LEGEND

1. SEALED SMOOTH FINISH CONCRETE - LIGHT GRAY
3. GLASS CANOPY ON CLEAR ANODIZED ALUMINIUM FRAME
4. STEEL COLUMN C/W BLACK ALUMINIUM CLADDING
5. STOREFRONT VISION GLAZING - WHITE GLASS PANEL; VIRACON VLT - 88%
6. CURTAIN WALL VISION GLAZING - WHITE GLASS PANEL; VIRACON VLT - 88%
7. PRE-FINISHED THERMALLY BROKEN ENTRY DOOR C/W CLEAR ANODIZED ALUMINIUM RAILS
8. HORIZONTAL ALUMINUM LOUVER SCREENING - WOODGRAIN COLOUR
9. PRE-FINISHED ALUMINIUM REMOVEABLE ENCLOSURE - BLACK
10. 0.9m HIGH FENCE
    - OPAQUE PAINTED WOOD ENCLOSURE AT GARBAGE / RECYCLING HOLDING AREA ONLY
    - BLACK CHANILINK
11. SPANDREL GLASS - HARMONY SOLEX
12. SPANDREL GLASS - EXOTIC ARABIAN BLUE
14. SPANDREL GLASS - WARM GRAY
13. SEALED SMOOTH FINISH CONCRETE SOFFIT - LIGHT GRAY
15. SPANDREL GLASS - CHARCOAL
16. SPANDREL PANEL - TO MATCH ARCTIC BLUE
17. ALUMINIUM COLOURED SQUARE ATTACHED TO REMOVEABLE ENCLOSURE
18. PRE-FINISHED ALUMINIUM MULLION - CLEAR ANODIZED
18a. PRE-FINISHED ALUMINIUM MULLION - BLACK ANODIZED
19. PRE-FINISHED ALUMINIUM "PICTURE WINDOW" FRAME - BLACK
20. OPAQUE FROSTED WINDOW - VIRACON, VLT - 88%
21. PRE - FINISHED ALUMINUM RAILING W/ CLEAR GLASS - BLACK
22. WHITE TINTED GLASS - VIRACON, VLT - 91 %
23. GRAY TINTED GLASS - PILKINGTON, VLT - 19%
24. ARCTIC BLUE TINTED GLASS - PILKINGTON, VLT - 32%
25. SEALED PAINTED CONCRETE - DARK GRAY
26. ALUMINIUM THROUGH WALL SCUPPER
27. SPANDREL GLASS - WHITE COTTON
28. SEALED PAINTED CONCRETE - WHITE

NO CHANGE TO EXTERIOR FROM DP PANEL PACKAGE
DATED JAN 29, 2020

0 1.5 3.0 4.5 6.0 METRES

NO.	DESCRIPTION	DATE	CHK
	REVISIONS		
03	ISSUE FOR REZONING AMENDMENT	2025-01-21	
02	ISSUE FOR REZONING AMENDMENT	2024-09-23	
01	ISSUE FOR DEVELOPMENT PERMIT	2024-09-26	

AMA Architecture Making Beauty
204-1640 WEST 2nd AVE, VANCOUVER BC, CANADA V6J 1H2
t 604.708.0188
amaarchitecture.com

DRAWN	BY	CHK	INIT	SCALE
	R.A.	AM		1:100
				DRAWING DATE
				2024-09-19

4700 NO. 3 ROAD
RICHMOND, BC

PROJECT
WEST
ELEVATION

TITLE

PROJECT NUMBER	ISSUE NO.
202405	03
CADD FILE	

DRAWING NUMBER
DP-30-01-04

P:\202405 4700 No3 Rd\01 Dwgs\Current\202405 DP-24-09-19 Elevation_3 OPTION 4.dwg [richard lee 7/25/2025 1:16 PM]

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	March 16, 2022
From:	Wayne Craig Director, Development	**File:**	RZ 14-672055

Re: **Request to Revise Rezoning Considerations for the Application by Bene (No. 3) Road Development Ltd. for Rezoning of the Property at 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" Zone to a New "High Rise Office Commercial (ZC44) – Aberdeen Village" Zone**

Staff Recommendation

That the request to revise the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, for the creation of a new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone and for the rezoning of 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" zone to the new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone, to remove the rezoning consideration limiting the subdivision of office space, be denied.

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

WC/SB:js
Att. 3

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Policy Planning	☑	

Staff Report

Origin

Bene (No. 3) Road Development Ltd. has requested a revision to the rezoning considerations associated with the rezoning of 4700 No. 3 Road from the "Auto-oriented Commercial (CA)" zone to a new site-specific zone, "High Rise Office Commercial (ZC44) – Aberdeen Village". The rezoning is to facilitate development of a 10-storey commercial and office mixed use building on a property in the Aberdeen Village of the City Centre Area Plan (CCAP). The rezoning included the provision of additional density in exchange for ensuring the development would provide large floorplate leasable office space. The rezoning considerations include registration of a legal agreement limiting subdivision (including stratification and/or air space parcels) of the office floor area within the proposed building to not more than one strata lot or one air space parcel per storey.

The applicant is requesting the rezoning consideration limiting subdivision be removed to allow office floor area to be subdivided. If this restriction is removed, the applicant would be permitted to subdivide the office space into distinct legal lots of any area (strata lot or air space parcel) without any City input. Effectively, the applicant is requesting the ability to keep the additional density granted without having to fulfill the primary condition (i.e. creation of large floorplate leasable office space) that was secured in exchange for the increase in density.

Findings of Fact

Background

On December 11, 2017, Council granted First Reading to Official Community Plan (OCP) Bylaw 7100, Amendment Bylaw 9215, and Richmond Zoning Bylaw 8500, Amendment Bylaw 9216 associated with the subject rezoning application. The purpose of the OCP and Zoning Amendment Bylaw is to increase the Village Centre Bonus (VCB) permitted density bonus allowed on the subject site to facilitate the creation of large floorplate leasable office space. The bylaws were granted Second and Third Reading at the Public Hearing on January 22, 2018. The original Report to Council, dated November 20, 2017, is provided (Attachment AA – Attachment A).

The applicant was required to enter into a legal agreement prohibiting any form of subdivision (including stratification and/or air space parcels) of office space within the proposed building as a consideration of rezoning in exchange for the additional density granted through the VCB increase. Maintaining the office floor area as a single real estate entity was secured to facilitate large floorplate leasable office space in close proximity to transit and amenities. Leasable office space is well-suited to the needs of both large and small businesses as the space is easily adjusted to suit tenant needs and is thus attractive to firms looking to minimize capital investment and accommodate future growth. Firms in key City economic sectors such as Information Technology, Clean Tech and Digital Creatives are examples of industries that seek leasable office space in close proximity to transit. Providing large floorplate leasable office space in the City Centre can help to ensure a diversified and resilient local economy by facilitating the attraction, retention and expansion of a wide range of businesses with varying space needs.

On June 17, 2019, Council adopted OCP Bylaw 7100, Amendment Bylaw 10034, which amended the VCB provisions in the City Centre Area Plan. This policy requires that subdivision of office use within the VCB area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858 m^2 (20,000 ft^2) where the VCB is increased beyond the 1.0 floor area ratio (FAR) allowed or when the VCB is added to a site that does not currently have this designation. This restriction is applied on sites that benefit from the provision of additional density as a way of encouraging the creation of large floorplate leasable office space close to transit and city centre amenities.

In light of adoption of the above referenced OCP Bylaw (Bylaw 10034), the applicant requested that the original rezoning consideration be amended to be consistent with the newly adopted OCP Policy. On July 22, 2019, Council approved the revision of the rezoning consideration from prohibiting any form of subdivision (stratification and/or air space parcels) of office space within the proposed building to limiting the subdivision of the office space to no more than one strata lot or one air space parcel per storey. The Report to Council regarding the revision request, dated June 24, 2019, is provided (Attachment AA).

The Development Permit application (DP 16-754766) associated with the rezoning application was endorsed by Development Permit Panel on January 29, 2020.

The applicant is now requesting a further revision to the rezoning considerations to allow any form of subdivision of the proposed office space within the proposed building (Attachment BB). No modifications are proposed to the development design as a result of the request.

Recently, on January 24, 2022, Council reaffirmed the existing OCP Policy limiting the subdivision of office space in situations where additional density is provided as part of the consideration of the report titled “Referral Response: Review of Office Stratification Regulations” and dated December 18, 2021. The Report indicated that within the City Centre, office space in close proximity to the Canada Line provides attractive and viable opportunities for leased office space. Council endorsed the staff recommendations that no further restrictions on the stratification and airspace subdivision of office space be considered at this time and that staff continue to monitor the effectiveness of the existing incentive based Office Stratification Policy and report back in two years. The applicant’s request is in direct contradiction to the incentive based policy for achieving leasable office space in exchange for additional density.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The CCAP includes an incentive based density bonus approach to encourage the creation of large floorplate leasable office space close to transit and city centre amenities by limiting subdivision of all office use to one strata lot or one air space parcel per storey or a minimum floor area of 1,858 m^2 (20,000 ft^2) where the VCB is increased beyond 1.0 FAR or when the VCB is added to a site that does not currently have this designation.

The request to remove office space subdivision limitations while maintaining the additional density granted through the rezoning application is inconsistent with the CCAP as the proposed development involves increasing the VCB from 1.0 FAR to 1.5 FAR.

Should the applicant wish to pursue the development without the limitations on subdivision of the office space they should remove the additional density permitted by the additional 0.5 FAR density bonus (1,041 m^2 [11,205 ft^2]) to comply with the requirements of the CCAP.

Analysis

As noted in the original Staff Report (Attachment AA – Attachment A), the CCAP amendment and rezoning propose a total density of 3.5 FAR, including a VCB of 1.5 FAR limited to office floor area only. The development proposal includes total floor area of approximately 7,285 m^2 (78,416 ft^2) comprised of commercial space on the bottom two floors and 5,897.4 m^2 (63,478.5 ft^2) office space on the top six floors. The upper floor plate sizes are approximately 799 m^2 (8,600 ft^2) on the 5th floor, and 1,002 m^2 (10,791 ft^2) on the 6th to 10th floors.

Applicant Requested Change

The applicant submitted a letter, dated August 18, 2021 (Attachment BB) requesting the removal of the rezoning consideration limiting subdivision of office space (item #7 of the rezoning considerations).

The applicant advises that in the midst of the Covid-19 pandemic, they have not been able to secure sales for the current floor size office units and construction costs have further increased.

The applicant also advises that in response to market demand for smaller office units, the rezoning consideration change is requested to provide smaller office units and conceptual draft strata subdivision sketches (Attachment CC) have been provided. The proposed office space is located on the 5th to 10th floor levels and the applicant proposes to create office space strata lots with approximate sizes of between 58.1 m^2 (625 ft^2) and 173.6 m^2 (1,869 ft^2).

Next Steps

In response to the applicant request, staff provide the following three options for Council consideration:

1. That the applicant's request to amend the rezoning considerations be denied (recommended). This option is consistent with the OCP incentive based policy to secure large floorplate leasable office space close to rapid transit and city centre amenities when additional density is granted. The applicant would be required to satisfy the rezoning considerations prior to final adoption of the rezoning bylaw.

2. Remove the additional 0.5 FAR density bonus from the project. Without the provision of bonus density, there is no policy basis to limit subdivision of the office floor area. This option is consistent with the CCAP. The proposed zoning and OCP bylaws, rezoning considerations and proposed Development Permit would need to be amended accordingly. A new Public Hearing would be required on the revised rezoning bylaw and the Development Permit would need to be revised and represented to the Development Permit Panel for their consideration.

3. Amend the rezoning considerations to remove the limitation on the subdivision of office space while maintaining the currently proposed density. This option is not recommended as it is inconsistent with the CCAP. Proceeding in this fashion will undermine the current incentive based office stratification policy and likely generate similar requests from other developments that are proceeding in accordance with the policy. There are currently two other rezoning applications in the City Centre (RZ 18-807640 and RZ 18-821103) that could seek similar amendments to their rezoning considerations should the applicant's request be approved. In order to proceed in accordance with this option, Council must provide direction to staff direction to amend the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216 by removing the rezoning consideration limiting subdivision of office space within the building (item #7 of the rezoning considerations). An additional Public Hearing would not be required, as this option would not change land use or density. The applicant would be required to satisfy the revised rezoning considerations prior to final adoption of the rezoning bylaw.

Conclusion

Bene (No. 3) Road Development Ltd. has requested to revise the rezoning considerations associated with the application to rezone the property at 4700 No. 3 Road from the "Auto-oriented Commercial (CA)" zone to a new site-specific zone, "High Rise Office Commercial (ZC44) – Aberdeen Village", in order to remove limitations on the subdivision (including stratification and/or air space parcels) of office floor area, and proceed with the development of a high-density, mixed commercial and office use building in City Centre's Aberdeen Village.

Council granted Second and Third Reading to the Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, associated with the subject application, at the Public Hearing on January 22, 2018.

The rezoning consideration revision requested by the applicant is not consistent with OCP Policy, which requires that subdivision of office use within the VCB area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858 m^2 (20,000 ft^2) where the VCB is increased beyond the 1.0 FAR allowed or when the VCB is added to a site that does not currently have this designation. On this basis, it is recommended that the applicant request to amend rezoning considerations be denied.

Sara Badyal

Sara Badyal
Planner 3
(604-276-4282)

SB:js

Attachments:

Attachment AA:	Report to Council dated June 24, 2019 (including Original Staff Report, dated November 20, 2017, Location Map, Aerial Photo)
Attachment BB:	Letter from Applicant dated August 18, 2021
Attachment CC:	Draft Strata Subdivision Sketches dated January 10, 2022

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	June 24, 2019
From:	Wayne Craig Director, Development	**File:**	RZ 14-672055

Re: **Revised Rezoning Considerations for the Application by Bene (No. 3) Road Development Ltd. for Rezoning of the Property at 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" Zone to a New "High Rise Office Commercial (ZC44) – Aberdeen Village" Zone**

Staff Recommendation

That the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, for the creation of a new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone and for the rezoning of 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" zone to the new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone, be revised to change the rezoning consideration from prohibiting subdivision (including stratification and/or air space parcels) of office space within the proposed building to limiting the subdivision of office space to no more than one strata lot or one air space parcel per storey.

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

WC:sb
Att. 2

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Bene (No. 3) Road Development Ltd. has requested to revise the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, for the rezoning of 4700 No. 3 Road from "Auto-oriented Commercial (CA)" to a new site-specific zone, "High Rise Office Commercial (ZC44) – Aberdeen Village". The rezoning is to facilitate development of a 10-storey commercial and office mixed use building on a property in the City Centre's Aberdeen Village. The rezoning considerations include a restriction prohibiting subdivision (including stratification and/or air space parcels) of office floor area (single owner for office space). The applicant is requesting the rezoning consideration be revised to allow office floor area to be subdivided to no more than one strata lot or one air space parcel per storey.

On December 11, 2017, Council granted first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, to rezone the subject property to permit the development of a high-density, mixed commercial and office use building. Amendment Bylaw 9216 was subsequently granted Second and Third Reading at the Public Hearing on January 22, 2018. The original Report to Council, dated November 20, 2017, is provided (Attachment B). The Development Permit application (DP 16-754766) associated with the rezoning application is currently being reviewed by staff.

As a consideration of rezoning, the applicant was required to enter into a legal agreement prohibiting subdivision (including stratification and/or air space parcels) of the office space. However, the City Centre Area Plan was subsequently recently revised on June 17, 2019, allowing limited subdivision of office use within the higher density Village Centre Bonus area and construction costs have increased, resulting in the applicant requesting revised rezoning considerations to allow limited subdivision of the proposed office space. No modifications are proposed to the development design as a result of the request.

The applicant has requested that Council revise the original rezoning considerations prior to the rezoning application proceeding to final adoption. Due to the proposed changes being minor and not impacting land use or density, the revised proposal does not require a new Public Hearing.

Findings of Fact

Please refer to the original Staff Report dated November 20, 2017 (Attachment A) for detailed information regarding the rezoning application.

Analysis

Original Proposal

As noted in the original Staff Report (Attachment A), the City Centre Area Plan (CCAP) amendment and rezoning include a total density of 3.5 floor area ratio (FAR), including a Village Centre Bonus of 1.5 FAR limited to office floor area only. The development proposal includes total floor area of approximately 7,285.4 m^2 (78,415.5 ft^2) comprised of approximately 1,387.7 m^2 (14,937 ft^2) or 0.67 FAR of commercial space and 5,897.4 m^2 (63,478.5 ft^2) or 2.83 FAR of office space. The office space is proposed over six storeys on the 5th to 10th floors, with floor plate sizes of approximately 799 m^2 (8,600 ft^2) on the 5th floor, and 1,002 m^2 (10,791 ft^2) on the 6th to 10th floors.

The original rezoning considerations included the requirement to enter into a legal agreement prohibiting subdivision of the office floor area (including stratification and/or air space parcels).

Proposed Changes

Subsequent to the Public Hearing for the subject rezoning application, the City Centre Area Plan was amended. On June 17, 2019, Council adopted Official Community Plan Bylaw 7100, Amendment Bylaw 10034, which amended the "Village Centre Bonus" definition, requiring that subdivision of all office use within the Village Centre Bonus (VCB) area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858 m^2 (20,000 ft^2) where the VCB exceeds 1.0 FAR.

As the City Centre Area Plan has recently changed, and construction costs have increased significantly, the applicant has requested the rezoning considerations be amended to allow for limited subdivision of the proposed office floor area to one strata lot or one air space parcel per storey (Attachment B). A red-lined version of the proposed revised rezoning considerations is provided in Attachment C, which revises the office floor area subdivision prohibition requirement (item #7 of the rezoning considerations) to allow limited office floor area subdivision to no more than one strata lot or one air space parcel per storey, consistent with the City Centre Area Plan.

In order to move forward with the development, the applicant has requested to revise the rezoning considerations. An additional Public Hearing is not required, as the revised proposal does not impact land use or density and is relatively minor. No additional conditions from the previous rezoning considerations are proposed to change, other than that identified in this Report and the revised rezoning considerations provided in Attachment C.

Next Steps

Should Council wish to proceed with the revised rezoning considerations, the applicant would be required to satisfy the revised rezoning considerations prior to final adoption of the Rezoning Bylaw.

The Development Permit application (DP 16-754766) associated with the rezoning application is currently being reviewed by staff. A Staff Report will be forwarded to the Development Permit Panel in the future and public notification, consistent with City procedures, will be provided through the Development Permit process to notify surrounding residents of the Development Permit application.

Conclusion

Bene (No. 3) Road Development Ltd. has requested to revise the rezoning considerations associated with the application to rezone the property at 4700 No. 3 Road from "Auto-oriented Commercial (CA)" to a new site-specific zone, "High Rise Office Commercial (ZC44) – Aberdeen Village", in order to allow limited subdivision (including stratification and/or air space parcels) of office floor area, and proceed with the development of a high-density, mixed commercial and office use building in City Centre's Aberdeen Village.

Council granted Second and Third Reading to the Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, associated with the subject application, at the Public Hearing on January 22, 2018.

The revised rezoning considerations are consistent with recent amendments to the City Centre Area Plan to allow limited subdivision of all office use within the Village Centre Bonus (VCB) area.

On this basis, it is recommended the rezoning considerations be amended.

Sara Badyal

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

SB:blg

Attachment A: Original Report to Council dated November 20, 2017
Attachment B: Letter from Applicant dated July 3, 2019
Attachment C: Red-lined Version of the Revised Rezoning Considerations

City of Richmond

Report to Committee

Planning and Development Division

To:	Planning Committee	**Date:**	November 20, 2017
From:	Wayne Craig Director, Development	**File:**	RZ 14-672055
Re:	**Application by Bene (No. 3) Road Development Ltd. for Rezoning of the Property at 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" Zone to a New "High Rise Office Commercial (ZC44) – Aberdeen Village" Zone**		

Staff Recommendation

1. That Official Community Plan Bylaw 7100, Amendment Bylaw 9215, to amend the Schedule 2.10 (City Centre Area Plan) by:

   a) Amending the Overlay Boundary - Village Centre Bonus Map (2031) to allow for an additional 0.5 FAR Village Centre Bonus on the subject site; and

   b) Amending the Aberdeen Village – Detailed Transect Descriptions to allow for an additional 0.5 FAR Village Centre Bonus on the subject site;

   be introduced and given first reading.

2. That Bylaw 9215, having been considered in conjunction with:

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

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

3. That Bylaw 9215, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, for the creation of a new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone and for the rezoning of 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" zone to the new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone, be introduced and given first reading.

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

SB:blg
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Services	☑	
Engineering	☑	
Policy Planning	☑	
Transportation	☑	

Staff Report

Origin

Bene (No. 3) Road Development Ltd. has applied to the City of Richmond for permission to rezone 4700 No 3 Road from "Auto-oriented Commercial (CA)" to a new site-specific zone; "High Rise Office Commercial (ZC44) – Aberdeen Village" (Attachment 1), in order to permit the development of a high-density commercial and office use development on a property in the City Centre's Aberdeen Village. Key components of the proposal (Attachment 2) include:

- A single 10-storey tower with two floors of commercial retail units, six floors of office space and four levels of parking.
- A total floor area of approximately 7,285.4 m^2 (78,415.5 ft^2) comprised of approximately:
  - 1,387.7 m^2 (14,937 ft^2) of commercial space.
  - 5,897.4 m^2 (63,478.5 ft^2) of office space.
- LEED Silver equivalent building designed and constructed to connect to a future district energy utility (DEU) system.
- Replacement of the City's Leslie sanitary sewer pump station located on the Leslie Road frontage, including required equipment inside the proposed building in a required Statutory Right-of-Way (SRW).

Associated Official Community Plan (OCP) bylaw amendments are proposed to facilitate inclusion of additional transit oriented office use on the subject site.

Findings of Fact

A Development Application Data Summary (Attachment 3) is provided for comparison of the proposed development with the proposed site-specific bylaw requirements.

Site and Surrounding Development

The subject site is located in Aberdeen Village (Attachment 4) at the corner of No. 3 Road and Leslie Road, and is comprised of a single lot.

The site is currently vacant and was previously occupied by a single-storey restaurant building surrounded by surface paving.

Surrounding development includes:

To the North: Across Leslie Road, an existing two-storey auto repair building.

To the South: An existing commercial development with one and two-storey buildings.

To the East: A surface parking area, and further east, an existing two storey commercial building.

To the West: Across No. 3 Road, an existing commercial development with one and two-storey buildings.

Related Policies & Studies

1. Official Community Plan/City Centre Area Plan

Official Community Plan: The Official Community Plan (OCP) designates the site as "Commercial". The proposed OCP amendment and proposed rezoning are consistent with this designation.

City Centre Area Plan: The City Centre Area Plan (CCAP) Aberdeen Village Specific Land Use Map designates the site as "Urban Centre T5 (35 m)". The proposed rezoning is generally consistent with this designation, except that OCP amendments are required to accommodate:

- The proposed 0.5 FAR additional Village Centre Bonus (VCB) which is not currently included in the plan.
- Utilization of the entire additional Village Centre Bonus for office use. A legal agreement will be secured through the rezoning to maximize flexibility through single ownership, prohibiting strata-titling of the office area.

The proposed OCP amendments are further discussed in the Analysis section of this report.

2. Other Policies, Strategies and Bylaws

Flood Protection Management Strategy: The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 for Area "A". Registration of a flood indemnity covenant is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development Policy: The proposed development is located in Area 1A (new aircraft noise sensitive land uses prohibited) on the Aircraft Noise Sensitive Development Map. The proposed rezoning and associated OCP amendment are consistent with this Policy. Registration of an aircraft noise covenant on title is required prior to rezoning adoption.

Ambient and Commercial Noise: The proposed development must address additional OCP Noise Management Policies, specifically ambient noise and commercial noise. Requirements include registration of a noise covenant on title before final adoption of the rezoning bylaw.

District Energy Utility Policy and Bylaws: The proposed development will be designed to utilize energy from a District Energy Utility (DEU) when a neighbourhood DEU is implemented. Connection to the future DEU system will be secured with a legal agreement registered on title prior to final adoption of the rezoning bylaw.

Consultation

1. OCP Amendment

General Public: Development Application signage has been installed on the subject site. Staff have not received any comments from the public in response to the sign. Should the Planning Committee endorse this application and Council grant first reading to the 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*.

External Agencies: Staff have reviewed the proposed OCP amendments with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements. A referral was made to TransLink through the rezoning process. Since no residential use is included in the subject proposal, a referral was not made to the Richmond School Board in accordance with Council policy. Consultation with other stakeholders was deemed unnecessary. Consultation with external stakeholders is summarized below.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.
Richmond School Board	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only. As residential uses are not permitted, there will be no impacts on School Board operation.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected, and the proposed amendment refers to density bonusing for additional office use on the subject site only.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary; the proposed amendment refers to density bonusing for additional office use on the subject site only.
TransLink	**The proposed amendment refers to density bonusing for additional office use on the subject site only; no transportation road network changes are proposed. The proposal was referred to TransLink through the associated rezoning application.**
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.
Richmond Coastal Health Authority	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.
Community Groups and Neighbours	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.
All relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.

2. Rezoning

General Public: A rezoning application sign has been installed on the subject site. Staff have not received any comments from the public in response to the sign. Should the Planning Committee endorse this application and Council grant first reading to the 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*.

External Agencies: The rezoning application was referred to the following external agency.

- *South Coast British Columbia Transportation Authority (TransLink):* Staff referred the proposed OCP amendment and rezoning to TransLink due to proximity to the Canada Line guideway. Further, the property owner has entered into an agreement with TransLink for formal review through the Adjacent and Integrated Development (AID) program. TransLink has provided staff with preliminary comments regarding the development proposal, advising that TransLink is not opposed to an OCP amendment and rezoning staff report being advanced to Council for consideration. The proposal is not expected to impact transit operations, goods movement, the Major Road Network, or regional cycling facilities. At the AID consent level, TransLink staff have stated that they are not at the point in the review to provide final comment, but expect that the applicant will work cooperatively to address all concerns, as well as obtain TransLink consent prior to any site work or construction. Staff note that the proposed development meets the CCAP 6.0 m Canada Line setback requirement established with TransLink's input. Further, the rezoning considerations require the registration of a legal agreement restricting Building Permit issuance prior to final approval being received from TransLink.

Analysis

Staff have reviewed the proposed rezoning and proposed associated OCP (CCAP) amendments and find that they are generally consistent with City objectives including, but not limited to: public and private infrastructure, land use, density, height, siting conditions, and community amenities.

1. Proposed OCP and Zoning Bylaw Amendments

Proposed OCP (CCAP) Amendment

Land Use: The proposed office and commercial uses are permitted by the CCAP. The OCP (CCAP) amendments will allow additional transit-oriented office uses on the subject site.

Density: The proposed amendments are structured to permit an additional 0.5 FAR of office floor area as a component of the Village Centre Bonus (VCB) floor area (increasing the VCB from 1.0 FAR to 1.5 FAR for the subject site). This is intended to ensure that the site is developed primarily with transit oriented office use.

There is an increasing demand for office space around rapid transit stations as companies seek amenity rich locations that aid in their talent attraction and retention efforts. Large contiguous spaces are especially difficult to find in these locations. The office vacancy rate along the Canada Line is at a low critical level of 2.3% and no substantial large floor plate product has been added in all of Richmond, including in the City Centre, for nearly a decade.

The subject site benefits from bus service along it's No. 3 Road frontage and the site is within walking distance of the Aberdeen Canada Line station (within approximately 450 m).

The proposed OCP amendment would increase the existing Village Centre Bonus incentive to develop office uses on the subject site to respond to the demand for transit oriented office space. The proposal would also increase employment opportunities, enhance the City's fiscal sustainability by expanding and diversifying the tax base, while also expanding the range of services offered to the City's residents and businesses. Staff note that the applicant has agreed to maintain the office floor area under a single owner so that it can be easily converted to large tenant office space to accommodate a wider range of future potential office tenants. Registration of a legal agreement on title to prohibit subdivision of the office space on the upper floors of the building into either strata lots or air space parcels is a requirement of rezoning.

The proposed increase in density is for transit oriented office uses in a village centre, so would not impact the CCAP population target and would provide additional services for residents and additional employment opportunities in the City. The proposed office density increase would not generate the same demands on City utilities and City community amenities that additional residential floor area would (including park space, libraries, art facilities, emergency services, health care facilities, etc.).

On the basis of the benefits that additional transit oriented office uses provides to the City, staff support the proposed density increase for additional non-residential floor area. However, staff do not generally support density increases for additional residential floor area as the resulting additional population would strain access to City amenities and health services, and stress existing city and private infrastructure, including the transportation network. If the residential population increased within the City Centre, projections based on the existing CCAP framework would no longer be valid. Strategic plans, such as the City Centre Transportation Plan, the Parks and Open Space Plan and the City's Development Cost Charges program would require revision and expensive upgrades would be required.

Proposed Rezoning

The proposed rezoning is consistent with the Aberdeen Village Specific Land Use Map, Urban Centre T5 (35 m) transect (except for the additional office use as proposed in the applicant's requested OCP amendment). A new site-specific zone is proposed, "High Rise Office Commercial (ZC44) – Aberdeen Village". The proposed new ZC44 zone includes provisions regulating the permitted land uses, maximum floor area, density bonus for office floor area, maximum building height, siting parameters and parking. Rezoning considerations are provided (Attachment 5).

2. Community Amenities

The proposed rezoning includes the following contributions in support of City Centre densification and the associated increased demand for community amenities.

Community Amenity Space: The proposed rezoning is located in the "Village Centre Bonus (VCB)" area shown on the CCAP Aberdeen Village Specific Land Use Map. The applicant proposes to take advantage of the following available density bonus provisions:

- VCB density increase of 1.0 FAR with 5% of this area expected to be provided back to the City in the form of floor area for a community amenity (104 m^2 calculated using the proposed floor area [1.0 x 0.05 x 2,082 m^2]).
- VCB additional density increase of 0.5 FAR with 10% of this area expected to be provided back to the City in the form of floor area for a community amenity (104 m^2 calculated using the proposed floor area [0.05 x 0.1 x 2,082 m^2]).

Community Services staff have reviewed the property location, and limited amount of community amenity floor area that would be generated (208 m^2 or 2,241.6 ft^2) against neighbourhood needs and recommend that the City accept a cash-in-lieu contribution to the City Centre Facility Development Fund for the finished value of the space ($1,456,392.94 calculated using the proposed floor area [2,241.6 ft^2 x $650 /$ft^2$]). Should the contribution not be provided within one year of the application receiving third reading, the construction value multiplier ($650 /$ft^2$) will be adjusted annually thereafter based on the Statistics Canada "Non-residential Building Construction Price Index" yearly quarter to quarter change for Vancouver, where the change is positive.

Community Planning: The proposed rezoning is subject to a community planning implementation contribution for future community planning, in accordance with the CCAP Implementation Strategy ($19,605.29 calculated using the proposed floor area [78,421.16 ft^2 x $0.25 /$ft^2$]).

Public Art: The proposed development is subject to the Richmond Public Art Policy. As the project is of a modest size and there are limited opportunities for locating Public Art on the site, the applicant is proposing to provide a voluntary contribution to the Public Art Reserve for City-wide projects on City lands. The contribution will be secured before rezoning adoption, based on the current contribution rate ($34,505.31 calculated using the proposed floor area [78,421.16 ft^2 x $0.44 /$ft^2$]).

3. Utility Infrastructure

City Utilities: The developer is required to enter into a Servicing Agreement for the design and construction of a variety of water, storm water drainage and sanitary sewer frontage works. Included are:

- Water main upgrade on Leslie Road frontage.
- Storm sewer upgrade on Leslie Road frontage.
- Sanitary sewer upgrade, pump station and force main replacement on Leslie Road frontage and east edge of site, including new equipment in a SRW inside the building, and force main in a SRW along the east edge of the site.
- Various frontage improvements including street lighting.

A more detailed description of infrastructure improvements is included in the Rezoning Considerations (Attachment 5).

Private Utilities: Undergrounding of private utility lines and location of private utility equipment on-site are required.

4. Transportation

Transportation Network: The CCAP encourages completion and enhancement of the City street network. The following frontage and intersection improvements are required.

- *Leslie Road*: Leslie Road will be widened to accommodate a left-turn lane. The back of-curb cross-section will be improved to accommodate a grass boulevard with street trees and a sidewalk. A property dedication is required across the frontage and at the corner.

- *Traffic Signals*: The existing traffic signal at the No. 3 Road and Leslie Road intersection is required to be upgraded to accommodate the road widening.

A more detailed description of road improvements is included in the Rezoning Considerations (Attachment 5). Road enhancements along Leslie Road will be eligible for DCC credits. Road dedication and all other works will be the sole responsibility of the developer and are not eligible for DCC credits.

Site Access On-site: Vehicular access will be provided via a single driveway connecting to Leslie Road. Truck access and loading will be provided, and will be the subject of further review during the Development Permit review process.

Vehicle Parking On-site: Transportation Department staff support the parking proposal.

The proposed parking rate is consistent with the parking provisions of the Richmond Zoning Bylaw (City Centre Zone 1).

In accordance with the Zoning Bylaw 8500, the parking proposal includes a 10 percent reduction with the provision of the following Transportation Demand Management (TDM) measures as requirements of rezoning:

- Voluntary contribution of $50,000 towards the provision of two transit shelters at existing bus stops nearby along No. 3 Road.
- Provision of two electric vehicle (EV) quick-charge (240V) charging stations on-site for the use of units and visitors. The charging stations should be located to provide for convenient use by vehicles parked in any of four parking spaces. The provision of the charging stations for the shared use of units and visitors will be secured with a legal agreement registered on title prior to final adoption of the rezoning bylaw.

The proposed new ZC44 site specific zone has been drafted to allow for the provision of a maximum of sixteen tandem parking spaces located in the upper parking levels (third and fourth floor) for employee parking only and each pair of the tandem parking spaces are to be assigned to a single tenant/unit. The eight parking spaces that do not have direct access to a drive aisle represent 7.6% of the total 106 proposed parking spaces. The tandem parking would be for office space under single ownership, which is characterized with regular office hours and parking use that the applicant believes will work for tandem parking. As the office space will be required to remain under single ownership, property management will manage the tandem parking.

Similarly, the provision of some tandem parking spaces restricted to employee use only was also approved for the stratified Aberdeen expansion for retail and office space (DP 09-494545) and staff are not aware of any issues with the arrangement. The detailed parking design will be the subject of further review during the Development Permit review process.

Truck Loading On-site: The Richmond Zoning Bylaw requires two medium size loading spaces and one large size loading space for the proposed development. The applicant is proposing to provide two medium size loading spaces. The provision of loading spaces for the shared use of all units will be secured with a legal agreement registered on title prior to final adoption of the rezoning bylaw. Transportation Department staff support the variance request to not provide one large truck loading space, as the proposed retail and office uses would not typically involve deliveries with large semi-trailers. The variance request will be the subject of further review during the Development Permit review process.

Bicycle Parking On-site: The proposed bicycle parking rates are consistent with the parking provisions of the Richmond Zoning Bylaw. The detailed design of secure class 1 storage and short-term class 2 bicycle racks will be the subject of further review during the Development Permit review process. Provision of class 1 bicycle storage for the shared use of all units will be secured with a legal agreement registered on title prior to final adoption of the rezoning bylaw.

5. Development Concept Review

The CCAP includes a variety of policies intended to shape development to be liveable, functional and complementary to the surrounding public and private realm. Those policies most applicable to the development concept at the rezoning stage are reviewed below.

Massing Strategy: The massing of the proposed development is generally consistent with the urban design objectives of the CCAP and is arranged to address the site's configuration, specific constraints (proximity to the Canada Line and requirement for the City sanitary pump station replacement), urban design opportunities (corner location) and combination of uses (commercial and office). There is one full height main tower element and a lower height podium element.

Adjacencies: The relationship of the proposed development to adjacent public and private properties is assessed with the intent that negative impacts are reduced and positive ones enhanced. The proposed development is surrounded on two sides by No. 3 Road and Leslie Road, which mitigates potential impacts on both the surrounding public realm and surrounding private development. On the other two sides, the subject site abuts an adjacent commercial site and the applicant has provided conceptual drawings demonstrating its potential for future redevelopment.

Living Landscape: The CCAP looks to development to support ecological function in City Centre through the creation of an interconnected landscape system. Further review of the landscape design will occur through the Development Permit and Servicing Agreement processes and is anticipated to contribute to the ecological network, including:

- Retention of existing street trees on the No. 3 Road frontage.
- Provision of street trees on the Leslie Road frontage.
- Provision of landscaped roof area.

There are no on-site trees. On the advice of Parks Department staff, the two existing street trees in the Leslie Road frontage will be removed. A contribution of $2,600 (2 trees x $1,300) to the Tree Compensation Fund is required before rezoning adoption. Tree protection is required for the three existing street trees in the No. 3 Road frontage. Confirmation of a contract with an arborist and installation of tree protection fencing are required before rezoning adoption.

Greening of the Built Environment: The proposed development will be designed to achieve a sustainability level equivalent to the Canada Green Building Council LEED Silver certification.

Development Permit: Through the Development Permit Application process, the form and character of the proposed development is assessed against the expectations of the Development Permit Guidelines, City bylaws and policies. The detailed building and landscape design will be the subject of further review during the Development Permit review process, including the following features.

- *Form and Character*: The design will be further detailed to provide massing, height and façade expression, and active street frontages.

- *Parking and Loading*: A draft functional plan, showing truck manoeuvring, has been provided and will be further developed within the Development Permit process.

- *Waste Management*: A draft waste management plan has been submitted and will be further developed within the Development Permit process.

- *Rooftop Equipment*: Rooftop mechanical equipment and building mounted telecom equipment can be unsightly when viewed from the ground and from surrounding buildings. To prevent diminishment of both the architectural character and the skyline, a more detailed design strategy for rooftop equipment/enclosures is required will be reviewed within the Development Permit process.

- *Crime Prevention through Environmental Design (CPTED)*: The City has adopted policies intended to minimize opportunities for crime and promote a sense of security. A CPTED checklist and plans demonstrating natural access, natural surveillance, defensible space and maintenance measures will be reviewed within the Development Permit process.

- *Accessibility*: The proposed development will be required to provide good site and building accessibility. Design implementation will be reviewed within the Development Permit and Building Permit processes.

- *Sustainability*: Integration of sustainability features into the site, building, and landscape design will be reviewed within the Development Permit process.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer-contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated Operating Budget Impact (OBI) for the ongoing maintenance of these assets is estimated to be $6,000, this will be considered as part of the 2018 Operating Budget.

Conclusion

The application by Bene (No. 3) Road Development Ltd. to amend the OCP and to rezone the property at 4700 No. 3 Road in order to develop a high-density, mixed commercial and office building is consistent with City objectives as set out in the OCP, CCAP and other City policies, strategies and bylaws. The proposed office use will contribute towards addressing the need for transit-oriented office space in the City Centre. The proposed commercial uses will activate both street frontages and both uses will support future development in Aberdeen Village. The built form will provide a strong identity for the site's corner location, and public realm enhancements will improve the pedestrian experience at this high traffic location. Engineering and transportation improvements, along with voluntary contributions for Public Art, community planning, bus shelters and cash-in-lieu density bonusing, will help to address a variety of community development needs.

On this basis, it is recommended that Official Community Plan Bylaw 7100, Amendment Bylaw 9215 and Zoning Bylaw 8500, Amendment Bylaw 9216, be introduced and given first reading.

Sara Badyal

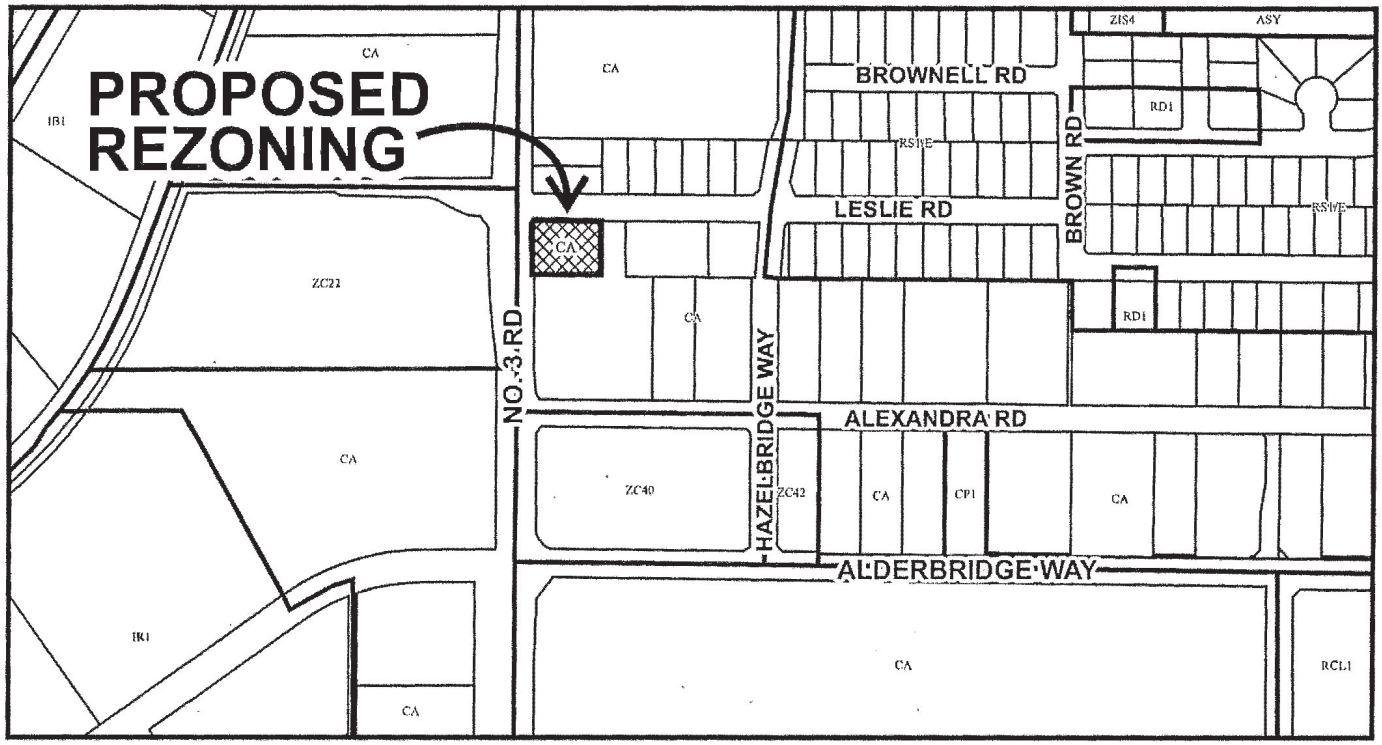
Sara Badyal
Planner 2
(604-276-4282)

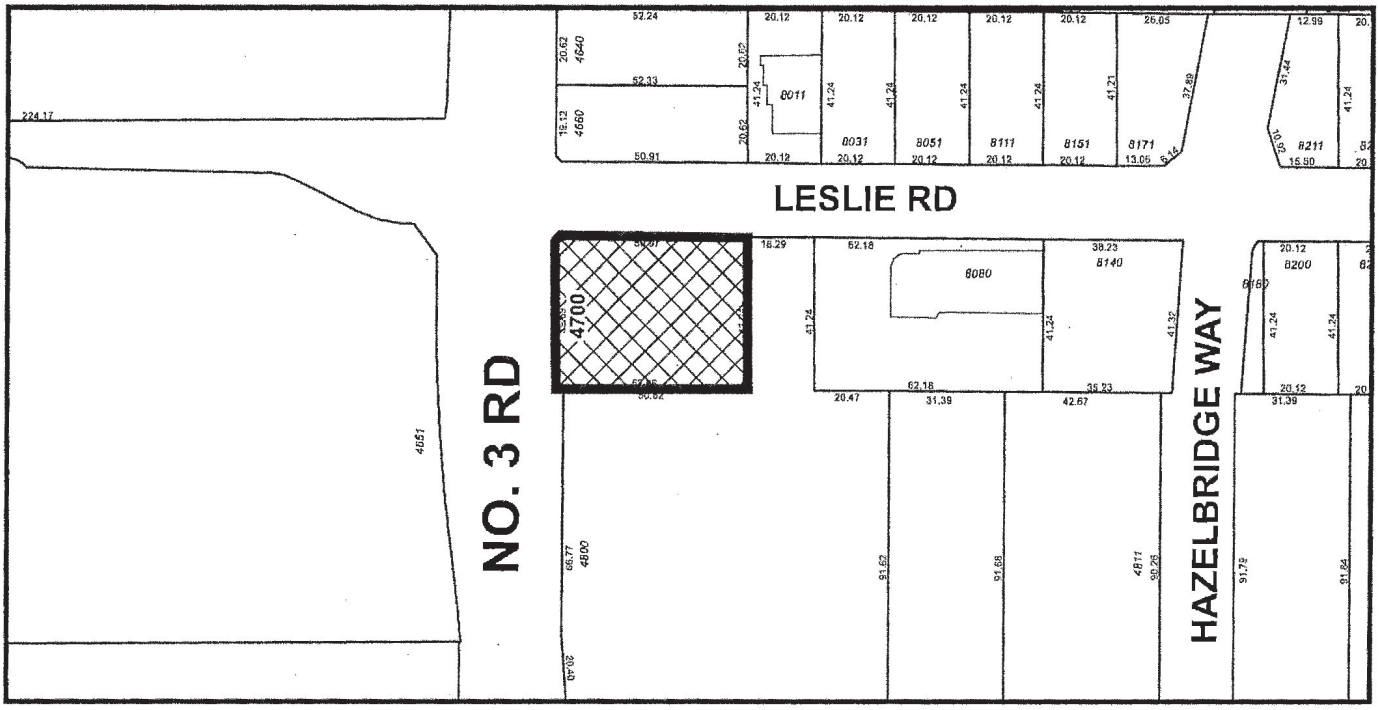
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Attachments:

Attachment 1: Rezoning Location Map and Aerial Photograph
Attachment 2: Rezoning Proposal Conceptual Plans
Attachment 3: Development Application Data
Attachment 4: City Centre Aberdeen Village Specific Land Use Map
Attachment 5: Rezoning Considerations

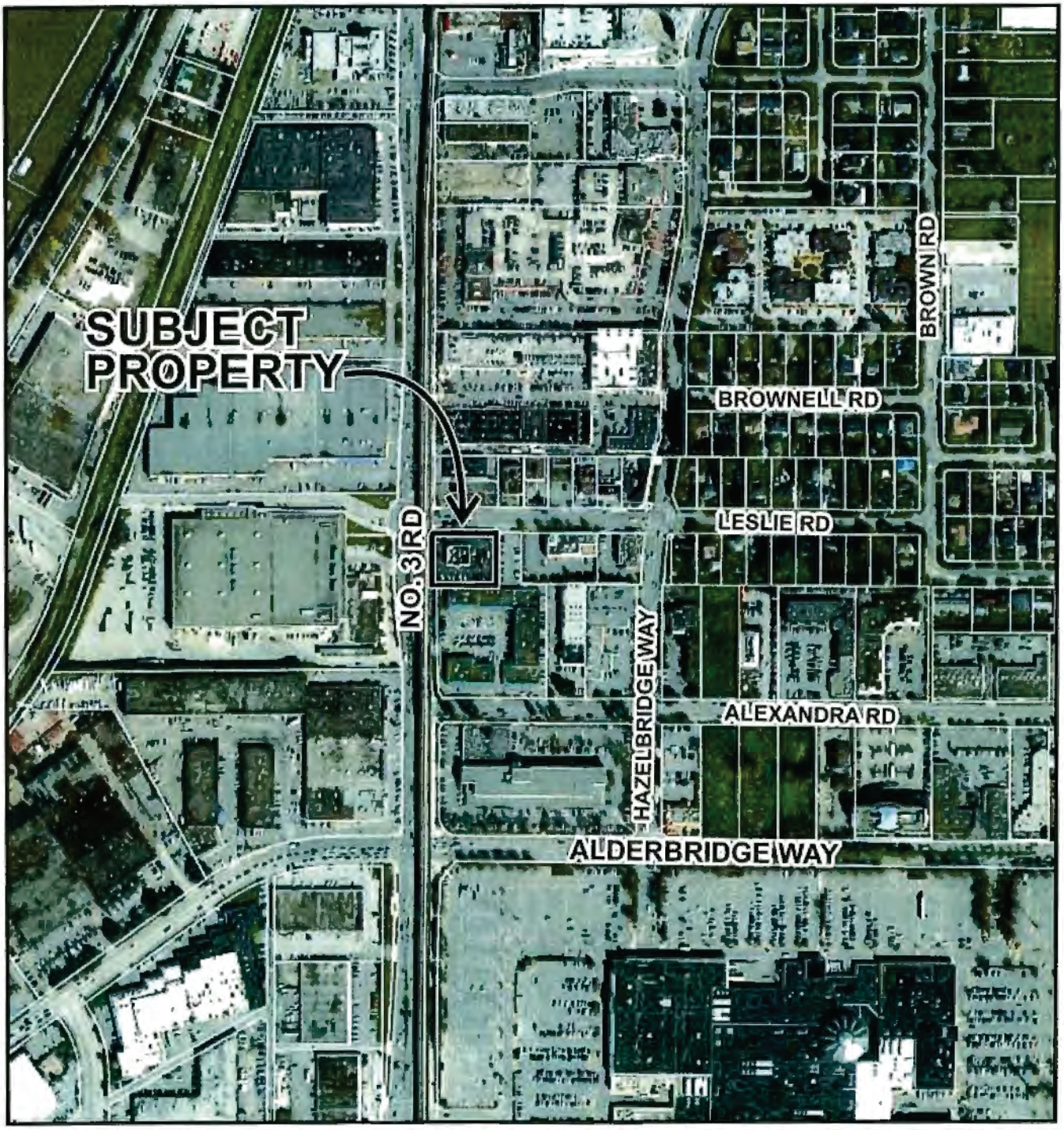
City of Richmond





N	RZ 14-672055	Original Date: 09/15/14 Revision Date: 11/20/17 Note: Dimensions are in METRES

City of Richmond



RZ 14-672055

Original Date: 09/17/14

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Development Application (RZ) Data Summary

RZ 14-672055	
Address:	4700 No. 3 Road
Applicant:	Bene (No. 3) Road Development Ltd.
Planning Area(s):	City Centre Area Plan – Aberdeen Village – Urban Centre T5 (35m) – VCB Overlay – DPG Sub-Area A.4
Other Areas(s):	Aircraft Noise Sensitive Use Area 1A – Flood Construction Level Area A

	Existing	Proposed
OCP Designation:	Commercial	Complies
Land Uses:	Vacant	Office/Retail Mixed Use
Zoning:	Auto-Oriented Commercial (CA)	High Rise Office Commercial (ZC44) – Aberdeen Village
Site Area (before and after dedications):	2,167.2 m^2	2,081.6 m^2
Net Development Site Area (for floor area calculation):	N/A	2,081.6 m^2
Number of Residential Units:	0	0

	Bylaw Requirement	Proposed	Variance
Base FAR (Max.):	2.0	2.0	
Village Centre Bonus (VCB) (Max.):	1.5	1.5	
Total FAR (Max.):	3.5	3.5	
Commercial FAR (Max.):	2.0	0.67	
Office FAR (Max.):	3.5	2.83	
Commercial (Max.):	4,163.2 m^2	1,388 m^2	
Office (Max.):	7,285.6 m^2	5,897.4 m^2	
Floor Area (Max.):	7,285.6 m^2	7,285.4 m^2	
Lot Coverage (Max.):	90 %	57 %	
Setback – No. 3 Road (Min.):	6 m	3.3 m	
Setback – Leslie Road (Min.):	3 m	3 m	
Setback – Interior Side Yard (Min.):	0 m	0 m	
Setback – Rear Yard (Min.):	0 m	3 m	
Height Dimensional (Max.):	35 m	35 m	
Height Accessory (Max.):	5 m	N/A	
Subdivision/Lot Size (Min.):	2,000 m^2	2,081.5 m^2	
Off-street Parking – City Centre Zone 1 (Min.):	101	106	**See note 1**

	Bylaw Requirement	Proposed	Variance
TDM Reduction (Max.):	10%	10%	
Tandem Parking Spaces (Max.):	**None permitted**	**16**	**16 tandem parking spaces**
Class 1 Bicycle Parking (Min.):	19	19	
Class 2 Bicycle Parking (Min.):	28	28	
Loading Space – Medium (Min.):	2	2	
Loading Space – Large (Min.):	**1**	**0**	**No WB-17 loading space**

General Note: All figures are based on the preliminary site survey site area and are subject to change with final survey dimensions. Further, the proposed development figures above have been modified to reflect the preliminary site survey site area and may differ slightly from the figures provided on the conceptual architectural drawings.

Note 1: Parking figures are based on the calculation methodology provided in the Transportation Study. Where base information changes (e.g. floor areas), final parking requirements will be determined using the same methodology at the time of Development Permit approval.

Wydanco
DEVELOPMENT CORP.

July 3, 2019

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

Attn: Ms. Sara Badyal

Re: 4700 No.3 Road Strata Proposal Rationale Request

Dear Sara,

We request that the Mayor and City Councillors to revise the rezoning considerations for our project at 4700 No. 3 Road to allow the proposed six floors of office space to be subdivided by floor into six floor-size office spaces.

The City of Richmond and its region have been growing tremendously over the past decade. Such growth also led to a rapid increase in construction costs. According to the budget received from Graham construction, the construction cost for the proposed building has increased by 40% from 2014 proforma estimates, which represents a $9M cost increase. The current estimate of the construction cost has yet to include off-site work.

Cost added by Translink required a $1.2M letter of credit, which has been provided to Translink. That is for the costs for service agreements and monitoring during the preload and construction stages, which may take 36 months to complete.

Per our rezoning requirement, Developer is required to obtain approval from the Engineering Department before preload. The City's engineers ensured the sewage pipes and storm sewer would not have an impact on the future pump station and the neighbors, which has been approved. However, the cost of these works has incurred up-to-date, before preload, an additional of $750,000.00 (no DCC recoverable).

The new pump station that city required inside the future building is underway. Our architect and the pump station consultants has worked studiously to provide additional space required for the generator in order to have the generator located separately from the pump station.

Due to the fact that we are facing dramatic changes in the market, we would like to emphasize that it is extremely difficult, if not infeasible, to market an office building under one strata title without the flexibility of subdividing the office space into several strata lots.

Both CBRE and Colliers commercial realtors advise that Richmond is traditionally an office market where tenants want to inspect completed buildings before executing leases and both recommend that the proposed building be subdivided on a floor by floor basis.

Suite 650 4400 Hazelbridge Way V6X 3R8 T 604 295 7320 F 604 295 7362

Wydanco
DEVELOPMENT CORP.

When we submitted the rezoning application in 2014, the owner of the property had the building very close be being able to be fully leased. However, the length of time required in the application process resulted in those prospective tenants making other arrangements. Although no pre-construction office leases have been secured, we have received interest from purchasers for office space. There are currently two Richmond companies who would like to purchase a floor each in the building to own their own office space.

The City Centre Area Plan has recently changed, restricting subdivision of office space in higher density village centre bonus area. In compliance with the revised City Centre Area Plan, this recent change provides an opportunity for the proposed office space in this project to be subdivided on a floor by floor basis into six floor-size office spaces.

Based on the challenges we anticipate and are facing, we sincerely and gratefully hope that the city will allow the rezoning considerations to be amended to allow the office space to be subdivided into six separate floor sized strata lots.

Yours Sincerely,



Danny Leung

City of Richmond

Rezoning Considerations

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

Address: 4700 No. 3 Road **File No.:** RZ 14-672055

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9215.
2. Road dedication of 1.5 m along the entire Leslie Road frontage and 4 m x 4 m corner cut measured from the new property lines.
3. Granting of an approximately 114 m² (1,227 ft²) statutory right-of-way (SRW) public-rights-of-passage (PROP) and utilities for the purposes of a sanitary pump station, including equipment, underground structures and pipes, and required clearances, access and working areas (see Appendix A). The right-of-way (ROW) for the pump station equipment and underground structures and pipes shall be minimum 15.8 m long, measured from the new north property line and 8.0 m wide, less a 7.4 m by 2.8 m notch for the building's stairwell at the southwest corner of the right-of-way. The right-of-way shall have minimum 5.0 m of vertical clearance above grade. Any works essential for public access and utilities within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other Servicing Agreement related works. Works to be secured via Servicing Agreement (see SA requirements below).
4. Registration of a flood indemnity covenant on Title (Area A).
5. Registration of an aircraft noise restrictive covenant on Title suitable for Area 1A (new aircraft noise sensitive land uses prohibited) and granting of a Statutory Right-of-Way in favour of the Airport Authority.
6. Registration of a legal agreement on Title, stipulating that the mixed use commercial/office development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
7. Registration of a legal agreement on Title, ~~prohibiting~~ limiting subdivision (including stratification and/or air space parcels) of the office space to no more than one strata lot or one air space parcel per storey (single owner ~~for~~ per storey of office space).
8. Registration of a legal agreement on Title, ensuring that no more than 16 parking spaces are provided in a tandem arrangement and are limited to employee parking use only, any pair of tandem parking spaces must be assigned to the same tenant/unit and conversion of tandem parking area into habitable space is prohibited.
9. Registration of a legal agreement on Title, ensuring that all parking spaces (except tandem parking spaces) are provided for the shared use of all tenants/units and are not permitted to be assigned to specific tenants/units. This includes four parking spaces provided with two electric vehicle quick-charge (240V) charging stations provided as a Transportation Demand Management (TDM) measure. The charging stations should be located to provide for convenient use by vehicles parked in any of the four spaces.
10. Registration of a legal agreement on Title, ensuring the loading spaces are provided for the shared use of all tenants/units and are not permitted to be assigned to specific tenants/units.
11. Registration of a legal agreement on Title, ensuring bicycle storage is provided for the shared use of all tenants/units and is not permitted to be used for habitable space (e.g., other storage uses).

Initial: _____

12. Registration of a legal agreement on Title, stipulating that no Building Permit for all or any part of the development shall be issued until the applicant has provided the City with satisfactory written confirmation that all terms required by the South Coast British Columbia Transportation Authority (TransLink) as a condition of issuance of any Building Permit for the development have been addressed and met, including for the following items to ensure protection of transit infrastructure:
    a) Applicant to submit preload, excavation and shoring plans and associated mitigation plan for the development for TransLink's review and acceptance;
    b) Applicant to conduct a precision survey of the existing Canada Line track geometry prior to any site preloading/construction work, undertake a settlement monitoring program (as established by a qualified geotechnical engineer) and conduct a repeat of the survey post development construction;
    c) Applicant to submit final (detailed) design drawings of the development for TransLink's review and acceptance; and
    d) Applicant to address TransLink's guideway protection requirement, which is TransLink's response to concerns related to trespass and debris on the guideway. The applicant and TransLink will work together to identify a suitable response. Any option that affects the public realm and/or building form and character must also be approved by the City. Options are not limited to the following:
        - Option 1: Introduction of a physical canopy. The canopy may be self-supported or fixed to the proposed building. In these scenarios, the public realm and/or building design would be affected; thereby affecting the Development Permit. The applicant would be responsible for proposing a design solution that is supported by the City and would be required to seek reconsideration by the Development Permit Panel.
        - Option 2: Registration of an agreement between the owner and TransLink to assign responsibility for intentional or unintentional damage to the guideway to the owner/strata corporation. The City is not a party to this agreement. The agreement would be a private agreement between TransLink and the owner/strata corporation.
13. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
    a) No Building Permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
    b) If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until:
        i) The building is connected to the DEU, which may include the owner's supplied and installed central energy plant to provide heating and cooling to the building, at no cost to the City, or the City's DEU service provider, Lulu Island Energy Company, on the subject site satisfactory to the City.
        ii) If the City so elects, the owner transfers ownership of the central energy plant on the site, if any, at no cost to the City, or City's DEU service provider, Lulu Island Energy Company, to the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City.
        iii) The owner enters into a Service Provider Agreement with the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City.
        iv) The owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building and the operation of the central energy plant, if any, by the City and/or the City's DEU service provider, Lulu Island Energy Company.
    c) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
        i) The City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU.
        ii) The owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation.

Initial: _____

iii) The owner grants or acquires the statutory right-of-way(s) and/or easements necessary for supplying DEU services to the building.

iv) The owner provides to the City, a Letter of Credit, in an amount satisfactory to the City, for costs associated with acquiring any further statutory right-of-way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.

14. City acceptance of the developer's voluntary contribution in the amount of $1,456,392.94 towards City Centre Community Services facilities (e.g. $650.00 per square foot of 5% of the 1.0 FAR village centre bonus and 10% of the additional 0.5 FAR village centre bonus). Should the contribution not be provided within one year of the application receiving third reading, the construction value multiplier ($650 /ft2) will be adjusted annually thereafter based on the Statistics Canada "Non-residential Building Construction Price Index" yearly quarter to quarter change for Vancouver, where the change is positive.

15. City acceptance of the developer's voluntary contribution in the amount of $19,605.29 (i.e. $0.25 per buildable square foot) to future City community planning studies, as set out in the City Centre Area Plan.

16. City acceptance of the developer's voluntary contribution in the amount of $34,505.31 (i.e. $0.44 per buildable square foot of commercial/office space) to the City's Public Art Program.

17. City acceptance of the developer's offer to voluntarily contribute $50,000 towards the provision of two transit shelters at existing bus stops nearby along No. 3 Road as a Transportation Demand Management (TDM) measure.

18. City acceptance of the developer's offer to voluntarily contribute $2,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of two street trees along the Leslie Road frontage.

19. 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 trees to be retained along No. 3 Road. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

20. 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.

21. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

22. Enter into a Servicing Agreement* for the design and construction of road and infrastructure works. Works include, but may not be limited to:

a) Road Works:

Note: Leslie Road works are on the Roads DCC program and would be eligible for Roads DCC credits.

i. Leslie Road frontage improvements (measured from north to south):

- Maintain existing centre line and widen road southward to provide a total driving surface of (minimum) 7.4 m wide for eastbound traffic, east of No. 3 Road, and new 0.15 m wide curb and gutter.
- New 1.5 m wide boulevard planted with grass and street trees.
- New 2.0 m wide concrete sidewalk.

ii. No. 3 Road frontage improvements:

- Remove existing driveway letdown.

iii. Traffic Signal improvements:

- Upgrade the existing traffic signal at the No. 3 Road/Leslie Road intersection to accommodate the road widening noted above to include, but not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s) as necessary.

b) Water Works:

Using the OCP Model, there is 169.7 L/s of water available at a 20 psi residual at the Leslie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.

Initial: _____

i. The Developer is required to:

- Upgrade the watermain along Leslie Road from 150 mm to 300 mm from approximately the developments east property line to the existing 300 mm watermain on No. 3 Rd, complete with additional hydrants to achieve City spacing requirements.

ii. Developer's cost, the City is to:

- Cut and cap the existing water service connection at the watermain along No. 3 Road frontage, and complete all water main tie-ins.

c) Storm Sewer Works:

i. The Developer is required to:

- Install a new 750 mm storm sewer within the centre of the road from the developments east property line tying into the No. 3 Road box culvert and remove the existing adjacent sewer. Tie-in to the existing storm sewer to the east is required. Tie-in all existing storm service connections and catch-basin leads to the new main.
- Cut and cap the existing storm service connections along the No. 3 Road frontage. The northern connection shall be capped at main and its inspection chamber removed, the southern connection shall be capped at inspection chamber.
- Provide, at no cost to the City, a 1.5 m wide SRW (perpendicular to No. 3 Road) at the southwest corner of the development site, extending 1.0 m past the existing inspection chamber.
- Install a new storm service connection, complete with inspection chamber, off of the proposed 750 mm storm sewer along the Leslie Road frontage.

ii. At Developer's cost, the City is to:

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

d) Sanitary Sewer Works:

i. The Developer has requested to place a driveway entrance in the same alignment as the existing sanitary pump station; to achieve this, the Developer has agreed to relocate/replace the pump station through the Servicing Agreement works. The City will pay for the sanitary pump station and force main design and construction; however, costs incurred above and beyond a regular pump station replacement project will be the Developer's responsibility (e.g. the need to extend gravity pipework to accommodate the development's driveway access and the need to remove sections of gravity sewer and forcemain).

ii. The decommissioning of the existing pump station and construction of the new pump station and all associated sanitary sewer realignments shall be complete prior to driveway construction.

iii. The Developer is required to provide the following at the City's cost:

- Design and build the sanitary pump station through the Servicing Agreement to meet location specific engineering specifications. The location will be generally as per the attached sketch and will be finalized through the Servicing Agreement process.
- Design and build the required pump station kiosk, BC Hydro PMT, and back-up generator, and locate them such that they meet operational requirements and are appropriate for the streetscape.
- Design and build the required valve chamber; complete with flow meter and related appurtenances for the pump station and access chambers for the forcemain for maintenance purposes.
- In conjunction with the pump station works, replace the existing 350 mm sanitary forcemain from the proposed pump station into and across the No. 3 Road/Leslie Road intersection (approximately 62 m) into the Leslie Road travel lane. If the forcemain is damaged by site preparation or construction works, the replacement of the forcemain into the Leslie Road travel lane shall be at the Developer's cost.

iv. The Developer is required to provide the following at the Developer's cost:

- Design the proposed development to accommodate future sanitary sewer maintenance or replacement without causing undue cost to the City. Building designs should consider how temporary access will be provided during future construction works.

Initial: _____

- Provide a clear and competitive tendering process to ensure that the work paid for by the City represents good value for money. This process must be agreed to by the City prior to tendering or else the City may not be able to fund the works.
- Provide right-of-way(s) for the pump station and related structures, to be refined through the Servicing Agreement drawings and provided to the City at no cost. The right-of-way for the pump station equipment and underground structures and pipes shall be minimum 15.8 m long measured from the new north property line and 8.0 m wide, less a 7.4 m by 2.8 m notch for the building's stairwell at the southwest corner of the right-of-way (see appendix A). The right-of-way shall be on grade and have minimum 5.0 m of vertical clearance, and be accessible by a 7.5 x 2.5 m service truck with 1.3 m stabilizers. Both the SRW and the parking area for the truck shall be flat. The SRW shall be designed to accommodate:
  - A BC Hydro transformer with minimum 3.0 m clearance between the PMT and any other electrical components such as the generator or kiosk. The SRW for the PMT shall be designed to BC Hydro's specifications.
  - An approximately 1.5 x 2.6 m kiosk. There shall be minimum 1.0 m clearance on the short sides of the kiosk and 2.0 m clearance on the long sides, or as required to allow for safe access of the doors located on all four faces of the kiosk. A line-of-sight must be maintained between the kiosk and the wet well hatches.
  - An approximately 3.0 x 1.5 m emergency generator with minimum 1.0 m clearance on all sides.
  - Any other equipment or utilities required to service the pump station, including underground conduits and water service connection.
- Provide additional SRW for the 10.0 m-tall SCADA antenna, unless located within the boulevard. The antenna SRW shall be on grade and have no overhanging structures.
- Provide enough space for a 7.5 x 2.5 m service truck with 1.3 m stabilizers to access the pump station hatch for removal of the pump during servicing, usually once per year, while maintaining pedestrian movement around the working area. The parking area for the truck shall be flat and paved with broom-finished concrete with expansion/contraction joints.
- Provide and maintain a removable enclosure around the pump station equipment. The detailed design of the enclosure will be done through the Servicing Agreement, however the enclosure itself is considered to be part of the building design and will be maintained by the Owner. The enclosure must:
  - Exhaust the generator.
  - Not obstruct any equipment access doors (e.g., doors on all sides of the kiosk).
  - Exclude fixed structures (i.e. walls, columns, etc.).
  - Enable a single operator to easily access and use all the equipment within the enclosure under all conditions (including during power outages).
  - Enable an equipment operator to maintain a line of sight with the pump station from every portion of the pump station equipment.
  - Be durable and low-maintenance.
  - Provide for the convenient, cost-effective removal, repair, replacement, and installation of equipment (e.g., PMT, generator, and kiosk) and related features within the enclosure.
- Protect the existing sanitary sewers during the development's construction. Pre- and post- ground improvement and construction surveys and CCTV will be required. Any damage to be repaired and any required replacement shall be at the Developer's sole cost.
- Extend the existing 450 mm Sanitary main at Leslie Road from existing manhole SMH57098 approximately 26 m to the west, complete with a new manhole at the west end of the new main and at the tie-in to the to the existing north-south aligned 350 mm sanitary sewer.
- Provide a 450 mm sanitary main going south from the new manhole at Leslie Road and tie-in to the new Leslie sanitary pump station.
- Tie-in the existing 350 mm FRP sanitary main aligned north-south along the east property line of 4660 No. 3 Road to the proposed 450 mm sanitary main along Leslie Road via a new manhole.

Initial: _____

- Convert the existing Leslie sanitary pump station wet well into a manhole and extend north the existing 200 mm sanitary main aligned north-south along the east property line of 4700 No 3 Road and connect it to the new manhole just north of the existing Leslie sanitary pump station.
- Install a new sanitary service connection, complete with inspection chamber.

v. At Developers cost, the City is to:

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

e) General Items:

i. As the geotechnical report provided by the Developer indicates there will be significant settlement caused by preload, resulting in an unacceptable level of risk to critical infrastructure, preloading of the site will only be permitted if:

- Physical mitigation measures to the satisfaction of the GM of Engineering and Public Works are implemented to protect City infrastructure.
- Approval is provided by the GM of Engineering and Public Works.

ii. The Developer is required to:

- Review street lighting levels along the No. 3 Road and Leslie Road frontage and upgrade lighting as required.
- Building overhangs above SRW will be permitted but must accommodate machinery movements to excavate existing mains. Consultant assessment will be required.
- Coordinate with BC Hydro, Telus and other private communication service providers:
  - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To locate all above-ground utility cabinets and kiosks required to service the proposed development within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the above-ground structures. If a private utility company does not require an above-ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown in the functional plan and registered prior to Servicing Agreement design approval:

BC Hydro PMT	4 m x 5 m	(width x depth)
BC Hydro LPT	3.5 m x 3.5 m	
Street light kiosk	1.5 m x 1.5 m	
Traffic signal kiosk	1 m x 1 m	
Traffic signal UPS	2 m x 1.5 m	
Shaw cable kiosk	1 m x 1 m	show possible location in functional plan
Telus FDH cabinet	1.1 m x 1 m	show possible location in functional plan

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

Initial: _____

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

23. Incorporation of special features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes (e.g., accessibility, sustainability, TDMs).
24. The applicant is required to demonstrate to the City that approval from TransLink has been granted in writing, including for the items listed in item #12 above to ensure protection of transit infrastructure.
25. 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.
26. If applicable, payment of Latecomer Agreement charges, plus applicable interest associated with eligible latecomer works.
27. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

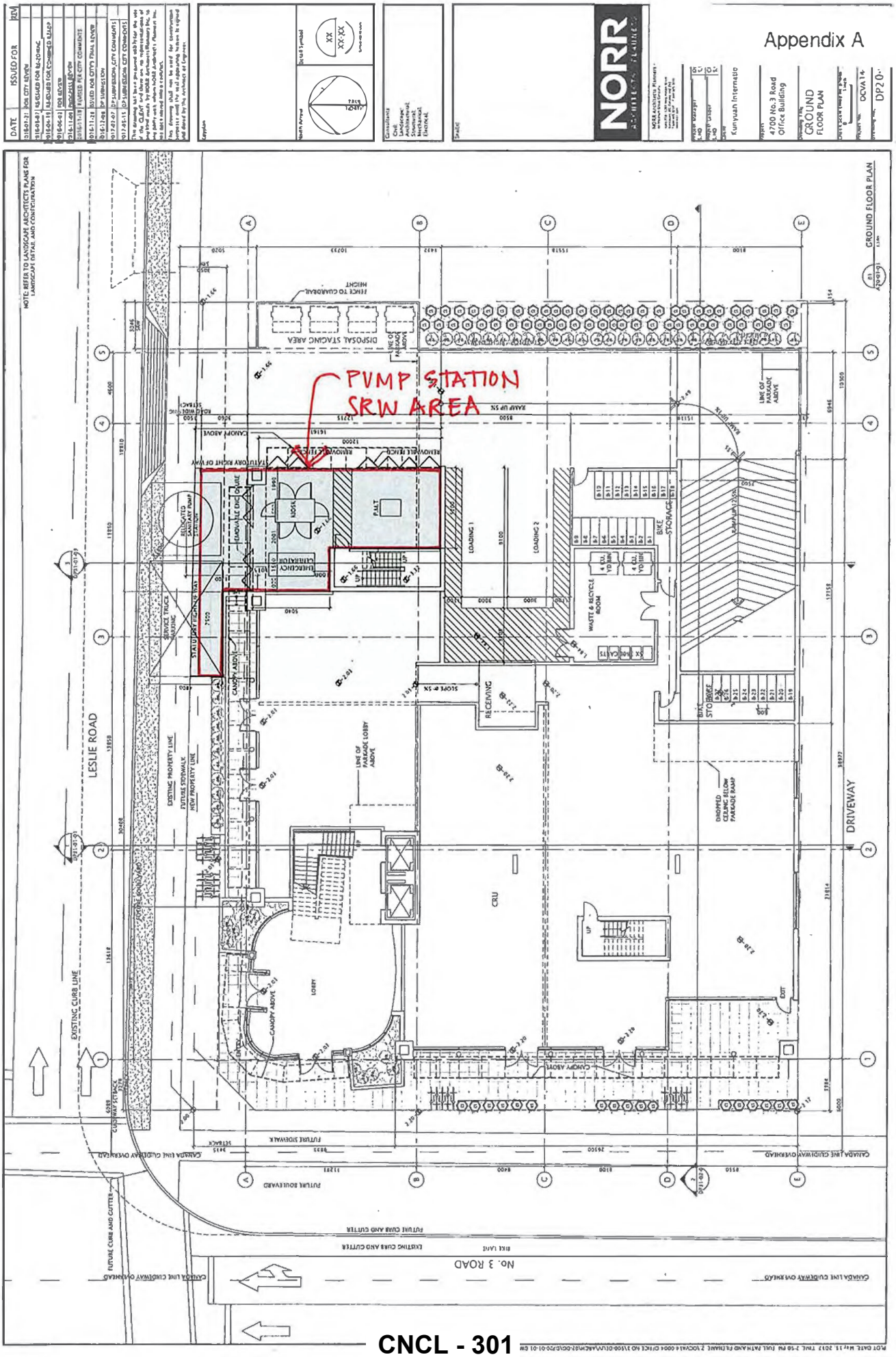
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation,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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed original on file]

Signed Date

Appendix A


PUMP STATION
SRW AREA
GROUND FLOOR PLAN
LESLIE ROAD
No. 3 ROAD
DRIVEWAY
LOBBY
CRU
LOADING 1
LOADING 2
WASTE & RECYCLE ROOM
BIKE STORAGE
RECEIVING
DISPOSAL STACKING AREA
EXISTING CURB LINE
FUTURE SIDEWALK
FUTURE CURB AND GUTTER
EXISTING CURB AND GUTTER
CANADA LINE GUIDEWAY OVERHEAD
4700 No. 3 Road
Office Building
Kunyuan International
NORR

Attachment BB

Wydanco
DEVELOPMENT CORP.

August 18, 2021

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

Attn: Ms. Sara Badyal

Re: 4700 No.3 Road Removal of the RZC#7

Dear Sara,

We request that the Mayor and City Councillors to revisit the rezoning consideration for our project at 4700 No.3 Road to remove the rezoning consideration item #7.

The COVID-19 pandemic has revealed an economic divide among Canadians when it comes to working from home.

Due to the fact that we are facing dramatic changes in the market, we would like to emphasize that it is extremely difficult, in not infeasible, to market an office building under one strata title per floor.

My client, the property owner, wishes to proceed with a request to maintain the proposed density at 3.5 FAR but remove the RZ consideration legal agreement restricting office subdivision (RZC#7). We understand this does not comply with the current office stratification policy for the department to recommended.

We have anticipated more difficulty after the COVID-19, in the fall of 2019. Today the construction cost/ labour/ material/ shipping, there has been 5% increase from our last budget, which is an additional $4.5 million CDN Dollars.

My client has also spent over $1.3 million CDN Dollars on marketing and rental display space costs for the showroom since the Fall of 2019. The COVID-19 has made them shut down the sales centre, which is all the funding they spent is non-recoverable.

I have also enclosed several surveys from news article for your reference on the office market today.

If you would like to discuss or have any questions or concerns, please feel free to contact me on my cellular phone at 604-813-2828.

Regards,

Danny Leung

Enclosed.

Suite 690, 4400 Hazelbridge Way, Richmond, BC V6X 3R8 T. 604 295 2320 F. 604 238 3383

Many Canadians want to keep working from home after pandemic: poll

BY JOHN ACKERMANN
Posted Dec 11, 2020 1:11 pm PST

Last Updated Dec 11, 2020 at 1:12 pm PST



(iStock Photo)

SUMMARY

- Most Canadians working from home don't want to come back to the office, even after pandemic passes
- But British Columbians lead the country in missing their co-workers

VANCOUVER (NEWS 1130) – Working from home is easier than we thought, according to a new Research Co. survey. It finds the vast majority of Canadians would prefer not to return to the office, even after COVID-19 passes.

"This definitely has great connotations for whatever is going to be happening with the future of the office," explains Mario Canseco, president of Research Co. "When you have four out of five people saying, 'I want to continue to do this' even on a part-time basis from home, because we have seen over the past few months that is possible to work and not be at your specific office."

"Even if you miss specific aspects of office life, and we do see people who say that they miss the camaraderie of the workplace, talking to people, there's even some who say they miss their commute, but you still have four out of five who say, 'I would like to work from home as much possible once the pandemic is over.'"

Two-thirds of those surveyed admit to missing their colleagues, a proportion that is much higher here in B.C.

RELATED: Many Canadians embrace work-from-home lifestyle, want to see more flexibility going forward

"It has the largest proportion of people who say that they miss going to the office because of their workmates. We have 86 per cent of those who are working in British Columbia who say that they miss their co-workers, the highest number in the country by far."

The poll also found those aged 55-plus preferred working from home compared to their younger colleagues, who admitted to being prone to distractions around the house.

CORONAVIRUS|COVID-19|PANDEMIC|POLL|RESEARCH CO.|WORK FROM HOME

Many British Columbians want to keep working from home post-COVID-19, poll finds

BY TARNJIT PARMAR AND DENISE WONG
Posted Mar 23, 2021 3:26 pm PDT

Last Updated Mar 23, 2021 at 9:12 pm PDT

VANCOUVER (NEWS 1130) – Do you prefer working from home during this pandemic? It appears many British Columbians want the change to be permanent even when life gets back to normal.

Mario Canseco with Research Co. says a recent poll suggests people aren't in a rush to get back into the office.

"There was an expectation that people would be clamoring to be going back to the office and, essentially, have the same life we had back in 2019. The numbers haven't really supported that. Thirty-three per cent of British Columbians who have worked from home believe they will be able to keep doing this once or twice a week when the pandemic ends," he said.

Another 18 per cent of those asked in the poll expect they will be able to work from home three or four times a week, while 20 per cent believe they can do it five days a week.

The poll suggests many British Columbians expect fewer in-person meetings (47 per cent) or less business travel (44 per cent) even after the pandemic is behind us. It also finds half of those who are currently employed think their companies will continue to hold virtual staff meetings.

Canseco says many people are even considering finding another job, if they have to start going back into the office.

"The biggest difference that we have here is the willingness from younger British Columbians to switch jobs if they are not able to work from home. We have 66 per cent of

them who say that they would be likely to switch to a different job that can be performed from home," he said.

However, most employers haven't informed employees of plans around a return to work, or whether a continuation of working from home is an option.

The results of this poll are based on an online study conducted on March 8 and March 9, 2021 among 700 adults who work in B.C. Research Co. says the data has been statistically weighted according to Canadian census figures for age, gender and region. The margin of error is +/- 3.7 percentage points, 19 times out of 20.

Working from home reveals economic divide among Canadians

BY AMANDA WAWRYK AND HANA MAE NASSAR
Posted Apr 13, 2021 2:44 pm PDT

Last Updated Apr 13, 2021 at 2:45 pm PDT

VANCOUVER (NEWS 1130) – The COVID-19 pandemic has revealed an economic divide among Canadians when it comes to working from home.

Office workers and professionals can work remotely, while more economically vulnerable employees often show up in person at work. That, in turn, makes them more vulnerable to the coronavirus and to financial stress, according to a new survey from the Environics Institute.

"The inequalities that were there before the pandemic are now reproduced as inequalities in terms of ability to protect yourself from the virus," explained Andrew Parkin, Environics Institute executive director.

He adds some people worry working from home will negatively impact their career. That is especially true for young workers (56 per cent), immigrants (44 per cent), racialized workers (46 per cent), and Indigenous workers (60 per cent).

"They're finding it hard to juggle, finding it hard to have time for themselves. They worry that they can't be good at their job and a good parent at the same time," Parkin said.

The survey found two out of five people were concerned about juggling their work-life responsibilities while working remotely, with respondents saying they "are constantly working with no time for themselves or their families."

While many have found challenges with working from home, Environics found more than three out of five people surveyed find it to be easier than they expected.

"Finding it actually less stressful than going into the office," Parkin said. "They say they like it better than where they used to work and they want to continue, at least a couple of days a week, after the pandemic is over."

Pandemic enabled small- and medium-sized businesses to work remotely: survey

BY SALMAAN FAROOQUI, THE CANADIAN PRESS
Posted Jun 15, 2021 3:00 am PDT

Last Updated Jun 15, 2021 at 3:03 am PDT

At Jeremy Shaki's tech education company, his workforce of around 75 people weren't always so keen on remote work.

But as the pandemic stretches on, and Lighthouse Labs invested more into the necessary infrastructure and employee programs to make remote work more enjoyable, perceptions have changed.

"As September to November of last year progressed, we started asking people 'do you want to come back to work or not?" said Shaki, co-founder and CEO of Lighthouse Labs.

"And as we're seeing in surveys, most people wanted remote with the ability to sometimes come in."

Shaki said his business's investments in remote infrastructure and furniture allowances to improve employee workspaces were part of what made workers more comfortable at home.

In the end, it works great for the company too, Shaki said. Now he can increase his workforce without having to increase his office space and its associated costs.

A new survey from the Business Development Bank of Canada (BDC) found 74 per cent of small- and medium-sized business owners say they plan to offer employees the ability to work remotely post-pandemic.

It also found that 55 per cent of employees would prefer to continue working remotely as much as they have during the pandemic or more.

Pierre Cléroux, chief economist at BDC, said it may seem like smaller companies would prefer a tight-knit and in-person office environment, but many of those organizations found remote work beneficial.

"They were kind of forced to do it but they realized that it's working, and there's a lot of benefits for both themselves and their employees," he said.

"Especially in large cities where people spend a lot of time commuting, the owners realized the flexibility of remote work is actually a great benefit."

The fact that employers were forced to set up remote work during the pandemic is important, Cléroux said, because it meant they made investments in IT infrastructure and security measures.

That means small- and medium-sized businesses, which would have an even harder time making those investments because of limited capital, now have the capability to have a remote workforce.

The result is that businesses in most sectors of the economy that were surveyed plan to implement remote work post-pandemic.

There were only some sectors, such as manufacturing, where a minority of businesses considered remote work.

Tech is one sector where almost 90 per cent of businesses said they're going to give the opportunity for employees to work from home.

Shaki said while he believes remote work will be the way forward, he thinks companies like his own have a long road ahead to figure out the best balance for them.

Whether companies prefer their employees to be on-site or work remotely will often be a part of each workplace's culture. The same way he says some tech companies have Ping-Pong tables in common areas, while others are less social.

"As things come back somewhat to normal ... I think there's a lot that we're going to have to solve that everyone is willing to work with right now because it's a necessity," said Shaki.

This report by The Canadian Press was first published June 15, 2021.

Salmaan Farooqui, The Canadian Press

PROPOSED STRATA PLAN OF LOT A SECTION 33 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN EPP96961

STRATA PLAN EPS _____

Attachment CC

BCGS 92G.015

PID: TO BE DETERMINED

CITY OF RICHMOND

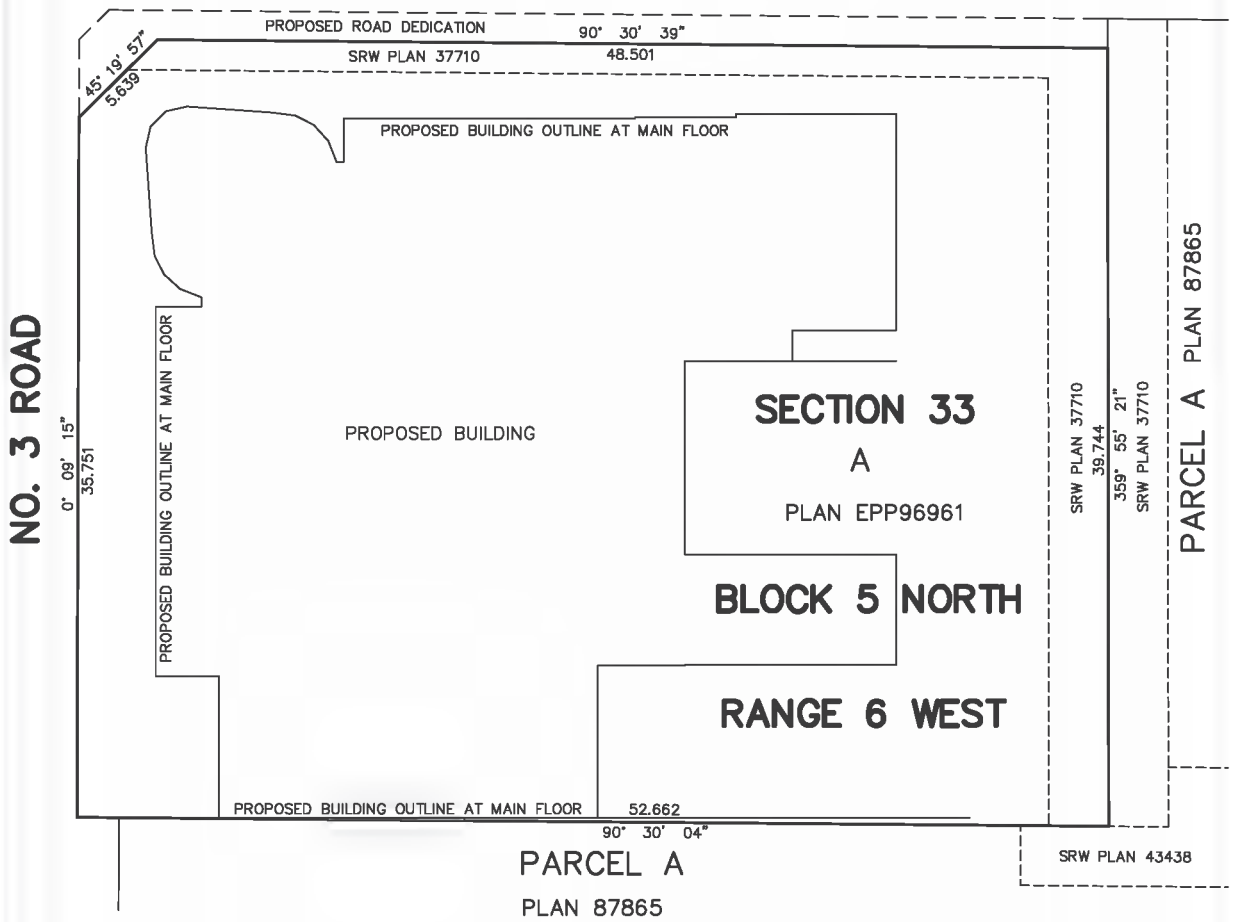
SCALE 1:250

5 0 5 10 15

GRID BEARINGS AND LOT DIMENSIONS ARE DERIVED FROM PLAN EPP96961.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B-SIZE) WHEN PLOTTED AT THE SCALE INDICATED.

DRAFT



NAME OF DEVELOPMENT:

LANDMARK

CIVIC ADDRESS:

#4700 NO. 3 ROAD
RICHMOND, B.C.

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 – 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 17551-PRO-STRATA.DWG

LEGEND:

ALL DIMENSIONS ARE IN METRES.

S.L.	INDICATES STRATA LOT
C.P.	INDICATES COMMON PROPERTY
L.C.P.	INDICATES LIMITED COMMON PROPERTY
PT.	INDICATES PART
m^2	INDICATES SQUARE METRES
COMM.	INDICATES COMMUNICATIONS ROOM
ELEC.	INDICATES ELECTRICAL ROOM
ELEV.	INDICATES ELEVATOR
MECH.	INDICATES MECHANICAL
VEST.	INDICATES VESTIBULE
M	INDICATES MECHANICAL SHAFT – C.P.

NOTES:

AREA CALCULATIONS ARE APPROXIMATE AND PRELIMINARY ONLY AND ARE BASED ON ARCHITECTURAL DRAWINGS, DATED AUGUST 30, 2019, AND SUBSEQUENT SKETCHES RECEIVED ON JANUARY 6, 2022.

BALCONIES AND ROOF DECKS ARE LIMITED COMMON PROPERTY FOR THE USE OF THE STRATA LOTS INDICATED.

FINAL NUMERICAL VALUES IN THE STRATA PLAN WILL BE BASED ON AS CONSTRUCTED DIMENSIONS.

PURSUANT TO SECTION 68 OF THE STRATA PROPERTY ACT, STRATA LOT BOUNDARIES ARE TAKEN TO:

(1) THE OUTSIDE FACE OF EXTERIOR WALLS OR GLASS LINE, WHERE APPLICABLE.

(2) THE CENTRELINE OF WALLS BETWEEN ADJACENT STRATA LOTS.

(3) THE COMMON PROPERTY SIDE OF WALLS BETWEEN STRATA LOTS AND COMMON PROPERTY.

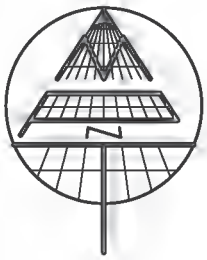
(4) THE STRATA LOT SIDE OF LARGE CONCRETE CORE WALLS.

