City of Richmond

REVISED
Agenda

Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, July 16, 2019
4:00 p.m.

Pg. #	ITEM

MINUTES

PLN-6 ***Motion to adopt the minutes of the meeting of the Planning Committee held on July 3, 2019.***

NEXT COMMITTEE MEETING DATE

September 4, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

PLN-12 1. Kent Mullinix, Director of the Institute for Sustainable Food Systems, Kwantlen Polytechnic University, to present a study being conducted regarding a substantial and important knowledge gap about the Agriculture Land Reserve in Metro Vancouver, and a request for City of Richmond financial support.

Pg. # ITEM

COMMUNITY SERVICES DIVISION

2. **HOUSING NEEDS AND CO-LOCATION OPPORTUNITIES**
(File Ref. No. 08-4057-04) (REDMS No. 5993517 v. 13A)

PLN-14

See Page **PLN-14** for full report

Designated Speakers: Kim Somerville and Cody Spencer

STAFF RECOMMENDATION

That staff be directed to work within the existing policy framework to analyze the co-location of affordable housing for seniors and other priority groups identified in the Affordable Housing Strategy 2017–2027 in conjunction with future City projects as they arise on a case-by-case basis as described in the report titled "Housing Needs and Co-Location Opportunities", dated June 26, 2019 from the Director, Community Social Development.

PLANNING AND DEVELOPMENT DIVISION

3. **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**
(File Ref. No. 12-8060-20-009216; RZ 14-672055) (REDMS No. 6219995)

PLN-22

See Page **PLN-22** for full report

Designated Speakers: Sara Badyal and Wayne Craig

Pg. # ITEM

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.

4. **APPLICATION BY SPIRES ROAD DEVELOPMENT HOLDINGS LTD. FOR REZONING AT 8671, 8691, 8711 AND 8731 SPIRES ROAD AND THE SURPLUS PORTION OF THE SPIRES ROAD AND COOK CRESCENT ROAD ALLOWANCE FROM "SINGLE DETACHED (RS1/E)" ZONE TO "PARKING STRUCTURE TOWNHOUSES (RTP4)" ZONE**
(File Ref. No. 12-8060-20-010058; RZ 17-790301) (REDMS No. 6126892 v. 3)

PLN-83 See Page **PLN-83** for full report

Designated Speakers: Edwin Lee and Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10058, for the rezoning of 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowance from the "Single Detached (RS1/E)" zone to "Parking Structure Townhouses (RTP4)" zone, be introduced and given first reading.

5. **APPLICATION BY DESIGN WORK GROUP LTD. FOR REZONING AT 11480 AND 11500 RAILWAY AVENUE FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)" ZONE**
(File Ref. No. 12-8060-20-010060; RZ 17-771371) (REDMS No. 6211969)

PLN-125 See Page **PLN-125** for full report

Designated Speakers: Edwin Lee and Wayne Craig

Pg. # ITEM

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10060, for the rezoning of 11480 and 11500 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Arterial Road Two Unit Dwellings (RDA)" zone, be introduced and given first reading.

6. **METRO VANCOUVER REGIONAL PLAN**
(File Ref. No. 08-4045-00) (REDMS No. 6228841)

PLN-151 See Page **PLN-151** for full report

Designated Speaker: Barry Konkin

STAFF RECOMMENDATION

That staff be directed as detailed in the report titled "Metro Vancouver Regional Plan Amendments" dated July 4, 2019 from the Manager, Policy Planning, to advise the Greater Vancouver Regional District Board that the City of Richmond has no objections to the minor amendments outlined in the Metro Vancouver request dated May 24, 2019.

REVISED 7. **CANNABIS RELATED OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS IN RESPONSE TO THE NEW PROVINCIAL AGRICULTURAL LAND RESERVE USE REGULATIONS**
(File Ref. No. 08-4430-03-10; 12-8060-20-010061/010062) (REDMS No. 6228160; 6231338; 6231300)

PLN-169 See Page **PLN-169** for full report

Designated Speaker: Barry Konkin

STAFF RECOMMENDATION

(1) That Richmond Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 10061, to revise Section 3.6.5 of Schedule 1 of the OCP on the City's land use policies for the management of restriction of cannabis related activities in response to the Provincial Agricultural Land Reserve (ALR) Use Regulations, be introduced and given first reading

(2) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10061, having been considered in conjunction with:

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

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

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

(3) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10061, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Provincial Agricultural Land Commission for comment and response by August 27, 2019;

(4) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10061, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;

(5) That Richmond Zoning Bylaw 8500, Amendment Bylaw No 10062, to amend Section 3.4 and add Section 5.21 to manage and restrict cannabis related activities in the Agricultural Land Reserve in accordance with the Agricultural Land Reserve Use Regulation, be introduced and given first reading; and

(6) Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation;

Whereas Council has granted first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10062 to amend land use regulations specific to the production of cannabis in and outside of the ALR in response to changes to the Provincial ALR legislation;

Therefore be it resolved that staff bring all building permit applications involving the production of cannabis in a building or structure, received more than 7 days after the date of first reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10062, forward to Council to determine whether such applications are in conflict with the proposed bylaw.

8. **MANAGER'S REPORT**

ADJOURNMENT

City of Richmond

Minutes

Planning Committee

Date:	Tuesday, July 3, 2019
Place:	Anderson Room Richmond City Hall
Present:	Councillor Linda McPhail, Chair Councillor Bill McNulty Councillor Carol Day Councillor Alexa Loo Councillor Harold Steves
Also Present:	Councillor Chak Au 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 Planning Committee held on June 18, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 16, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

1. The Chair advised that the order of the agenda would be varied to consider Item No. 1 last, pending arrival of the delegation, otherwise would be rescheduled at a future meeting

PLANNING AND DEVELOPMENT DIVISION

2. **HERITAGE ALTERATION PERMIT (HA 19-859014) AND STEVESTON VILLAGE HERITAGE CONSERVATION GRANT APPLICATION FOR 3891 MONCTON STREET BY BRETT MARTYNIUK**
(File Ref. No. HA 19-859014) (REDMS No. 6206798)

Minhee Park, Planner 2, reviewed the application, and spoke on the roofing material that will be used on the proposed roof replacement. A sample of the proposed roofing material was distributed.

It was moved and seconded

(1) That a Heritage Alteration Permit (HA 19-859014) which would permit the replacement of the existing roof for the protected heritage building at 3891 Moncton Street; and

(2) That a grant request of $15,159.38 be approved under the Steveston Village Heritage Conservation Grant Program to assist with the roof replacement work for the protected heritage building located at 3891 Moncton Street and disbursed in accordance with Council Policy 5900.

CARRIED

3. **APPLICATION BY MONIREH AKHAVAN FOR A HERITAGE ALTERATION PERMIT AT 12051 3RD AVENUE (STEVESTON COURTHOUSE)**
(File Ref. No. HA 19-860363) (REDMS No. 6189864)

Ms. Park reviewed the application, noting that the applicant is seeking to install a kitchen exhaust system and replace the existing free standing sign. Also, she noted that the applicant has a three year lease on the building. It was further noted that the property owner is proposing to relocate the building and has submitted a rezoning application, which is currently under staff review.

Derek Hume, Richmond resident, spoke in support of the application, noting that the applicant wishes to expand the business by updating the kitchen and that the applicant is not involved with the property owner's rezoning application or proposed relocation of the building.

It was moved and seconded

That a Heritage Alteration Permit which would permit the installation of a new kitchen exhaust system on the rear (west) elevation of the protected heritage building and the replacement of the existing free standing sign in the front yard at 12051 3rd Avenue be issued.

CARRIED

4. **APPLICATION BY KONIC DEVELOPMENT FOR REZONING AT 8291 AND 8311 WILLIAMS ROAD FROM "SINGLE DETACHED (RS1/E)" ZONE TO "LOW DENSITY TOWNHOUSES (RTL4)" ZONE**
(File Ref. No. 12-8060-20-010053; RZ 17-788945) (REDMS No. 6202186)

Ms. Park briefed Committee on the application, noting that the application will be providing a cash-in-lieu contribution to City's Affordable Housing Strategy Fund and that the applicant has proposed to include one secondary suite in the proposed development.