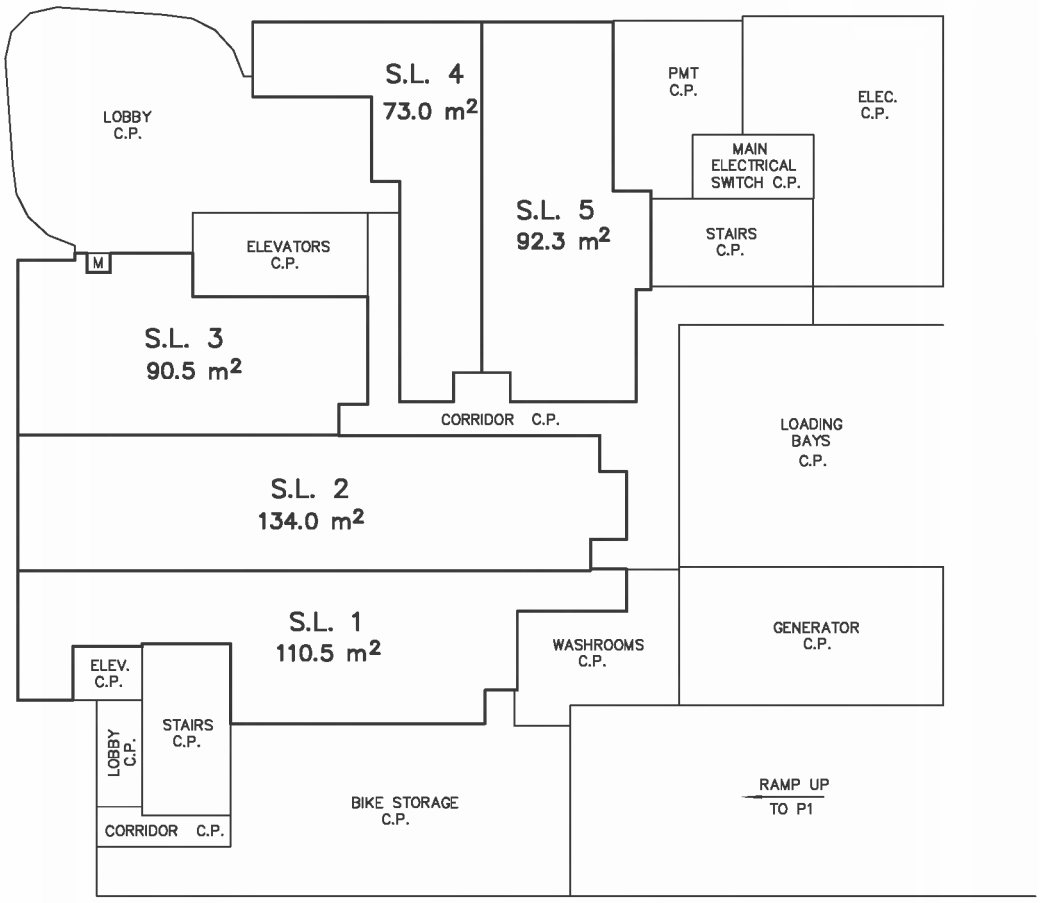
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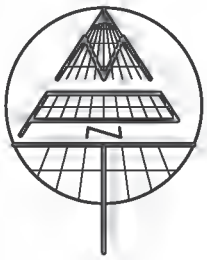
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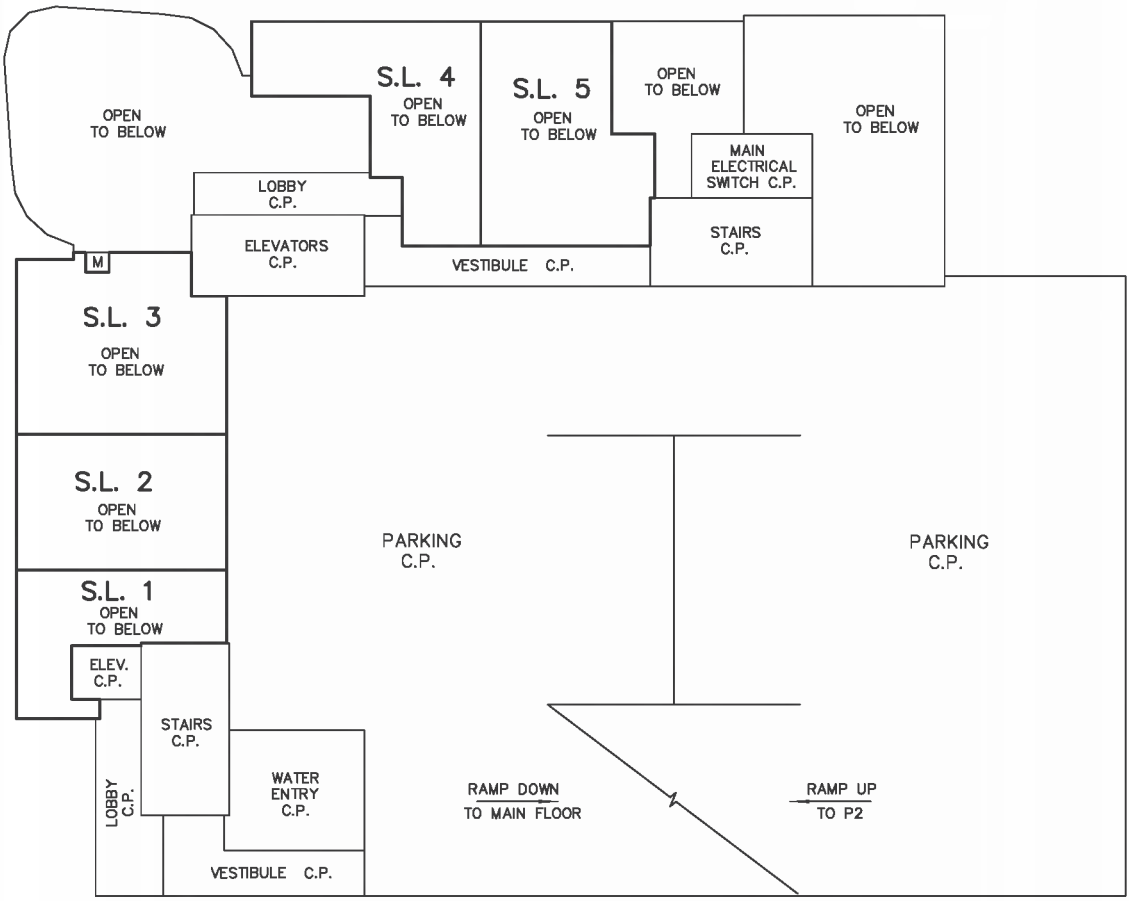
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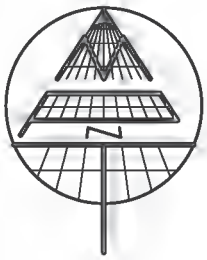
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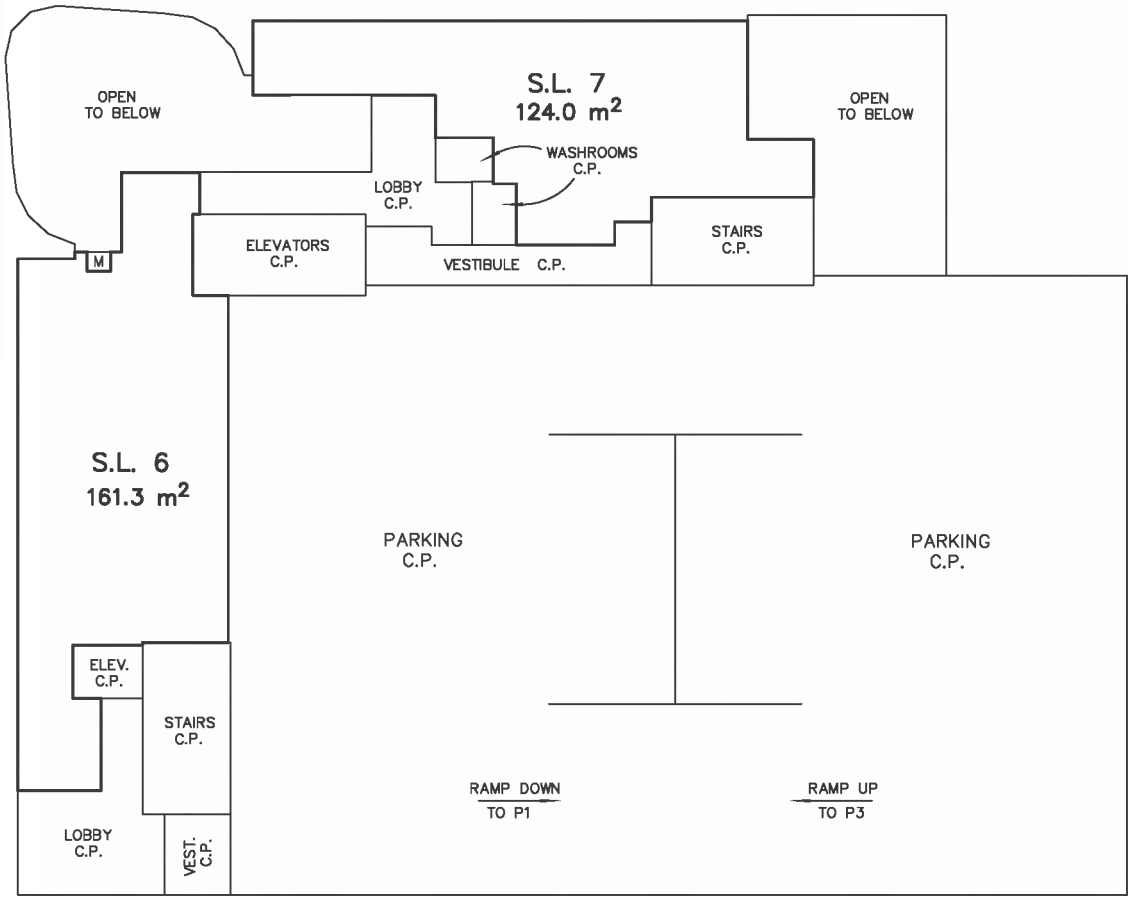
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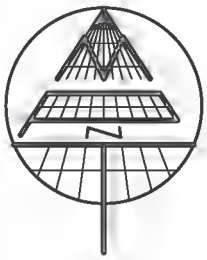
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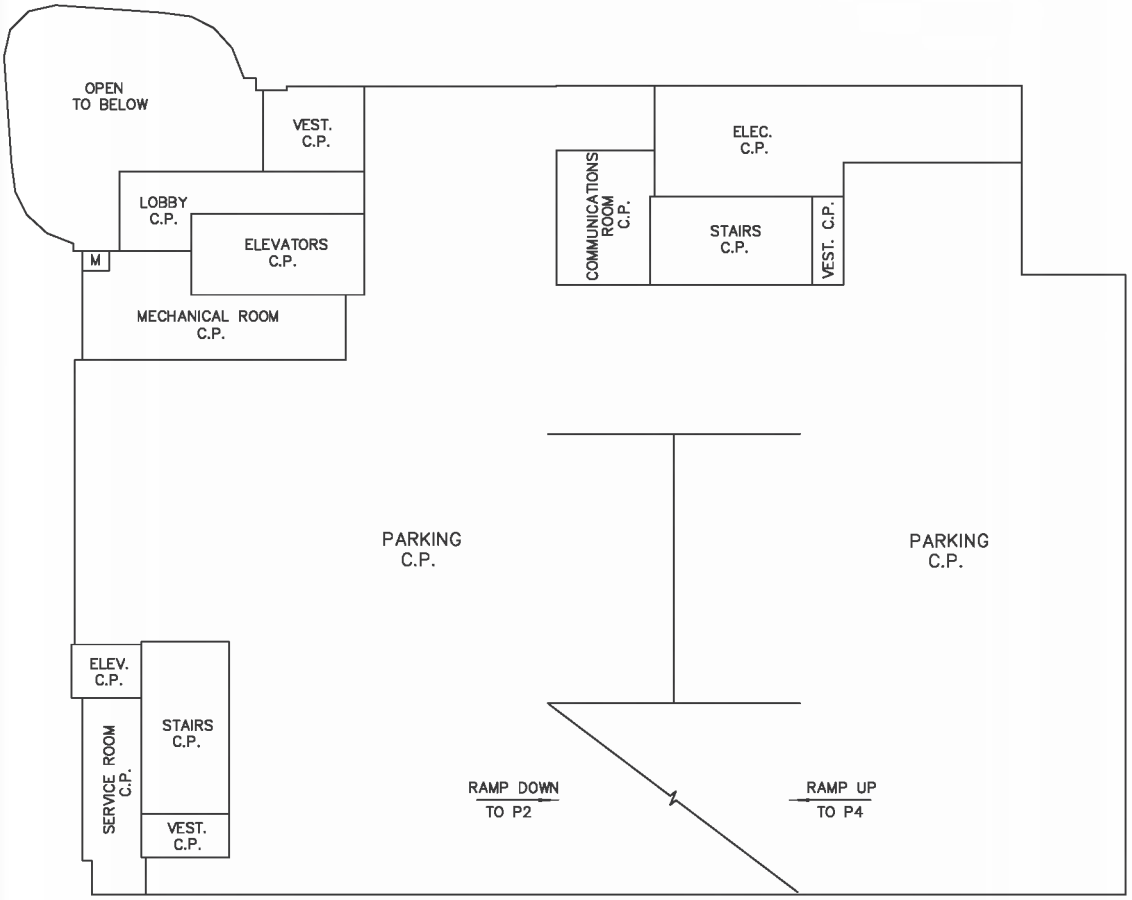
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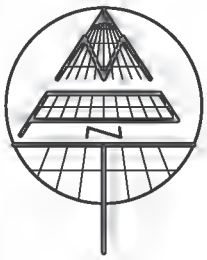
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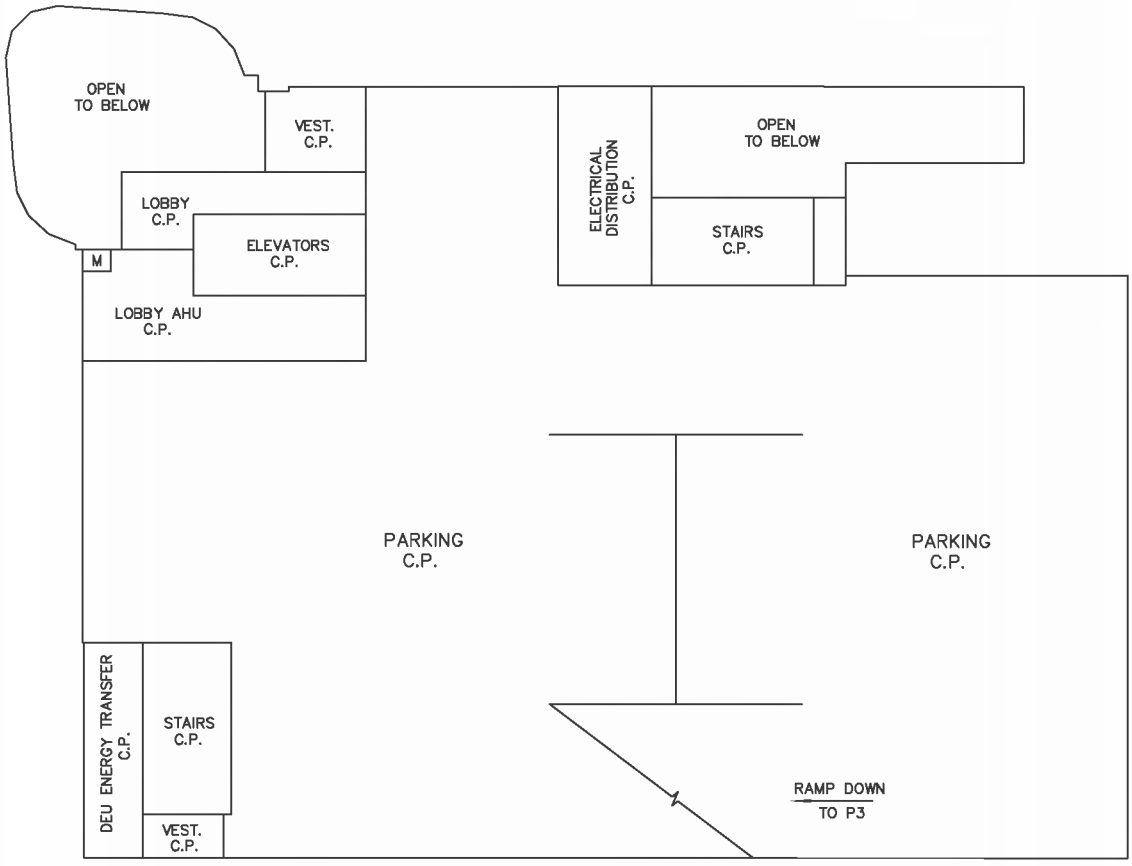
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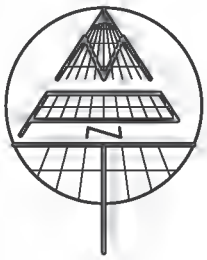
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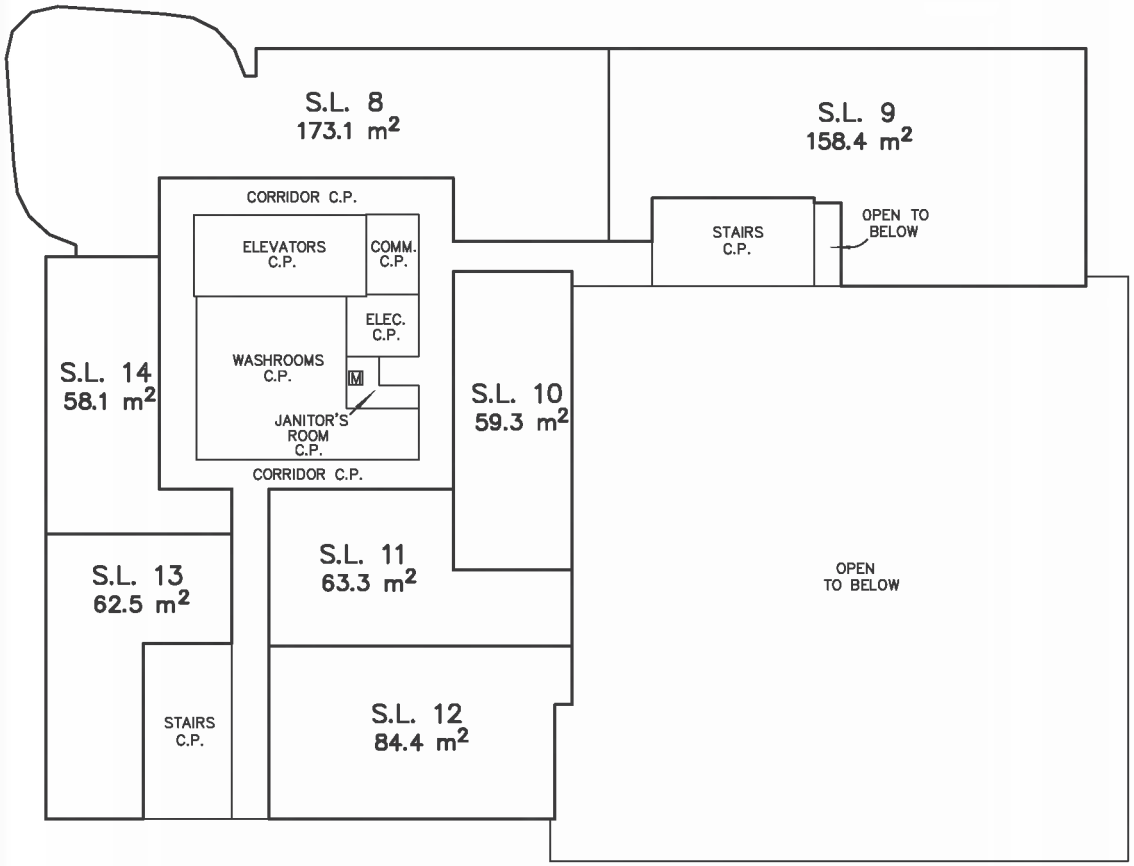
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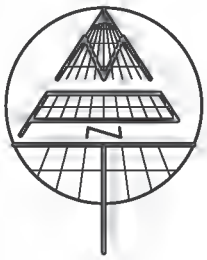
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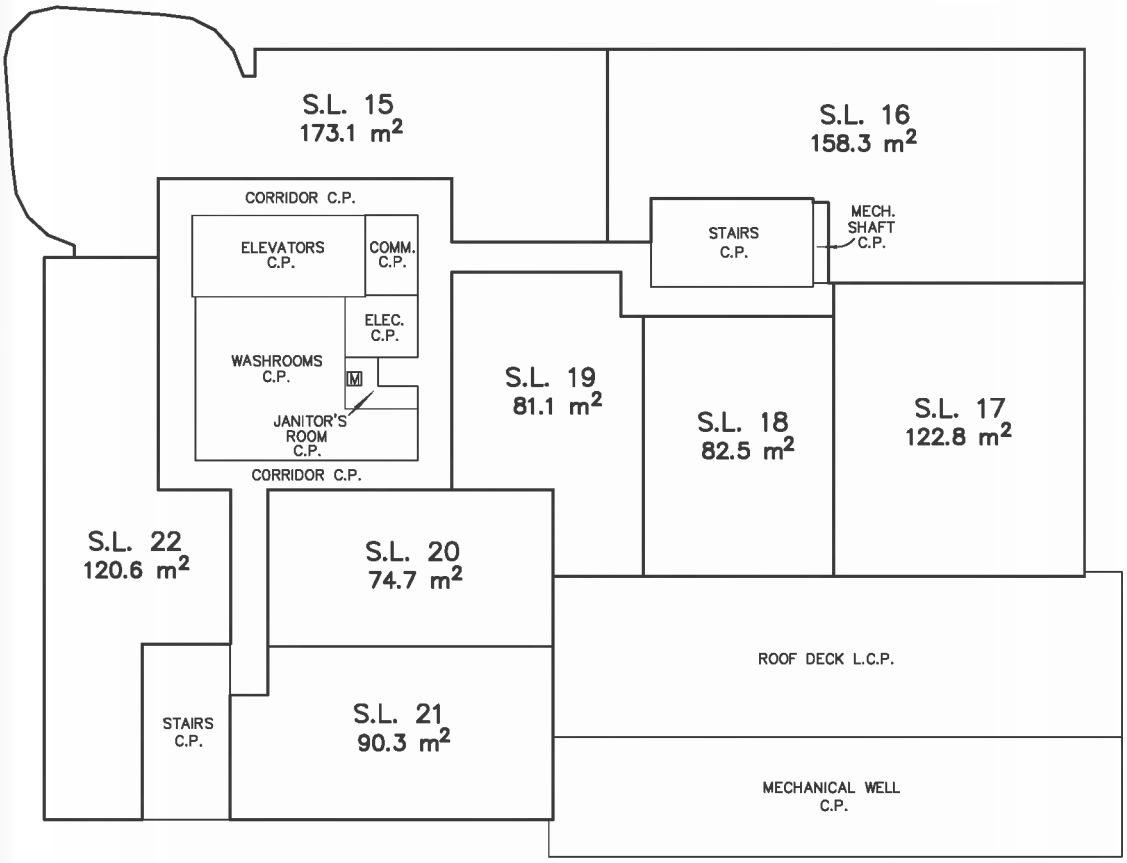
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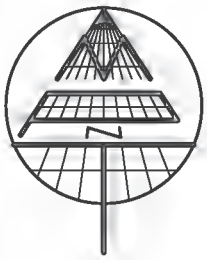
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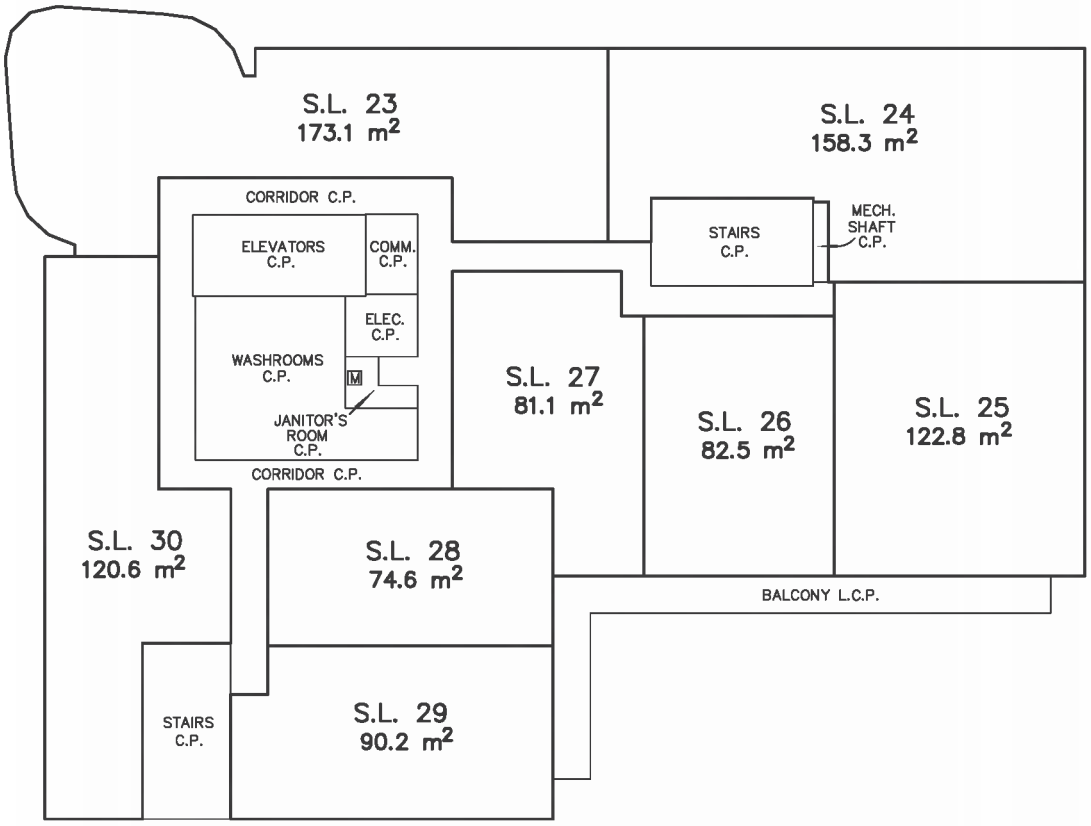
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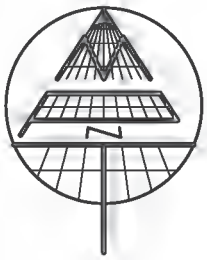
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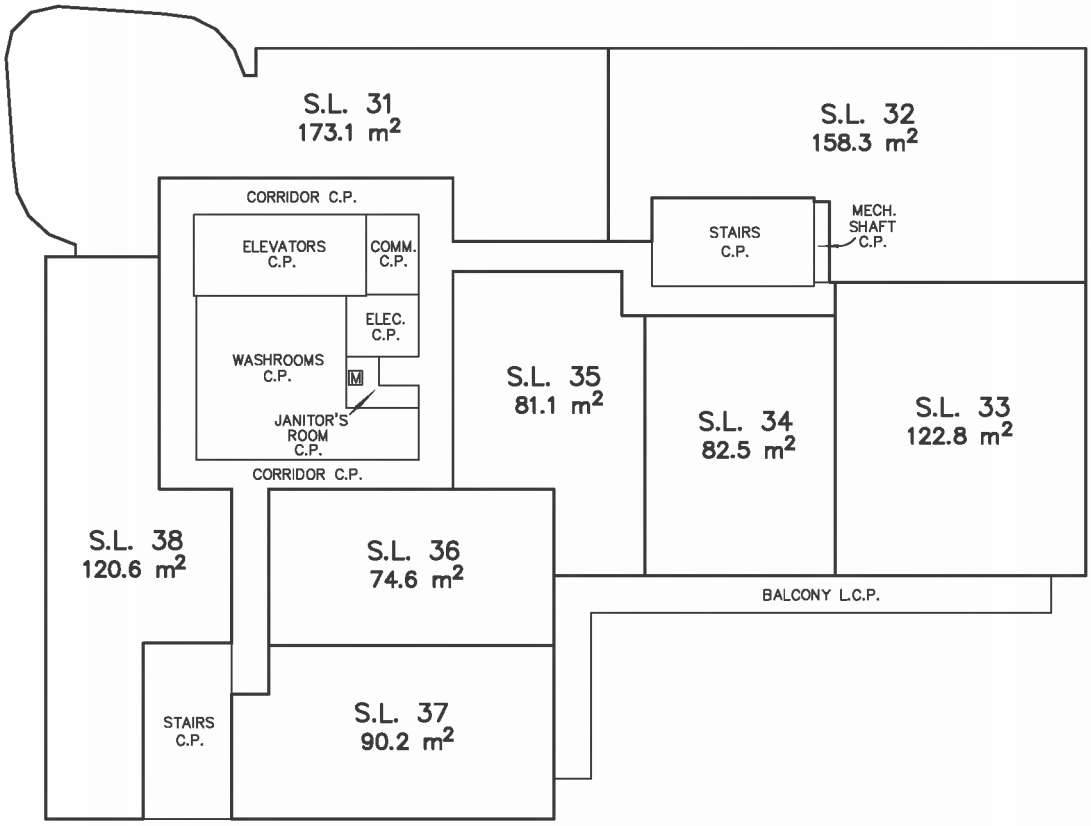
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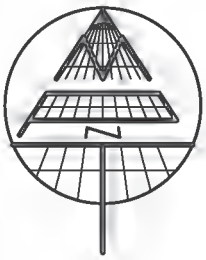
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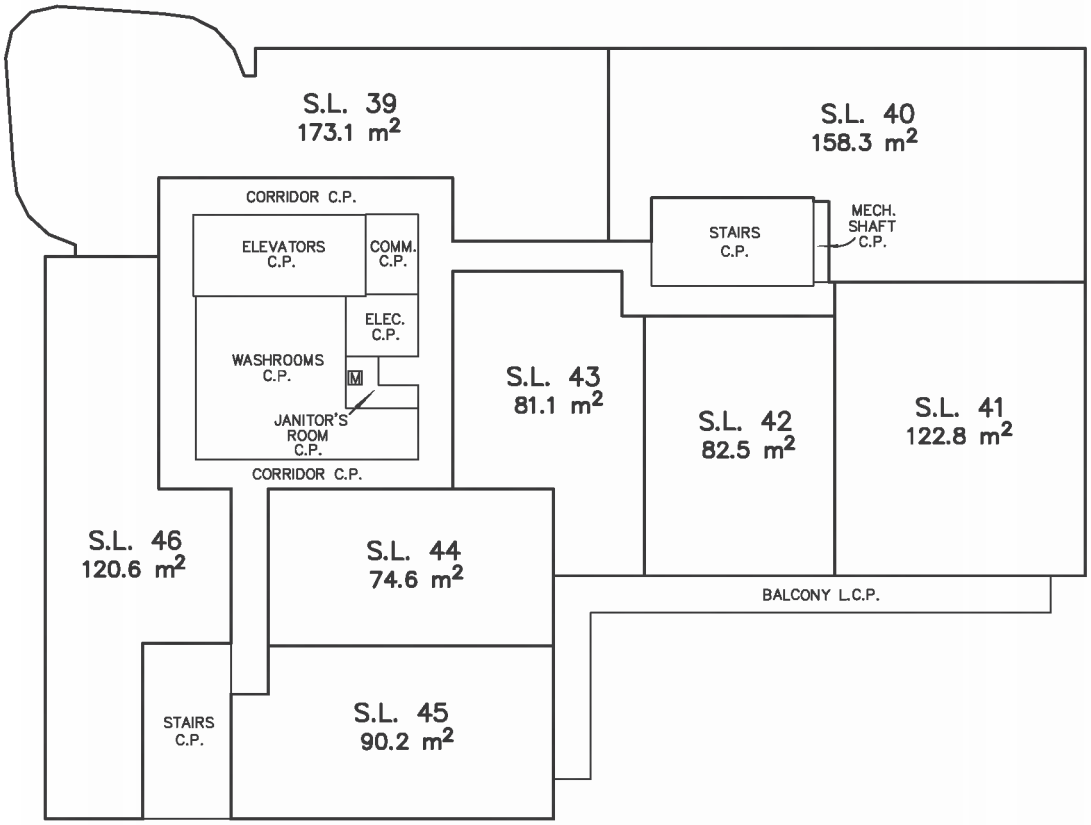
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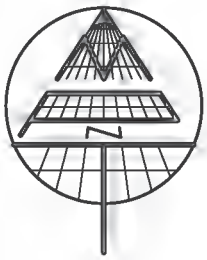
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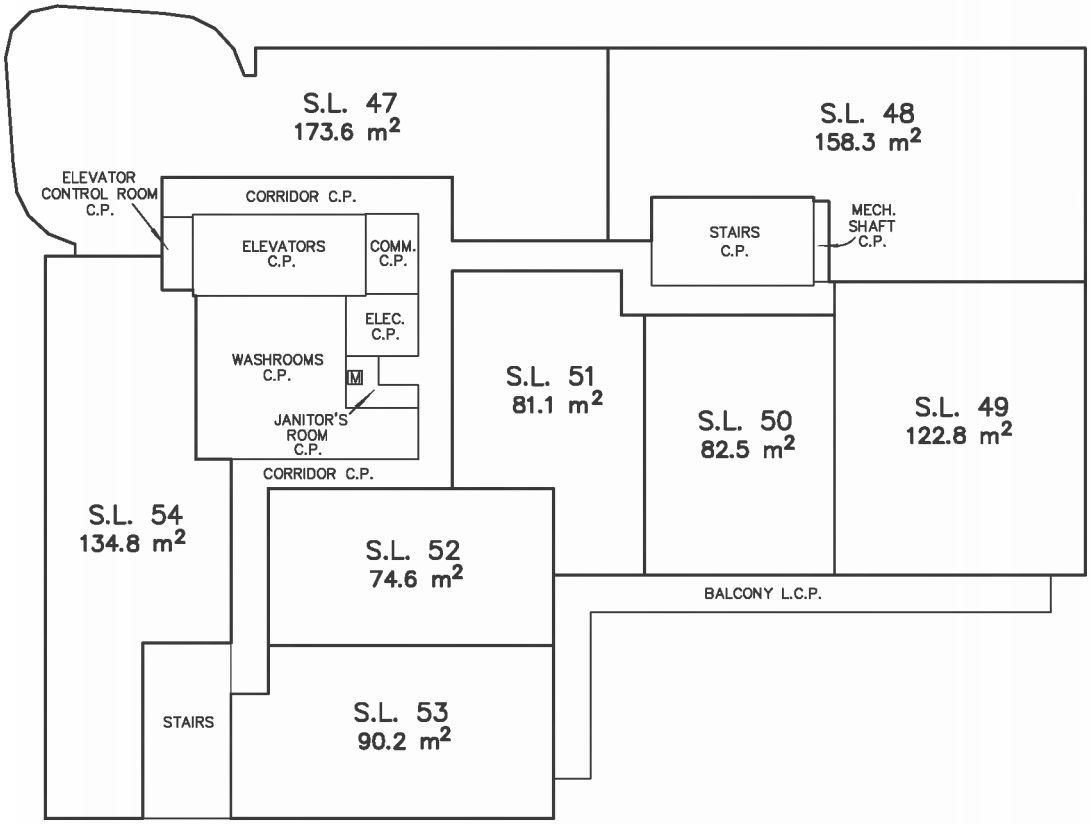
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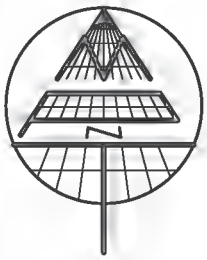
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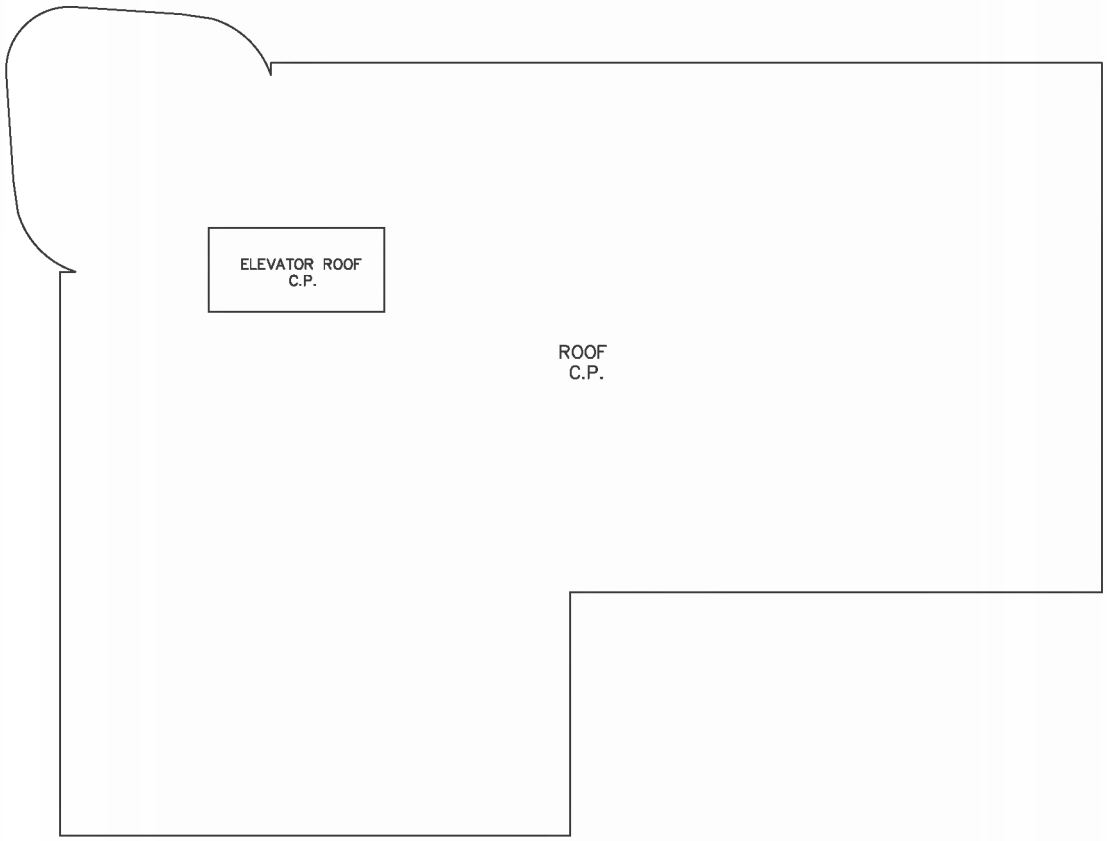
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City of Richmond

Memorandum

Planning and Development Division
Development Applications

To: Planning Committee **Date:** April 14, 2022

From: Wayne Craig
Director, Development **File:** RZ 14-672055

Re: **Request to Revise Rezoning Considerations for the Application by Bene (No. 3) Road Development Ltd. for Rezoning of the Property at 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" Zone to a New "High Rise Office Commercial (ZC44) – Aberdeen Village" Zone**

The purpose of this memo is to provide additional information for the above referenced rezoning application, which was considered at the Planning Committee meeting held on April 5, 2022 and deferred to the Planning Committee meeting of April 20, 2022. This memo includes additional information regarding large floorplate leasable office space and a revised proposal from the applicant.

Office Space Policy Context

At the previous Planning Committee meeting, there was discussion about the need for large floorplate office space, the rationale for providing such space and anticipated demands for office space in the City Centre. Large floorplate leasable office space is desirable to support a diversified economy. When looking at the readily available office space in the City Centre there is a lack of large floorplate leasable office space. To encourage the provision of leasable office space, the current incentive based policy was added to the City Centre Area Plan.

The goals of the City's Resilient Economy Strategy are to retain and attract economic generating businesses, ensure a diversified economy, and maintain a higher proportion of regional employment as compared to regional population.

Ensuring the appropriate type of employment space available is needed to continue capturing a share of regional employment and business growth. The Strategy identified the opportunity for Richmond to increase its appeal as a regional office center by providing Class A office space in the City Centre near transit-oriented, amenity rich locations that are in demand by businesses and their employees.

The following research contributed to the recommendation in the Strategy to enable the development of additional office space in the City Centre:

- Existing office space inventory in Richmond does not match current market demand. There is significant demand for transit-oriented Class A office space in the region. However, most Class A office vacancy in Richmond is in business parks and stand-alone office complexes located outside the City Centre and away from rapid transit.

- The tenant mix in the Richmond City Centre transit-oriented offices is mainly composed of small firms and business units. There are very few large corporate or institutional office tenants in the Richmond City Centre.
- Large floorplate leasable office spaces is desirable to accommodate the needs of larger firms who need to accommodate a larger number of employees and future growth potential.
- Larger firms typically export products and services to a broader market and create additional spin-off economic benefits in the community, including generating additional demand for businesses support services. These type of economic generators also typically involve skilled labour jobs that pay higher wages which are recirculated in the community.

Office Space Market Data and Trends

While the varying impacts of COVID-19 on office space demand continues to cause uncertainty in the market, recent reports have shown signs of continued strong demand. In their Q4 2021 Vancouver Office Report, commercial real estate brokerage firm Cushman & Wakefield advised that market analysis continues to show significant interest in available space in downtown Vancouver with approximately 60% of that coming from tech-related companies. They note that most suburban markets remained in high demand and that Richmond City Centre has a tight supply of leasable Class A office space that is expected to become further constrained with limited leasable space under construction. Through further conversation with Cushman & Wakefield representatives, the following information was provided to staff specific to the Richmond office market context:

- Much of the office units in the City's commercial core are smaller sized office units. There are very few larger employers situated in the core.
- The structural impacts of work-from-home trends will be offset by factors such as economic growth, office-using job growth, and other factors, which means demand for offices will continue to grow over the 10-year forecast horizon.
- Canada's office sector is expected to fully recover in 2024 (i.e., when vacancy and rents begin to resemble pre-crisis levels) although there is expected to be some local market fluctuations (some markets will recover sooner, some later).
- From 2022-2030, net office demand is expected to grow by 5 million square meters (53.9 million square feet) in Canada, despite a 14.5% drag due to the impact of work from home. The work from home impact essentially means that, on average, each job created will not yield the same level of demand as it did pre-pandemic, but it will still yield a healthy amount of demand for space.

Revised Proposal

The staff report dated March 16, 2022 reviewed the applicant's request to remove the rezoning consideration limiting subdivision of the office space which was secured in exchange for additional office density. The applicant was requesting the ability to allow any form of subdivision of the proposed office space within the proposed building. Effectively, the applicant was requesting the ability to keep the additional density granted without having to fulfill the primary condition (i.e., creation of large floorplate leasable office space) that was secured in exchange for the increase in density.

In response to discussion at the Planning Committee meeting held on April 5, 2022, the applicant submitted the attached revised proposal letter (Attachment 1) and draft strata plan sketches (Attachment 2) for consideration. The revised proposal includes the following:

- The top two floors approximately 1,060 m^2 (approximately 11,440 ft^2) each of the building will be retained as leasable office space.
- The 5th floor approximately 690 m^2 (approximately 7,440 ft^2) will be restricted to a maximum of two strata lots and minimum strata lot size of 334.5 m^2 (3,600 ft^2).
- The remaining three floors approximately 900 m^2 (approximately 9,660 ft^2) each will be restricted to a maximum of 12 strata lots per floor and minimum strata lot size 60.4 m^2 (650 ft^2).
- The provision of a voluntary cash contribution in the amount of $80,000.00 to the City's Affordable Housing Reserve to off-set re-design cost savings.

In the revised proposal, the applicant continues to request the ability to keep the additional density granted in exchange for providing two floors of large floorplate leasable office space and allowing a range of strata lot sizes (e.g., 60.4 m^2 to 334.5 m^2, or 650 ft^2 to 3,600 ft^2) on the other four floors of office space and a community amenity contribution to offset the costs the applicant would incur if they were to redesign the building to remove the additional density bonus.

The applicant's revised proposal continues to be contrary to Council's incentive based policy for achieving leasable office space in exchange for additional density therefore, staff still recommend that the applicant request to revise rezoning considerations be denied.

Next Steps

Should Council wish to proceed in accordance with the applicant's revised proposal, Council must provide direction to staff direction to amend the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216 by:

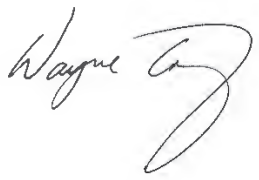
- Revising the rezoning consideration limiting subdivision of office space within the building (item #7 of the rezoning considerations) to the following: Registration of a legal agreement on title, limiting subdivision (including stratification and/or air space parcels) of the office space:
    - For the 9th and 10th floors, the top two floors of the building, no more than one strata lot or air space parcel per storey (single owner for per storey of office space).
    - For the 6th, 7th and 8th floors, no more than 12 strata lots or air space parcels per storey, and minimum 60.4 m^2 (650 ft^2) strata lot size.
    - For the 5th floor, no more than two strata lots or air space parcels per storey, and minimum 334.5 m^2 (3,600 ft^2) strata lot size.

- Adding a new rezoning consideration: City acceptance of the developer's voluntary contribution in the amount of $80,000.00 to the City's Affordable Housing Reserve.

An additional Public Hearing would not be required, as there is no proposed change to land use or density. The applicant would be required to satisfy the revised rezoning considerations prior to final adoption of the rezoning bylaw.

Conclusion

The rezoning consideration revision requested by the applicant is not consistent with OCP Policy. On this basis, it is recommended that the applicant request to amend rezoning considerations be denied.



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

WC/SB:blg

Attachments:
Attachment 1: Letter from Applicant dated April 12, 2022
Attachment 2: Draft Strata Subdivision Sketches dated April 13, 2022

City of Richmond

Memorandum

Planning and Development Division
Development Applications

To:	Planning Committee	**Date:**	May 12, 2022
From:	Wayne Craig Director, Development	**File:**	RZ 14-672055

Re: Request to Revise Rezoning Considerations for the Application by Bene (No. 3) Road Development Ltd. for Rezoning of the Property at 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" Zone to a New "High Rise Office Commercial (ZC44) – Aberdeen Village" Zone

The purpose of this memo is to provide additional information for the above referenced rezoning application regarding the value of the additional 0.5 FAR density bonus included in the project and to present a revised proposal from the applicant. Additional information regarding office vacancy in the City Centre is also provided in Attachment 1.

Valuation of Additional Density Bonus and Subdivision

In response to Planning Committee discussion on April 20, 2022, staff were directed to determine the value generated through the provision of the additional 0.5 FAR density bonus. To assess this, staff with the assistance of a professional land appraiser, looked at:

1. The value generated by the additional density; and
2. The value generated by allowing the office space to be subdivided through stratification into multiple strata lots.

Real Estate Services researched a number of other properties within the City Centre Area Plan (CCAP) with similar land use designations and residential restrictions. In general terms, the buildable price per square foot has seen an upwards trend over the past year although it is worth noting that construction costs have also increased significantly over the same time period.

The City engaged Real Estate Evaluators Johnson, Ross & Cheng Ltd. to review the current value of the proposed office development. They advise that office development in the northern City Centre area is currently valued in the range of $85 to $130 per buildable square foot and for the purposes of determining a potential community amenity contribution, the mid point of this range could be considered. Using the mid-point value of $107.50 per buildable square foot, the additional 0.5 FAR density bonus is approximated to provide the project with the added value of $1,204,324.

With regards to additional value generated by allowing a developer to further subdivide floors through stratification into multiple strata lots, while this would typically lead to a higher sales price per square foot, this also comes with increased construction costs to demise and service each strata lot unit individually versus one large floor plate. It is therefore challenging to quantify a value without having the detail required to conduct a comprehensive financial study which includes all

parameters including construction costs to then determine some sort of meaningful net value information. Smaller sized strata lot units are more likely to sell more quickly, which allows the developer to recover their investment in a shorter time frame. Given the above, staff have not been able to quantify the specific value of allowing a portion of the office space to be subdivided into smaller strata lots.

At the time of writing the original rezoning staff report, staff recognized that the additional 0.5 FAR density bonus would generate additional value for the developer. In order to ensure that the City received a proportionate share of the value generated while still providing the developer with an incentive for providing large floor plate leasable office space, the rezoning considerations include the requirement for the applicant to provide a community amenity contribution to the City's City Centre Facility Development Fund. The contribution associated with the additional 0.5 FAR density bonus was established at $728,196.47. When the rezoning considerations were amended in January 2018, the contribution rate was adjusted to account for annual inflationary increases. The currently required contribution is $847,279.32.

The applicant has agreed to provide a voluntary contribution in the amount of $357,044.61 towards Affordable Housing, which together with the currently required contribution amount of $847,279.32, represents the approximate value the additional 0.5 FAR density bonus is anticipated to generate.

Revised Proposal

In response to discussion at the Planning Committee meeting held on April 20, 2022, the applicant increased the proposed community amenity contribution and submitted attached revised proposal letter (Attachment 1) for consideration. The revised proposal includes the following:

- The top two floors which includes approximately 1,060 m^2 (approximately 11,440 ft^2) for each floor of the building will be retained as leasable office space, as previously proposed.
- The 5th floor which includes approximately 690 m^2 (approximately 7,440 ft^2) of floor area will be restricted to a maximum of two strata lots with a minimum strata lot size of 334.5 m^2 (3,600 ft^2), as previously proposed.
- The remaining three floors which includes approximately 900 m^2 (approximately 9,660 ft^2) for each floor of the building will be restricted to a maximum of 12 strata lots per floor with a minimum strata lot size of 60.4 m^2 (650 ft^2), as previously proposed.
- The provision of a voluntary cash contribution in the amount of $357,044.61 to the City's Affordable Housing Reserve.

In the revised proposal, the applicant continues to request the ability to keep the additional density granted in exchange for providing two floors of large floorplate leasable office space and allowing a range of strata lot sizes (e.g., 60.4 m^2 to 334.5 m^2, or 650 ft^2 to 3,600 ft^2) on the other four floors of office space and offers an increased community amenity contribution to offset the value of the additional 0.5 FAR density bonus.

The applicant's revised proposal continues to be contrary to Council's incentive based policy for achieving leasable office space in exchange for additional density therefore, staff still recommend that the applicant request to revise rezoning considerations be denied.

Next Steps

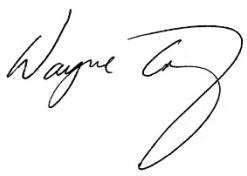
Should Council wish to proceed in accordance with the applicant's revised proposal, Council must provide direction to staff to amend the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216 by:

- Revising the rezoning consideration limiting subdivision of office space within the building (item #7 of the rezoning considerations) to the following: Registration of a legal agreement on title, limiting subdivision (including stratification and/or air space parcels) of the office space:
  - For the 9th and 10th floors, the top two floors of the building, no more than one strata lot or air space parcel per storey (single owner per storey of office space).
  - For the 6th, 7th and 8th floors, no more than 12 strata lots or air space parcels per storey, and a minimum 60.4 m^2 (650 ft^2) strata lot size.
  - For the 5th floor, no more than two strata lots or air space parcels per storey, and a minimum 334.5 m^2 (3,600 ft^2) strata lot size.
- Adding a new rezoning consideration: City acceptance of the developer's voluntary contribution in the amount of $357,044.61 to the City's Affordable Housing Reserve.

An additional Public Hearing would not be required, as there is no proposed change to land use or density. The applicant would be required to satisfy the revised rezoning considerations prior to final adoption of the rezoning bylaw.

Conclusion

The rezoning consideration revision requested by the applicant is not consistent with OCP Policy. On this basis, it is recommended that the applicant request to amend rezoning considerations be denied.



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

WC/SB:sb

Attachments:
Attachment 1: Office Space Market Data and Trends
Attachment 2: Letter from Applicant dated May 10, 2022

City of Richmond

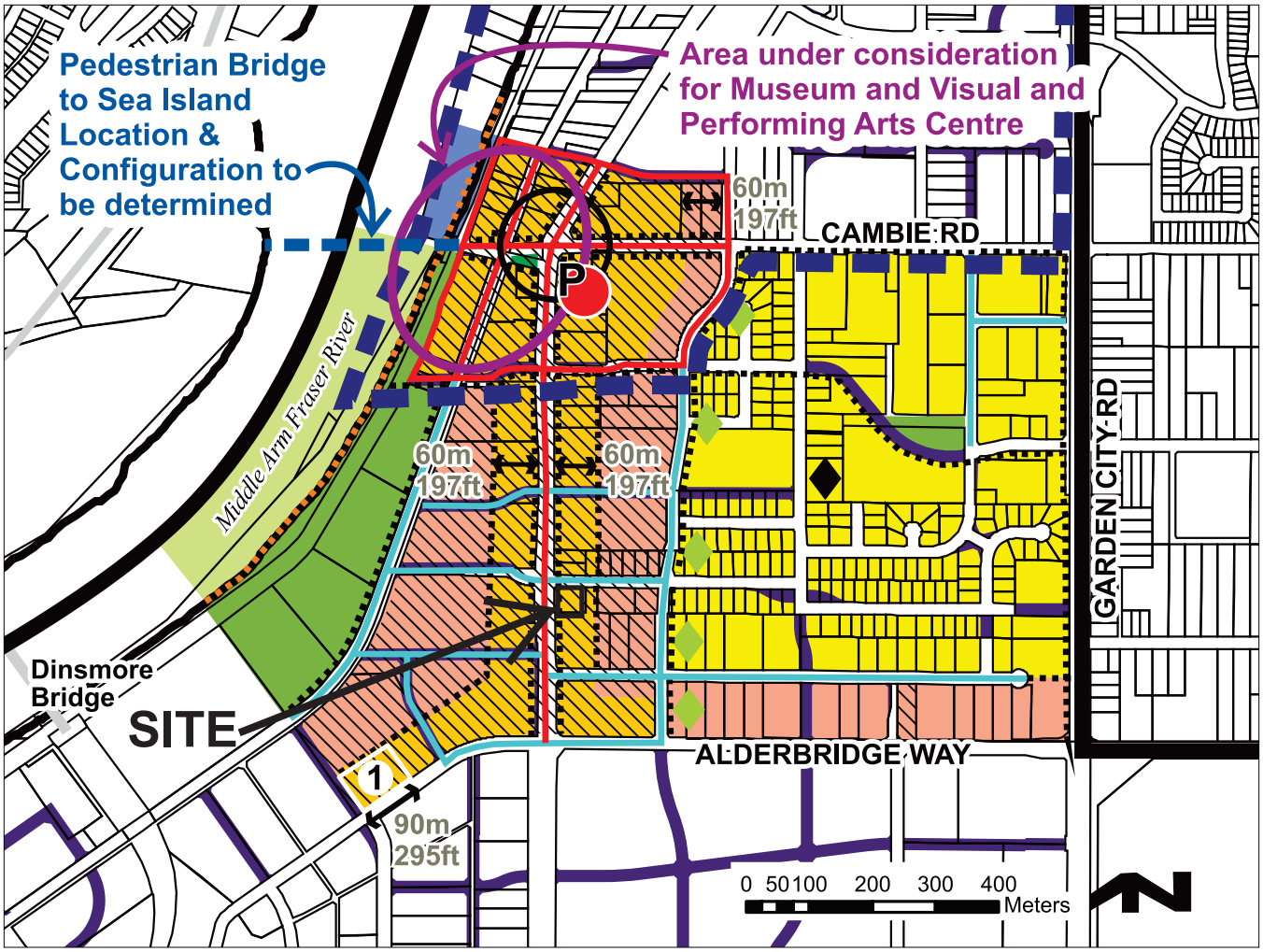
Development Application Data Sheet

Development Applications Department

RZ 14-672055			Attachment EEE
Address	4700 No. 3 Road		
Applicant	Bene (No. 3) Road Development Ltd.		
Planning Area(s)	Aberdeen Village (City Centre)		
	Existing	**Proposed**	
OCP Designation	Commercial	Complies	
Area Plan Designation	Urban Centre T5 (35m)	Complies	
Zoning	Auto-Oriented Commercial (CA)	High Rise Office Commercial (ZC44) – Aberdeen Village	
Site Area (before and after road dedication)	2,134.31 m^2 (22,973.54 ft^2)	1,997.10 m^2 (21,496.61 ft^2)	
Net Development Site Area (for floor area calculation)	N/A	2,081.6 m^2 (22,409.39 ft^2)	
Land Uses	Vacant	Hotel, Office and Retail Mixed Use	
	Requirement	**Proposed**	**Variance**
Floor Area Ratio (FAR)	Max. 3.5, including Min. 0.7 Office	3.5, including 0.71 Office	None permitted
Floor Area	Max. 7,286.65 m² (78,432.85 ft²)	7,286.65 m² (78,432.85 ft²)	None permitted
Floor Area - Hotel	Max. 5,829.32 m² (62,746.28 ft²)	5,204.75 m² (56,023.46 ft²)	None
Floor Area – Office	Min. 1,457.33 m² (15,686.57 ft²)	1,477.94 m² (15,908.41 ft²)	None
Floor Area – Retail	Max. 1,242.10 m² (13,369.85 ft²)	603.96 m² (6,500.97 ft²)	None
Lot Coverage – Building	Max. 90%	74%	None
Lot Size	Min. 1,900 m² (20,451 ft²)	1,997.10 m² (21,496.61 ft²)	None
Setback - Canada Line Guideway	Min. 6 m (20 ft.)	6 m (20 ft.)	None
Setback – Leslie Road	Min. 3 m (10 ft.)	3 m (10 ft.)	None
Building Height	Max. 35 m (114.83 ft.)	35 m (114.83 ft.)	None
Parking Spaces: Retail Office Hotel Total	With TDMs 12 32 32 76	With TDMs 12 32 32 76	None
Parking Spaces – Accessible	Min. 2%	4%	None
Parking Spaces – Tandem	Max. 16 (Hotel Car Rental/Valet)	16 (Hotel Car Rental/Valet)	None
Bicycle Storage: Class 1 Class 2	Min. 19 Min. 21	21 23	None
Loading Spaces	2 Medium	2 Medium	None

Specific Land Use Map: Aberdeen Village (2031)

Bylaw 10020
2019/05/21



Bylaw 10020
2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

OCP Consultation Summary

Staff have reviewed the proposed Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9215, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements and determined that this report does not require referral to external stakeholders. The table below clarifies this recommendation as it relates to the proposed OCP amendment.

Stakeholder	Referral Comment (No Referral necessary)
Agricultural Land Commission (ALC)	No referral is necessary as the Agricultural Land Reserve is not affected.
Richmond School District No. 38	No referral is necessary. There are no residential uses proposed.
The Board of Metro Vancouver	No referral is necessary as the Regional District is not affected.
The Councils of adjacent Municipalities	No referral is necessary as adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral is necessary as First Nations are not affected.
TransLink	No referral is necessary as no transportation road network changes are proposed that would impact TransLink. Staff have consulted Translink given the proximity of the development site to the Skytrain Canada Line. The applicant will continue to work with Translink to ensure protection of adjacent transit infrastructure during any future construction on site.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral is necessary as no port authorities are affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral is necessary as the proposed amendments do not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development Policy.
Vancouver Coastal Health Authority	No referral is necessary as the Health Authority is not affected.
Community Groups and Neighbours	No referral necessary, but the public will have an opportunity to comment on the proposed development at a Public Hearing.
All relevant Federal and Provincial Government Agencies	No referral is necessary because Federal and Provincial Government Agencies are not affected.

Wydanco
DEVELOPMENT CORP.

Dear Mayor and Councillors,

I am writing regarding the same property and development proposal that I previously addressed with Mayor and Council on April 12, 2022.

Since that time, economic and market conditions have changed considerably. We would therefore respectfully request Council's consideration of a revised use for the project, while maintaining the same building form, design and density as the Development Permit approval.

The proposed revision is straightforward:

1. The approved building form, design and overall density would remain unchanged.
2. The principal change would be the use of the building to a 165-room hotel.
3. Approximately 20% of the development would remain office use, with the balance used for the retail and hotel.
4. The intention is to work within the form and design already reviewed and approved, rather than redesigning the project or seeking additional density.

Given the significant change in economic conditions since the original approval, we respectfully ask Mayor and Council to consider whether this change of use can be accommodated without requiring the project to repeat the entire approval process.

This would allow an already-approved development concept to respond to today's economic circumstances while maintaining the City's previously approved building form, design and density.

We believe this is a practical approach that can help move the project forward without unnecessarily repeating work that has already been completed and reviewed.

Your kind consideration of the above would be greatly appreciated.

Yours sincerely,

Danny Leung
Wydanco Consultants Ltd.

Suite 690, 4400 Hazelbridge Way, Richmond, B.C. Canada V6X 3R8 T. 604 295 2320 F. 604 238 3383

City of Richmond

Rezoning Considerations

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

Address: 4700 No. 3 Road **File No.:** RZ 14-672055

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, the developer is required to complete the following:

1. **(OCP Amendment Bylaw)** Final Adoption of OCP Amendment Bylaw 9215.
2. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
3. **(Road dedication)** The provision of the following road dedication. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area:
   a) 1.5 m along the entire Leslie Road frontage.
   b) 2.134 m along the entire No. 3 Road frontage.
   c) 4 m x 4 m corner cut measured from the new property lines.
4. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on Title (Area A).
5. **(Aircraft Noise Indemnity)** Registration of an aircraft noise restrictive covenant on Title suitable for Area 1A (new aircraft noise sensitive land uses prohibited) and granting of a Statutory Right-of-Way in favour of the Airport Authority.
6. **(City Centre Future Development Impacts)** Registration of a legal agreement on Title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
7. **(Hotel Use and Length of Stay)** Registration on title of a restrictive covenant and/or alternative legal agreement on title to the subject development site, to the satisfaction of the City, to require that:
   a) In compliance with the Zoning Bylaw and City Centre Area Plan, hotel shall mean a commercial development providing guest rooms for temporary sleeping accommodation (i.e. not as a dwelling or other residential use);
   b) Guest room shall mean a habitable room wherein accommodation is offered for rent, or rented, to persons on a temporary basis and that does not contain cooking or food preparation facilities, but may include a microwave, coffee maker, tea kettle (or other similar small domestic appliances, as are customary in similar quality hotel properties, used primarily for heating pre-prepared food), a compact refrigerator with a maximum capacity of 0.14 m^3 (5 ft^3), and a single bowl bar-size sink installed within a counter space having a maximum width of 1.5 m (5 ft.) and a maximum depth of 0.6 m (2 ft.);
   c) Hotel guest length of stay shall be limited to a maximum of six months per year; and
   d) Subdivision of individual hotel guest rooms or suites by way of stratification or air space parcel shall be prohibited.
8. **(Office Use)** Registration of a legal agreement on Title, limiting subdivision (including stratification and/or air space parcels) of the office space:
   a) For the 2nd floor, no more than five strata lots or air space parcels, and a minimum 64 m^2 (689 ft^2) size;
   b) For the 4th floor, no more than one strata lot or air space parcel; and,
   c) For the 5th floor, no more than eight strata lots or air space parcels, and a minimum 60.4 m^2 (650 ft^2) size.
9. **(Affordable Housing Reserve Contribution)** City acceptance of the developer's voluntary contribution in the amount of $445,568.37 to the City's Affordable Housing Reserve. Should the contribution not be provided within one year of the application receiving third reading, the value will be adjusted annually thereafter based on the Statistics

Canada "Non-residential Building Construction Price Index" yearly quarter to quarter change for Vancouver, where the change is positive.

10. **(Tandem Parking)** Registration of a legal agreement on Title, ensuring that no more than 16 parking spaces are provided in a tandem arrangement and are limited to hotel valet parking use or hotel car rental use only, and conversion of tandem parking area into habitable space is prohibited (e.g., storage use).
11. **(Shared Parking)** Registration of a legal agreement on Title, ensuring that all parking spaces (except tandem parking spaces) are provided for the shared use of all tenants/units and are not permitted to be assigned to specific tenants/units.
12. (**Hotel Car Rental Program**) Registration of a No Occupancy covenant, prohibiting occupancy of the hotel until a legal agreement has been registered on Title to secure a car rental program for hotel guests with a minimum operation duration of 3 years to the satisfaction of the Director, Transportation. Any changes to the program must be approved by the City and may be subject to alternative Transportation Demand Measures or a contribution to the City's Transportation Demand Management Reserve Fund at the City's discretion. In the event that no operator can be secured to operate the program to the satisfaction of the City, alternative Transportation Demand Measures or a contribution to the City's Transportation Demand Management Reserve Fund can be made in lieu of the program at the City's discretion.
13. (**Hotel Airport Shuttle Program**) Registration of a legal agreement on Title, ensuring that a hotel airport shuttle program is provided for hotel guests and be in operation for a minimum of 3 years to the satisfaction of the Director, Transportation. Any changes to the program is to be approved by the City and subject to alternative Transportation Demand Measures or a contribution to the City's Transportation Demand Management Reserve Fund at the City's discretion.
14. (**Transit Pass Subsidy Program**) Registration of a legal agreement on title to ensure the execution and completion of a transit pass program, including the following method of administration and terms:
    a) Provide monthly subsidy of $40 per month to TransLink Compass monthly transit passes for all eligible employees of the program. The approximate value of this is $187,200.
    b) Letter of Credit provided to the City for 100% of the transit pass program value.
    c) Administration by TransLink or management company.
    d) The Transit Pass Subsidy Program is to run for three years.
    e) Should not all transit passes be utilized by the end of the third year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation initiatives at the City's discretion.
15. **(EV Charging)** Four parking spaces (excluding tandem parking spaces) shall be provided with two level-2 electric vehicle (240V) charging stations provided as a Transportation Demand Management (TDM) measure. The charging stations should be located to provide for convenient use by vehicles parked in any of the four spaces.
16. **(Shared Loading)** Registration of a legal agreement on Title, ensuring the loading spaces are provided for the shared use of all tenants/units and are not permitted to be assigned to specific tenants/units.
17. **(Bicycle Storage)** Registration of a legal agreement on Title, ensuring bicycle storage is provided for the shared use of all tenants/units and is not permitted to be used for habitable space (e.g., other storage uses).
18. **(Translink)** Registration of a legal agreement on Title, stipulating that no Building Permit for all or any part of the development shall be issued until the applicant has provided the City with satisfactory written confirmation that all terms required by the South Coast British Columbia Transportation Authority (TransLink) as a condition of issuance of any Building Permit for the development have been addressed and met, including for the following items to ensure protection of transit infrastructure:
    a) Applicant to submit preload, excavation and shoring plans and associated mitigation plan for the development for TransLink's review and acceptance;
    b) Applicant to conduct a precision survey of the existing Canada Line track geometry prior to any site preloading/construction work, undertake a settlement monitoring program (as established by a qualified geotechnical engineer) and conduct a repeat of the survey post development construction;
    c) Applicant to submit final (detailed) design drawings of the development for TransLink's review and acceptance; and

Initial: _____

d) Applicant to address TransLink's guideway protection requirement, which is TransLink's response to concerns related to trespass and debris on the guideway. The applicant and TransLink will work together to identify a suitable response. Any option that affects the public realm and/or building form and character must also be approved by the City. Options are not limited to the following:

- Option 1: Introduction of a physical canopy. The canopy may be self-supported or fixed to the proposed building. In these scenarios, the public realm and/or building design would be affected; thereby affecting the Development Permit. The applicant would be responsible for proposing a design solution that is supported by the City and would be required to seek reconsideration by the Development Permit Panel.
- Option 2: Registration of an agreement between the owner and TransLink to assign responsibility for intentional or unintentional damage to the guideway to the owner/strata corporation. The City is not a party to this agreement. The agreement would be a private agreement between TransLink and the owner/strata corporation.

19. **(District Energy Utility)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:

a) No Building Permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.

b) If a Low Carbon Energy Plant District Energy Utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building permit will be issued for a building on the subject site unless:

i) the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to provide any combination of heating, cooling, and/or domestic hot water heating to the building(s), as directed by the City's service provider (LIEC), to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU;

ii) the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and

iii) the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;

c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.

d) If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:

i) the building is connected to the DEU;

ii) the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City;

iii) the Owner has paid the City the ETS and Service Connection Installation Fee (as defined in the City Centre District Energy Utility Bylaw No. 9895), as estimated by the City and/or the Service Provider for the purposes of facilitating such connection to the DEU; and

iv) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.

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e) If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted unless and until:

ii) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;

iii) the building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide any combination of heating, cooling and/or domestic hot water heating to the building(s), as directed by the City's service provider, which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the City and the City's service provider, LIEC;

iv) the owner transfers ownership of the low carbon energy plant on the subject site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;

v) prior to depositing a Strata Plan, the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and

vi) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or easements necessary for supplying the services to the building and the operation of the low carbon energy plant by the City and/or the City's DEU service provider, LIEC.

f) If a DEU is not available for connection, and a LCDEU service area bylaw which applies to the site has not been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted until:

i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;

ii) the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and Strata Plan filing).

20. **(CCAP Community Planning)** City acceptance of the developer's voluntary contribution to future City community planning studies (as set out in the City Centre Area Plan) and as indicated in the table below.

Site Area for Density Purposes	Maximum FAR	Maximum Permitted Floor Area	CCAP Community Planning Rate	Minimum Voluntary Developer Contribution
2,081.90 m^2 (22,409.39 ft^2)	3.5 FAR	7,286.65 m^2 (78,432.84 ft^2)	$0.36 /sq. ft.	$28,235.83

21. **(Leisure Facilities Reserve Fund Contribution)** City acceptance of the developer's voluntary contribution in the amount of $2,160,264.72 to Richmond's Leisure Facilities Reserve Fund – City Centre Facility Development Sub-Fund, in lieu of constructing community amenity space on-site, as determined based on a Construction Value Amenity Transfer Contribution Rate of $964/$ft^2$ and an amount of amenity transferred off-site based on 5% of the additional non-residential 1.0 FAR buildable floor area and 10% of the additional non-residential 0.5 FAR buildable floor area permitted on the subject site under the proposed ZC44 zone, as indicated in the table below.

If the contribution is not provided within one year of third reading of the zoning amendment bylaw, the Construction Value Amenity Transfer Contribution Rate multiplier shall be increased annually thereafter based on the Statistics Canada "Non-residential Building Construction Price Index" yearly quarter to quarter change for Vancouver, where the change is positive.

Additional Non-residential Floor Area		VCB Community Amenity Space Area	Construction Value Amenity Transfer Contribution Rate	Minimum Voluntary Developer Contribution
1.0 FAR	2,081.90 m^2 (22,409.39 ft^2)	5%	$964.00 /sq. ft.	$2,160,264.72
0.5 FAR	1,040.95 m^2 (11,204.69 ft^2)	10%		
Total 1.5 FAR	3,122.85 m^2 (33,614.08 ft^2)	208.19 m^2 (2,240.94 ft^2)		

Initial: _____

22. **(Public Art Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
    a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Commercial, Office	$0.57 /sq. ft.	7,286.65 m^2 (78,432.84 ft^2)	$44,706.72

    b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Prince Index (All Items) - Vancouver yearly quarter-to-quarter change, where the change is positive.

23. **(Pedestrian and Cycling Enhancement Contribution)** City acceptance of the developer's offer to voluntarily contribute $50,000 towards the City's Transportation Demand Management Reserve Fund for the provision of future off-site pedestrian and cycling enhancements as a Transportation Demand Management (TDM) measure.

24. (**City Tree Compensation**) City acceptance of the developer's offer to voluntarily contribute $3,840.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of three City trees along the Leslie Road frontage.

25. **(City Tree Protection)** City tree protection measures as follows:
    a) Enter into a tree survival security agreement and submission of a tree survival security to the City in the amount of $25,000.00 for the protection and retention of five City trees along the No. 3 Road frontage.
    b) 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 5 trees to be retained along No. 3 Road. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
    c) Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities occurring on-site.

26. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of road and infrastructure works. A Surety Bond, Letter of Credit or cash security for the value of the Servicing Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following:
    a) Road Works:

    Note: Leslie Road works are on the Roads DCC program and would be eligible for Roads DCC credits.

    i. Leslie Road frontage improvements (measured from north to south):
        - From existing north curb, 3.3 m westbound lane, 3.0 m westbound left turn lane, 5.5 m eastbound lane.
        - New 0.15 m wide curb and gutter.
        - New 1.5 m wide boulevard planted with grass and street trees.
        - New 1.8 m wide bike lane.
        - New 0.2 m wide buffer.
        - New 2.0 m wide concrete sidewalk.

    ii. No. 3 Road frontage improvements:
        - Sidewalk widening to new property line extending No. 3 Road boulevard works and incorporating tree retention features as needed to the satisfaction of the Director, Transportation.
        - Remove existing driveway letdown.
        - Raise the existing section of semi-elevated bike lane to sidewalk level along the site's frontage.

Initial: _____

iii. Traffic Signal improvements:

- Upgrade the existing traffic signal at the No. 3 Road/Leslie Road intersection to accommodate the road widening noted above to include, but not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s) as necessary.

b) Water Works:

Using the OCP Model, there is 169.7 L/s of water available at a 20 psi residual at the Leslie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.

i. At the Developer's cost, the Developer is required to:

- Upgrade the watermain along Leslie Road from 150 mm to 300 mm from approximately the developments east property line to the existing 300 mm watermain on No. 3 Rd, complete with additional hydrants to achieve City spacing requirements.
- Coordinate and confirm the location of the hydrants with the Richmond Fire Department.
- Install a new water service connection complete with water meter to be located on-site in a right of way. Dimensions of the right of way, location of the service connection and meters shall be finalized during the SA design process.
- Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.

ii. At the Developer's cost, the City is to:

- Cut and cap the existing water service connection at the watermain along No. 3 Road frontage, and complete all water main tie-ins.

c) Storm Sewer Works:

i. At the Developer's cost, the Developer is required to:

- Install a minimum 600 mm storm sewer as per City Engineering specifications or size via a capacity analysis under the OCP condition, whichever is larger, within Leslie Road from the developments east property line tying into the No. 3 Road box culvert and remove the existing adjacent sewer. Tie-in to the west shall be to the existing box culvert via a new manhole and tie-in to the east shall be to the existing storm sewer via two manholes and a transition pipe at 45 degrees.
- Provide a 1.5 m wide SRW (perpendicular to No. 3 Road) at the southwest corner of the development site, extending 1.0 m past the existing inspection chamber.
- Install a new storm service connection, complete with inspection chamber, off of the proposed storm sewer along the Leslie Road frontage.

ii. At the Developer's cost, the City is to:

- Tie-in all existing storm service connections and catch-basin leads to the new main.
- Cut and cap the existing storm service connections along the No. 3 Road frontage. The northern connection shall be capped at main and its inspection chamber removed. The southern connection shall be capped at inspection chamber.
- Complete all tie-ins of the proposed works to existing City infrastructure.

d) Sanitary Sewer Works:

i. The Developer has requested to place a driveway entrance in the same alignment as the existing sanitary pump station; to achieve this, the Developer has agreed to relocate/replace the pump station through the Servicing Agreement works. The City will pay for the sanitary pump station and force main design and construction; however, costs incurred above and beyond a regular pump station replacement project will be the Developer's responsibility (e.g. the need to extend gravity pipework to accommodate the development's driveway access and the need to remove sections of gravity sewer and forcemain).

ii. The decommissioning of the existing pump station and construction of the new pump station and all associated sanitary sewer realignments shall be complete prior to driveway construction.

iii. The Developer is required to provide the following at the City's cost:

- Design and build the sanitary pump station through the Servicing Agreement to meet location specific engineering specifications. The location will be generally as per the attached sketch and will be finalized through the Servicing Agreement process.
- Design and build the required pump station kiosk, BC Hydro PMT, and back-up generator, and locate them such that they meet operational requirements and are appropriate for the streetscape.
- Design and build the required valve chamber; complete with flow meter and related appurtenances for the pump station and access chambers for the forcemain for maintenance purposes.
- In conjunction with the pump station works, replace the existing 350 mm sanitary forcemain from the proposed pump station into and across the No. 3 Road/Leslie Road intersection (approximately 62 m) into the Leslie Road travel lane. If the forcemain is damaged by site preparation or construction works, the replacement of the forcemain into the Leslie Road travel lane shall be at the Developer's cost.
- The City accepted the Developer's $2.7 million cost estimate for the pump station replacement in 2020. The progress payment schedule as provided to the Developer on April 8, 2020 shall be as follows:
  - 80% of design costs paid at SA approval.
  - 80% of construction costs and remaining 20% of design costs paid at construction completion.
  - Remaining 20% of construction costs paid when the City takes over the works at the end of the maintenance period.
  - The developer is required to submit three invoices to the City, one at each of the stages listed above.

iv. The Developer is required to provide the following at the Developer's cost:

- Design the proposed development to accommodate future sanitary sewer maintenance or replacement without causing undue cost to the City. Building designs should consider how temporary access will be provided during future construction works.
- Provide a clear and competitive tendering process to ensure that the work paid for by the City represents good value for money. This process must be agreed to by the City prior to tendering or else the City may not be able to fund the works.
- Provide right-of-way(s) for the pump station and related structures, to be refined through the Servicing Agreement drawings and provided to the City at no cost. The right-of-way for the pump station equipment and underground structures and pipes shall be minimum 14.08 m long measured from the new north property line and 8.1 m wide, less a 5.81 m by 2.68 m notch at the southwest corner of the right-of-way (see Appendix A). The right-of-way shall be on grade and have minimum 5.0 m of vertical clearance, and be accessible by a 7.5 m x 2.5 m service truck with 1.3 m stabilizers. The right-of-way dimensions are subject to BC Hydro review and approval prior to rezoning adoption. Both the SRW and the parking area for the truck shall be flat. The SRW shall be designed to accommodate:
  - A BC Hydro transformer with minimum 3.0 m clearance between the PMT and any other electrical components such as the generator or kiosk. The SRW for the PMT shall be designed to BC Hydro's specifications.
  - An approximately 1.5 m x 2.6 m kiosk. There shall be minimum 1.0 m clearance on the short sides of the kiosk and 2.0 m clearance on the long sides, or as required to allow for safe access of the doors located on all four faces of the kiosk. A line-of-sight must be maintained between the kiosk and the wet well hatches.
  - An approximately 3.0 m x 1.5 m emergency generator with minimum 1.0 m clearance on all sides.
  - Any other equipment or utilities required to service the pump station, including underground conduits and water service connection.
- Provide a minimum 3.0 m wide x 14.05 m long right-of-way along the onsite driveway for access to the pump station kiosk and PMT.
- Provide additional SRW for the 10.0 m-tall SCADA antenna, unless located within the boulevard. The antenna SRW shall be on grade and have no overhanging structures.

Initial: _____

- Provide enough space for a 7.5 m x 2.5 m service truck with 1.3 m stabilizers to access the pump station hatch for removal of the pump during servicing, usually once per year, while maintaining pedestrian movement around the working area. The parking area for the truck shall be flat and paved with broom-finished concrete with expansion/contraction joints.
- Provide and maintain a removable enclosure around the pump station equipment. The detailed design of the enclosure will be done through the Servicing Agreement, however the enclosure itself is considered to be part of the building design and will be maintained by the Owner. The enclosure must:
  - Exhaust the generator.
  - Not obstruct any equipment access doors (e.g., doors on all sides of the kiosk).
  - Exclude fixed structures (i.e. walls, columns, etc.).
  - Enable a single operator to easily access and use all the equipment within the enclosure under all conditions (including during power outages).
  - Enable an equipment operator to maintain a line of sight with the pump station from every portion of the pump station equipment.
  - Be durable and low-maintenance.
  - Provide for the convenient, cost-effective removal, repair, replacement, and installation of equipment (e.g., PMT, generator, and kiosk) and related features within the enclosure.
- Protect the existing sanitary sewers during the development's construction. Pre- and post- ground improvement and construction surveys and CCTV will be required. Any damage to be repaired and any required replacement shall be at the Developer's sole cost.
- Extend the existing 450 mm Sanitary main at Leslie Road from existing manhole SMH57098 approximately 26 m to the west, complete with a new manhole at the west end of the new main and at the tie-in to the existing north-south aligned 350 mm sanitary sewer.
- Provide a 450 mm sanitary main going south from the new manhole at Leslie Road and tie-in to the new Leslie sanitary pump station.
- Tie-in the existing 350 mm FRP sanitary main aligned north-south along the east property line of 4660 No. 3 Road to the proposed 450 mm sanitary main along Leslie Road via a new manhole.
- Convert the existing Leslie sanitary pump station wet well into a manhole and extend north the existing 200 mm sanitary main aligned north-south along the east property line of 4700 No 3 Road and connect it to the new manhole just north of the existing Leslie sanitary pump station.
- Remove the existing sanitary service connection and install a new sanitary service connection, complete with inspection chamber.

v. At the Developers cost, the City is to:

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

e) General Items:

i. As the geotechnical report provided by the Developer indicates there will be significant settlement caused by preload, resulting in an unacceptable level of risk to critical infrastructure, preloading of the site will only be permitted if:
   - Physical mitigation measures to the satisfaction of the GM of Engineering and Public Works are implemented to protect City infrastructure.
   - Approval is provided by the GM of Engineering and Public Works.

ii. The At the Developer's cost, the Developer is required to:

- Review street lighting levels along the No. 3 Road and Leslie Road frontage and upgrade lighting as required.
- Building overhangs above SRW will be permitted but must accommodate machinery movements to excavate existing mains. Consultant assessment will be required.
- Coordinate with BC Hydro, Telus and other private communication service providers:
  - To pre-duct for future hydro, telephone and cable utilities along all road frontages.

Initial: _____

- When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To locate all above-ground utility cabinets and kiosks required to service the proposed development within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the above-ground structures. If a private utility company does not require an above-ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown in the functional plan and registered prior to Servicing Agreement design approval:

BC Hydro PMT	4 m x 5 m	(width x depth)
BC Hydro LPT	3.5 m x 3.5 m	
Street light kiosk	1.5 m x 1.5 m	
Traffic signal kiosk	1 m x 1 m	
Traffic signal UPS	2 m x 1.5 m	
Shaw cable kiosk	1 m x 1 m	show possible location in functional plan
Telus FDH cabinet	1.1 m x 1 m	show possible location in functional plan

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

Initial: _____

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. **(Special Features)** Incorporation of special features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
2. **(Translink)** The applicant is required to demonstrate to the City that approval from TransLink has been granted in writing, including for the items listed in item #12 above to ensure protection of transit infrastructure.
3. **(Canopy Encroachment)** Entering into an Encroachment Agreement* for the projection of the canopy beyond the property lines at No. 3 Road (approximately 0.42 m) and the corner cut (approximately 0.3 m).
4. **(Construction Parking and Traffic Management Plan)** 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.
5. **(Latecomer Agreement)** If applicable, payment of Latecomer Agreement charges, plus applicable interest associated with eligible latecomer works.
6. **(Construction Hoarding)** Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

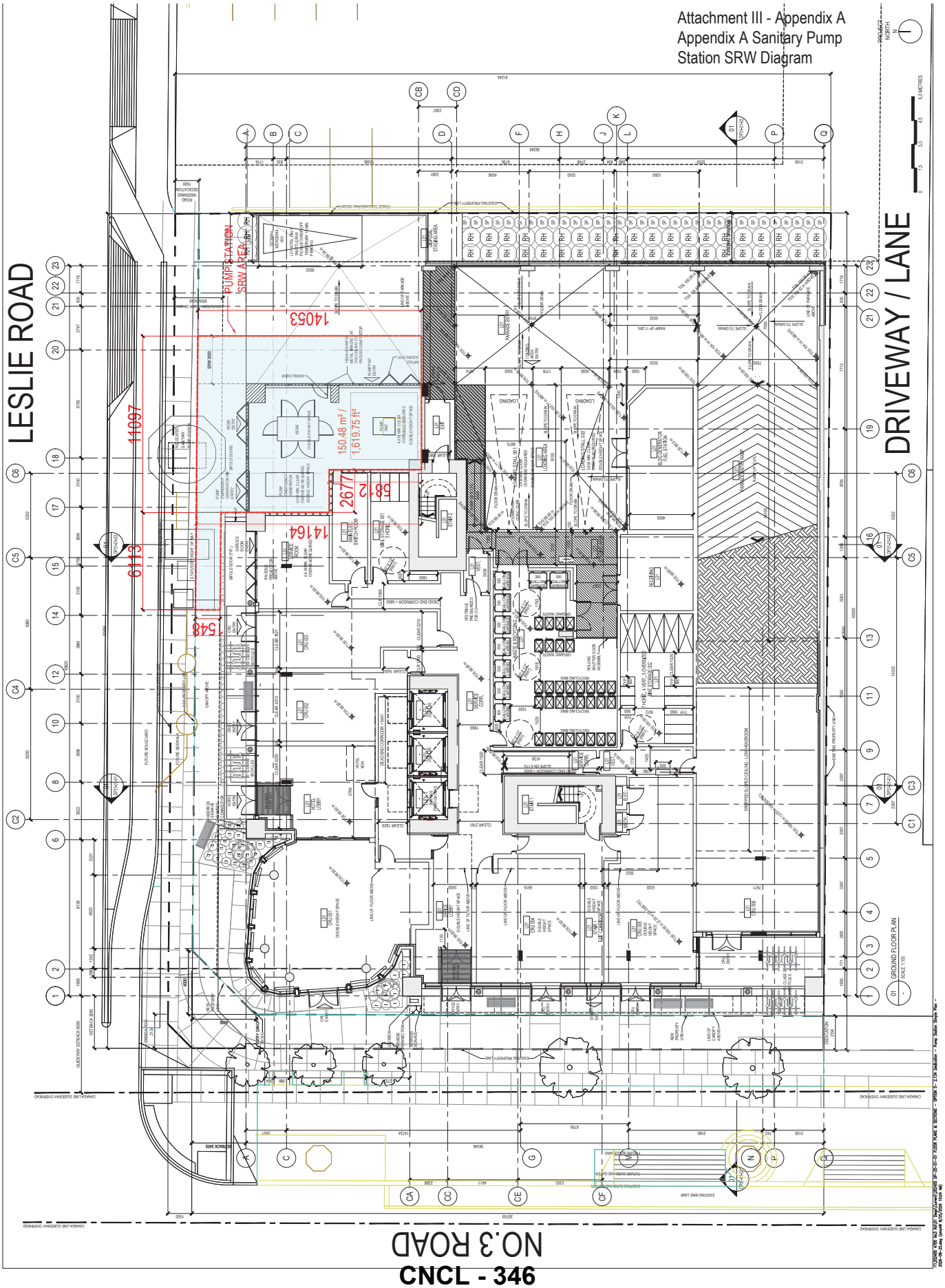
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
- All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
- The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

_____ _____

Signed Date

Attachment III - Appendix A
Appendix A Sanitary Pump Station SRW Diagram



City of Richmond

Bylaw 9215

Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 9215 (RZ 14-672055) 4700 No. 3 Road

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan), Specific Land Use Map: Aberdeen Village – Detailed Transect Descriptions (Maximum Average Net Development Site Density for Urban Centre (T5) Village Centre Bonus) on page M-15 of the CCAP, is amended by:

   a) Inserting the following text in alphabetical order:

      "c) southeast corner of Leslie Road and No. 3 Road, within 45 m of Leslie Road and 55 m of No. 3 Road: 1.5 for the provision of non-residential uses, provided that at least 0.7 be limited to office use only."

   and renumbering the current subsection "c)" in the same column to "d)".

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9215".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
JH
APPROVED by Manager or Solicitor
ML

MAYOR

CORPORATE OFFICER

City of Richmond

Bylaw 9216

Richmond Zoning Bylaw 8500
Amendment Bylaw 9216 (RZ 14-672055)
4700 No. 3 Road

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

1. Richmond Zoning Bylaw 8500 is amended by inserting into Section 22 (Site Specific Commercial Zones), in numerical order:

"22.44 High Rise Office Commercial (ZC44) – Aberdeen Village

22.44.1 Purpose

The **zone** provides for a range of commercial related **uses** in the **City Centre**.

22.44.2 Permitted Uses

- **government service**
- **health service, minor**
- **hotel**
- **office**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**

22.44.3 Secondary Uses

- **vehicle sale/rental**

22.44.4 Permitted Density

1. For the purposes of this **zone**, if the owner dedicates not less than 137 m^2 of the gross **site** as **road**, the calculation of the **floor area ratio** shall be based on a net development **site** area of 2,081.9 m^2.

2. The maximum **floor area ratio** of the **site** is 3.5, provided that at least 0.7 is for **office use** only.

22.44.5 Permitted Lot Coverage

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

22.44.6 Yards & Setbacks

1. Minimum setbacks from **lot lines** and areas granted to the **City** via statutory **right-of-way** for **road** and **lane** purposes shall be:

   a) for No. 3 Road, 6.0 m measured from the drip line of the Canada Line;

b) for Leslie Road, 6.0 m, but this may be reduced to 3.0 m subject to a Development Permit approved by the **City**;
c) for **rear yards**, **lanes** and **lanes** that are **roads**, 0.0 m; and
d) for **interior side yards**, 0.0 m.

22.44.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 35.0 m.

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

22.44.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,900 m^2.

2. There are no minimum **lot width** and **lot depth** requirements.

22.44.9 Landscaping & Screening

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

22.44.10 On-Site Parking and Loading

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

2. Notwithstanding Section 22.44.10.1, for the purposes of this **zone,** the minimum parking requirement is 16 **parking spaces** for a maximum of 165 **hotel guest** sleeping rooms.

3. Notwithstanding Section 22.44.10.1, for the purposes of this **zone**, a maximum of 16 **parking spaces** in a **tandem arrangement** and limited to **hotel** valet parking **use** or **vehicle sale/rental use** only is permitted. Any pair of **parking spaces** in a **tandem arrangement** under this Section must be assigned to the same tenant/unit.

4. Notwithstanding Section 22.44.10.1, for the purposes of this **zone**, two medium **loading spaces** shall be provided.

22.44.11 Other Regulations

1. For the purposes of this **zone**, only the following **uses** are permitted to be located above the first 2 floors of a **building**: **government service, hotel, minor health service, office, and financial service**.

2. For the purposes of this **zone**, **vehicle sale/rental use** is limited to an indoor area to a maximum of 300 m^2, including a maximum of 16 **parking spaces**.

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

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"HIGH RISE OFFICE COMMERCIAL (ZC44) – ABERDEEN VILLAGE".**

P.I.D. 003-795-705
Lot 95 Section 33 Block 5 North Range 6 West New Westminster District Plan 56151

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9216".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by SB
APPROVED by Director or Solicitor ML

MAYOR

CORPORATE OFFICER

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	August 10, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	HA 26-019270
Re:	**Application by 1135355 BC Ltd. for a Steveston Village Heritage Conservation Grant at 3891 Moncton Street**		

Staff Recommendations

1. That a funding request in the amount of $2,200.00 plus taxes and disbursements, to a maximum of $2,500.00, be approved under the Steveston Village Heritage Conservation Grant Program to assist with heritage conservation planning for Tasaka Barbershop at 3891 Moncton Street and disbursed in accordance with Council Policy 5900; and

2. That the proposed amendments to the Steveston Village Heritage Conservation Grant Program (Council Policy 5900) to delegate consideration of Planning Project Grants to the Director of Policy Planning, be approved.

Executive Summary

1135355 BC Ltd. has applied for a Planning Project Grant of $2,500.00 from the Steveston Village Heritage Conservation Grant (SVHCG) Program to assist with the cost of obtaining a structural assessment of the protected heritage property at 3891 Moncton Street, known as the Tasaka Barbershop. The structural assessment would provide information about the structural condition of the heritage building and upgrades that may be required for the long-term conservation of the building. Approval of the grant is recommended.

Planning Project Grants can provide up to $10,000 per protected heritage property in Steveston Village for eligible costs of developing planning documents for heritage conservation, including heritage conservation plans and building condition assessment reports. As set out in Council Policy 5900, SVHCG applications are currently referred to Council for approval, for both Planning Project Grants and Conservation Project Grants. To streamline and expedite the grant process and heritage conservation planning for the heritage buildings in Steveston Village, consideration of Planning Project Grants is recommended to be delegated to the Director of Policy Planning.

Staff Report

Origin

1135355 BC Ltd. (Brett Martyniuk) has applied to the City of Richmond to receive a grant in the amount of $2,200 plus taxes and disbursements from the Steveston Village Heritage Conservation Grant (SVHCG) program. The application is for a Planning Project Grant to assist with the cost of a structural assessment of the protected heritage building at 3891 Moncton Street. A structural assessment would provide information to assist heritage conservation planning for the active Heritage Revitalization Agreement (HRA) and Heritage Alteration Permit (HAP) applications for the property (HRA 25-020157, HA 25-020154). The HRA and HAP proposal is for additional floor space and the conservation of the building, and would be brought forward for Council's consideration in future. The building is historically known as the Tasaka Barbershop. The property owner operates the Village Bikes business at the property. A location map and an aerial photo are included in Attachment 1.

A new category of Planning Project Grant was added to the SVHCG program in 2025 to provide up to $10,000 per identified heritage building, up to 100% of the total cost of eligible expenses, to assist property owners in developing the necessary planning documents for heritage conservation. The Planning Project Grant application for 3891 Moncton Street is the first one to be considered for this category of grant. All grant requests to the SVHCG program currently require approval by Council. An amendment to Council Policy 5900 is proposed to delegate consideration of Planning Project Grants to the Director of Policy Planning to reduce processing time for this category of grant and expedite heritage planning work for protected heritage properties in the Steveston Village Heritage Conservation Area (HCA).

Background

Heritage Value

The one-storey commercial building at 3891 Moncton Street is one of the 17 protected heritage buildings in the Steveston Village HCA. It was built in the mid-1930s by retired barber Kisaku Hirai. The barbershop and attached dwelling at the rear of the shop were rented in 1938 and then purchased in January 1942 by Arizo Tasaka. The property was purchased by Peter Martyniuk in 1948 and has continued to be owned by the Martyniuk family since that time.

The Tasaka Barbershop is valued for its association with Steveston's Japanese Canadian community, its built form, and its contribution to the streetscape of simple, wood frame, commercial buildings. Character-defining elements include the false front with moulded cornice and central sash window, the corner entrance with transom, front gabled wood framed structure behind, brick chimneys, and original siding on the west wall. A Statement of Significance and contemporary and historical photographs are in Attachment 2.

Related Policies & Studies

Official Community Plan & Steveston Area Plan

The City's OCP provides citywide direction and policy to preserve, promote and celebrate community heritage and offer incentives where appropriate to private owners for conservation of heritage resources. The subject site is designated "Local Villages – Tier 1" in the OCP and "Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)" in the Steveston Area Plan.

Steveston Village Heritage Conservation Area

Steveston Village is designated as a Heritage Conservation Area (HCA) in the Steveston Area Plan. In the HCA, 17 buildings and some landscape features are identified as heritage resources to be protected. Tasaka Barbershop is one of the 17 protected heritage buildings. The Steveston Area Plan includes policies to conserve identified heritage resources within the Steveston Village Node and provide incentives to the private sector to conserve buildings and sites designated as having significant heritage value in Steveston Village. Providing a grant to support heritage conservation planning for the conservation of Tasaka Barbershop is consistent with the intent of the Steveston Village HCA.

The Steveston Village Heritage Conservation Grant Program

The SVHCG program was adopted by Council in 2009 as part of the implementation of the Steveston Village Conservation Strategy. The program aims to provide financial assistance to property owners, on a cost-sharing basis, for conserving the exterior of the 17 protected heritage buildings in the Steveston Village Heritage Conservation Area, recognizing that the historic buildings make a significant contribution to the heritage character of Steveston Village. Details of the program are set out in Council Policy 5900, Attachment 3.

The SVHCG program was updated in January 2025 to include a new category of Planning Project Grants, in addition to the Conservation Project Grants.

A Planning Project Grant can provide:

- Up to $10,000.00 per identified heritage building for eligible expenses include consulting fees to develop Statements of Significance, Heritage Conservation Plans, building condition assessment reports, architectural plans, and any other types of planning studies that support heritage conservation;
- Up to 100 per cent of the total cost of eligible expenses.

As heritage conservation may occur in stages, more than one application can be made for Planning Project Grants. However, the total amount per identified heritage building is limited to $10,000.00.

The Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd edition, 2010, Parks Canada), pan-Canadian best-practice principles and guidance, is used as a guide in managing the protected heritage resources in Steveston Village.

The *Standards and Guidelines* define conservation as "all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration, or a combination of these actions or processes."

The proposed structural assessment is consistent with the conservation decision-making process set out in the *Standards and Guidelines* that recommends understanding an historic place as an essential first step to good conservation practice, achieved through research and investigation, including building condition.

Analysis

Steveston Village Heritage Conservation Grant application

The property owner has requested a Planning Project Grant of $2,200.00 plus taxes and disbursements to assist with the cost of obtaining a structural assessment of the heritage building, prepared by a qualified engineering firm with experience of heritage conservation projects. The letter from the owner outlining the request, and the proposal and quote from the engineering firm are included in Attachment 4. The grant amount is proposed for 100 per cent of the eligible costs to a maximum of $2,500.00.

A structural assessment of the building has been identified to provide valuable information to heritage conservation planning for active HRA and HAP applications for the property. Partial or complete replacement of the rear portion of the building is proposed, noted as in poor condition by the heritage consultant, along with a two-storey addition to expand space for the existing business. Conservation of the retained heritage building is anticipated, including ensuring long-term structural stability. Following technical review, the applications will be forwarded to the Richmond Heritage Commission for review and comment prior to proceeding to Planning Committee.

If Council approves the grant application, the structural assessment must be completed within twelve months and a copy of the report provided to the City of Richmond before the grant is issued. As noted in Council Policy 5900, the owner will also be required to submit a letter requesting payment of the grant and paid bills confirming the actual cost of the completed work.

Each of the protected heritage properties in the Steveston Village HCA is unique and has differing conservation needs. Providing a Planning Project Grant for a structural assessment can support planning for successful conservation of the Tasaka Barbershop building.

Amendment to Council Policy 5900

To enable a streamlined process and timely response to Planning Project Grant requests, it is recommended to amend Council Policy 5900 to allow the Director of Policy Planning to consider Planning Project Grant applications which can be up to $10,000.00 per heritage building. This would enable valuable information to be obtained as soon as possible and contribute to the technical review of proposals for restoration and rehabilitation of heritage buildings in Steveston Village. A red-line version of Council Policy 5900 showing the proposed amendment is in Attachment 5.

Should Council adopt the recommendation, a revised bulletin “Steveston Village Heritage Conservation Grant Program (Planning-03)” would be posted on the City’s website. Staff will inform Council of Planning Project Grants that are awarded.

Budgetary Implications

Funding for the maximum $2,500.00 grant is available in the Steveston Village Heritage Conservation Grant Program fund (Heritage Trust account).

Conclusion

1135355 BC Ltd. has applied for a Planning Project Grant of $2,200.00 plus taxes and disbursements, to a maximum of $2,500.00, from the Steveston Village Heritage Conservation

Grant program to assist with the cost of a structural assessment of the protected heritage building at 3891 Moncton Street.

Amendments are proposed to the SVHCG program (Council Policy 5900) to enable the Director of Policy Planning to consider Planning Projects Grants of up to $10,000.00 to streamline and expedite the grant process and support heritage conservation planning for heritage buildings in Steveston Village.

It is recommended that:

- The Grant request be approved; and
- Council Policy 5900 be amended.

Respectfully submitted,

John Hopkins, Policy Planning

Report Contributors

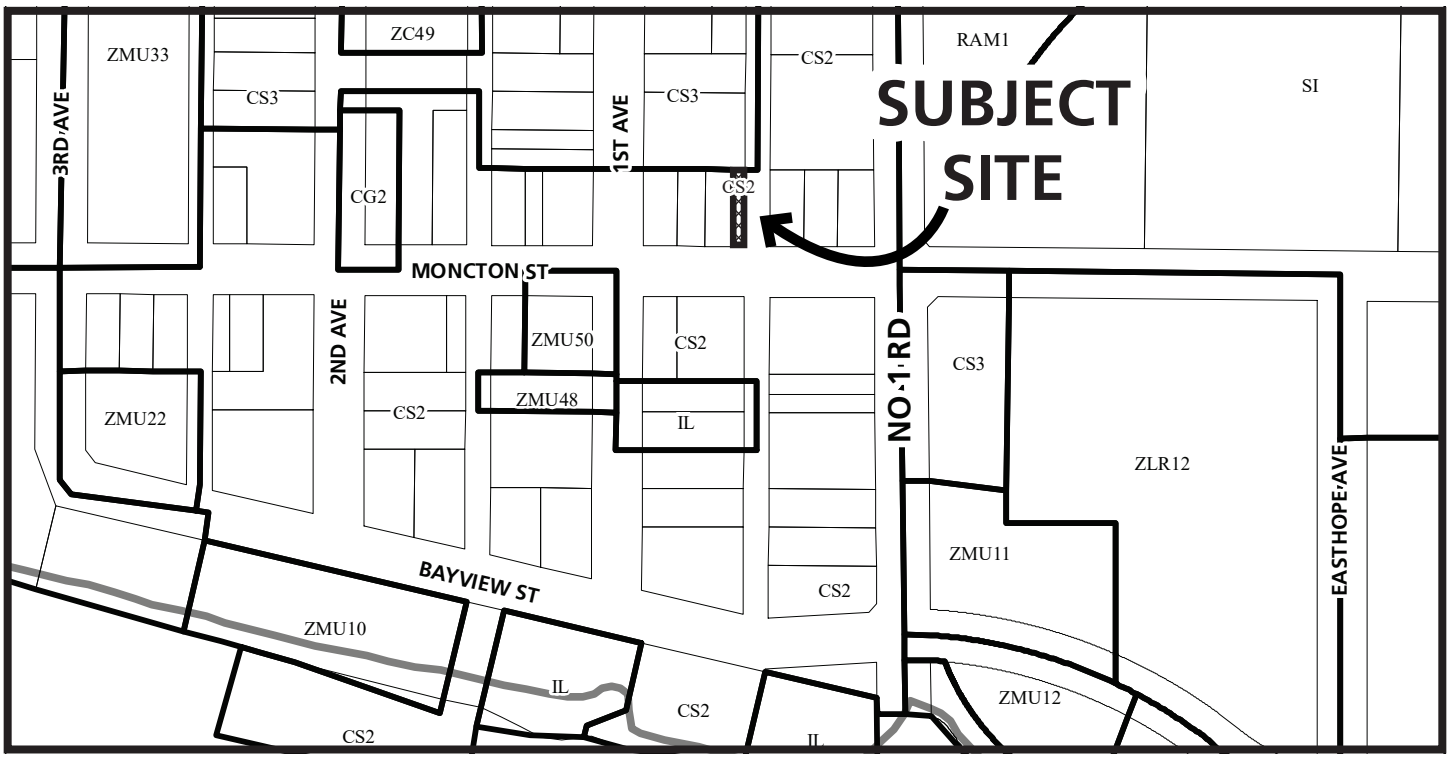
This report was prepared by Judith Mosley, Heritage Planner and reviewed by Finance.

Endorsed by Serena Lusk, CAO

Attachment 1: Location Map
Attachment 2: Statement of Significance and Photographs
Attachment 3: Council Policy 5900
Attachment 4: Letter and Cost Estimate
Attachment 5: Council Policy 5900 Amendment

City of Richmond

ATTACHMENT 1





HA 26-019270

Original Date: 08/06/26
Revision Date:

Note: Dimensions are in METRES

City of
Richmond



HA 26-019270

Original Date: 06/08/26
Revision Date:

Note: Dimensions are in METRES

Description of Historic Place

Constructed in the mid-1930s, the former Tasaka Barbershop building is a one and a half storey false fronted wood-frame structure located on the north side of the 3800 block of Moncton Street at the lane in the Steveston area of Richmond, BC.

Heritage Value

The Tasaka Barbershop is valued for its association with Steveston's early Japanese community; its built form with false front and angled entrance and its contribution to a streetscape of simple, wood frame, commercial buildings found on the north face of the 3800 block of Moncton Street.

Constructed in the mid-1930s by retired barber Kisaku Hirai the building has strong social and cultural value with its connection to the establishment, growth and loss of Steveston's pre-World War Two era Japanese community.

The Tasaka Barbershop is valued as a representative example of the scale and pattern of commercial development that characterized Steveston in the early part of the twentieth century. The angled entrance is a response to the prominent lane side location.

Salt Spring Island born Arizo Tasaka working as a barber in Steveston since 1931 rented 3891 Moncton Street in 1938 for his new barbershop and would purchase the building four years later. Arizo and his wife lived in the single storey 2 room building at the rear of the shop.

The Tasaka Barbershop is valued as part of a small but important cluster of original wood frame commercial buildings on the north face of the 3800 block of Moncton Street that reflects the early commercial development of the street.

Value is also found with the various renovations, including the 1950s-era rough cast stucco and the modern garage style storefront illustrating the adaptation to trends and changing retail needs.

The Tasaka family relocated to Greenwood, BC in 1942 ahead of the forced relocation of the coastal Japanese population. The shop and residence was purchased by Peter Maryniuk from the federal government in 1948 and remains with the family.

Character-Defining Elements

The character-defining elements of the Tasaka Barbershop inc

- square false front with:
  - simple moulded cornice
  - centrally placed sash window with wide flat trim, sill and cap
- corner entrance with transom
- end gabled wood framed structure behind the false front
  - shingled shed dormer facing the lane with horizontal divided light casement window
  - two brick chimneys
  - four windows with six light top sash with rough textured trim with rounded ends
- rough cast stucco on the principle facades
- exposed original drop siding on the west wall

Background

Arizo Tasaka, one of 19 children, was born in 1907 in Ganges on Salt Spring Island. Arizo's father Isaburo Tasaka arrived in North America in the late 1800s and settled in Portland Oregon. His summers were spent fishing out of Steveston which lead to his involvement in the production of salted salmon. With its exports to Japan the business flourished which enabled Isaburo to return to Japan and marry his wife Yorie. The couple returned to the Pacific Coast and settled in Steveston briefly before relocating to Salt Spring Island in 1905.

Arizo was sent to Japan in 1912 for school returning to Salt Spring in 1924 however, it wasn't long before he made the move to Steveston. The 1931 Census shows Arizo working as a barber "on his own account", meaning his own business. Family history states that he apprenticed with Kisaku Hirai before setting up his own shop. Mr Hirai is shown as retired in the census and so Arizo has taken over the barbershop.

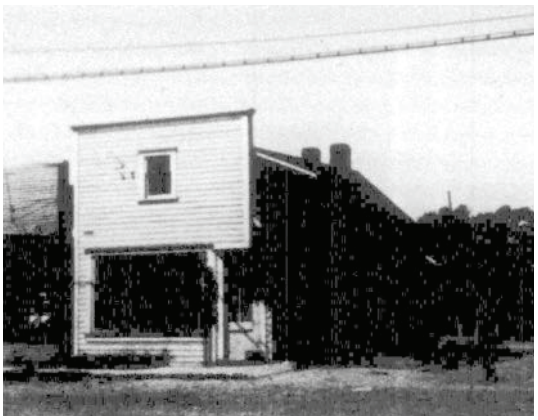
Documents pertaining to compensation claims for Japanese property seized during WW2 show that Arizo rented 3891 Moncton Street from Hirai in 1938 and purchased it in January 1942. Arizo purchased two barber's chairs and mirrors from Hirai's old shop and moved them up the street to his new shop.

Historic Photographs



Moncton Street in 1940 showing the Tasaka Barbershop at the lane with its corner entrance and at the right hand side of the image is the location of Arizo Tasaka's original barbershop which he took over from Kisaku Hirai.

City of Richmond Archives RCF-274

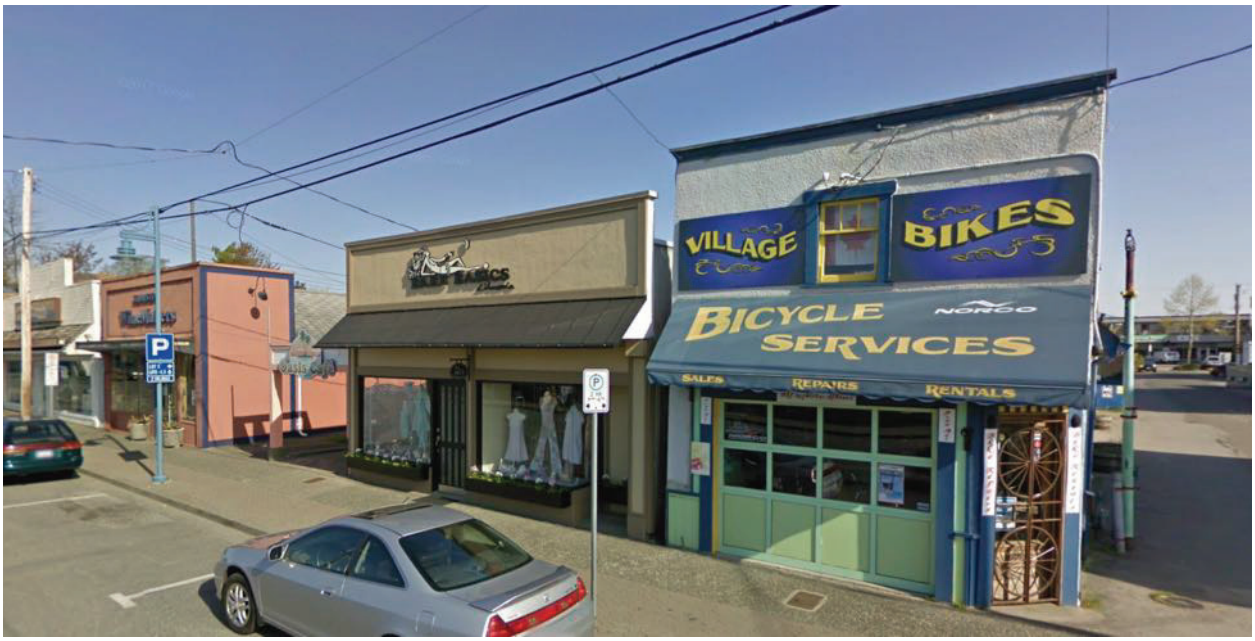




Top: An early photo of the barbershop

Below: The barbershop in 2004, photo taken for the heritage inventory

Contemporary Photographs



Village Bikes and its neighbours shown in Google Street View, 2009



Lane elevation



Rear of the building



Store Front and corner entrance detail

Page 1 of 4	Steveston Village Heritage Conservation Grant Program	Policy 5900
	Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018 Amended by Council: January 27, 2025	

POLICY 5900:

It is Council policy that:

The Steveston Village Heritage Conservation Grant (SVHCG) Program is established to provide financial assistance to property owners—on a cost share basis—for conserving the exterior of 17 heritage buildings in the Steveston Village Heritage Conservation Area, as identified in the Steveston Area Plan.

The 17 identified heritage buildings make a significant contribution to the heritage character of Steveston Village. The intent of the program is to help conserve the exterior of these significant buildings and support their continued legacy for future generations.

1. Program Funding Sources

The source of funds for the SVHCG Program includes:

- Voluntary cash contributions, as set out in the Steveston Area Plan;
- Senior government and Non-Governmental Organization grants; and
- Other private donations.

2. Funding Categories

The SVHCG Program provides funding opportunities through two different categories:

- **Planning Project Grants** for engaging a heritage consultant and developing necessary planning documents for heritage conservation;
- **Conservation Project Grants** for physical conservation work.

3. Eligible Expenses and Grant Amounts

Planning Project Grants

- Eligible expenses include consulting fees to develop Statements of Significance, Heritage Conservation Plans, building condition assessment reports, architectural plans, and any other types of planning studies that support heritage conservation, at the discretion of the Director of Policy Planning.
- Maximum grant of $10,000 per identified heritage building. The grant may cover 100% of the total cost of eligible expenses.
- As heritage conservation may occur in stages, an owner/developer may apply more than once; however, the total grant amount per identified heritage building is limited to $10,000 for Planning Project Grants.

Conservation Project Grants

- Eligible expenses are limited to works related to the exterior conservation of the identified heritage buildings. These include, but are not limited to, the following:
  - Façade restoration or rehabilitation to enhance the historic appearance and convey the heritage significance of the building;
  - Repair or restoration of the character-defining elements such as wood windows or original cladding;
  - Reconstruction of lost heritage elements such as front porches or exterior trims;
  - Roof repair or replacement; and
  - Structural upgrades, including seismic upgrades, and stabilization work (e.g. new foundations) to extend the physical life of the building.
- Ineligible expenses include, but are not limited to, the following:
  - General on-going maintenance work (e.g. gutter cleaning);
  - Renovation or replacement of non-historic elements of the building;
  - New additions and/or construction of accessory buildings;
  - Interior works; and
  - Any other work deemed to be inappropriate at the discretion of the Director of Policy Planning.
- Maximum grant of $150,000 per identified heritage building. The grant may not exceed 50% of the total cost of eligible expenses (i.e. only projects with eligible expenses of $300,000 or more would be able to apply for the maximum amount).
- An additional maximum grant of $100,000 per identified heritage building may be considered by Council to achieve exceptional heritage conservation. Exceptional heritage conservation means a complete and comprehensive restoration of a building including the façade(s) (where not already completed), in the opinion of the Director of Policy Planning and a retained heritage consultant, and that would greatly enhance the historic appearance of the building and the heritage value and heritage character of the Steveston Village Heritage Conservation Area. The final determination of what is exceptional will be made by Council based on the project's overall contribution to conserving the character of Steveston Village.
- If the registered owner of the property containing one of the identified heritage buildings is a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses.
- As heritage conservation may occur in stages, an owner/developer may apply more than once; however, the total Conservation Project Grant amount per identified heritage building is limited to $150,000, and for exceptional conservation projects, it is limited to $250,000.

4. Grant Applications

- Grant applications must be submitted in accordance with the procedures and forms provided by the City of Richmond.
- If no program funds are available, no grant applications will be considered (i.e. first-come, first-served basis).
- A grant will not be provided where work has already been undertaken prior to the City's approval.
- Owners or developers of sites with identified heritage buildings may include public entities (e.g. City or other levels of government), and are eligible to apply for a grant.
- Contributors to the SVHCG Program may apply for a grant (e.g. if the site proposed to be redeveloped contains one of the 17 identified heritage buildings). However, the required contribution must be provided to the City prior to final approval of the accompanying rezoning or Heritage Revitalization Agreement application.
- Any person involved in the review and approval of SVHCG applications, including active members of City Council, must declare any direct or indirect benefit to themselves, relatives, business associates, or to anyone else that would advance their personal interests, and may be required to recuse themselves from such processes.
- All grant applications that meet the eligibility criteria will be considered by Council. Council is not obligated to approve a grant or to provide the full requested amount. Final decision on all grant applications that meet the eligibility criteria will be made by Council.
- All Planning Project Grant applications must include a letter from the property owner and a proposal from a qualified heritage professional or design professional outlining the proposed scope of work and the fees.
- All Conservation Project Grant applications must include an acceptable Heritage Conservation Plan or equivalent documentation prepared by a professional heritage consultant. The requirement of a Heritage Conservation Plan may be waived for projects that are minor in scale and do not significantly affect the exterior of the heritage building, at the discretion of the Director of Policy Planning.
- The *Standards and Guidelines for the Conservation of Historic Places in Canada* shall be used as a guide in determining eligible expenses. The *Standards and Guidelines* defines "conservation" as all actions or processes aimed at safeguarding the character-defining elements of a resource to retain its heritage value and extend its physical life.

5. Grant Issuance

- If Council approves the application, the eligible works must be completed before the grant is issued.
- For all Planning Project Grants, the following items must be submitted and accepted by City staff prior to the grant's issuance:
  - A letter from the applicant/owner indicating the actual cost of the completed consulting work and a request for payment of the grant;
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  - A project completion report from the project manager (e.g., independent contractor who has completed the work) confirming that the work has been completed in accordance with the approved plans and specifications, including a complete list of actual improvements and installation methods. The report must include a copy of written warranties of all applicable work; and
  - Photographs of the completed project.
- The works covered by the approved Project Planning Grant must be completed within 12 months of the date of the approval by Council. After 12 months of the date of the approval, the grant approval will expire.
- The works covered by the approved Conservation Project Grant must be completed within 36 months of the date of the approval by Council. After 36 months from the date of the approval, the grant approval will expire.
- For issuance of the approved grant, the completed works must be inspected and deemed satisfactory by the City staff.

6. Evaluation Criteria

The following considerations will form the basis for evaluation of grant applications:

- How the proposed work contributes to preserving and enhancing the overall historic fabric and heritage value of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;
- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project on a reasonable time-frame at reasonable costs and secure other funding sources.

Village Bikes
3891 Moncton St.
Richmond, BC, V7E 3A7
604-274-3865
info@villagebikes.ca

February 12, 2026

Steveston Village Heritage Conservation Grant Program
City of Richmond

Re: Planning Project Grant Application – 3891 Moncton St, Richmond, BC

Dear Members of the Grant Review Committee,

I am writing as the owner of the property located at 3891 Moncton St, a designated heritage building in Steveston Village, in support of my application for a Planning Project Grant.

My bicycle shop has operated in Steveston Village for 18 years, and this building has been central to our presence in the community. I am committed to preserving its heritage character while ensuring it remains structurally sound and viable for continued use.

We are preparing to address structural concerns at the rear portion of the building and are exploring a carefully planned extension to improve functionality. Given the building's heritage designation, it is essential that this work be guided by a qualified professional engineer to properly inform conservation planning.

We are therefore seeking grant support to obtain a professional engineering report that will assess the structural condition of the building and provide recommendations to guide conservation-sensitive improvements. This report is a necessary first step to ensure any future work respects the building's heritage value and complies with applicable guidelines.

Thank you for your consideration. I appreciate the City's continued support in preserving Steveston's historic character while allowing local businesses to responsibly maintain and improve these important buildings.

Sincerely,

Brett Martyniuk
Owner

ENNOVA
STRUCTURAL
ENGINEERS INC.

March 26, 2026

Philip Thrum
philipthrum@gmail.com

Re: Structural Assessment Report for 3891 Moncton Street, Richmond, BC

Dear Philip:

We are pleased to submit our proposal to provide professional structural engineering services for your new project. Thank you for your consideration.

Our proposal is based on our telephone discussion and the drawings that we received from you on February 4. We understand development plans were submitted to the city for an addition to the back of the existing one-storey commercial building at 3891 Moncton Street. The structural scope of work will be:

- To review the structure of the existing building for building code compliance.
- Identify deficiencies in accordance with the structural requirements of the current building code.
- Give recommendations for structural upgrade. Detail design of any recommended structural upgrade is not part of this scope of work.

Schedule of Proposed Fee

Our propose fee, excluding taxes and disbursements, are as follows:

South end of budling (part of building to be retained) • Site reconnaissance to verify the existing condition and member sizes of the building structure. (Selectively remove existing interior finishes as required to exposed the existing structure) • Structural analysis o the existing structure in accordance BCBC 2024 for code compliance. • Provide report identifying structural deficiencies to resist gravity and lateral loads. • Give recommendations for structural upgrade for framing and foundation. All existing structural members will be retained at its original state unless absolutely unsalvageable. **North end of budling (part of building to be demolished)** • Remove existing interior finishes to exposed the existing structure • Structural analysis of the existing structural members in accordance with BCBC 2024 • Give recommendations to retain part of the existing structure where possible.	**$2,200.00** fixed fee

Disbursements such as courier and printing will be invoiced per our Terms of Engagement. We trust this proposal meets your requirements for this project. Please feel free to contact the undersigned if you have any questions or comments.

Sincerely,

Ennova Structural Engineers Inc.
Per:

March 31 2026
(client's signature) (date)

Brett Martyniuk
(client's name)

Tim Lam
Principal, P. Eng. Struct. Eng.

3891 Moncton St. Richmond BC, V7E 3A7
(mailing address)

Enclosure: Terms of Engagement

T. 604.255.7670

213-3823 Henning Dr.
Burnaby, B.C.
Canada V5C 6P3

Page 1 of 5	Steveston Village Heritage Conservation Grant Program	Policy 5900
	Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018 Amended by Council: January 27, 2025 Amended by Council:	

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City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	August 6, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	08-4430-01/2026-Vol01
Re:	**Zoning Bylaw Housekeeping Amendments**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10786 to make housekeeping amendments be introduced and given first reading.

Executive Summary

This report recommends minor housekeeping amendments to Richmond Zoning Bylaw 8500 to improve clarity, correct inconsistencies, and support easier interpretation and application of the bylaw for business applicants, the public and staff. The proposed changes focus on Section 4 and clarify how Floor Area Ratio (FAR) and density are calculated and applied to enclosed parking, indoor amenity space, common vertical circulation and private balconies. The amendments are technical in nature and do not change zoning intent or development rights.

Staff Report

Origin

This report introduces minor housekeeping amendments to the City of Richmond Zoning Bylaw 8500 for the purpose of clarifying zoning requirements respecting the calculation of floor area for enclosed parking, indoor amenity space, common vertical circulation and private balconies.

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 - Strategic and Sustainable Community Growth:

> *Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.*
>
> *2.2 Develop and implement innovative and proactive solutions that encourage a range of housing options and prioritize affordability.*

Analysis

Minor Proposed Amendments to Zoning Bylaw 8500

Attachment 1 identifies seven minor proposed amendments to Section 4 of Zoning Bylaw 8500. For clarity, these changes are organized into the four primary categories discussed in this report.

The proposed amendments are minor in nature and do not substantially affect the respective zoning provisions or impact building form, massing and character. The amendments aim to clarify the intent of the bylaw, facilitate interpretation, ensure consistency across provisions and improve readability.

A. Clarification of Parking Exemptions

An inconsistency has been identified in Section 4.2 (Calculation of Density in All Zones). While Section 4.2.2 a) correctly applies to all zones and outlines the 50 m² parking exemption, it contains an incorrect cross-reference. The clause currently references Section 4.3.1 b), whereas it should properly reference Section 4.3.3 a). Additionally, Section 4.2 requires amendment to explicitly state that the 50 m² exemption applies strictly to accessory parking, and that any floor area utilized for enclosed non-accessory parking uses is not exempted from Floor Area Ratio (FAR) calculations.

Further, Section 4.5 (Calculation of Density in Apartment Housing, Mixed Use, Commercial and Industrial Zones) lacks explicit clarity regarding whether enclosed parking within an apartment, mixed-use, commercial or industrial building or structure is excluded from the FAR calculations. To address this, it is recommended that a new clause be added to Section 4.5 to clarify the regulatory boundaries of this exemption:

- Accessory Parking: Enclosed parking areas completely dedicated to the accessory use of the apartment, mixed-use, commercial, or industrial building shall be excluded from the calculation of FAR.

- Non-Accessory Parking: Any floor area utilized for enclosed non-accessory parking uses, such as standalone commercial parking garages, is not exempted from FAR calculations.

B. Indoor Amenity Space Floor Area Exemptions
An additional 0.1 FAR is typically applied to standard and site-specific multi-family (townhouse, apartment and mixed-use) zones, provided this additional density is used for indoor common amenity space, such as fitness centres, lounges and meeting rooms. However, a review indicates that this additional density is omitted from several site-specific zones. To ensure consistency, it is recommended that this provision be included within the General Provisions of the Zoning Bylaw (i.e., Sections 4.4, Calculation of Density in Town Housing Zones), and Section 4.5 (Calculation of Density in Apartment Housing, Mixed Use, Commercial and Industrial Zones).

C. Clarification of Common Vertical Circulation Exemptions
Amendments are proposed for Section 4.5 (Calculation of Density in Apartment Housing, Mixed-Use, Commercial and Industrial Zones) to clarify the application of exemptions for common vertical circulation (i.e. common stairs and elevators). While these structures are generally excluded from FAR calculations, the ground-level footprint of these vertical shafts must be included in the total FAR calculations.

D. Exemptions for Covered Outdoor Space
Amendments are proposed to Section 4.5 (Calculation of Density in Apartment Housing, Mixed Use, Commercial and Industrial Zones) to clarify a long-standing interpretation that covered common outdoor amenity spaces and private outdoor space that are never enclosed are excluded from FAR and density calculations.

Budgetary Implications

None.

Conclusion

Minor Zoning Bylaw housekeeping amendments are proposed to enhance the clarity, accuracy and quality of the Zoning Bylaw and make its interpretation easier for businesses, applicants, the public and staff.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10786, be introduced, given first reading, and forwarded to the next scheduled Public Hearing.

Respectfully submitted,

Joshua Reis, Director, Development

Report Contributors

This report was prepared by Edwin Lee, Planner 2 and reviewed by Policy Planning and Building Approvals.

Endorsed by Serena Lusk, CAO

Att. 1: Summary of Minor Proposed Amendments to Zoning Bylaw 8500

Summary of Minor Proposed Amendments to Zoning Bylaw 8500
(Proposed Amendment Bylaw 10786)

Item No.	Zoning Bylaw Section(s)	Proposed Amendment(s)	Justification / Comments
1.	4.2.2 Calculation of Density in All Zones	Clarify that enclosed non-accessory parking areas are not exempted from FAR calculations.	Non-accessory parking operates as a principal use rather than a supportive one, so its floor area must be counted toward density. This prevents unintended density bonuses and maintains control over building massing and scale.
2.	4.2.2 a) Calculation of Density in All Zones	Replace reference in Section 4.2.2 a) from "4.3.1 b)" to "4.3.3 a)", which is the correct section reference.	Corrects section reference.
3.	4.4 Calculation of Density in Town Housing Zones	Add a new clause in Section 4.4.1 a) to provide an additional 0.1 FAR exclusively for indoor common amenity space as a general provision in all town housing zones.	This approach is consistent with other sections of the Zoning Bylaw including the standard townhouse zones and many of the site-specific zones that allow town housing.
4.	4.5 Calculation of Density in Apartment Housing, Mixed Use, Commercial and Industrial Zones	Add a new clause in Section 4.5.1 to provide an additional 0.1 FAR exclusively for indoor common amenity space as a general provision in all apartment housing zones.	This approach is consistent with other sections of the Zoning Bylaw including the standard apartment zones and many of the site-specific zones that allow apartment uses.
5.	4.5 Calculation of Density in Apartment Housing, Mixed Use, Commercial and Industrial Zones	Add a new clause in Section 4.5.1 stating that "enclosed parking within a building or structure located on site shall be excluded from the calculation of floor area ratio.	Reiterates the exemption stated earlier in the Bylaw (Section 4.2.2), thereby clarifying that the exemption applies to other specified zones.
6.	4.5.1 b) Calculation of Density in Apartment Housing, Mixed Use, Commercial and Industrial Zones	Amend Section 4.5.1 b) to clarify that common stairwells and elevator shafts at ground level are included in the calculation of floor area ratio.	Provides improved language that aligns with provisions applicable to other forms of development, including parking structure townhouse zones.
7.	4.5.1 d) Calculation of Density in Apartment Housing, Mixed Use, Commercial and Industrial Zones	Amend Section 4.5.1 d) to clarify that both covered outdoor amenity space and covered private open space in an apartment or mixed-use building are not included in the calculation of floor area ratio.	Provide improved language that aligns with a long-standing interpretation.

City of Richmond

Bylaw 10786

Richmond Zoning Bylaw 8500 Amendment Bylaw 10786 (Housekeeping Amendments)

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.2. [Calculation of Density in All Zones] by deleting Section 4.2.2 in its entirety and replacing it with the following:

"4.2.2 **Enclosed parking** within a **building** or **structure** located on **site**, other than **non-accessory parking**, is not included in the calculation of maximum **floor area ratio**, and is subject to:

a) the maximum 50.0 m^2 specified in Section 4.3.3 a) for **single detached housing** and **two-unit housing**, and in Section 4.4.1 b) for **town housing**; and

b) any other limitations in any **zone** or **site specific zone**."

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.4 [Calculation of Density in Town Housing Zones] by adding a new Section 4.4.1 a), as follows, and renumbering the remaining sections accordingly:

"a) up to 0.1 **floor area ratio**, provided that it is entirely used to accommodate **amenity space**."

3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.5 [Calculation of Density in Apartment Housing, Mixed Use, Commercial and Industrial Zones] by:

a) deleting Section 4.5.1 b) in its entirety and replacing it with the following:

"b) common stairwells and common elevator shafts; however, the ground level of common stairwells and common elevator shafts are included in the calculation of maximum **floor area ratio**; and"

b) deleting Section 4.5.1 d) in its entirety and replacing it with the following:

"d) covered outdoor **amenity space**, and covered **private outdoor open space**, for the private use of a **dwelling unit**, which are never enclosed, for an

apartment or mixed use building, as specified by a Development Permit approved by the **City**."

c) adding new Sections 4.5.1 a) and 4.5.1 b), as follows, and renumbering the remaining sections accordingly:

"a) up to 0.1 **floor area ratio**, provided that it is entirely used to accommodate **amenity space.**

b) **enclosed parking** within a **building** or **structure** located on **site**, other than **non-accessory parking**."

4. This Bylaw is cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10786".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
EL
APPROVED for legality by Solicitor
BRB

MAYOR

CORPORATE OFFICER

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	July 6, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	RZ 22-027420
Re:	**Application by Wayne Fougere Architecture for Rezoning at 4620 & 4640 Smith Crescent from the "Small-Scale Multi-Unit Housing (RSM/XL)" Zone to "Town Housing (ZT107) – Smith Crescent (Hamilton)" Zone**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10780 to create the "Town Housing (ZT107) – Smith Crescent (Hamilton)" zone, and to rezone 4620 & 4640 Smith Crescent from "Small-Scale Multi-Unit Housing (RSM/XL)" to "Town Housing (ZT107) – Smith Crescent (Hamilton)", be introduced and given first, second and third reading.

Executive Summary

This application proposes to rezone 4620 & 4640 Smith Crescent from RSM/XL to a new site-specific townhouse zone, ZT107, to enable a 24-unit townhouse development. Three convertible units and seven secondary suites are proposed to be incorporated into the development.

The proposal is consistent with the Official Community Plan and the Hamilton Area Plan. The subject application secures commitments to provide frontage improvements, utility upgrades, new stroll ways along the east and south property lines, and contributions to affordable housing and to community amenities in the Hamilton area.

Staff Report

Origin

Fougere Architecture Inc., on behalf of Smith Crescent Holdings Ltd. (Directors: Jaspreet Chung and Terjinder Chung), has applied to the City of Richmond for permission to rezone the properties at 4620 & 4640 Smith Crescent from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to a site specific "Town Housing (ZT107) – Smith Crescent (Hamilton)" zone, in order to permit the development of 24 townhouse units and seven secondary suites with vehicle access from Smith Crescent. A location map and aerial photograph are provided in Attachment 1.

A Development Permit (DP) application is required to further address the form and character of the proposed townhouse development. Conceptual development plans are provided for reference in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject properties each contain a single-family dwelling. Both dwellings are currently vacant and are proposed to be demolished.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned "Small-Scale Multi-Unit Housing (RSM/XL)" and designated for "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" in the Hamilton Area Plan, with frontage on Smith Crescent or Gates Avenue.

To the South: Single-family dwellings fronting onto Smith Crescent on lots zoned "Small-Scale Multi-Unit Housing (RSM/XL)" and designated for "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" in the Hamilton Area Plan.

To the East: A lot under construction for a 60-unit townhouse development on property zoned "Town Housing (ZT86) – Hamilton" and designated for "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" in the Hamilton Area Plan, with frontage on Gates Avenue.

To the West: Across Smith Crescent, single-family dwellings fronting Smith Crescent on properties zoned "Small-Scale Multi-Unit Housing (RSM/XL)" and designated for "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)". An active rezoning application (RZ 24-040267) is associated with two properties across Smith Crescent to facilitate the development of a 60-unit four-storey apartment

building. The rezoning application is currently under staff review and will be presented to Council for consideration in a separate future report. There is also a lot under construction for a mixed-use development at the corner of Gilley Road and Smith Crescent, on property zoned "Residential / Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)" and designated for "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" in the Hamilton Area Plan.

Related Policies & Studies

Official Community Plan/Hamilton Area Plan

The subject site is designated as "Neighbourhood Residential Tier 2" in the OCP and as "Neighbourhood Residential (Stacked Townhouse 1.00 Floor Area Ratio (FAR))" in the Hamilton Area Plan (Attachment 4). The FAR referenced in the Hamilton Area Plan land use designation is the intended maximum density, inclusive of bonus density associated with the Affordable Housing Strategy and Hamilton Area Plan amenity contributions. The proposed rezoning is generally consistent with these designations.

The Hamilton Area Plan envisions a minimum site area of 4,000.0 m^2 (approximately 43,055 ft^2). The subject site has a net site area of approximately 3,338 m^2 (approximately 35,930 $ft^{2)}$. While this is less than the Area Plan Guidelines, staff support this rezoning application for the following reasons:

- The applicant has submitted documentation (copy on file) indicating efforts were made to acquire the properties to the north at 4600 Smith Crescent and 23380 Gates Avenue to initiate a larger assembly but was rejected by the neighbouring owners.
- To support future redevelopment of the adjacent sites to the north, a Statutory Right-of-Way (SRW) permitting Public Right-of-Passage (PROP) will be secured over a portion of the development's internal drive aisle prior to final adoption of the rezoning bylaw. This will enable future access to the properties to the north should they redevelop.
- The applicant has submitted a preliminary development concept plan to demonstrate how the properties to the north could be redeveloped, consistent with the OCP and Hamilton Area Plan.

The Hamilton Area Plan includes objectives to improve non-motorized transportation options in the neighbourhood to better connect residents with parks and amenities. The proposed development will include the provision of new north-south and east-west pedestrian connections.

Prior to final adoption of the rezoning bylaw, the application will provide a $235,336.05 contribution to the Hamilton Amenity Fund, consistent with the Hamilton Area Plan.

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 covenant on Title is required prior to final adoption of the rezoning bylaw.

Ministry of Transportation and Transit Approval

As the subject site abuts a provincially controlled highway, this redevelopment proposal has been referred to the Ministry of Transportation and Transit (MOTT). Preliminary approval has been received from MOTT, and formal approval is required prior to final adoption of the rezoning bylaw.

Public Consultation

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

Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the subject rezoning application.

Analysis

Built Form and Architectural Character

The proposal contains a total of 24 four-storey townhome units arranged in four buildings. Seven townhouse units are proposed to include secondary suites.

Buildings 1, 3 and 4 are oriented towards Smith Crescent, the east stroll way and the south stroll way, respectively, while Building 2 is located in the middle of the site adjacent to the shared outdoor amenity space. The site plan and massing generally conform to the DP Guidelines contained in the OCP and Hamilton Area Plan.

All units are proposed to be four-storeys, with living space located on the second to fourth floors, consistent with the form of development in the Hamilton area, including the development immediately to the east. Living space is not permitted on the ground floor due to the flood construction level in the Hamilton neighbourhood (3.5 m GSC). No indoor habitable space is proposed at grade, with the exception of a small foyer and areas for vertical circulation. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title restricting conversion of any garage or ground area to habitable space.

Proposed Site-Specific Zone

The applicant proposes to create a new "Town Housing (ZT107) – Smith Crescent (Hamilton)" zone, which permits a maximum density of "1.0" with rear yard and side yard setbacks that respond to the proposed public stroll ways. The proposed zone is consistent with the Area Plan and supports its objective of facilitating pedestrian-oriented townhouse development in the area. The proposed zone may also be applied to similar future development in the Hamilton Area through future rezoning applications on a case-by-case basis.

Staff support the proposed density, building height, setbacks and projections of this new zone based on the following:

- A road dedication of 0.18 m (approximately 0.6 ft.) along Smith Crescent will be provided prior to rezoning adoption to facilitate frontage improvements.
- The provision of public stroll ways along the east and south property lines as part of the future pedestrian network envisioned in the Hamilton Area Plan.
- The proposed setbacks align with the guidelines in the Hamilton Area Plan (minimum of 3.0 m (approximately 10 ft.) along street frontages).
- The proposal to construct four-storey townhouses (three storeys above the parking level) is consistent with existing development in the area and with what was envisioned in the Area Plan.
- The applicant's proposal of seven secondary suites contributes to a more diverse housing supply and creates additional housing opportunities within the neighbourhood.

Housing Type and Tenure

The proposed development is a market townhouse development. Secondary suites are proposed in seven of the townhouse units. Prior to rezoning bylaw adoption, registration of a legal agreement on Title is required to ensure that no final Building Permit (BP) inspection is granted until seven secondary suites are constructed in accordance with BC Building Code and the City's Zoning Bylaw, and to prohibit the secondary suite from being stratified in the future.

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide three convertible units in addition to providing aging-in-place features (e.g. stairwell handrails, lever-type handles and solid blocking in washroom walls for future grab bar installation) in all units.

In keeping with OCP policy respecting townhouse and multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Transportation and Site Access

Vehicle access is proposed from Smith Crescent on the southern half of the site. A 0.18 m wide road dedication is required across the Smith Crescent frontage to accommodate the required frontage improvement works. Road dedication is required prior to final adoption of the rezoning bylaw.

Prior to rezoning bylaw adoption, the applicant must register an SRW for PROP over a portion of the drive aisle to enable shared access to the properties to the north should they redevelop in the future.

Pedestrian access to each unit is proposed via individual pathways from the public sidewalks, interior pathways and from the stroll ways along the east and south property lines. Stroll ways as defined in the Hamilton Area Plan are public pathways on private developments that provide pedestrian connections throughout the community.

Consistent with the Area Plan, the proposed development will provide a 3.0 m (10 ft.) wide stroll way along the east property line, extending the 3.0 m (10 ft.) wide stroll way secured through the adjacent development to the east. An additional 3.5 m (11 ft.) stroll way along the south property line will serve as an interim pedestrian connection and will be widened through future development of the lands to the south. Each stroll way will include a pedestrian path, landscaped boulevard, lighting and wayfinding signage, to be further detailed through the SA process. Prior to rezoning adoption, the east and south stroll ways will be secured as SRWs for PROP.

Consistent with Richmond Zoning Bylaw 8500, a total of 47 resident vehicle parking spaces are provided within the 24 individual garages. Five visitor spaces are provided, with four located in the centre of the site adjacent to the outdoor amenity space and one at the northwest corner of the site. Two accessible parking spaces are provided on site, consistent with Zoning Bylaw requirements. 43 resident (Class 1) bicycle parking spaces and seven visitor (Class 2) bicycle parking spaces are proposed on site, exceeding the Zoning Bylaw requirement.

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 30 bylaw-sized trees on the subject property, two trees on the neighbouring property to the north and one street tree on City property.

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

- One oak tree on City property (tag# ci469) was observed to have been previously topped and is in conflict with the proposed frontage works. Removal with compensation of $1,500.00 is recommended.
- Two Western red cedar trees located on site (tag# 467 & 468) in the northeast corner of the site are in good condition and are identified to be protected and retained.
- Two Western red cedar trees (tag# os451 & os452) located off-site on the neighbouring property to the north are identified to be in good condition and are to be protected and retained.
- 26 by-law sized trees located on site (tag# 450, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482) are identified to be in moderate to poor condition (previously topped and poor structural form) and in conflict with the proposed development and required grading works. Removal and replacement are recommended. Replacement trees should be provided at 2:1 ratio as per the OCP (Minimum 4 m high conifer or 8 cm caliper deciduous).
- Two significant trees including one 100 cm Weeping willow tree (tag# 470) and one 96 cm Western cedar tree (tag# 463) located on site are found to be in very poor condition, with extensive decay throughout the tree and exhibiting structural defects. These trees are not good candidates for retention and should be removed and replaced at a 3:1 replacement tree ratio.

Tree Replacement
The applicant wishes to remove 28 on-site trees (tag# 450, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482). As per the Tree Protection Bylaw No. 8057, the 2:1 and 3:1 replacement ratios would require a total of 58 replacement trees at the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
58	8 cm	4 m

The applicant's preliminary Landscape Plan (Attachment 5) proposes to plant 37 replacement trees on the subject site. To satisfy the replacement ratios established in the OCP, the applicant will contribute $15,750.00 to the City's Tree Compensation Fund in lieu of the remaining 21 trees that cannot be accommodated on the subject property after redevelopment. At DP stage, staff will continue exploring further landscaping and tree planting opportunities with the applicant.

Tree Protection
Two trees (tag# 451 & 452) on neighbouring properties are to be retained and protected. The applicant is committed to retaining and protecting two trees (tag# 467 & 468) on-site. A tree protection plan showing the trees to be retained and the measures taken to protect them during development stage has been submitted (Attachment 6). 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 Tree Survival Security in the amount of $20,000.00 to ensure that the two on-site trees identified for retention will be protected.
- 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 standards in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy and Market Rental Housing Policy
The City of Richmond's Affordable Housing Strategy seeks cash-in-lieu contributions to the City's Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units; the contributions are sought in lieu of building low-end-of-market housing units. In this case, the application proposes a 24-unit townhouse development.

Consistent with the City's Affordable Housing Strategy, townhouse developments outside of the City Centre Area Plan are required to make a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of $12.00 per square foot based on total buildable area. Consistent with the City's Market Rental Housing Policy, townhouse development applications are required to make a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of $3.09 per square foot based on total buildable area.

Accordingly, for this proposal, the total contribution amount is $542,198.79, which the applicant is required to provide to the City prior to final adoption of the rezoning bylaw.

Townhouse Energy Efficiency and Renewable Energy

Consistent with the City's Energy Step Code requirements, the applicant has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposed development is anticipated to achieve Step 3 of the Energy Step Code with EL-2. A confirmation letter has been provided on file. Further details on how the proposal will meet this commitment will be reviewed as part of the DP and BP application review process.

Public Art

Based on the maximum buildable residential floor area of approximately 3,338.1 m^2 (35,931 ft^2), the recommended Public Art contribution based on administrative guidelines of $1.08/$ft^2$ (2026 rate) is $38,805.00.

As this project will generate a recommended Public Art contribution of less than $40,000.00 and there are limited opportunities for locating public art on the site, per Policy, it is recommended that the Public Art contribution be directed to the Public Art Reserve for City-wide projects on City lands. This contribution is required prior to final adoption of the rezoning bylaw.

Amenity Space

Based on the preliminary design, the total area of outdoor amenity proposed is 219 m^2 (2,357 ft^2), exceeding the OCP guidelines, which require 144 m^2 (1,550 ft^2). Approximately 102 m^2 (1,098 ft^2) of outdoor amenity space will be located in the centre of the site, while an additional 117 m^2 (1,259 ft^2) green space is proposed at the northeast corner. The central outdoor amenity area maximizes unit access while the corner pocket park incorporates two retained trees and provides a landscaped transition to the stroll way along the east property line.

The applicant is proposing to provide a cash contribution in lieu of providing the required indoor amenity space on site. Prior to final adoption of the rezoning bylaw, the applicant must provide a $66,956.00 contribution to the City-wide amenity fund.

Development Permit Application

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

- Compliance with DP Guidelines for multi-family projects in the OCP;
- Future review of environmental sustainability features to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code;

- Refinement of landscaping, including the number, species and size of replacement trees and additional planting opportunities;
- Review of accessibility measures;
- Review of the proposed exterior building materials and colour palette; and
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.

Site Servicing and Frontage Improvements

Prior to rezoning bylaw adoption, the applicant is required to enter into a SA for the design and construction of the following, including but not limited to:

- Watermain and sanitary sewer upgrades and new utility service connections;
- Filling in of the Smith Crescent drainage ditch and replacement with a piped drainage system, and to accommodate road widening;
- Frontage improvements along the Smith Crescent frontage, including a new sidewalk, a landscaped boulevard and street parking; and
- New 3.0 m (10 ft.) stroll way along the east property line and 3.5 m (11 ft.) stroll way along the south property line. Stroll ways are to include landscaping, lighting and wayfinding signage.

Budgetary Implications

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

Conclusion

This application is to rezone the properties at 4620 & 4640 Smith Crescent from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to a site-specific "Town Housing (ZT107) – Smith Crescent (Hamilton)" zone, in order to permit the development of 24 townhouse units.

The subject rezoning application generally complies with the OCP land use designation and applicable policies for the subject site. Further design review will be undertaken as part of the DP application review process.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10780 be introduced and given first, second, and third reading.

Respectfully submitted,

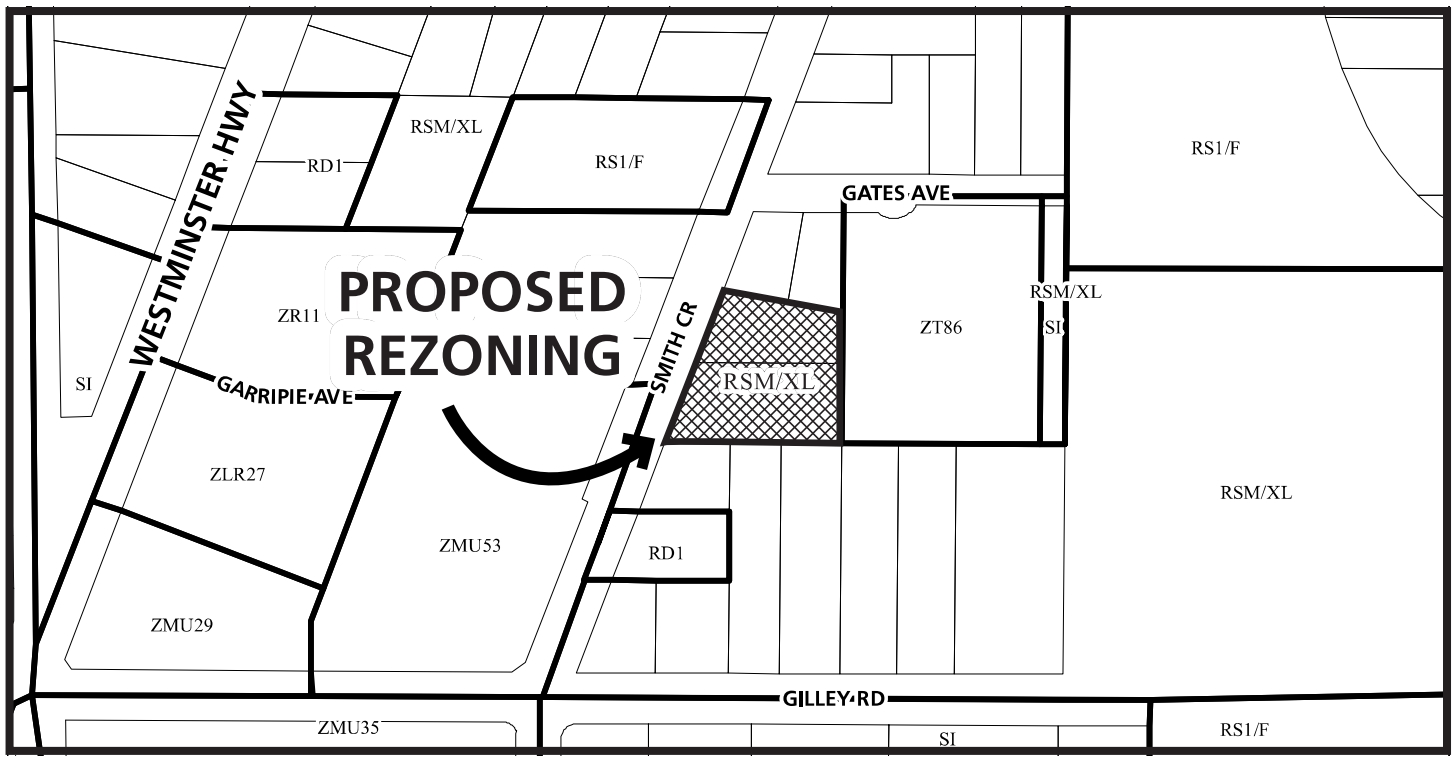
Joshua Reis, Director, Development

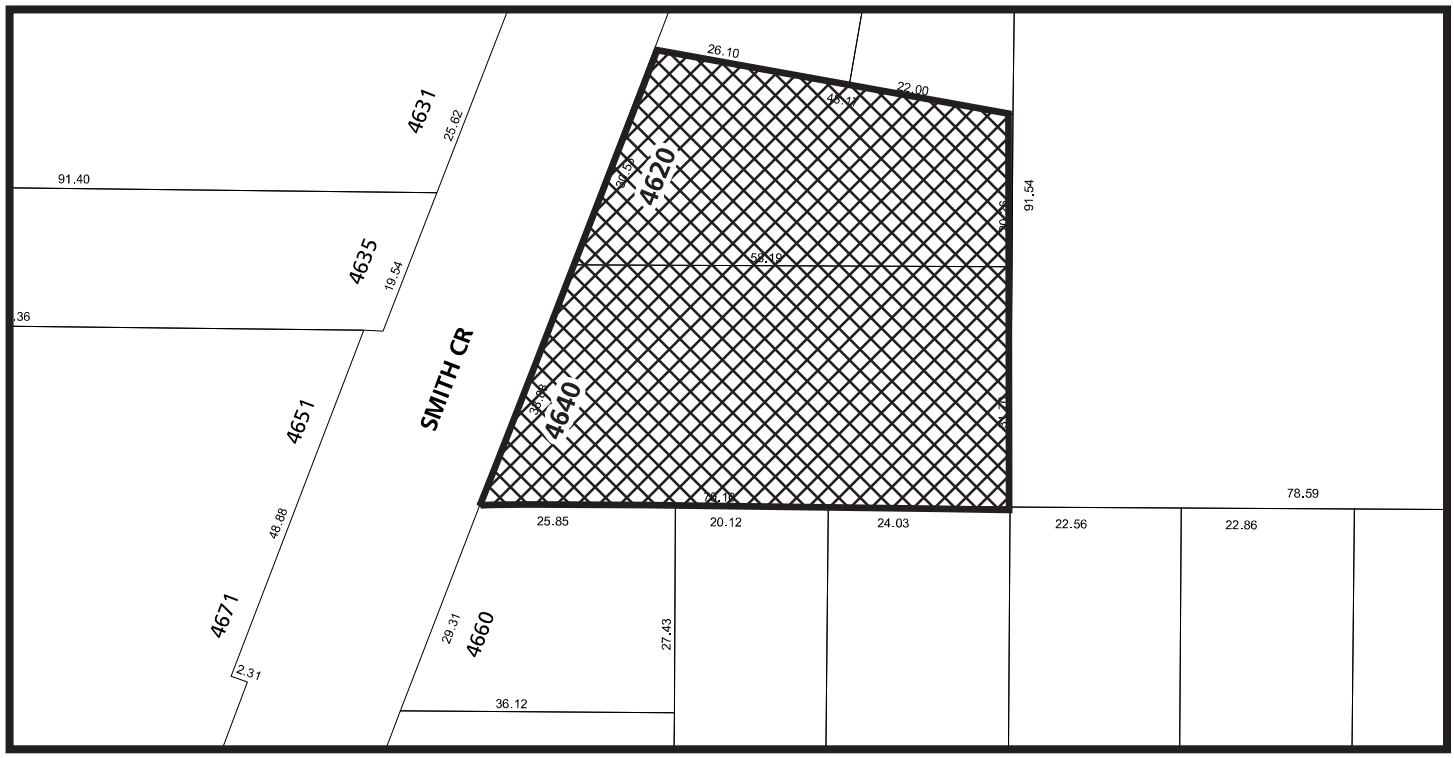
Report Contributors

This report was prepared by Ashley Kwan, Planner 1 and reviewed by Policy Planning, Housing Office, Transportation, Engineering, Parks Services and Arts, Culture, and Heritage.

Att. 1: Location Map & Aerial Photograph
2: Conceptual Development Plans
3: Development Application Data Sheet
4: Hamilton Area Plan
5: Conceptual Landscape Plan
6: Tree Management Plan
7: Rezoning Considerations

City of Richmond



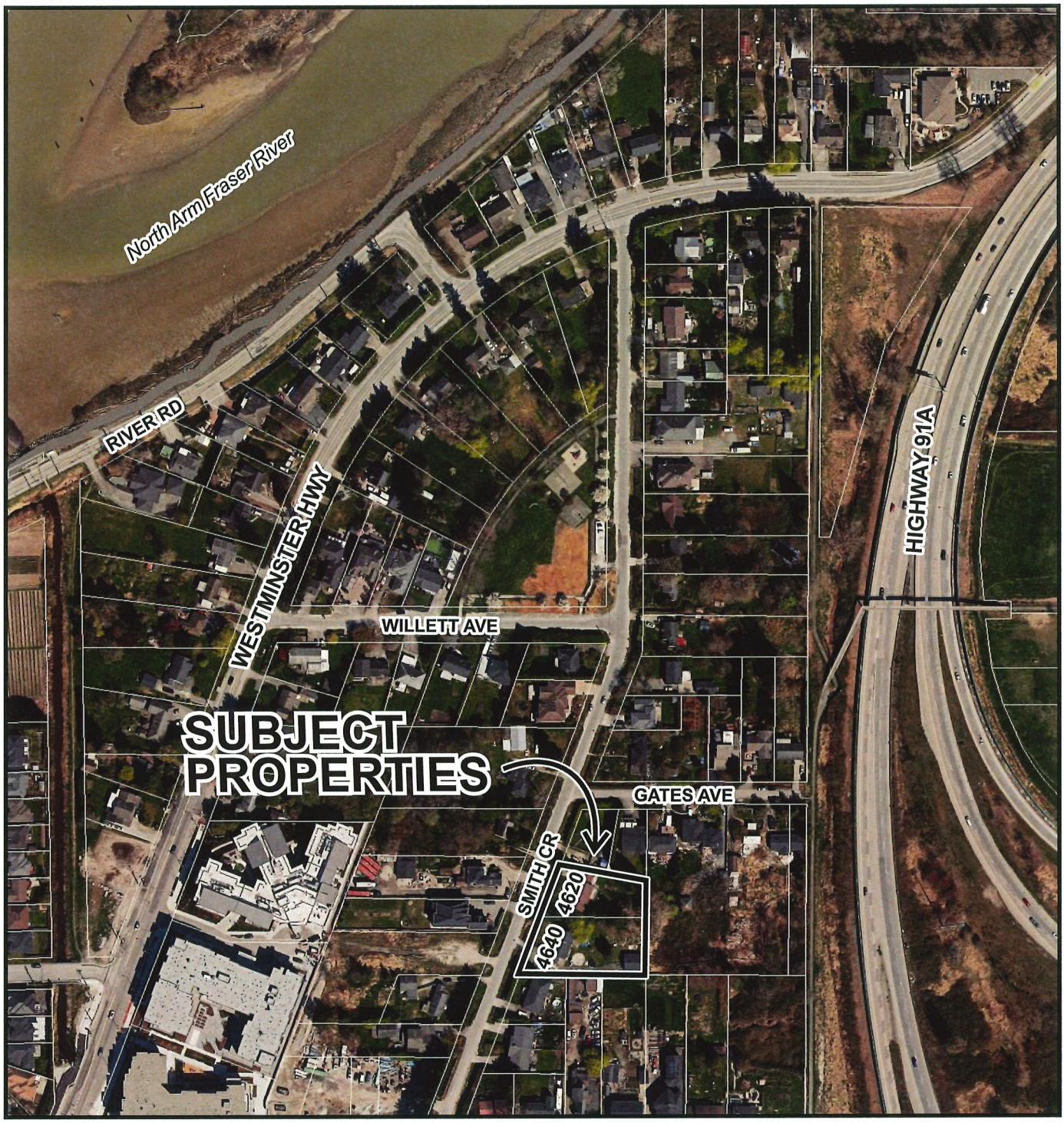


RZ 22-027420

Original Date: 07/24/25
Revision Date: 06/23/26

Note: Dimensions are in METRES

City of
Richmond



	RZ 22-027420	Original Date: 01/13/23 Revision Date: Note: Dimensions are in METRES



CNCL - 390

SITE DATA AND UNIT MIX

ADDRESS	4620 & 4640 SMITH CRESCENT RICHMOND
LEGAL DESCRIPTION	1) LOT 97 PLAN 35268 2) LOT 69 PLAN 26972 BOTH OF SECTION 36 BLOCK 5 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT
STRATA UNIT COUNT	24
UPH (GROSS SITE AREA)	71.6
UPH (NET SITE AREA)	71.9
LOCK-OFF UNIT COUNT	7
TOTAL HOME COUNT	31
STACKED TOWNHOME COUNT	
A1 - A2 UNITS	3
B1 - B2 UNITS	3
D1 - D2 UNITS	2
E1 - E2 UNITS (LOCK-OFFS)	6
F1 - F2 UNITS	6
TOTAL STACKED	20
% STACKED (20/24)	83.3%
NON-STACKED TOWNHOME COUNT	
C UNITS	2
E3 UNIT	1
G UNIT	1
TOTAL NON-STACKED	4
% NON-STACKED (4/24)	16.7%

AVERAGE SITE GRADE CALCULATION

4 CORNERS OF EACH BUILDINGS +
4 CORNERS OF THE SITE
1.19m x 16 + 1.30m + 0.63m +
1.07m + 1.07m = 23.11m
23.11m / 20 = 1.156m

LEGEND

- Existing Trees
- Removed Trees
- 0.00 m PROPOSED Building Corner Grade
- 0.00 m EXISTING Building Corner Grade

SITE PLAN

SCALE: 1:125

0m 2m 4m 6m

SOLA

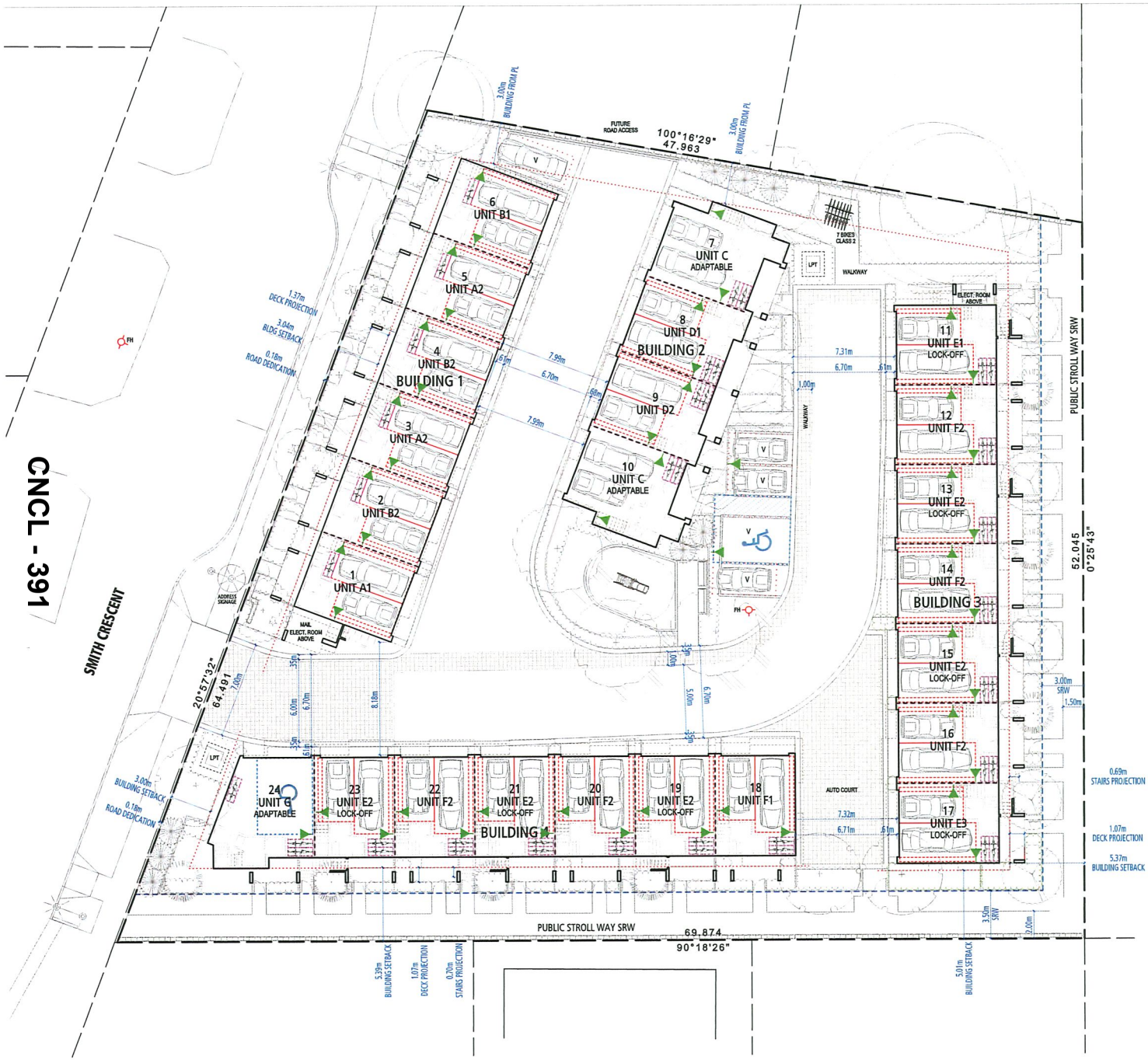
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REGISTERED ARCHITECT BRIAN A. FOUGERE BRITISH COLUMBIA

4620 & 4640
SMITH CRESCENT
STACKED TOWNHOMES
for
Smith Crescent Holdings LTD

RZ 22-027420
JUNE 19, 2026

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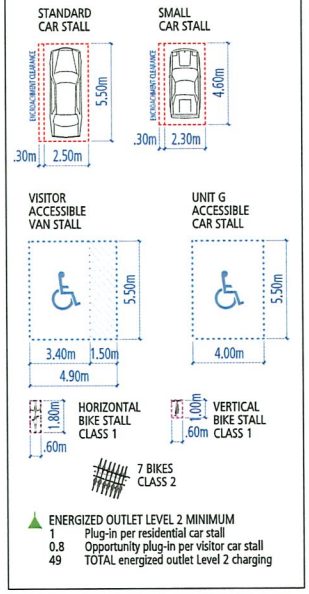
3



PARKING DATA

RESIDENTIAL PARKING	
Required (2.0 cars/unit)	48
Provided (1.96 cars/unit) VARIANCE	47
VISITOR PARKING	
Required (0.2 cars/unit)	5
Provided (0.2 cars/unit)	5
ACCESSIBLE SPACES	
Required (2% of required spaces)	2
Provided (2% of required spaces)	2
SMALL CAR COUNT	
Small cars count (50% maximum)	26
Provided (50% - 26/52)	26
TOTAL CAR COUNT	
minimum cars count	53
Provided	52
ENERGIZED OUTLET RESIDENTIAL	
LEVEL 2 charging outlet required (1 per car stall)	48
Provided	47
ENERGIZED OUTLET VISITOR	
LEVEL 2 charging outlet required (minimum 35%)	2
Additional opportunity charging (minimum 10%)	1
Total Opportunity Charging provided - 80%	4
BICYCLE PARKING- CLASS 1	
Required (1.25 stalls/unit)	30
Provided (2.0 stalls/unit)	43
VERTICAL BIKE COUNT	
Vertical bikes count (33% maximum)	10
Provided (0%)	0
BICYCLE PARKING- CLASS 2	
Required (0.29 stalls/unit)	5
Provided (0.29 stalls/unit)	7

PARKING LEGEND



ENERGIZED OUTLET LEVEL 2 MINIMUM
1 Plug-in per residential car stall
0.8 Opportunity plug-in per visitor car stall
49 TOTAL energized outlet Level 2 charging

PARKING PLAN

SCALE: 1:125

0m 2m 4m 6m

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LEVEL 2 SETBACK PLAN

SCALE: 1:125

0m 2m 4m 6m

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LEVEL 3 SETBACK PLAN

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LEVEL 4 SETBACK PLAN

SCALE: 1:125

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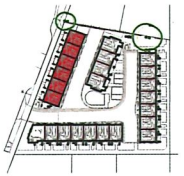
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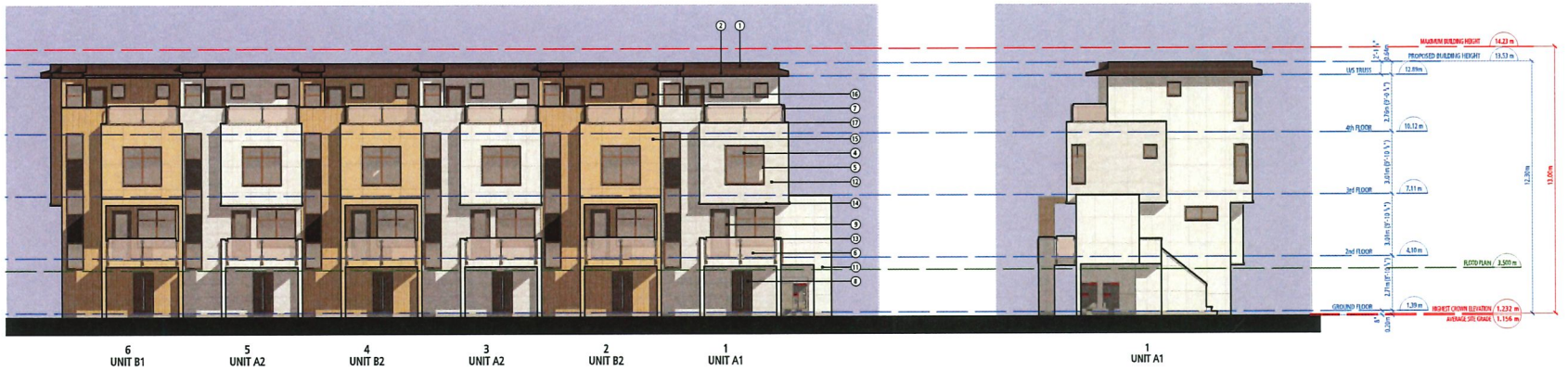


EAST ELEVATION

NORTH ELEVATION



KEY PLAN
NTS



WEST ELEVATION
SMITH CRESCENT

SOUTH ELEVATION

BUILDING 1 ELEVATIONS

SCALE: 1:100

0m 2m 4m 6m

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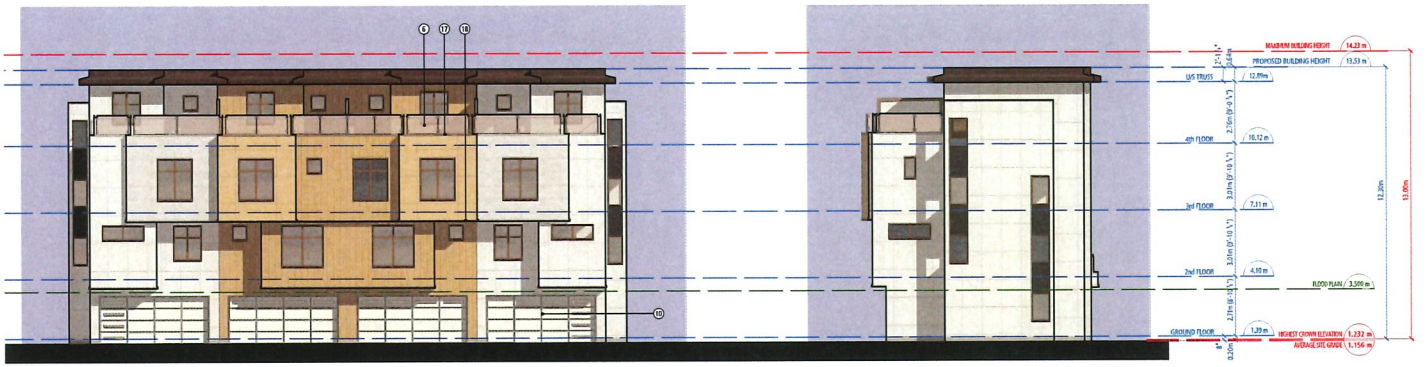
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2) ROOF FASCIA	- CEMENT BOARDS	- DARK BRONZE COLOR
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10) GARAGE DOORS	- ALUMINUM/GALVANIZED STEEL	- OFF WHITE

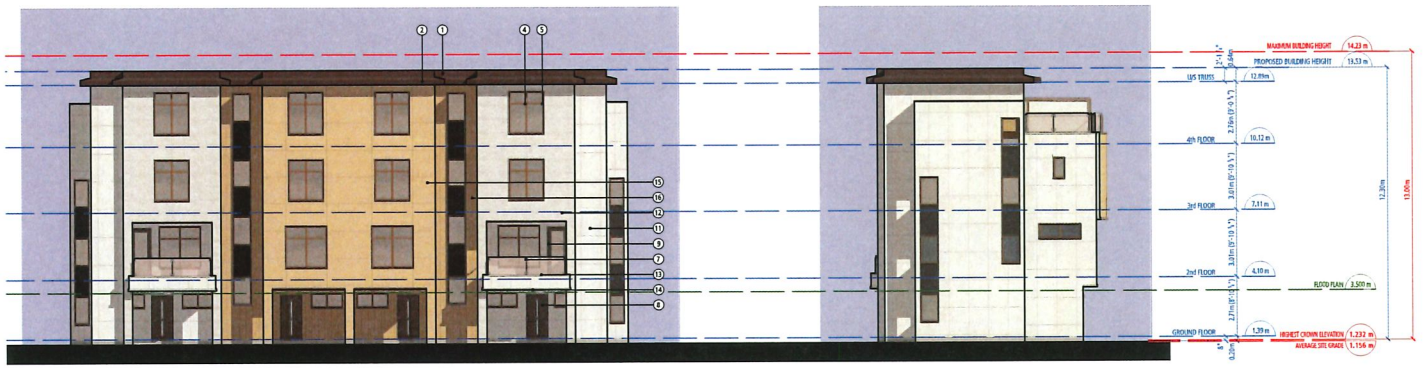
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18) SCHEME #2 TRIMS	- CEMENT BOARD TRIMS	- LIGHT PINE COLOR EFFECT

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KEY PLAN
NTS

BUILDING 2 ELEVATIONS

SCALE: 1:100

0m 2m 4m 6m

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4) WINDOW FRAME	- VINYL	- LIGHT PINE COLOR EFFECT
5) WINDOW TRIMS	- CEMENT BOARD TRIMS	- LIGHT BRONZE COLOR
6) RAILINGS	- TEMPERED GLASS	- LIGHT SHADE
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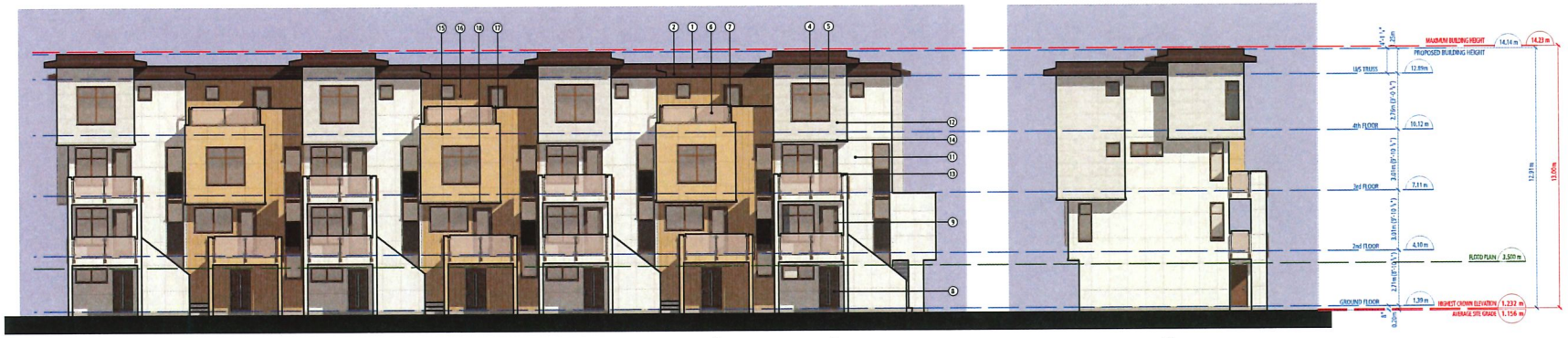
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EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION
STROLLWAY

SOUTH ELEVATION



KEY PLAN
NTS

MATERIAL LIST

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BUILDING 3 ELEVATIONS

SCALE: 1:100

0m 2m 4m 6m

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EAST ELEVATION

NORTH ELEVATION



KEY PLAN
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WEST ELEVATION
STROLLWAY

SOUTH ELEVATION

BUILDING 4 ELEVATIONS

SCALE: 1:100

0m 2m 4m 6m

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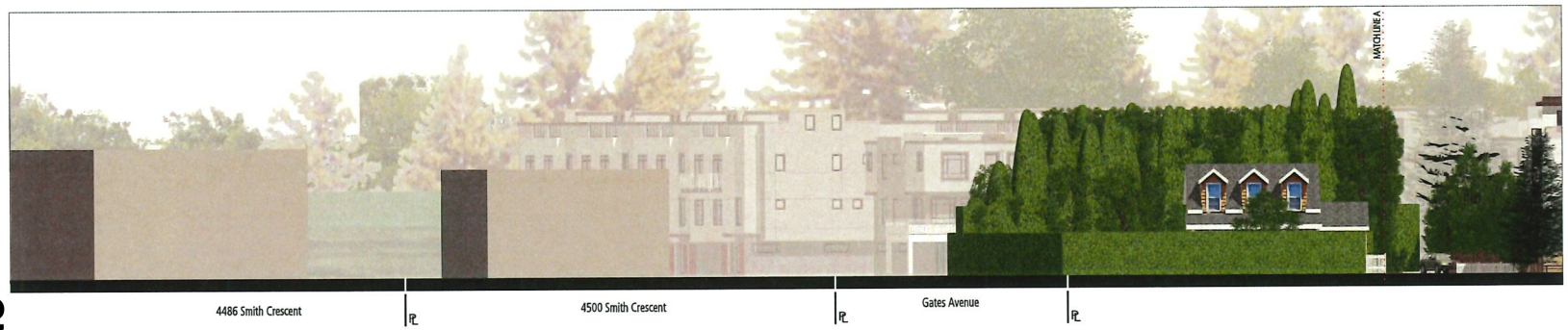
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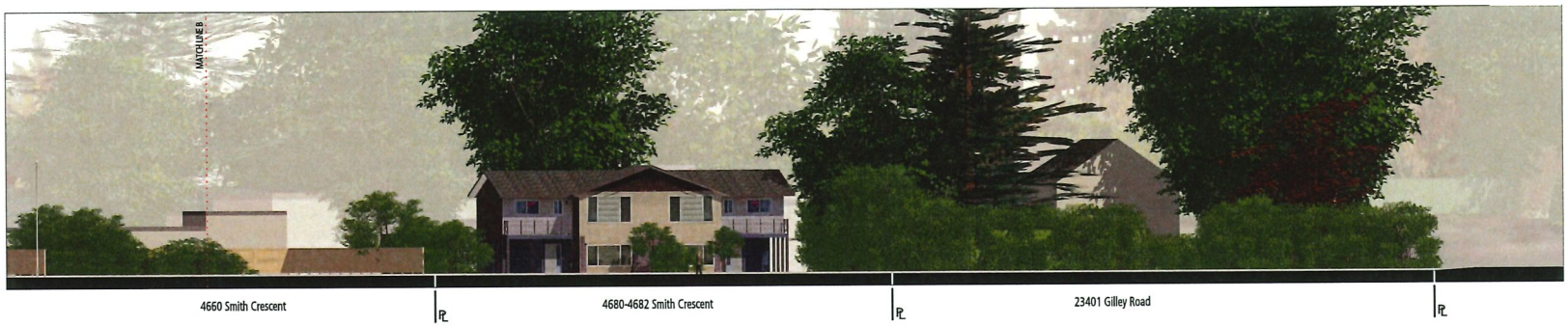
SMITH CRESCENT STREETSCAPE
SCALE: 1:500



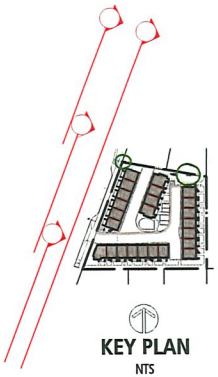
SMITH CRESCENT STREETSCAPE SECTION 1
SCALE: 1:150



SMITH CRESCENT STREETSCAPE SECTION 2
SCALE: 1:150



SMITH CRESCENT STREETSCAPE SECTION 3
SCALE: 1:150



KEY PLAN
NTS

STREETSCAPE

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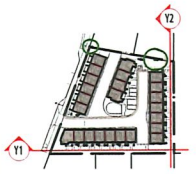
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SITE SECTION Y1
SCALE: 1:500



SOUTH YARDSCAPE ELEVATION
SCALE: 1:100



KEY PLAN
NTS



SITE SECTION Y2
SCALE: 1:500



EAST YARDSCAPE ELEVATION
SCALE: 1:100

SOUTH YARDSCAPE & SITE SECTIONS

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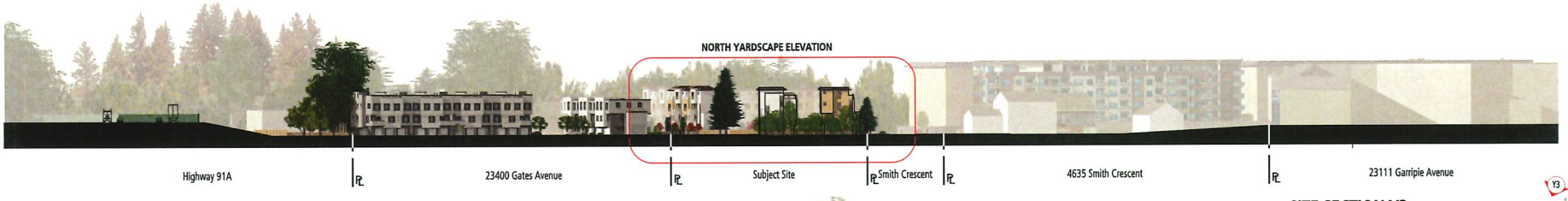
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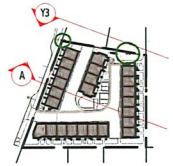
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SITE SECTION Y3
SCALE: 1:500



KEY PLAN
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NORTH YARDSCAPE ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100

NORTH YARDSCAPE & SITE SECTION

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SHADOW ANALYSIS
MARCH 21. 10am



SHADOW ANALYSIS
MARCH 21. Noon



SHADOW ANALYSIS
MARCH 21. 2pm



SHADOW ANALYSIS
MARCH 21. 4pm



SHADOW ANALYSIS
JUNE 21. 10am



SHADOW ANALYSIS
JUNE 21. Noon



SHADOW ANALYSIS
JUNE 21. 2pm



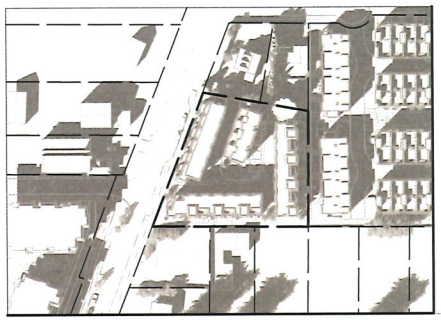
SHADOW ANALYSIS
JUNE 21. 4pm



SHADOW ANALYSIS
SEPTEMBER 21. 10am



SHADOW ANALYSIS
SEPTEMBER 21. Noon



SHADOW ANALYSIS
SEPTEMBER 21. 2pm



SHADOW ANALYSIS
SEPTEMBER 21. 4pm

CNCL - 402



SHADOW ANALYSIS

SCALE: 1:750

0m 2m 4m 8m

TESA SOLA

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REGISTERED ARCHITECT
WAYNE A. FOUGERE
BRITISH COLUMBIA

4620 & 4640
SMITH CRESCENT
STACKED TOWNHOMES
for
Smith Crescent
Holdings LTD

RZ 22-027420
JUNE 19, 2026

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

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VIEW 1



VIEW 2



VIEW 3



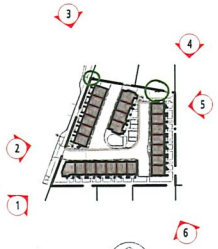
VIEW 4



VIEW 5



VIEW 6



KEY PLAN
NTS

PERSPECTIVES

SOLA

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City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 22-027420 **Attachment 3**

Address: 4620 & 4640 Smith Crescent

Applicant: Wayne Fougere Architecture

Planning Area(s): Hamilton Area Plan

	Existing	Proposed
Owner:	Smith Crescent Holdings Ltd.	No Change
Site Size (m^2):	3,349.7 m^2 (36,056 ft^2)	3,338.1 m^2 (~35,931 ft^2)
Land Uses:	One-Unit Housing	Townhouses
OCP Designation:	Neighbourhood Residential – Tier 2	No Change
Area Plan Designation:	Neighbourhood Residential (Stacked Townhouse 1.00 FAR)	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/XL)	Town Housing (ZT107) – Smith Crescent (Hamilton)
Number of Units:	2	24

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.98	none permitted
Buildable Floor Area (m^2):*	Max. 3,338.1 m^2 (~35,931 ft^2)	3,284.7 m^2 (~35,356 ft^2)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Live Landscaping: Min. 20%	Building: Max. 38% Live Landscaping: 20%	none
Lot Dimensions (m):	Width: Min. 40 m (~131 ft)	Width: 64.5 m (~212 ft)	none
Setbacks (m):	Front: Min. 3.0 m (~10 ft) Rear: Min. 3.0 m Side: Min. 3.0 m	Front: 3.0 m (~10 ft) Rear: 5.4 m (~18 ft) Side (North): 3.0 m (~10 ft) Side (South): 5.0 m (~16 ft)	none
Height (m):	4 storeys, 13.0 m (~43 ft)	4 storeys, 12.9 m (~42 ft)	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:	53	52 with TDM	none
Amenity Space – Indoor:	Min 70 m^2 or Cash in-lieu	Cash in-lieu	none
Amenity Space – Outdoor:	144 m^2 (~1,550 ft^2)	219 m^2 (~2,357 ft^2)	none

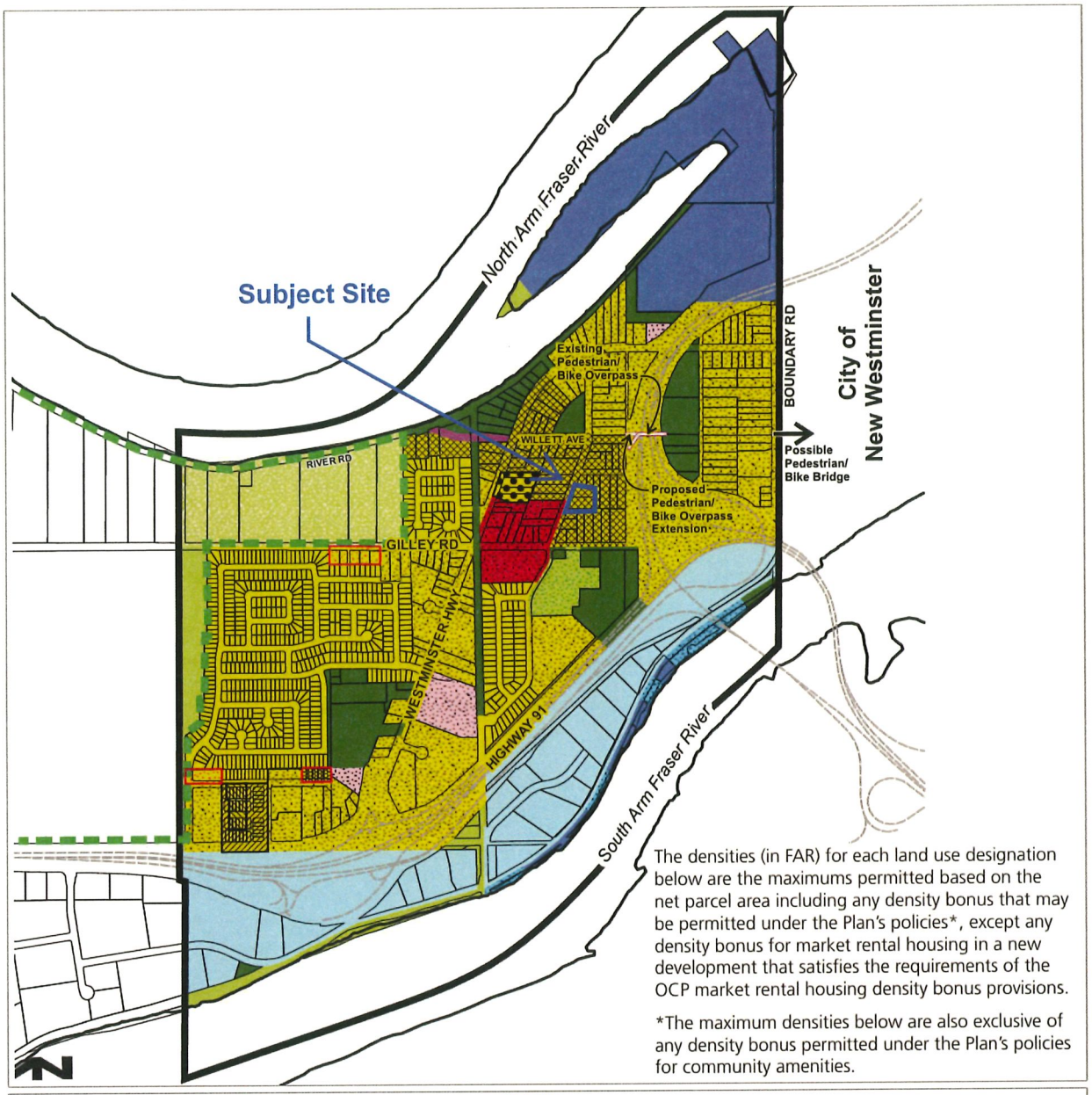
Other:

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

8445572

Land Use Map

Bylaw 10452 2024/06/10



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

*The maximum densities below are also exclusive of any density bonus permitted under the Plan's policies for community amenities.

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

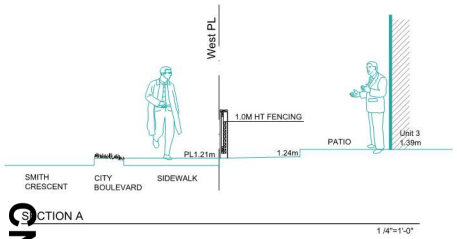
PLANT SCHEDULE

PMG PROJECT NUMBER: 24-165

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER GRISEUM	PAPERBARK MAPLE	8CM CAL; 1.8M STD; B&B
	4	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	8CM CAL; 1.5M CAL; B&B
	4	CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD	8CM CAL; 1.5M STD; B&B
	7	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	8CM CAL; 1.8M STD; B&B
	3	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	8CM CAL; 2M STD; B&B
	8	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	4M HT; B&B
	2	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	8CM CAL; 1.5M STD; B&B
	4	STYRAX JAPONICUS	JAPANESE SNOWBELL	8CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.I.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS. SHOP DRAWINGS O BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



SECTION A

1 /4"=1'-0"

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
9	26.JUN.19	REVISION AS PER CITY COMMENTS	DD
8	26.APR.06	NEW SITE&CIVIL PLANS	DD
7	26.JAN.29	NEW SITE PLAN	DD
6	25.JUN.10	NEW CIVIL PLAN	DD
5	25.MAY.29	NEW SITE PLAN	DD
4	25.MAY.12	NEW SITE PLAN	DD
3	25.APR.29	NEW SITE PLAN& CITY COMMENTS	DD
2	25.MAR.21	UPDATE PER NEW ARCH PLAN	AR
1	25.JAN.10	NEW SITE PLAN	JR

CLIENT:

TESA GROUP

PROJECT:

24 UNIT STACKED TOWNHOUSE DEVELOPMENT

4620 & 4640 SMITH CRESC. RICHMOND, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	24.DEC.06	DRAWING NUMBER:
SCALE:	3/32"=1'-0"	**L1**
DRAWN:	JR	
DESIGN:	JR	
CHK'D:	YR	
PMG PROJECT NUMBER:	24165-7.ZIP	

Attachment 5

WOODRIDGE TREE
CONSULTING ARBORISTS LTD.

CNCL - 407

ARBORIST TO SUPERVISE WORKS
IN PROXIMITY TO RETAINED TREES 467, 468, os451 and os452



Tree Plan for Development
ALL TREES
4620 and 4640 Smith Crescent, Richmond

February 24, 2026

Tag	Species	DBH (cm)	TPZ (m)
450	Pine	68	4.08
os451	Western Red Cedar	70	4.20
os452	Western Red Cedar	54	3.24
453	Atlas Cedar	28	1.68
454	Spruce	45	2.70
455	Douglas Fir	23	1.50
456	Douglas Fir	20	1.50
457	Douglas Fir	27	1.62
458	Douglas Fir	20	1.50
459	Douglas Fir	20	1.50
460	Douglas Fir	25	1.50
461	Douglas Fir	25	1.50
462	Douglas Fir	28	1.68
463	Western Red Cedar	96	5.76
464	Douglas Fir	40	2.40
465	Lombardy Poplar	51	3.06
466	Lombardy Poplar	90	5.40
467	Western Red Cedar	75	4.50
468	Western Red Cedar	85	5.10
ci469	Oak	20	1.50
470	Willow	110	6.60
471	Maple	64	3.84
472	Oak	45	2.70
473	Cherry	60	3.60
474	Spruce	28	1.68
475	Spruce	46	2.76
476	Smaradg	40	2.40
477	Smaradg	35	2.10
478	Smaradg	23	1.50
479	Smaradg	35	2.10
480	Smaradg	35	2.10
481	Smaradg	35	2.10
482	Pine	53	3.18

x = remove tree
tree barrier
no build zone
center of tree
DBH x 6 + ½ of DBH
N
1m 10m
1:400

Attachment 6

City of Richmond

Rezoning Considerations

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

Address: 4620 & 4640 Smith Crescent **File No.:** RZ 22-027420

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10780, the developer is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. **(MOTT Approval)** Provincial Ministry of Transportation & Transit Approval.
3. **(Lot Consolidation)** Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. **(Road Dedication)** 0.18 m road dedication along the entire Smith Crescent frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area.
5. **(SRW – Stroll ways)** Granting of an approximately 3.0 m wide statutory right-of-way (SRW) along the entire east property line and an approximately 3.5 m wide SRW along the entire south property line for pedestrian stroll way connectivity purposes. The SRWs are to include a pedestrian pathway, landscaping, and lighting, with the developer and owner being responsible for liability, construction, and maintenance. The design is to be include in the Servicing Agreement (SA) in accordance with City specification and standards. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
6. **(Voluntary Tree Contribution)** City acceptance of the developer's offer to voluntarily contribute $15,750.00 (or as amended through the Development Permit process) to the City's Tree Compensation Fund for the planting of 21 replacement trees within the City.
7. **(City Tree Compensation)** City acceptance of the developer's voluntary contribution of $1,500.00 to the City's Tree Compensation Fund for the removal of one City tree (tag #ci469).
8. **(Arborists Contract)** 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.
9. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of $20,000.00 for the two trees (tag# 468 & 467) to be retained. To accompany the security, execution of a legal agreement that sets the terms for the use and release of the security is also required.
10. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
11. **(Flood Covenant)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC and prohibiting the conversion of any garage or ground floor area to habitable space.
12. **(Secondary Suites)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until seven secondary suites are constructed on the subject site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
13. **(No Stratification - Secondary Suites)** Registration of a legal agreement on Title to ensure that the secondary suites cannot be stratified.

Initial: _____

14. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
15. **(Access to Future Development Site)** 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 a portion of the internal drive-aisle in favour of the future redevelopment at 4600 Smith Crescent and 23380 Gates Avenue, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
16. **(Contribution – Hamilton Community Amenity Contribution)** City acceptance of the developer's offer to voluntarily contribute $70.50 per buildable square metre (e.g. $235,336.05) to the City's Hamilton Area Plan Amenity Reserve Fund.
17. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
    a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	$1.08/ ft^2	3,338.1 m2 (~35,931 ft2)	$38,805.00

    b) In the event that the contribution is not provided within one year of the application receiving third reading of Council, the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
18. **(Contribution – Indoor Amenity)** Contribution of $2,309.00 per dwelling unit up to 19 units and $4,617.00 per additional dwelling unit up to 39 units (e.g. $66,956.00) in-lieu of on-site indoor amenity space to go towards development of City facilities.
19. **(Contribution – Affordable Housing Reserve)** City acceptance of the developer's offer to voluntarily contribute $15.09 per buildable square foot (e.g. $542,198.79) to the City's affordable housing fund. ($12.00 per square foot for Affordable Housing Strategy and $3.09 per square foot for Market Rental Housing Policy)
    a) In the event that the contribution is not paid to the City within one-year of the application having received third reading of Council, the contribution shall be recalculated based on the rate in-effect at the time of payment, as posted in a Bulletin.
20. **(Servicing Agreement)** Enter into a Servicing Agreement***** for the design and construction of transportation and engineering 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:
    1) Water Works:
        a. Using the OCP Model, there is 147 L/s of water available at a 20 psi residual at the Smith Crescent frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
        b. At Developer's cost, the Developer is required to:
            i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
            ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
            iii. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances

(for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process).

iv. Upgrade the existing 150mm watermain to 300mm diameter (complete with fire hydrants at the east side of the road that are spaced as per City standards) approximately 170 m from the north property line of 4620 Smith Cr, south to Gilley Rd. Tie-in shall be to the existing 300mm diameter watermain on Gilley Rd at the south. Tie-in to the north shall be to the existing watermain along Smith Cr. Valves shall be installed to meet City standards. Exact alignment in the roadway shall be determined via the Servicing Agreement review process.

v. As the clearance between the new watermain and the new sanitary main will be less than the minimum required in the City's Engineering Specifications (i.e., 3m minimum), the joints shall be wrapped in accordance with the City's Engineering specifications.

vi. Install a new water service connection at the Smith Crescent frontage, complete with meter and meter chamber in a right-of-way which will be provided by the developer. The dimensions and location of the right of way shall be finalized at the servicing agreement process.

vii. Remove and legally dispose offsite the existing 150 mm AC mains along Smith Crescent when the new watermain is operational and accepted by the City.

viii. Fire department sign off is required to confirm if the location of the existing and proposed hydrants are sufficiently close to service the most remote principal entrance.

ix. Fire department approval is required for all fire hydrant installations, removals, and relocations.

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

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

ii. Cut, cap, and remove existing water service connections on Smith Cr frontage.

iii. Re-connect existing fire hydrants to the new watermain.

iv. Re-connect all existing water service connections on Smith Crescent, complete with meter and meter chambers.

2) Storm Sewer Works:

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

i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.

ii. Install approximately 65m of minimum 600 mm storm sewer, along the east side of Smith Crescent, as per City's Engineering specifications or OCP size determined via capacity analyses.