Discussion ensued with regard to (i) the proposed parking layout, (ii) the registration of a Statutory Right-of-Way (SRW) on the property's title, and (iii) disclosure of property information to prospective buyers.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that any registrations on title would form part of the developer's disclosure statements and the property's title agreement. Also, he noted that staff have Council direction to write to real estate professional bodies to improve disclosure of property information to prospective buyers. He added that should the application proceed, staff can examine additional disclosure measures during the Development Permit process.

It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, for the rezoning of 8291 and 8311 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 10 townhouse units with vehicle access from Williams Road, be introduced and given first reading.

CARRIED

5. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR A ZONING TEXT AMENDMENT TO THE "RESIDENTIAL MIXED USE COMMERCIAL (ZMU9) - ABERDEEN VILLAGE (CITY CENTRE)" ZONE TO ALLOW "RETAIL, SECOND HAND" AS A PERMITTED USE AT 4151 HAZELBRIDGE WAY**
(File Ref. No. 12-8060-20-010055; ZT 19-861140) (REDMS No. 6206583)

In reply to queries from Committee regarding the addition of the "Retail, Second Hand" use to the bylaw, staff noted that the previous bylaw did not include definitions for such a use; however staff can examine expanding uses to include the "Retail, Second Hand" use when bylaw housing keeping amendments are introduced in the future.

It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10055, for at Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)" zone to allow "Retail, Second Hand" as a permitted use at 4151 Hazelbridge Way, be introduced and given first reading.

CARRIED

6. **APPLICATION BY WEI DONG LUO FOR REZONING AT 11951 BLUNDELL ROAD FROM "AGRICULTURE (AG1)" TO A SITE SPECIFIC AGRICULTURE ZONE TO PERMIT A LARGER HOUSE SIZE**
(File Ref. No. RZ 19-855349) (REDMS No. 6195932 v. 2)

Staff reviewed the application, noting that a building permit application was submitted on December 13, 2018, during the withholding period for building permits when the maximum house size on agricultural land was under consideration by Council. Staff added that the applicant is proposing a house that is approximately 500m^2 in floor area, larger than the permitted 400m^2, and that the applicant has indicated that they have no intention of farming the site.

Discussion ensued regarding the maximum allowable house size on regular residential lots and the maximum allowable number of kitchens in a house on agricultural land.

Wei Dong Luo, applicant, spoke on the application, noting that the proposed house will accommodate extended family members and will not be used for speculative purposes. He added that related permit application fees have been submitted and that developing a house on a non-agricultural lot is not currently feasible for the applicant.

Roland Hoegler, 6560 No. 4 Rd, expressed support for the application, and referenced conditions for exceptions related to agricultural land use restrictions under the *Agricultural Land Commission Act.* Also, he spoke on the viability of small sized farms and encouraged the City to review regulations related to house size on agricultural land.

It was moved and seconded
That the application for the rezoning of 11951 Blundell Road from "Agriculture (AG1)" to a Site Specific Agricultural Zone, to permit a house up to 500 m^2 in floor area, be denied.

CARRIED
Opposed: Cllr. Loo

7. **EARLY ADOPTION OF BC BUILDING CODE PROVISIONS FOR 12 STOREY MASS TIMBER CONSTRUCTION**
(File Ref. No. 12-8360-01) (REDMS No. 6185110 v. 12)

Discussion ensued with regard to (i) utilizing sustainable forestry practices, (ii) sourcing non-old growth forest timber for building materials, and (iii) manufacturing costs of laminated wood and construction costs of wood buildings.

In reply to queries from Committee, staff noted that laminated wood is manufactured to have fire resistant properties and that construction would be limited to a maximum of four floors at a time in order to allow for the installation of fire suppression features. Staff added that the Province restricts wood buildings to a maximum of 12 storeys and that the City can further review regulations in the event that the Province revises its policy.

It was moved and seconded

(1) That participation in the Province's program as identified in the report titled "Early Adoption of BC Building Code Provisions for 12 Storey Mass Timber Construction" dated June 7, 2019 from the Director, Building Approvals and the Fire Chief, Richmond Fire-Rescue be endorsed; and

(2) That staff be directed to consider mass timber construction for buildings only in those areas of the City Centre Area Plan where buildings up to a maximum of 35 m are permitted.

CARRIED
Opposed: Cllr. Steves

Discussion ensued with regard to the development of passive homes in the city and in reply to queries from Committee, staff noted that building passive homes is permitted in the city.

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

It was moved and seconded
That staff examine options to encourage the development of passive single family homes and report back.

CARRIED

8. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:52 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, July 3, 2019.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

KPU | Institute for Sustainable Food Systems

MAILING ADDRESS
12666–72 Ave, Surrey, BC
Canada V3W 2M8

Land Use Exemption Applications: Do successful non-farm use and subdivision applications support or detract from farm use of ALR land

The Agricultural Land Reserve (ALR) is the provincial land use regulation and designation enacted to protect agricultural land in British Columbia. The regulation identifies permitted farm uses as well as non-farm uses that support agriculture and our food system. While there has been concern over and substantial attention paid to the loss of prime agricultural land through removal of ALR designation, another potential threat to the long-term protection of agricultural land is its incremental loss and diminished production capacity over time due to permitted non-farm uses and land changes. Permitted non-farm uses may not, from the outset, enhance agriculture as proposed, or may over time cease contributing to agriculture and the food system as originally proposed/ intended. Either ultimately constitute an effective loss to the ALR, and may contribute to arguments for taking the land out of the ALR. Additionally, ALR parcel subdivision may lead to an increase in non-farm uses. In 2016 alone, there were over 200 applications to the Agricultural Land Commission for subdivision and non-farm use permits in BC. There is need to ascertain if permitted non-farm use and subdivision have resulted in the enhancement of the land for agricultural purposes, as proposed/ supposed, or if they led to further erosion of agricultural capacity and diminution of the ALR.

Therefore, the purpose of this study is to review previously submitted and approved applications (1976-2018) to the Agricultural Land Commission (ALC) for land use exemption activities within the Agricultural Land Reserve (ALR) in select, representative Metro Vancouver municipalities (Richmond, Surrey, Delta, Maple Ridge and Pitt Meadows and the Township of Langley) and evaluate whether these changes remain as originally approved, and if they have served to enhance or detract from agricultural use of the land. Results from this research will contribute to our current understanding of agricultural land use challenges and inform the development of municipal policy tools and resources to support efforts to assure the integrity of the ALR, preserve agriculture land for agriculture, and to advance sustainable regional food systems.

Research questions

(1) How many subdivision and non-farm use applications have there been and how many applications were approved?
(2) Are lands for which applications were approved being used for agricultural purposes per the stated purpose in the approved application?

Methodology

(1) Secondary data on subdivision and non-farm use applications will be gathered from the Agricultural Land Commission (ALC) for the period between 1976 to 2018 (if available) for six agricultural municipalities in the Lower Mainland: Delta, Maple Ridge, Pitt Meadows, Richmond, Surrey and Township of Langley.

T 604.599.2100

MAILING ADDRESS
12666–72 Ave, Surrey, BC
Canada V3W 2M8

(2) A windshield survey will be conducted to gather information on the current land and status of the subdivision and non-farm use permitted. Our intent, goal, is to assess every parcel for which a non-farm use or subdivision was approved over the last 10 years.

Deliverable

Complete report with municipality specific data and evaluations. Will include GIS map of all identified parcels having land use exemptions.

Timeline

Approximately 8 months

Estimated Budget

Project oversight/ management	$5,000 (ISFS contribution)
Student research assistants	$15,000
Mileage	$3,000
Report preparation/ print	$300 (ISFS contribution)

Cash required= $18,000. Requested contribution from each study municipality is $3,000.

The Institute for Sustainable Food Systems (ISFS) is an applied research and extension unit at KPU that investigates and supports regional food systems as key elements of sustainable communities. ISFS applied research focuses on the potential of regional food systems in terms of agriculture and food, economic and community development, community health, policy, and environmental stewardship. ISFS extension programming provides information and support for farmers, communities, business, policy makers, and others. Community collaboration is central to the ISFS approach.