- Tie-in to the north shall be via headwalls to connect to the existing ditch.
- Tie-in to the south shall be via headwalls to connect to the existing ditch.

iii. Infill the existing ditch along the east side of Smith Crescent to accommodate the installation of the required 65m of new storm sewer (sized via a capacity analysis under the OCP condition) complete with headwalls at the south and north property lines to accommodate the required sidewalk, boulevard, curb and gutter, and road widening. A watercourse crossing permit is required under the Watercourse Protection and Crossing Bylaw No. 8441. The associated watercourse crossing design shall be consistent and coordinated with the servicing agreement design.

iv. Infill the existing ditch along the west side of Smith Crescent to accommodate the construction of the required road widening. A watercourse crossing permit is required under the Watercourse Protection and Crossing Bylaw No. 8441. The associated watercourse crossing design shall be consistent and coordinated with the servicing agreement design. Infilling the existing ditch will require installation of the ultimate storm sewer to retain service to the upstream and downstream properties, along the west side of Smith Crescent. The proposed storm sewer shall be owned and maintained by the City after City's final acceptance of the proposed storm sewer.

v. Fill or modify the existing ditch along the west side of Smith Cr to accommodate the required road upgrade to Smith Cr, subject to the road functional design required by Transportation department. A watercourse crossing permit is required.

vi. Install a storm sewer service connection, complete with a 1050mm diameter manhole in a 3m X 3m utility right of way and tie-in to the proposed storm sewer at Smith Crescent frontage.

vii. Provide a right-of-way for the manhole.

Initial: _____

b. At Developer's cost, the City will:
    i. Complete all tie-ins for the proposed works to existing City infrastructure.

3) Sanitary Sewer Works:
    a. At Developer's cost, the Developer is required to:
        i. Install sanitary sewers with an approximate length of 250 meters (complete with manholes that are spaced as per City standards) from the south property line of 4640 Smith Cr going north to the existing pump station at the southeast corner of Hamilton VLA Park. Manholes are required at junctions.
        ii. Install a sanitary sewer service connection, complete with inspection chamber in a utility right of way and tie-in to the new sanitary main.
        iii. Provide a right-of-way for the inspection chamber. Exact right-of-way dimensions to be finalized via the servicing agreement process).
        iv. Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a $6,307.32 cash-in-lieu contribution towards the Hamilton Area Sanitary Pump Station.
    b. At Developer's cost, the City will:
        i. Complete all tie-ins for the proposed works to existing City infrastructure.

4) Street Lighting:
    a. At Developer's cost, the Developer is required to:
        i. Review street lighting levels along the road frontage, and upgrade as required as per City standards. Provide street lighting along Smith Crescent frontage.
        ii. City Streets, Smith Crescent (East side of street)
            a. Pole colour: Grey
            b. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire and 1 duplex receptacle, but EXCLUDING any pedestrian luminaires, banner arms, flower baskets holders or irrigation.
            c. Pedestrian lighting: N/A (No freestanding pedestrian poles)
        iii. Off-Street Publicly-Accessible Walkways & Open Spaces (As applicable)
            a. Pole colour: Grey
            b. Style: To match Type 7
        iv. Private Streets (Secured via SRW) – Developer owned/maintained (If applicable)
            a. Pole colour: Grey
            b. Pedestrian lighting: Type 8 (LED) INCLUDING 1 pedestrian luminaire but EXCLUDING any duplex receptacle, banner arms, flower basket holders and irrigation.

5) General Items:
    a. At Developer's cost, the Developer is required to:
        i. Complete other frontage improvements as per Transportation requirements.
        ii. Coordinate with BC Hydro, Telus and other private communication service providers:
            - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
            - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
            - To underground overhead service lines.
        iii. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
            - BC Hydro Vista – Confirm SRW dimensions with BC Hydro
            - BC Hydro PMT – 4.0 m x 5.0 m

Initial: _____

- BC Hydro LPT – 3.5 m x 3.5 m
- Street light kiosk – 1.5 m x 1.5 m
- Traffic signal kiosk – 2.0 m x 1.5 m
- Traffic signal UPS – 1.0 m x 1.0 m
- Shaw cable kiosk – 1.0 m x 1.0 m – Show possible location in functional plan. Confirm SRW dimensions with Shaw.
- Telus FDH cabinet – 1.1 m x 1.0 m – Show possible location in functional plan. Confirm SRW dimensions with Telus.

iv. Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities (e.g., AC watermain at Smith Crescent etc.) fronting or within the development site and provide mitigation recommendations.

v. Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.

vi. Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.

vii. Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.

viii. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.

ix. Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
    a. Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
    b. Pipe sizes, material and slopes.
    c. Location of manholes and fire hydrants.
    d. Road grades, high points and low points.
    e. Alignment of ultimate and interim curbs.
    f. Proposed street lights design.

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

xi. The sanitary sewer upgrade works that are required beyond the development frontages may be eligible for a latecomer agreement subject to submission of a latecomer agreement application by the developer prior to signing the servicing agreement documents.

6) Transportation Improvements:

a. At the Developer's cost, the Developer is to:

i. Complete the following frontage improvements along its Smith Crescent frontage, from east to west:
   a. Install a 2.0 m sidewalk, with sloped transitions at the north and south PL to existing grade. Design slopes are to conform to the latest Transportation Association of Canada guidelines.
   b. Install a 0.6 m buffer strip.
   c. Install a 2.4 m landscaped boulevard with rain gardens, street trees and on-street parking, with street parking occupying less than 50% of the frontage length.
   d. Install a 0.15 m concrete curb and gutter and connect to the existing roadway.
   e. Relocation, modification, upgrade, or installation of City-owned and third party assets along the western frontage of the development site, including but not limited to bus stops, utility and light poles, pre-ducting, railings and signage, to accommodate the frontage works outlined above.
   f. Removal of all existing driveway crossings to support the above frontage works.

ii. Along the south PL, the Hamilton Area Plan defines a stroll way for pedestrian access. The Developer is required to provide a 3.5 m SRW for PROP and construct a stroll way that connects with the section to the east and the new sidewalk to the west. From north to south, the Developer is to install:
   a. 1.5 m landscaped boulevard with lighting and way-finding signage identifying the stroll way.
   b. 2.0 m pedestrian path tying in at the east PL to the pedestrian path to be constructed by the neighbouring development. Use a reverse curve to form the connection (e.g. 3.0 m x 3.0 m).

iii. Along the east PL, the Developer is required to provide a 3.0 m SRW for PROP to expand the N/S stroll way established by the neighbouring development. From west to east, the Developer is to install:
   a. 1.5 m landscaped boulevard with lighting and way-finding signage identifying the stroll way.
   b. 1.5 m pedestrian path that uniformly connects with the stroll way established by the neighbouring development.

iv. The developer may be required to provide a raised/special crosswalk across Smith Crescent, connecting the E/W stroll way to the west side of Smith Crescent, based on recommendations from the Traffic Memo.

b. Frontage improvements are required to meet Engineering Design Specifications, Official Community Plan ("OCP") guidance, and City of Richmond bylaws.

21. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Notice of First Reading mail outs, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency. To accompany the security, execution of a legal agreement that sets the terms for the use and release of the security is also required.

   The Landscape Plan should include the required 37 replacement trees with the following minimum sizes:

Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
8 cm		4 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. If through the DP process additional

Initial: _____

replacement trees can be accommodated on site, the replacement tree compensation amount as secured at rezoning may be amended.

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 (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

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

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

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
  The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed concurrence on file _____ _____

Signed Date

City of Richmond

Bylaw 10780

Richmond Zoning Bylaw 8500
Amendment Bylaw 10780 (RZ 22-027420)
4620 & 4640 Smith Crescent

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 17 Site Specific Residential (Town Houses) Zones, in numerical order:

17.107 Town Housing (ZT107) – Smith Crescent (Hamilton)

17.107.1 Purpose

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

17.107.2 Permitted Use

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

17.107.3 Secondary Uses

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

17.107.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.00, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.107.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

2. No more than 70% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces.**

3. 20% of the **lot area** is restricted to **landscaping** with live plant material. Reduction in live **landscaping** may be permitted through a Development Permit approved by the **City**.

17.107.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m, but may be reduced to 3.0 m where a proper interface is provided as specified in a Development Permit approved by the **City**.

2. The minimum **interior side yard** and **rear yard** is 3.0 m.

3. Where the property **abuts** a public **right-of-way** the minimum **setback** from the **right-of-way** is 3.0 m, but may be reduced to a minimum of 1.5 m as specified in a Development Permit approved by the **City**.

17.107.7 Permitted Heights

1. The maximum **height** for **buildings** is 13.0 m (4 **storeys**).

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

3. The maximum **height** for **accessory structures** is 9.0 m.

17.107.8 Minimum Lot Size

1. The minimum **lot width** is 40.0 m. Notwithstanding the foregoing, where the **lot abuts** Westminster Highway, the minimum **lot width** is 50.0 m.

2. The minimum **lot area** is 4,000.0 m^2. Notwithstanding the foregoing, where the **lot abuts** Westminster Highway, the minimum **lot area** is 6,000 m^2. The **lot area** may be reduced to a minimum of 3,200 m^2 through a Development Permit approved by the **City**.

17.107.9 Landscaping & Screening

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

17.107.10 On-Site Parking & Loading

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

17.107.11 Other Regulations

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

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "Town Housing (ZT107) – Smith Crescent (Hamilton)"

P.I.D. 007-163-401
Lot 97 Section 36 Block 5 North Range 4 West New Westminster District Plan 35268

P.I.D. 008-959-544
Lot 69 Section 36 Block 5 North Range 4 West New Westminster District Plan 26972

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10780".**

FIRST, SECOND, AND THIRD READING _____

MINISTRY OF TRANSPORTATION AND TRANSIT APPROVAL _____

OTHER CONDITIONS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

_____ _____
MAYOR CORPORATE OFFICER

City of Richmond

Bylaw 10747

Richmond Zoning Bylaw 8500
Amendment Bylaw 10747 (ZT 26-004041)
8200 Steveston Highway

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

1. Richmond Zoning Bylaw 8500 as amended, is further amended by:

   a. Inserting the following as a new Section 14.1.11.19 (Other Regulations) in the Agriculture (AG1) zone and renumbering accordingly:

   "One **greenhouse**, 936 m2 in size, with concrete footings is permitted so as to not permit a concrete slab for the entirety of the floor, on the following **site** only:

   8200 Steveston Highway
   PID 000-511-048
   Lot 2 except: Parcel F (Bylaw Plan 79687), Section 4 Block 3 North Range 6 West New Westminster District Plan 3840

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10747".**

FIRST READING	APR 27 2026
PUBLIC HEARING	MAY 19 2026
SECOND READING	MAY 19 2026
THIRD READING	MAY 19 2026
OTHER CONDITIONS SATISFIED	SEP 03 2026
ADOPTED	

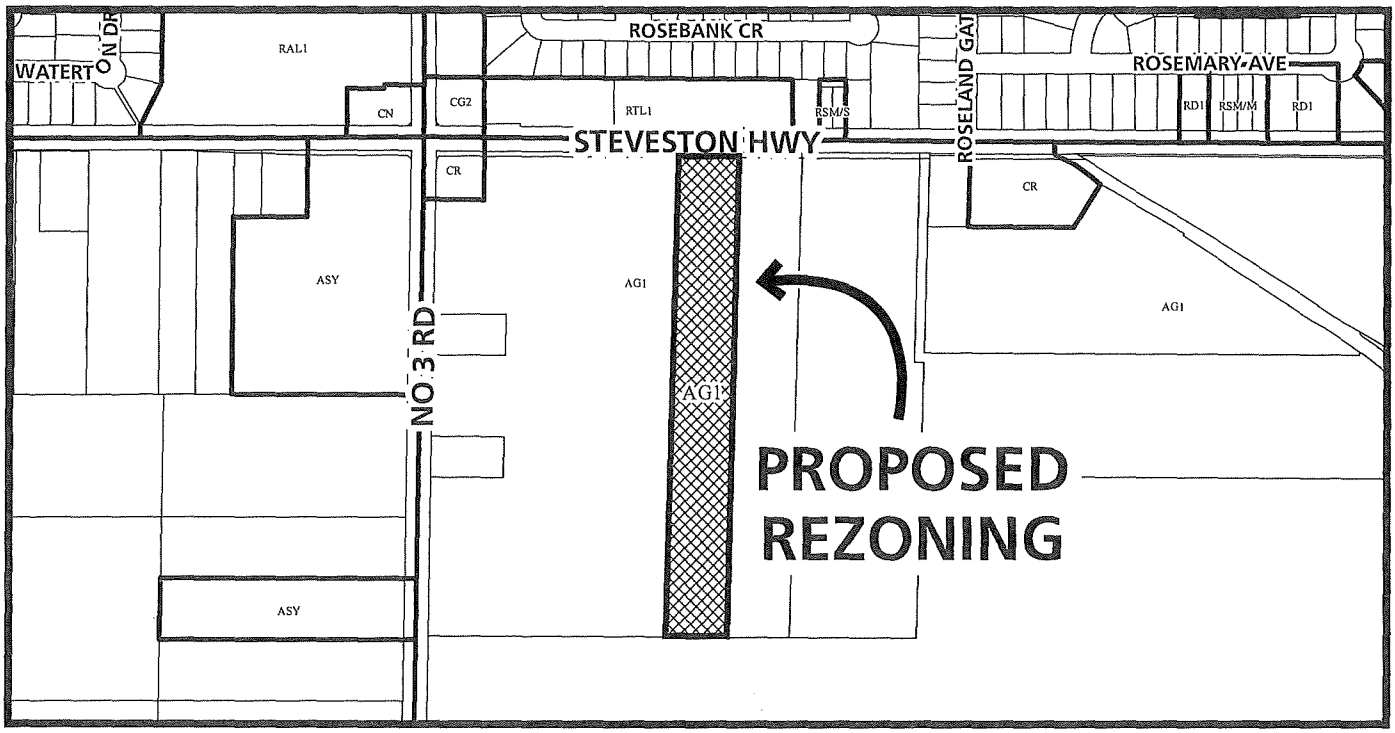
CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

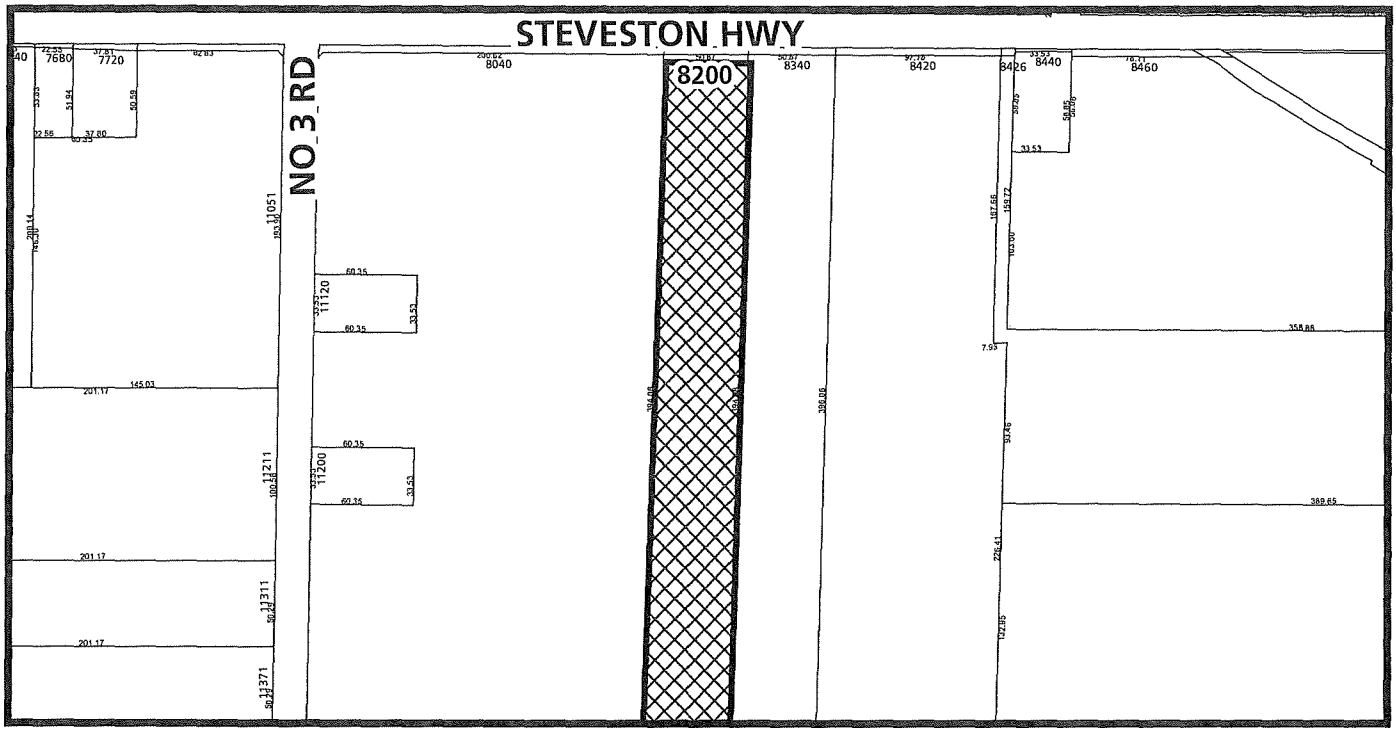
MAYOR

CORPORATE OFFICER

8354706

City of Richmond





RZ 26-004041

Original Date: 02/03/26
Revision Date:

Note: Dimensions are in METRES

City of Richmond

Bylaw 10766

Richmond Zoning Bylaw 8500
Amendment Bylaw 10766 (ZT 25-022777)
2777 Jow Street

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 23.10 [Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)] as follows:

   a) by repealing Section 23.10.3 and replacing it with:

   "**23.10.3 A. Secondary Uses**

   - **manufacturing, custom indoor**
   - **education, commercial**
   - **entertainment, spectator**
   - **recreation, indoor**
   - **restaurant**
   - **retail, convenience**
   - **retail, general**
   - **service, personal**
   - **studio**
   - **veterinary clinic**

   23.10.3 B. Additional Uses

   - **health services, minor**"

   b) inserting new sections in Section 23.10.11[Other Regulations] as follows, and renumbering the remaining section accordingly:

   "4. **Health Service, minor** is only permitted as a **secondary use**.

   5. Notwithstanding Section 23.10.11.3 and 23.10.11.4, **health service, minor** is permitted on the following **lot** as a **principal use**:

   Unit 105 – 2777 Jow Street
   (PID 032-005-792)
   Strata Lot 1 Section 22 Block 5 North Range 6 West New Westminster District Strata Plan EPS9314."

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10766".**

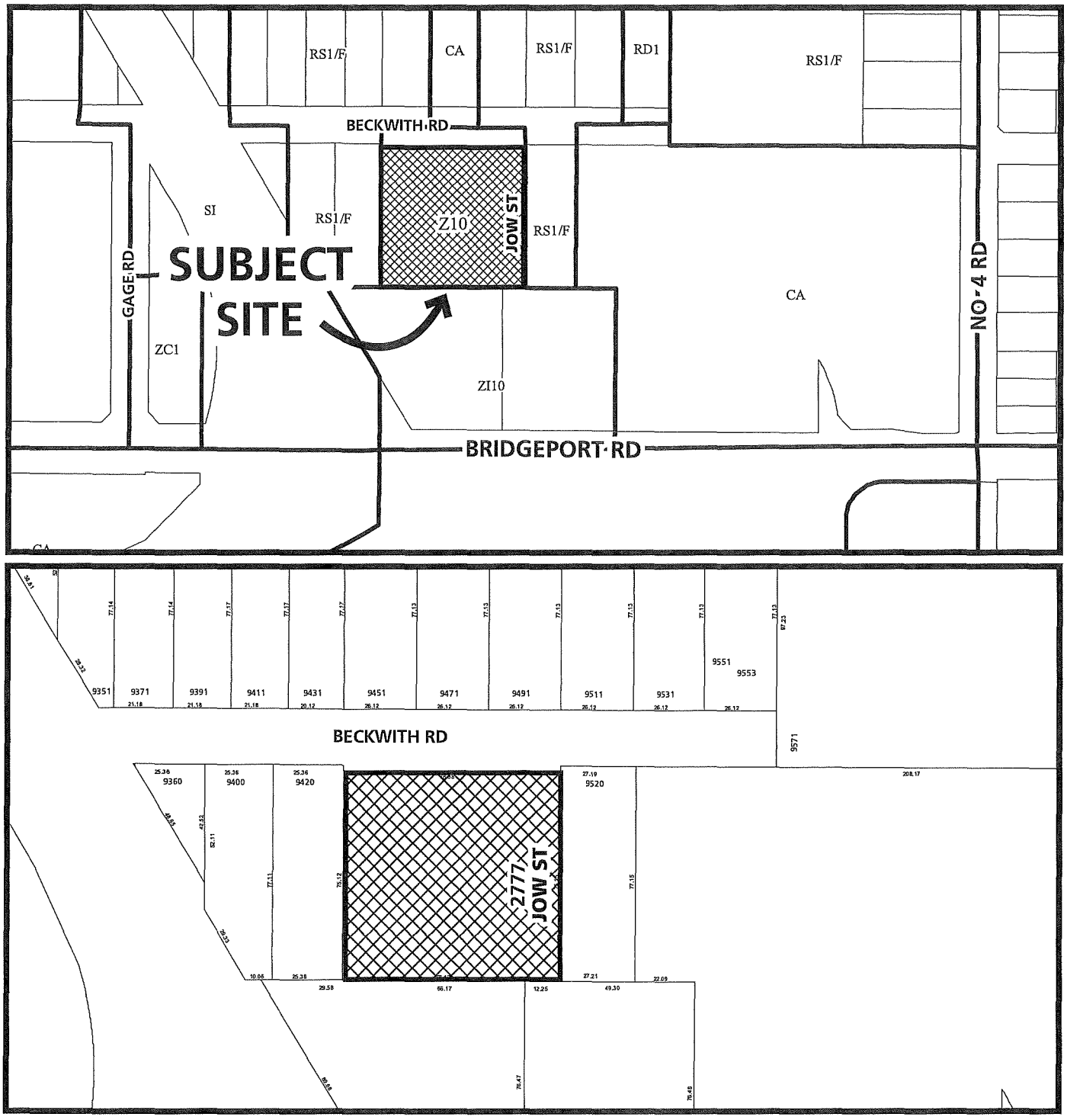
FIRST READING	JUN 0 8 2026
PUBLIC HEARING	JUL 2 0 2026
SECOND READING	JUL 2 0 2026
THIRD READING	JUL 2 0 2026
MINISTRY OF TRANSPORTATION AND TRANSIT SATISFIED	JUL 3 1 2026
OTHER CONDITIONS SATISFIED	AUG 2 4 2026
ADOPTED	

CITY OF RICHMOND
APPROVED by EL
APPROVED by Director or Solicitor JR

MAYOR

CORPORATE OFFICER

City of Richmond



ZT 25-022777

Original Date: 09/08/25
Revision Date:

Note: Dimensions are in METRES

City of Richmond

Bylaw 10741

Heritage Revitalization Agreement (3831 Moncton Street) Bylaw No. 10741 (HRA 23-016568)

Whereas the City of Richmond and the owner of the property located at 3831 Moncton Street wish to enter into a Heritage Revitalization Agreement in respect of the property;

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

1. The City is authorized to enter into a Heritage Revitalization Agreement in respect of the Lands, legally described as PID: 004-910-851, Lot 18 Block 3 Section 10 Block 3 North Range 7 West New Westminster District Plan 249, substantially in the form set out as Schedule "A" attached to and forming part of this Bylaw (the "Heritage Revitalization Agreement").

2. The Mayor and City Clerk are authorized to sign the Heritage Revitalization Agreement and attend to the registration of a notice on title to the Lands.

3. This Bylaw may be cited as **"Heritage Revitalization Agreement (3831 Moncton Street) Bylaw No. 10741"**.

FIRST READING	JUL 27 2026
A PUBLIC HEARING WAS HELD ON	SEP 08 2026
SECOND READING	SEP 08 2026
THIRD READING	SEP 08 2026
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

8039161

Schedule "A" to Bylaw 10741
(Section 610, *Local Government Act*)

HERITAGE REVITALIZATION AGREEMENT

THIS AGREEMENT is dated for reference _____, 2026,

BETWEEN:

1359161 B.C. LTD. (Inc. No. BC1359161), a corporation having its offices at 6100 Alta Court,
Richmond, British Columbia, V7C 2R4

(the "**Owner**")

AND:

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

(the "**City**")

WHEREAS:

A. The Owner is the registered and beneficial owner of certain lands and premises located at 3831 Moncton Street within the City of Richmond, British Columbia, and legally described as:

P.I.D. 004-910-851
Lot 18 Block 3 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

(the "**Lands**");

B. The commercial building known as Ikeda Dry Goods (the "**Heritage Building**") is situated on the Lands and shown on the site plan attached as Appendix 1 to this Agreement (the "**Site Plan**");

C. The City and the Owner agree that the Heritage Building has *heritage value* and *heritage character* and should be conserved;

D. The Heritage Building is listed on Richmond's Heritage Inventory and is identified as a protected heritage property in the Steveston Village Heritage Conservation Area in accordance with section 614 of the *Local Government Act*;

E. The Owner and the City wish to, *inter alia*, preserve and protect the heritage value of the Heritage Building, and to provide certain variances to Richmond Zoning Bylaw 8500 to

allow for the development of a hotel on the Lands, on the terms and conditions more particularly set out in this Agreement;

F. Section 610 of the *Local Government Act* authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property, and to allow variations of, and supplements to, the provisions of a bylaw or a permit issued under Part 14 or Part 15 of the *Local Government Act*; and

G. The Owner and the City have agreed to enter into this Heritage Revitalization Agreement setting out the terms and conditions by which the heritage value of the Heritage Building is to be protected and conserved, in return for specified supplements and variances to City bylaws;

NOW THEREFORE THIS AGREEMENT is evidence that in consideration of the sum of ten ($10.00) dollars now paid by the Owner to the City, and for other good and valuable consideration (the receipt of which is hereby acknowledged) the Owner and the City each covenant with the other, pursuant to Section 610 of the *Local Government Act*, as follows:

1. Conservation of Heritage Building

a. The Owner shall promptly commence and complete the conservation of the Heritage Building (the "**Conservation Work**") in accordance with the specifications as set out in the Heritage Conservation Plan attached hereto as Appendix 2 to this Agreement (the "**Conservation Plan**") and the approved plans prepared by Eric Law Architect and Donald Duncan Landscape Architect attached hereto as Appendix 4 (the "**Plans**"). To the extent that the text, photographs, plans and drawings constituting the Conservation Plan require interpretation, the City shall be, in the first instance, the interpreter of the Conservation Plan and shall determine the matter.

b. Prior to commencement of the Conservation Work, the Owner shall obtain from the City all necessary permits and licenses, including a heritage alteration permit and building permit.

c. The Owner agrees that the City may, notwithstanding that such permits may be issuable under the City's bylaws and the BC Building Code, withhold a heritage alteration permit or building permit applied for in respect of the Heritage Building if the work that the Owner wishes to undertake is not in accordance with the Conservation Plan or the Plans.

d. The Conservation Work shall be done at the Owner's sole expense in accordance with generally accepted engineering, architectural, and heritage conservation practices. If any conflict or ambiguity arises in the interpretation of the Conservation Plan, the parties agree that the conflict or ambiguity shall be resolved in accordance with the "Standards and Guidelines for the Conservation of Historic Places in Canada", published by Parks Canada.

e. The Owner shall, at the Owner's sole expense, erect on the Land and keep erected throughout the course of the Conservation Work, a sign of sufficient size and visibility to effectively notify contractors and trade persons entering onto the Land that the Conservation Work involves protected heritage property and is being carried out for heritage conservation purposes.

f. The Owner shall, at the Owner's sole expense, engage a member of the British Columbia Association of Heritage Professionals (the "**Heritage Professional**") to oversee the Conservation Work and to perform the duties set out in subsection 1(g) of this Agreement, below. The Owner shall provide the City with the name and contact information of the Heritage Professional once selected, and will notify the City in writing immediately if the Heritage Professional changes at any time prior to completion of the Conservation Work.

g. The Owner shall cause the Heritage Professional, in respect of the Conservation Work, to provide a written report to the City, in a form and with such details as may be required by the City's Director, Development (the "**Director, Development**"), describing the status of completion of the Conservation Work, within a month following such work reaching each of the 25%, 50% and 75% completion states. In addition, the Owner shall cause the Heritage Professional to advise the Director, Development of completion status promptly following a request from the Director, Development from time to time, and provide to the City an executed and certified certification of compliance in the form attached as Appendix 3 to this Agreement (a "**Certification of Compliance**") upon substantial completion of the Conservation Work.

h. The Owner shall commence and complete all actions required for the completion of the Conservation Work, as set out in the Conservation Plan, within four (4) years following the execution of this Agreement.

2. Development of Hotel on Lands

a. The Owner wishes to construct a new hotel on the Lands (the "**Hotel**"), which will require variation of certain provisions of Richmond Zoning Bylaw 8500.

b. The Owner covenants and agrees that the construction of the Hotel shall comply substantially with the plans attached hereto as Appendix 4 (the "**Plans**"). It is understood that the Director, Development may approve minor amendments to or variations from the Plans, provided that such variations or amendments do not fundamentally alter the design objectives of the Plans, or alter the variances to the Richmond Zoning Bylaw 8500 set out in Appendix 5 hereto.

c. Prior to commencement of the construction of the Hotel, the Owner shall obtain from the City all necessary permits and licenses, including a heritage alteration permit and building permit.

d. Prior to issuance of a building permit for construction of the Hotel, and no later than twelve (12) months following the execution of this Agreement by both parties, the Owner covenants and agrees to:

i. Pay to the City a landscape security in the amount of $48,491.00 to secure the completion and survival of the landscaping shown in the landscape plan attached hereto as part of Appendix 4 and to execute a landscape security agreement satisfactory to the City;

ii. Register against title to the Lands a flood indemnity covenant satisfactory to the City;

iii. Register against title to the Lands a covenant, satisfactory to the City, requiring the provision and maintenance of, at the Owner's sole cost, a minimum of six (6) off-street parking spaces at a location within 150 metres of the subject site or otherwise as agreed to by the City's Director, Transportation, for the use of the hotel operation (the "**Off-Site Parking**"), which Off-Site Parking shall be provided and secured with a legal agreement with the property owner providing the parking spaces prior to occupancy of the Hotel;

iv. Register against title to the Lands a covenant, satisfactory to the City, requiring the Owner to design, fabricate, install and maintain a heritage interpretation panel, with content, design, materials and placement to the satisfaction of the City and at the Owner's sole cost, and to be reviewed and approved by the Director, Development prior to installation;

v. Register against title to the Lands a covenant, satisfactory to the City, for the design, installation and maintenance of two (2) Class 1 bike parking spaces and six (6) Class 2 bike parking spaces on the Lands, at the Owner's sole cost, which parking spaces may not be converted to habitable space nor to space for the storage of goods, and which must be constructed to the satisfaction of the Director, Transportation prior to occupancy of the Hotel; and

vi. Register against title to the Lands a covenant, satisfactory to the City and in the City's standard form, for a transit pass program where the Owner, at the Owner's sole cost, will provide or provide reimbursement for three (3) two zone yearly transit passes for two years for employees on-site, and provide the City with security in the amount then applicable for the purchase of said passes.

e. Prior to the issuance of a building permit for the Hotel, the Owner will:

i. complete, at the Owner's sole cost, the design of the off-site transportation and utility connection works in respect of the Lands and the Hotel pursuant to the City's bylaws, and those works set out in Appendix 5 to this Agreement (collectively, the "**Site Connection and Transportation Works**"), to the satisfaction of the City, and pay to the City the estimated costs of the Utility Connection and Transportation Works pursuant to the City's standard work order process for site connection works; and

ii. provide to the City written confirmation, satisfactory to the City, that the Owner will be able to provide and secure the Off-Site Parking.

f. The Owner covenants and agrees with the City to enter into, if required by the City, additional legal agreements, as determined by the City through any development permit(s), Heritage Alteration Permit(s), and building permit(s) in respect of the Hotel and the Conservation Work, to the satisfaction of the Director of Engineering, including, but not limited to, statutory rights of way for City infrastructure on the Lands (if any), 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.

g. Construction of the Hotel on the Lands shall be subject to the following restrictions and requirements and the Owner shall observe and comply with, and be subject to, all of the following requirements and restrictions:

i. The Owner acknowledges and agrees that the City may, notwithstanding that such permits may be issuable under the City's bylaws and the BC Building Code, not issue, any building permit in respect of the Hotel until the Owner has obtained building permits to commence the Conservation Work, or has applied for building permits such that the building permit to be issued includes both the Hotel and the Conservation Work.

ii. The Owner shall proceed with and complete the Conservation Work prior to or concurrently with the construction of the Hotel.

iii. The Hotel shall not be occupied or used for any purpose and the City may withhold an occupancy permit for the Hotel, until and unless:

A. The Owner has provided a Certification of Compliance to the City in respect of the Conservation Work pursuant to subsection 1(g) above;

B. The City has completed a satisfactory heritage inspection of the Heritage Building and the Conservation Work; and

C. The Director, Development has confirmed in writing that they are satisfied that the Conservation Work has been completed pursuant to this Agreement.

3. Owner's Obligations to Maintain

a. Wherever, under this Agreement, the Owner relocates, restores, rehabilitates, replicates, repairs, replaces, maintains or in any way alters improvements on or features of the Lands identified in the Conservation Plan as having *heritage value* and/or *heritage character* or constructs or maintains other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the Plans and the Conservation Plan and as agreed by the City in writing and all improvements or features shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, and heritage conservation practice.

b. The Owner shall maintain the Heritage Building and frontage of the Lands in good appearance and repair during the conservation process, including the Conservation Work, and during the construction of the Hotel and shall not allow unsightly materials or debris to accumulate.

c. No improvements on the Lands identified in the Conservation Plan as having *heritage value* or *heritage character* shall be altered, including alterations required or authorized by this Agreement, except as agreed to in writing by the City and subject to a heritage alteration permit.

d. The Heritage Building and all improvements identified in the Conservation Plan as having *heritage value* or *heritage character* shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in the Conservation Plan.

4. Reasonable Care and Risk

The Owner shall at all times, in complying with the restrictions or requirements of the Agreement, take reasonable care not to injure any person or cause or allow damage to any property, and shall take reasonable care not to cause, suffer, permit, or allow any condition to exist that might reasonably lead to, cause, or result in injury to any person or property including persons and property on adjacent lands. It shall be the sole responsibility of the Owner to comply and maintain compliance with the restrictions and requirements in a safe manner, and without reasonably foreseeable risk to person or property. Compliance with the restrictions and requirements in this Agreement shall be at the sole and exclusive risk and cost of the Owner.

5. Modification

If, in fulfilling its responsibilities and obligations pursuant to this Agreement, the Owner perceives or becomes aware of any unreasonable risk of injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced, or eliminated except by measures that would be a breach of the restrictions or requirements of this Agreement, the Owner shall notify the City in writing of the nature and extent of

the risk and of the measures proposed by the Owner to be undertaken at its sole cost to reduce, alleviate, avoid, or eliminate the risk. The risk shall remain with the Owner.

6. Variations to City's Zoning Bylaw

Richmond Zoning Bylaw 8500 is varied and supplemented in its application to the Lands in the manner and to the extent set out in Appendix 6 attached hereto.

7. Conformity with City Bylaws

The Owner acknowledges and agrees that, except as expressly varied by this Agreement, any development or use of the Lands, including any construction, restoration and rehabilitation of the Heritage Building and any construction, alteration, addition, renovation and repair of the Hotel, must comply with all applicable bylaws of the City.

8. Future Alterations Require New Heritage Alteration Permit

a. Following completion of the Conservation Work, if any, in accordance with this Agreement, the Owner shall not alter the *heritage character* or the exterior appearance of the Heritage Building, except as permitted by a heritage alteration permit issued by the City.

b. The Owner acknowledges and agrees that, except as expressly varied by this Agreement, any development, subdivision, or use of the Lands will be at the discretion of the City, including City Council, the City's Chief Building Inspector, and the City's Approving Officer, and be subject to, and must comply with, all applicable federal, provincial, and municipal statutes, regulations, and bylaws, including without limitation, the *British Columbia Building Code*, the *Zoning Bylaw*, and all other City bylaws, regulations, and requirements. Further, the Owner acknowledges and agrees that any alterations to the Hotel or the landscaping located on the Lands following their completion may require a heritage alteration permit in accordance with the applicable legislation and the City's bylaws, including but not limited to the Official Community Plan.

9. Statutory Authority Retained

Nothing contained or implied in this Agreement shall fetter in any way the discretion of the City or the Council of the City. Further, nothing contained or implied in this Agreement shall derogate from the obligation of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligation in the exercise of its functions pursuant to the *Community Charter* or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the City's discretion, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City, except for the variations to Richmond Zoning Bylaw 8500 set out herein.

10. Damage or Destruction of Heritage Building

a. If the Heritage Building is damaged, the Owner shall, in a timely manner, repair the damage in accordance with the standards and specifications contained in the Conservation Plan and Sections 1 and 3 herein and to restore the damaged portion or portions of the Heritage Building to its original condition. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to restore the damaged portion or portions of the Heritage Building. The restoration of the Heritage Building shall reflect the character-defining elements and design components.

b. The Owner shall use their best efforts to commence and complete any repairs or reconstruction of the Heritage Building with reasonable dispatch.

c. In the event the Heritage Building is destroyed, the Owner of the Lands accepts the obligation to undertake all necessary construction to create a replica of the Heritage Building that is acceptable to the City in its sole discretion, unless otherwise required by Council. Council shall consider the input of the Richmond Heritage Commission in making their determination. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to restore the damaged or destroyed portion or portions of the Heritage Building. The construction of the replica of the Heritage Building shall reflect the character-defining elements and design components including, but not limited to: building massing, material, trim, moldings, cladding, window style and placement, and location of entrances.

11. Heritage Building Vacant

a. If the Heritage Building becomes Vacant, the Owner of the Lands agrees to maintain the integrity and security of the building and site including but not limited to, on-site security, monitored security alarm system, perimeter fencing and lighting, and boarding of windows and doors.

b. The Owner of the Lands agrees to advise the City of any periods during which the Heritage Building will be Vacant for 30 days or more, provide in writing a 24-hour emergency contact number and confirm the security measures that are in place.

c. If the Owner fails to secure the Heritage Building when Vacant, the City may and is authorized to undertake the necessary works to secure the Heritage Building, and the cost shall be at the expense of the Owner and the City shall be at liberty to recover the costs in a like manner as City property taxes on the Lands, and any authorized agent of the City may enter the Lands with reasonable notice for the purpose of undertaking the necessary works to secure the Heritage Building and to conduct an inspection to determine that the security measures continue to be in place.

d. For the purpose of this Section 11, "**Vacant**" means where the Heritage Building is substantially and consistently empty of occupants and personal property necessary to sustain normal occupancy for a period of more than 30 days, or where there are no longer any occupants consistently occupying the Heritage Building and there is no set date for when occupant(s) will return to occupying the property.

12. Indemnity

a. The Owner hereby releases, indemnifies and saves the City, its officers, employees, elected officials, agents and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way:

i. the existence or effect of any of the restrictions or requirements in this Agreement;

ii. the breach or non-performance by the Owner of any term or provision of this Agreement;

iii. by reason of any work or action of the Owner in performance of its obligations under this Agreement; or

iv. by reason of any wrongful act or omission, default, or negligence of the Owner.

b. The Owner agrees that in no case shall the City be liable or responsible in any way for:

i. any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Land; or

ii. any loss or damage of any nature whatsoever, howsoever caused to the Land, or any improvements or personal property thereon belonging to the Owner or to any other person,

arising directly or indirectly from:

iii. compliance with the restrictions and requirements in this Agreement;

iv. wrongful or negligent failure or omission to comply with the restrictions and requirements in this Agreement; or

v. refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements in this Agreement or with any other term, condition, or provision of this Agreement.

c. The Owner agrees that the indemnity and release granted in this Section 12 will survive the release, discharge or termination of this Agreement.

13. No Waiver

No restrictions, requirements, or other provisions of this Agreement shall be deemed to have been waived by the City unless a written waiver signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way defeat or affect the rights and remedies of the City.

14. Inspection

Without limiting the City's power of inspection conferred by statute and in addition to that power, the City may, at all reasonable times and upon reasonable notice to the Owner, enter onto the Lands from time to time for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner, and carrying out all work in compliance with the requirements set out in the Agreement.

15. Enforcement of Agreement

a. In addition to any remedies available to the City under the *Local Government Act*, if the Owner defaults in observing or performing any obligation under this Agreement, the Owner will rectify such default within thirty (30) days after receipt of notice from the City, except that if the Owner, by reason of the nature of the default, cannot in the opinion of the City, rectify such default within thirty (30) days, the Owner will have a further reasonable period to rectify so long as the Owner proceeds promptly and diligently. If the Owner fails to rectify such default within the permitted time period or if the City, in case of emergency, does not consider that it has time to deliver such notice, the City may rectify the default on the Owner's behalf, although the City will be under no obligation to do so. If any default by the Owner results in the need for the Owner to take positive action to rectify such default, the Owner will take such positive action as the City considers necessary, and if the Owner fails so do so, the City may apply to court for a mandatory injunction requiring the Owner take such action.

b. The Owner will pay to the City on demand the aggregate of all the City's costs and expenses of rectifying any default of the Owner, plus a sum equal to 20% of those costs and expenses on account of the City's overhead, plus any other amounts the Owner may owe to the City from time to time pursuant to this Agreement. If the Owner does not pay the City within thirty (30) days after the date the Owner receives a demand from the City, the arrears will bear interest from the date of the demand to the date of payment at the Prime Rate (as defined below) plus 3% per annum, calculated and compounded monthly not in advance. If any amount due and owing by the Owner to the City pursuant to this Section 15 are unpaid on the 31st day of December in the year such amounts came due, the City may, without limiting the City's other remedies, add such amounts to the taxes payable in respect of the Lands as taxes in arrears.

c. "**Prime Rate**" means the rate of interest equal to the floating interest rate established from time to time by the Scotiabank, 6300 No. 3 Road, Richmond, British Columbia, as the base rate that will be used to determine rates of interest charged by it for Canadian dollar loans to customers in Canada and designated by the Scotiabank as its prime rate.

d. The Owner further acknowledges and agrees that in any action to enforce this Agreement in which any court determines that the position of the City will prevail, the City will be entitled to any court costs on a solicitor and client basis.

16. Alternative Remedies

Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement may be exercised fully in accordance with the *Local Government Act* and the *Community Charter*, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference in this Agreement to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

17. Damages

The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, repair, or maintain the building, structure, improvements on or features of the Lands having *heritage value* and/or *heritage character* to be protected, conserved, preserved, or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance, or remedial work or action of any nature required to remedy such breach shall be determined by the City by reference to the Conservation Plan, and section 3 of this Agreement.

18. Successors Bound

All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

19. Interpretation

The following provisions apply to this Agreement:

a. In this Agreement, "Owner" shall mean all registered owners of the Lands or subsequent registered owners of the Lands, as the context requires or permits.

b. The headings in this Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions.

c. The laws of British Columbia are to govern its interpretation and enforcement.

d. Each of the City and Owner accepts the jurisdiction of the courts of British Columbia.

e. Time is of the essence.

f. If a court finds any provision invalid, illegal, or unenforceable, and severs it from the remainder of this Agreement, the remaining provisions are to remain in force and effect.

g. Waiver of a default by the City or Owner or failure or delay by the City or Owner in exercising a right or remedy does not mean that the City or Owner waives any other default or that the City or Owner has waived its right to exercise such right or remedy.

h. This Agreement represents the entire agreement between the City and Owner regarding the matters set out in this Agreement, and supersedes all prior agreements, letters of intent, or understandings about such matters.

i. Any reference to a statute or bylaw is to the statute or bylaw and the regulations made pursuant thereto in force on the reference date, and to subsequent amendments to or replacements of the statute, bylaw, or regulations.

j. All appendices to this Agreement are incorporated into and form part of this Agreement.

k. If the Owner consists of more than one person, firm, or corporation, the Owner obligations under this Agreement shall be joint and several.

l. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

m. No amendment or modification is to have any force or effect unless the City and the Owner have signed.

20. Notice

Any notice to be given under this Agreement shall be in writing and may be either delivered personally or sent prepaid mail or facsimile and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed and on the following business day after transmission if sent by facsimile. The address of the parties for the purpose of notice shall be:

a. To the City:

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

Attention: City Clerk
Fax: 604-276-5139

with a copy to the General Manager, Planning and Development and to the City Solicitor; and

b. To the Owner, to the address as set out on the title for the Lands,

or to such other address or fax number as any party may in writing advise. If title to the Lands is transferred to a new Owner, the new Owner shall provide notice in writing to the City within fifteen (15) days of such a transfer providing the name of the new Owner, the contact for notice if it is different than the Owner and the new address to which notices are to be sent.

21. Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument.

(The Remainder of this Page is Intentionally Blank)

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date written above.

1359161 B.C. LTD. (Inc. No. BC1359161), by its authorized signatory(ies):

_____

Name:
Title:

_____

Name:
Title:

CITY OF RICHMOND, by its authorized signatories:

_____

Malcolm D. Brodie, Mayor

_____

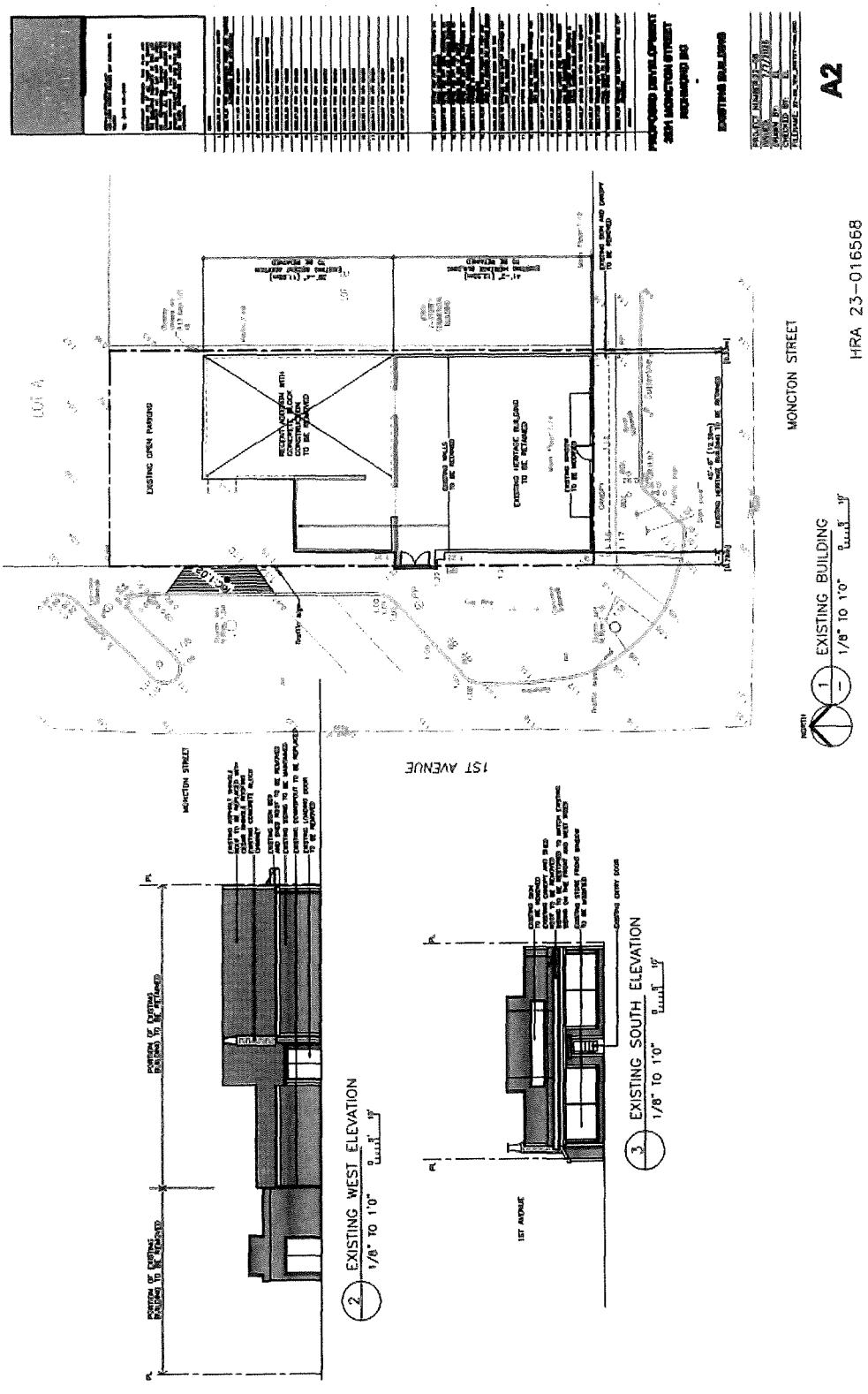
Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
Legal Advice
DATE OF COUNCIL APPROVAL (if applicable)

APPENDIX 1

SITE PLAN

(see attached.)


A2
HRA 23-016568
MONCTON STREET
1ST AVENUE
EXISTING BUILDING
1/8" TO 1'0"
EXISTING WEST ELEVATION
1/8" TO 1'0"
EXISTING SOUTH ELEVATION
1/8" TO 1'0"

APPENDIX 2

CONSERVATION PLAN

(see attached.)



Conservation Plan

Ikeda Dry Goods, 3831 Moncton Street, Richmond

June 2026

McLEAN HERITAGE
PLANNING & CONSULTING

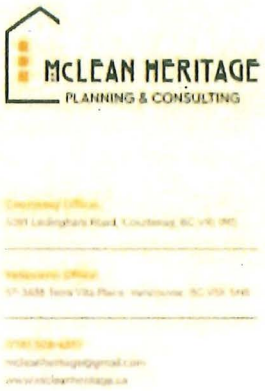

McLEAN HERITAGE
PLANNING & CONSULTING

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1. INTRODUCTION

1.1. SITE INFORMATION

Address: 3831 Moncton Street, Richmond
Legal Description: Lot 18, Block 3N, Sub-block 3, Section 10, Range 7W, Land District 36, Plan NWP249
Neighbourhood: Steveston
Zoning: CS2

Type of Resource: Building; Commercial; Single-storey retail
Historic Names: Ikeda Dry Goods, Ray's Drygoods, Budget Appliances
Original Owner (current building): Teruhike Ikeda
Date of Construction: 1924
Additions: c. 1930 and 1987
Architect: Not known
Builder: Not known
Heritage Status: Listed on Richmond Heritage Inventory, identified as protected in Steveston Village Heritage Conservation Area

Ikeda Dry Goods, located at 3831 Moncton Street, is noted as a building of historical significance: it is listed by the City of Richmond as a resource to be protected, as one of 17 buildings in Steveston's Heritage Conservation Area, and is proposed to be rehabilitated. It was constructed in 1924, replacing an earlier tenement building on site, and is characterized by its single-storey massing, false front and no setbacks with orientation to the streetscape as one of several early vernacular commercial buildings on this side of Moncton Street. It is representative of simple commercial buildings that were constructed throughout the Lower Mainland, and Richmond in particular, as part of development that gradually returned after the end of World War I.

The proposed conservation strategy for Ikeda Dry Goods includes its retention on the property, and the preservation and rehabilitation of the character defining elements along the front, facing Moncton Street, and side elevation facing First Avenue. It is based, in part, on site visits on **April 9 and October 12, 2022**, and is supplemented by additional research and documentation. **The interior was assessed on the second site visit and has revealed critical new information** to be incorporated into this Conservation Plan. A final site visit was undertaken on **October 29, 2024,** to assess the rear additions to the building.

This Conservation Plan is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, rehabilitation and restoration that will occur as part of the proposed initiative which involves negotiation of a Heritage Revitalization Agreement (HRA) between the

owner and the city, and ultimately, Council approval of that same HRA at Public Hearing.

For the purposes of clarifying the conservation approach, the building is distinguished by three components:

1. The main retail and historic living space fronting Moncton Street;
2. A small addition made to the rear facing First Street; and
3. A later concrete block addition that occupies much of the rear of the site (Figure 1).

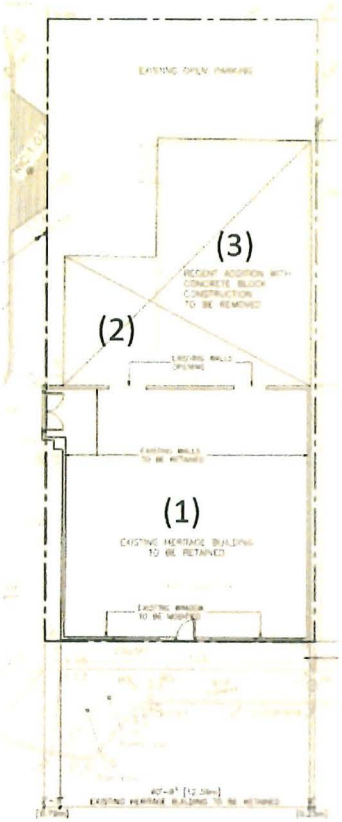


Figure 1: Site Plan of the three components of 3831 Moncton Street: (1) the original retail and residential building fronting Moncton Street, and (2) the gabled rear addition, both to be rehabilitated and (3) the concrete block flat roof addition, proposed to be removed.

2. BACKGROUND RESEARCH AND ANALYSIS

The property on which Ikeda Dry Goods is located, at 3831 Moncton Street, has been a single-unit commercial building since its construction in 1924. It has retained a commercial use until quite recently, when it was known as Budget Appliances, and prior to that as Ray's Drygoods. It is currently vacant. It is situated in the central part of the village of Steveston, in the southwest part of Richmond (Figure 2).



Figure 2: Location of Ikeda Dry Goods, 3831 Moncton Street.

Ikeda Dry Goods is located within the "Core Area" of the Steveston Heritage Conservation Area. It is situated on the westerly end of a historic and intact streetscape comprising four buildings, two of which are identified heritage resources within the Heritage Conservation Area (Figure 3). The historic sites in close proximity include Bare Basics at 3871 Moncton Street and the Tasaka Barbershop at 3891 Moncton Street, along with the Steveston Museum and former Northern Bank immediately to the west at 3811 Moncton Street.

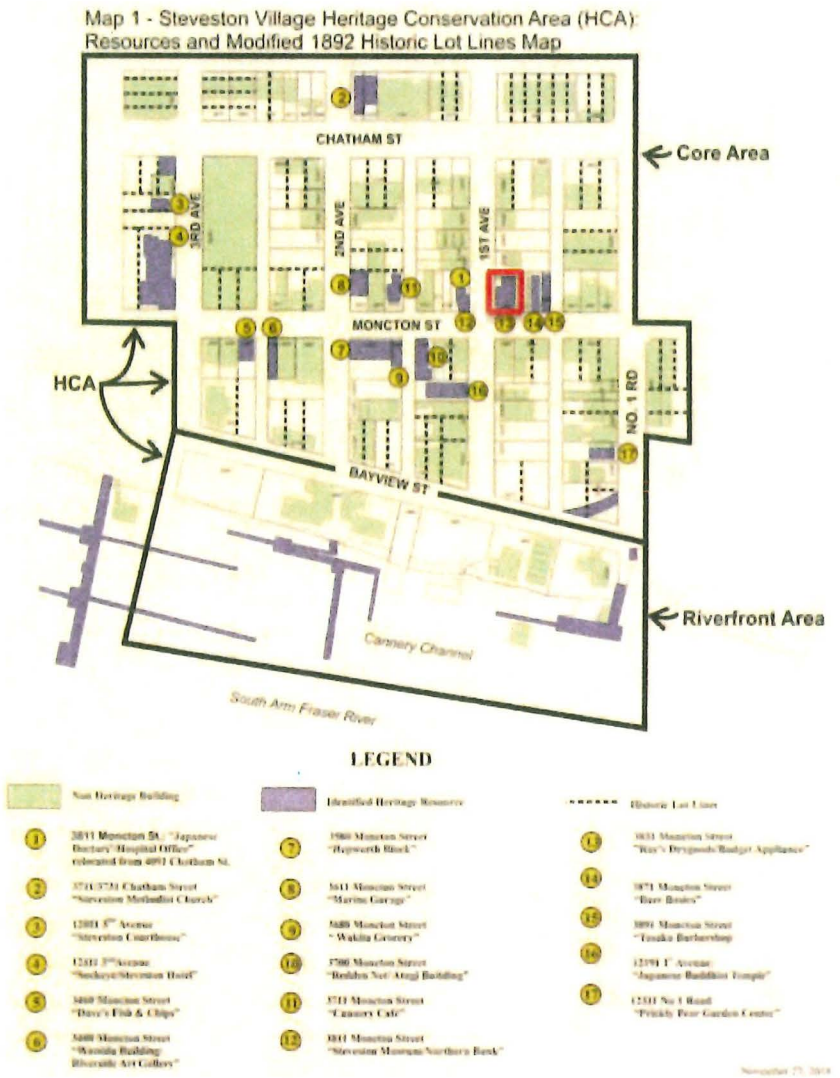


Figure 3: Steveston Heritage Conservation Area Map, City of Richmond, Planning Bulletin #3. Ikeda Dry Goods, 3831 Moncton Street outlined.

2.1. HISTORIC CONTEXT AND ASSOCIATION

Ikeda Dry Goods, built in 1924, is an illustration of some of the earliest commercial development in Steveston, as the village gradually began to grow in the early 1900s, with the focus of development along Moncton Street between 3rd Avenue and No. 1 Road, and the docks located along the mouth of the Fraser River (Cannery Channel). The original layout of the village, at the time was focused with its commercial core between Chatham Street and the Fraser River, as indicated on the survey plan from 1892 (Figure 4).



Figure 4: Original 1892 Survey Plan, City of Richmond Archives Map 1990 14 6. Subject site outlined.

The earliest records of the subject site date back to 1897, showing a long narrow building running the full length of the property and slightly set back from the front property line (Figure 5a and 5b).

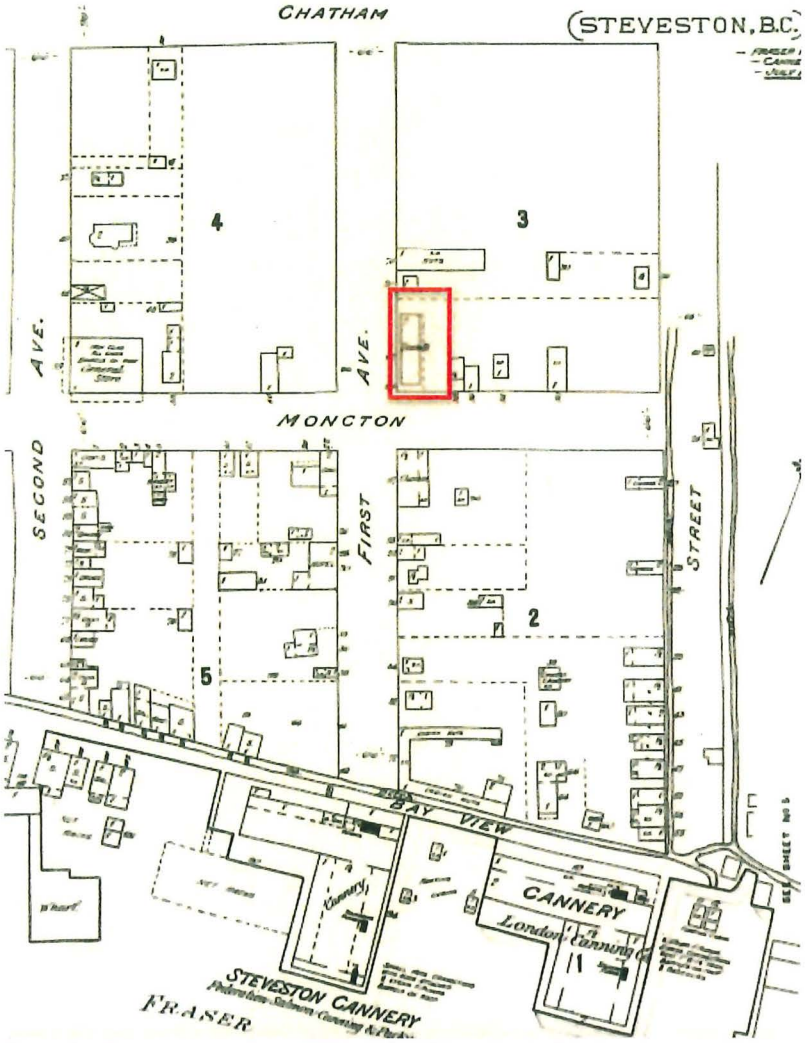


Figure 5a: Fire Insurance Plan, 1897, with subject site outlined
Source: 1897 Fraser River Canneries, Chas. E. Goad, UBC RBSC G3512.F73 G475 1897a G6

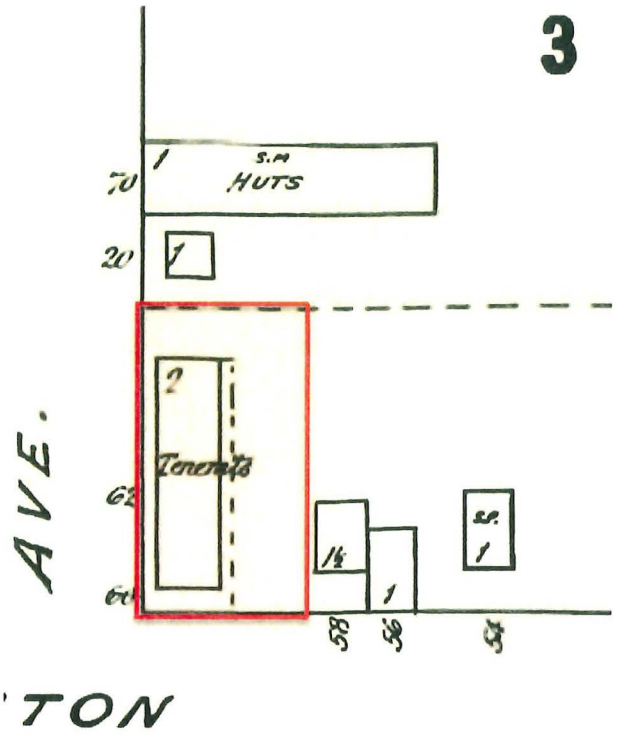


Figure 5b: Fire Insurance Plan, 1897 (partial), enlarged to show subject site
Source: 1897 Fraser River Canneries, Chas. E. Goad, UBC RBSC G3512.F73 G475 1897a G6

This resembles, and is identified as, a two-storey tenement building, with the markings indicating a porch spanning the entire east side, which strongly suggests that the access to the multiple units would have been on that side. It almost certainly housed workers of the early canneries in Steveston.

By 1906, there were 18 canneries set along the Fraser River waterfront. The downtown area continued to grow, and similar to other areas of the Lower Mainland, this began around 1904 and continued into the early years of the second decade.

By 1911, this building appears as a very different structure (Figure 6) – whether this is simply a scaling issue by the illustrator, or if it represents a different building is not absolutely certain. For the purposes of this report, however, it is assumed the latter

of the two. As such, the building was either replaced entirely or was reconstructed as a one-storey spanning the entire length of the property. Ownership records indicate it was held by the Federation Brand Canning Company (Figure 7).

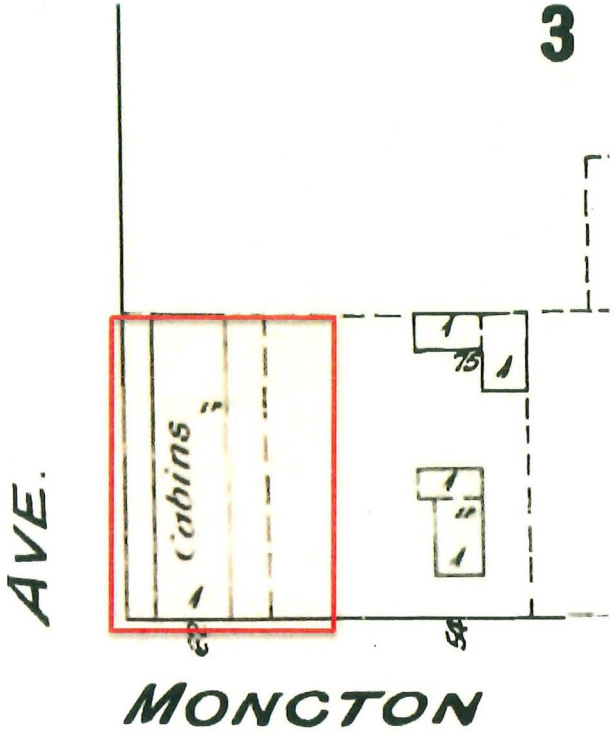


Figure 6: Fire Insurance Plan, 1911 (partial), with subject site outlined
Source: 1897 Fraser River Canneries, Chas. E. Goad, UBC RBSC G3512.F73 G475 1911a G6

YEAR	OWNER OR TAXABLE PARTY	ADDRESS	VALUE OF IMPROVEMENTS
1914	Federation Brand Canning Co.	Victoria	N/A
1916	Federation Brand Canning Co.	Victoria	N/A
1917	C.L. Packing Co. Ltd.	509 Richards St., Vancouver	N/A
1917	C.L. Packing Co. Ltd.	509 Richards St., Vancouver	$200
1918	C.L. Packing Co. Ltd.	509 Richards St., Vancouver	$200
1919	C.L. Packing Co. Ltd.	509 Richards St., Vancouver	$200
1920	K. Hirai	Steveston	$1600
1921	K. Ikeda	Steveston	$1600

Figure 7: Owners of Lot 18, Block 3N, Section 10, Range 7W, 1914 to 1921 [1]

The area's prosperity, driven primarily by the nearby canneries, was fueled in large part by the labour of the time, and reflected in the use of the subject site in the late 1890s and through the 1910s, which included First Nations, and those of Chinese and Japanese descent. Over the first several decades of the 20th century, Steveston became a focus of Japanese-Canadian settlement, second only to Powell Street in Vancouver, lasting until the forced relocation from the west coast and the internment beginning in 1942. This was also reflected in the evolution of ownership of the subject site.

The building that preceded the existing building was fortunate to have escaped the Steveston fire of May 1918, likely due to the distance it was from the Star Cannery, where the fire started in a bunkhouse. Buildings on the south side of Moncton Street, and down to the waterfront, were destroyed in short order.

While the Assessment records show no major improvements until 1920, photos documenting the results of the fire of 1918 do indicate a building with a similar front-gable form (but without the false front) located on the subject site, which corresponds with those earlier Fire Insurance Plans (Figures 8, 9 and 10).

[1] Richmond Municipality Assessment Roll, City of Richmond Archives



Figure 8: Remaining buildings after the Steveston fire of 1918. Subject site circled. Source: City of Richmond Archives 1978 5

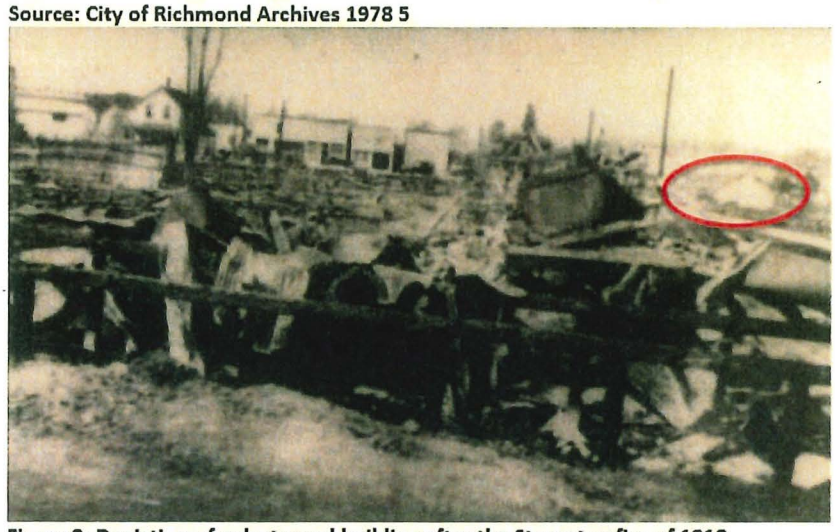


Figure 9: Depiction of a destroyed building after the Steveston fire of 1918. Subject site circled. Source: City of Richmond Archives 1978 5 4



Figure 10: Northern Crown Bank, with subject site in background, right.
Source: City of Richmond Archives, Chilton Family Fonds, 2006 39 73

It is important to note, though, that the tenement building is not presumed to be modified to become part of the building that is there now, for the following reasons:

- The roofline (as visible in Figures 8, 9 and 10) extends much further back than existing. If this were the existing building, a drop in the roofline would evident toward the rear, where the smaller extension connects.
- The photo of the tenement building shows multiple windows facing First Avenue, presumably at least one for each unit, that are not evident in the

framing of the west wall, as discovered in the site visit from October 12, 2022, when the interior space had been fully opened up.

- The original rear wall of the existing building (excluding the c. 1930 addition) contains the original drop siding currently set within some of the interior space, which proves that the earliest Ikeda Dry Goods building was much shorter and wider than those tenement buildings shown on the 1897 and 1911 Fire Insurance Plans.

These three points are all explained more in Section 2.2 of this report.

The construction of Ikeda Dry Goods building was recorded as 1924, and by (or possibly before) the early 1930s, there was a small addition made at the rear. The internment records of Mr. Ikeda verifies that he built the store in 1924 (Figure 11).

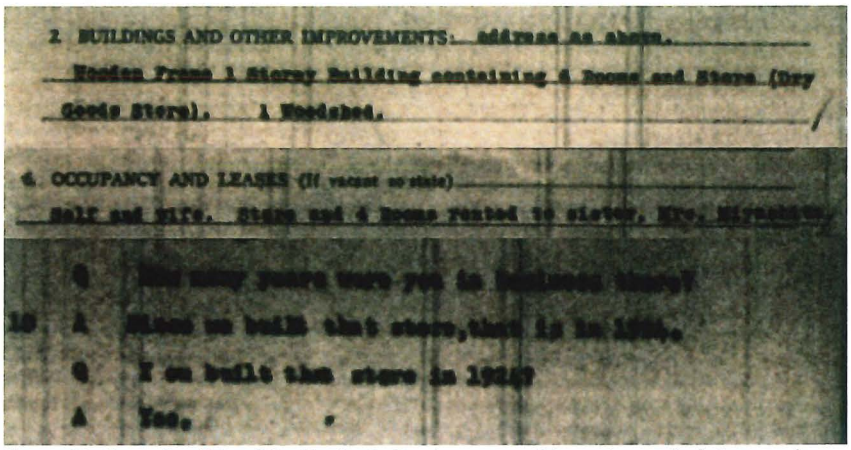

2. BUILDINGS AND OTHER IMPROVEMENTS: address as above.
Wooden frame 1 storey Building containing 4 Rooms and Store (Dry Goods Store). 1 Woodshed.
4. OCCUPANCY AND LEASES (If vacant so state)
Self and Wife. Store and 4 Rooms rented to sister, Mrs. Miyashita.
Q
A
Q I am built that store in 1924?
A Yes.

Figure 11: Records of Teruhike Ikeda, indicating ownership and rental of store and premises comprising four rooms, along with date of construction. Source: Landscapes of Injustice

This is further outlined in Section 2.2 of this report.

The earliest documented association with the building is to two families of Japanese-Canadian descent. Official records place Tsyutayo Ikeda, housewife and sewing student, and husband Teruhiko Ikeda, with a home address of 77 Moncton Street. [2]

[2] 77 Moncton Street was the original address of 3831 Moncton Street

She was a housewife and a sewing student while Teruhiko was described as a skipper and a fish packer [3] (see Section 9.2 for further details).

This is reflected in the City Directories for BC Towns, Steveston, showing alpha listings as noted below: [4]

YEAR	ALPHA LISTING
1922-1924	No listing for T Ikeda
1925-1927	T Ikeda dry goods
1928-1930	Mrs L Miyashita drsmkr
1931	(T) Miyashita & (T) Ikeda dry gds
1932	(L) Miyashita & (M) Ikeda dry gds
1934-1936	L Miyashita dry gds
1937-1938	Mrs Lily Miyashita dry gds
1939-1942	Mrs Lily Miyashita of Miyashita & Ikeda (Mrs L) Miyashita & (T) Ikeda dry gds

The Ikedas appear to have been landlords, renting what was described as a "dwelling house", specifically a "bungalow of four rooms, [with a] dressmaker's shop in front." [5] It was rented to Shizuma and Toshiko Miyashita: Shizuma was a fisherman employed by the Canadian Fishing Company. He and his wife Toshiko, a dressmaker, lived at 77 Moncton Street with their four children. Records also note that the landlord, D.T. Ikeda, was the brother of Toshiko Miyashita. The documents also referenced the fact that Shizuma Miyashita had bought "two lots behind the rented house, 77 Moncton Street" about a year and a half prior to being interned, and it was those two lots on which the Miyashita's had intended to build their own house (see Section 9.).[6]

Two waterworks maps from the 1930s show the site occupied by a building comprising the same footprint as the existing Ikeda Dry Goods, comprising the main volume of the store, the small addition on the north side adjacent First Street, but without the later concrete block addition (Figure 12).

[3] Landscapes of Injustice, University of Victoria, https://landscapesofinjustice.uvic.ca/archive/media/custodianCaseFiles/lac_rg_117_c3_03624_ikeda-teruhike.pdf
[4] Vancouver Public Library Special Collections – British Columbia City Directories
[5] Refer to documents found in Section 9.2 of this report
[6] Landscapes of Injustice, University of Victoria, https://landscapesofinjustice.uvic.ca/archive/media/custodianCaseFiles/lac_rg_117_c3_03324_miyashita-shizume.pdf

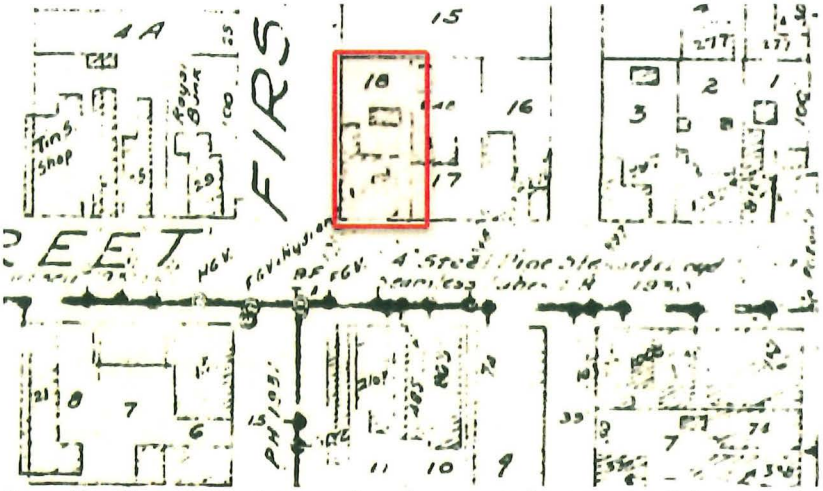


Figure 12a: Waterworks atlas map of south arm waterfront area south from Chatham Street (partial), 1936. Subject site outlined.
Source: City of Richmond Archives 1991 40 133

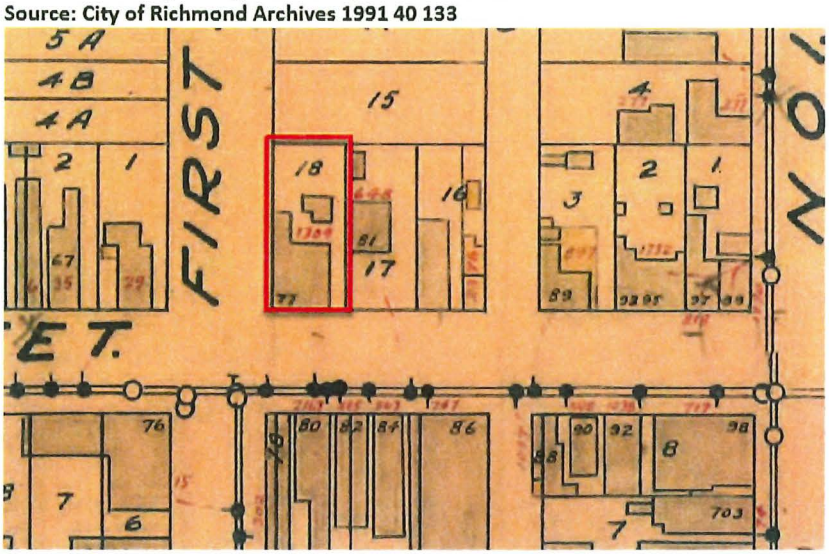


Figure 12b: Waterworks atlas map of south arm waterfront area south from Chatham Street (partial), 1936, corrected to April 1939. Subject site outlined.
Source: City of Richmond Archives 1991 40 18

As it pertains to the possibility of a residence being connected to the rear of Ikeda Dry Goods, which is represented by that earlier (c. 1930) addition, it is important to

note that this extremely small addition, comprising about 280 square feet, could not have functioned on its own to accommodate a family of six. However, it is quite possible that the Miyashita family lived within the space we now know as the store, given that businesses of this sort often had family living area in the rear or combined it with retail at the front. The Fire Insurance Plan which appears to be revised to 1938, is clearer, showing the east half of the building as a dwelling, indicated by the letter "D" while the west half is a store or shop, indicated by the letter "S" (Figure 13). **This is further addressed in Section 7 of this report.**

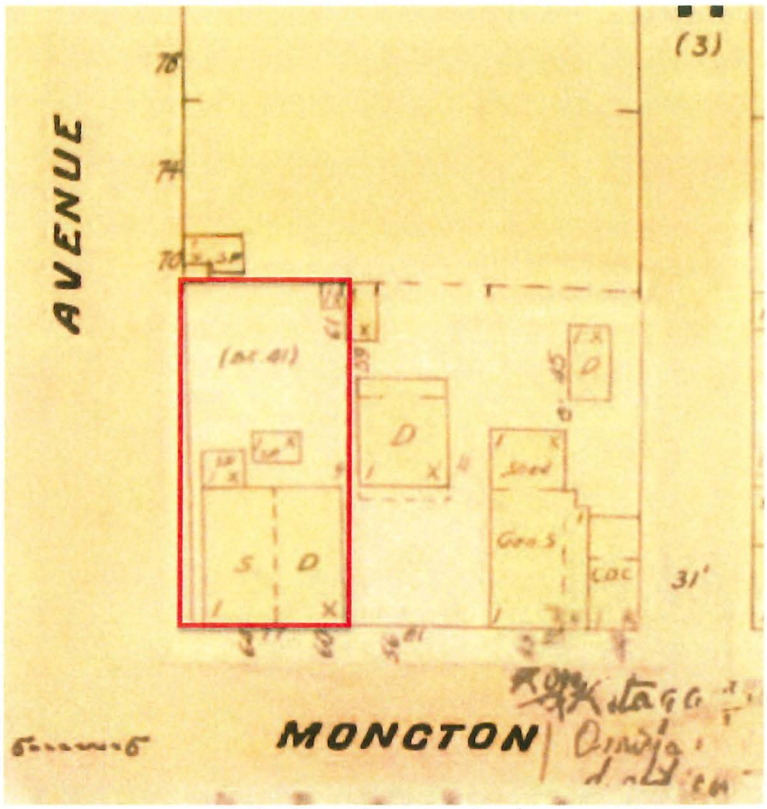


Figure 13: Fire Insurance Plan (partial), 1924, updated to 1938. Subject site outlined. Source: UBC RBSC-ARC-1272, Steveston, 1946.

It appears from the internment records that the house that the Miyashita's planned to build on the two lots behind 77 Moncton Street (which would have been fronting First Avenue on an adjacent lot) and their new house, which they would have been owners of, had not been built as a result of the property internment in 1942.

The association with the first two families of Japanese-Canadian heritage exemplifies the importance of Steveston as one of the most important communities of that cultural and ethnic base at that time in Canada, second only to Powell Street in Vancouver. The success of the community lay not only in the large fish packing plants and in fishing, but more broadly to the local businesses that were set up and prospered over several decades until the forced internment in 1942.

This family, who ran Ikeda Drygoods from around 1921 to 1942, and the subsequent Ray's Drygoods, both illustrate the community importance of a family-owned and run dressmaking and drygoods business. Furthermore, the Ikeda family, renting to immediate family (the Miyashita family), exemplifies community development leading to strengthen overall family prosperity. The fact that the Miyashita's were intending to build their own home, immediately north of the premises they rented prior to the forced internment, is proof of that success, determination and resilience.

The later association of the building is with the Kerfoot family. Ray Kerfoot acquired the business in the mid-1940s; it is not certain, but possible, that he opened the business when (or shortly after) the property was sold in 1944 as part of province-wide disposal of properties of Japanese-Canadians to the public (without permission from those owners).[7] It is Ray Kerfoot to whom "Ray's Drygoods" is attributed. In a letter to *Richmond News*, Ray's son, Al Kerfoot, noted that the family lived behind the store until late 1949 when they moved to Kerrisdale.[8]

The business that was established here under the previous Ikeda Dry Goods was continued by Ray Kerfoot. He similarly sold goods such as clothing under the name Ray's Drygoods. The business exemplifies the types of small, locally-based and successful businesses that were common to Steveston, providing an important service to the community. Their family's success was illustrated by their relocation, around 1949, from their dwelling quarters on site, to Kerrisdale, in Vancouver, allowing them to live in a more affluent area while commuting to their business. The family's move to Vancouver also allowed the commercial component of the building to be expanded in the 1950s. Ray Kerfoot remained the owner until around 1960. Ray Kerfoot's importance in the community, outside of the family business, is additionally illustrated by his position as head of the Steveston Board of Trade in the mid-1940s. It was around 1979 that the store that operated here became Budget Appliances, founded by Norm Hooper.[9] Some details from that era were obtained through an interview with Casey Muir, as presented in the following section.

[7] The building was purchased by the wife of a Steveston shopkeeper, Ethel Fisher, for $1275 in 1944 when Teruhiko was interned (Richmond News, September 15, 2023)

[8] "Photo sparks memories of family-owned store", *Richmond News*, July 2, 2022

[9] Letter from Norm Hooper to City of Richmond dated May 12, 2009, which he references the founding his business commonly known as Budget Appliances 30 years prior: this would make its establishment around 1979.

2.1.1. INTERVIEWS

Telephone conversation with Casey Muir, nephew of previous owner, Norm Hooper, October 31, 2024.

The rear section of the building, consisting of the small gable extension measuring 14 feet wide by 20 feet long, was there when his uncle, Norm Hooper, acquired the property in 1977. In the late 1980s, repair work was undertaken to this rear section. The perimeter of this section had no foundation and its condition was poor, to the point where it was necessary to replace deteriorated components. When the flooring was removed, it was discovered that there was no foundation, and it had been built on tree stumps. The base of the exterior walls had rotted out, and the base on all sides had to be re-built. Within that space there was remnants of a fireplace, and old ceramic rice bowls (either Chinese or Japanese) were found. The sections of walls were jacked up and set down on a new perimeter foundation and a new concrete slab was poured. The original rear wall of the main (1924) building retained the original wood cladding.

There was still one outbuilding at the rear, one of the two that shows on the 1960 Fire Insurance Plan. It was a very small building, and at the time they acquired the building, there was no evidence that it was used for living purposes, and it looked too small for that in any event. It appeared to be used for storage.

The larger expansion consisting of concrete block construction and a flat roof was completed a few years after the aforementioned repairs were done. The last outbuilding was demolished around this time. The original rear wall of the 1924 building was covered up with the concrete block.

2.2. ARCHITECTURAL ASSESSMENT

In order to implement a truly effective Conservation Plan, the evolution of any building must be fully understood. Part of this section is dedicated to explaining the detail between the existing building and pre-1924 records that present a strong case for this not being a c. 1911 construction, as is currently the approximate construction year currently presented by the City of Richmond.

Ikeda Dry Goods is an excellent example of simple vernacular early commercial development in Steveston, but its current form, design and details have changed somewhat since its construction in 1924.

Earlier photos, taken immediately after the fire of 1918, show a longer building – with the elongated roof line that does not exist today – the clue to it being the earlier building on this site (Figure 14), and there is no drop in the roofline due to the

smaller rear extension, as would be seen today. There are also multiple windows on the First Avenue side which would have served the cabins or tenements, which do not exist in the remaining internal framing of the west wall of the current building.

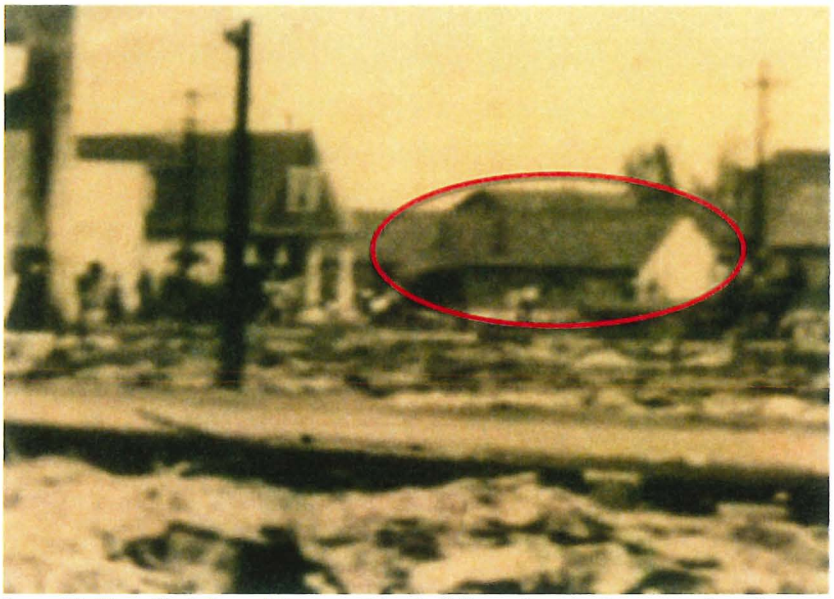


Figure 14: Magnified view of the remaining buildings after the Steveston fire of 1918, focusing on details of the pre-1924 building on this site that survived the fire. Source: City of Richmond Archives 1978 5

The building has undergone minor modifications over time to serve the various tenants and owners and address the evolving commercial use. In particular, the examination of the interior on **October 12, 2022**, and further examination on **October 29, 2024,** has revealed critical information on the form of construction along with changes to the building, and what is, and is not, original material. This includes the foundation (or lack thereof), the store front, the cladding and historical placement of early windows and doors.

The second visit to inspect the interior, and specifically the rear additions, was made on **October 29, 2024.** The purpose of this was to assess the sequence of additions and to determine if the small wood frame addition (seen as a gable extension to the rear) was original or not.

Ikeda Dry Goods was built when foundations were not always required or expected, particularly for simple buildings such as this. At the time of the interior examination

there was no foundation, and the east wall in particular, was virtually unchanged but deteriorated significantly while the west wall was in better shape (see further assessment in Section 5.3). However, the foundation has been upgraded as of the writing of this report with a new base wall completed on the west and east sides.

The storefront has undergone the most notable changes over time – both the windows and doors, along with the false front. It is presumed that there was a full-height false front in place from the time of its construction, as there is no archival evidence to suggest otherwise. However, the false front did change slightly in appearance, from a straight horizontal top visible in the 1930s (Figures 15 and 16) to the "stepped" one that is in place today and, in those earliest years, prior to the mid-1940s, no vertical blade sign was on the building.



Figure 15: Moncton Street looking west from No. 1 Road, 3831 Moncton Street circled. Source: City of Richmond Archives RCF 274. Presumed date is late 1930s based on the automobiles visible.

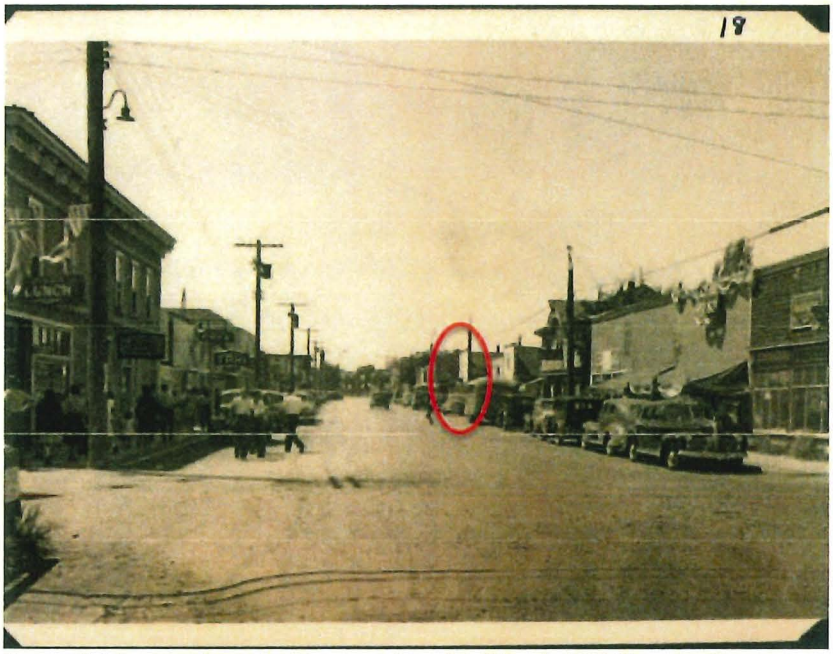


Figure 16: Moncton Street looking west from No. 1 Road, 3831 Moncton Street circled. Presumed to be the latter half of the 1940s based on the automobiles visible and the Ray's Drygoods sign on the building (magnified below). Source: City of Richmond Archives 2002 1 18.



Records indicate that this major change took place between 1948 and 1952, based on air photographs from those two years (Figures 17 and 18).

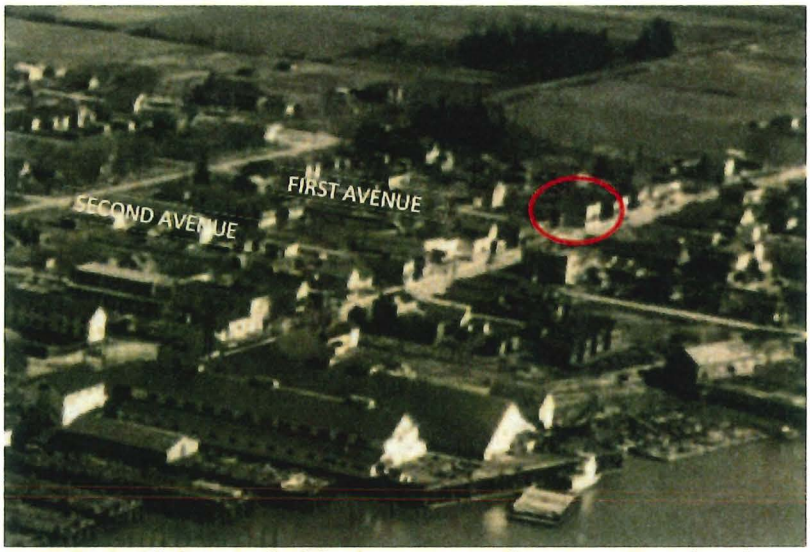


Figure 17: Aerial photograph of the Steveston waterfront, townsite and south Richmond as seen from southwest (partial), 1948. Subject site circled. Source: City of Richmond Archives, 1997 16 97



Figure 18: Aerial photograph of the Steveston waterfront, townsite and south Richmond as seen from southwest (partial), 1952. Subject site circled. Source: City of Richmond Archives, 1997 16 86

Additionally, records show that a small gabled extension at the rear this was added sometime between its construction (1924) and 1936, based on its appearance on the Waterworks Atlas maps from the 1930s (Figure 12).

The store front window frames and proportions, the placement of the main entry, along with signage and added canopy are all alterations that are evident on the front. The original false front, wooden storefront windows, blade sign and recessed entry are evident in a 1940s photograph (Figure 19).[10]



Figure 19: Christmas in Steveston, 1940. City of Richmond Archives, Centennial Collection, Photograph 1978 23 12.

On each of the sides, single-set windows have been removed (with frames retained) and covered over with additional siding. A small part of the rear siding is still in place but is now inside interior walls with the addition made at the rear. This early 20th century era – spanning roughly 1912 to the 1930s – had a simple store front with basic signage. Neon signage, which was in place in the larger cities of the Lower Mainland prior to World War I, spread to outlying areas such as Steveston in the inter-war era. For Ikeda Dry Goods in particular, the most dramatic change was the

[10] While the City of Richmond Archives lists the photo as 1940, it must have been slightly later since "Ray's Drygoods" did not come into business until sometime between 1942 and 1946, suggesting c. 1945 would be a more accurate date.

installation of a neon sign above the entry – although the exact year is not known, the "Streamline Moderne" design suggests it was installed sometime in the mid-1940s, when this was still a popular style.

A slightly later photo, noted by the Richmond Archives as c. 1950, shows the same neon sign in place and the same wood frame storefront arrangement with the exception of the raised "parapet" – this allowed for the height of the blade sign to roughly match the top face of the false front. This is likely the same time that the grey asphalt shingles were applied to the front face, which would have masked the alteration to the false front to give it a "parapet" face appearance: stepped down on either side of the roof peak (Figure 20).



Figure 20: Ray's Dryoods and neighbouring buildings on Moncton Street, c. 1950.[11] Source: City of Richmond Archives, Noel McConnell Fonds, Photograph 2012 62b.

[11] Richmond Archives lists this photograph as c. 1950, and based on the age of the cars, and given that there is no canopy in place, it is assumed to be 1952 since the air photo presented earlier shows the parapet. It is certainly earlier than the photograph presented as Figure 21 in this report (which is also listed by the Archives as c. 1950)

However, by the late 1950s, a flat canopy was added spanning the entire storefront and a more period-appropriate neon sign installed – in any case the previous sign's placement would have interfered with the new full-width canopy (Figure 21). The multi-pane storefront windows were replaced by more modern storefront windows – a fixed single-pane form divided by a single mullion – and remain in place today; the retail entry was also altered, with removal of narrower angled windows that formed the recessed entry. That entry door was retained and surrounding glazing was brought forward, to create a more unified front wall face.



Figure 21: Moncton Street looking east from First Avenue, showing various commercial buildings, including Ray's Drygoods (far left), c. 1950.[12]
Source: City of Richmond Archives, 1978-37-14

[12] While the Richmond Archives lists this photograph c. 1950, based on the age of the car (far right) and given that there is a canopy in place, it is assumed to be late 1950s – a later date than the Figure 20 photograph in this report, which would be early 1950s.

The building has retained most of its character that remains visible today; it has survived many decades with only very minor changes. By the mid-1980s, the neon blade sign was removed, and more modern cladding was installed over the existing, but its overall form and general appearance (as it appeared in 1952) is much the same (Figure 22). The entry door, although older, is not original but is period-appropriate. It certainly appears to have remained intact from the time is was replaced in the 1950s (with only the loss of the angled push-bar).



Figure 22: Budget Appliances, 3831 Moncton Street, c. 1984. City of Richmond Archives, David Fleming Fonds, Photograph 2010 47 19.

Regardless, those store front entry changes are identifiable and reversible; Sections 5 and 6 of this report identify their condition and conservation strategies to pursue.