The ISFS team is multi-disiplinary, bringing together expertise in- social science, economics, organic agriculture, agroecology, food systems, planning and policy, community health and nutrition, landscape architecture, farm business management and agriculture education.

T 604.599.2100

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	June 26, 2019
From:	Kim Somerville Director, Community Social Development	**File:**	08-4057-04/2019-Vol 01
Re:	**Housing Needs and Co-Location Opportunities**		

Staff Recommendation

That staff be directed to work within the existing policy framework to analyze the co-location of affordable housing for seniors and other priority groups identified in the Affordable Housing Strategy 2017–2027 in conjunction with future City projects as they arise on a case-by-case basis as described in the report titled "Housing Needs and Co-Location Opportunities", dated June 26, 2019 from the Director, Community Social Development.

Kim Somerville
Director, Community Social Development
(604-247-4671)

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Real Estate	☑	
Development Applications	☑	
Law	☑	
Policy Planning	☑	
Project Development	☑	
Parks	☑	
Recreation and Sport Services	☑	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:**	**APPROVED BY CAO**

Staff Report

Origin

At the September 18, 2018 Planning Committee meeting, staff received the following referral:

> *That staff review senior's housing in the city with regard to:*
>
> *(1) Examining areas of the city suitable for senior's housing;*
>
> *(2) Setting principles to establish and encourage development of senior's housing;*
>
> *(3) Examining potential City contributions to support senior's housing; and*
>
> *(4) Examining partnerships with community groups; and report back.*

At the February 5, 2019 Planning Committee meeting, staff received the following referral:

> *That the following referral motion be incorporated into an existing referral examining Senior's Housing:*
>
> > *That staff be directed to review all future city projects to assess if they are compatible with senior and or affordable housing units using the airspace above the projects. Furthermore staff to report back on the option of creating a policy that makes the creation of affordable housing a priority whenever possible in the future City projects and to actively look for partners with Richmond, Provincial and Federal stakeholders.*

The purpose of this report is to respond to the above referrals, describe the City's current approach to meeting the housing needs of the priority groups identified in the Affordable Housing Strategy and identify potential steps for co-locating affordable housing in conjunction with future City projects.

This report supports Social Development Strategy Goal #1: Enhance Social Equity and Inclusion:

> *Strategic Direction #1: Expand Housing Choices*

The report supports the following policies defined in the City's Affordable Housing Strategy 2017–2027:

> *Strategic Direction 2: Maximize use of City resources and financial tools, and*
>
> *Strategic Direction 4: Facilitate and strengthen partnership opportunities.*

This report also supports the following actions identified in the Age-Friendly Assessment and Action Plan:

- *Working with health partners to ensure that a continuum of options, from independent housing to residential care, is available; and*

- *Working with health partners to ensure sufficient supported, affordable housing is provided locally for disabled and frail older adults, as well as those with dementia and other mental health challenges.*

Background

Richmond acknowledges that a mix of housing options that meet the needs of various social and demographic groups is essential to creating a liveable and inclusive community. The Affordable Housing Strategy 2017-2027 identifies the following priority groups in need of affordable housing:

- Families;
- Low and moderate income earners;
- Seniors;
- Persons with disabilities; and
- Vulnerable populations (including households on fixed income, persons experiencing homelessness, women and children experiencing family violence, individuals with mental health and addictions issues, and indigenous people).

The City uses a range of policies and programs to develop affordable housing options for these priority groups in partnership with senior levels of government, the private and non-profit sector.

Seniors Housing Needs

One housing challenge currently facing Richmond is its growing and ageing population. Based on Statistics Canada data, the proportion of Richmond residents aged 55 and over increased from 20 percent (34,142 people) in 2000 to 33 percent (73,354 people) in 2018. This trend is expected to continue. Population forecasts published by BC Stats estimate that up to 42 percent of Richmond residents could be aged 55 and older by 2041.