Sometime between the mid-1980s and 2000, the flat-roof canopy was either entirely replaced by or supplemented with a modest sloped-roof shingled overhang providing weather protection similar to the earlier canopy. The additional structural supports that are still in place today can be seen in a photograph from 2000 (Figure 23). The wrap-around horizontal sign that was, until recently, in place, was added during that time.



Figure 23: Ikeda Dry Goods, which in 2000 was known as Budget Appliance Centre. City of Richmond Heritage Inventory.

In addition, the cladding above the canopy was altered from larger panels (likely asbestos shingles) to lap siding, evidenced by the photograph from 2000. That lap siding is not original: evidence is the original drop siding still intact on the east and west sides and the rear. It is partly visible from the street, on the narrow space on the east side, and is most evident as seen from the interior, during the early stages of preparing this report.

The west side reveals the evolution of the siding. The first layer, a cove-cut drop siding, is set directly on the studs, with no backing or tar paper (and which is identical to that on the east side) (Figure 24).



Figure 24: West side wall with back face of cove-cut drop siding intact and visible

White rock-dash stucco was added to the drop siding, allowing for a gap between the wood and the stucco; this also served as a rudimentary form of insulation (Figure 25).



Figure 25: White rock-dash stucco under lap siding (west side, circled)

Finally, the lap siding in place today was added sometime between the mid-1980s and 2000 (Figures 26 and 27). Nevertheless, the lap siding is period-appropriate and has become a character-defining element over time (see Section 3).

Further strategies on the conservation approach to the storefront and overall exterior are presented in Section 6.



Figure 26: Storefront windows and single door with shingled canopy and older signage attached, 2022.



Figure 27: Building as seen from First Avenue

The examination of the interior revealed other clues about the original appearance of this building. On both sides and along the original rear wall, single-set windows were in place early, or were original, to the building. They were most likely identical to the one that is still in place on the rear wall, double hung with multi-pane upper and lower sashes; one single-set window was in place on the east side (Figure 28).



Figure 28: Exposed interior showing one original window still in place, painted white and on rear wall (left, circled above) and a single window frame on the east wall (right, circled above); magnified rear window, below.



Similarly, on the west side facing First Avenue, there were three single-set windows, and two of these frames were entirely exposed on the interior (Figure 29). They were boarded up with salvaged drop siding with a cove profile, indicating that this work happened prior to, or at the same time as, stucco applied to the west side wall.

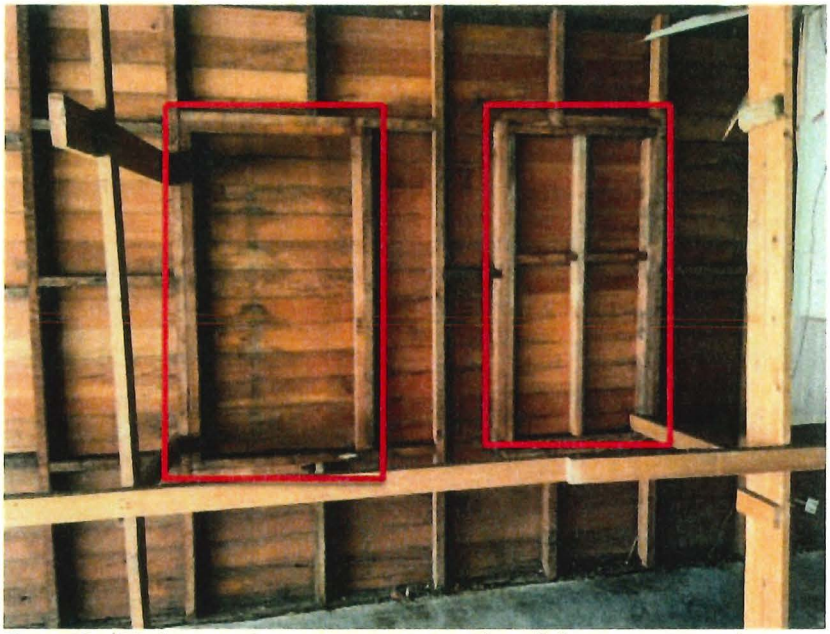


Figure 29a: Window openings on interior, west side wall: frames are intact, but boarded over with a siding profile identical to that in place elsewhere on that side.



Figure 29b: Broader view of the exposed west side

Based on this map, and the Waterworks atlas map (Figure 12), and as introduced in this section of the report, it is clear that the rear alteration had taken place by 1936 (the two plans show identical footprints) (Figure 30).

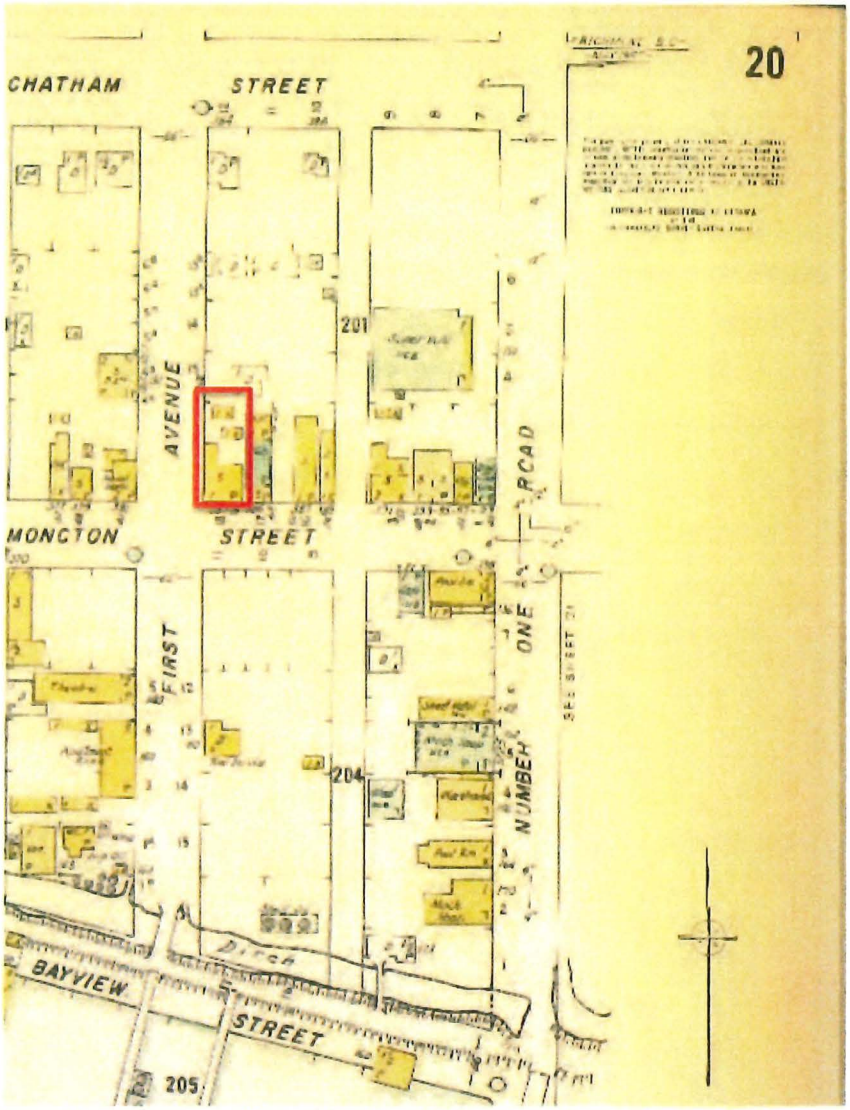


Figure 30: Fire Insurance Map, 1960. City of Richmond Archives, Sheet 20, Image 1985 146 24. Subject site outlined.

Rock-dash stucco was added to the west wall of the building, most likely in the late 1940s or into the 1950a: stucco was often an approach to heritage buildings to mask additions and make the entire building consistent and more modern in appearance; it

also served as a primitive form of insulation and rock-dash had replaced glass bottle stucco (more typical of the 1920s and 1930s). It is speculated that some original siding was used to cover up the three windows on the west side and the one window on the west side.

The other alteration on the west side is the bump-out of the loading doors – the interior roof lines show evidence that these doors are a later addition (Figure 31): the wood used is clearly newer, with a different finish than that of the surrounding rough-cut wall and roof framing.



Figure 31: Loading doors on west side as seen from interior, with wall face extended out.

The chimney on this side was originally made of brick and the exterior portion extending beyond the roof was reconstructed at a later date using concrete block

(Figure 32). The rudimentary utility pole near the chimney is also a later addition, but unlike the chimney, it is not a character-defining element.



Figure 32: Interior of west wall chimney connection illustrating its original brick form.

Further alterations made at the rear include a gabled extension behind the loading doors (c. 1930) and an additional flat roof with pediment storage or loading area setback further from First Avenue completed in 1987; the history of these components have been further discussed – see Section 2.1 of this report (Figures 33 and 34).



Figure 33: West side of subject site, with paired loading door, chimney and utility pole along First Avenue.

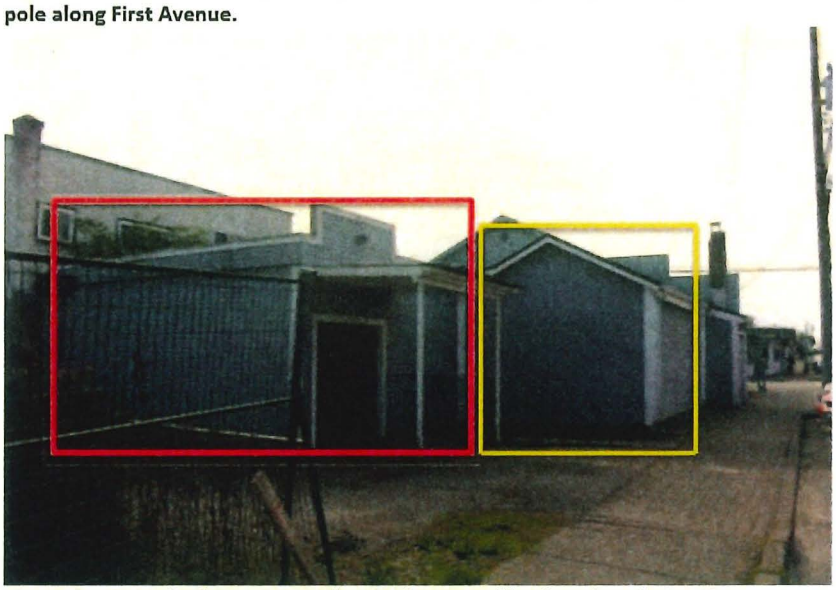


Figure 34: Rear of subject site, with paired recessed loading door facing First Avenue. Earliest addition (c. 1930) outlined in yellow, later addition (1987) outlined in red.

3. STATEMENT OF SIGNIFICANCE

IKEDA DRY GOODS

DESCRIPTION OF HISTORIC PLACE

The Ikeda Dry Goods building is part of a row of commercial buildings along Moncton Street in downtown Steveston. All of the buildings are of a similar age and scale and present a continuous façade of small retail shops flush to the sidewalk.

HERITAGE VALUE

Ikeda Dry Goods, built in 1924, is valued as an expression of the early commercial development pattern in Steveston reflecting the area's early 20th century growth as Richmond's primary service centre, for its association with the both the original owner, T. Ikeda. and with the Kerfoot family who followed, and for its style.

Ikeda Dry Goods is part of an almost-continuous façade of simple, wood frame, false front Vernacular style commercial buildings along Moncton Street. Although the earlier building on the site was not affected by the 1918 fire, Ikeda Dry Goods represents some of the earliest commercial redevelopment following that catastrophic fire. The building is of a similar scale to the majority of early to mid-20th century buildings, oriented to draw shoppers along Steveston's main street. This serves as an expression of a commercial development pattern that characterized Steveston as a service centre for both the immediate community and the wider agricultural area of Richmond, as the area's population and economic development expanded with farming and fishing being the primary catalysts. The building's early use also reflects this early and continuing historic pattern, exemplified by the presence of Ikeda Dry Goods in the 1930's, which sold textiles and clothing.

The building is significant for its association with the first three recorded families as tenants and business owners. First, it exemplifies the importance of Steveston as one of the most important communities of Japanese-Canadian settlement in Canada. The success of that community lay not only in the large fish packing plants and in fishing, but more broadly to the local businesses that were set up and prospered until the forced internment in 1942. The building illustrates the importance of family-owned and run dressmaking and drygoods businesses, with the Ikeda family owning the property from around 1921 to 1942, and the Miyashita family renting from their immediate family from 1928 to 1942, where Lily Miyashita operated a dressmaking business during that time, thereby developing overall family prosperity. The Miyashita's were about to embark on building their own home immediately north of the premises they rented prior to the forced internment, further proof of that success, determination and resilience.

The building is additionally important for its association with the Kerfoot family, who had acquired it by 1945. Following the lead of the previous Ikeda Dry Goods, Ray Kerfoot started up the aptly named Ray's Drygoods, continuing to sell goods such as clothing. The business exemplifies the types of small, locally-based and successful businesses that were common to Steveston's economy, providing an important service to the community. Their family's success was illustrated by their relocation, around 1949, from their dwelling quarters on site, to Kerrisdale, in Vancouver, allowing them to live in a more affluent area while commuting to their business. The family's move to Vancouver also allowed the commercial component of the building to be expanded in the 1950s. Ray Kerfoot remained the owner until around 1960, when it became Budget Appliances. Ray Kerfoot's importance in the community is additionally illustrated by his position as head of the Steveston Board of Trade in the mid-1940s.

The building is valued as a good example of a Vernacular commercial structure, and prominently located at the corner of Moncton Street and First Avenue. Its design expression is a simple single-storey commercial building with a full-width storefront and a "boomtown" false front parapet.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of Ikeda Dry Goods are:

- The height, scale, and massing of the building typical of the streetscape;
- Its orientation and relationship to Moncton Street;
- Continuous commercial use;
- Main floor set at grade;
- The use of materials that are considered, in today's context, to be either less common or more challenging and costly to source, and for the retention of which is considered to be a strong case for sustainability, such as old growth lumber, both structural and decorative;
- Its presence as part of the historical development form of the street which creates a diverse, articulated edge and a sense of enclosure, and its contribution to the liveliness and diversity of the area;
- Vernacular commercial design including the building's front gable roof and the distinctive stepped parapet false front, and its typical rectangular building form;
- Modest gabled-form rear addition;
- Large storefront window openings and an early entry door with hardware and mail slot;
- Lap siding on the two exposed street fronts, and on the false-front wall above the canopy, with shingles on the rear of the false-front wall;
- Original drop cove siding exposed on the upper portion of the rear gable;
- Narrow unadorned chimney on the west side.

Source: City of Richmond, Planning, Building and Development; Revisions and updates by McLean Heritage Planning and Consulting, 2024-2025

4. CONSERVATION GUIDELINES

4.1. STANDARDS AND GUIDELINES

Ikeda Dry Goods building is a historic resource located in the centre of the Steveston commercial district, in southwest Richmond. Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the Standards and Guidelines, the work proposed for Ikeda Dry Goods building includes aspects of preservation, restoration and rehabilitation.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the historic buildings should be based upon the Standards outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to a historic property.

STANDARDS

Standards Relating to All Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.

4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an on-going basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2. CONSERVATION REFERENCES

The proposed work entails the Preservation, Rehabilitation and Restoration of the Ikeda Dry Goods building. The following conservation resources should be referenced:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada http://www.historicplaces.ca/en/pages/standards-normes.aspx

National Park Service, Technical Preservation Services, Preservation Briefs:

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

Preservation Brief 4: Roofing for Historic Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm

Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm

Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation
http://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm

Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
http://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm

Preservation Brief 41: The Seismic Rehabilitation of Historic Buildings. Keeping Preservation in the Forefront. https://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-rehabilitation.htm

Preservation Brief 43: The Preparation and Use of Historic Structure Reports.
http://www.nps.gov/tps/how-to-preserve/briefs/43-historic-structure-reports.htm

4.3. GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the Ikeda Dry Goods building, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for adaptative use, with a detached building added at the rear. As part of the scope of work, exterior character-defining elements will be preserved, missing or deteriorated elements will be restored, and inappropriate alterations that detract from the overall heritage character will be removed. The building has undergone a preliminary upgrade to its structure as part of a new foundation on the west and east sides, and particularly the latter that had deteriorated significantly. There will also be an interior reconfiguration: this will not affect the exterior, which will remain intact, with the exception of additional windows installed in locations where they were historically.

The major proposed interventions of the overall project are to:

- Preserve the original form, scale and massing, including the early rear addition;
- Preserve the relationship of main floor to grade;
- Install a new foundation on the front and rear while preserving the height to grade (noting that the east side foundation has already been addressed);
- Preserve and repair exterior woodwork including a reconstruction of the wall and repairs to the base of the west wall;
- Rehabilitate the roofing;
- Rehabilitate and repair fenestration, and in particular, restore the storefront windows, door and signage;
- Respectfully integrate a new entry on the First Avenue side to accommodate new commercial needs and add new windows using the existing window frames;
- Construct a new boutique hotel at the rear.

4.4. SUSTAINABILITY

Heritage conservation works in conjunction with sustainable development as a realistic and critical goal of any rehabilitation project. The conservation, continued use and adaptive re-use of historic buildings and structures can attain a high level of retention that accordingly reduces the overall carbon footprint. The embodied energy in historic buildings is a measurement that is often ignored or discounted yet is crucial to understanding the wider benefits of retention tied to reducing greenhouse gas emissions (GHG) and global warming. While new construction is touted as offering the benefit of the highest level of energy efficiency, it should be

recognized that retaining a historic building can still achieve an excellent level of energy efficiency while avoiding the significant levels of GHGs by reducing solid waste, eliminating or at least minimizing the need for new structural components, conserving existing material rather than producing new, and overall saving a significant amount of embodied energy. In accordance with approved sustainability practices, energy efficiency measures will be incorporated in conjunction with the rehabilitation. It is critical that these measures have no impact to the overall character, including, but not limited to, insulation, heating/cooling, and air sealing.

It is anticipated that energy performance requirements will be set calling for thermal double-glazed windows, but since only one of the various original single-glazed windows remains, that window and the other openings will be replaced with a period-appropriate window vis a vis material and profile (see Section 6.7 for more details).

4.5. ALTERNATE COMPLIANCE

4.5.1. BC BUILDING CODE

The BC Building Code specifies minimum provisions relating to the overall safety of buildings, referencing public health, fire protection and structural sufficiency. There is the understanding that, on a number of levels, heritage buildings do not perform in the same way as new construction, and if they were brought up to code, it could compromise historic appearance or authenticity. As such, other options are available that will not compromise public safety objectives of the Code, commonly referred to as "alternate compliance methods". These are typically considered on a case-by-case basis as individual circumstances can vary greatly, and their application is to balance the viable alternate methods with the highest degree of conservation possible under those site circumstances.

4.5.2. ENERGY EFFICIENCY ACT

The Energy Efficiency Act (EEA) is amended to February 2021. It exempts components such as doors, glazing for door slabs, sidelights and transoms, for a "designated heritage building". This is defined by the province as either protected provincially under the Heritage Conservation Act, a municipal heritage designation by-law or included in a community heritage register under either the *Local Government Act*, *Vancouver Charter*, or *Islands Trust Act*. This allows a more sensitive approach by maintaining a higher degree of integrity for character-defining components that are often challenging, expensive, or impossible to replicate. The principle is that heritage buildings can be made more energy efficient through non-intrusive or alternate compliance methods, such as those that are "hidden" inside such as mechanical systems.

Various EEA regulatory bulletins pertaining to heritage are found at: https://www2.gov.bc.ca/gov/content/industry/electricity-alternative-energy/energy-efficiency-conservation/policy-regulations/standards/regulated-products

Energy efficiency considerations can also be found in *Standards and Guidelines for the Conservation of Historic Places*.

4.6. SITE PROTECTION AND STABILIZATION

Site protection is an important component of the general conservation. It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. It must be protected against unauthorized access or damage with the securing of all doors, windows and any other openings, and with the use of fencing, lighting and other security measures.

A site protection strategy should be developed through discussion with the owner, contractor and architect, as part of the permit process.

5. CONDITION ASSESSMENT AND OBSERVATIONS

A condition review of the exterior of the Ikeda Dry Goods building was completed as part of a site visit on **April 9, 2022 and followed with an interior site visit on October 12, 2022**, where a comprehensive assessment was conducted and photo documentation completed. An additional visit was undertaken on **October 29, 2024**, to assess the rear additions to the building, particularly the earliest addition, c. 1930. Recommendations for the preservation and rehabilitation of this heritage building are based, in part, on archival material and research prepared by *Denise Cook Design* for the City of Richmond as part of the original Statement of Significance, additional archival research and re-writing of the Statement of Significance, physical material samples, site reviews, and an assessment of the original appearance of the heritage building in relation to how it relates to its current condition and integrity.

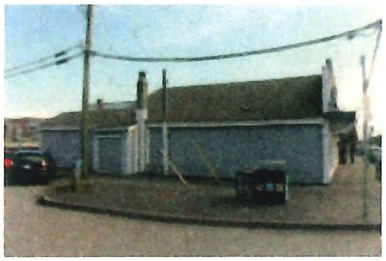
Condition Assessment is based on the following accepted criteria:[13]

Physical Condition: The physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor, though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

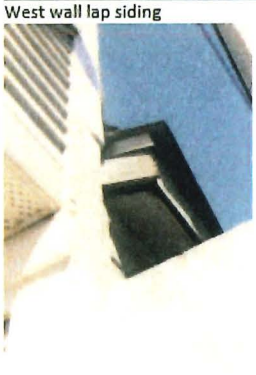
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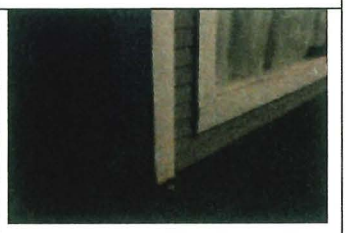
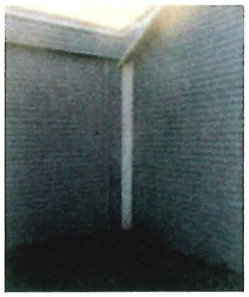
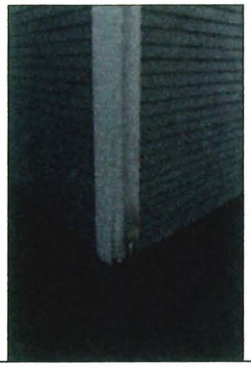
Good Condition: In working condition and does not require immediate or short-term repairs above an agreed threshold.
Fair Condition: In working condition but may require immediate or short-term repairs above an agreed threshold.
Poor Condition: Not in working condition or requires immediate or short-term substantially above an agreed threshold.

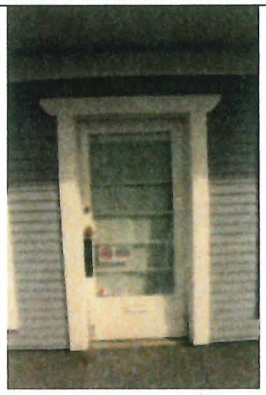
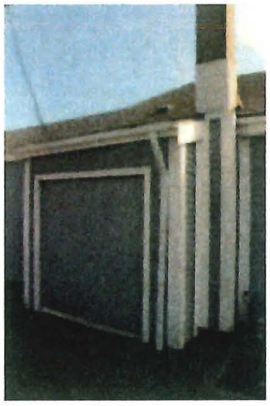
The following sections outline the condition, and the specific approach to take on each of the major components of the Ikeda Dry Goods building, including the materials, physical condition and recommended conservation strategy (Section 6).

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.1 SITE AND LANDSCAPING	Ikeda Dry Goods is a one-storey wood frame building designed in a Vernacular false-front style on the north side of Moncton Street, at the corner of First Avenue in Steveston. The building is set along the front and lot lines with frontage on Moncton Street and the rear portion set back from First Avenue. It has a strong street presence as a corner lot, and is a landmark in Steveston as part of a historic streetscape. Overall it is in good condition. There are no landscape elements to note.	
5.2 FORM, SCALE AND MASSING	The massing of Ikeda Dry Goods is made up of the original one-storey section comprising the primary rectangular footprint, with a one-storey gabled protrusion (loading entry) on the west side. The addition to the building consists of a one storey gabled extension and a newer flat roof one storey extension at the rear. Despite the minor changes to rear, the current form, scale and massing of Ikeda Dry Goods is excellent and well balanced on the two street facings. Overall it is in good condition but due to its means of construction and lack of maintenance, certain sections are in poor condition, particularly the east side. It is worth noting, though, that the condition has not impacted the form, scale or massing.	

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.3 FOUNDATION AND PERIMETER	The original section of Ikeda Dry Goods, the tall gabled portion, was never set on a foundation. The walls were placed directly on the ground with no protection. The interior floor is a poured-in-place concrete slab. Along with the lack of a foundation, there is little vertical clearance between the sidewalk and the cladding and cornerboards on the west side, and between the ground and wall on the east side. It is likely that when it was built, there was either no sidewalk along First Avenue, or the level of the sidewalk was lower, which would have provided a more substantial exposed height of the foundation wall. The front face was built with a brick base which has provided some protection, unlike the west and east sides. The east side perimeter structure - base and wall studs - is in extremely poor condition: the entire base of the wall frame has rotted, and most of the wall studs were no longer connect to the ground: this has been addressed with a new base foundation. The west side structure is in fair condition: some of the base of the base wall frame has deteriorated, but likely due to better overall protection (i.e. multiple layers of cladding and accessibility) it is much better than the east wall. The studs are in good condition. The front wall is in good condition. **NOTE: As of November 2025, the west and east walls have had their foundation set to bring the base of the wall up to an acceptable level.**	

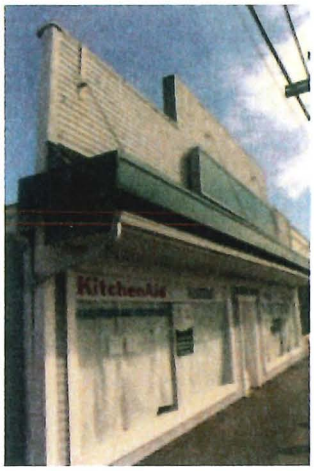
	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.4 CLADDING	The outer layer of cladding on the main floor, west wall, is lap siding. This side is illustrated in the first photo. It is in generally good condition, although the first several strips along the bottom have some paint deterioration, evidently due to rain water backsplash due to the minimal degree of separation between the wood wall and sidewalk. This includes the area of the chimney enclosure. The condition of the first layer of cladding, the original drop siding, appears from the inside to be in good condition. The condition of the middle layer of cladding, the rock-dash stucco, was not visible except for a small section at the bottom, so it is inconclusive as to its overall condition. The cladding on the east wall is in poor condition, and is missing significant sections due to long-term deterioration (as noted in Section 5.3). However, the cladding on the rear elevation, set below the gable roofline, has the same coved profile as the east side, and appears to be in good condition. There are sections of the newer rear extension where the wood at the lowest level has been replaced and is separating from the original lap siding above. Otherwise, the cladding is in good condition. The cladding on the rear extension, on the east side facing the neighbouring property, is concrete block, confirming that this is a newer addition. The cladding in the upper section of the rear (original section of building) is intact drop cove siding, original to the building. It is assumed this encompasses the entire rear face, most of which is covered by the addition.	 West wall lap siding  Partially exposed cove siding, east wall  Original cladding in upper section of rear gable

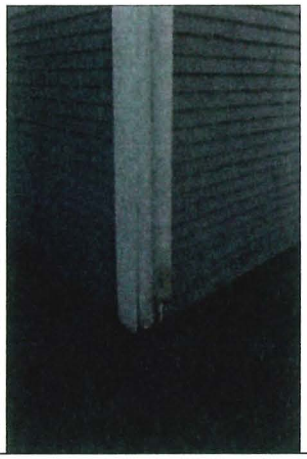
	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.5 CORNERBOARDS	The corner boards on the front corner are in good condition, although there is loss of paint on the one at the exposed south-west corner on the lower area immediately above the sidewalk, due to backsplash and moisture penetration over time. The cornerboards along the west side are similarly showing peeling paint at the lowest points, due to backsplash, particularly those set on either side of the paired plywood-clad loading door, as illustrated in the second photo. The cornerboards set at the beginning of the rear extension, on the internal corner, are in good condition, as illustrated in the third photo. The one cornerboard at the far rear of the extension is in particularly poor condition, as illustrated in the fourth photo.	   

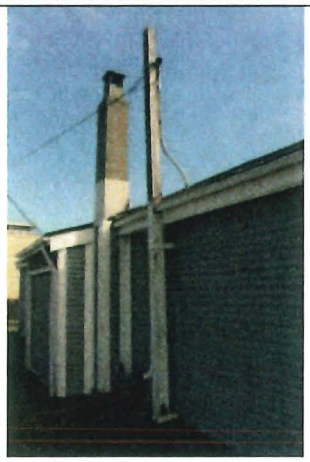
	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.6 DOORS	The storefront door is in good condition, having been relocated at some earlier time from what was a recessed entry to its position aligned with the new storefront wall. There has been some minor damage from installing additional locks and hardware. There has been a plywood panel added to the bottom in lieu of a kickplate and there is some heavy paint build-up on the door frame, but otherwise the door appears to be in good condition. The paired door on the west side situated in the shed roofed bump-out is in poor condition. The door is evidently not original, as it is partially clad in plywood, which is showing signs of wear, with paint spalling and general paint deterioration and warping due to water backsplash. The bottom edge of the plywood section is separating from the door. The opening itself, though, while not original, does express the evolution of the building. The other paired door on the west side, set further to the rear as part of the more recent addition, is in good condition as it is largely protected by the fiberglass roof overhang. The doors are steel clad, making them more durable.	  

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.7 WINDOWS, SILLS AND TRIM	The storefront windows are in very good condition. These windows are more recent alterations to the building, where the recessed entry was moved forward to the front property line. The windows had originally been angled inwards to connect with the entry door frame, and likewise were moved forward. The door itself is in the same setting, although moved forward, and centrally-set between the two large storefront windows. The trim and sills of both storefront windows, and the door, are in very good condition. The facia board above the storefront windows, immediately below the soffit, is showing minor signs of warping but generally it is in good condition. The frames of the remainder of windows that are visible from the interior, comprising three on the west side and one on the east side, are in excellent condition. There is a single window remaining in the rear wall of the original building, which appears to be intact and in good condition, although the glazing has been painted over.	 Storefront detail   Modified storefront  Original window, now set on interior wall, rear

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.8 CANOPY AND SIGNAGE	The canopy is in fair condition, although the cedar shingles are nearing the end of their life cycle and require replacement. The structural integrity of the canopy was recently assessed, and the necessary improvements have been made under the auspices of an engineer: cable supports run up into the false front pediment. The wood lap siding set into the sides, as well as the aluminum soffit, are in good condition. The wrap-around signage attached to the canopy is in fair condition, and the plastic panels have been spray painted over. However, it is important to note that this has already been removed and deemed to be neither viable to reinstall (based on investigation of the overall condition that was undertaken as part of this report), nor historically important (see Section 6.8).	 

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.9 PARAPET	The parapet is in generally good condition, with lap siding on the front face and shingles on the rear face. There is some minor warping in the lap siding. The section of the backside where the asphalt shingles of the roof meet the wall shingles of the parapet is in fair condition, showing signs of minor deterioration due to the lack of flashing and long-term contact with rainwater on the roof.	  

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.10 ROOF, GUTTERS AND DOWNSPOUTS	The main roof is covered with asphalt shingles. They are in generally good condition, although the section that is in the shadow of the parapet has some moss build-up. The shed roof extension over the rear addition has a fiberglass cover which is in poor condition, with broken sections and various holes visible. The wooden structural support for the fiberglass appears to be in good condition. The flashing around the front pediment, and around the pediment for the rear extension is in fair condition. The gutter on the west side, between the utility pole and the chimney, is sloping away from the downspout, creating an opportunity for water retention and penetration. The gutter between the utility pole and the storefront corner has some minor damage but is intact. Along the west side, the downspouts drain on to the open sidewalk – there is no perimeter drainage except by the rear extension which has a storm drain and the downspout set on the section behind the chimney has no extender at the bottom. Similarly, the downspout at the rear has no extender and rain water discharge is allowed to flow out unimpeded.	  

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.11 CHIMNEY AND UTILITY POLE	There is a narrow concrete block chimney on the west side, set toward the rear of the original portion of the building. It is generally in good shape, and the concrete block is a later reconstruction of what was originally an earlier brick chimney of similar proportions. There is also a wooden utility pole set a few feet away from the chimney. It is in poor condition, showing advanced signs of deterioration at the base.	

6. CONSERVATION STRATEGY

The following are the standards that define the principles of good conservation practice, and an assessment of how they relate to the proposed interventions of the Ikeda Dry Goods building.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

The exterior of Ikeda Dry Goods is proposed to be retained largely in situ, except for the portion of the building situated behind the primary gable roof form, consisting of the later flat-roofed addition (Figure 35). A new detached development is proposed to take place behind the original building.

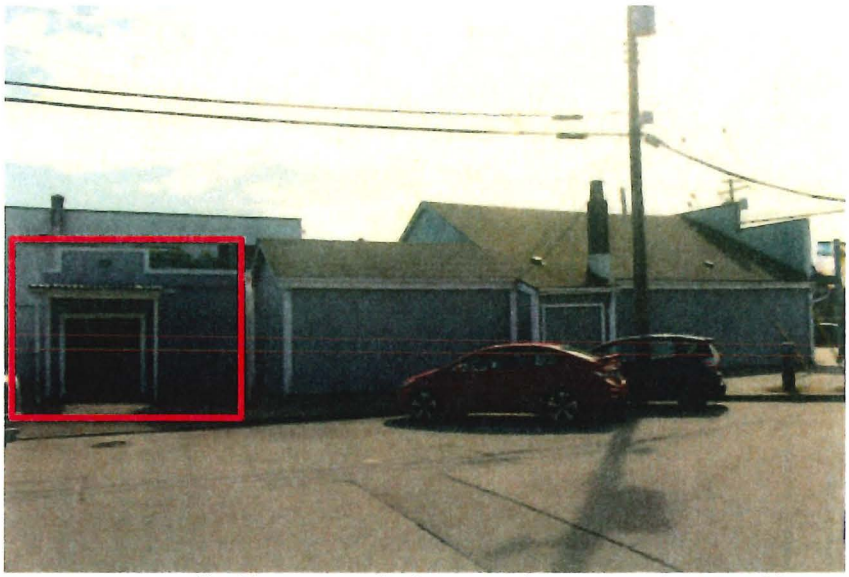


Figure 35: Portion of building proposed to be removed, comprising the 1987 addition (red outline).

The overall conservation strategies for this project are rehabilitation and preservation. Restoration is proposed to be implemented on limited components that are too severely deteriorated to retain, or those lost through alterations. The expectation is that those restored elements match existing in all respects – material, profile and overall appearance.

The gabled rear extension is the earliest of two additions, and while it cannot be proven what its original use was – storage, an office or some residential component – it does contribute to the overall character. For the purposes of this report, it is considered important to retain and has been incorporated into the design development of the new boutique hotel on site. The flat roof extension with the recessed double doors is a much later modification, dating from 1987 (with concrete block east side wall): it does not contribute in any significant way, historically or aesthetically, to the overall character. It will not be retained. The east wall will need to be completely reconstructed due to its advanced state of deterioration and will need to meet building

code requirements for non-combustible cladding where there is minimal spatial separation.

The development will include a detached three-storey building serving as a boutique hotel fronting First Avenue (contextual elevations, Figure 36).

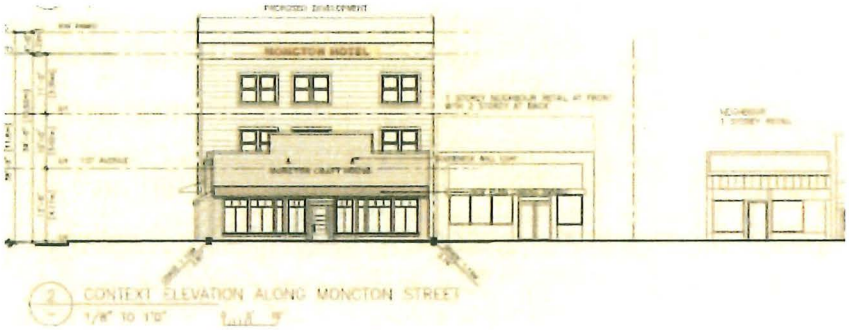


Figure 36a: Proposed Moncton Street Elevation - Context



Figure 36b: Proposed First Avenue Elevation – Context

The development as currently proposed will restore the storefront, the upper front wall face and rear wall and west side chimney, conserve the cladding on the front and west side, install period-appropriate windows and doors on the west and north sides, thereby restoring the building to a period from the early 1950s, while retaining the c. 1930 addition at the rear and removing the inappropriate concrete-block addition at the rear that dates from 1987 . Detailed elevations of the rehabilitation of Ikeda Dry Goods are provided as Figures 37 to 40; broader development strategies illustrating the boutique hotel are presented as Figures 41 to 44. This is further outlined in the following sections of this report.

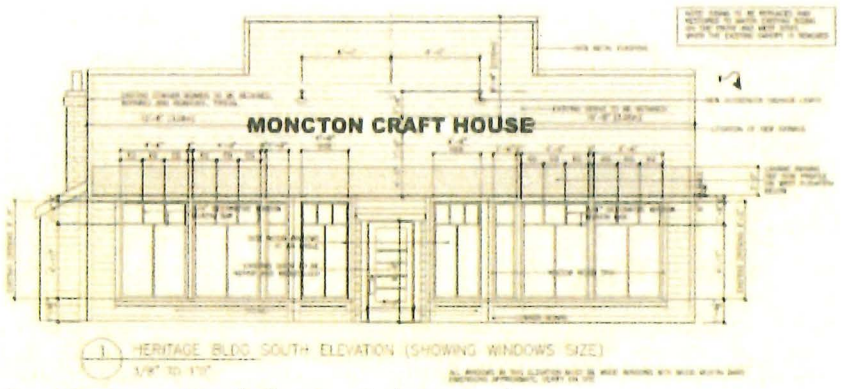


Figure 37: Proposed South Elevation, Ikeda Dry Goods

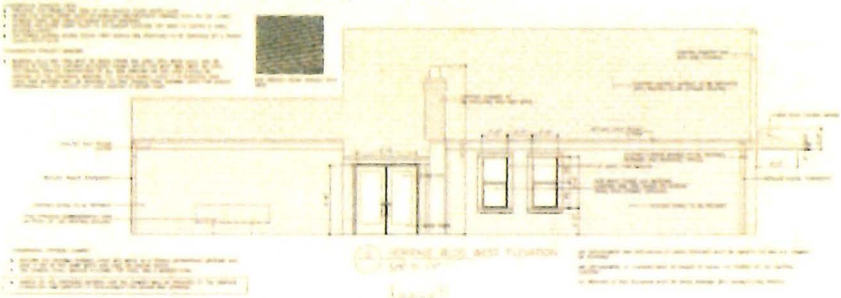


Figure 38: Proposed West Elevation, Ikeda Dry Goods

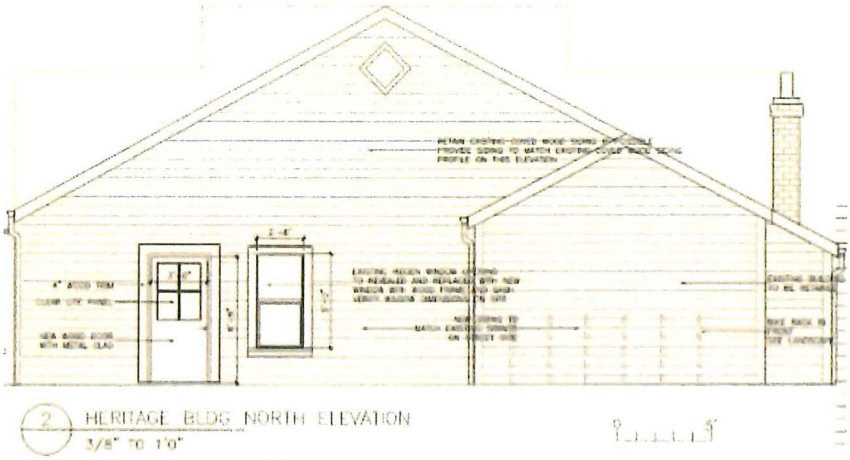


Figure 39: Proposed North Elevation, Ikeda Dry Goods

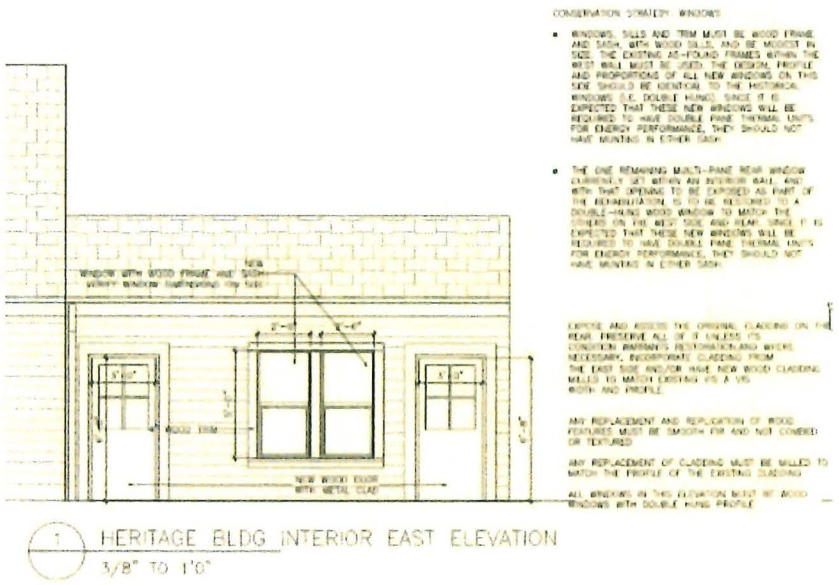


Figure 40: Proposed Interior Elevation, Ikeda Dry Goods

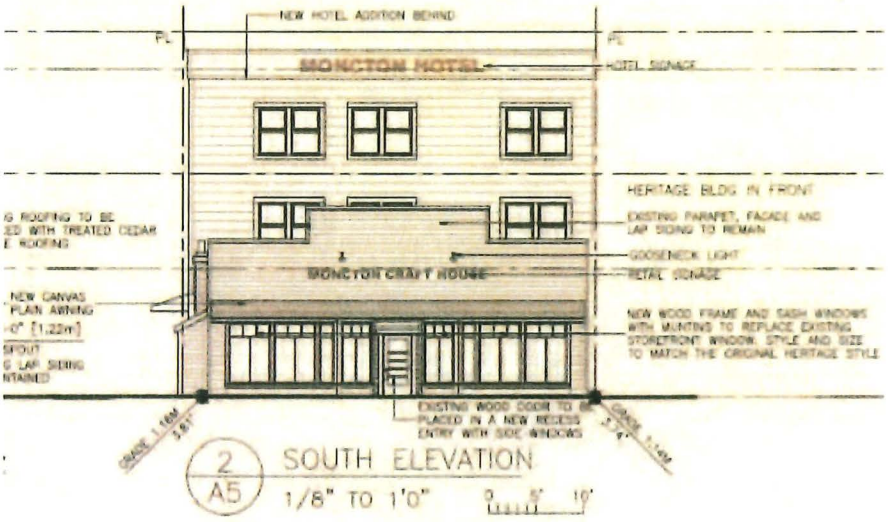


Figure 41: Proposed South Elevation, Ikeda Dry Goods and Hotel

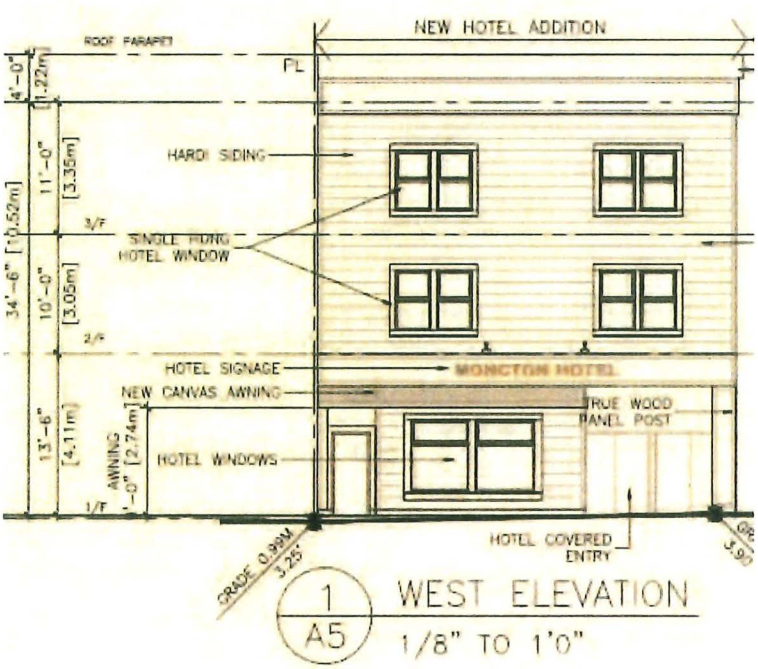


Figure 42: Proposed West Elevation, Hotel

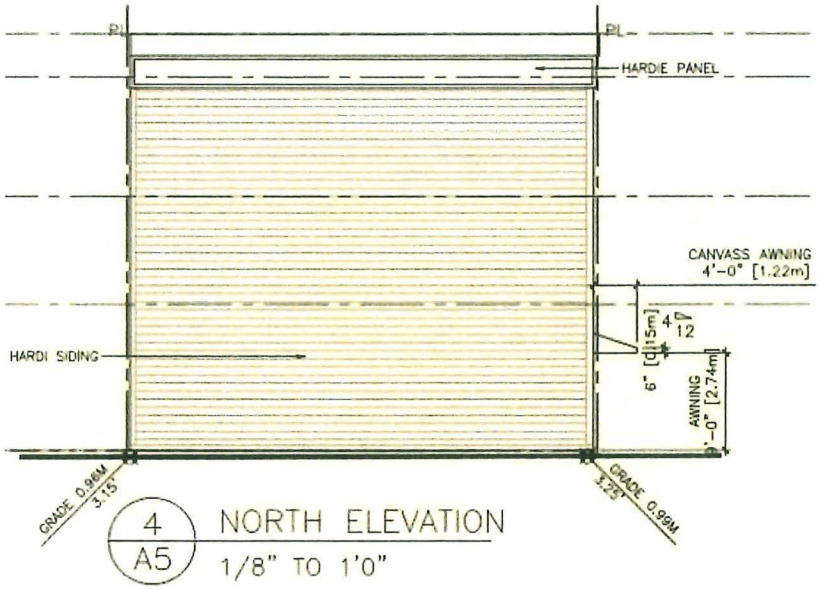


Figure 43: Proposed North Elevation, Hotel

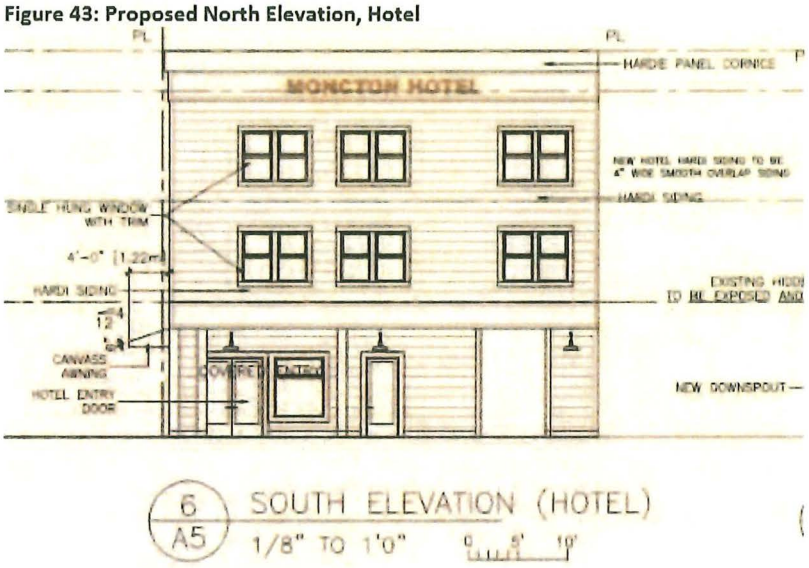


Figure 44: Proposed South Elevation, Hotel

Having the new construction fully detached from Ikeda Dry Goods will allow for a higher degree of conservation. It will allow for comprehensive restoration and conservation of the front, west, rear walls and expose and rehabilitate the interior east wall that has been hidden for many decades due to that addition. Along First Avenue, the installation of two new wood windows set within existing frames (currently concealed), along with a new double door, would be in context of the original appearance, and would be considered a partial restoration. It, along with the primary entry for the detached boutique hotel, would also provide vitality to that side street that currently does not exist, by drawing pedestrians from both Moncton Street and Chatham Street. The principle is to revitalize the heritage building without compromising any existing character-defining elements. Details are provided in Sections 6.1, 6.6 and 6.7.

Another critical consideration is the storefront. As introduced in Section 2.1, the storefront is not original and has undergone changes that are identifiable and reversible. The strategy is to rehabilitate it to an earlier appearance, as presented in Sections 6.6, 6.7 and 6.8.

Any replacement and replication of wood features must be smooth fir, and not combed or textured, as applicable to Sections 6.4 to 6.7, and Section 6.9.

Overall, the architectural drawings reflect the direction provided in the following sections of this Conservation Plan, vis a vis accurately portraying the materials, dimensions and other critical information on elevations and floor plans.

A landscape plan has been prepared as part of this application, addressing the appropriate treatment to the immediate surroundings, particularly the courtyard to be created between Ikeda Dry Goods building and the boutique hotel (Figure 45).

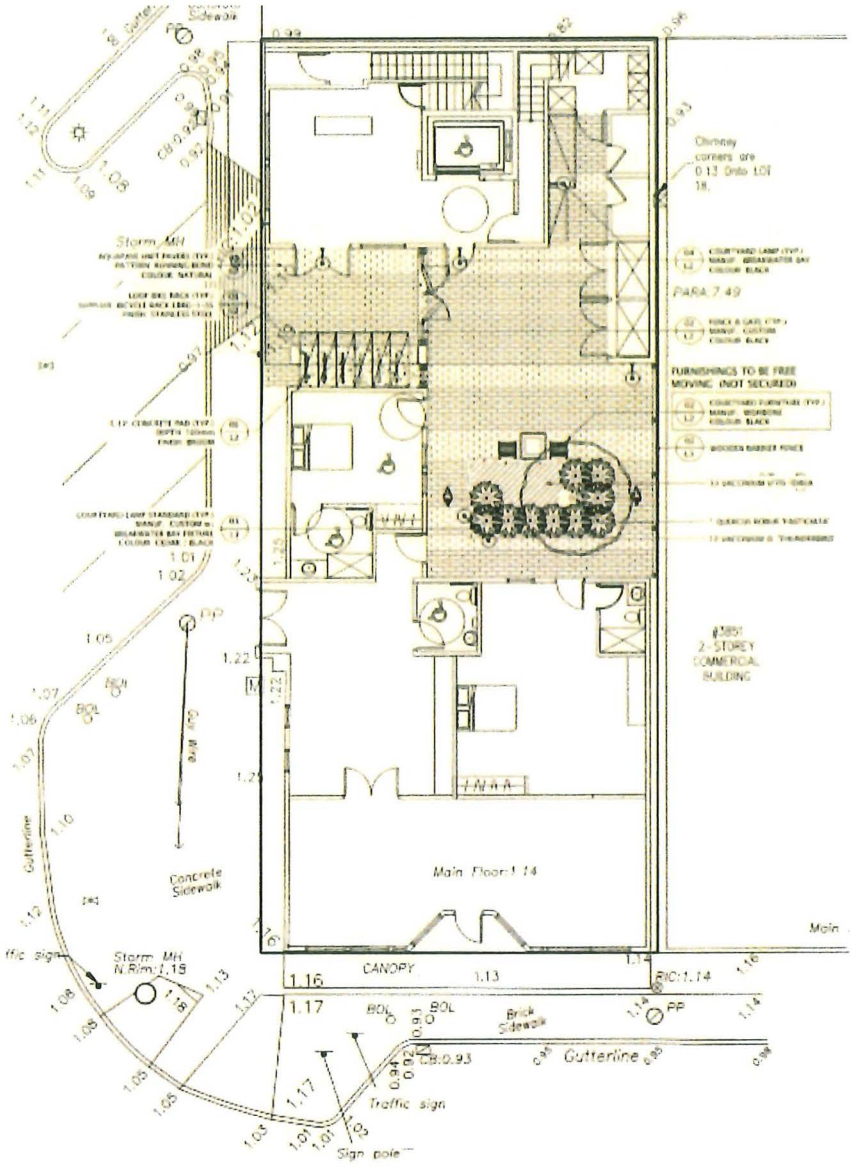


Figure 45: Proposed Landscape Plan

6.1. SITE AND LANDSCAPING

Ikeda Dry Goods will be retained in its existing location. This will retain its crucial corner orientation as expressed by siting on the property, fronting Moncton Street with secondary orientation to First Avenue. The restoration to the west side will reincorporate some of the windows that once existed (see Section 6.7). The treatment of the property and particularly the adequate provision of open space will be thoughtfully addressed through a creative landscape plan as illustrated on Figure 45.

Conservation Strategy: Preservation and Rehabilitation

- Preserve the corner orientation of the building fronting Moncton Street. All rehabilitation work should occur within the property line and building envelope.
- Preserve the historic secondary facing, with orientation along First Avenue (to the west).
- Open up the commercial space to the west side of the building, using a limited number of windows of a compatible form and material. If new windows are added, they must be wood frame and sash, set in singles or pairs, and be in an historically accurate placement (see further comments in Section 6.7).
- Address site drainage issues through the provision of adequate drainage measures.

6.2. FORM, SCALE AND MASSING

The form, scale and massing of Ikeda Dry Goods should remain intact. The relationship of main floor to grade is a critically important character-defining element. Any work on the building must respect this setting, and overall height, with no upper additions to the heritage component. Work on the foundation should not affect the height (see Section 6.3).

Conservation Strategy: Preservation and Rehabilitation

- Preserve the overall form, scale and massing, including its height, with the removal of the 1987 addition.
- Preserve its historic orientation of main floor to grade.
- The historic exterior facades are to be preserved and rehabilitated.
- The east wall will require full reconstruction.
- For the exterior, if seismic interventions should be required to be installed, these are to be as minimally intrusive to the appearance of the building as possible.

6.3. FOUNDATION AND PERIMETER

The original front section of Ikeda Dry Goods has no foundation, the floor consisting of a poured-in-place concrete slab. The building requires a new foundation, and potentially any necessary seismic upgrades – this has been addressed on the west and east sides as of November 2025. New minimally invasive seismic interventions that might be required should be discreet and not be visible from the exterior and require the absolute minimal degree of removal of material. Any such materials removed must be inventoried and safely stored on a temporary basis and be reincorporated so as to not impact any character-defining elements.

It will be necessary to provide a report from a structural engineer, providing all relevant strategies and approaches to the proposed structural upgrades necessary to meet B.C. Building Code and any other municipal requirements. The structural engineer must work closely with the heritage consultant to ensure that any structural interventions are minimally invasive and do not conflict with any recommendations found in this report. Should there be any conflict then the issues will need to be addressed accordingly.

Conservation Strategy: Rehabilitation

- Rehabilitate the building with a new concrete foundation wall (west and east sides now complete) with seismic reinforcement and perimeter drainage.
- Consideration to be given to set the west side wall at a slightly higher placement above the ground. However, in order to retain the historic appearance as much as possible, the lower face of that wall (i.e. the "curtain") should extend below the top of the new foundation but retain enough height off the ground thereby reducing the degree of deterioration of low-set cladding due to water backsplash.
- Incorporate new drainage components for the perimeter.

6.4. CLADDING

The cladding of Ikeda Dry Goods should remain intact, with the exception of the east side, where the wall structure has deteriorated to a point where it cannot support the cladding that remains. Any removal of cladding should be minimized. Furthermore, the design of the hotel, detached from the heritage building, presents the opportunity to create a distinct division between old and new. The proposed removal of the later rear extensions will showcase the original rear of the building.

Repair or replacement may be necessary to select sections of the lowest portions of the cladding that may have deteriorated, particularly at the rear. The earliest cladding, set on the east side with some remaining on the original rear wall, is drop siding with a unique cove profile (hereinafter referred to as "coved wood siding").

This would normally be conserved. However, due to the poor structural condition of the east wall, with multiple rotted wall studs and no base remaining, along with Building Code requirements for non-combustible cladding on that side, the strategy, also a sustainability practice, is to remove the remaining drop siding on that east side: it should be carefully removed, stored and reincorporated elsewhere on the building provided it is in suitable condition.

The reincorporation strategy of the coved wood siding taken from the east wall is to apply it on the rear wall and repair any existing siding that is currently in situ behind the rear additions (see comments below). If any is left over, it can be incorporated into some aspect of the interior of the retail space. By using this approach, the rear wall will be distinguishable from the other two exposed sides (front and west side) with a historically accurate cladding.

In addition, cladding on the store front will need some repair and reinstatement, given that the wall area of the window surrounds will be slightly different with the restoration of windows on the store front (see Section 6.7 for further details).

The conservation approach to the rear face is, upon removal of the later building addition, to retain the original coved wood siding that is visible in the upper gable of the original building, **and which has been confirmed as extending down into the currently enclosed space and which now serves as an interior wall. It will be retained within that interior space, although it will not be visible.** The approach is to preserve, and repair where necessary, and if any deteriorated sections (currently not visible) need removing and restoration. The first option (as noted above) should be to use the salvaged coved wood siding from the east wall, since that is identical, or if this proves to be not possible due to its condition, the second option is to mill new siding to match the profile of the existing coved siding.

NOTE: The coved wood siding at the rear is intended to remain distinct from the lap siding retained or restored on the front and west side vis a vis width and profile. The coved siding at the upper rear is original, while the lap siding on the two street facing sides is a later addition covering the stucco cladding, which in turn covers the original coved wood siding, still in situ. This follows the principle of Standards and Guidelines to have interventions appear compatible yet distinguishable. <u>If it is feasible to retain and conserve the existing rear coved wood cladding, then the principle of achieving "compatible yet distinguishable" and conserving an original element will both be achieved</u>.

In many cases, a conservation approach to original intact cladding, such as that on the west side, would be to remove the multiple layers (i.e. stucco and lap siding) to expose, preserve and restore that original siding. However, since it is anticipated that this exercise would result in the total removal of all siding with a requirement for rain screening, insulation, etc., the removal of the lap siding and stucco is **not**

recommended. Furthermore, the lap siding on that side has already been noted as a character-defining element, and as such, it should be preserved. **However, should the cladding on the street facing sides be required to be removed at any time in the future, the walls should be re-clad with coved wood siding to match that of the rear.**

Conservation Strategy: Preservation, Rehabilitation and Select Restoration

- Preserve the cladding in its existing state, with minor repair and replacement of any components only where deterioration has occurred that is not repairable.
- Remove limited cladding from the store front and reinstate to cover the surrounds of the restored windows, such as the loading bay doors converted to a single or paired window (see Section 6.7). Removal of entire sections or faces of the cladding is not acceptable. Any replacement cladding must be milled to match the profile of the existing cladding.
- Preserve the original cladding on the rear, unless its condition warrants restoration, and where necessary, incorporate cladding from the east side. Only where necessary should new wood cladding milled, in which case it must match the existing rear cladding vis a vis width and profile.
- Remove the remaining cladding from the east side and original rear wall, and have it stored until a strategy is confirmed for its re-use on site, such as installation in the retail space or on the rear wall as a replacement to any deteriorated cladding (as noted above).
- The cladding on the west side, the wood lap siding, should be retained, conserved and restored where necessary.
- Any cladding necessary to address new window openings within the existing framing should match the profile of the other cladding on the west side, and be of wood, or at the rear, match that currently on that wall face.
- Future replacement of the cladding, if required, should be coved wood siding to match that on the rear wall.

6.5. CORNERBOARDS

The cornerboards of Ikeda Dry Goods should, for the most part, should be retained and repaired, primarily to address the compromised condition of the lower sections that have been exposed to repeated backsplash and moisture penetration. Any cornerboards removed in the past should be reinstated.

Conservation Strategy: Preservation and Restoration

- Preserve the cornerboards in its existing state, with select repair where necessary.
- Restore cornerboards to the storefront entry.

6.6. DOORS

The front door of Ikeda Dry Goods is an early feature of the building, likely dating back to the 1950s and should be retained and repaired where necessary. Given the strategy to restore a recessed entry to an earlier appearance, the store entry door will be set back to allow for that restoration. Should the front entry door need to be replaced for any reason in the future, then a new door should be replicated to match that of the earlier storefront vis a vis material, glazing and profile.

The west side loading doors, on the section closest to the street, are in a state of deterioration. (The second set of west side loading doors, further to the rear, are not part of the retention scheme.) Modification to the west side doors, with either a newer wood door with inset glazing (as single or paired), or single or double-set window in their place, is considered acceptable provided the overall form is not altered, the window(s) is (are) historically accurate (see Section 6.7) and the cladding matches that of the rest of the west side (see Section 6.4).

There is a new rear door proposed on the north wall, and on the inside (east-facing) wall of the retained c. 1930 addition. The former should be set where the original rear door was located, but if this is not feasible, then it should be set in a location that does not impact the setting of any restored windows at the rear. The latter does not require an exact placement as it is not replacing an existing door. The rear doors should be solid wood and provide inset glazing and/or a fixed transom above each of the doors.

A door schedule is provided (Figure 46).

Conservation Strategy: Preservation, Restoration and Rehabilitation

- Preserve the frames and trim of the store entry door.
- Repair the store entry door by removing inappropriate changes such as the lower plywood panel and various newer door hardware.
- Restore the store entry door to its earlier location, set back to create a small recessed entry.
- The paired loading doors facing First Avenue are proposed to be replaced by a single or paired glazed wood door (see Section 6.7).
- A single door can be added the rear face, while the rear extension, inside facing (east side), can have new but historically compatible windows and doors with a similar approach to the rear rehabilitation. Those doors should be solid wood, with either inset glazing or a transom.

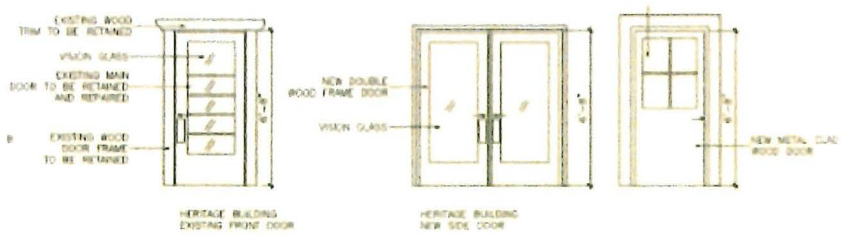


Figure 46: Door Schedule

6.7. WINDOWS, SILLS AND TRIM

The storefront windows of Ikeda Dry Goods should be rehabilitated to bring back to more of a pre-1950 appearance, with the simple recessed retail entry on Moncton Street and new windows to match or closely resemble the original.

The early storefront windows – namely those that existed prior to the mid-1950s, as seen in the photograph from around 1952 (Figure 20 of Section 2.2 and Figure 47) – were large plate glass with muntins creating a multi-pane effect and had strong vertical divisions (i.e. mullions). The wall surface below consisted of drop siding that appears to be similar or identical to the first layer of drop siding on the west and east walls, and which is still visible on the upper face of the rear wall. It is not known, however, if this is the original surface of the storefront base wall or whether that siding was taken from other locations on the building as part of repairs.



Figure 47: Magnified view of storefront windows and base wall from c. 1950. Source: City of Richmond Archives, Noel McConnell Fonds, Photograph 2012 62b.

These windows and storefront wall were removed sometime around the mid-1950s, and new and larger fixed picture windows were reinstated on a new wall face, with a reconfiguration of the entry so that it was brought forward flush with the front of the building. **Given the strategy to pursue a Heritage Revitalization Agreement (HRA) for this property to accommodate the proposed boutique hotel development at the rear, and relax certain provisions such as on-site parking and loading, a rehabilitation of the store front windows and base wall to the 1952 appearance is the recommended approach to achieve a higher degree of conservation as would otherwise not be the case under a non-HRA project.** Those rehabilitated windows should be designed with the same proportions, materials and divisions – mullions and muntins – and be of wood. In addition, the supporting wall face below those storefront windows should use that same profile drop siding.

In addition, new windows are an option on the First Avenue side. The rationale for this is that the exposed interior proves that there were originally at least two single-set windows on this side. In this case, windows, sills and trim must be wood frame and sash, with wood sills, and be modest in size. The existing as-found frames within the west wall should be used. The design, profile and proportions of all new windows on this side should be identical to the historical windows: appearing double-hung but with only the lower sash operable (i.e. single-hung). Since it is expected that these new windows will be required to have double-pane thermal units for energy performance, they should not have muntins in either sash. Likewise, for the one remaining multi-pane rear window currently set within an interior wall, that opening should be exposed as part of the rehabilitation. It should be restored to a single-hung wood frame and sash window to match the others on the west side and rear. The restored single-hung windows may or may not be operable.

Wherever possible, existing window openings should be used to incorporate a new window.

Conservation Strategy: Preservation and Rehabilitation (storefront) and Restoration (side facing and rear)

- Retain and where necessary, restore components of the storefront trim, window frames and sills based on archival evidence.
- The rehabilitation of the recessed entry will result in a window incorporated on either side of the door, along with small windows on the angled sides leading to the door. In addition, the storefront windows will comprise two sections divided by a prominent vertical mullion, with muntins to create three panes across the top with one vertical muntin extending down to the bottom to create two equally sized panes. The proportions of the angled entry – both the door and windows immediately adjacent – should match that as closely as possible to the images found in Figures 19 and 20 of this report.

Figure 48 serves as an illustration of the placement of mullions and muntins but is not scaled to proportions of the store front of Ikeda Dry Goods; a window schedule is provided as Figure 49.

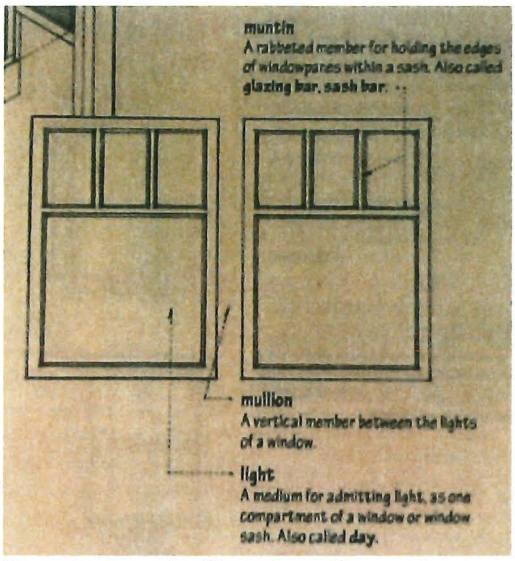


Figure 48: Example of how the mullions and muntins are to be restored (not to scale)

- All restored window components – frame, sash, trim, muntins and mullions – are to be wood.
- Restore new windows to the First Avenue side. The principle of new windows is to allow for a better exposure for the retail space to augment the storefront which has ample glazing for display purposes. For the new windows, the existing frames situated in the west wall must be used as the placement for single-set restored windows that have a double-hung appearance. The option remains to have only the lower sash operable, in which case they would be classified as "single-hung". In all cases the frame, sash, sill and trim must be wood. The new windows should not overwhelm the west side of the building, and by using existing openings, will match the historical siting and dimensions; this will ensure that the wood cladding remains the predominant design feature on the west side. They may be either operable or fixed, and muntins should not be used if double-glazing is required or proposed.
- Restore at least one of the existing window openings at the rear with a single-hung wood window (but with no muntins as per the comment above).

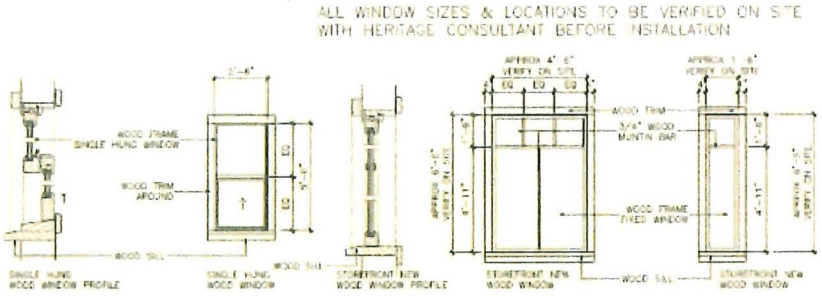


Figure 49: Window Schedule

6.8. CANOPY AND SIGNAGE

The original flat-roof canopy of Ikeda Dry Goods would have been considered a character-defining element, but it is not listed in the Statement of Significance since it is no longer visible; it is not known whether it is still in place within the framing of the current sloped-roof canopy. As such, the current canopy should be entirely removed due to its lack of contribution to character, and replaced with a light fabric awning that better expresses the early evolution of the storefront that had no canopy (as seen in photos from the 1940s through the early 1950s). This way, the truer historical appearance will be restored back while adequate weather protection for a shopping street will be in place. Full restoration of any wood cladding that may have been lost due to the canopy will be required with wood lap siding to match existing.

The placement of the awnings should be immediately above the storefront windows so as to not interfere with any restored signage.

The wrap-around sign, which was recently removed from the canopy due to concerns over its method of attachment and integrity, has been assessed further and determined to **not have heritage value** (and in any case, based on the canopy strategy, would not be possible to reinstate). However, further review has concluded that the historical blade signage (no longer in place) could be restored, **but this is not a required option** (Figure 50). If that option were chosen, now or in the future, the lettering, or business name, should be determined upon further review of all options; having it reinstated as "Drygoods" is the first option to consider, and while "Rays" could be substituted with some other name, "Drygoods" on the horizontal portion is the preferred approach.

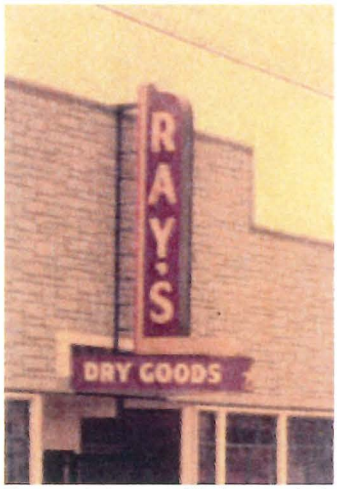


Figure 50: Historic blade sign design

Further assessment will be required to determine the design detail (i.e. the business name and style of lettering). In any case, the sign's illumination should be neon or LED equivalent, and the colour should match the rich red base of the earlier one.

Conservation Strategy: Rehabilitation (awning) and Restoration (wall face and signage)

- Remove the sloped-roof full-width canopy and restore the wall surface behind, to match existing wood lap siding.
- Install a light fabric awning set for pedestrian weather protection.
- A future option remains to restore a blade sign on the wall directly above the entry, illuminated with neon lettering or LED equivalent, to a form matching the 1940s appearance, and with the business name to be further determined.

6.9. PARAPET

The parapet of Ikeda Dry Goods should be retained and repaired.

Conservation Strategy: Rehabilitation and Restoration

- Retain and repair the face of the parapet, with restoration of cladding where damaged or deteriorated, with wood to match existing profile.
- Replace the existing flashing and pay particular attention to where the wall face meets the roof at the rear of the parapet, with installation of new flashing and any other protective components as necessary, in conjunction with the re-roofing (see Section 6.10).

6.10. ROOF, GUTTERS AND DOWNSPOUTS

The roofing, flashing, gutters and downspouts of Ikeda Dry Goods should be replaced with new and historically compatible components. As per the review by the Heritage Advisory Commission as part of this proposal, roofing material shall be cedar shingles.

Conservation Strategy: Rehabilitation

- Repair and replace deteriorated components of the roofing and associated components, including cedar shingles, with material and profile to be historically accurate.
- Cedar shingles should appear as natural, or if subjected to any treatment before installation, that must not affect the appearance.
- Replace any flashing, gutters and downspouts as necessary. Gutters shall be half-round profile.

6.11. CHIMNEY AND UTILITY POLE

The chimney of Ikeda Dry Goods should be replaced in full, as the concrete block currently in place is not original or period-appropriate. The restored chimney should be re-built with red brick and match the dimensions and height of the existing concrete block chimney, unless BCBC requires the height to match the roof peak. (Note: it will not be a functioning chimney, so the height may not be an issue.) The chimney should have a modestly corbelled brick edge at the top, on which would be placed a concrete cowl as similar as possible to the one seen in Figure 19, Section 2.2. of this report.

The utility pole should be removed, and unless a new pole is required to accommodate the connection of electrical or other services, it does not need to be replaced.

Conservation Strategy: Restoration (chimney); None (utility pole)

- Restore the original chimney using red brick as a period-appropriate material and have it set at the same width and the same or similar height.
- Have the design of the chimney include a corbelled top edge, and a modest cowl.
- Remove the utility pole and replace only if an alternative site or means of connection is not possible with the proposed rear extension.

6.12. COLOUR SCHEME

The existing colour scheme of the body (i.e. cladding) of Ikeda Dry Goods is not considered historically-appropriate. A minor adjustment to the body of the building, along with new historically-appropriate colours, are necessary for other areas such as trim, windows and doors.

Given the multiple layers of cladding over the original wood cove siding (stucco followed by lap siding), investigating any original layers of paint is challenging. As such, two options remain. One is to follow a historically-appropriate scheme using the reference to a white body with green trim, following the colours of the former Imperial Cannery. The challenge with this is interpreting exactly what those colours might be since there is no formal documentation. Second is to assess the colours on the original rear wall once it is exposed and conclude at that point in the project.

It is recommended that the initial colour scheme be as illustrated in Figure 51, with the option for further investigation of the colours on the rear wall as the project proceeds, with the option to revise the colour scheme once that takes place.

Conservation Strategy: Rehabilitation

- Restore a finish, hue and placement of colours that is historically appropriate to the heritage building. Further investigation of the paint on what is presumed to be the original siding on the rear wall (currently inaccessible) may provide the opportunity to conclude on a suitable and period-appropriate colour for the cladding as an alternative to the one proposed below.
- At present, the colour option is for the main body to be white, with green trim (Imperial Cannery colours) [14]. Further investigation of this may be necessary to determine the exact colour.
- The option remains for further investigation of any original colours that may still be in place on the enclosed rear wall (which is to be re-exposed as part of the rehabilitation). **Depending on what is discovered, if anything, this may lead to an updated strategy for colour examination and alteration to what is shown below.**
- Substitutions or matching of custom colours are to be reviewed by the heritage consultant. Test samples can be applied to the heritage building in advance of painting which will allow a review and approval in the field. This will become part of the final report by the heritage consultant verifying that all conditions for the conservation have been met.

[14] "Photo sparks memories of family-owned store", Letter from Al Kerfoot to *Richmond News,* July 2, 2022

ELEMENT	COLOUR	CODE	SAMPLE	FINISH
Siding (H1)	Classical White	SW 2829		Matte
Door and Window Trim, Fascia, Corner Boards (H2)	Pendrell Green	SW 2833		Semi-gloss
Window Sash (H3)	Gloss Black	SW 6258		Semi-gloss
Store entry door (H4)	Mellish Rust	None		Semi-gloss

Figure 51a: Proposed Colour Scheme[15]

The proposed colours, with code numbers as noted above and illustrated on Figure 51b, apply to those illustrations.

[15] See notes above regarding a potential second option for colour determination.



Figure 51b: Proposed Colour Scheme – All Elevations

6.13. ALTERATIONS OR INTERVENTIONS

The impact of development or site alterations and interventions call for some changes to the exterior of this building. The primary intervention introduced here, and elaborated in the following sections of this report, is the removal of the addition at the rear of the building – the later and larger one behind that comprises concrete block walls. This dates from 1987. More minor interventions include the removal of the canopy set on the storefront, which is not historically accurate or appropriate.

It will be imperative that there be no unforeseen negative impacts beyond these interventions and the rationale for the removal of these sections is elaborated on in the following sections of this report.

7. PROPOSED DEVELOPMENT – ALTERNATIVE AND MITIGATIVE STRATEGIES

The proposed development consists of the retention of the building in its original (i.e. 1924) form with the single addition at the rear from c. 1930, its exterior restoration, and development of a low-rise detached boutique hotel at the rear of the site. Overall, the scope of work on the heritage building that are to be retained in situ as part of the proposed HRA, and as elaborated on in the following sections of this report is to:

- Retain the exterior of the heritage building that comprises the original 1924 footprint and the c. 1930 addition, while setting it on a new foundation (west and east side foundation wall now complete);
- Undertake comprehensive restoration to the exterior and particularly the east side which has greatly deteriorated due to lack of maintenance;
- Remove the later rear addition, comprising the flat-roof concrete block construction dating from 1987.

The mitigative strategies involve:

- conserving the vast majority of the exterior, including restoration of the rear upon having it opened up with removal of the 1987 addition noted above;
- retaining as much of the original exterior cladding as possible;
- repairing and restoring any that is deteriorated beyond repair;
- restoring key elements such as reinstating the cedar shingle roof;
- the application of non-combustible cladding on the east side;
- implementing a commemoration plan.

The east side is almost impossible to see from the street, and code requirements based on extremely narrow spatial separation call for such a measure. The cladding on this side will need to resemble, but not mimic, the cladding on the opposite side. It will be lap siding with a similar profile.

7.1. ALTERNATIVE DEVELOPMENT APPROACHES

One of the alternative development approaches that was considered was the removal of the earlier c. 1930 addition, on the basis that it did not serve as a residence for the Japanese-Canadian family, Shizuma and Toshiko Miyashita and their four children. However, as explained in Section 2 of this report, it has been concluded by the writer of this report, more recently, that despite this space (on its own) not having served as a residence (described in records as a "four-room bungalow") for a family of six, records do show that some portion of the store, and most likely the east half of the building, including the storefront, served as a

dwelling. Therefore, while that c. 1930 rear extension is minimal in area (280 sq.ft.), it does express, to some degree, the evolution of this building not only as a store, but as an early residence for the Japanese-Canadian family who owned it and subsequently lost in 1942 as part of property seizure by the Canadian government. This rear extension served as an office or some kind of storage area for the business.

To conclude, over many decades, this site has had a number of uses along with accessory buildings, based on documented proof from Fire Insurance Plans and from the recollection of Casey Muir, nephew of previous owner, Norm Hooper (see Section 2.1.1). The rear extension is worthy of retention as an expression of the "story" and historic evolution of this site.

However, as a character-defining element, does create challenges and complications in the attempt to develop a low-rise detached boutique hotel at the rear, given the lack of space without looking at further relaxations. Primarily, this includes on-site parking and loading for the businesses.

Therefore, the option to develop the new building while retaining the rear extension requires full relaxation of those parking and loading requirements to zero, while attempting as best as possible to keep it detached from Ikeda Dry Goods, in order to fully meet *Standards and Guidelines for the Conservation of Historic Places*.

7.2. RESPECTING THE HERITAGE RESOURCE

The scope of work, as introduced in this section, brings a complete and integrated approach to a high level of conservation applying to Ikeda Dry Goods.

The building will remain in situ, including the c. 1930 rear extension. Its foundations require replacement to extend the life of this building substantially. With the exception of the east side, which requires full restoration of that wall and application of new cladding, the exterior will remain unchanged, with the only interventions being the addition of windows in locations where they existed previously, and retaining the dimensions of those same openings. It will undergo a minimal amount of work, pertaining primarily to repair of character-defining elements. The storefront will be restored to an appearance that is historically accurate, while the cladding on three of the four sides will be retained. Any repair work must match existing in terms of material and profile. Any components that have been replaced in the past and are not period-appropriate, such as the storefront awning, are to be restored back to those that are appropriate vis a vis material, profile and operation.

The work proposed includes aspects of preservation, restoration and rehabilitation as outlined in the *Standards and Guidelines,* and each standard is being met as outlined in the following table.

General Standards for Preservation, Rehabilitation and Restoration

Standard	Description
1	**Its intact and repairable character-defining elements are not to be substantially altered, removed or replaced.** *Comment: All elements will be carefully examined for condition and are to be replaced only where it is demonstrated that it is beyond repair.* **Location, as one of its character-defining elements, is to be retained.** *Comment: Ikeda Dry Goods will keep its orientation on Moncton Street and First Avenue and its setbacks intact, given that they are to be retained in situ.*
2	**Minimal changes have occurred over time, and where they have become Character-Defining Elements, will be retained.** *Comment: The changes that have occurred over time such as, on the west side, wood lap siding set over a layer of stucco, under which is the original cove drop siding, or the false front parapet, are to be preserved. Changes that have occurred over time which have not become character-defining elements, such as the solid loading doors on the west side, have the potential to be restored back to an appropriate appearance using period-appropriate materials such as wood frame and inset glazing. The later rear addition, which is not a character-defining element, is to be removed.*
3	**Adopt an approach calling for minimal intervention.** *Comment: This is the overall standard expected of this development. Only where materials have reached a point beyond repair shall they be restored through replication vis a vis appearance, profile and material. Where materials are in good condition, removal (and reinstatement) should only be done where cleaning, repair or other measures necessitate removal from the building.*
4	**Recognize a resource as a physical record of its time, place and use and do not create a false sense of history by adding other elements.** *Comment: The physical record of Ikeda Dry Goods is to be retained, no other elements from other historic places are to be incorporated, and no features from this property that previously did not co-exist are to be combined.*
5	**Find a use requiring minimal or no change.** *Comment: The historic and on-going commercial use, a Character-Defining Element of this building, is to be retained.*
6	**Protect and stabilize if necessary.** *Comment: The building will be protected for the duration of the work.*

Standard	Description
7	**Evaluate the condition of Character-Defining Elements to determine level of intervention required.** *Comment: As part of the proposed development, the condition of each Character-Defining Element is to be inventoried and assessed, with priority placed on repair, and replaced only if deteriorated.*
8	**Maintain Character-Defining Elements on an on-going basis.** *Comment: The conservation and rehabilitation consisting of both repair and restoration will ensure that Character-Defining Elements are retained and maintained under approved standards.*
9	**Make any intervention to preserve Character-Defining Elements physically and visually compatible with the existing. Document all interventions.** *Comment: Any interventions should comprise material to match while achieving a certain degree of subtle distinguishability, through design details. This would apply to the rear, in the case where exiting is required, and to the windows, which (based on the one remaining window set in the rear wall) appear to have been multi-paned upper and lower sashes. Since it is difficult to produce new double-glazed windows that keep an historically accurate muntin profile, the restored wood windows are to be simple double hung with no muntins. Documentation of the entire project shall be a key part of the works (the approved drawings forming the approved HRA) for future reference and on-going maintenance (see Section 8.3 of this Impact Statement).*

Additional Standards Relating to Rehabilitation

Standard	Description
10	**Repair rather than replace Character-Defining Elements.** *Comment: All elements will be carefully examined for condition and only where repair is not possible due to the condition, identical elements on the building will be used as a means to replicate to achieve an exact match. Due to the overall good condition of the exterior, this measure is not expected to be required, with the exception of the east side which will require non-combustible cladding.*
11	**Conserve heritage value and Character-Defining Elements when making any new additions, with the addition physically and visually compatible with, subordinate to and distinguishable from the historic place.** *Comment: No additions are proposed to the heritage building, and all exterior elements, with the exception of the later flat-roof addition, will remain intact.*
12	**Create any new additions so that the form/integrity of an historic place is not impaired if the new work is removed later.** *Comment: No additions are proposed to the heritage building.*

The planning objectives of the proposed development meet the general objectives for Preservation, Rehabilitation and Restoration as outlined in the *Standards and Guidelines*.

7.3. MINIMIZING IMPACT AND IDEAL DESIGN APPROACHES

Standards and Guidelines for the Conservation of Historic Places forms the basis for respecting the heritage resources and addressing impact and arriving at the ideal design approaches for this development.

The following points serve as the starting point for discussion of the proposed work.

1. The c. 1930 addition was not noted as a character-defining element in the original Statement of Significance prepared for the City of Richmond in 2000. However, through extensive study and new information brought forward, it has been determined that it does have value in expressing the evolution of the site, even if the original use of that particular rear extension is not certain. Together, with the larger store space, it combined historic uses of commercial and residential in housing some or all of the family that ran the Ikeda Drygoods business in the 1930s and up to 1942. Therefore, for the updated Statement of Significance prepared as part of this report, it has been identified as a character-

defining element. It has intangible value necessary to warrant its inclusion as a character-defining element and therefore its retention in the new development. **The value associated with an early Japanese-Canadian business is strongly tied to the main building (1924) and this addition (c. 1930).**

2. The chosen restoration period is the mid-century setting of the building, 1952, as per the values noted above.
3. The other component most impacted is the removal and reconstruction of the east wall, due to its deterioration and the requirement to meet current building code provisions. This wall will not be visible and therefore any such work on it will be minimized simply due to its orientation as an interior side wall.
4. As such, *Standards and Guidelines for the Conservation of Historic Places* specify, under Section 4.1.11, part 20, that it is recommended "to remove or alter non character-defining built features from periods other than the chosen restoration period." [16]
5. Nevertheless, this report presents some suggested design approaches to the surface treatments set between the heritage building and the boutique hotel, and commemoration or interpretation, that allow for this component to be recognized in order that the public may be educated on the evolution of the site as a business during the inter-war period.

These are elaborated on in Section 7.4 and 7.5 of this report.

7.4. METHODOLOGY FOR MITIGATING NEGATIVE IMPACTS

The impact of the proposal involves the removal of the later addition at the rear, an expansion in 1987 as a commercial business known at that time as Budget Appliances. This space likely served as an office or as storage for the business, which as an appliance sales and repair, required more space than the historic uses to accommodate a large number of household and major appliances.

The only impact on the heritage components (i.e. character-defining elements) involves new fenestration – doors and windows – and removal of cladding on the east wall that is highly deteriorated, structurally unsound and does not meet current building code requirements. Non-combustible cladding will be installed on a reconstructed wall, and as noted in Section 7.3, this will not be visible from the street. Nevertheless, the profile of the non-combustible cladding should closely match the profile of the lap siding elsewhere on the building.

In addition, it is imperative that the original drop cove siding, much of which still exists in the rear wall which is currently part of the interior space, and on the east wall is retained upon removal of the rear addition, provided that it is in suitable condition. Any deteriorated or missing parts must be restored using either the

[16] Standards and Guidelines for the Conservation of Historic Places, Parks Canada, 2010, p. 93

siding salvaged from the east site of the building, or by having new wood siding milled to match the original. Any remaining drop cove siding should be stored for any necessary future exterior repairs.

Finally, in order for the site to be fully understood and to have it serve as public awareness and education of the fuller history, it should be explained along with providing information on that removed component of the building as part of a commemoration or interpretive plan, in the form of a plaque or an information board (see Section 7.5 of this report for more details).

7.5. COMMEMORATION

A modest Interpretive and Commemoration Plan should be undertaken in recognition of Ikeda Dry Goods heritage values – primarily the historical and cultural significance. This has been expressed by the Heritage Advisory Committee in its recent review of this HRA proposal. It will serve to educate the public, and owners or tenants of the building, of the early importance of the site and its ties to the development of Steveston as a community strongly tied to the fishing industry and its earliest owners.

The Interpretive panel or plaque is proposed to be placed on site: the indentation of the building's footprint towards the rear is the recommended location, which will make it easy to locate and allow for public viewing. As a freestanding plaque set close to the west wall, facing First Avenue, it will avoid having it attached to the wall and thereby preventing any damage by attachment hardware, and allow for free access to repair and service that wall whenever necessary (Figure 52).

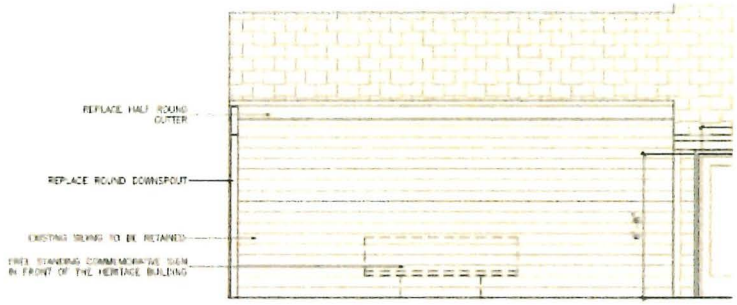


Figure 52: Proposed location of free-standing commemorative panel facing First Avenue

The Interpretive panel should focus on key information that would be of interest to the public, drawing from the values expressed in the Statement of Significance. It should be designed in a way that draws a potential reader in to uncover the story of

Ikeda Dry Goods. If it is an interpretive panel, it should use colour, titles, graphics (archival photographs, maps or drawings) and text that is attractive and dynamic, using variable font sizes and styles. Multiple panels are an option, but if a single panel is large enough to accommodate the graphics and text, then that should be the preferred approach.

In order to have an effective Interpretive Plan, maintenance and repairs need to be performed. Over time the information may need to be updated and improved. Whether this is the responsibility of the building owner, or the municipality, and who bears the costs, will need to be determined. Nevertheless, a Section 219 covenant is recommended to be placed on title that allows for maintenance and updating. This could be made a condition of final approval.

8. MAINTENANCE PLAN

Given the proposal to preserve and rehabilitate Ikeda Dry Goods, a maintenance plan ensures that the objectives of long-term legal protection can be met and monitored. An overall maintenance plan should include provisions for:

- Terms of reference for maintaining the building through any management or maintenance contract(s);
- Regular scheduling of work, and clearly defining what components are repetitive (i.e. monthly or annual, for the same elements) or singular one-time focused or broad-based (i.e. throughout the building)
- Clarifying what work is required immediately and what work is planned further and under what timelines;
- Owner's records of all maintenance procedures;
- Drawings and photos of the building for either the owner or maintenance/ management contractor.

The owner should retain the plan for future reference. It will ensure the long-term integrity of Ikeda Dry Goods and be in keeping with the provisions of the Steveston Heritage Conservation Area. Regular upkeep combined with good standards of workmanship and materials is the guiding principle of a comprehensive and well-executed maintenance plan.

8.1. MAINTENANCE GUIDELINES

A maintenance schedule is critical to any Conservation Plan. Short-term and long-term targets need to be set for each element. A building that has undergone a higher degree of renovation, replication or repair is equally prone to the need for maintenance as compared to a building that has had more components retained and conserved. In particular, any errors or weaknesses in material or method should be

identified in the early stages and corrected where necessary, so that accelerated deterioration does not take place.

Regularly scheduled maintenance ensures the longevity of any element, whether wood, stone, brick or other material. Water is essential to manage, as it is the singularly the most invasive and damaging to any building. Other forces such as sun-exposed wall faces, wind, ice and vermin affect building elements and the while the cost of maintenance on a regular basis may seem high, putting off this work inevitably leads to greater costs to restore, particularly for heritage buildings that often contain materials that are expensive, in short supply or need to be custom made.

8.2. REQUIRED PERMITS

The type and degree of permitting depends on the municipal requirements as commonly outlined in general or heritage-specific requirements-of-maintenance by-laws, or in policy or other by-laws or guidelines.

As part of the development, a Heritage Revitalization Agreement (HRA) will be necessary to address the variances required as part of the addition of a detached boutique hotel at the rear of Ikeda Dry Goods. The HRA will include items such as height, density and any other by-law provisions that need to be addressed as a result of this unconventional development. A Public Hearing will be necessary as part of the approval process.

Future exemptions for more minor work (i.e. repair, re-painting in existing colours) may be possible, (subject to confirmation from the City of Richmond Planning Department) but in most cases, as Ikeda Dry Goods is in a Heritage Conservation Area, a Heritage Alteration Permit, either stand-alone or in conjunction with another permit (e.g. Development, Sign, Building) may be required for exterior alterations.

8.3. ROUTINE, CYCLICAL AND NON-INVASIVE CLEANING

By undertaking work on a routine basis, a sensitive approach to the cleaning treatment is the more likely outcome since dirt or other damage will not have had as much time to build up. The principle of any cleaning should be in accordance with *Standards and Guidelines for the Conservation of Historic Places* which specifies the gentlest means possible. In cases where the removal of dirt and other material is necessary on stucco, concrete or wood, a soft bristle brush without water is best, sweeping away the loosened material. The recommended approach for elements that require a more intensive cleaning is to use a soft bristle brush with warm water and a mild detergent. Pressure washing, sandblasting or any abrasive cleaning should not be used under any circumstances.

8.4. REPAIR AND REPLACEMENT OF COMPROMISED MATERIALS

Repair, reinstatement and replacement of material on Ikeda Dry Goods must conform with those established under the *Standards and Guidelines for the Conservation of Historic Places in Canada.* The heritage building's character-defining elements, those characteristics that contribute to the tangible heritage value, such as materials, form and configuration, must be conserved. This draws from the following principles:

- Minimal intervention must be a goal, and any intervention must be the least intrusive and gentle means possible;
- Character-defining elements must be repaired and reinstated, rather than replaced, wherever possible;
- Repair may involve anything from the removal and cleaning or simple refinishing to extracting extensively deteriorated, decayed or missing material and reinstalling the same but with in-kind material to match existing, and using recognized conservation methods;
- Repaired or replaced material must be physically and visually compatible with the historic place.

8.5. INSPECTIONS AND INFORMATION FILE

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule, addressing all aspects of Ikeda Dry Goods including exterior and site conditions. From this inspection, a report should be compiled that will include notes, sketches, and observations and to mark areas of concern, for example, cracks, staining and rot. The report need not be overly complicated, but must be thorough, clear and concise. Issues of concern, from the report, should be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections.

The owner of Ikeda Dry Goods should retain an information file where inspection reports can be filed. This file should also contain the Log Book that itemizes problems and corrective action. Additionally, this file should contain the HRA, building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available to the owner(s), which will aid in determining appropriate interventions when needed. This information file should be passed along to any subsequent owner(s). The file would include a list outlining the finishes and

materials used. The building owner should keep on hand a stock of spare materials for minor repairs.

The maintenance Log Book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past, and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

A full record of these activities will help to plan for future repairs and provide valuable information in the overall maintenance of the building and will provide essential information for the longer-term and serve as a reminder to amend the maintenance and inspection activities on an as-needed basis.

8.6. EXTERIOR MAINTENANCE

The most potentially damaging element to heritage buildings is water, including frost, freezing and thawing, and rainwater runoff including pipes and ground water. Animal infestation is a secondary concern. Ikeda Dry Goods, as a single storey building with no basement, is at risk of both of these occurring without on-going and regular maintenance.

The most vulnerable part of any building is the roof, where water can enter in without warning. Roof repair and renewal is one of the more cost-effective strategies. Any leak, however minor it might be, needs to be taken seriously and may be a sign that other areas are experiencing the same, or that a more significant leak or water entry is imminent.

The following checklist contains a wide range of potential problems specific to Ikeda Dry Goods such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

Exterior Inspection

Site and Foundation

- ☒ Does water drain away from the foundation?
- ☒ Is there back-splash occurring?
- ☒ Is there movement or settlement of the foundation as illustrated by cracks or an uneven surface?
- ☒ Is there any evidence of rising damp?

Wooden Elements
- ☒ Are there moisture problems present?
- ☒ Is any wood in direct contact, or extremely close to, the ground?
- ☒ Is there any evidence of insect infestation?
- ☒ Is the any evidence of fungal spread or any other type of biological attack?
- ☒ Does any wood appear warped or cupped?
- ☒ Does any wood display splits or loose knots?
- ☒ Are nails visible, pulling loose or rusted?
- ☒ Do any wood elements show staining?

Exterior Painted Materials
- ☒ Is the paint blistering, peeling or wrinkling?
- ☒ Does the paint show any stains such as rust, mildew or bleeding through?

Windows
- ☒ Is any glass cracked or missing?
- ☒ Does the putty show any sign of brittleness or cracking, or has any fallen out?
- ☒ Does paint show damage by condensation or water?
- ☒ Do the sashes operate easily or if hinged do they swing freely?
- ☒ Does the frame exhibit any distortion?
- ☒ Do the sills show any deterioration?
- ☒ Is the flashing properly shedding water?
- ☒ Is the caulking connection between the frame and cladding in good shape?

Doors
- ☒ Are the hinges sprung or in need of lubrication?
- ☒ Are the latches and locks working freely?
- ☒ Is the sill in good shape?
- ☒ Is the caulking connection between the door frame and cladding in good shape?
- ☒ Is the glazing in good shape and held securely in place?
- ☒ Is the seal of the door in good shape?

Gutters and Downspouts
- ☒ Are any downspouts leaking or plugged?
- ☒ Do the gutters show signs of corrosion?
- ☒ Are there any missing sections of downspouts and are they securely connected to the gutters?
- ☒ Is the water being redirected away from the building to either in-ground drainage or rainwater catchment?

Roof

- ☒ Are there water blockage points?
- ☒ Is the leading edge of the roof wet?
- ☒ Is there any sign of fungus, moss, birds, vermin, insects, etc.?
- ☒ Are the shingles showing any advanced sign of weathering such as curling or exposure of sub-surface?
- ☒ Are any shingles loose or missing?
- ☒ Are the flashings well set?
- ☒ Are any metal joints or seams sound?
- ☒ Is there any water ponding present?

8.7. FINAL REPORT

The heritage consultant will submit a final report to the project manager as part of any necessary final clearance(s) on permit(s) for Ikeda Dry Goods. The report will summarize how the work performed, in conjunction with those permits, corresponds to the direction given in the Conservation Plan and whether there are any deficiencies to be addressed.

9. APPENDICES

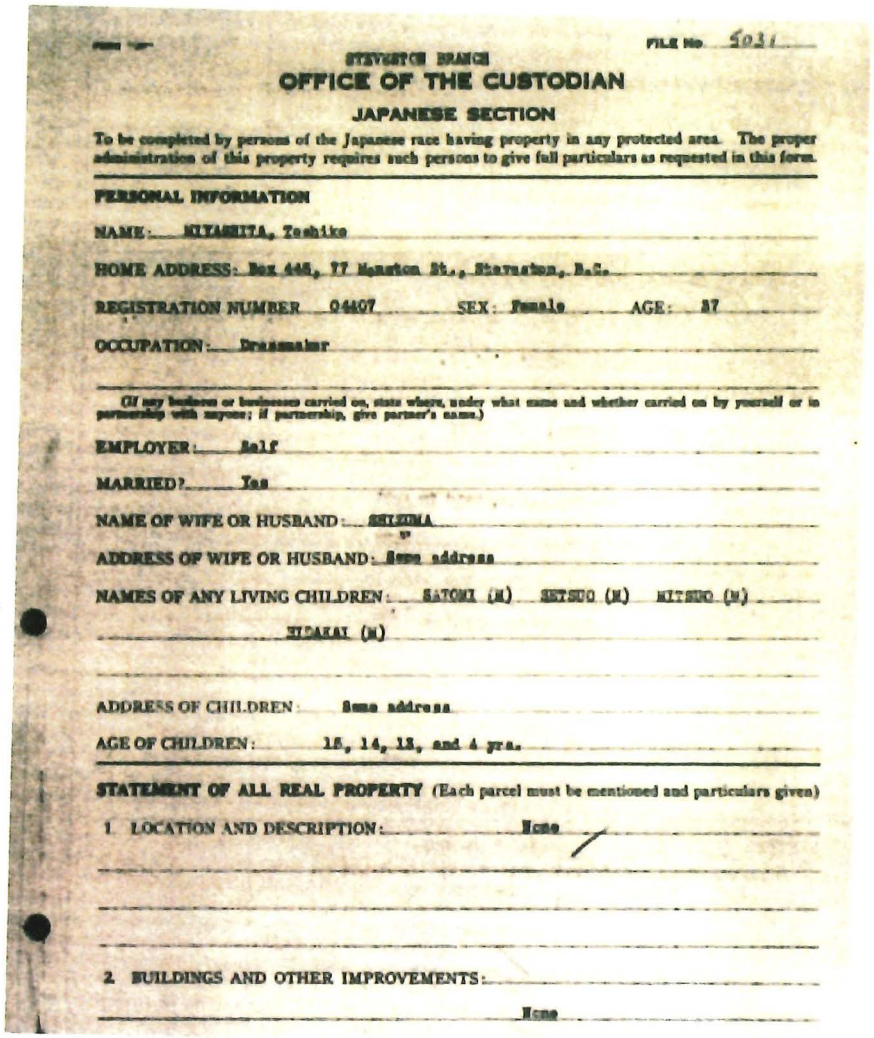
9.1. BIBLIOGRAPHY

- *Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada, Second Edition, 2010

9.2. VITAL STATISTICS, NEWSPAPER ARTICLES AND OTHER RECORDS

- "Photo sparks memories of family-owned store", *Richmond News,* July 2, 2022
- Letter from Norm Hooper to City of Richmond dated May 12, 2009
- Landscapes of Injustice, University of Victoria – Personal information
  - Tsyutayo Ikeda, Custodian Identification No. 5030. Born July 1, 1915, housewife and sewing student, family includes Sue Yoshioka (mother), Kiyemon Yoshikoa (father), Teruhiko Ikeda (husband), home address is 77 Moncton Street, Steveston, forcibly uprooted to Picture Butte, Alberta
  - Teruhika Ikeda, Custodian Identification No. 3624. Born January 5, 1903, skipper and fish packer employed by Nakamura Fish Packers, family includes Isune Ikeda (mother), Kaijiro Ikeda (father), Tsutayo Ikeda (wife), home address is Moncton Street (no number given), Steveston, forcibly uprooted to Picture Butte, Alberta
  - Toshiko Miyashita, Custodian Identification No. 5031. Born June 5, 1904, self-employed dressmaker, family includes Tsune Ikeda (mother), Kijiro Ikeda (father), Shizuma Miyashita (husband), Satomi (son), Setsuo (son),

Mitsuo (son) and Hideaki (son). Home address is listed as P.O. Box 445, 77 Moncton Street, Steveston. Forcibly uprooted to Lethbridge, Alberta and Picture Butte, Alberta. Statement of all property, etc. – see images below



STEVESTON BRANCH FILE No. 5031

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: KIYASHITA, Yoshiko

HOME ADDRESS: Box 445, 77 Moncton St., Steveston, B.C.

REGISTRATION NUMBER 04407 SEX: Female AGE: 37

OCCUPATION: Dressmaker

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: SEIZUMA

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: SATOMI (M) SETSUO (M) MITSUO (M) HIDAKAI (M)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 18, 14, 13, and 4 yrs.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling house at Box 448, 77 Moncton St., Steveston, B.C.

2. LANDLORD'S NAME AND ADDRESS: Brother, D.T. IKEDA

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: $25 per month, paid in full

4. STATE WHEREABOUTS OF LEASE: None

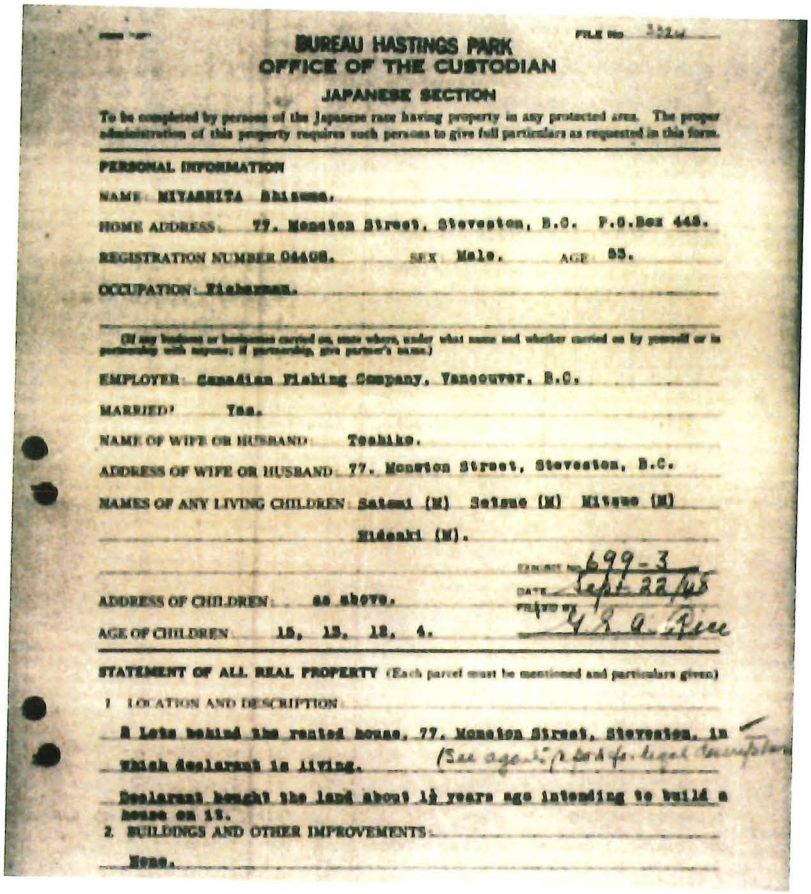
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None

- Shizuma Miyashita, Custodian Identification No. 3324. Born August 31, 1888. Fisherman, family includes Toshiko Miyashita (wife), Satomi (son), Setsuo (son), Mitsuo (son) and Hideaki (son). Home address is listed as 77 Moncton Street, forcibly relocated to Picture Butte, Alberta. Statement of all property, etc. – see images below



BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MIYASHITA Shizuma.

HOME ADDRESS: 77. Moncton Street, Steveston, B.C. P.O.Box 445.

REGISTRATION NUMBER 04408. SEX: Male. AGE: 53.

OCCUPATION: Fisherman.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Canadian Fishing Company, Vancouver, B.C.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Toshiko.

ADDRESS OF WIFE OR HUSBAND: 77. Moncton Street, Steveston, B.C.

NAMES OF ANY LIVING CHILDREN: Satomi (M) Setsuo (M) Mitsuo (M) Hideaki (M).

CONTRACT No. 699-3
DATE Sept 22/45
PREPARED BY [illegible]

ADDRESS OF CHILDREN: as above.

AGE OF CHILDREN: 15, 13, 12, 4.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

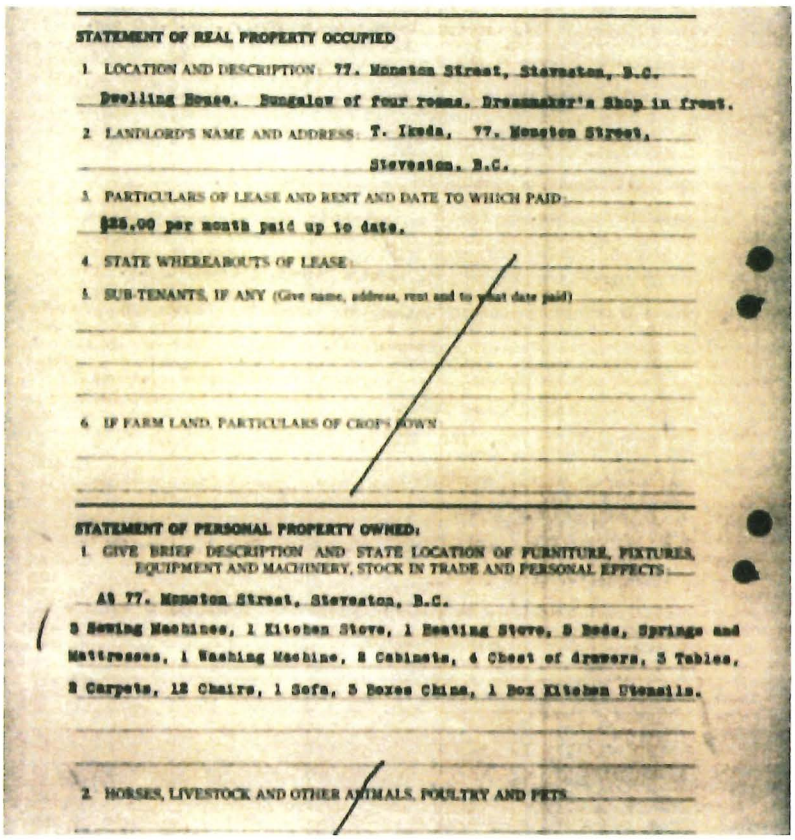
1 LOCATION AND DESCRIPTION:

2 Lots behind the rented house, 77. Moncton Street, Steveston, in which declarant is living. (See agent's p[illegible] for legal description)

Declarant bought the land about 12 years ago intending to build a house on it.

2. BUILDINGS AND OTHER IMPROVEMENTS:

None.



STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 77. Moncton Street, Steveston, B.C.
Dwelling House. Bungalow of four rooms. Dressmaker's Shop in front.
2. LANDLORD'S NAME AND ADDRESS: T. Ikeda, 77. Moncton Street, Steveston. B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
$25.00 per month paid up to date.
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS GROWN

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS
At 77. Moncton Street, Steveston, B.C.
3 Sewing Machines, 1 Kitchen Stove, 1 Heating Stove, 3 Beds, Springs and Mattresses, 1 Washing Machine, 2 Cabinets, 4 Chest of drawers, 3 Tables, 3 Carpets, 12 Chairs, 1 Sofa, 5 Boxes China, 1 Box Kitchen Utensils.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

9.3. CITY DIRECTORIES AND ASSESSMENT RECORDS

- City Directories for BC Towns, Steveston, VPL Special Collections (1922-1942)
- Municipal Assessment Roll Records (1914-1921), City of Richmond Archives

9.4. MCLEAN HERITAGE PLANNING AND CONSULTING – CURRICULUM VITAE

Highlights of Qualifications

Drawing from 26 years of experience in public sector heritage planning and land development with the City of Surrey and City of Vancouver, Hugh McLean established his heritage consultancy in 2021. He serves clients in the public and private sector, and prepares reports covering a range of heritage scenarios: evaluating a building for addition to a heritage register, values-based historic research and architectural assessment as part of Statements of Significance, assessment of building condition and preservation strategies, restoration and rehabilitation as part of Conservation Plans, and higher-level strategies for potential incentives using an array of planning tools including legal protection and agreements. This requires interest-based negotiation to achieve heritage conservation, and familiarity with and application of, relevant legislative provisions, policy, zoning, guidelines and *Standards and Guidelines for the Conservation of Historic Places*.

Consultancy Project Summary (partial) – 2021-2024
Principal, McLean Heritage Planning and Consulting

- **City of White Rock, Statements of Significance.** Preparation of three SoS's for city-owned heritage resources – White Rock/P'Quals, The Pier, Train Station.
- **City of Chilliwack, Heritage Interest Inventory Review:** Assess current heritage buildings and update as a first step towards creating a Heritage Register
- **1483-1491 Carlton Street, Halifax, NS:** Heritage Impact Statement to determine the appropriate degree of retention for two historic buildings as part of a multi-use commercial-residential tower development
- **203 Pembina Street, New Westminster:** Conservation Plan for a historic oak tree proposed to be retained as part of a new residential development
- **86 Ochterloney Street, Dartmouth, NS:** Heritage Impact Statement to determine the appropriate degree of retention for two historic buildings and rationale for removal of one other building as part of a multi-use commercial-residential tower development
- **3560 Moncton Street, Richmond:** Design Consultation for a new multi-use development situated in the Steveston Heritage Conservation Area
- **Duncan City Hall, 200 Craig Street, Duncan:** Conservation Plan and Roof Replacement Strategy as part of seismic upgrades, window restoration and slate roof replacement
- **Elmwood Hotel, 5185 South Street, Halifax, NS:** Heritage Impact Statement for the "best practices strategy" to determine the appropriate degree of higher-density redevelopment and conservation in the context of Halifax's "Old South Suburb" Heritage Conservation District
- **Sandwick Manor, 276 Sandwick Road, Courtenay:** Heritage Strategy Report to assess potential incentives and planning tools to conserve a historic house within a commercially-zoned area

- **Frome Residence, 228 Thrift Street, Coquitlam:** Heritage Assessment for a single-family house situated in the historic area of Maillardville
- **Anglican Church of the Epiphany, 10553 148 Street, Surrey:** Heritage Assessment of a church including reincorporation of select character-defining elements into a new development
- **Mackenzie Residence, 5418 184 Street, Surrey:** Heritage Interiors Study, with recommendations to maximize the conservation of the interior elements of this legally-protected house
- **Dolman Residence, 1611 Cedar Crescent, Vancouver:** Heritage Assessment of proposed exterior rehabilitation to a legally-protected residence within the First Shaughnessy Heritage Conservation Area
- **Cobalt Hotel, 917 Main Street; Angeles Rooms, 927 Main Street, Vancouver:** Statements of Significance for two SRO buildings in the Downtown Eastside

Previous Experience

2001 to 2006; 2008 to 2020: Heritage Planner, Planning, Urban Design and Sustainability, City of Vancouver

- Negotiation of Heritage Revitalization Agreements and heritage designation as part of development applications, with incentives based on merits of restoration, adaptive re-use and financial analysis; presentation of reports to Council at Public Hearing
- Managing all aspects of Statements of Significance (SoS) with staff and heritage consultants, chair of the SoS/VHR Subcommittee; management of heritage SoS projects including RFP and contracts, securing provincial funding, coaching of consultants
- Oversee the upgrade to the City of Vancouver's Heritage Register Evaluation system
- Coordination with Province to place Statements of Significance on Canadian Register
- Management of Transfer of Density database, By-law updates and Heritage Register database
- Design of biennial Heritage Awards program
- Liaison to Heritage Commission, Gastown Planning Committee and Shaughnessy Design Panel
- Issuance of heritage alteration permits including conditions for heritage clearance
- Management of plaque program, updates to heritage website, administrative bulletins

2006 to 2008: Planner, Central Area Planning, City of Vancouver

- Design and implementation of a consultant's historical/cultural review of Paueru Gai (Powell Street) in the context of themes, community values, potential for zoning incentives, including community outreach and development of an interactive website
- Department representative to Oppenheimer Park planning process
- Policy and ODP review for Downtown Eastside and review and input on local initiatives such as the new Strathcona Library

1994 to 2001: Planner, City of Surrey

- Project management of rezoning and subdivision applications including negotiation of Heritage Revitalization Agreements as the staff member responsible for the heritage program
- Updated heritage, transportation and parks provisions of the Official Community Plan
- Established Surrey's Heritage Register: evaluation of buildings and owner consultation

Other Relevant Roles

Vancouver Heritage Foundation Granting Committee, 2013 to present
Collaborator – Landscapes of Injustice, University of Victoria, 2013 to 2020
Board Member, BC Association of Heritage Professionals, 2019 to present

Education

Master of Arts, Community and Regional Planning
University of British Columbia, 1988

Bachelor of Environmental Studies, Urban and Regional Planning
University of Waterloo, 1984

Professional Membership

Full Member - Canadian Institute of Planners / Planning Institute of British Columbia
Professional Member - Canadian Association of Heritage Professionals

Awards

Canadian Institute of Planners, Murray Zides Award for Planning Excellence
Grand Prize - City of Surrey Official Community Plan, 1997



[redacted]

APPENDIX 3

FORM OF CERTIFICATION OF COMPLIANCE

Date: _____

City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1
Attention: Director, Development,
Planning and Development

Re: Heritage Revitalization Agreement for 3831 Moncton Street

I hereby give assurance that I have fulfilled my obligations for field review in relation to the captioned property as set out in the Heritage Revitalization Agreement dated _____, 2026 between the City of Richmond and 1359161 B.C. Ltd. (Bylaw No. 10741) (the "**Heritage Revitalization Agreement**"), and that the Conservation Work, as defined therein, has been substantially completed. I confirm that the architectural components of the work comply in all material respects with the requirements of Appendix 2 (Conservation Plan) of the Heritage Revitalization Agreement.

This letter is not being provided in connection with Part 1 of the British Columbia Building Code but in connection only with the requirements of the Heritage Revitalization Agreement.

_____
Heritage Professional's Name

_____
Address

_____
Telephone Number

_____
Email Address

Signature or Seal:

APPENDIX 4

PLANS

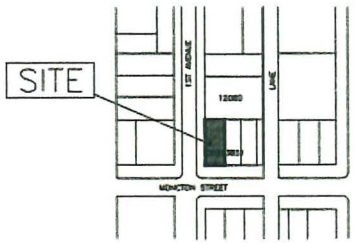
(see attached.)

PROPOSED DEVELOPMENT AT 3831 MONCTON STREET, RICHMOND, BC

SCOPE: CONSERVATION OF AN EXISTING HERITAGE BUILDING, WITH A HOTEL ADDITION AT THE BACK OF THE SITE

DEVELOPMENT DATA

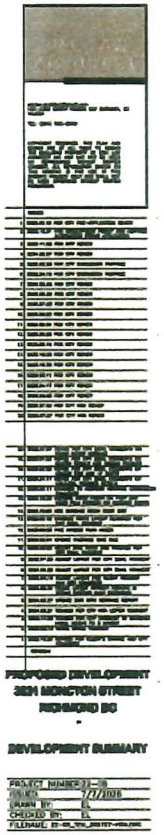
(A) CMC ADDRESS:	3831 MONCTON STREET, RICHMOND BC	
(B) LEGAL DESCRIPTION:	LOT 18, SEC 10 BLK 3N, RG 7W NWP 249	
(C) LOT AREA:	409 SM 4,403 SF	
(D) ZONING USE	CSR CURRENT ZONING (CS2)	PROPOSED BUILDING
(E) FLOOR AREA RATIO	1.0 409 SM (4,403 SF)	1.2 TOTAL FAR AREA: 490.7 SM (5282 SF) (VARIANCE REQUIRED) HOTEL FAR AREA: 379.4 SM (4084 SF) (10 SLEEPING ROOMS) RETAIL IN HERITAGE BLDG 111.3 SM (1198 SF)
(F) BUILDING COVERAGE: (G) BUILDING HEIGHT:	100% 9M (2 STOREY)	80.5% (3542 SQ. FT.) NEW HOTEL 11.8M (3 STOREY) (VARIANCE REQUIRED) EXISTING HERITAGE BUILDING 1 STOREY
(H) SETBACK:	NO REQUIREMENT	SOUTH SIDE (MONCTON ST): NIL NORTH SIDE: 0.05m WEST SIDE (1ST AVE): NIL EAST SIDE: 0.05m
(I) PARKING:	HOTEL ROOM = 10 1 CAR PER 2 GUEST SLEEPING ROOMS = 5 CARS RETAIL (HERITAGE BUILDING) 111.3 SM 3 CARS PER 100 SM = 4 CARS TOTAL REQUIRED = 9 CARS 33% REDUCTION ALLOWED IN STEVESTON AREA= 3 REDUCTION TOTAL REQUIRED = 9-3= 6 CARS	NIL [VARIANCE REQUESTED IN ORDER TO RETAIN HERITAGE BLDG]
(J) LOADING	ON SITE LOADING NOT REQUIRED FOR STREET LOADING ZONE WITHIN 50M OF SITE	NIL (STREET LOADING ZONE IN FRONT OF BUILDING ON MONCTON STREET)
(K) BICYCLE	HOTEL CLASS 1 0.27 PER 1000SM = 1 RETAIL CLASS 1 0.27 PER 1000SM = 0.3	CLASS 1: 2 BIKE
	HOTEL CLASS 2 0.27 PER 1000SM = 1 RETAIL CLASS 2 0.4 PER 100 SM = 0.4	CLASS 2: 6 BIKE



NORTH 1 LOCATION MAP
NTS



HRA 23-016568

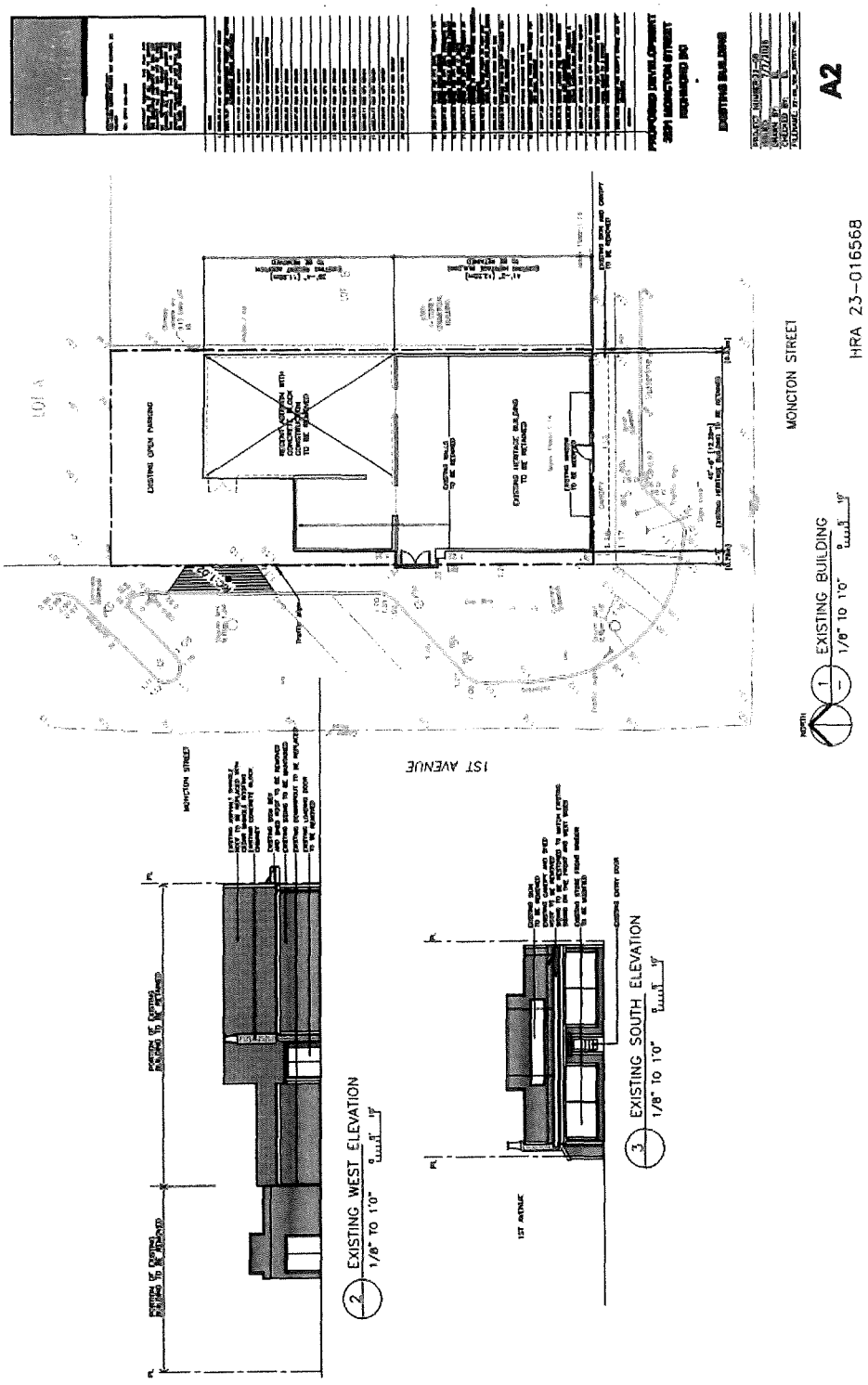


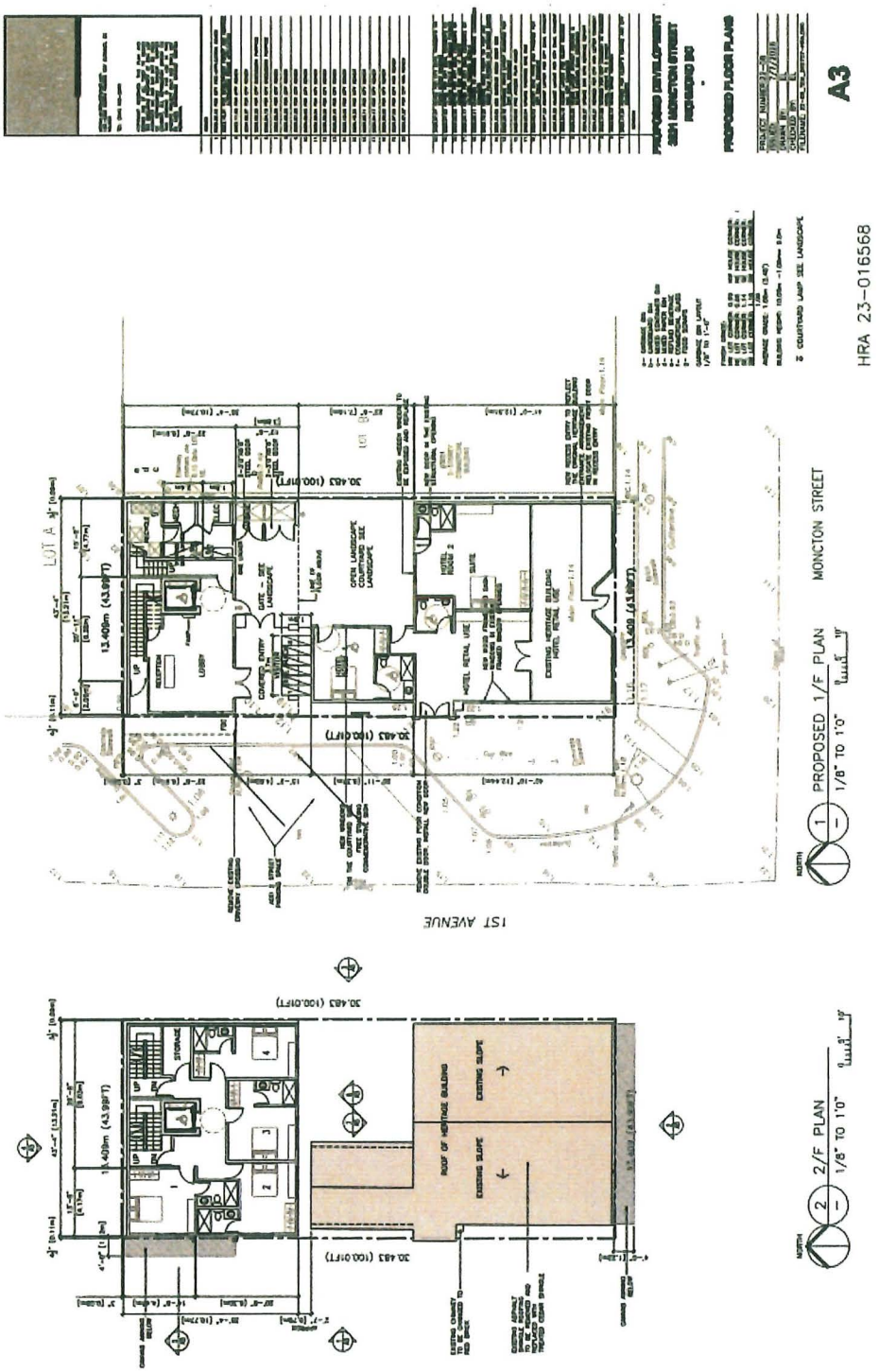
PROPOSED DEVELOPMENT
3831 MONCTON STREET
RICHMOND BC

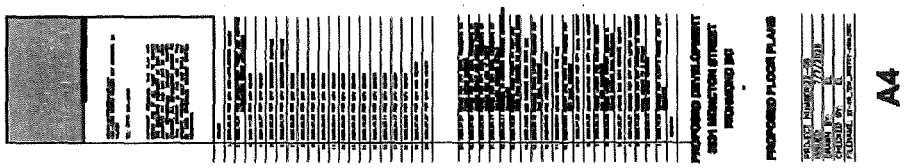
DEVELOPMENT SUMMARY

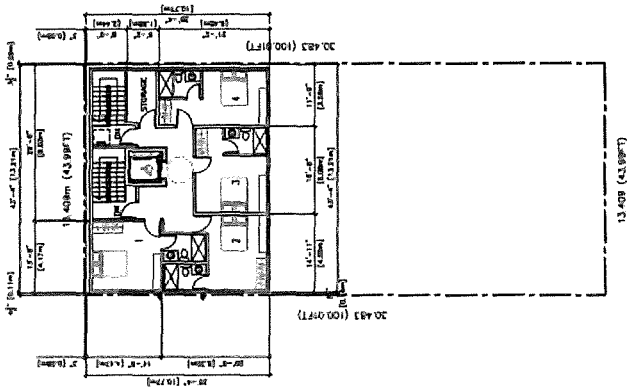
PROJECT NUMBER: 23-16
DATE: 7/7/2023
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 23-16_3N_MONCTON-HRA.DWG

A1

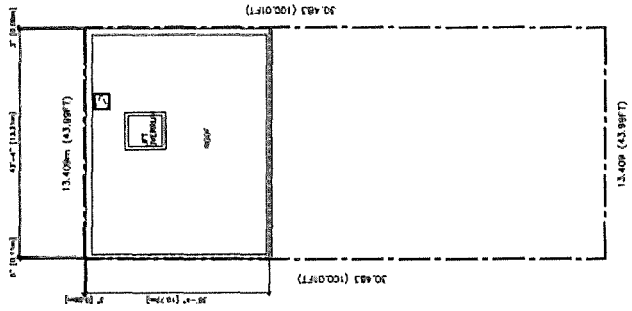

A2
HRA 23-016568
MONCTON STREET
1ST AVENUE
1 EXISTING BUILDING
1/8" TO 1'0"
2 EXISTING WEST ELEVATION
1/8" TO 1'0"
3 EXISTING SOUTH ELEVATION
1/8" TO 1'0"


A3
HRA 23-016568
PROPOSED 1/F PLAN
1/8" TO 1'0"
MONCTON STREET
1ST AVENUE
2/F PLAN
1/8" TO 1'0"

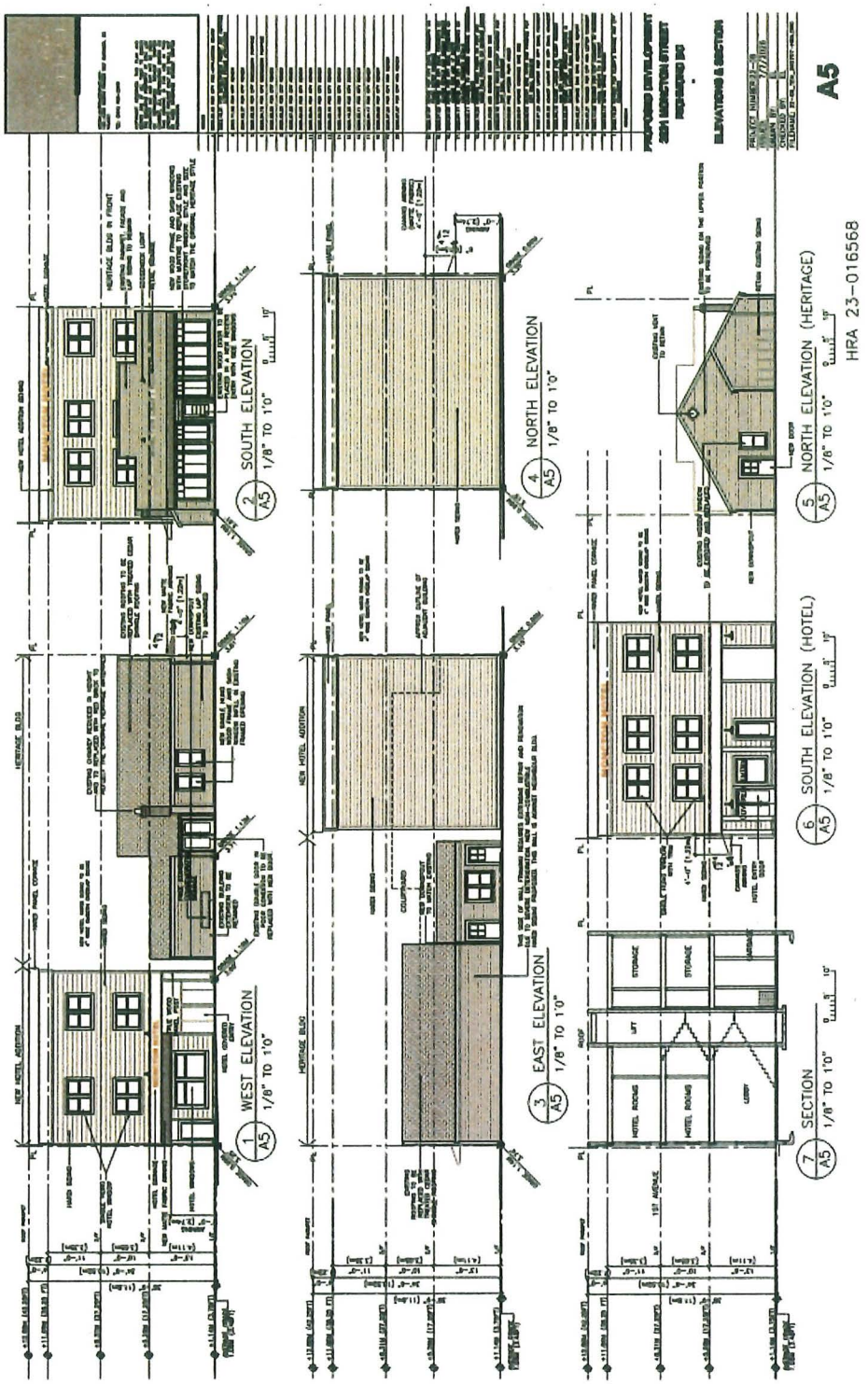


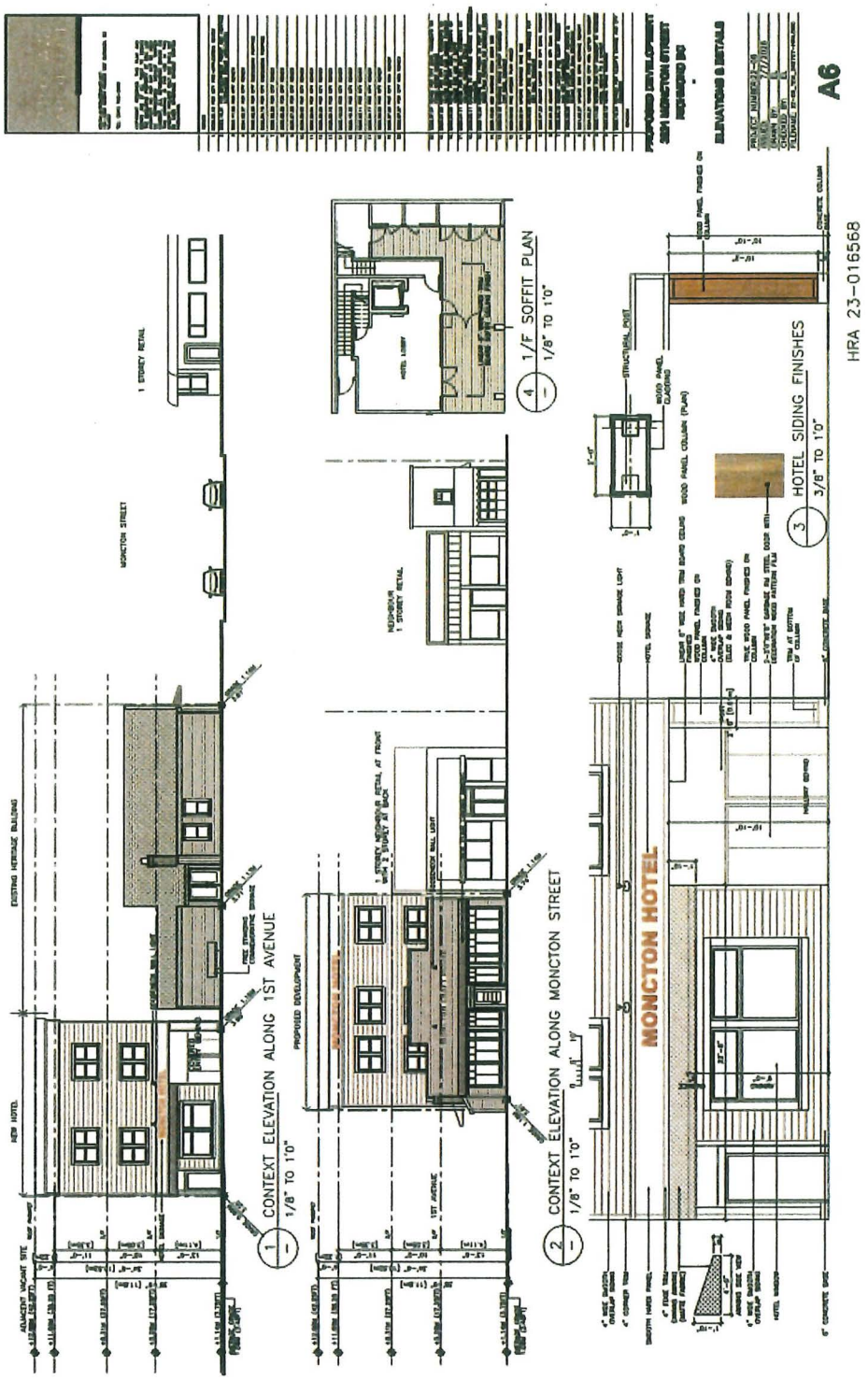


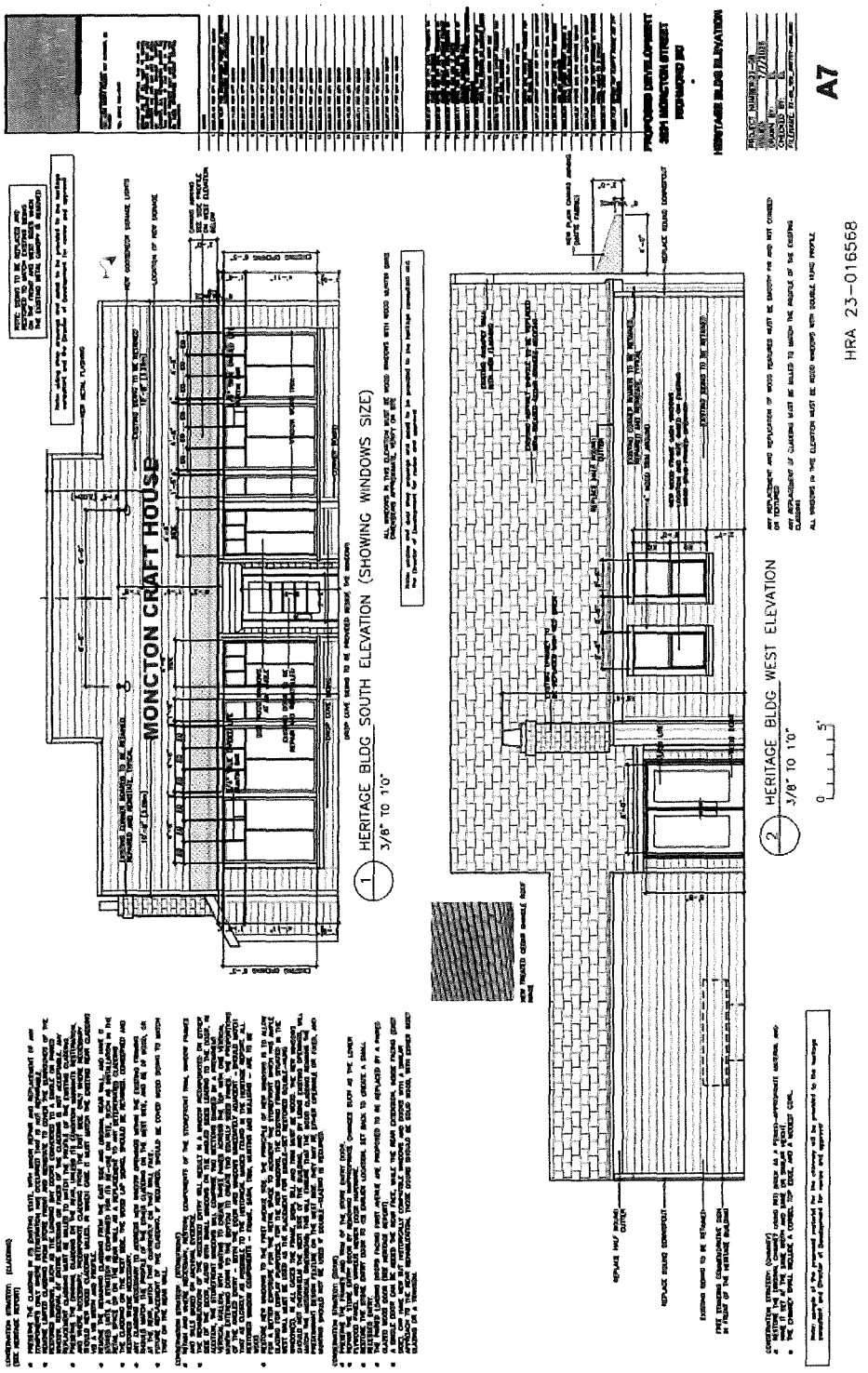
3/F PLAN
1/8" TO 1'0"
HRA 23-016568

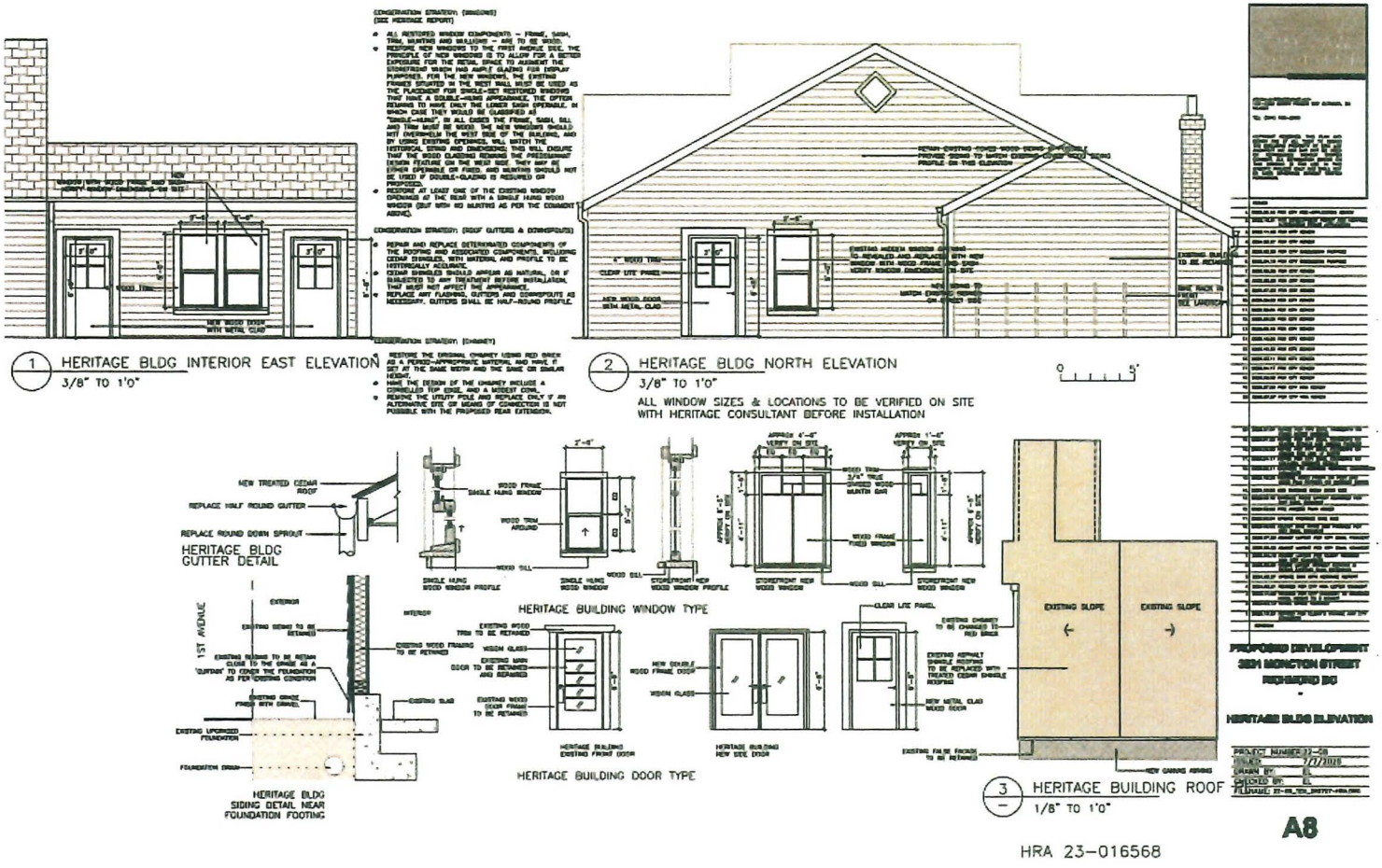


ROOF
1/8" TO 1'0"

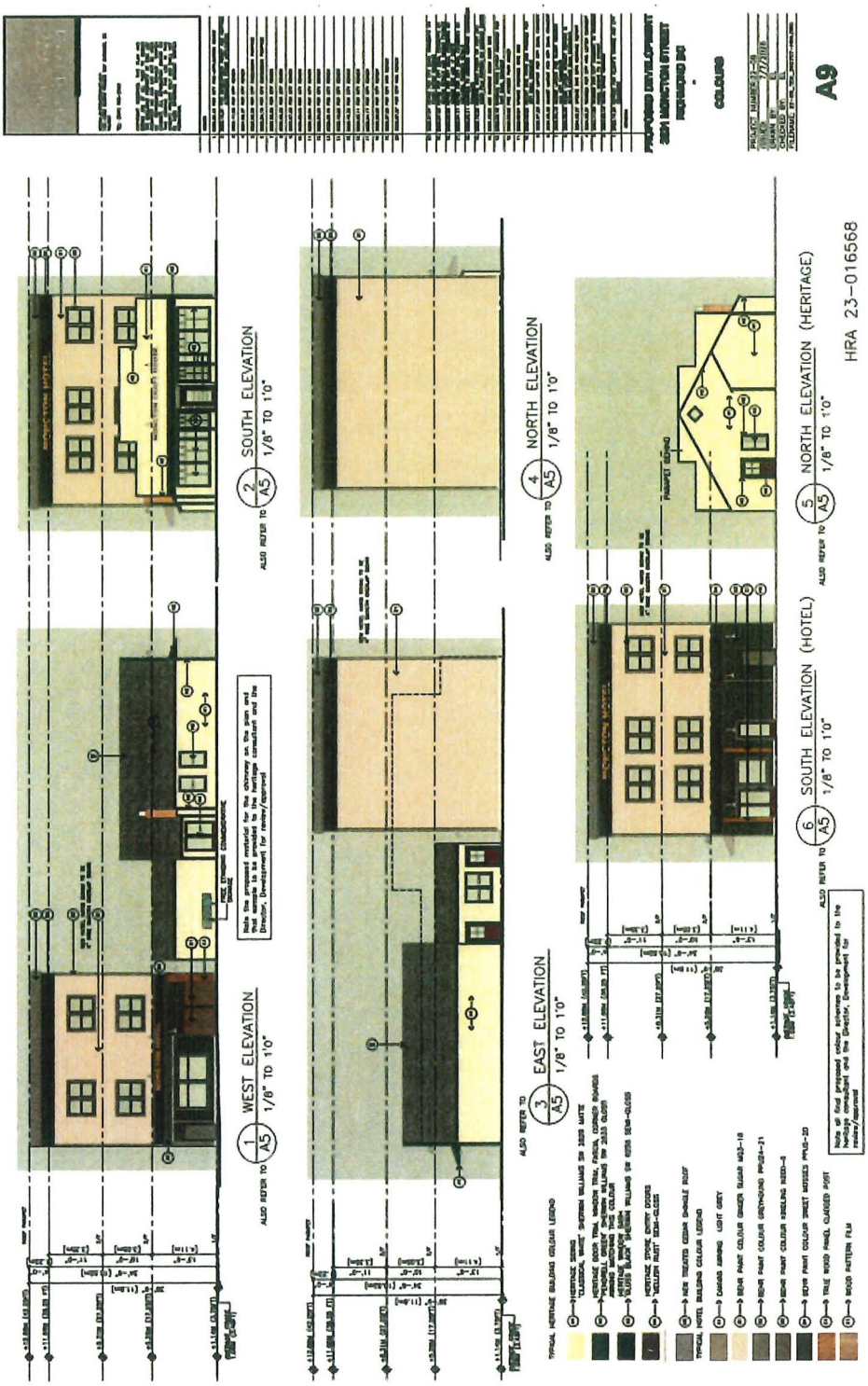

A5
HRA 23-016568
1 A5 WEST ELEVATION 1/8" TO 1'0"
2 A5 SOUTH ELEVATION 1/8" TO 1'0"
3 A5 EAST ELEVATION 1/8" TO 1'0"
4 A5 NORTH ELEVATION 1/8" TO 1'0"
5 A5 NORTH ELEVATION (HERITAGE) 1/8" TO 1'0"
6 A5 SOUTH ELEVATION (HOTEL) 1/8" TO 1'0"
7 A5 SECTION 1/8" TO 1'0"

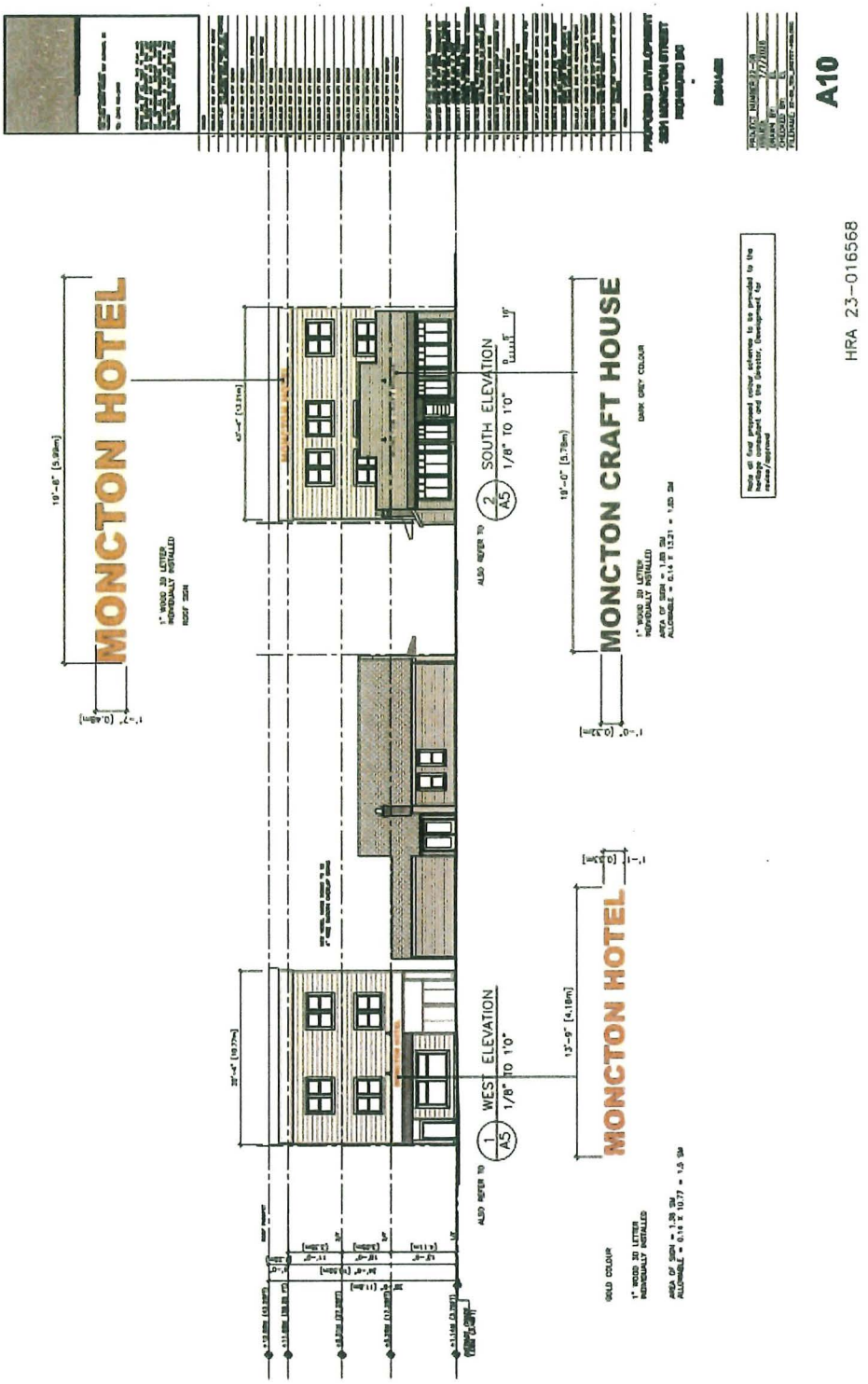

A6
HRA 23-016568
1 CONTEXT ELEVATION ALONG 1ST AVENUE
1/8" TO 1'0"
2 CONTEXT ELEVATION ALONG MONCTON STREET
1/8" TO 1'0"
4 1/F SOFFIT PLAN
1/8" TO 1'0"
3 HOTEL SIDING FINISHES
3/8" TO 1'0"
MONCTON HOTEL
MONCTON STREET
1ST AVENUE
PROPOSED DEVELOPMENT
EXISTING HERITAGE BUILDING
NEW HOTEL
1 STOREY RETAIL
HOTEL LOBBY
HOTEL SIGNAGE
WOOD PANEL CLADDING
WOOD PANEL COLUMN (TYP.)
STRUCTURAL JOINT
CONCRETE COLUMN
ELEVATIONS & DETAILS

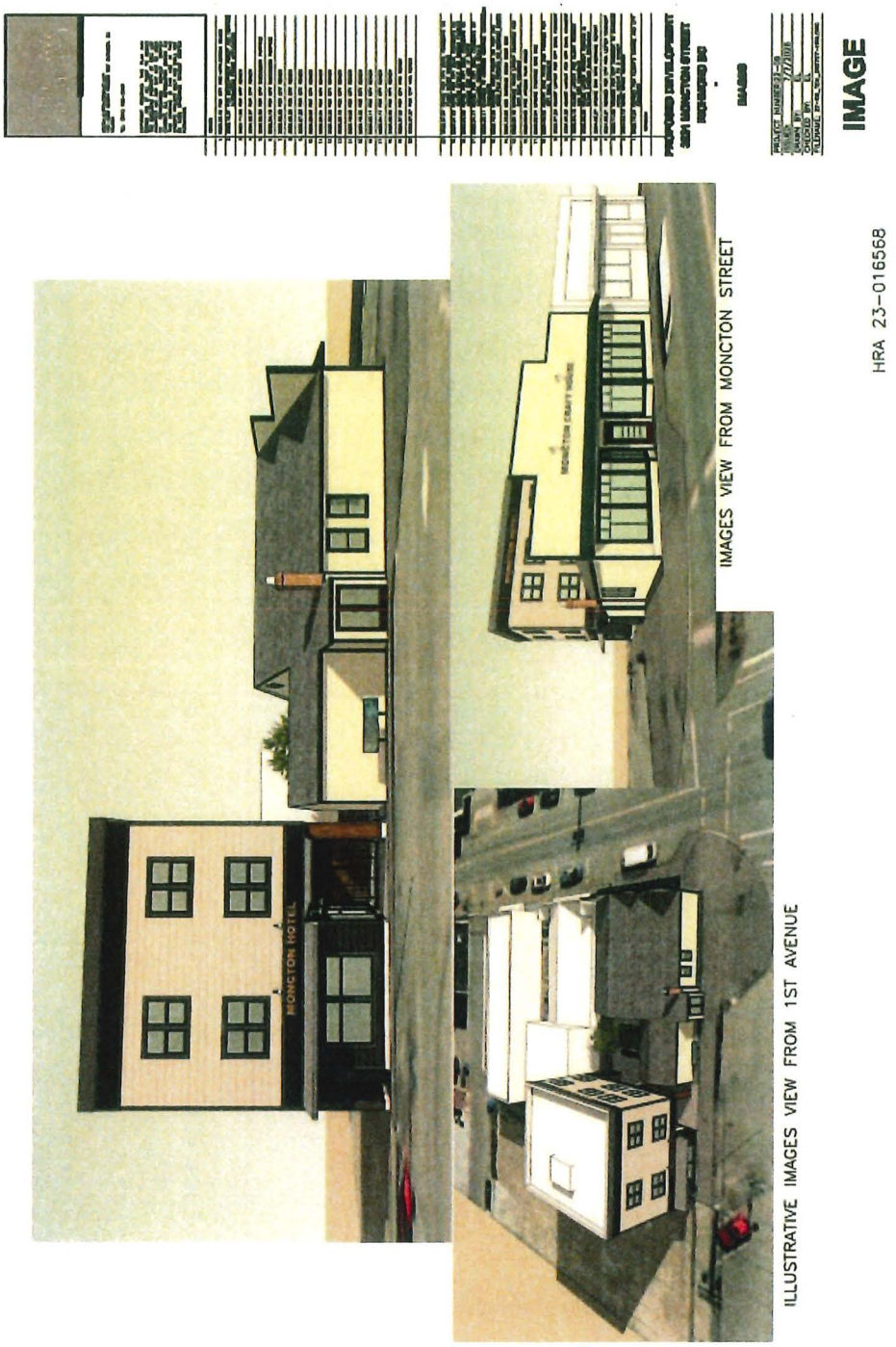

MONCTON CRAFT HOUSE
1 HERITAGE BLDG SOUTH ELEVATION (SHOWING WINDOWS SIZE)
3/8" TO 1'0"
2 HERITAGE BLDG WEST ELEVATION
3/8" TO 1'0"
A7
HRA 23-016568

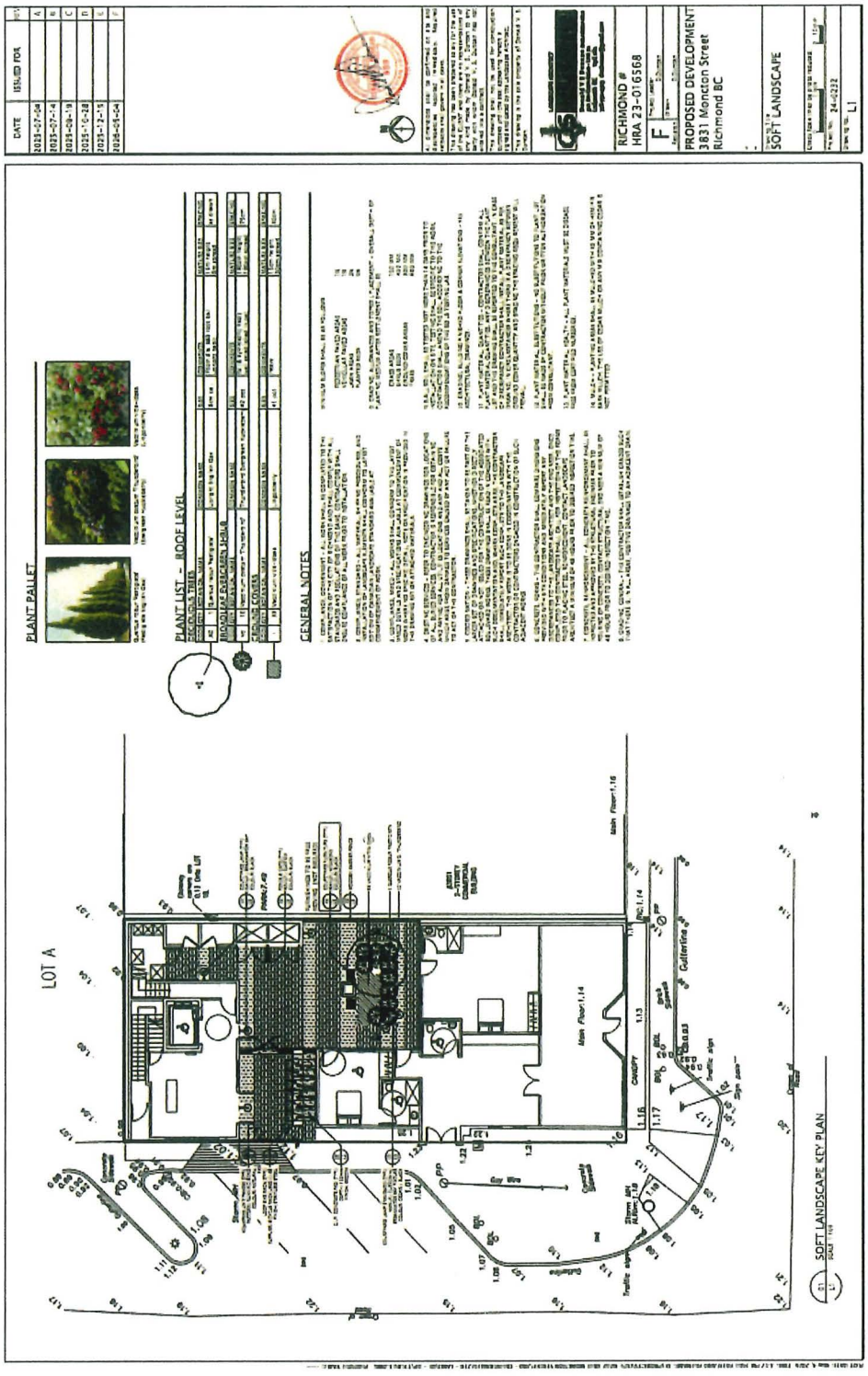


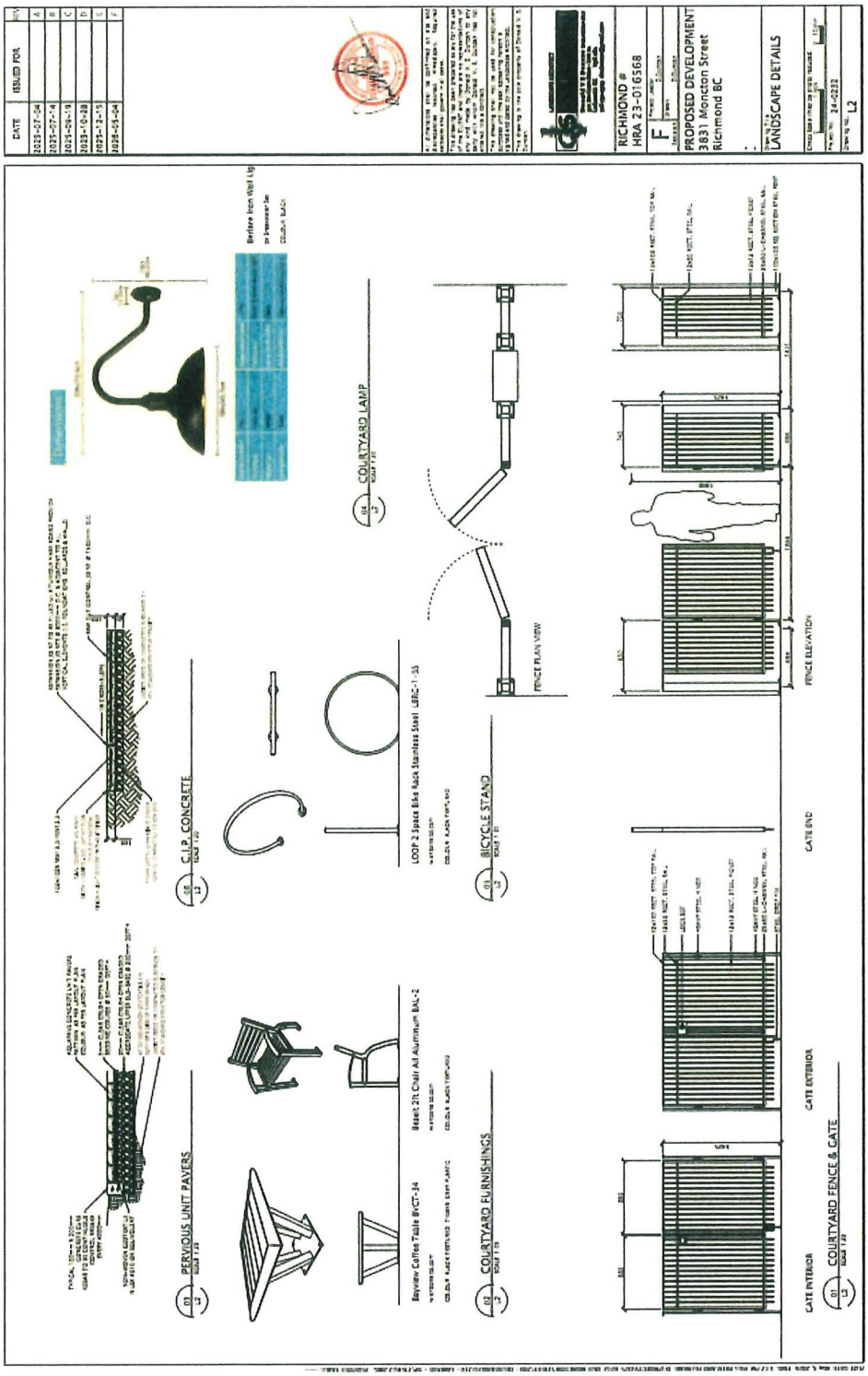
HRA 23–016568

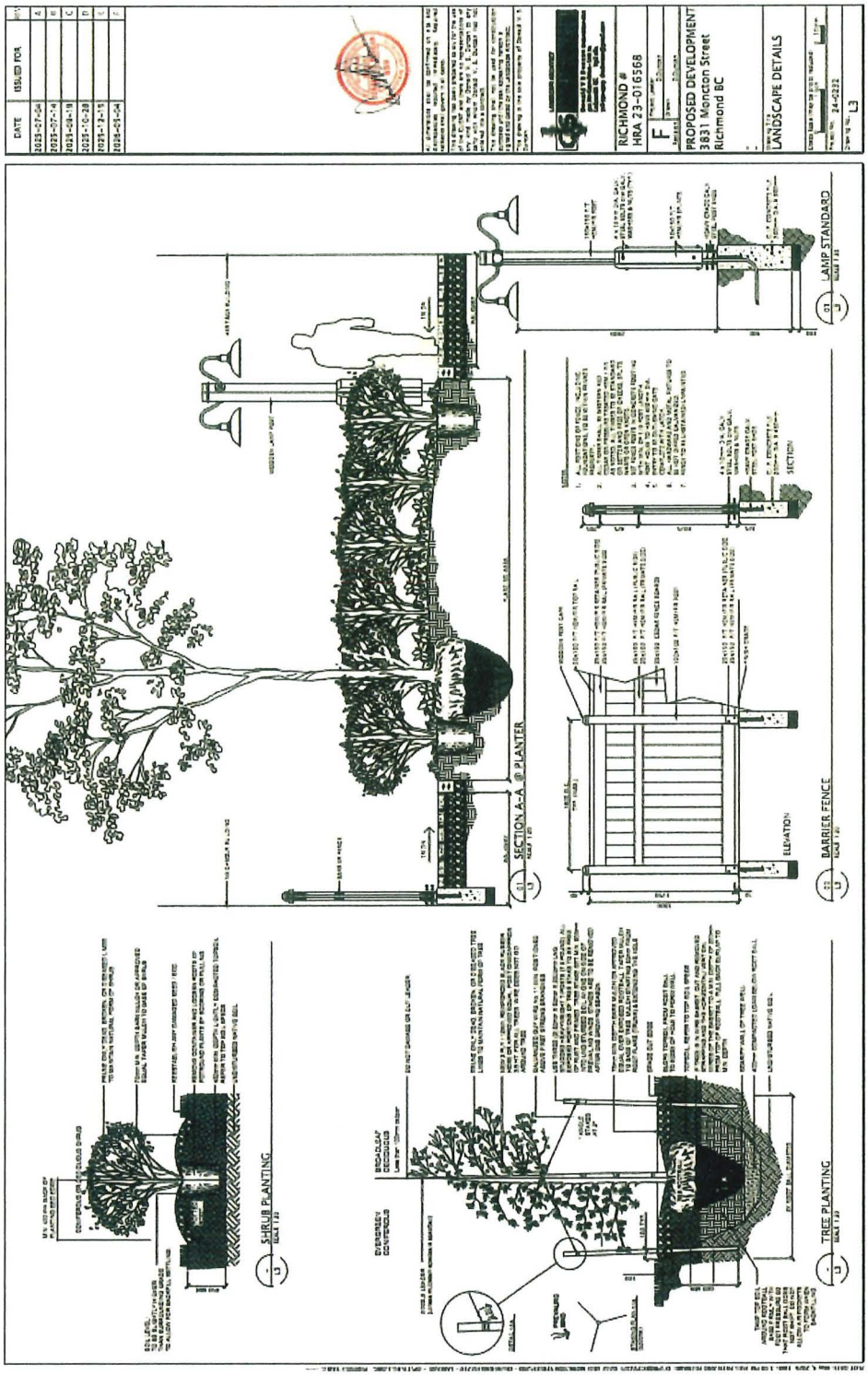

A9
COLOURS
1 WEST ELEVATION 1/8" TO 1'0"
2 SOUTH ELEVATION 1/8" TO 1'0"
3 EAST ELEVATION 1/8" TO 1'0"
4 NORTH ELEVATION 1/8" TO 1'0"
5 NORTH ELEVATION (HERITAGE) 1/8" TO 1'0"
6 SOUTH ELEVATION (HOTEL) 1/8" TO 1'0"
HRA 23-016568


MONCTON HOTEL
MONCTON CRAFT HOUSE
MONCTON HOTEL
SOUTH ELEVATION
1/8" TO 1'0"
WEST ELEVATION
1/8" TO 1'0"
A10
HRA 23-016568


IMAGE
HRA 23-016568
IMAGES VIEW FROM MONCTON STREET
ILLUSTRATIVE IMAGES VIEW FROM 1ST AVENUE
MONCTON HOTEL


PLANT PALLET
PLANT LIST – ROOF LEVEL
GENERAL NOTES
LOT A
SOFT LANDSCAPE KEY PLAN
RICHMOND #
HRA 23-016568
PROPOSED DEVELOPMENT
3831 Moncton Street
Richmond BC
SOFT LANDSCAPE
L1


DATE
ISSUED FOR
2023-07-04
2023-07-14
2023-09-19
2023-10-30
2023-12-15
2024-03-04
RICHMOND #
HRA 23-016568
PROPOSED DEVELOPMENT
3831 Moncton Street
Richmond BC
LANDSCAPE DETAILS
L2
PERVIOUS UNIT PAVERS
C.I.P. CONCRETE
COURTYARD LAMP
BICYCLE STAND
COURTYARD FURNISHINGS
COURTYARD FENCE & GATE
FENCE PLAN VIEW
FENCE ELEVATION
GATE INTERIOR
GATE EXTERIOR
GATE END


DATE
ISSUED FOR
RICHMOND #
HRA 23-016568
PROPOSED DEVELOPMENT
3831 Moncton Street
Richmond BC
LANDSCAPE DETAILS
LAMP STANDARD
SECTION A-A @ PLANTER
BARRIER FENCE
SECTION
ELEVATION
SHRUB PLANTING
TREE PLANTING
BROADLEAF DECIDUOUS
CONIFEROUS DECIDUOUS

APPENDIX 5

SITE CONNECTION AND TRANSPORTATION WORKS – TRANSPORTATION AND ENGINEERING REQUIREMENTS

Works to be completed by the City, at the Owner's cost and expense, pursuant to the City's standard work order processes for site, transportation and utility connections:

Transportation:

Frontage Upgrades

1. The existing driveway along the 1st Ave frontage is to be closed permanently. The existing driveway let-down to be removed and sidewalk to be extended to meet existing to the north and south, with a minimum clear width of 1.8 m.

2. Two new on-street angled parking stalls to be introduced on 1st Avenue. All signage, line painting, and wheel stops for the new parking stalls to be installed.

3. Unless otherwise specified by the City, all road works to be designed as per City bylaw, Transportation Association of Canada (TAC) standards, and the City's Engineering Design Specifications.

4. All above ground third party utilities (e.g. hydro/telephone kiosks) must not be placed within any frontage works area, including sidewalk and boulevard. Any required statutory rights of way with such third party utilities as may be required within the subject site is to be secured for the placement of this equipment.

Engineering:

1) Water Works:

a) Using the City's OCP Model, there is 450.0 L/s of water available at a 20 psi residual at the Moncton Street frontage. Based on the proposed development in the Plans, the Lands require a minimum fire flow of 200 L/s.

b) At Owner's cost, the Owner is required to:
   i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the proposed development on the Lands has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
   ii) Review hydrant spacing on all road frontages to meet City spacing requirements for the proposed land use.

c) At Owner's cost, the City will:
   i) Cut and cap at main the existing water service connection and remove meter servicing the Lands at 1st Avenue frontage.
   ii) Install a new water service connection and tie-in to the existing 150mm water main at 1st Avenue frontage, complete with new meter and meter chamber. Water meter and water meter chamber to be located within City property.
   iii) Complete all tie-ins for the proposed works to existing City infrastructure.
   iv) If required, install new fire hydrants as per City specifications.

2) Storm Sewer Works:

a) At Owner's cost, the Owner is required to:
   i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the City's design review of applicable building permits and the Site Connection and Transportation Works.

b) At Owner's cost, the City will:
   i) Cut and cap, at catch basin STCB968, the existing southern storm service connection. Retain the existing catch basin and northern storm service connection servicing the neighboring property.
   ii) Cut and cap, at manhole STMH9178, the existing storm service connection and remove the associated inspection chamber.
   iii) Install a new storm service connection from the existing manhole STMH9178, perpendicular to the storm sewer main, complete with a new inspection chamber. Inspection chamber to be located within City property.
   iv) Complete all tie-ins for the proposed works to existing City infrastructure.

3) Sanitary Sewer Works:

a) At Owner's cost, the City will:
   i) Retain the existing 150mm FRP sanitary lead servicing the Lands.
   ii) Cut and cap, at inspection chamber, the existing sanitary service connection.
   iii) Upgrade the existing sanitary inspection chamber to a 600mm inspection chamber complete with sanitary service connection.
   iv) Complete all tie-ins for the proposed works to existing City infrastructure.

4) General Items:

a) At Owner's cost, the Owner is required to:
   i) Coordinate with BC Hydro, Telus and other private communication service providers:
      (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
      (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
      (3) To underground overhead service lines.
   ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground

utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the City's design review for any applicable building permits and the Site Connection and Transportation Works prior to commencement of construction of said works. The Owner shall coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the works drawings, and registered prior to the City's design approval:

- BC Hydro PMT – 4.0 x 5.0 m
- BC Hydro LPT – 3.5 x 3.5 m
- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

iii) Provide, prior to start of site preparation works, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.

iv) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Owner will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Owner will be required to enter into a de-watering agreement with the City wherein the Owner will be required to treat the groundwater before discharging it to the City's storm sewer system.

v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

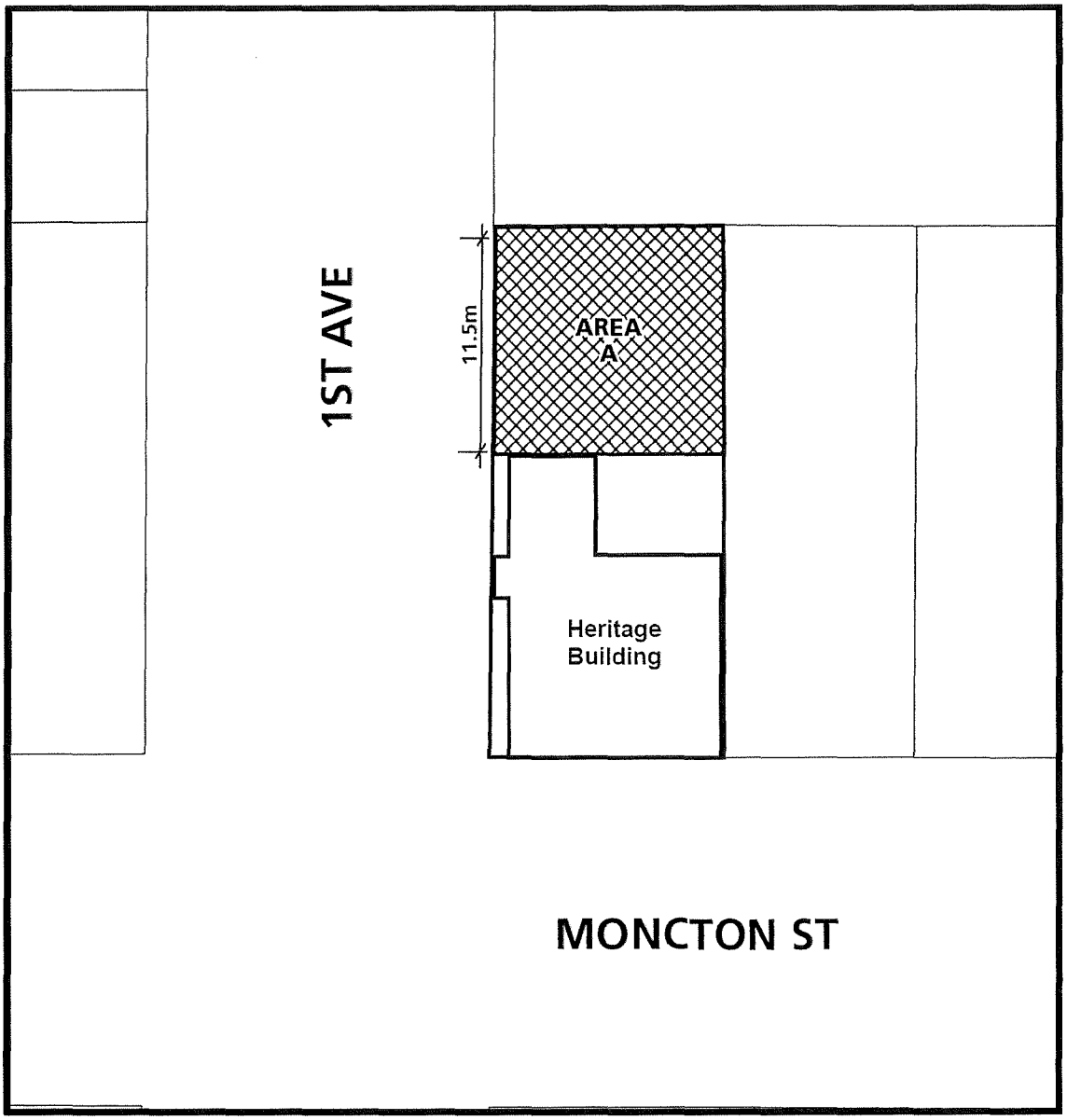
APPENDIX 6

VARIANCES TO ZONING BYLAW 8500

Richmond Zoning Bylaw 8500 is varied and supplemented in its application to the Lands as follows:

1. The maximum **floor area ratio** for the Lands is 1.2.
2. Not withstanding Sectio 4.5 of Richmond Zoning Bylaw 8500, the bicycle, garbage and recycling facilities, and mechanical and electrical rooms are not included in the calculation of maximum **floor area ratio**.
3. The maximum **height** for **buildings** is 12 m, and containing not more than three **storeys,** on the portion of the site shown as Area A in the Schedule 1 below.
4. No on-site **parking spaces** are required.

City of Richmond



N	Schedule 1	Original Date: 07/07/26 Revision Date: Note: Dimensions are in METRES

City of Richmond

Bylaw 10769

Richmond Official Community Plan Bylaw No. 7100 Amendment Bylaw No. 10769

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

1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.4 (Steveston Area Plan):

   a) at Section 9.3.2 Area B: Steveston Village, "Steveston Village Character Area Map", by:

      i. Identifying that area shown cross-hatched on "Schedule A" attached to and forming part of this Bylaw 10769 as "Area A" on the map; and

      ii. Adding the following notation to the map legend:

      "Area A A maximum of 12 m and 3 storeys may be considered for the purposes of the long-term conservation and protection of the heritage building at 3831 Moncton Street, subject to Council approval."

   b) at the "Steveston Village Land Use Density and Building Height Map" by:

      i. Identifying that area shown cross-hatched on "Schedule A" attached to and forming part of this Bylaw 10769 as "Area A" on the map; and

      ii. Adding the following notation to the map legend:

      "Area A A maximum of 12 m and 3 storeys may be considered for the purposes of the long-term conservation and protection of the heritage building at 3831 Moncton Street, subject to Council approval."

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10769".**

FIRST READING	JUL 2 7 2026
PUBLIC HEARING	SEP 0 8 2026
SECOND READING	SEP 0 8 2026
THIRD READING	SEP 0 8 2026

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

8418368

OTHER CONDITIONS SATISFIED N/A

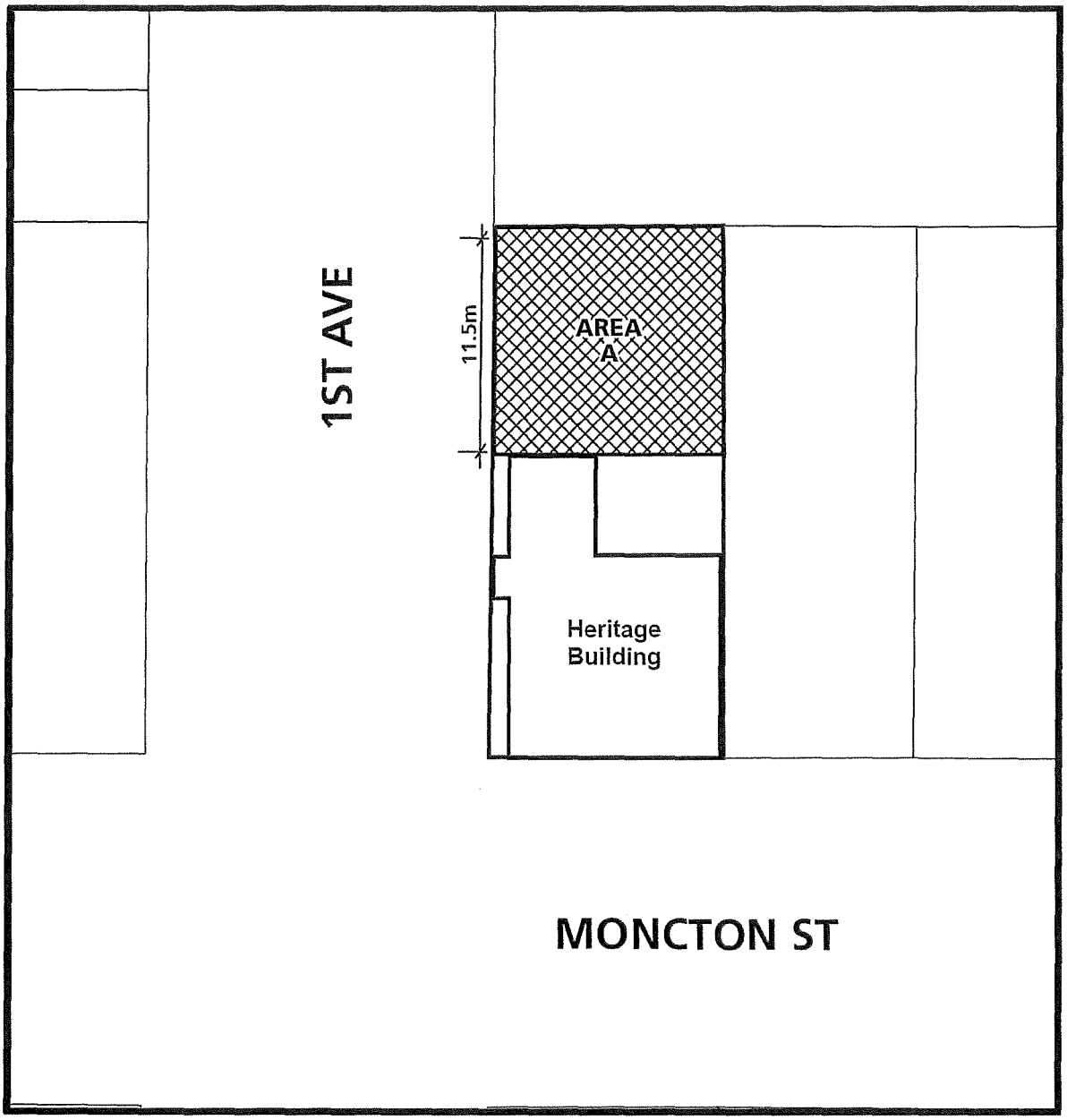
ADOPTED SEP 0 8 2026

MAYOR CORPORATE OFFICER

8418368

Schedule A to Bylaw 10769

City of Richmond



N	Bylaw 10769 Schedule "A"	Original Date: 07/06/26 Revision Date: Note: Dimensions are in METRES

8418368

City of Richmond

Bylaw 10763

Inter-municipal Business Licence Agreement Bylaw No. 10763

A Bylaw to enter into an agreement among the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver and the Township of Langley (the "Participating Municipalities") regarding an Inter-municipal Business Licence Scheme

The Council of the City of Richmond enacts as follows:

1. That effective December 31, 2026, Inter-municipal Business Licence Agreement Bylaw No. 10584 be repealed.

2. Council hereby authorizes the City to enter into an Agreement with the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley, in substantially the form and substance of the Agreement attached to this Bylaw as Schedule A, and also authorizes the Chief Administrative Officer and the General Manager, Finance and Corporate Services to execute the Agreement on behalf of the City, and to deliver it to the Participating Municipalities on such terms and conditions as the Chief Administrative Officer and the General Manager, Law and Community Safety deem fit.

3. This Bylaw is cited as **"Inter-municipal Business Licence Agreement Bylaw No. 10763".**

FIRST READING	JUL 27 2026
SECOND READING	JUL 27 2026
THIRD READING	JUL 27 2026
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
VD
APPROVED for legality by Solicitor
LB

MAYOR

CORPORATE OFFICER

8427164

Schedule A

Inter-municipal Business Licence Agreement

WHEREAS the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley (hereinafter the *"Participating Municipalities"*) wish to permit certain categories of Businesses to operate across their jurisdictional boundaries while minimizing the need to obtain a separate municipal business licence in each jurisdiction;

NOW THEREFORE the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley agree as follows:

1. The *Participating Municipalities* agree to establish an inter-municipal business licence scheme among the *Participating Municipalities,* pursuant to section 14 of the *Community Charter* and section 192.1 of the *Vancouver Charter.*

2. The *Participating Municipalities* will request their respective municipal Councils to each ratify this Agreement and enact a bylaw to implement an inter-municipal business licence scheme effective January 1, 2027.

3. In this Agreement:

   "Business" has the meaning in the *Community Charter;*

   "Community Charter" means the Community Charter, S.B.C. 2003, c. 26;

   "Inter-municipal Business" means any of the following businesses that provide services outside of their Principal Municipality:

   (a) A trades contractor or other professional related to the construction industry;

   (b) A contractor who performs maintenance, repair and/or inspections of land and buildings; and

   (c) A health care professional or a health care service provider who provides services by visiting clients in their homes;

   "Inter-municipal Business Licence" means a business licence which authorizes an *Inter-municipal Business* to be carried on within the jurisdictional boundaries of any or all of the *Participating Municipalities*;

   "*Inter-municipal Business Licence Bylaw*" means the bylaw adopted by the Council of each *Participating Municipality* to implement the inter-municipal business licence scheme contemplated by this Agreement;

"Municipal Business Licence" means a licence or permit, other than an Inter-municipal Business Licence, issued by a *Participating Municipality* that authorizes a Business to be carried on within the jurisdictional boundaries of the *Participating Municipality*;

"*Participating Municipality*" means any one of the *Participating Municipalities*;

"Person" has the meaning in the Interpretation Act, R.S.B.C. 1996, c. 238;

"Premises" means one or more fixed or permanent locations where the Person ordinarily carries on business;

"*Principal Municipality*" means the *Participating Municipality* where a *Business* is located or has *Premises*; and

"Vancouver Charter" means the Vancouver Charter, S.B.C. 1953, c.55.

4. Subject to the provisions of the *Inter-municipal Business Licence Bylaw*, the *Participating Municipalities* will permit a *Person* who has obtained an *Inter-municipal Business Licence* to carry on *Business* within any *Participating Municipality* for the term authorized by the *Inter-municipal Business Licence* without obtaining a *Municipal Business Licence* in the other *Participating Municipalities*.

5. A *Principal Municipality* may issue an *Inter-municipal Business Licence* to an applicant if the applicant is an *Inter-municipal Business* and meets the requirements of the *Inter-municipal Business Licence Bylaw*, in addition to the requirements of the *Principal Municipality's* bylaw that applies to a *Municipal Business Licence*.

6. Notwithstanding that a *Person* may hold an *Inter-municipal Business Licence* that would make it unnecessary to obtain a *Municipal Business Licence* in other *Participating Municipalities*, the *Person* must still comply with all other regulations of any municipal business licence bylaw or regulation in addition to any other bylaws that may apply within any jurisdiction in which the *Person* carries on *Business*.

7. An *Inter-municipal Business Licence* must be issued by the *Participating Municipality* in which the applicant maintains *Premises*.

8. The *Participating Municipalities* will require that the holder of an *Inter-municipal Business Licence* also obtain a *Municipal Business Licence* for *Premises* that are maintained by the licence holder within the jurisdiction of the *Participating Municipality*.

9. The *Inter-municipal Business Licence* fee is $300 and is payable to the *Principal Municipality*.

10. The *Inter-municipal Business Licence* fee is separate from and in addition to any *Municipal Business Licence* fee that may be required by a *Participating Municipality*.

11. Despite section 15, the *Inter-municipal Business Licence* fee will not be pro-rated.

12. The *Participating Municipalities* will distribute revenue generated from *Inter-Municipal Business Licence* Fees amongst all *Participating Municipalities* based on the *Principal Municipality* retaining 90% of the *Inter-municipal Business Licence* fee and the remaining 10% distributed equally to the remaining *Participating Municipalities.*

13. The *Participating Municipalities* will review the *Inter-municipal Business Licence* scheme and the revenue sharing formula established by this Agreement from time to time and may alter the formula in section 12 by written agreement of all *Participating Municipalities.*

14. The revenue generated from *Inter-municipal Business Licence* fees collected from January 1 to December 31 inclusive that is to be distributed to other *Participating Municipalities*, in accordance with section 12, will be distributed by February 28 of the year following the year in which fees were collected. The *Participating Municipalities* will designate one municipality, which may change from time to time, to calculate and distribute the revenue generated *from Inter-municipal Business Licence* fees.

15. The length of term of an *Inter-municipal Business Licence* is twelve (12) months, except that, at the option of a *Principal Municipality*, the length of term of the initial *Inter-municipal Business Licence* issued to an *Inter-municipal Business* in that municipality may be less than twelve (12) months in order to harmonize the expiry date of the *Inter-municipal Business Licence* with the expiry date of the *Municipal Business Licence.*

16. An *Inter-municipal Business Licence* will be valid within the jurisdiction boundaries of all the *Participating Municipalities* until its term expires, unless the *Inter-municipal Business Licence* is suspended or cancelled or a *Participating Municipality* withdraws from the inter-municipal business licence scheme among the *Participating Municipalities* in accordance with the *Inter-municipal Business Licence Bylaw.*

17. Each *Participating Municipality* will share a database of *Inter-municipal Business Licences*, which will be available for the use of all *Participating Municipalities.*

18. Each *Participating Municipality* which issues an *Inter-municipal Business Licence* will promptly update the shared database after the issuance of that licence.

19. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and suspend an *Inter-municipal Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to suspend a business licence under the *Community Charter* or *Vancouver Charter* or under the business licence bylaw of the *Participating Municipality*. The suspension will be in effect throughout all of the *Participating Municipalities* and it will be unlawful for the holder to carry on the *Business* authorized by the *Inter-municipal Business Licence* in any *Participating Municipality* for the period of the suspension.

20. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and cancel an *Inter-municipal Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to cancel a business licence under the Community Charter or Vancouver Charter or the business

licence bylaw of the *Participating Municipality*. The cancellation will be in effect throughout all of the *Participating Municipalities*.

21. The cancellation of an *Inter-municipal Business Licence* under section 20 will not affect the authority of a *Participating Municipality* to issue a business licence, other than an *Inter-municipal Business Licence*, to the holder of the cancelled *Inter-municipal Business Licence.*

22. Nothing in this agreement affects the authority of a *Participating Municipality* to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of *Business* under section 15 of the *Community Charter* or sections 272, 273, 279A, 279A.1, 279B, and 279C of the *Vancouver Charter*.

23. A Participating Municipality may, by notice in writing to each of the other Participating Municipalities, withdraw from the *Inter-municipal Business Licence* scheme among the Participating Municipalities, and the notice must:

(a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of *Inter-municipal Business Licences,* which date must be at least six months from the date of the notice; and

(b) include a certified copy of the municipal Council resolution or bylaw authorizing the municipality's withdrawal from the *Inter-municipal Business Licence* scheme.

24. Prior to the effective date of a withdrawal under section 23 of this Agreement, the remaining *Participating Municipalities* will review and enter into an agreement to amend the revenue distribution formula set-out in section 12 of this Agreement.

25. Nothing contained or implied in this Agreement shall fetter in any way the discretion of the Council of the *Participating Municipalities*. Further, nothing contained or implied in this Agreement shall prejudice or affect the *Participating Municipalities'* rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter*, *Vancouver Charter*, or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the *Participating Municipalities*' discretion, and the rights, powers, duties and obligations under all public and private statutes, bylaws, orders and regulations, which may be, if each *Participating Municipality* so elects, as fully and effectively exercised as if this Agreement had not been executed and delivered by the *Participating Municipalities*.

26. Despite any other provision of this Agreement, an *Inter-municipal Business Licence* granted in accordance with the *Inter-municipal Business Licence Bylaw* does not grant the holder of a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the *Participating Municipalities*. Furthermore, a business licence granted under any other inter-municipal business licence scheme is deemed not to exist for the purposes of this Agreement even if a *Participating Municipality* is a participating member of the other inter-municipal licence scheme.

27. This Agreement may be executed in several counter parts, each of which shall be deemed to be an original. Such counterparts together shall constitute one and the same instrument,

notwithstanding that all of the *Participating Municipalities* are not signatories to the original or the same counterpart.

28. This Agreement replaces and supersedes the Inter-municipal Business Licence Agreement entered into by the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, and the City of Vancouver in 2024.

29. In the event that the municipal Council of a *Participating Municipality* does not ratify this agreement, then that municipality will not be considered a *Participating Municipality* for the purposes of this Agreement, and the terms and conditions of this Agreement shall be effective as among the other *Participating Municipalities*

SIGNED AND DELIVERED on behalf of the *Participating Municipalities*, the Councils of each of which has, by bylaw, ratified this Agreement and authorized their signatures to sign on behalf of the respective Councils, on the dates indicated below.

CITY OF BURNABY

City Clerk _____

Date _____

CITY OF DELTA

Mayor _____

Clerk _____

Date _____

CITY OF NEW WESTMINSTER

Mayor _____

Clerk _____

Date _____

CITY OF RICHMOND

Chief Administrative Officer _____

General Manager, Law
and Community Safety _____

Date _____

CITY OF SURREY

Mayor _____

Clerk _____

Date _____

CITY OF VANCOUVER

Director of Legal Services _____

Date _____

TOWNSHIP OF LANGLEY

Mayor _____

Clerk _____

Date _____

City of Richmond

Bylaw 10764

Inter-municipal Business Licence Bylaw No. 10764

WHEREAS the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver and the Township of Langley (the "*Participating Municipalities*") wish to permit certain categories of Businesses to operate across their jurisdictional boundaries while minimizing the need to obtain a separate municipal business licence in each jurisdiction.

AND WHEREAS each of the *Participating Municipalities* has or will adopt a similar bylaw and has or will enter into an agreement with the other *Participating Municipalities* to implement the inter-municipal business licence scheme;

NOW THEREFORE the Council of the City of Richmond enacts as follows:

1. Council Repeals Inter-municipal Business Licence Bylaw No. 10583.

2. There is hereby established an inter-municipal business licence scheme among the *Participating Municipalities*, pursuant to section 14 of the *Community Charter* and section 192.1 of the *Vancouver Charter*.

3. In this bylaw:

"*Business*" has the meaning in the *Community Charter*;

"*Community Charter*" means the *Community Charter*, S.B.C. 2003, c. 26;

"*Inter-municipal Business*" means any of the following businesses that provide services outside of their *Principal Municipality:*

(a) A trades contractor or other professional related to the construction industry;

(b) A contractor who performs maintenance, repair and/or inspections of land and buildings; and

(c) A health care professional or a health care service provider who provides services by visiting clients in their homes;

"*Inter-municipal Business Licence*" means a business licence which authorizes an *Inter-municipal Business* to be carried on within the jurisdictional boundaries of any or all of the *Participating Municipalities*;

"*Municipal Business Licence*" means a licence or permit, other than an *Inter-municipal Business Licence*, issued by a *Participating Municipality*, that authorizes a *Business* to be carried on within the jurisdictional boundaries of that *Participating Municipality;*

"Participating Municipality" means any one of the *Participating Municipalities*;

"Person" has the meaning in the *Interpretation Act*, R S.B.C. 1996, c. 238;

"Premises" means one or more fixed or permanent locations where the *Person* ordinarily carries on *Business*;

"Principal Municipality" means the *Participating Municipality* where a *Business* is located or has a *premises; and*

"Vancouver Charter" means the Vancouver Charter, S.B.C. 1953, c. 55.

4. Subject to the provisions of this bylaw, the *Participating Municipalities* will permit a *Person* who has obtained an *Inter-municipal Business Licence* to carry on *Business* within any *Participating Municipality* for the term authorized by the *Inter-municipal Business Licence* without obtaining a *Municipal Business Licence* in the other *Participating Municipalities.*

5. A *Principal Municipality* may issue an *Inter-municipal Business Licence* to an applicant if the applicant is an *Inter-municipal Business* and meets the requirements of this bylaw, in addition to the requirements of the *Principal Municip*ality's bylaw that applies to a *Municipal Business Licence.*

6. Notwithstanding that a *Person* may hold an *Inter-municipal Business Licence* that would make it unnecessary to obtain a *Municipal Business Licence* in other *Participating Municipalities*, the *Person* must still comply with all other regulations of any municipal business licence bylaw or regulation in addition to any other bylaws that may apply within any jurisdiction in which the *Person* carries on *Business*.

7. An *Inter-municipal Business Licence* must be issued by the *Participating Municipality* in which the applicant maintains *Premises.*

8. The *Participating Municipalities* will require that the holder of an *Inter-municipal Business Licence* also obtain a *Municipal Business Licence* for *Premises* that are maintained by the licence holder within the jurisdiction of the *Participating Municipality.*

9. The *Inter-municipal Business Licence* fee is $300 and is payable to the *Principal Municipality.*

10. The *Inter-municipal Business Licence* fee is separate from and in addition to any *Municipal Business Licence* fee that may be required by a *Participating Municipality.*

11. Despite the provisions of section 12, the *Inter-municipal Business Licence* fee will not be prorated.

12. The term of an *Inter-municipal Business Licence* is twelve (12) months, except that, at the option of a *Principal Municipality*, the term of the initial *Inter-municipal Business Licence* issued to an *Inter-municipal Business* in that municipality may be less than twelve (12) months in order to harmonize the expiry date of the *Inter-municipal Business Licence* with the expiry date of the *Municipal Business Licence*.

13. An *Inter-municipal Business Licence* will be valid within the jurisdiction boundaries of all of the Participating Municipalities until its term expires, unless the *Inter-municipal Business Licence* is suspended or cancelled or a *Participating Municipality* withdraws from the inter-municipal licensing scheme in accordance with this bylaw.

14. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and suspend an *Inter-municipal Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to suspend a business licence under the *Community Charter* or *Vancouver Charter* or under the business licence bylaw of the *Participating Municipality*. The suspension will be in effect throughout all of the *Participating Municipalities* and it will be unlawful for the licence holder to carry on *Business* authorized by the *Inter-municipal Business Licence* in any *Participating Municipality* for a period of the suspension.

15. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and cancel an *Inter-municipal Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to cancel a business licence under the *Community Charter* or *Vancouver Charter* or under the business licence bylaw of the *Participating Municipality*. The cancellation will be in effect throughout all of the *Participating Municipalities*.

16. The cancellation of an *Inter-municipal Business Licence* under section 15 will not affect the authority of a *Participating Municipality* to issue a business licence, other than an *Inter-municipal Business Licence*, to the holder of the cancelled *Inter-municipal Business Licence*.

17. Nothing in this bylaw affects the authority of a *Participating Municipality* to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of business under section 15 of the *Community Charter* or sections 272, 273, 279A, 279A.1, 279B, and 279 C of the *Vancouver Charter*.

18. A Participating Municipality may, by notice in writing to each of the other Participating Municipalities, withdraw from the inter-municipal business licensing scheme and the notice must:

(a) Set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of *Inter-municipal Business*

Licences, which date must be at least six months from the date of the notice; and

(b) Include a certified copy of the Council resolution or bylaw authorizing the municipality's withdrawal from the *Inter-municipal Business Licence* Scheme.

19. The invalidity or unenforceability or any provision of this bylaw shall not affect the validity or enforceability of any other provisions of this bylaw and any such invalid or unenforceable provision shall be deemed to be severable.

20. Despite any other provision of this bylaw, an *Inter-municipal Business Licence* granted in accordance with this bylaw does not grant the holder a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the *Participating Municipalities*.

21. A business licence granted under any other inter-municipal business licence scheme is deemed not to exist for the purposes of this bylaw, even if a Participating Municipality is a participating member of the other inter-municipal business licence scheme.

22. A decision by a court that any part of this bylaw is illegal, void, or unenforceable severs that part from this bylaw, and is not to affect the balance of this bylaw.

23. *This bylaw is to come into force and take effect on January 1, 2027.*

24. This Bylaw is cited as **"Inter-Municipal Business Licence Bylaw No. 10764".**

FIRST READING	JUL 27 2026
SECOND READING	JUL 27 2026
THIRD READING	JUL 27 2026
LEGAL REQUIREMENTS SATISFIED	AUG 18 2026
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
VD
APPROVED for legality by Solicitor
LB

MAYOR

CORPORATE OFFICER

8427319

City of Richmond

Bylaw 10732

Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732

The Council of the City of Richmond enacts as follows:

1. **Development Cost Charge Imposition Bylaw No. 9499**, as amended, is further amended in Part One (General Provisions) by inserting the following as new Section 1.2.5:

"1.2.5 Without limiting the generality of anything else contained herein and in accordance with section 561(6) and 573(2) of the ***Local Government Act***, this bylaw imposes development cost charges and school site acquisition fees in relation to a **development** authorized by a **building permit** that authorizes the construction of a building that will, after the construction, contain fewer than four **dwelling units** and be put to no other use other than residential use in those **dwelling units**."

2. **Development Cost Charge Imposition Bylaw No. 9499**, as amended, is further amended in Part Two (Interpretation) Section 2.1 by:

1.1 Replacing the definition of "**single family**" with the following:

"**Single Family**	means single **residential** detached housing that has a maximum of one principal ground-oriented **dwelling unit** with a maximum of one **secondary suite** within the same structure."

1.2 Replacing the definition of "**townhouse**" with the following:

"**Townhouse**	means **development** zoned Housing, town as defined in the **Richmond Zoning Bylaw**."

1.3 Inserting, in alphabetical order, the following:

"**Coach House**	means self-contained dwelling that is accessory to a **single-family** detached housing, as defined in the **Richmond Zoning Bylaw**.
Dwelling or Dwelling Unit	means "dwelling or dwelling unit", as defined in the **Richmond Zoning Bylaw**.
Secondary Suite	means an accessory and self-contained **dwelling** located within a principal **dwelling unit**, as defined in the **Richmond Zoning Bylaw**.

Small-Scale Multi-Unit Housing means a building or group of buildings on a **parcel** for **residential** use designed to accommodate one or more households in separate ground-oriented **dwelling unit**, each having a separate exterior entrance directly accessible from a road or a common open space (i.e. without passing through a common lobby or corridor), which may share walls with adjacent dwelling units, may be arranged above, below or beside each other, and may include detached **dwelling units** (for example, **coach house**), as defined in the **Richmond Zoning Bylaw**, but excludes **single family**, **townhouse** and **apartment** units."

3. Schedule B of the **Development Cost Charges Imposition Bylaw No. 9499** be deleted and be replaced with Schedule A attached to and forming part of this amendment bylaw.

4. This Bylaw is cited as **"Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732".**

FIRST READING	JUN 0 8 2026
SECOND READING	JUN 0 8 2026
THIRD READING	JUN 0 8 2026
INSPECTOR OF MUNICIPALITIES APPROVAL	AUG 0 4 2026
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
VN
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

SCHEDULE B
City-Wide Development Cost Charge

Description	Road Works	Drainage Works	Water Works	Sanitary Sewer	Parks Acquisition	Parks Development	Total DCC	Units for each column
Agricultural Marina (1)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Single Family	$ 13,370	$ 17,895	$ 1,166	$ 2,249	$ 17,896	$ 11,191	$ 63,767	per lot
Small-Scale Multi-Unit Housing	$ 7.18	$ 12.17	$ 0.51	$ 0.99	$ 7.87	$ 4.93	$ 33.65	per sq. ft. of DU
Townhouse	$ 7.68	$ 7.98	$ 0.65	$ 1.25	$ 9.98	$ 6.25	$ 33.79	per sq. ft. of DU
Apartment	$ 10.56	$ 6.11	$ 0.69	$ 1.32	$ 10.53	$ 6.58	$ 35.79	per sq. ft. of DU
Commercial (2)	$ 10.86	$ 5.32	$ 0.24	$ 0.47	$ 3.82	$ 2.39	$ 23.10	per sq. ft. of BA
Light Industrial (3)	$ 7.77	$ 5.32	$ 0.24	$ 0.47	$ 3.18	$ 1.99	$ 18.97	per sq. ft. of BA
Major Industrial	$ 41,422.88	$ 105,912.82	$ 3,449.36	$ 6,656.14	$ 35,486.68	$ 22,190.12	$ 215,118.00	per acre of gross site area
Institutional	$ 10.86	$ 5.32	$ 0.24	$ 0.47	$ 3.82	$ 2.39	$ 23.10	per sq. ft. of BA

(1) Waterborne residential development permitted under MA zone is exempt from DCC. Any upland buildings in this zone are required to pay the Commercial DCC Rate.

(2) Commercial rate is applicable to all uses permitted in these zones, except for the following, which will be charged the industrial rate: (i) general industrial, (ii) custom indoor manufacturing, (iii) minor utility, (iv) transportation depot, and (v) truck or railroad

(3) For industrial developments with a mix of commercial and industrial permitted uses (including site-specific industrial zones), the DCC payable shall be calculated separately for each portion of development contained in the building permit or subdivision application in accordance with actual uses. The total payable will be the sum of the DCC for each portion of the development at the applicable DCC rates.

City of Richmond

Bylaw 10739

Housing Agreement (9251 & 9291 Alexandra Road) Bylaw No. 9544, Amendment Bylaw No. 10739

The Council of the City of Richmond enacts as follows:

1. **Housing Agreement (9251 & 9291 Alexandra Road) Bylaw No. 9544**, as previously amended, is hereby further amended by deleting Schedule A thereto and replacing it with Schedule 1 to this Bylaw.

2. This Bylaw is cited as **"Housing Agreement (9251 & 9291 Alexandra Road) Bylaw No. 9544, Amendment Bylaw No. 10739"**.

FIRST READING	JUL 27 2026
SECOND READING	JUL 27 2026
THIRD READING	JUL 27 2026
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating Division
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

8425872

SCHEDULE A

To Housing Agreement (9251 & 9291 Alexandra Road) Bylaw No. 9544

HOUSING AGREEMENT BETWEEN POLYGON DORCHESTER HOMES AND THE CITY OF RICHMOND

AFFORDABLE HOUSING AGREEMENT
(Section 483, *Local Government Act (BC)*)

THIS AGREEMENT is dated for reference _____, 2026

BETWEEN:

POLYGON DORCHESTER HOMES LTD., (Incorporation No. BC1202213), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 900 - 1333 West Broadway, Vancouver, BC, V6H 4C2

(the "**Owner**")

AND:

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

(the "**City**")

WHEREAS:

A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in Section 1.1;

B. The Owner is the owner of the Lands;

C. Pursuant to Development Permit Application no. DP 12-613923, the original owner (the "**Original Developer**") of the Lands, entered into a housing agreement (the "**Original Housing Agreement**") dated for reference August 18, 2017, with the City pursuant to Section 483 of the *Local Government Act*, which permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements that may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent that may be charged for housing units;

D. The Original Housing Agreement was noted on title to the Lands under number CA7091816;

E. The Original Developer transferred its registered and beneficial interests in the Lands to the Owner on or about August 19, 2025;

F. In order to address certain updates regarding affordable housing, the Owner has requested and the City has agreed to replace the Original Housing Agreement with this Agreement to provide for affordable housing, pursuant to the Affordable Housing Strategy, on the terms and conditions set out in this Agreement.

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

ARTICLE 1
DEFINITIONS AND INTERPRETATION

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

(a) "**Affordable Housing Parking**" means parking allocated for the exclusive use of any Affordable Housing Unit (pursuant to the Housing Covenant);

(b) "**Affordable Housing Strategy**" means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;

(c) "**Affordable Housing Unit**" means a Dwelling Unit or Dwelling Units located or to be located on the Lands and designated as such in accordance with any Building Permit or Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;

(d) "**Agreement**" means this agreement together with all schedules, attachments and priority agreements attached hereto;

(e) "**Assets**" means property owned by a person or company, regarded as having value and available to meet debts, commitments, or legacies, and for the purposes of this Agreement include, in particular, the following:

(i) stocks, bonds, term deposits, mutual funds and cash;

(ii) business equity in a private incorporated company including cash, GICs, bonds, stocks or real estate; and

(iii) real estate equity, net of debt,

and exclude, in particular, the following:

(iv) Registered Education Savings Plans (RESPs), Registered Retirement Saving Plans (RRSPs), Registered Disability Savings Plans (RDSPs), and Registered Retirement Income Funds (RRIF);

(v) trade and business tools essential to continue currently active employment, such as farm equipment, specialized tools and vehicles;

(vi) personal effects;

(vii) bursaries or scholarships from educational institutions for any household member that is a current student; and

(viii) assets derived from compensatory packages from any government, for example Indian Residential School Settlements and Japanese Canadian Redress;

(f) "**Building**" means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel and remainder will be a Building for the purpose of this Agreement;

(g) "**Building Permit**" means a building permit authorizing construction on the Lands, or any portion(s) thereof;

(h) "**City**" means the City of Richmond;

(i) "**City Solicitor**" means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;

(j) "**CMHC**" means the Canada Mortgage and Housing Corporation or its successor in function;

(k) "**CMHC Average Rental Rates**" means the most recent CMHC average market rent per month, reported through the annual CMHC Rental Market Survey, for the City of Richmond and applicable to the unit type and number of bedrooms, based on the rates available at the time a Tenant enters into a Tenancy Agreement, provided that if the number of bedrooms in a unit exceeds three, then such CMHC average market rent applicable to "3 Bedroom +" shall apply;

(l) "**Common Amenities**" means, together, the Common Recreational Facilities and the Common Transportation Facilities;

(m) "**Common Recreational Facilities**" means all common space for the active or passive recreation, cultural and social enjoyment, including indoor and outdoor areas, recreational facilities and amenities, provided for the use of all residential occupants of the Development, including all Tenants, as required by the OCP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation fitness facilities, and related access routes;

(n) "**Common Transportation Facilities**" means all transportation facilities provided for the use of all residential occupants of the Lands, including all Tenants, as required by the OCP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation visitor parking, any required affordable housing parking and electric vehicle

charging stations, loading bays, bicycle storage and supporting bicycle maintenance facilities and related access routes;

(o) "**CPI**" means the All-Items Consumer Price Index for Vancouver, British Columbia, published from time to time by Statistics Canada, or its successor in function;

(p) "**Daily Amount**" means $100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying $100.00 by the percentage change in the CPI since January 1, 2019, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to Section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;

(q) "**Development**" means the mixed-use residential and commercial development constructed or to be constructed on the Lands;

(r) "**Development Permit**" means the development permit authorizing the development of the Lands, or any portion(s) thereof, and includes Development Permit Application No. DP 25-017215;

(s) "**Director, Housing Office**" means the City's Director, Housing Office, and his or her designate;

(t) "**Dwelling Unit**" means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, an Affordable Housing Unit;

(u) "**Eligible Tenant**" means a Family:

(i) having a cumulative gross annual income equal to or less than the amount calculated, from time to time, by the following formula:

A. 90% of the then current CMHC Average Rental Rate for the applicable number of bedrooms and unit type, multiplied by 12 and then divided by 0.30,

provided however that:

B. if there is a decrease in such then current CMHC Average Market Rental Rate following the commencement of a tenancy of an Affordable Housing Unit by such Family, such cumulative gross annual income for such Family shall be the cumulative gross annual income for such Family for the immediately preceding calendar year, adjusted on January 1st of the then current calendar

year, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, provided that if there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the cumulative gross annual income for the subsequent year shall remain unchanged from the previous year; and

C. in the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted cumulative gross annual income in any particular year shall be final and conclusive; and

(ii) owning Assets valued at $100,000 or less, as calculated by the City in any particular year, in accordance with the LEMR Parking, Tenant Asset and Income Exceedance Policy; and in the absence of obvious error or mistake, any calculation by the City of the value of an Eligible Tenant's Assets in any particular year shall be final and conclusive;

(v) "**Family**" means:

(i) a person;

(ii) two (2) or more persons related by blood, marriage or adoption; or

(iii) a group of not more than six (6) persons who are not related by blood, marriage or adoption;

(w) "**GST**" means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;

(x) "**Housing Covenant**" means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the construction, use and transfer of the Affordable Housing Units;

(y) "***Interpretation Act***" means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

(z) "***Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

(aa) "**Lands**" means certain lands and premises legally described as Parcel Identifier: 030-281-598, LOT A SECTION 34 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN EPP59694, as may be Subdivided from time to time, and including a Building or a portion of a Building;

(bb) "**LEMR Parking, Tenant Asset and Income Exceedance Policy**" means the Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy approved by City Council on July 28, 2025, which allows the owner of Affordable Housing Units to charge for parking and to implement an asset test limit for new Tenants, as amended or replaced from time to time;

(cc) "***Local Government Act***" means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;

(dd) "**LTO**" means the New Westminster Land Title Office or its successor;

(ee) "**Occupancy Certificate**" means a certificate issued by a City building inspector permitting occupancy of a Building pursuant to the City's *Building Regulation Bylaw* 7230, as may be amended or replaced from time to time;

(ff) "**OCP**" means together the City of Richmond Official Community Plan Bylaw No. 7100 and Official Community Plan Bylaw No. 9000, as may be amended or replaced from time to time;

(gg) "**Owner**" means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;

(hh) "**Parking Operator**" means one of (i) the Owner, or (ii) an owner of any air space parcel formed by the registration of an air space subdivision plan in respect of the Lands or (iii) any other company or entity, to whom the Owner grants a long-term lease, or other contractual right, over all (and not only some) of the parking spaces in the Development which are designated for the use of the Tenants, in order to facilitate the use, operation and management of such parking spaces, and the Parking Operator may be related or unrelated to the Owner;

(ii) "**Permitted Rent**" means:

(i) an amount which does not exceed 90% of the then current CMHC Average Rental Rate, as of the time an Eligible Tenant enters into a Tenancy Agreement,

provided that:

(ii) such amount may be adjusted by the maximum percentage rental increase permitted by the *Residential Tenancy Act* independent of any exemption status of the Owner (i.e. non-profit housing society) during the period of time that the applicable Affordable Housing Unit is occupied by the Eligible Tenant under the Tenancy Agreement; and

(iii) in the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

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

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

(ll) "***Residential Tenancy Regulation***" means the *Residential Tenancy Regulation*, B.C. Reg. 477/2003, together with all amendments thereto and replacements thereof;

(mm) "**Senior**" means an individual of the age defined by the City as a senior for the purposes of City programs, as may be amended from time to time and at the time of this Agreement being defined as 55 years of age and older;

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

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

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

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

1.2 In this Agreement:

(a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;

(f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;

(j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and

(l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action.

ARTICLE 2
USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by an Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.

2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request

and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

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

2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:

(a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner, has:

(i) submitted to the City a Development Permit application that includes the Affordable Housing Units and all Common Amenities and other ancillary spaces assigned for the exclusive use of an Affordable Housing Unit; and

(ii) at its cost, executed and registered against title to the Lands, or portion thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Affordable Housing Units, and all ancillary and related spaces, uses, common areas, and features as determined by the City through the Development Permit approval process for the Lands, or portion thereof;

(b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Affordable Housing Units and all Common Amenities and other ancillary and related spaces, uses, common areas, and features, in accordance with the Development Permit for the Lands;

(c) not apply for an Occupancy Certificate in respect of the Development, nor take any action to compel issuance of an Occupancy Certificate, for provisional or final occupancy, unless and until all of the following conditions are satisfied:

(i) the Affordable Housing Units and related uses and areas, and the Building(s) in which the Affordable Housing Units are situated, have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;

(ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Affordable Housing Units, any facilities for the use of the Affordable Housing Units, including parking and any shared indoor or outdoor amenities; and

(iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Owner's architect for the Building(s) in which the Affordable Housing Units are situated, confirming that the Affordable Housing Units, and the Building(s) in which the Affordable Housing Units are situated, have been constructed in accordance with the Development Permit, the Building Permit, and this Agreement;

(d) not permit the Development or any portion thereof to be occupied, unless and until the Affordable Housing Units have received an Occupancy Certificate granting provisional or final occupancy of the Affordable Housing Units; and

(e) not Subdivide the Affordable Housing Units into individual strata lots or air space parcels. The Owner acknowledges and agrees that if the Lands are subject to Subdivision by a Strata Plan or air space subdivision plan, that the Affordable Housing Units will together form no more than one (1) strata lot or air space parcel, as applicable.

ARTICLE 3
DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

3.1 The Owner will not permit an Affordable Housing Unit or any Common Amenity assigned for the exclusive use of an Affordable Housing Unit to be subleased, or an Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act* and provided that for the avoidance of doubt, the Owner shall not exercise any discretion afforded to it under the *Residential Tenancy Act* to consent to any sublease or assignment which would result in the occupation or use of an Affordable Housing Unit or Common Amenity assigned for the exclusive use of an Affordable Housing Unit which is prohibited by or inconsistent with the terms and conditions of this Agreement or which would preclude the Owner from otherwise being able to comply with the terms and conditions of this Agreement.

3.2 The Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant or an Eligible Tenant.

3.3 If this Housing Agreement encumbers more than one Affordable Housing Unit, the following will apply:

(a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located in one building in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units in one Building; and

(b) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.

3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:

(a) includes the following provision:

"By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the "City") and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City's Affordable Housing Strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant's occupation of the Affordable Housing Unit:

(i) a statement of the total, gross annual income, once per calendar year, from all sources (including but not limited to employment, disability, retirement, and investment) of all members of the Tenant's household who are 18 years of age and over and who reside in the Affordable Housing Unit;

(ii) a statement of the total value of Assets owned by all members of the Tenant's household who are 18 years of age and over and who reside in the Affordable Housing Unit;

(iii) the number of occupants of the Affordable Housing Unit;

(iv) the number of occupants of the Affordable Housing Unit 18 years of age and under; and

(v) the number of occupants of the Affordable Housing Unit who are Seniors;

(b) defines the term "Landlord" as the Owner of the Affordable Housing Unit; and

(c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.

3.5 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor and the Director, Housing Office of the sale or transfer within three (3) days of the effective date of sale or transfer.

3.6 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

(a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;

(b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;

(c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;

(d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:

(i) move-in/move-out fees;

(ii) strata fees;

(iii) strata property contingency reserve fees;

(iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation bicycle storage, electric vehicle and bicycle charging stations or related facilities;

(v) extra charges for the use of sanitary sewer, storm sewer, or water; or

(vi) property or similar tax;

provided, however, that if either the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees or the Affordable Housing Unit is not part of a strata unit, an Owner may charge the Tenant the Owner's cost, if any, of:

(vii) providing cable television, telephone, other telecommunications, electricity (including electricity fees and charges associated with the Tenant's use of electrical vehicle and bicycle charging infrastructure) or district energy charges (including for heating, cooling, or domestic hot water heating);

(viii) a Tenant's exclusive use of one or more Affordable Housing Parking spaces in accordance with and to the maximum amounts set out in the LEMR Parking, Tenant Asset and Income Exceedance Policy;

(ix) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant; and

(x) paying security fees for the use of guest suites (if any) or security and cleaning fees related to the use of any party or meeting room located on the Lands (if any) that are associated with the Tenant's use of such facilities, provided that such charges are the same as those payable by any other residential occupant of the Development;

(e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;

(f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;

(g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:

(i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;

(ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in Section 1.1(v)(i) of this Agreement;

(iii) the value of the total Assets of an Eligible Tenant rises above the applicable maximum amount specified in Section 1.1(v)(ii) of this Agreement;

(iv) the Affordable Housing Unit is occupied by more than the number of people the City determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;

(v) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or

(vi) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part, except as may be required by the *Residential Tenancy Act* and in such circumstance, the Tenant may not sublease the Affordable Housing Unit or assign the Tenancy Agreement (A) without the prior consent of the Owner, and (B) to anyone who is not an Eligible Tenant,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for Sections 3.6(g)(ii) and

3.6(g)(iii) of this Agreement *[Termination of Tenancy Agreement if Annual Income of Tenant or value of Assets rises above amounts prescribed in Section 1.1(v), Eligible Tenant, of this Agreement]*, the notice of termination shall provide that the termination of the tenancy shall be effective on the date that is the greater of 30 days following the date of the notice of termination and the minimum amount of notice required by the *Residential Tenancy Act*. In respect of Section 3.6(g)(ii) and 3.6(g)(iii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

(h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and

(i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

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

3.8 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.

3.9 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (BC) with respect to tenancy matters, including tenant selection for the Affordable Housing Units.

ARTICLE 4
DEMOLITION OF AFFORDABLE HOUSING UNIT

4.1 The Owner will not demolish an Affordable Housing Unit unless:

(a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or

(b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

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

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

ARTICLE 5
STRATA CORPORATION BYLAWS

5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.

5.2 Any strata corporation bylaw, which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect, unless expressly approved by the City in writing in advance.

5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.

5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation contrary to Section 3.6(d).

5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for anything contrary to Section 3.6(d), including without limitation paying for the use of bicycle storage, electric vehicle and bicycle charging stations or related facilities. For clarity, the strata corporation may levy such bicycle storage, electric vehicle and bicycle charging stations or related facilities charges or fees on all of the other owners, tenants, any other permitted occupants or visitors of all of the strata lots in the applicable strata plan which are not Affordable Housing Units.

5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners,

tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6
DEFAULT AND REMEDIES

6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:

(a) an Affordable Housing Unit is used or occupied in breach of this Agreement;

(b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent; or

(c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount for each applicable Affordable Housing Unit to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

6.2 Notwithstanding Section 6.1:

(a) if the breach arises solely as a result of an enactment of a strata bylaw by a strata corporation contrary to this Agreement, the City will not charge the Daily Amount to the registered owner of the Affordable Housing Units, except in their capacity as one of the owners of such strata corporation; and

(b) if the default cannot be remedied within the applicable cure period, and the Owner has, to the satisfaction of the City:

(i) delivered to the City the method and schedule for remedying the default;

(ii) commenced remedying the default; and

(iii) been diligently and continuously proceeding to remedy the default within the estimated schedule,

the City will not charge the Owner with the Daily Amount with respect to the breach of the Agreement unless, in the City's opinion, the Owner has ceased to diligently and continuously work to remedy the default within the estimated schedule.

6.3 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7
MISCELLANEOUS

7.1 **Housing Agreement**

The Owner acknowledges and agrees that:

(a) this Agreement includes a housing agreement entered into under Section 483 of the *Local Government Act*;

(b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and

(c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under Section 483 of the *Local Government Act* prior to the Lands having been Subdivided, then after the Lands are Subdivided and after an Occupancy Certificate has been issued for all Affordable Housing Units, this Agreement will secure only the legal parcels which contain the Affordable Housing Units, including the common property of any applicable strata corporation; and the City will partially release this Agreement accordingly, provided however that:

(i) the City has no obligation to execute the necessary documents for release until a written request therefor from the Owner is received by the City, which request includes the registrable form of release (Form 17 (Cancellation of Charge, Notation or Filing);

(ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owner;

(iii) the City has a reasonable time within which to execute such documents for the Form 17 (Cancellation of Charge, Notation or Filing) and return the same to the Owner for registration; and

(iv) the Owner acknowledges that such release is without prejudice to the indemnity and release set forth in Sections 7.5 and 7.6.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended.

7.2 **No Compensation**

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 **Modification**

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

7.4 **Management**

The Owner covenants and agrees that it will ensure good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands at no cost or charge to the Tenant.

If applicable, the Owner further covenants and agrees that it will vote:

(a) as owner of the Affordable Housing Units, in any applicable annual general meetings or special general meetings of the strata corporation; and

(b) as the owner of the air space parcel or remainder parcel containing the Affordable Housing Units at any applicable meetings of the owners of the other Subdivided parcels of the Lands,

to ensure that the Common Amenities are maintained in a good state of repair by the strata corporation which includes the Affordable Housing Units and any of the Common Amenities, and the owner of the applicable air space parcel or remainder parcel which includes any of the Common Amenities, and/or the Parking Operator, as applicable.

If the Owner fails to ensure good and efficient management of the Affordable Housing Units and, as applicable, Common Amenities, as applicable, or maintain the Affordable Housing Units and, as applicable, Common Amenities as required by this Section 7.4, then, after applicable notice and cure periods, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage and maintain the Affordable Housing Units and applicable Common Amenities.

7.5 **Indemnity**

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

(a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

(b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate for, or refusal to permit occupancy of, any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;

(c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; or

(d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 **Release**

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

(a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;

(b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate for, or refusal to permit occupancy of, any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; or

(c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 **Survival**

The obligations of the Owner set out in this Agreement, including but not limited to Sections 7.5 and 7.6, will survive termination or discharge of this Agreement.

7.8 **Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under Section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 **City's Powers Unaffected**

This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;

(b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Lands; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 **Agreement for Benefit of City Only**

The Owner and the City agree that:

(a) this Agreement is entered into only for the benefit of the City;

(b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or a Building or any portion thereof, including any Affordable Housing Unit; and

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

7.11 **No Public Law Duty**

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

7.12 **Notice**

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

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

with copies to: City Solicitor, and the Director, Housing Office,

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

7.13 **Enuring Effect**

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

7.14 **Severability**

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

7.15 **Waiver**

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 **Sole Agreement**

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

7.17 **Further Assurance**

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

7.18 **Covenant Runs with the Lands**

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

7.19 **Equitable Remedies**

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

7.20 **No Joint Venture**

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

7.21 **Applicable Law**

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

7.22 **Deed and Contract**

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

7.23 **Joint and Several**

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

7.24 **Limitation on Owner's Obligations**

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

the Owner was the registered owner of the Lands, or parts thereof. For the avoidance of doubt, the Owner shall only be liable for breaches of this Agreement as registered owner of those portions of the Lands from which this Agreement has not been discharged in accordance with and subject to Section 7.1.

7.25 **Counterparts**

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

[remainder of page intentionally blank]

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

POLYGON DORCHESTER HOMES LTD.,
(Incorporation No. BC1202213), by its
authorized signatory(ies):

Per: _____
Name: Robin Glover

Per: _____
Name: ROBERT BRUNO

CITY OF RICHMOND
by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
Legal Advice
DATE OF COUNCIL APPROVAL (if applicable)

SCHEDULE A to Housing Agreement

STATUTORY DECLARATION
(Affordable Housing Units)

CANADA

PROVINCE OF BRITISH COLUMBIA

TO WIT:

IN THE MATTER OF Unit Nos. _____ - _____ (collectively, the "**Affordable Housing Units**") located at _____, (*street address*), British Columbia, and Housing Agreement dated _____, 20____ (the "**Housing Agreement**") between _____ and the City of Richmond (the "**City**")

I, _____ (*full name*),

of _____ (*address*) in the Province

of British Columbia, DO SOLEMNLY DECLARE that:

1. ☐ I am the registered owner (the "**Owner**") of the Affordable Housing Units;

   or,

   ☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;

2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units and information as of the ____ day of _____, 20___;

3. To the best of my knowledge, continuously since the last Statutory Declaration process:

   a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and

   b) the Owner of the Affordable Housing Units complied with the Owner's obligations under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;

4. The information set out in the table attached as Appendix A hereto (the "**Information Table**") in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and

Page 1 of 2 – continued on next page...

... *continued from Page 1 – Page 2 of 2*

5. I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

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

DECLARED BEFORE ME at
_____ in the
Province of British Columbia, Canada, this
_____ day of _____, 20____

_____
A Notary Public and a Commissioner for taking Affidavits in and for the Province of British Columbia

_____
(Signature of Declarant)
Name:

Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits.

Appendix A to Statutory Declaration

Building Name:						Building Address:								Property Manager Name:						
Property Management Company:						Property Manager Email:								Property Manager Phone Number:						
Unit and Household Information								Income, Assets and Rent									Fees Collected (Provide details and explanation with the Statutory Declaration)			
Row #	Unit #	Unit Type	Number of Occupants	Related to Owner (Yes/No)	Number of Occupants 18 years and Under	Number of Occupants who are "Seniors" as defined in Housing Agreement	Starting Year of Tenancy	Before-tax Income of Occupants 18 years & Over (Provide one response per occupant)			Combined Before-tax Income of Occupants 18 years & Over			Income Verification Received (Yes/No)	Rent ($/Month)	Total Assets*	Parking Fees	Move-in / Move-out Fees	Amenity Usage Fees	Other Tenant Fees
								2-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.		3-Years Prior to Year of Stat. Dec.	2-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.							
0	[illegible]	[illegible]	[illegible]	Yes Yes Yes Yes	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Yes Yes Yes	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1																				
2																				
3																				

Continue rows as needed.

* Further information is available in the "Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy" (Council Policy No. 5475)

City of Richmond

Minutes

Development Permit Panel
Wednesday, July 29, 2026

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Wayne Craig, General Manager, Planning and Development, Chair Roeland Zwaag, General Manager, Engineering and Public Works Todd Gross, Director, Park Services

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on July 15, 2026, be adopted.

CARRIED

1. DEVELOPMENT PERMIT DP 24-012854
(REDMS No. 8448144)

APPLICANT: SD Railway Homes Inc

PROPERTY LOCATION: 8520 Railway Avenue

INTENT OF PERMIT:

That a Development Permit be issued which would:

1. Permit the construction of 58 rental apartment units for seniors at 8520 Railway Avenue on a site zoned "Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   (a) Change the number of proposed market rental units provided on the site from 29 to no more than eight.

(b) Reduce the Class 1 on-site bicycle parking space rate for apartment housing units from 0.58 per dwelling unit to 0.43.

(c) Reduce the number of oversized spaces from five per cent of all required Class 1 bicycle spaces to four per cent for apartment housing use.

Applicant's Comments

Daniel Dirscherl Senior Project Architect, Kasian Architecture Interior Design and Planning Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the proposed development highlighting the following:

- The proposal includes 58 senior rental homes designed to support affordability and aging in place through adaptable units. The unit mix comprises 16 studios, 34 one-bedroom units, and eight two-bedroom units;
- The project includes 50 affordable Low-End Market Rental (LEMR) units and eight market rental units. A total of 54 units are adaptable Basic Universal Housing (BUH);
- The surrounding neighbourhood is predominantly single-family homes, with two and three-storey townhouses immediately to the south and an existing three-storey seniors apartment building further south along Railway Avenue;
- The proposed building uses tiered massing, increased setbacks and landscape buffers to transition the scale from its surroundings;
- A 1.0 m statutory right of way (SRW) is provided along the south property line to accommodate the widening of the existing pedestrian pathway connecting Railway Avenue to the neighbourhood east of the site. The pathway provides an east-west connection between the Railway Greenway and Kilgour Neighbourhood Park;
- The building's main entrance and ground-level units are oriented toward Railway Avenue, providing a clear address and wayfinding;
- Parking and service areas are internalized and accessed via a driveway on the north side of the site;
- Landscape buffers are used to soften the shared edges of the property;
- Level entries, accessible circulation, and centrally located amenities, including the amenity room, shared laundry, mail and parcel and waste services, support ease of use for seniors;
- Bike, scooter and EV ready parking all support mobility options for seniors;
- Fully accessible outdoor areas at ground level and level two support social connection and daily activity; and
- The building is rendered in a visually subdued palette of durable low maintenance materials.

Eason Li, Landscape Architect, Homing Landscape Architecture Corp., with the aid of the same visual presentation, spoke to the landscape architecture component of the proposal noting that (i) the landscape design respects the local context and existing site conditions while prioritizing seniors through accessible, senior-friendly spaces with meaningful access to nature (ii) landscape buffers are proposed along the north property line to protect neighbor privacy. A wide buffer within the east right of way, including evergreen hedges, small trees, shrubs, and groundcovers, will minimize the visual impact of the parkade wall on adjacent neighbors, (iii) multiple seating areas are provided, including at the building entrance and in the east outdoor amenity area, which also includes raised garden planters and landscaped green space; (iv) ground level landscape design provides for direct access to the ground level units facing Railway Avenue, and convenient pedestrian connections to the sidewalk and the site, (v) the main outdoor amenity space is located on the Level 2 roof deck and includes flexible seating with movable tables and chairs, plus weather protection through a metal roof trellis at the south end and shade sails at the north end, (vii) outdoor lighting is proposed for major circulation areas and amenity spaces to ensure safety, while incorporating dark-sky design principles to minimize light pollution. The secondary amenity space includes string lighting, and (viii) a variety of plants and native species will be used in the landscape planting plan.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the height, massing density and setbacks of the project are consistent with what was presented to Council and considered at the Public Hearing at the time that the rezoning was considered, (ii) the total unit count remains unchanged, however, more studio and one bedroom units will now be secured as affordable housing through a City housing agreement, increasing the overall number of below market rental units in the project, (iii) about 93 percent of the units will meet the City's BUH requirements, (iv) minor changes to the Transportation Demand Management Measures are proposed due to refinements in the applicant's programming and operations, and are supported by the City's Transportation department, (v) all landscaped areas will include automatic irrigation, and (vi) a servicing agreement secured through the rezoning process includes frontage improvements, upgrades to the walkway along the southern portion of the property as well as sanitary and storm sewer upgrades and new water service connections.

Panel Discussion

In response to queries from the Panel, the applicant advised that (i) not all units are BUH units due to space constraints. With a shift toward more studios and one-bedroom units, meeting BUH requirements would require additional space that could not be balanced with overall livability, (ii) the south on-site walkway is limited to a width of 1.2 m due to site constraints, including a 1.0 m right of way along the south property line and the need to retain a 2.0 ft landscape buffer for evergreen hedges. The design balances available space, functionality, and landscaping, (iii) the lighting design is largely dark sky friendly, with dim lighting proposed for the Level 2 outdoor amenity space, which is not expected to see heavy nighttime use. Safety lighting is provided, while evergreen hedges and the south trellis help contain light on site and reduce spillover to neighbouring properties, (iv) 6 ft high solid wood fence screens are proposed along the north and east property line, (v) a 42 inch high metal picket guardrail will be installed along the south property line walkway, and (vi) the building's heating and cooling will use centralized air source heat pumps located on the roof, within a screened area adjacent to the elevator overrun.

The Panel noted that (i) the sun shade sail is to be reviewed and confirmed by the Engineer, failing that is not confirmed or doable, staff suggest replacing it with a hard cover shelter, (ii) adequate access is needed for Level 2 landscape maintenance, including sufficient width at the south staircase for workers and debris removal, (iii) consider replacing Japanese snowbell trees with Japanese maple or another lower debris alternative, and replacing the western hemlock along the east side with a more suitable species, such as Picea omorika, and (iv) consider using Hicks yew throughout due to its hardiness, and adaptability for both shade and growth against fences, retaining walls, etc. The applicant was advised to work with staff to address these comments.

Correspondence

None

Gallery Comments

None

Panel Discussion

The Panel supported the application, subject to the direction provided to the applicant and staff, noting the project's attention to detail, increased affordable units, and alignment with City objectives for rental housing and below market housing for an aging population. The Panel also appreciated the high number of Basic Universal Housing units. The applicant noted they would work with staff on the recommended landscape provisions.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would:

1. *Permit the construction of 58 rental apartment units for seniors at 8520 Railway Avenue on a site zoned "Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)"; and*

2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*

   (a) Change the number of proposed market rental units provided on the site from 29 to no more than eight.

   (b) Reduce the Class 1 on-site bicycle parking space rate for apartment housing units from 0.58 per dwelling unit to 0.43.

   (c) Reduce the number of oversized spaces from five per cent of all required Class 1 bicycle spaces to four per cent for apartment housing use.

CARRIED

2. DEVELOPMENT VARIANCE PERMIT DV 25-026463
(REDMS No. 8309832)

APPLICANT: Navtej Dhot

PROPERTY LOCATION: 11500 Westminster Highway

INTENT OF PERMIT:

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed road to the rear of a single detached housing building from 50.0 m to 67.2 m, to permit an existing barn to be used as a residential building.

Applicant's Comments

Navtej Dhot, Applicant, Astonish Designs, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2) provided background information on the proposed variance highlighting the following:

- The applicant proposes increasing the setback from 50 m to 67.2 m to allow the existing barn to be renovated for residential use and to add an adjacent carport; and
- The proposal retains the main floor, adds a carport and storage area with a sink, converts the second floor into a bedroom, and adds an open sundeck above the carport.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the variance sought would allow for the existing structure (and unauthorized interior improvements) to be used for residential purposes, should the owner in the future elect to build a new residential building on the property they would need to convert the existing building back into use as a barn/agricultural structure. This commitment has been secured through a legal agreement which is required to be registered on title prior to the DVP being issued, and (ii) the property currently has farm status.

Panel Discussion

In response to queries from the Panel, the applicant advised that the septic field is serviced with water and power.

Correspondence

None

Gallery Comments

None

Panel Discussion

The Panel noted that considering a permit to authorize unauthorized construction is challenging. The Panel supported the recommendation, as it is endorsed by the Food Security and Agricultural Advisory Committee and the property is actively farmed, but noted the situation could have been avoided.

Panel Decision

It was moved and seconded
That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed road to the rear of a single detached housing building from 50.0 m to 67.2 m, to permit an existing barn to be used as a residential building.

CARRIED

3. New Business

It was moved and seconded
That the Development Permit Panel meeting tentatively scheduled on Wednesday, August 12, 2026 be cancelled.

CARRIED

4. Date of Next Meeting- August 26, 2026

ADJOURNMENT

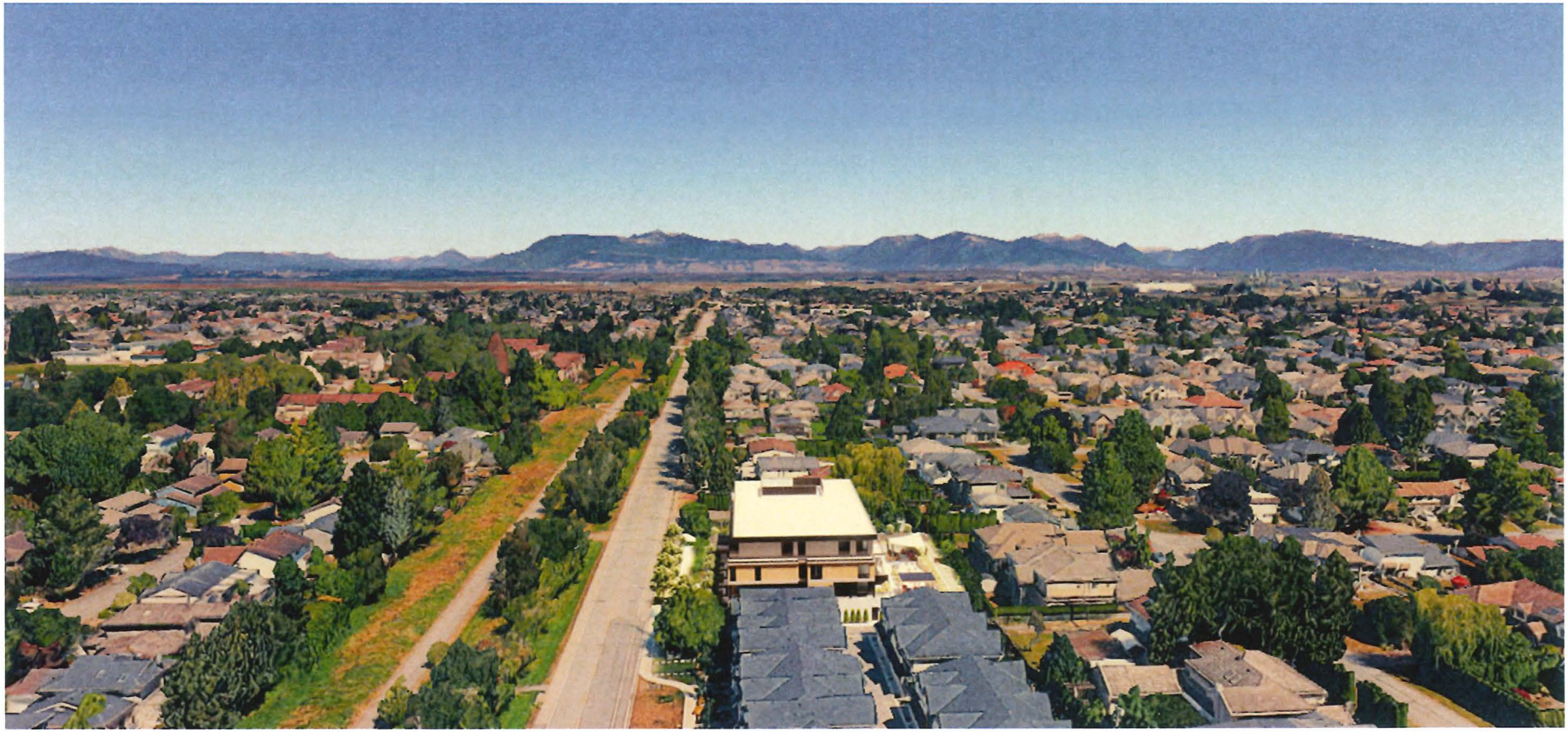
It was moved and seconded
That the meeting adjourn (4:14 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, July 29, 2026.

Wayne Craig
Chair

Raman Grewal
Legislative Services Coordinator



RAILWAY AVENUE SENIORS RENTAL HOUSING

8520, 8540, 8560 Railway Avenue, Richmond, BC

Development Permit Panel

kasian

Neighbourhood Context



kasian
DP PANEL

Neighbourhood Context



kasian
DP PANEL

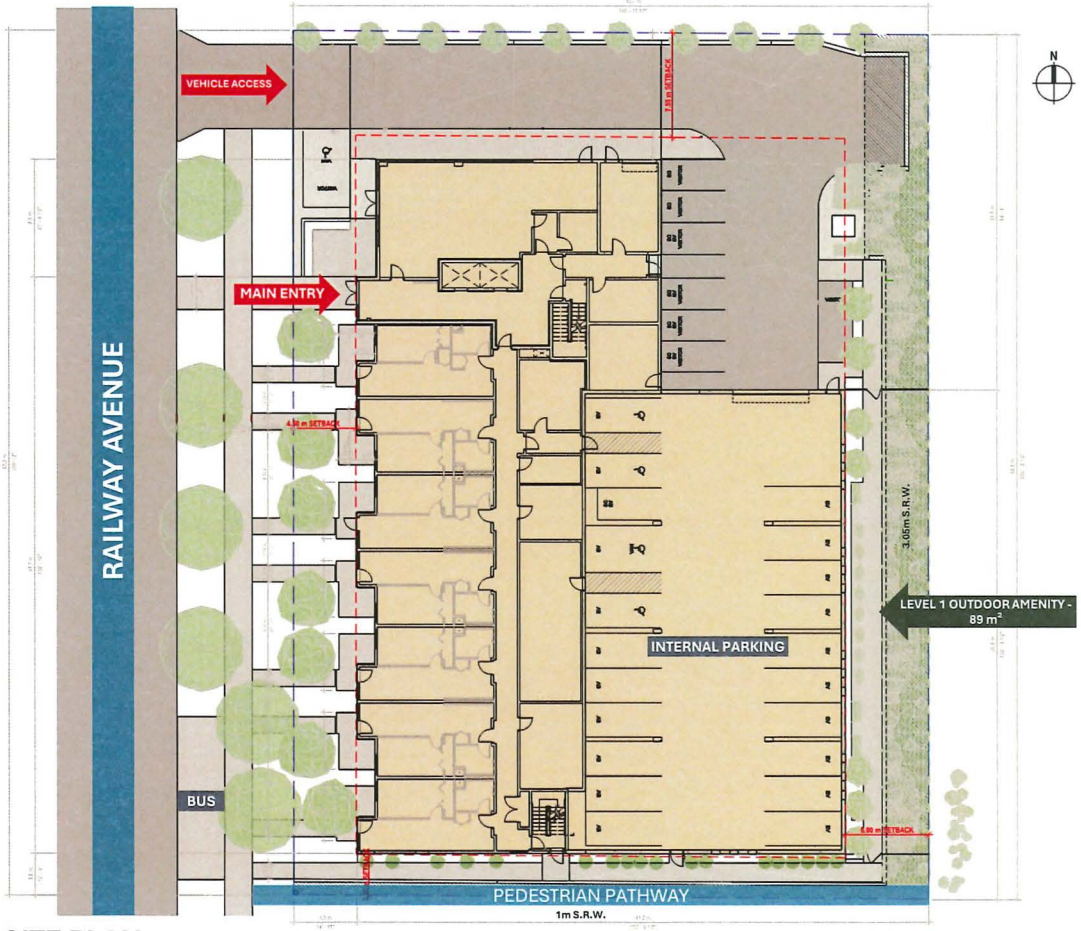
Streetscape on Railway Avenue



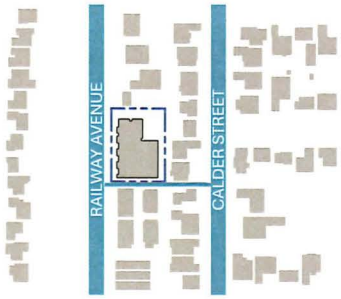


kasian
DP PANEL

Site Response



SITE PLAN



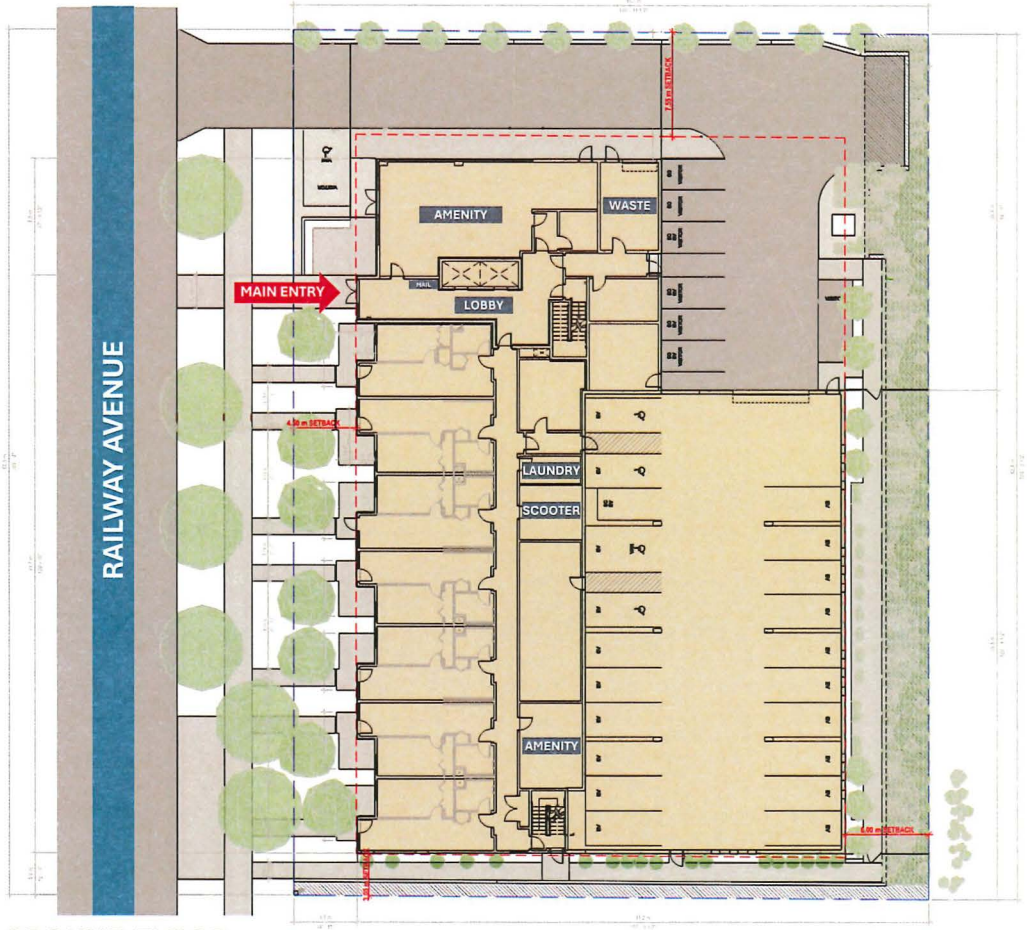
29
vehicle parking stalls

25
resident bicycle stalls

kasian
DP PANEL

CNCL - 620

Programming & Accessibility



GROUND FLOOR

05
accessible vehicle parking stalls

10
scooter stalls with charging access

134.6 m²
indoor amenity

451.6 m²
outdoor amenity

kasian
DP PANEL

Unit Mix



SECOND FLOOR

Studios	16
1 Bedrooms	34
2 Bedrooms	8

08
market rental units

58
total units

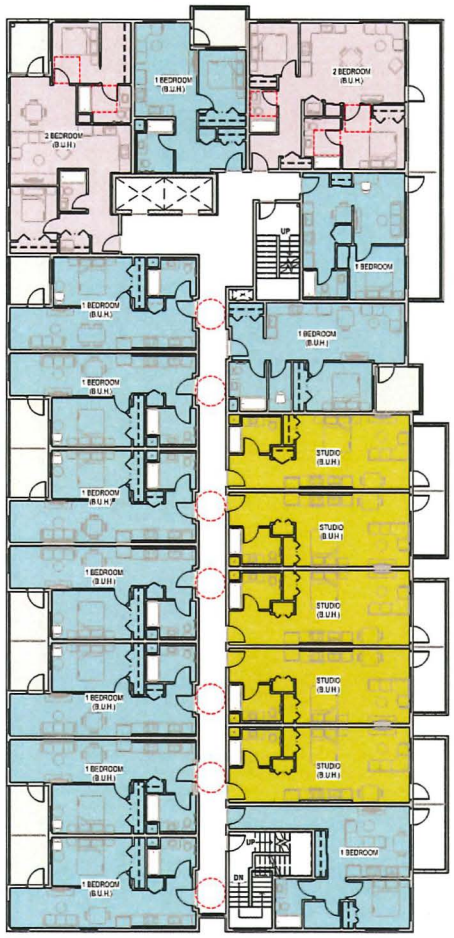
50 / 80%
LEMR affordable units

54 / 93%
Basic Universal Housing (B.U.H.) units

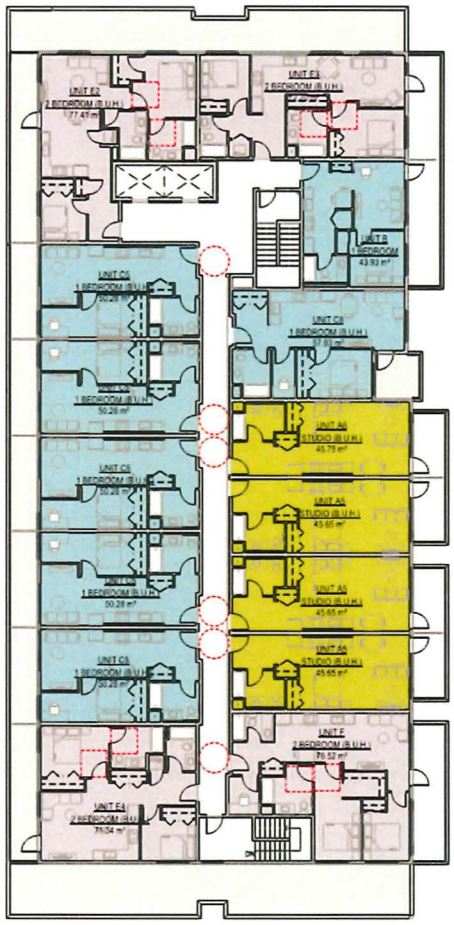
kasian
DP PANEL

CNCL - 622

Unit Mix



THIRD FLOOR



FOURTH FLOOR

CNCL - 623

Kasian
DP PANEL

Architectural Expression



WEST ELEVATION | RAILWAY AVENUE



NORTH ELEVATION | SIDE YARD



EAST ELEVATION | REAR YARD



SOUTH ELEVATION | SIDE YARD

Materiality







1. PREFINISHED VINYL WINDOWS SYSTEM (DOUBLE GLAZED) C/W INSULATED GLASS UNITS (IGU)



2. PREFINISHED FROSTED GLASS PANEL FOR BALCONY RAILING



3. CEMENTITIOUS PANEL- GREY FIBRE VERTICAL SHIPLAP



4. CEMENTITIOUS FASCIA BOARD IN PEARL GREY



5. IN WOODTONE MOUNTAIN CEDAR RUSTIC SERIES OR SIMILAR



6. CEMENTITIOUS FASCIA BOARD IN DARK GREY OR SIMILAR



7. CEMENTITIOUS TEXTURED VERTICAL SIDING IN ARTIC WHITE



8. PAINTED CONCRETE MASONARY UNIT IN ARTIC WHITE



9. ROOFTOP MECHANICAL EQUIPMENT SCREEN



10. CEMENTITIOUS TEXTURED VERTICAL SIDING IN LIGHT MIST

11. PERFORATED METAL SOFFIT IN CASHMERE

kasian
DP PANEL

Perspective Views



NORTHWEST CORNER PERSPECTIVE | RAILWAY AVENUE

kasian
DP PANEL

Perspective Views



SOUTHWEST CORNER PERSPECTIVE | RAILWAY AVENUE

Kasian
DP PANEL

Perspective Views



NORTHWEST CORNER AERIAL PERSPECTIVE | RAILWAY AVENUE

kasian
DP PANEL

Perspective Views



NORTHEAST CORNER AERIAL PERSPECTIVE

kasian
DP PANEL

RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

LANDSCAPE SET: ISSUED FOR DP
JULY 7, 2026

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0.0	LANDSCAPE COVER SHEET
L 0.1	LANDSCAPE DESIGN RATIONALE
L 1.0	LANDSCAPE LAYOUT & MATERIALS PLAN - LEVEL 1
L 1.1	LANDSCAPE LAYOUT & MATERIALS PLAN - LEVEL 2
L 1.2	LANDSCAPE SECTIONS
L 1.3	POROUS SURFACE & LIVE LANDSCAPING AREA DIAGRAM
L 1.4	PRECEDENTS
L 1.5	LANDSCAPE DESIGN-BUILD IRRIGATION PLAN - LEVEL 1
L 1.6	LANDSCAPE DESIGN-BUILD IRRIGATION PLAN - LEVEL 2
L 1.7	LANDSCAPE LIGHTING PLAN - LEVEL 1
L 1.8	LANDSCAPE LIGHTING PLAN - LEVEL 2
L 2.0	LANDSCAPE PLANTING PLAN & PLANT LIST - LEVEL 1
L 2.1	LANDSCAPE PLANTING PLAN & PLANT LIST - LEVEL 2
L 3.0	HARDSCAPE DETAILS
L 3.1	HARDSCAPE DETAILS
L 3.2	FURNITURING DETAILS
L 3.3	FURNITURING DETAILS
L 3.4	FURNITURING DETAILS
L 3.5	SOFTSCAPE DETAILS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

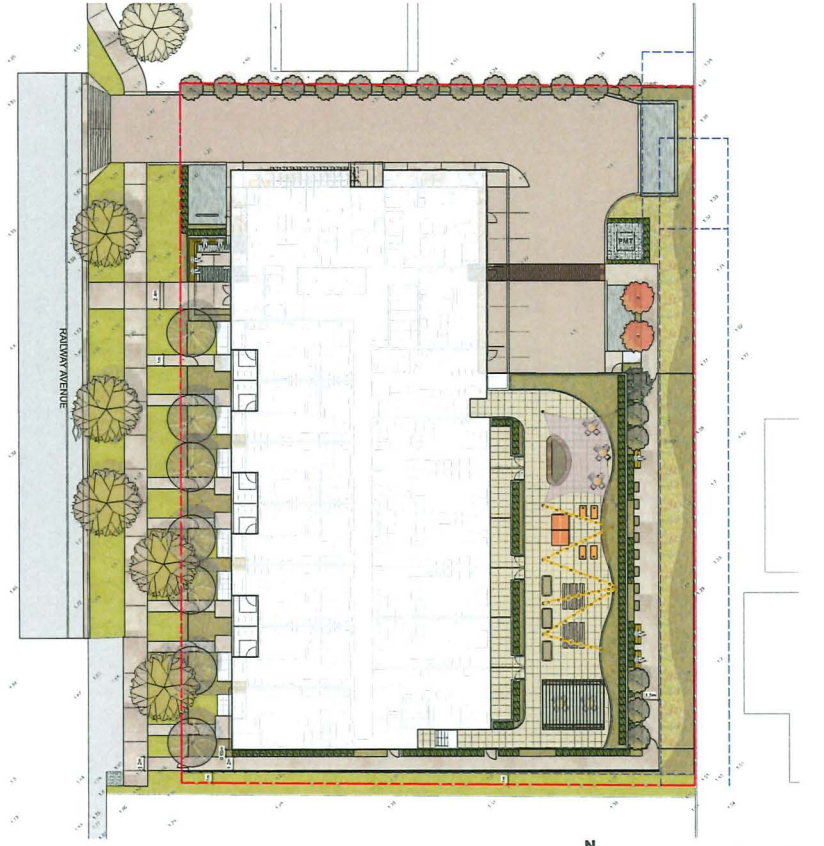
LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CSLA LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

HOMING LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF RICHMOND.



RAILWAY AVENUE SENIOR RENTAL HOUSING LANDSCAPE SITE PLAN

HOMING
LANDSCAPE
ARCHITECTURE
ADDRESS: 1423 W11TH AVENUE,
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7	2026-07-07	ISSUED FOR DP

RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:
8520,8540,8560 RAILWAY AVENUE,
RICHMOND, BC, CANADA

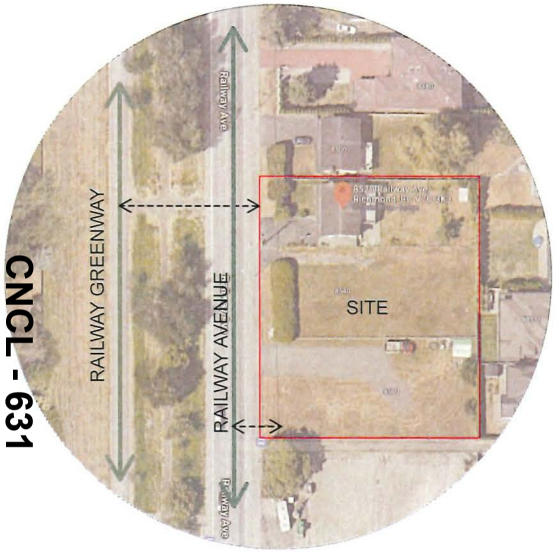
PROJECT NUMBER: 21-20
SCALE: AS SHOWN
DRAWN BY: EL
REVIEWED BY: EL

Landscape Cover Sheet

PLAN #3 L0.0

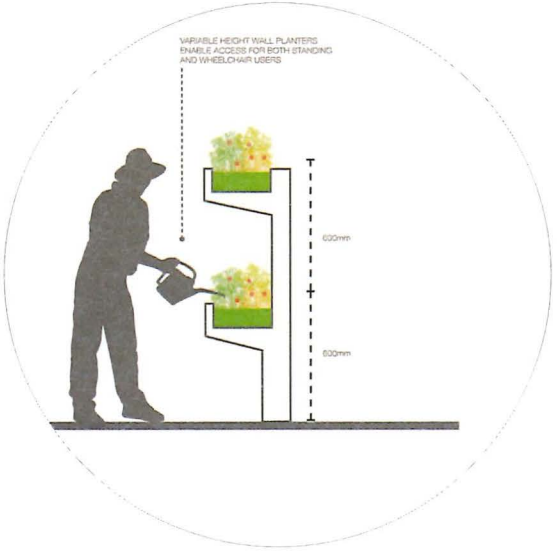
CNCL - 630

CNCL - 631



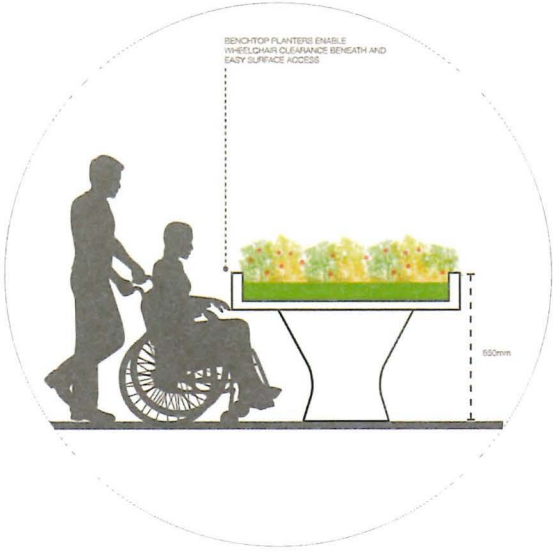
Thoughtful Design to Respect the Context

The site is surrounded by single family houses on the north and east sides, future townhouse development on the south side, and Railway Avenue and Railway Greenway on the west side. Landscape design intends to protect the privacy of neighbors, and creates a strong connection between the site and the Railway Avenue and Railway Greenway. A row of columnar trees with shrubs underneath are installed along the north property line to create a green buffer between the site and the north neighbor. The green buffer will protect the north neighbor's privacy and prevent overlooking. A 3-meter wide landscape buffer is also provided along the east property line within the SRW to ensure the privacy of the east neighbor. Greenwall trellis system with vines are proposed on the south side of parkade building to create a green wall facing the future townhouse development in the south. Low terraced concrete planters are proposed along the west property line to separate the public boulevard with the private front yards. The main entry is proposed at the northwestern corner of the site, which creates a direct pedestrian and cycling connection with the Railway Greenway.



Senior-Friendly Landscape Design

The landscape is designed for the seniors. No steps are proposed in the outdoor landscape areas to ensure universal accessibility. A continuous flush concrete path is proposed on the ground level around the building to provide a safe outdoor walking route. The path improves the mobility for the seniors, and provides them with easy access to the outdoor amenity space east of parkade building. A lot of benches are provided along the path for the seniors to sit and rest frequently, and all the benches are designed specifically for the seniors including the disabled seniors. 36 inches high raised wood garden beds are proposed in the outdoor amenity space east of parkade building, and the seniors can easily enjoy gardening there without bending.



Equitable Access to Nature

Accessing to nature is challenging for the seniors, especially for the disable seniors. The landscape design intends to provide equitable access to nature for the seniors to benefit their physical and metal health. The raised wood agricultural planters in the center of the roof amenity space on the top of parkade are designed specifically for the seniors. The seniors with wheelchairs can easily move close to the planters and enjoy gardening there. Concrete planting beds are designed to be 42 inch high above the patio along the edges of the roof amenity space, and the seniors do not need to bend when working in the planting beds. Evergreen shrubs are proposed in the raised planting beds to prevent overlooking to the neighbors. Besides, a 18" high planter with wood bench seating along the edges is proposed on the roof amenity space, which provides the opportunity for the seniors to touch the plants and feel their texture when seating on the bench.

HOMING
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ARCHITECTURE
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RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:
8520,8540,8560 RAILWAY AVENUE,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20
SCALE: N/A
DRAWN BY: EL
REVIEWED BY: EL

Landscape Design Rationale

PLAN #3.a L0.1

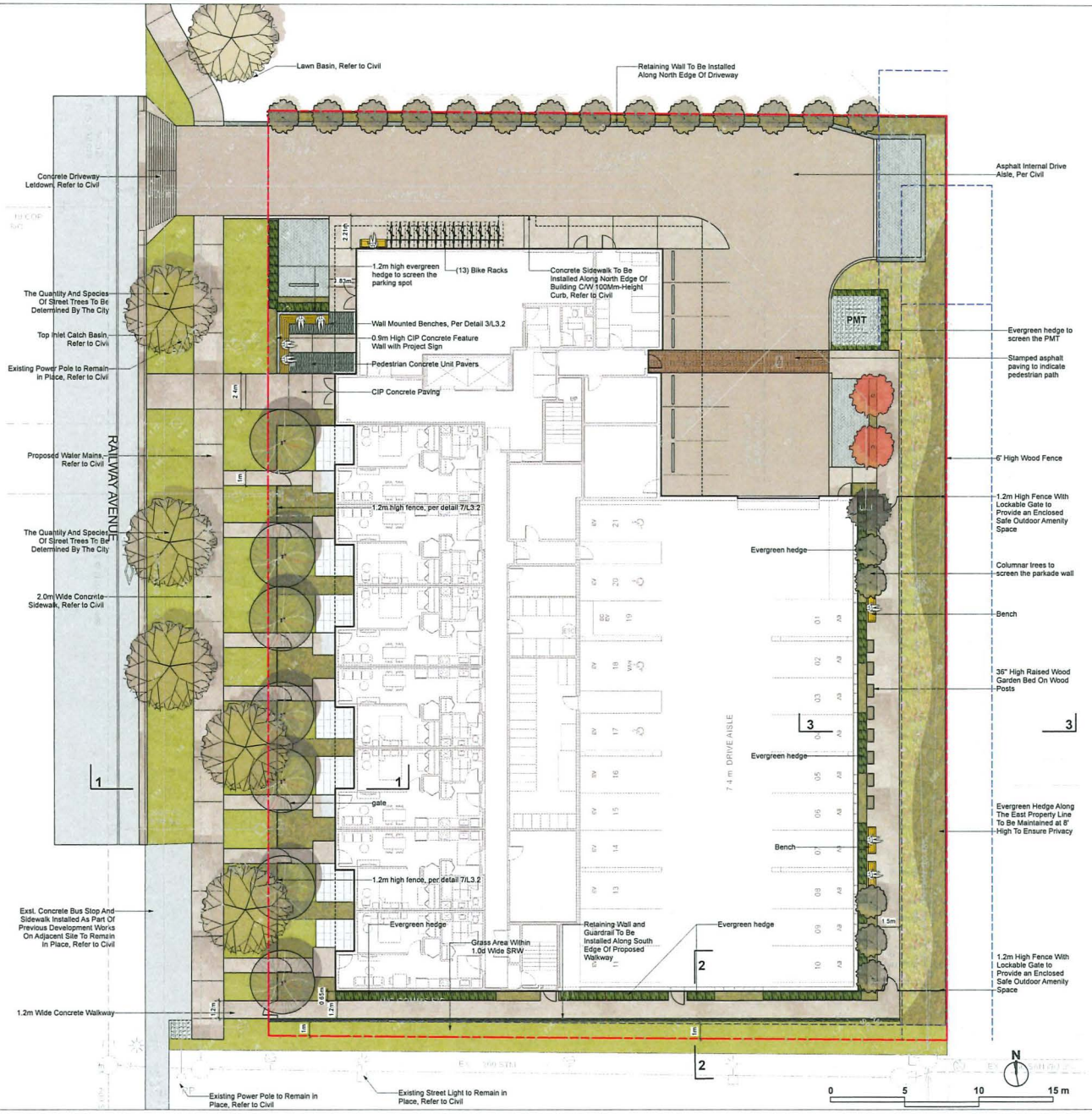
LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PERMEABLE PAVER FOR INTERNAL DRIVEWAY	3/L3.0
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CIP CONCRETE PAVING	1/L3.0
	18"X18" CONCRETE PAVING	5/L3.0
	24"X24" PORCELAIN PAVING	3/L3.1
	GRAVEL	4/L3.0
	ASPHALT DRIVEWAY, PER CIVIL	
	STAMPED ASPHALT PAVING, PER CIVIL	
	LAWN	6/L3.5
	PLANTING BED	4&5/L3.5
	RAISED WOOD GARDEN BED	1/L3.3
	CONCRETE PLANTER	1&2/L3.1
	BENCH	4/L3.2
	MOVABLE TABLE AND CHAIRS	2/L3.3
	BIKE RACKS	1/L3.2
	PICNIC TABLE AND BENCHES	2/L3.2
	6'-0" HIGH WOOD FENCE	6/L3.2
	GUARDRAIL	5/L3.2
	SUN SHADE SAIL, INSTALLATION TO BE REVIEWED AND CONFIRMED BY ENGINEER	

CNCL - 632

LAYOUT AND MATERIALS NOTES:

1. DO NOT SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
3. ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
5. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



HOMING LANDSCAPE ARCHITECTURE
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RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

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8520,8540,8560 RAILWAY AVENUE,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20
SCALE: 3/32"=1'0"(1:128)
DRAWN BY: EL
REVIEWED BY: EL

Landscape Layout & Materials Plan - Level 1

PLAN #3.b L1.0

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PERMEABLE PAVER FOR INTERNAL DRIVEWAY	3/L3.0
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CIP CONCRETE PAVING	1/L3.0
	18"X18" CONCRETE PAVING	5/L3.0
	24"X24" PORCELAIN PAVING	3/L3.1
	GRAVEL	4/L3.0
	ASPHALT DRIVEWAY, PER CIVIL	
	STAMPED ASPHALT PAVING, PER CIVIL	
	LAWN	6/L3.5
	PLANTING BED	4&5/L3.5
	RAISED WOOD GARDEN BED	1/L3.3
	CONCRETE PLANTER	1&2/L3.1
	BENCH	4/L3.2
	MOVABLE TABLE AND CHAIRS	2/L3.3
	BIKE RACKS	1/L3.2
	PICNIC TABLE AND BENCHES	2/L3.2
	6'-0" HIGH WOOD FENCE	6/L3.2
	GUARDRAIL	5/L3.2
	SUN SHADE SAIL, INSTALLATION TO BE REVIEWED AND CONFIRMED BY ENGINEER	

CNCL - 633

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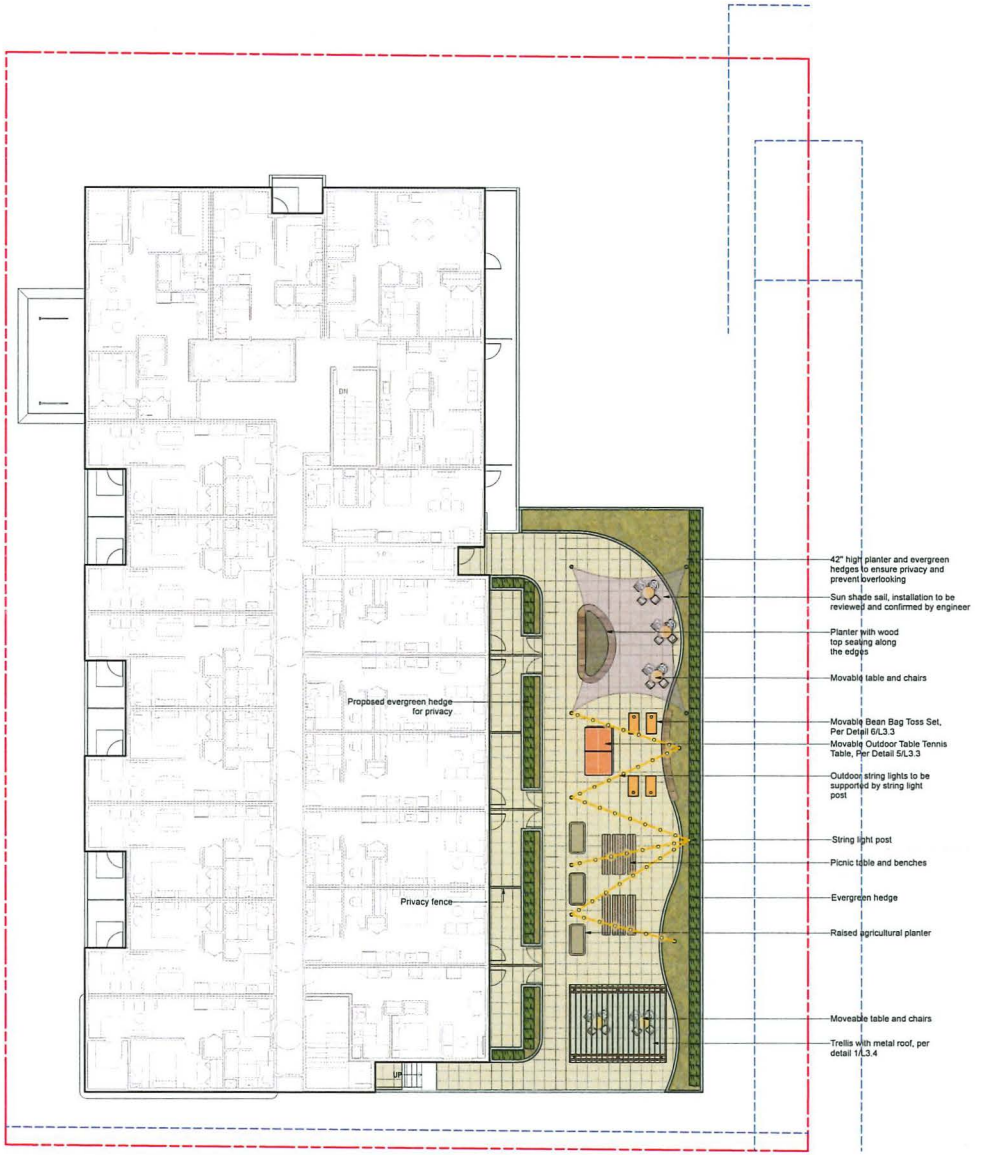
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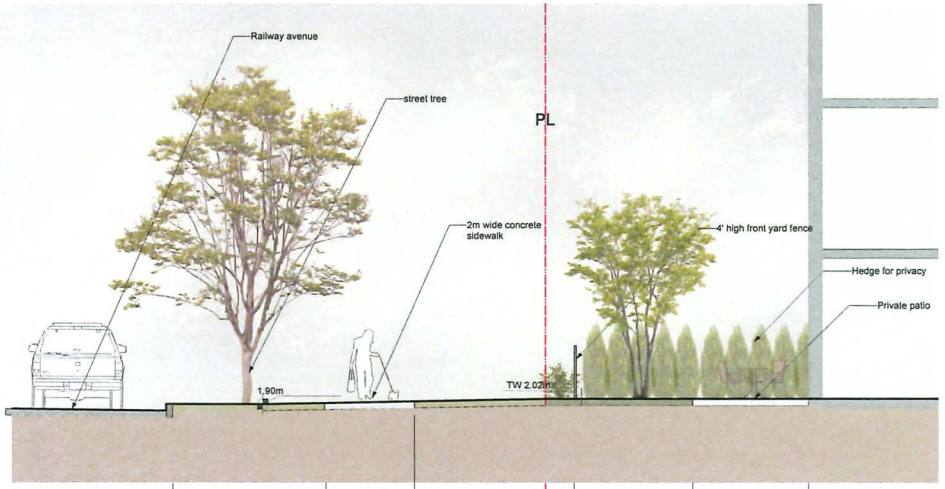
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DRAWN BY: EL

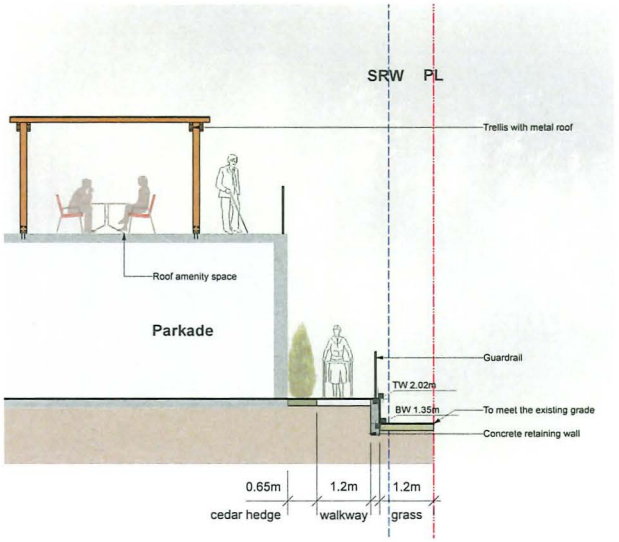
REVIEWED BY: EL

Landscape Layout & Materials Plan - Level 2

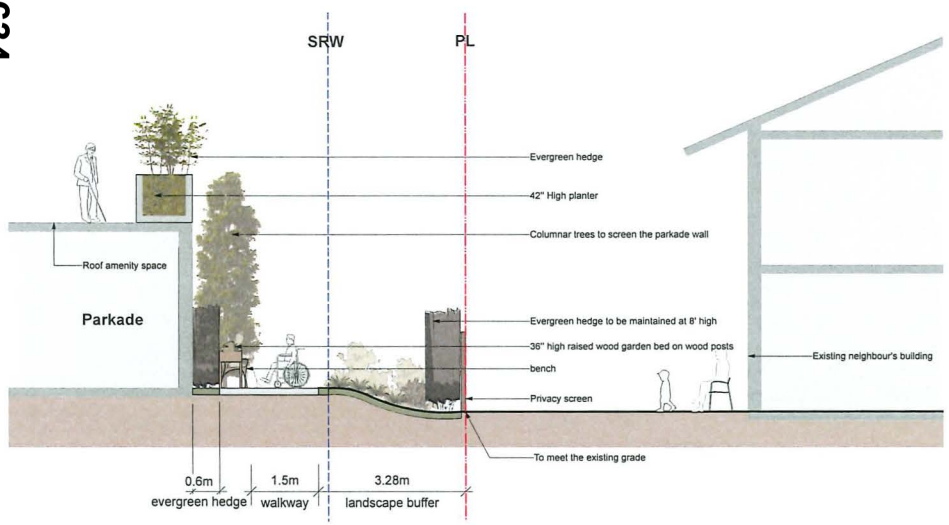
PLAN #3.c L1.1



1 Landscape Section Through West Property Line and Railway Avenue
Scale: 1:50



2 Landscape Section Through South Property Line
Scale: 1:50



3 Landscape Section Through East Property Line
Scale: 1:50

CNCL - 634

HOMING LANDSCAPE ARCHITECTURE
ADDRESS 1423 W11TH AVENUE, VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3536
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6	2026-06-12	ISSUED FOR DP
7	2026-07-07	ISSUED FOR DP

RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:
8520,8540,8560 RAILWAY AVENUE,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20
SCALE: AS SHOWN
DRAWN BY: EL
REVIEWED BY: EL

Landscape Sections

PLAN #3.d L1.2

POROUS SURFACE LEGENDS

SYMBOL	MATERIALS	AREA
	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUNDCOVER & SHRUB	580.09 m2
	POROUS HARDSCAPE MATERIAL: PERMEABLE PAVER & GRAVEL	66.47 m2

TOTAL POROUS SURFACE AREA: 646.56 m2

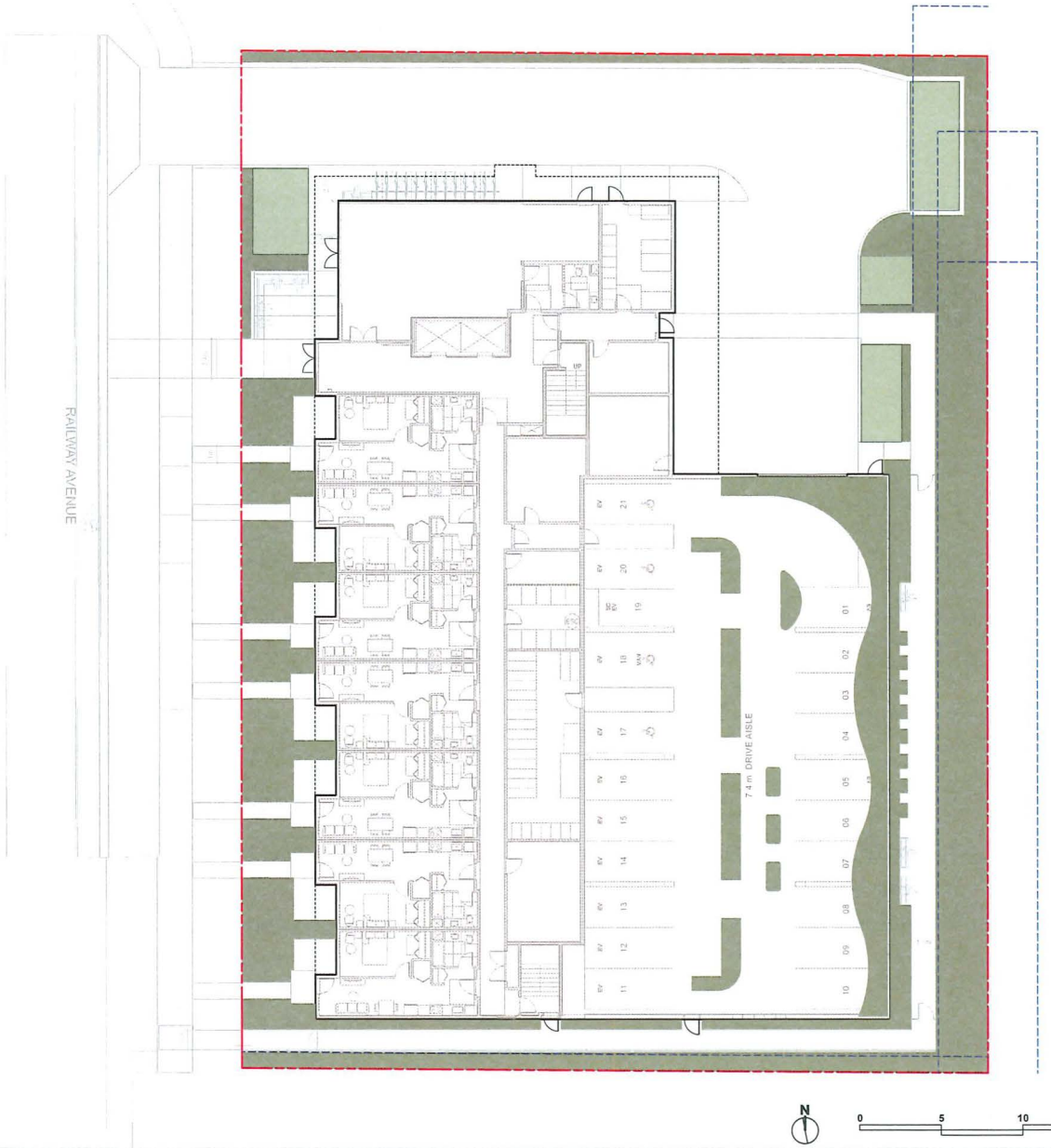
TOTAL LOT AREA: 2859.34 m2

TOTAL POROUS SURFACE AREA COVERAGE PERCENTAGE: 23%

TOTAL NON-POROUS SURFACE AREA COVERAGE PERCENTAGE: 77%

TOTAL POROUS LANDSCAPING AREA COVERAGE PERCENTAGE: 20.3%

CNCL - 635



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PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

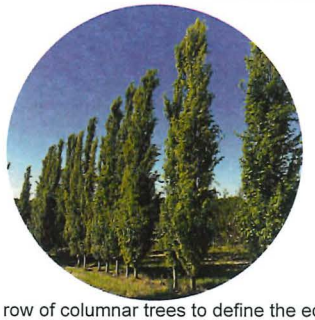
DRAWN BY: EL

REVIEWED BY: EL

Porous Surface & Live Landscaping Area Diagram

PLAN #3.e L1.3

CNCL - 636



a row of columnar trees to define the edge



garden



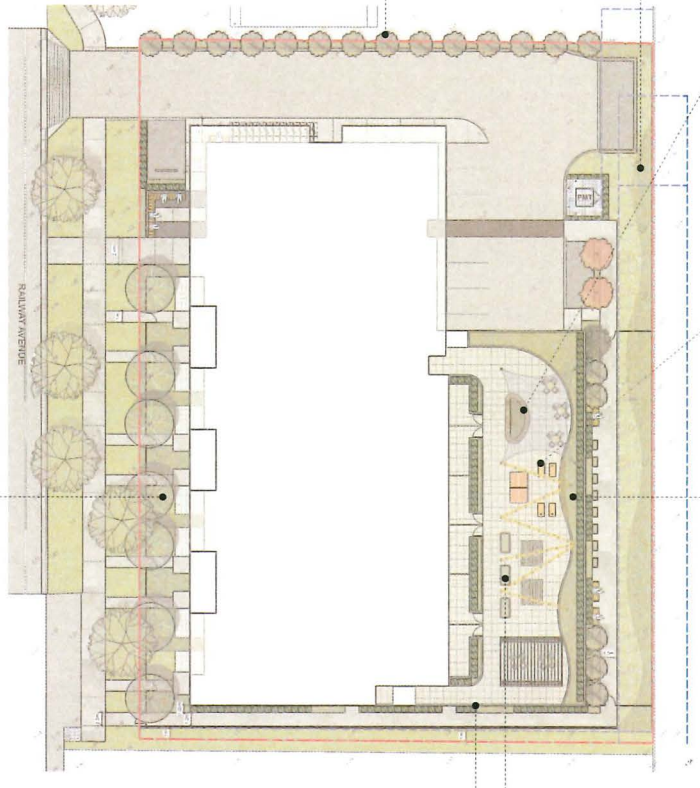
planter with wood bench seating



outdoor lightings



plants along path





raised planting bed



green wall



raised agricultural planters

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RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: N/A

DRAWN BY: EL

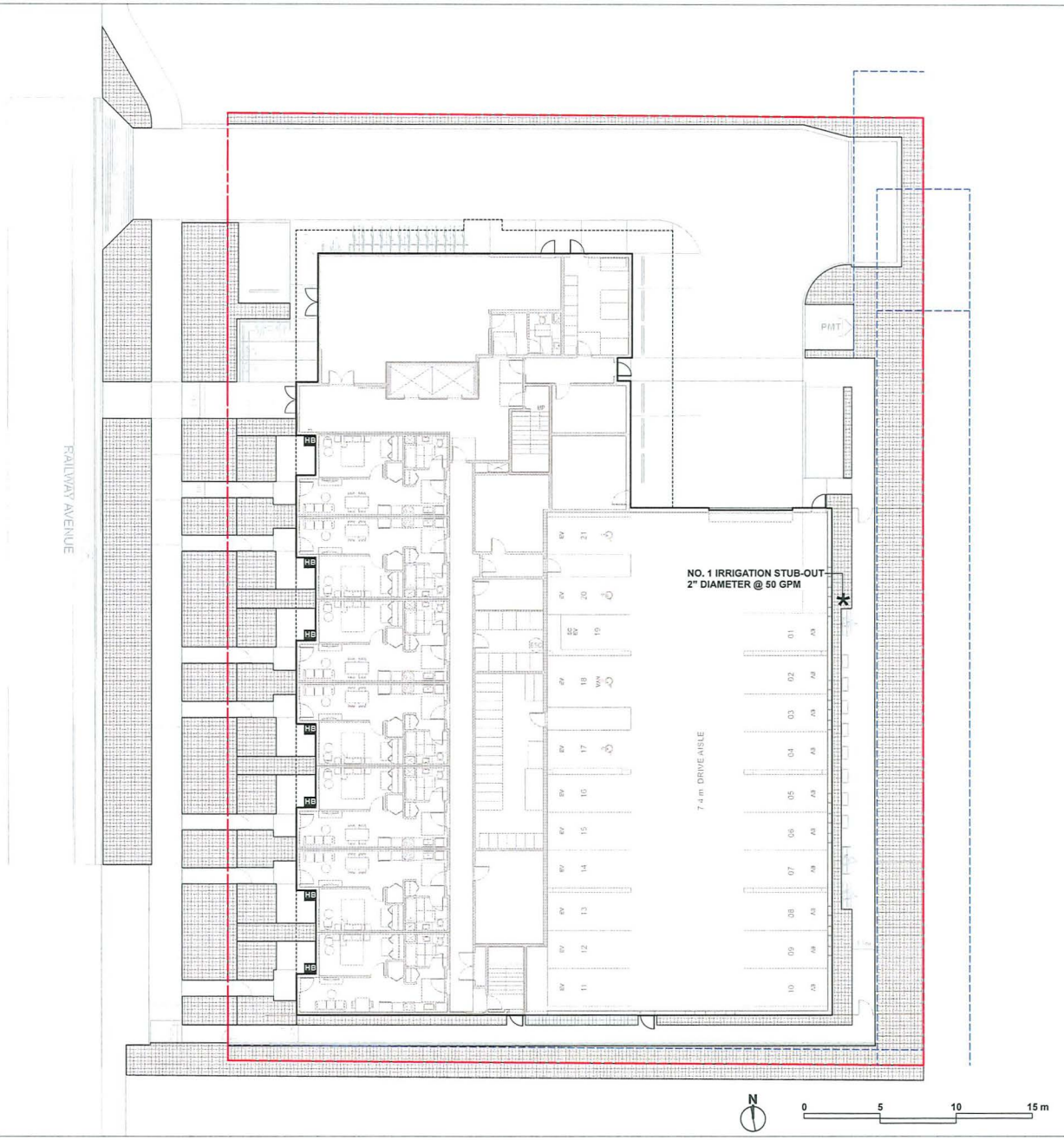
REVIEWED BY: EL

Precedents

PLAN #3.f L1.4

IRRIGATION LEGENDS

KEY	DESCRIPTION
*	WATER STUB-OUT SCHEMATIC ONLY. REFER TO MECHANICAL
HB	HOSE BIB SCHEMATIC ONLY. REFER TO MECHANICAL
	IRRIGATION AREA



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RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

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DRAWN BY: EL

REVIEWED BY: EL

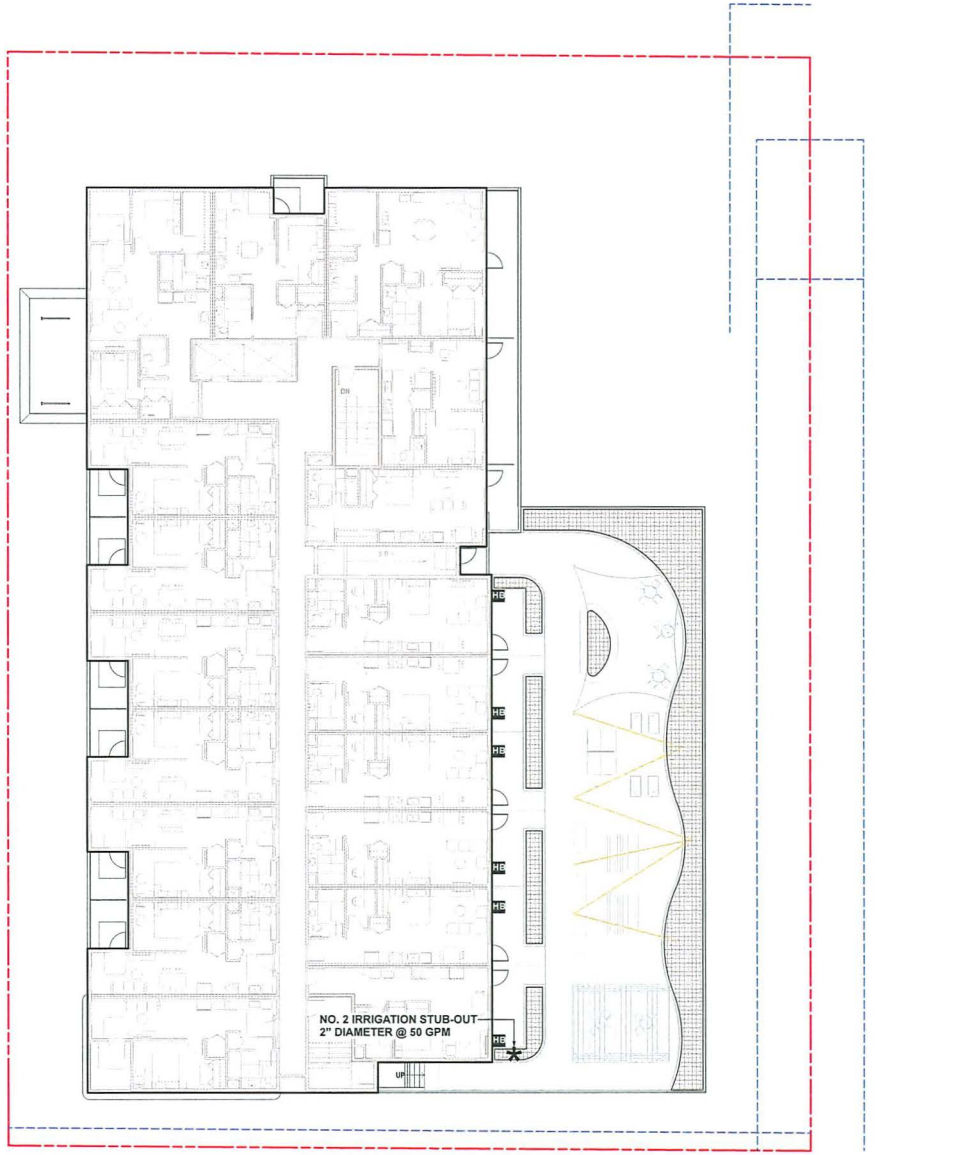
Landscape Design-Build Irrigation Plan - Level 1

PLAN #3.g L1.5

CNCL - 637

IRRIGATION LEGENDS

KEY	DESCRIPTION
*	WATER STUB-OUT SCHEMATIC ONLY. REFER TO MECHANICAL
HB	HOSE BIB SCHEMATIC ONLY. REFER TO MECHANICAL
	IRRIGATION AREA



HOMING LANDSCAPE ARCHITECTURE

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RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

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PROJECT NUMBER: 21-20
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DRAWN BY: EL
REVIEWED BY: EL

Landscape Design-Build Irrigation Plan - Level 2

PLAN #3.h L1.6

CNCL - 638

LANDSCAPE LIGHTING LEGENDS

SYMBOL	MATERIALS

TREE UPLIGHT WITH SHIELD



STEP/WALL LIGHT



BOLLARD LIGHT WITH SHIELD



LED STRING LIGHT



DOWN LIGHT



WALL MOUNTED DOWNLIGHT



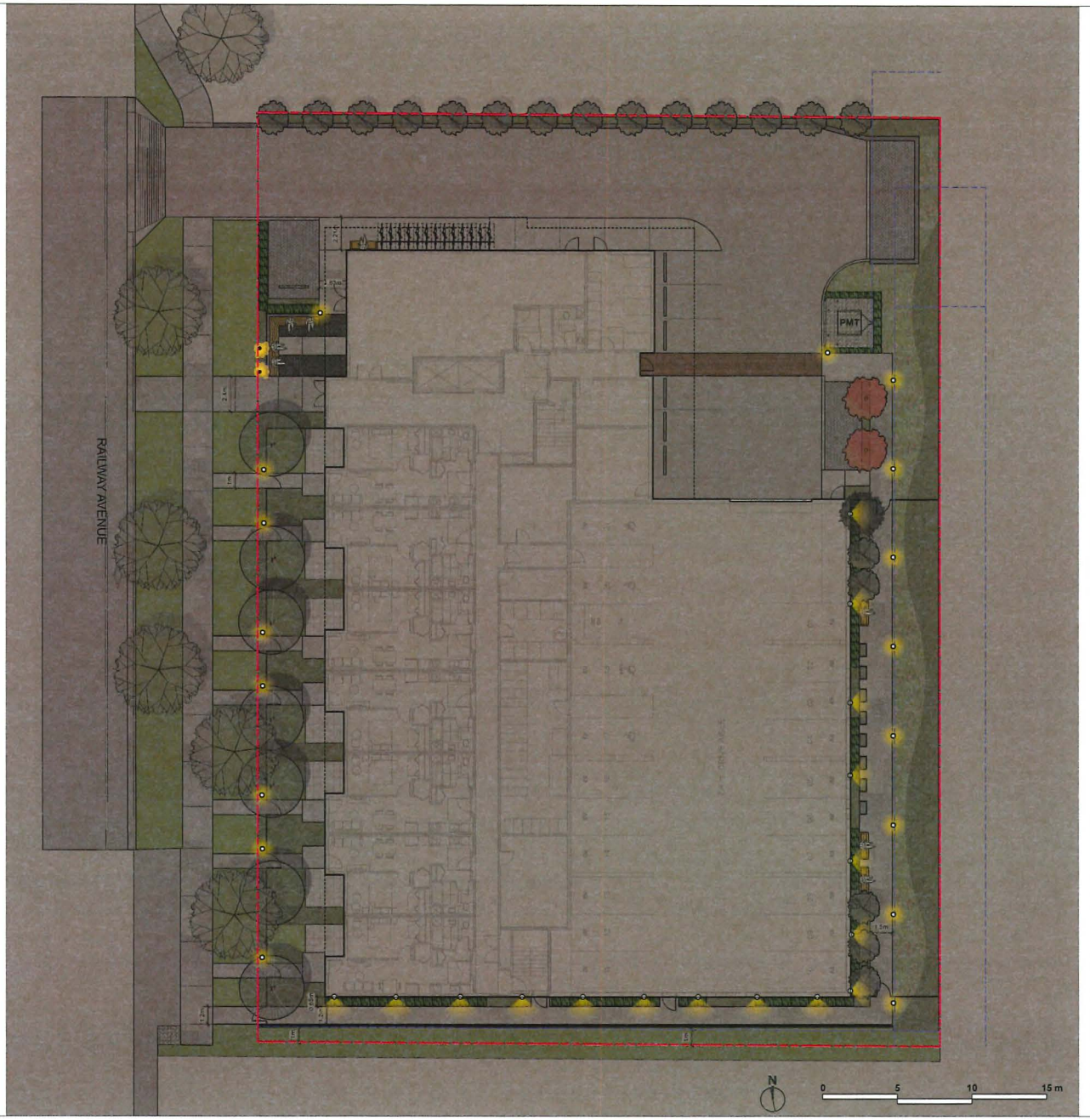
LIGHTING NOTES

1. LIGHTING PLANS PROVIDED FOR INFORMATION ONLY. ALL EXTERIOR LIGHT FIXTURES, QUANTITIES, AND LOCATIONS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.

2. CONTRACTOR TO COORDINATE RECESSED FORMING, ELECTRICAL CONDUIT, AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.

3. SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.

4. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MUST BE INSTALLED TO MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS.



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RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

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PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Lightingn Plan - Level 1

PLAN #3.i L1.7

CNCL - 639

LANDSCAPE LIGHTING LEGENDS

SYMBOL	MATERIALS

TREE UPLIGHT WITH SHIELD



STEP/WALL LIGHT



BOLLARD LIGHT WITH SHIELD



LED STRING LIGHT



DOWN LIGHT



WALL MOUNTED DOWNLIGHT



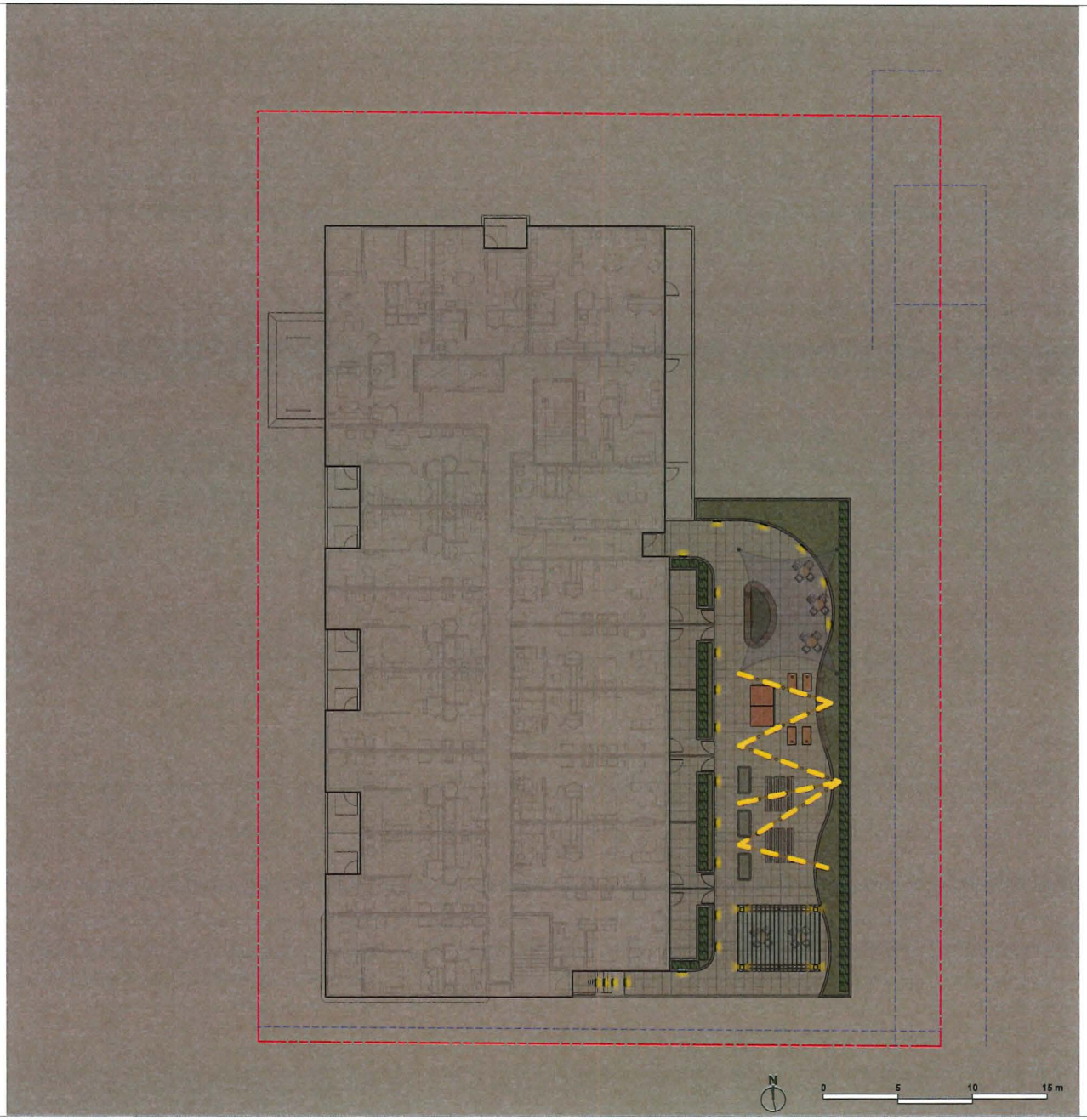
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RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

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RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Lightingn Plan - Level 2

PLAN #3.j L1.8

CNCL - 640

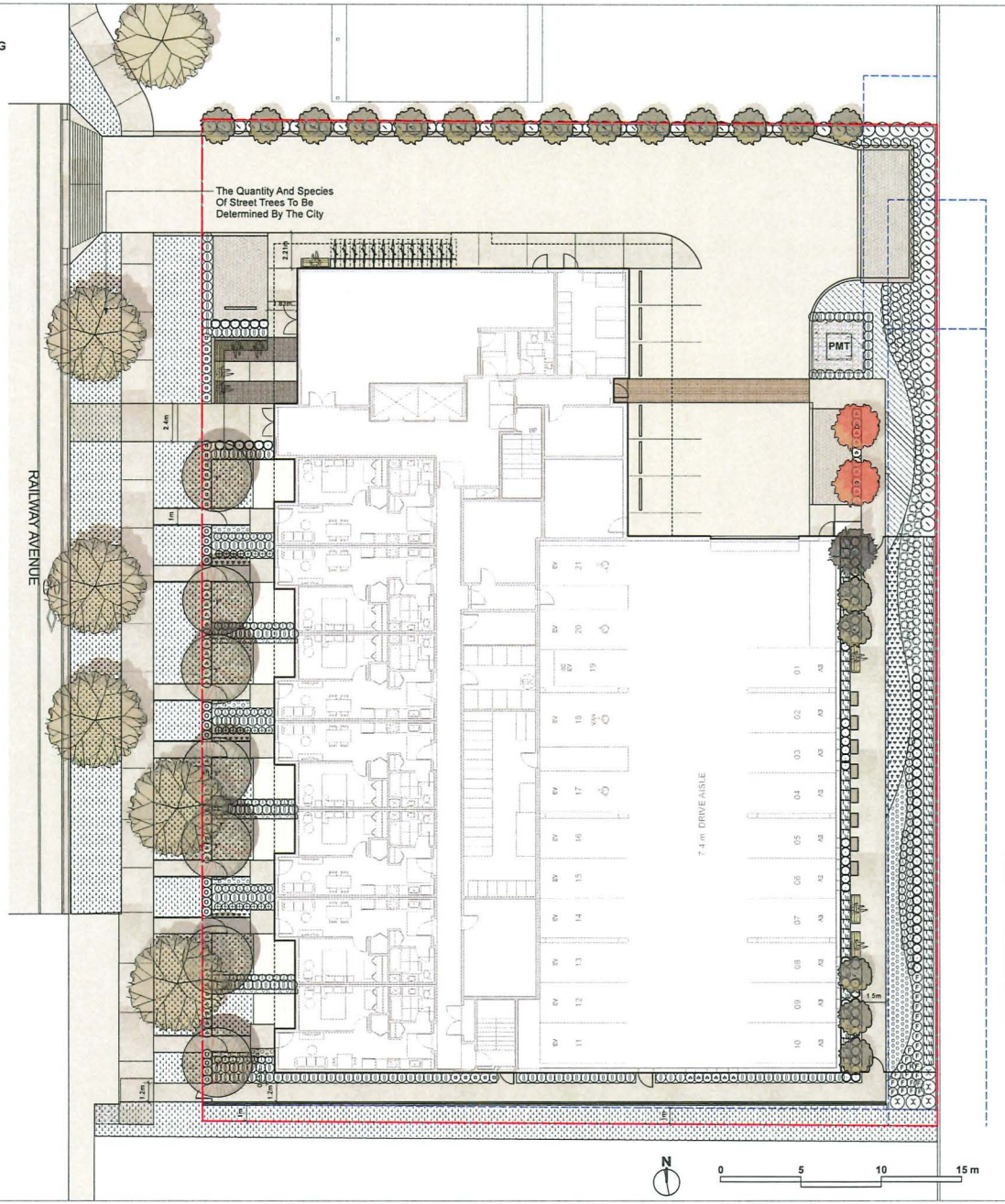
CNCL - 641

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
7	Styrax japonicus	Japanese snowbell	6cm cal., B&B	as shown
2	Acer circinatum	Vine Maple	1.8m height	as shown
1	Tsuga heterophylla	Western Hemlock	2m height	as shown
19	Fagus Sylvatica 'Dawyck Gold'	Dawyck Gold Beech	6cm cal., B&B	as shown
SHRUBS				
16	Perfecto Mundo® Double White	Reblooming White Azalea	#2 pot	24" o.c
112	Lavandula angustifolia 'Hidcote'	English Lavender	#2 pot	18" o.c
11	Rhododendron 'Crete'	Pink Rhododendron	#3 pot	36" o.c
85	Sarcococca hookeriana humilis	Himalayan Sweet Box	#2 pot	24" o.c
86	Spiraea bumulda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c
76	Perfecto Mundo® Double Pink	Reblooming Pink Azalea	#2 pot	24" o.c
5	Gaultheria shallon	Salal	#2 pot	36" o.c
132	Taxus X Media 'Hicksii'	Hick's Yew	4' height	24" o.c
156	Thuja occidentalis 'Smaragd'	Emerald Cedar	5' height	24" o.c
115	Dicentra formosa	Western bleeding heart	#1 pot	18" o.c
77	Vaccinium ovatum	Evergreen Huckleberry	#3 pot	36" o.c
29	Eternal Fragrance Daphne	Daphne x transatlantica 'Blafra'	#2 pot	24" o.c
25	Blechnum spicant	Deer fern	#2 pot	24" o.c
1	Forsythia x intermedia 'Arnold Dwarf'	forsythia	#5 pot	48" o.c
3	Ribes Sanguineum	Red Flowering Currant	#5 pot	48" o.c
4	Hydrangea paniculata 'Limelight'	Limelight Hydrangeas	#5 pot	42" o.c
30	Choisya ternata	Mexican Orange Blossom		
GROUND COVERS, GRASSES & VINES				
150	Pachysandra terminalis	Japanese pachysandra	4"(10cm) pot	15" o.c
152	Oxalis oregana	Redwood Sorrel	4"(10cm) pot	15" o.c
0	Fragaria chiloensis	Beach strawberry	4"(10cm) pot	15" o.c
30	Arctostaphylos uva-ursi	Bearberry	4"(10cm) pot	15" o.c
138	Hakonechloa macra 'All Gold'	Hakone Grass	#1 pot	18" o.c
LAWN				
431	m2			

NOTES:

1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
3) All planting beds to be installed with 2"(50mm) mulch per specifications.
4) Street trees species and locations to be confirmed by the City of Richmond before installation.



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PROJECT NUMBER: 21-20
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DRAWN BY: EL
REVIEWED BY: EL

Landscape Planting Plan & Plant List - Level 1

PLAN #3.k L2.0

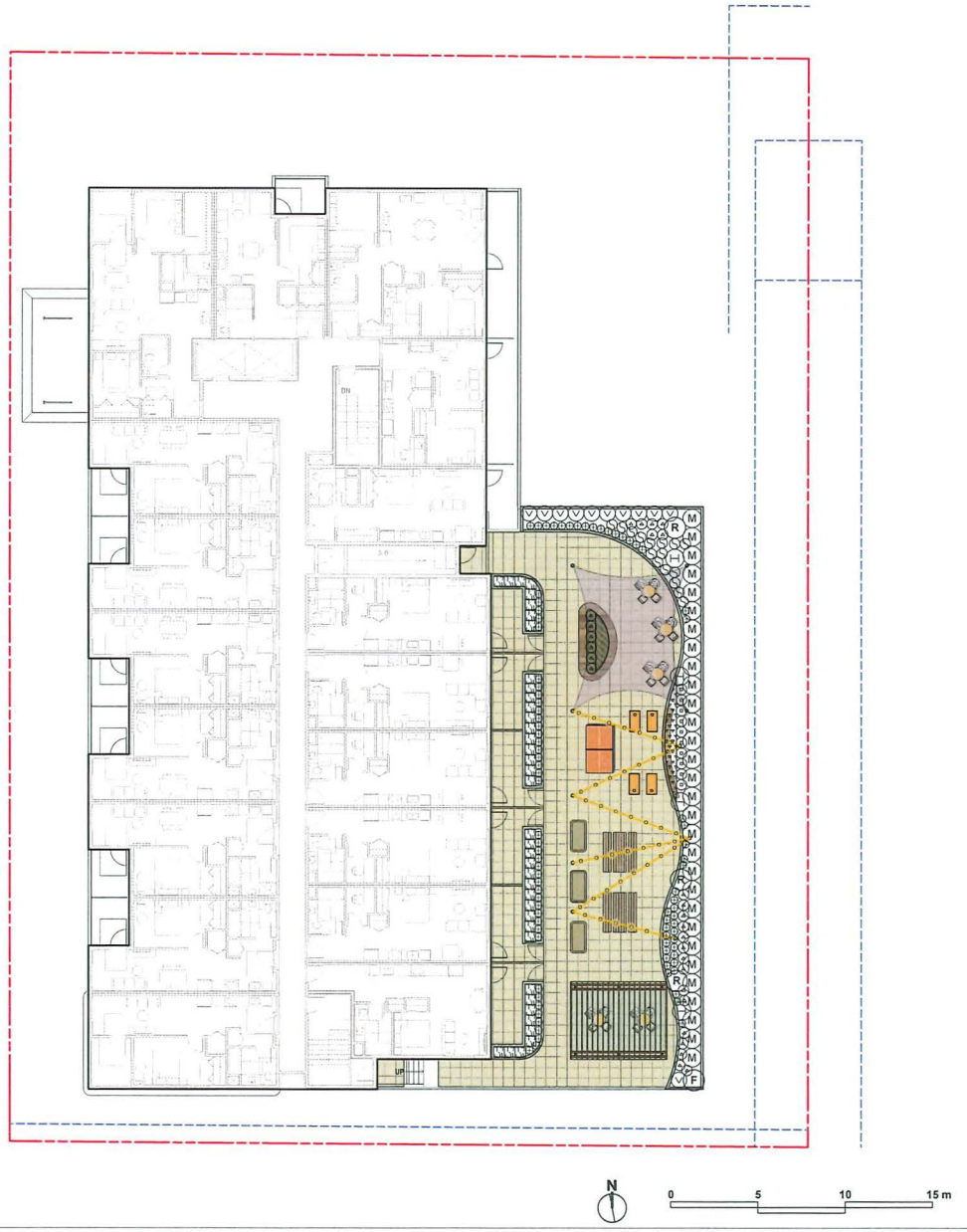
CNCL - 642

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
7	Styrax japonicus	Japanese snowbell	6cm cal., B&B	as shown
2	Acer circinatum	Vine Maple	1.8m height	as shown
1	Tsuga heterophylla	Western Hemlock	2m height	as shown
19	Fagus Sylvatica 'Dawyck Gold'	Dawyck Gold Beech	6cm cal., B&B	as shown
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431	m2			

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8520,8540,8560 RAILWAY AVENUE,
RICHMOND, BC, CANADA

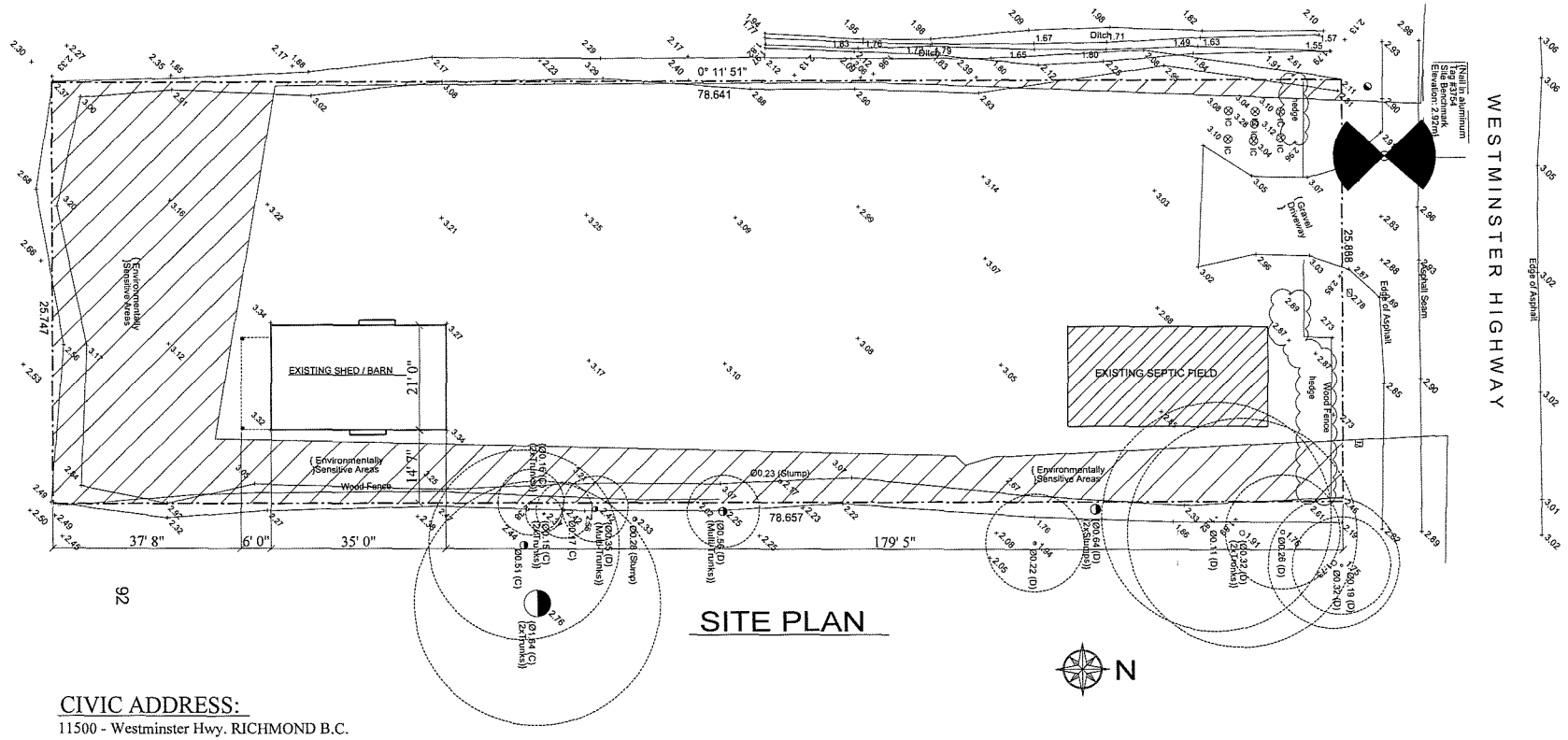
PROJECT NUMBER: 21-20
SCALE: 3/32"=1'0"(1:128)
DRAWN BY: EL
REVIEWED BY: EL

Landscape Planting Plan & Plant List - Level 2

PLAN #3.I L2.1

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 29, 2026

CNCL - 643



SITE PLAN

CIVIC ADDRESS:

11500 - Westminster Hwy. RICHMOND B.C.

PID : 004-750-489

LEGAL DESCRIPTION:

LOT 91 SEC 12 BLK 4N RG 6W PL NWP30023
LOT 91, BLOCK 4N, PLAN NWP30023, SECTION 12, RANGE 6W, NEW WESTMINSTER LAND DISTRICT

EXISTING SITE PLAN

CALCULATIONS:

ZONE: AG-1
LOT AREA = 21840.0 S.F. (2029.0 m2)

PROPOSED F.A.R.

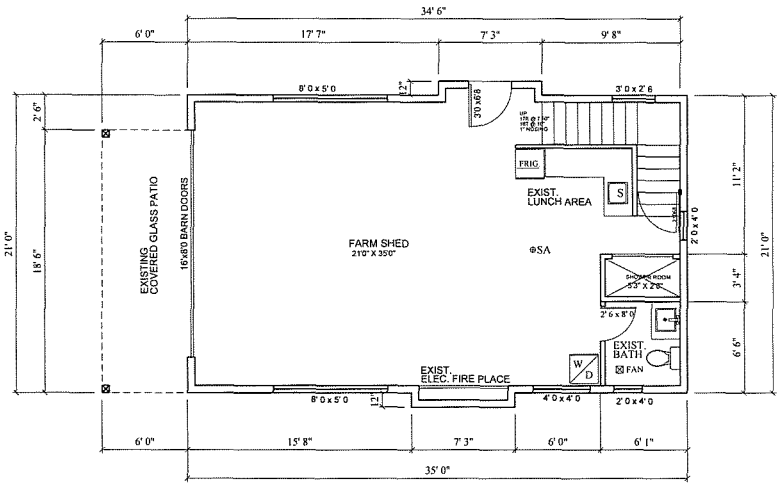
MAIN FLOOR AREA = 735.0 S.F. (68.08 m2)
UPPER FLOOR AREA = 735.0 S.F. (68.08 m2)
TOTAL = 1470.0 S.F. (136.56 m2)

THESE PLANS CONFORM TO B.C.B.C. 2024 EDITION

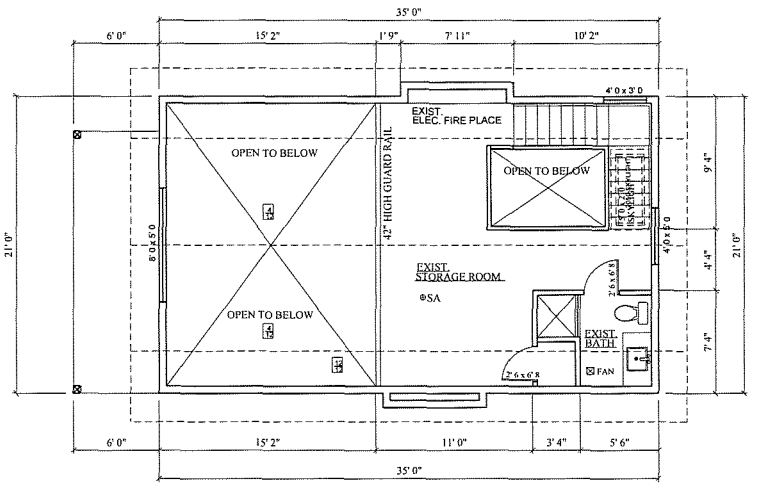
Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL : navtejdhot@hotmail.com

TITLE:					
EXISTING SITE PLAN					
JOB ADD:	11500 - Westminste Hwy, Richmond B.C				
DESIGN BY:	CHK. BY:	SCALE:	Printed On	SHEET NO.	REV.
KAMAL	NAVTEJ	3/32" = 1'-0" U/N	Sept 09 2025	A-001	0

CNCL - 644



MAIN FLOOR PLAN
FLOOR AREA: 735.0 SQFT



UPPER FLOOR PLAN
FLOOR AREA: 735.0 SQFT

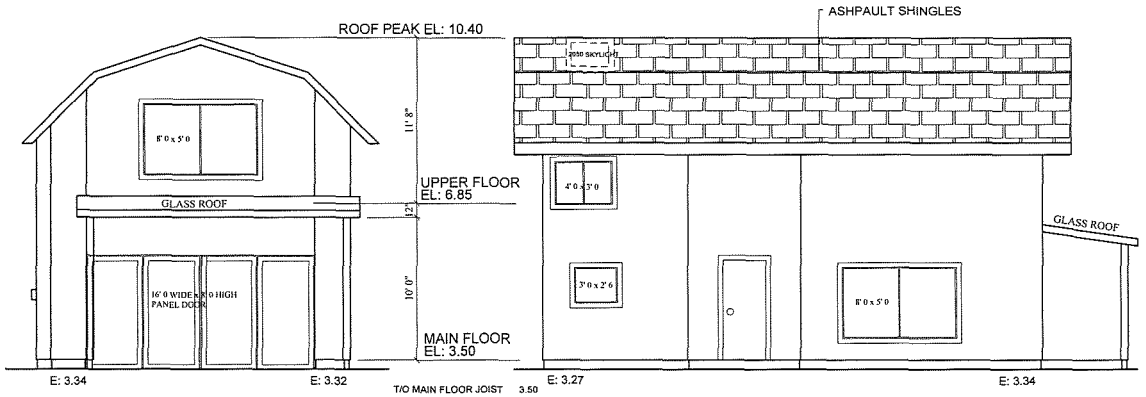
EXISTING FLOOR PLANS

THESE PLANS CONFORM TO B.C.B.C. 2024 EDITION

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL : navtejdhot@hotmail.com

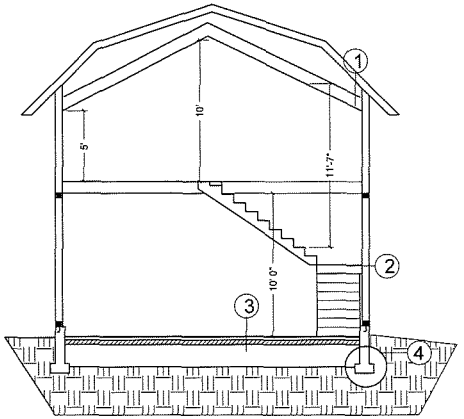
TITLE: EXISTING FLOOR PLANS					
JOB ADD. 11500 - Westminste Hwy, Richmond B.C					
DESIGN BY: KAMAL	CHK. BY: NAVTEJ	SCALE: 1/4" = 1'-0" U/N.	Printed On: Sept 09 2025	SHEET NO. A-002	REV. /0

CNCL - 645

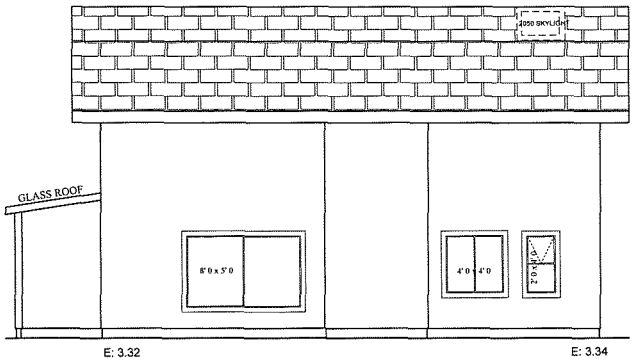


REAR ELEVATION

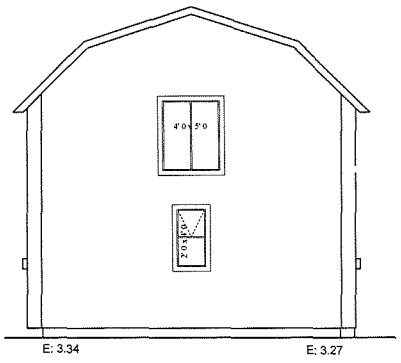
RIGHT SIDE ELEVATION



SECTION



LEFT SIDE ELEVATION



FRONT ELEVATION

1. ROOF
ASHPAULT SHINGLES
MEMBRANE TYP. EAVE PROTECTION
1/2" THICK PLYWOOD SHEATHING
ROOF TRUSSES AT @ 24" O.C R40 INSULATION
6 MIL. POLY VAPOUR BARRIER

2.) EXT.WALL
HARDIE PLANK
}MIN. 19MM ($\frac{3}{4}$") AIR GAP
2 LAYERS 30 MIN BUILD.PAPER
1/2" EXTERIOR PLYWOOD SHEATHING
2X6 FRAMING @ 16" O.C R20 INSULATION
6 MIL POLY

3.SHED FLOOR
4" CONCRETE SLAB R12 RIGID INSULATION
6 MIL POLY VAPOUR BARRIER
MIN. 6" COMPACTED GRANULAR FILL

4.EXTERIOR FOUNDATION
DRAINAGE MATT
2 COATS ASHPAULT EMULSION
5/8"DIA. ANCHOR BOLTS @ 4 O.C.
8" CONCRETE FOUNDATION WALL
R28 HIGH DENSITY
2X6 STUDS @ 24"
1/2"GYPROC
24"X8 CONT. CONC. STRIP FOOTINGS ON
FIRM UNDISTURBED SOIL

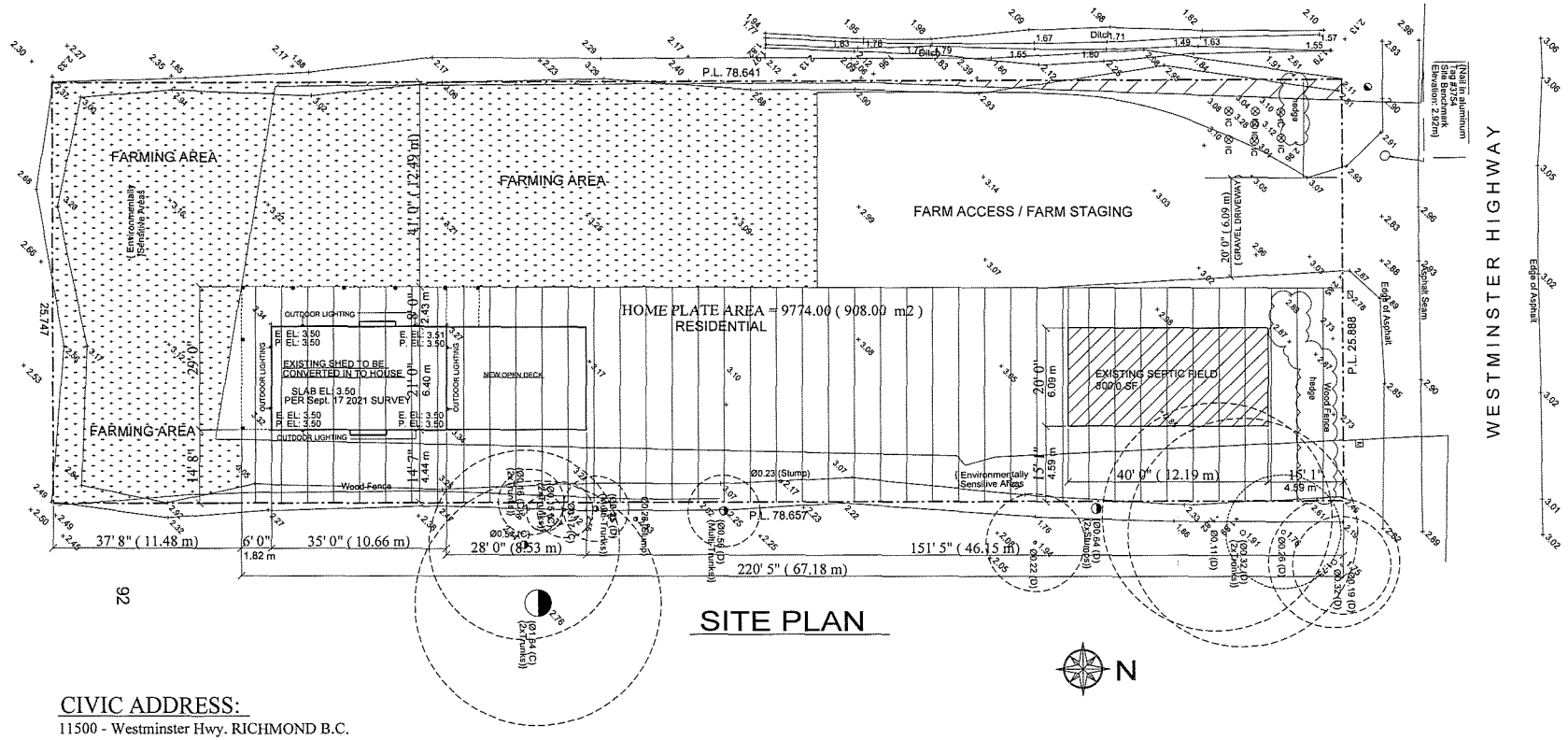
EXISTING ELEVATIONS

THESE PLANS CONFORM TO B.C.B.C. 2024 EDITION

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL : navtejdhot@hotmail.com

TITLE:					
EXISTING ELEVATIONS					
JOB ADD.					
11500 - Westminste Hwy, Richmond B.C					
DESIGN BY:	CHK. BY:	SCALE:	Printed On	SHEET NO.	REV.
KAMAL	NAVTEJ	1/4" = 1'-0" U/N.	Sept 09 2025	A-003	0

CNCL - 646



SITE PLAN

92

CIVIC ADDRESS:

11500 - Westminster Hwy. RICHMOND B.C.

PID : 004-750-489

LEGAL DESCRIPTION:

LOT 91 SEC 12 BLK 4N RG 6W PL NWP30023
LOT 91, BLOCK 4N, PLAN NWP30023, SECTION 12,
RANGE 6W, NEW WESTMINSTER LAND DISTRICT

CALCULATIONS:

ZONE: AG-1
LOT AREA = 21840.0 S.F. (2029.0 m2)

HOME PLATE AREA

LOT AREA = 21840.0 S.F. (2029.0 m2)
HOME PLATE AREA = 9557.00 (887.84 m2)

PROPOSED F.A.R.

MAIN FLOOR AREA = 735.0 S.F. (68.08 m2) EXISTING
MAIN FLOOR AREA = 64.00 S.F. (5.94 m2) PROPOSED
CARPORT AREA = 524.0 S.F. (68.08 m2) PROPOSED
UPPER FLOOR AREA = 735.0 S.F. (68.08 m2) (EXISTING)
TOTAL = 2058.0 S.F. (191.18 m2)

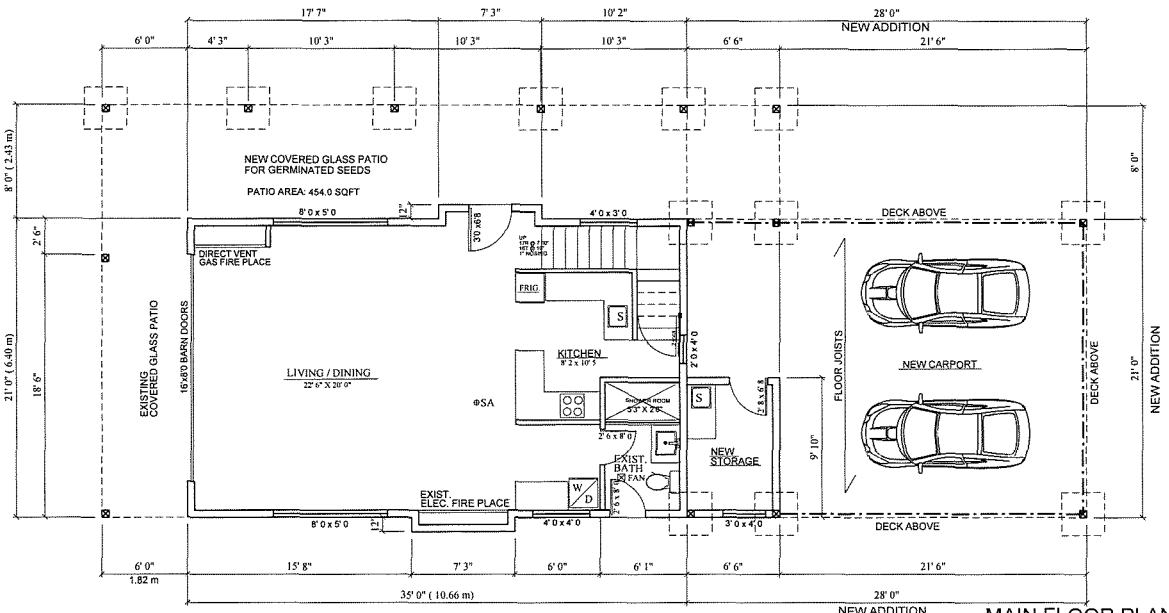
jan 15 2026

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19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL : navtejdhot@hotmail.com

THESE PLANS CONFORM TO B.C.B.C. 2024 EDITION

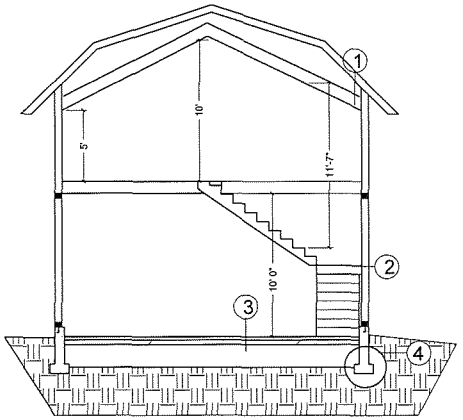
TITLE:					
PROPOSED SITE PLAN					
JOB ADD:	11500 - Westminste Hwy, Richmond B.C				
DESIGN BY:	CHK. BY:	SCALE:	Printed On	SHEET NO.	REV.
KAMAL	NAVTEJ	3/32" = 1'-0" U/N	Sept 09 2025	A-004	0

CNCL - 647



MAIN FLOOR PLAN

EXISTING FLOOR AREA: 735.0 SQFT
PROPOSED STORAGE FLOOR AREA: 64.0 SQFT
CARPORT AREA: 524.0 SQFT
TOTAL AREA: 1323.0 SQFT



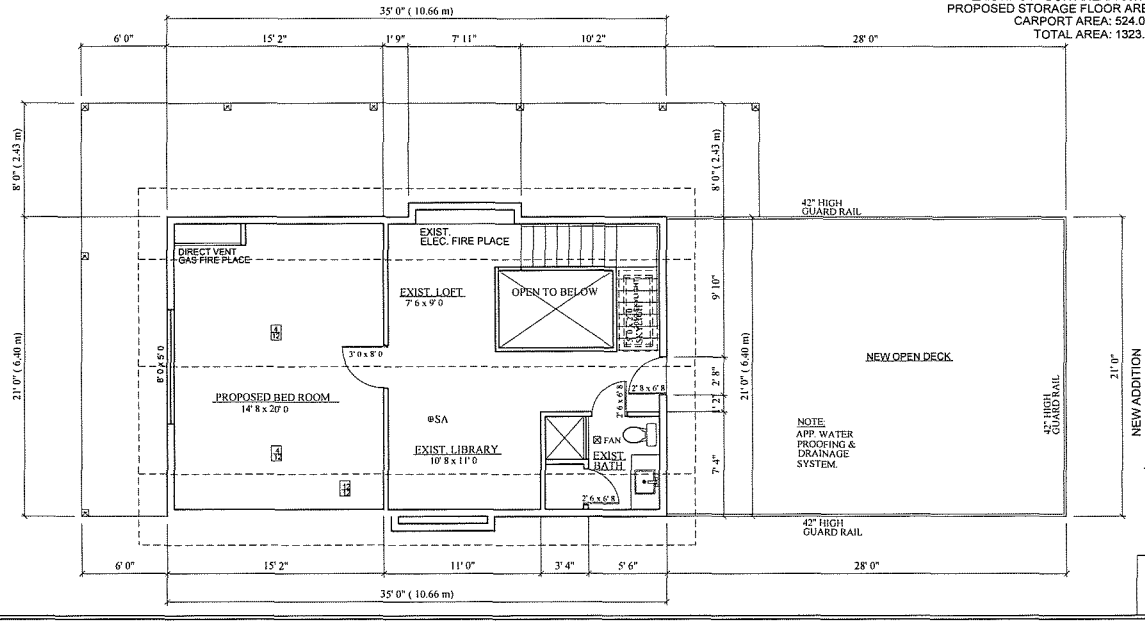
SECTION

1. ROOF
ASHPAULT SHINGLES
MEMBRANE TYP. EAVE PROTECTION
1/2" THICK PLYWOOD SHEATHING
ROOF TRUSSES AT @ 24" O.C R40 INSULATION
6 MIL. POLY VAPOUR BARRIER

2.) EXT.WALL
HARDIE PLANK
)MIN. 19MM ($\frac{3}{4}$") AIR GAP
2 LAYERS 30 MIN BUILD.PAPER
1/2" EXTERIOR PLYWOOD SHEATHING
2X6 FRAMING @ 16" O.C R20 INSULATION
6 MIL POLY

3.SHED FLOOR
4" CONCRETE SLAB R12 RIGID INSULATION
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MIN. 6" COMPACTED GRANULAR FILL

4.EXTERIOR FOUNDATION
DRAINAGE MATT
2 COATS ASHPAULT EMULSION
5/8"DIA. ANCHOR BOLTS @ 4 O.C.
8" CONCRETE FOUNDATION WALL
R28 HIGH DENSITY
2X6 STUDS @ 24"
1/2"GYPROC
24"X8 CONT. CONC. STRIP FOOTINGS ON
FIRM UNDISTURBED SOIL



UPPER FLOOR PLAN

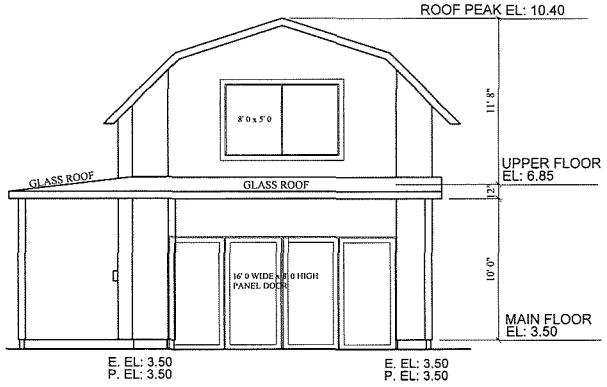
FLOOR AREA: 735.0 SQFT

THESE PLANS CONFORM TO B.C.B.C. 2024 EDITION

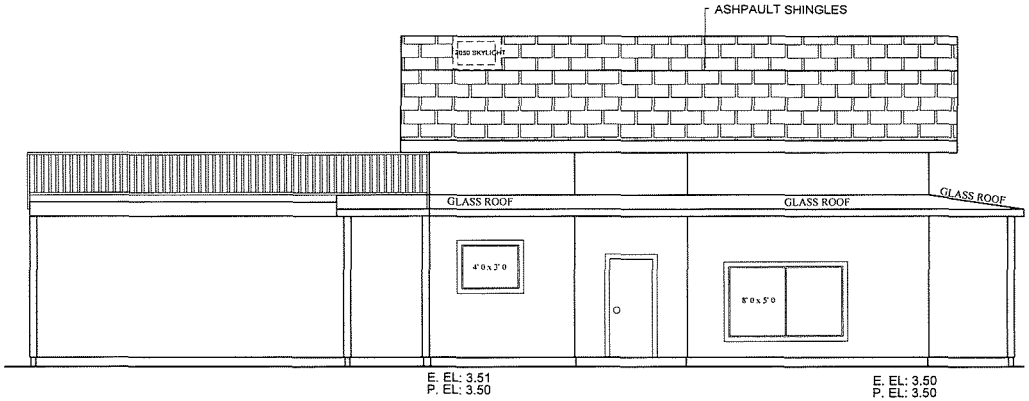
Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL : navtejdhot@hotmail.com

TITLE:					
PROPOSED FLOOR PLANS					
JOB ADD:	11500 - Westminste Hwy, Richmond B.C				
DESIGN BY:	CHK. BY:	SCALE:	Printed On:	SHEET NO.	REV.
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CNCL - 648

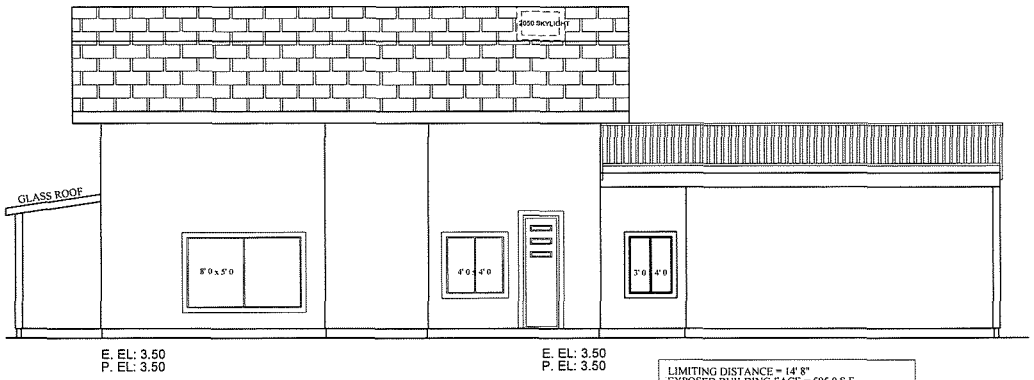


REAR ELEVATION



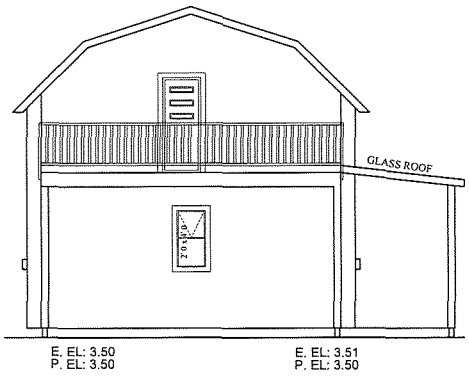
LIMITING DISTANCE = 49' 0"
EXPOSED BUILDING FACE = 531.0 S.F.
PER. UNPROTECTED OPENINGS 100 % = 531.0 S.F.
PROPOSED UNPROTECTED OPENINGS = 52.0 S.F.

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

LIMITING DISTANCE = 14' 8"
EXPOSED BUILDING FACE = 595.0 S.F.
PER. UNPROTECTED OPENINGS 35 % = 208.25 S.F.
PROPOSED UNPROTECTED OPENINGS = 68.0 S.F.



FRONT ELEVATION

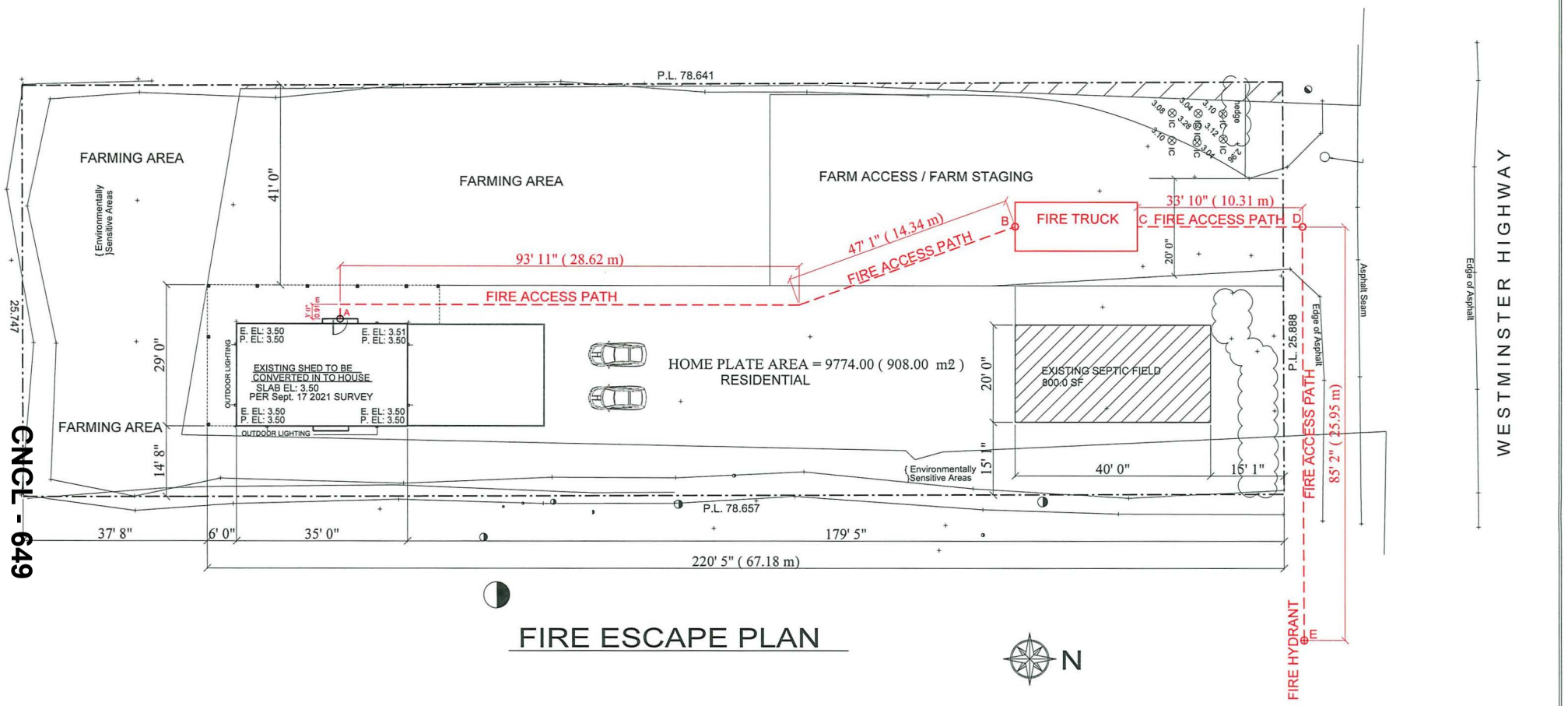
THESE PLANS CONFORM TO
B.C.B.C. 2024 EDITION

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL : navtejdhot@hotmail.com

TITLE: PROPOSED ELEVATIONS & SECTION

JOB ADD: 11500 - Westminste Hwy, Richmond B.C

DESIGN BY:	CHK. BY:	SCALE:	Printed On:	SHEET NO.	REV.
KAMAL	NAVTEJ	1/4" = 1'-0" U/N.	Sept 09 2025	A-006	0



CNCL - 649

FIRE ESCAPE PLAN

FIRE ESCAPE DISTANCE

A TO B = 144' 0" (43.89 m)
C TO E = 119' 0" (36.27 m)

Feb 25 2026

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL : navtejdhot@hotmail.com

TITLE:	FIRE ESCAPE PLAN
JOB ADD:	11500 - Westminste Hwy, Richmond B.C

DESIGN BY:	CHK. BY:	SCALE:	Printed On	SHEET NO.	REV.
KAMAL	NAVTEJ	NTS	Feb 25 2026	A-004	0

THESE PLANS CONFORM TO B.C.B.C. 2024 EDITION

City of Richmond

Minutes

Development Permit Panel
Wednesday, August 26, 2026

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Wayne Craig, General Manager, Planning and Development, Chair Roeland Zwaag, General Manager, Engineering and Public Works Marie Fenwick, Director, Arts, Culture and Heritage

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on July 29, 2026, be adopted.

CARRIED

1. DEVELOPMENT PERMIT DP 26-007148
(REDMS No. 8484010)

APPLICANT: Yuanheng Seaside Developments Ltd.

PROPERTY LOCATION: 3311 No. 3 Road

INTENT OF PERMIT:

1. That a Development Permit be issued which would:
   a) Permit the construction of a hotel containing approximately 206 suites at 3311 No. 3 Road on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) - Capstan Village (City Centre)"; and
   b) Vary Section 20.30.11.1 to permit hotel use within Area "B", above the first two storeys of a building.

Applicant's Comments

Wing Leung, Principal, W.T. Leung Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the proposed development highlighting the following:

- the Development Permit was previously approved for two residential buildings and one office building;
- the proposed development is to change the office building to a mixed-use hotel and office building with no changes to the two residential towers and community centre;
- the proposed development will include office space on floors four and five with the proposed hotel on floors six through twelve;
- two lobbies are proposed for the building, one dedicated to the office floors and one for the hotel, with both entrances fronting the corner of Sea Island Way and No. 3 Road; and
- the proposed landscape plan will have minor changes to the open space courtyard that will include updated tree species and a reduced water feature.

Panel Discussion

In reply to queries from Panel regarding the exterior elevation changes to the office and hotel tower, the applicant noted that (i) the concrete core for the office and hotel has been relocated to the middle of the building and replaced with punched windows, (ii) the undulating glass fins have been replaced with a beauty cap for the triple glazed curtain wall, (iii) minor changes to the fenestration to the parkade due to enlargement of the BC Hydro equipment enclosure, and (iv) the building height has lowered from floors six to twelve resulting in the relocation of the mechanical equipment that will be concealed in a setback rooftop enclosure.

In reply to further query from Panel regarding the podium level landscaping, the applicant noted that the water feature has been replaced by a landscaping mound and trees that maintains a separation between the residential towers and the proposed office and hotel building. Additionally, the plaza area between building G and the office and hotel lobby has been adjusted to incorporate two separate elevator cores.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the previous Development Permit was issued in 2021 and construction has started on the subject site, (ii) there are minor changes to the character of the proposed mixed-use office and hotel building and a slight reduction to the building height, (iii) the massing remains consistent with the previously approved and issued Development Permit, (iv) there are no changes to the residential buildings, (v) the proposed hotel is a permitted use in the zoning of the subject site, and (vi) the applicant intends to orient the hotel to business travelers and visitors requiring longer stays and has agreed to register a covenant on title restricting the use of the hotel suites to a maximum length of stay to not more than six months.

Panel Discussion

In response to queries from Panel, the applicant advised that (i) the residential parking will be located on parts of parking level one (P1) with separate gate access to the residential parking located on parking level two (P2), (ii) the office and hotel parking is separate from the residential parking, (iii) there are no changes to the community centre parking, (iv) electric vehicle charging will be provided as per the previously approved and issued Development Permit, (v) there is some shared parking for the community centre on P1, and (vi) a wayfinding strategy and signage outlining parking areas will be established.

In response to further query from Panel the applicant noted that the minor increase in parking is for non-residential uses due to the addition of the hotel and changes to the circulation and flow of traffic throughout the parking areas.

Correspondence

Matthew Waugh, 8199 Capstan Way, (Schedule 2).

The correspondence expressed concerns with the proposed hotel development and the increased traffic, parking, noise, lighting, commercial servicing, and the compatibility of having a hotel within the residential area.

Staff have responded to Mr. Waugh's concerns noting that (i) the layout of the proposed development is not significantly changing from the previously approved and issued Development Permit, (ii) all hotel drop off and pick up and commercial loading is located in the parkade as per the previously approved and issued Development Permit, (iii) there are no large event spaces or banquet facilities proposed that would cause additional noise, (iv) all mechanical equipment, that may generate noise, is located on the buildings rooftop, (v) a noise covenant is on title, (vi) the hotel is a permitted use within the area and there are no changes to the residential development on site, and (vii) the proposed uses are compatible and consistent with both the City Centre Area Plan and Official Community Plan and the site's existing zoning.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application noting the proposed changes with the addition of the hotel improve the facades and surrounding public areas. The Panel also supported the wayfinding strategy and directed staff to work with the applicant to establish a comprehensive wayfinding strategy due to the complexity of the project.

Panel Decision

It was moved and seconded

1. That a Development Permit be issued which would:

a) Permit the construction of a hotel containing approximately 206 suites at 3311 No. 3 Road on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) - Capstan Village (City Centre)"; and

b) Vary Section 20.30.11.1 to permit hotel use within Area "B", above the first two storeys of a building.

CARRIED

2. New Business - None

3. Date of Next Meeting – September 16, 2026

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (3:55 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, August 26, 2026.

Wayne Craig
Chair

Andrea Mizuguchi
Legislative Services Coordinator

3311 No. 3 Road - Development Permit Amendment

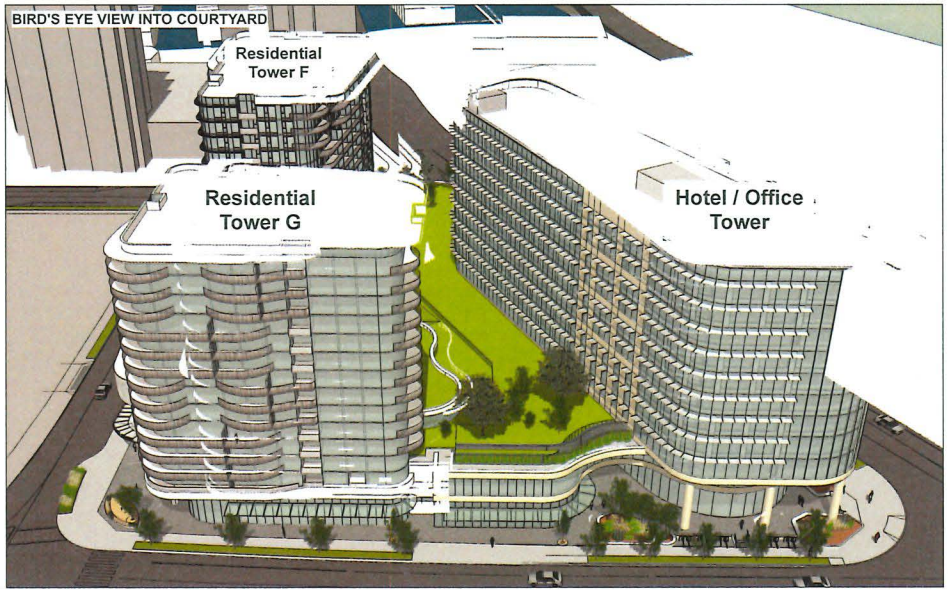


- Two residential towers | 275 dwelling units
- New turnkey Community Centre
- 12-storey Office = Hotel Building

Proposed Amendment: L6-12: Hotel | L4-5: Office







W. T. LEUNG ARCHITECTS INC.
Suite 309, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

ISSUE/REVISION		
I	2023-07-28	RE-ISSUED FOR D P
J	2024-05-22	ISSUED FOR TENDER REVIEW
K	2024-10-31	RE-ISSUED FOR TENDER
L	2025-04-30	RE-ISSUED FOR TENDER
M	2025-01-30	ISSUED FOR DP REVIEW
N	2026-03-06	RE-ISSUED FOR D P

DP 26-007148
July 30, 2026

PROJECT
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

3D Renderings

JOB NO	11-03
DRAWN	SV
DATE	March 6, 2026
SCALE	AS SHOWN
CHECKED	WTL

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DRAWING NO

2023 March 6 7:13:34 PM V:\STRLOT B\A100 presentation drawings.vwx

Hotel program stats:
- 206 hotel guest rooms
- Up to 142 rooms (69%) extended stay capable
- Minimum 64 rooms (31%) conventional hotel rooms
- Maximum guest length of stay: six months
- Unified hotel ownership and operation
- Individual stratification or subdivision of hotel rooms prohibited



W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

ISSUE/REVISION		
G	2021-04-22	ISSUED FOR BP
I	2023-07-25	RE-ISSUED FOR D.P.
J	2024-01-22	ISSUED FOR TENDER REVIEW
K	2024-10-31	RE-ISSUED FOR TENDER
L	2025-03-06	RE-ISSUED FOR D.P.
M	2026-01-15	ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 12 Key Plan

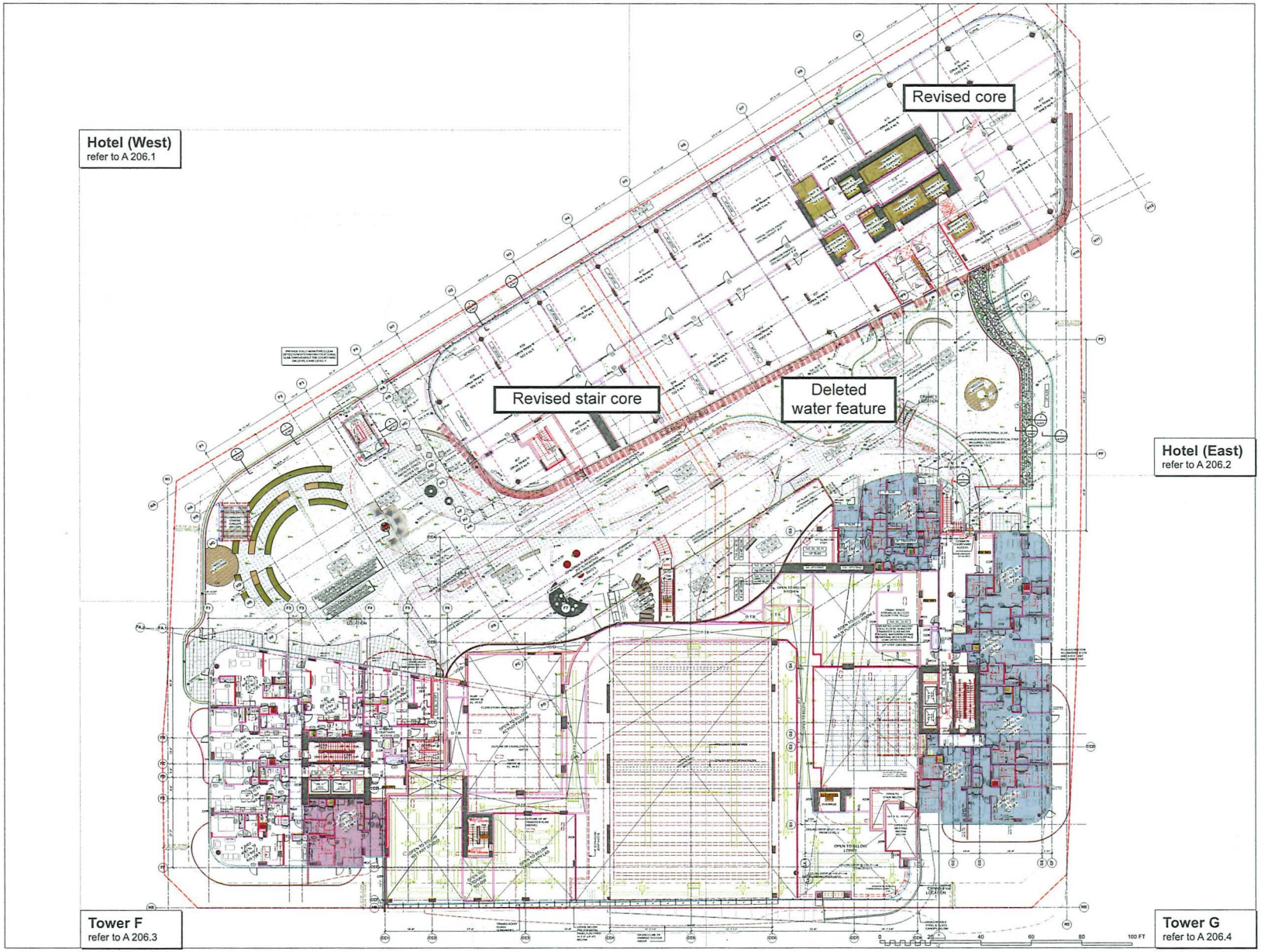
JOB NO	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL

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DRAWING NO :

CNCL - 655

2026-July-30 3:53:23 PM N:\PLOT 9 Prod 2026 Roof plans 1-16.dwg Level



W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-4711, Facsimile 604 736-7991

ISSUE/REVISION		
G	2021-04-22	ISSUED FOR DP
I	2023-07-28	RE-ISSUED FOR D.P.
J	2024-05-22	ISSUED FOR TENDER REVIEW
K	2024-10-31	RE-ISSUED FOR TENDER
L	2025-03-06	RE-ISSUED FOR D.P.
M	2026-05-15	ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 4
Key Plan

JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL

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DRAWING NO.

CNCL - 656

2026 July 30 3:43:50 PM N:\11-03 LOT B Phase 2\DP Revisions 1-15\Level 4.vwx

FINISH MATERIAL LEGEND

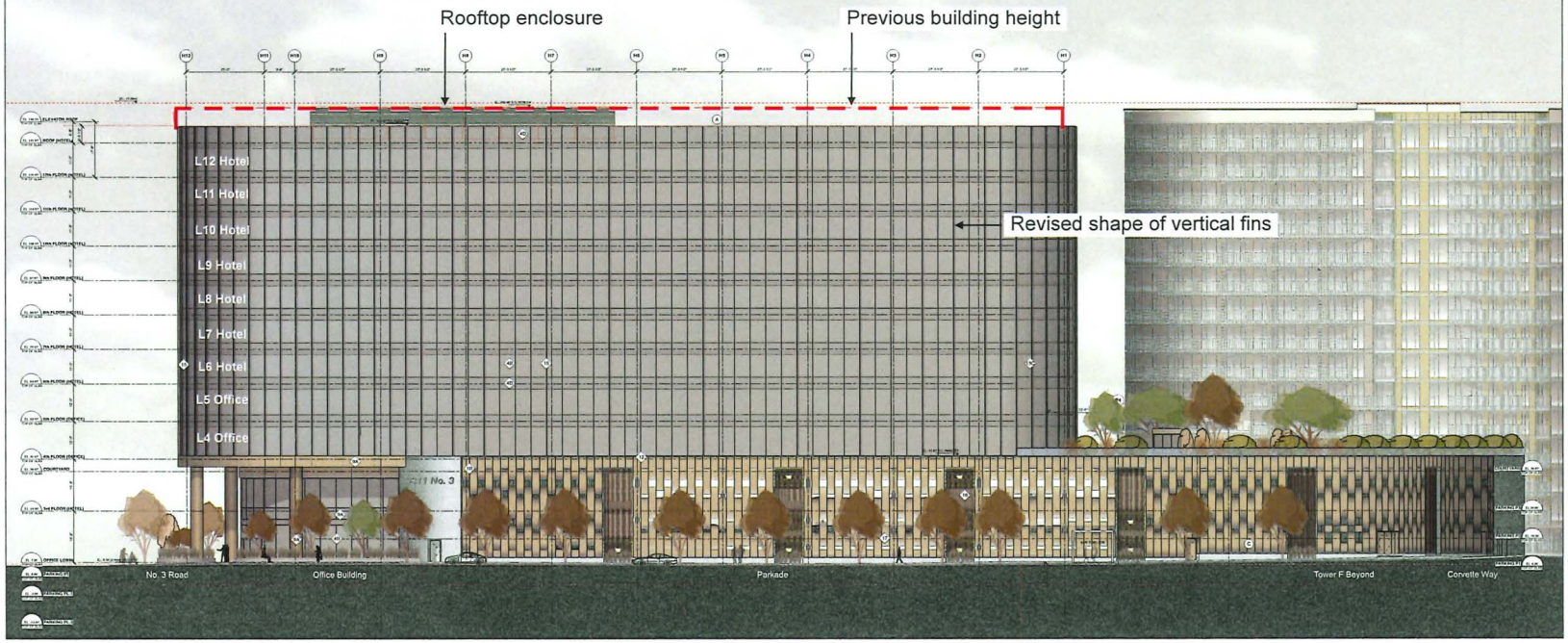
- 1A CONCRETE PAINTED - WHITE
- 1B CONCRETE PAINTED - GREY
- 1C CONCRETE PAINTED - TRAFFIC MEMBRANE
- 2 ARCHITECTURAL CONCRETE - SEALED
- 3 LAMINATED SAFETY GLASS OPAQUE CERAMIC FRIT "BRIGHT YELLOW" BM 2022-30 ON L2 DIFFUSED WHITE INTERLAYER, BACKLIT, c/w STAINLESS STEEL STANDOFF SYSTEM
- 4A GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED
- 4B STRUCTURAL SILICONE GLAZED CURTAIN WALL
- 4C ALUMINUM MULLION - CASHMERE MICA
- 4D INSULATED SHADOW BOX
- 4E CERAMIC FRITTED GLASS
- 4F SPANDREL GLASS - OPAQUE BACK PAINTED - "THE CHALLENGER" #3-4675
- 4G FOLDING GLASS DOOR SYSTEM, CLEAR ANODIZED ALUM. FINISH, CLEAR GLASS
- 4H SPANDREL GLASS - OPAQUE BACK PAINTED - "BLUE PEACOCK" SW 0064
- 4A GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER"
- 4B GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET"
- 4A SPANDREL GLASS - OPAQUE BACK PAINTED - "SAN ANTONIO GRAY" AC-29
- 4B SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537
- 4C SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" BM 2028-30
- 4D SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" BM 2034-20
- 7 TRANSPARENT GLASS - WINDOWS
- 8A FC PANEL - EQUITONE TE90
- 8B FC PANEL - EQUITONE LT90 (grooved)
- 8C ALUMINUM PANEL SYSTEM - "SUNDANCE" BM 2022-50 "BLUE PEACOCK" SW 0064
- 8A ALUMINUM PANEL SYSTEM - CASHMERE MICA
- 8B ALUMINUM PANEL SYSTEM - SILVER
- 8C PERFORATED ALUMINUM PANEL SYSTEM - SILVER
- 8D OMBRAE METAL PANEL SYSTEM - CLEAR ANODIZED ALUMINUM
- 8E METAL PROFILE - "SUNDANCE" BM 2022-50
- 8F ALUMINUM LONGBOARD T&G WOOD GRAIN SOFFIT
- 10A ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS
- 10B ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"
- 11A STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS
- 11B STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS
- 12 ALUMINUM CAP FLASHINGS
- 13A ALUMINUM SUN SCREEN "SILVER"
- 13B ALUMINUM SUN SCREEN "CASHMERE MICA"
- 13C VERTICAL SUN SCREEN
- 13D HORIZONTAL GLAZED SUN SCREEN
- 14 PTD. STEEL & GLASS CANOPY & GUTTER, CLEAR LAMINATED TEMPERED GLASS PANELS c/w STAINLESS STEEL SPIDER BRACKETS
- 16 ARCHITECTURAL METAL SCREEN
- 17 PERFORATED, CURVED SHEET METAL PANEL- CASHMERE MICA
- 18 MECHANICAL LOUVRE - CLEAR ANOD. ALUM. FINISH TO MATCH CURTAIN WALL

Changes to the building exterior:
- Lower floor-to-floor height for the hotel levels enabled us to lower the overall roof height.
- Added recessed rooftop enclosure.
- Minor revisions to facade openings.
- Revised shape of vertical fins from tapered to straight.

(D) PARKING GARAGE EXHAUST VENTILATION
- PARKADE FANS WITH VARIABLE FREQUENCY DRIVES
- VENTILATION SYSTEM OPERATES 'ON DEMAND'
- FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

ARCHITECTURAL NOTES:

OFFICE TOWER GLAZING TO FEATURE BIRD FRIENDLY ACID-ETCHED GLASS ON THE NUMBER 1 SURFACE.



W. T. LEUNG ARCHITECTS INC.
Suite 300, 973 West Broadway,
Vancouver, British Columbia ● Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

ISSUE/REVISION		
1	2022-06-16	RE-ISSUED FOR B.P.
11	2024-05-22	ISSUED FOR TENDER REVIEW
12	2024-10-31	RE-ISSUED FOR TENDER
13	2026-03-06	RE-ISSUED FOR D.P.
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DP 26-007148
July 30, 2026

PROJECT
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

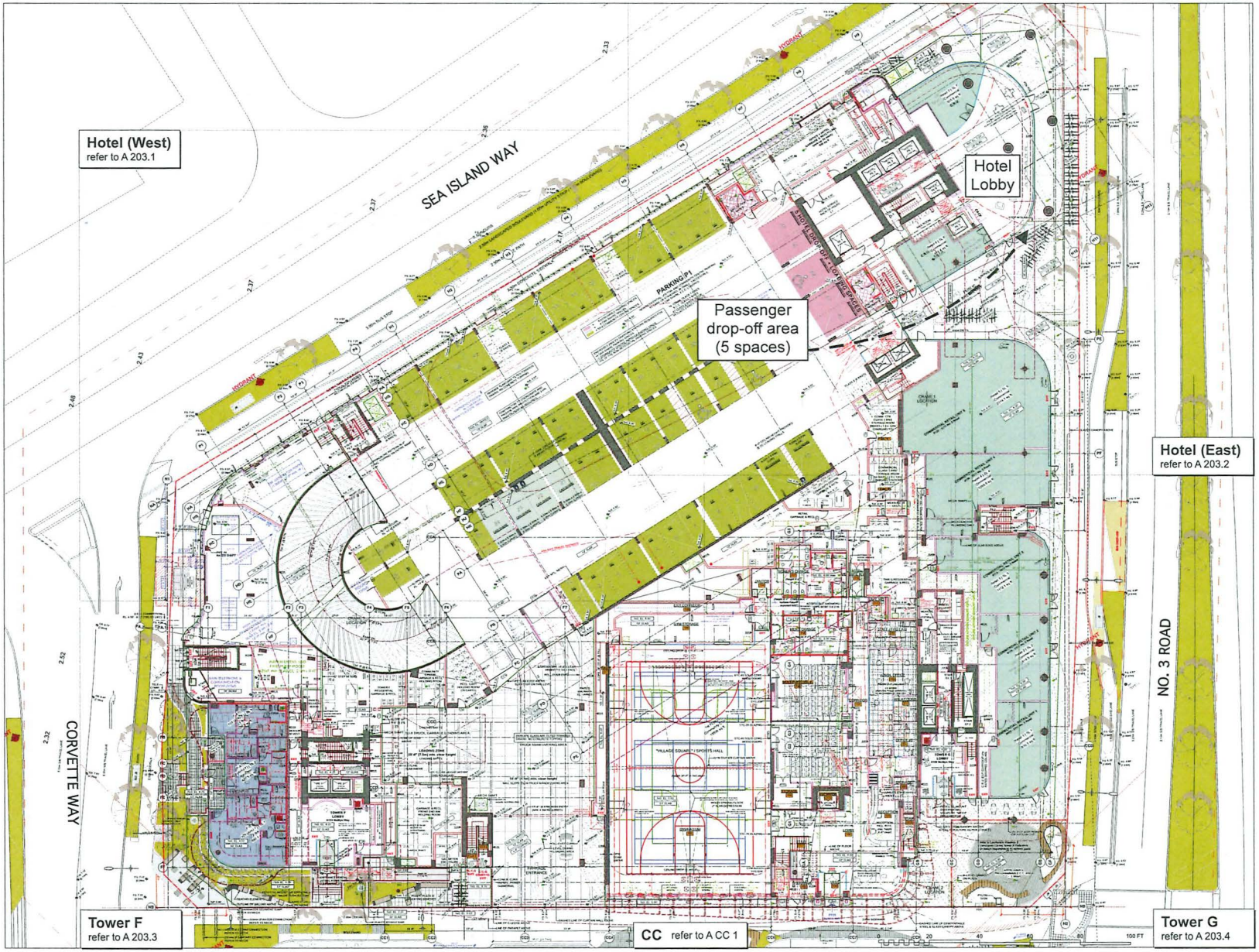
Streetscape
• Sea Island Way

JOB NO	11-03
DRAWN	WTLA
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL

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2026 July 30 3:12:16 PM N:\PLOT\P Proj\11\03\Elevations.dwg Plots



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ISSUE	REVISION	
H	2021-09-30	RE-ISSUED FOR BP
J	2023-07-28	RE-ISSUED FOR B/P
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DP 26-007148
July 30, 2026

PROJECT
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 1
Key Plan

JOB NO	11-03
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DRAWING NO

- 5 -



No. Date Revision Notes

No. Date Issue Notes

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Yuanheng Development
Lot B

Illustrative Plan

CNCL - 659

From: Waugh, Matthew <mwaugh86@mail.ubc.ca>
Sent: Sunday, August 23, 2026 4:37 PM
To: CityClerk
Subject: Development Permit Application DP 26-007148

Categories: Andrea

You don't often get email from mwaugh86@mail.ubc.ca. Learn why this is important

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

To the City of Richmond Development Permit Panel,

I am a resident and owner at 8199 Capstan Way, and I am writing regarding Development Permit Application DP 26-007148 for the proposed 206-suite hotel development at 3311 No. 3 Road by Yuanheng Seaside Developments Ltd.

I respectfully request that the Richmond Development Permit Panel reject this proposal and only approve permit applications in this area that are for the development of residential spaces.

I fear the culture that this neighbourhood was developing will be impacted by the building of a large hotel and it will turn into a neighbourhood where out-of-towners make up the majority of pedestrians, drivers, consumers, and our neighbours.

This can lead to more apartments being turned into Airbnbs, despite Strata bylaws, as the culture of the Capstan neighbourhood is that it's turned into a hub that caters primarily to vacationers. A hotel being built next door will only exacerbate this, causing current residents to lose that feeling of community. How can we feel like a community when we are permitting hotel developments that cater to those with no long term investment in our neighbourhoods? No offense to vacationers, but I'm not interested in constantly being stopped by them to share which Chinese restaurant is the best, or what is the best route to take to get to the airport, or how best to get to downtown Vancouver. Local residents need not ask those questions.

I would greatly appreciate it if the following questions and concerns could be addressed as part of the panel's review and consideration of this application:

1. Traffic, drop-off zones, and parking

A 206-suite hotel could generate substantially more vehicle and pedestrian activity than a residential building of similar size. I am particularly concerned about congestion and vehicle activity on No. 3 Road, Capstan Way, and surrounding residential streets.

As part of its review, is the Development Permit Panel considering the following potential negative impacts of the proposed hotel on existing residences, including:

- The expected number of daily vehicle trips generated by the hotel
- The location and design of the hotel drop-off/pick-up area
- Where taxis, ride-share vehicles, and tour buses will stop
- How loading and service vehicles will access the site
- Whether hotel guests will be able to use surrounding residential streets for parking and
- Whether a traffic impact assessment has been completed

2. Noise, late-night activity, and lighting/signage

Hotels operate differently from residential buildings, with guests arriving and departing at all hours, and greater noise and light spill coming from restaurants, event spaces, and other commercial uses.

I am concerned about light spill and potential impacts on neighbouring residential units, especially bedrooms and balconies during night time. Please clarify the proposed exterior lighting and signage, particularly illuminated hotel signage.

Moreover, could the Development Permit Panel clarify:

- Whether the project includes restaurants, banquet/event spaces including on the rooftop, or other late-night uses?
- Proposed hours of operation for these uses?
- Measures to control noise from guests, vehicles, loading areas, and outdoor spaces?
- Whether any acoustic or noise impact assessment has been conducted?

3. Hotel loading, garbage, and servicing

Could the Development Permit Panel provide details regarding the location of:

- Hotel loading/unloading areas
- Garbage and recycling collection
- Commercial deliveries
- Mechanical equipment
- Kitchen exhaust, if applicable
- Any outdoor service areas

I would like to understand how these activities will be separated from neighbouring residential areas and whether they could create noise, odour, or other disturbances, which all can cumulatively impact quality of living and property values.

4. Pedestrian and neighbourhood impacts

The Capstan area is rapidly becoming a high-density residential neighbourhood. I support appropriate development and recognize the benefits of investment and new amenities in the area. However, I believe a 206-suite hotel would negatively impact the community that is growing here.

Could the Development Permit Panel explain how this proposal was evaluated in terms of its compatibility with the surrounding residential buildings, the long-term neighbourhood plan for the Capstan/Sea Island Way area, and its impact on the property values of residential homes (especially those apartments within a couple blocks from the proposed development)?

Given the significant amount of development already occurring around Capstan Way, I am generally concerned about the cumulative effects of additional high-density hotel development on traffic, privacy, property values, apartment views, noise and livability, and general culture and community feel we have here.

Has the panel considered the cumulative impact of this hotel together with other approved and proposed developments in the immediate area?

I would also appreciate receiving or being directed to the current architectural drawings, site plan, elevations, traffic assessment, landscape plan, and any other technical reports associated with DP 26-007148 that are available for public review.

Thank you for considering my comments. I would appreciate a written response to the questions above and would be grateful for clarification on when a decision will be made and to what degree comments from local residents like me factor into the panel's decision.

My best,

Matthew Waugh (he/him) | Ph.D., M.A., B.Sc.

Sessional Instructor | ECE Program, EDST Department, ECPS Department
Faculty of Education | University of British Columbia
E: mwaugh86@mail.ubc.ca
C: 778.838.5325
Linkedin: https://www.linkedin.com/in/matthewwaughbio/

From: Henry Jiun-Hsien Yao <hjhyao@gmail.com>
Sent: July 24, 2026 1:55 PM
To: MayorandCouncillors
Cc: CityClerk
Subject: Petition Submission and Delegation Request: Distance Requirements for Dedicated Vape Retailers

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Mayor, Councillors and City Clerk:

I am writing to formally submit my Change.org petition, "Ask Richmond, BC to Keep Vape Stores Away from Child Care Centres and Youth Spaces," and to request an opportunity to appear as a delegation before the appropriate Council standing committee.

As of July 24, 2026, the petition has received 284 signatures:

https://www.change.org/protectkidsfromvape

This petition arose after I learned that a dedicated vape retailer was preparing to open directly next to Seedlings Early Childhood Development Hub at 6380 No. 3 Road.

It is important to recognize that Seedlings is not simply a conventional daycare facility. It is a City-owned Early Childhood Development Hub serving infants, toddlers and children up to 12 years of age. Aspire Richmond also operates out-of-school care for children from Kindergarten through Grade 7, including before-school, after-school and full-day school-break programming. Seedlings should therefore be recognized as both a child-care facility and a facility that regularly serves school-aged children and youth.

This situation has exposed a broader policy gap. The concern is not about vilifying one business or demanding an abrupt decision against a particular operator. It is about whether dedicated vape retailers—businesses selling age-restricted products—should be permitted immediately beside facilities specifically created to serve children and youth.

I respectfully request that Council consider the following action:

That staff be directed to review and report back on regulatory options for dedicated vape retailers and other businesses selling age-restricted products, including reasonable minimum separation distances from child-care facilities, schools, playgrounds and other child- and youth-serving spaces.

In addition, I respectfully request that the City review any business licence issued or currently under consideration for the dedicated vape retailer adjacent to Seedlings ECD Hub; confirm compliance with all applicable municipal zoning, business-licensing and signage requirements; identify any relevant provincial regulatory considerations; and advise whether Seedlings' child-care and out-of-school programming was identified and considered during the review process.

Please advise which standing committee would be most appropriate for this delegation. I would also appreciate confirmation of the applicable submission deadline and any requirements for providing the petition's signature record.

Thank you for your consideration.

Sincerely,

Jiun-Hsien Henry Yao
Richmond resident
778-887-5098
hjhyao@gmail.com/