The aging population trend has led to increased demand for seniors' housing. For example, the 2018 rental vacancy rate for private, independent-living seniors' units was 0.5 percent. In addition, there is significant unmet demand for affordable seniors' housing. In 2017, 49 percent of all Richmond applicants on the BC Housing social housing waitlist were categorized as seniors. Furthermore, based on Metro Vancouver data, approximately 24 percent of all individuals experiencing homelessness in Richmond in 2017 were seniors.

Seniors' Housing Types

There are a variety of housing types available for seniors in Richmond (defined by the City as individuals aged 55 years and older). Many seniors choose to remain in their homes as they age to remain in a familiar setting. Aging in place can often be accommodated with home adaptations or renovations, such as lowering existing kitchen counters and cupboards, reducing the height of door thresholds at room entrances and installing grab bars in bathrooms and other locations.

Purpose-built seniors' housing is another option. There are three general categories of seniors' housing that vary depending on the level of on-site support provided to residents: independent living, assisted living and residential care facilities. These buildings may include affordable units (also known as subsidized or non-market) or units provided by the private market (e.g. unsubsidized). There are approximately 2,140 units of purpose-built seniors' housing within the three categories in Richmond (Table 1). As noted above, the vacancy rate for these units is less than 1 percent.

Table 1: Estimate of Purpose-Built Seniors' Housing Types in Richmond (2018)

Seniors' Housing Type	Affordable (non-market) Units	Private Market Units	Total Units
Independent Living	911	369	1,280
Assisted Living	112	45	157
Residential Care (beds)	672	31	703
Total	**1,695**	**445**	**2,140**

Source: Seniors Services Society (http://www.seniorsservicessociety.ca/hhousingdirectory.html)

Analysis

As directed by the Affordable Housing Strategy, the City is committed to meeting the housing needs of a range of priority groups, including seniors. The following analysis describes the City's current priorities and approaches to meeting the housing needs of seniors in Richmond.

City Areas Suitable for Seniors' Housing

Based on research completed by the Canada Mortgage and Housing Corporation (CMHC), seniors in British Columbia consider a range of factors when making a decision about where to live. For example, seniors consider whether a dwelling is easy and safe to get around in, the cost of housing, proximity to friends and family, and if there is a sense of community. Seniors also prefer locations in proximity to hospitals and other health services; amenities, such as recreation facilities, shops, restaurants, and social activities; and access to public transportation.

In general, seniors' housing is appropriate in any location zoned for multiple family residential use or designated for multiple family residential use in the Official Community Plan (OCP). In addition, Richmond's OCP specifically encourages seniors' housing in locations central to community amenities, including public transit, recognizing mobility and service needs.

Principles for Encouraging Establishing Affordable Housing

The City's Affordable Housing Strategy defines a set of strategic directions that provide guidance for City involvement in affordable housing. While these directions are not specific to seniors' housing, they provide a solid foundation for City actions that help meet the needs of low and moderate income seniors in Richmond. The strategic directions are as follows:

1. Use regulatory tools to encourage a diverse mix of housing types and tenures;
2. Maximize use of City resources and financial tools;
3. Build capacity with non-profit housing and service providers;
4. Facilitate and strengthen partnership opportunities; and
5. Increase advocacy, awareness and education roles.

These foundational principles support a broad-based, city-wide approach to creating affordable housing, including seniors' housing. This approach focuses on leveraging the strengths of local housing providers and the financial capacity of the federal and provincial governments to help achieve the City's seniors' housing objectives.

The OCP provides direction applicable to the development of private-market seniors' developments. For example, the OCP directs the City to:

- Encourage a mix of housing types and tenures to support diverse needs; and
- Encourage housing that incorporates "aging-in-place" concepts, accommodates special needs and supports independent living units.

Guided by these policies, staff work to secure and promote a diverse mix of housing options, including seniors' housing, in Richmond.

Potential City Contributions to Support Seniors' Housing & other Priority Groups

The City's Affordable Housing Strategy identifies low and moderate income seniors as one of the five priority groups for affordable housing. The City's role in seniors' affordable housing to date has primarily been that of providing City land and capital contributions, which are intended to leverage significant levels of funding from the provincial and federal governments. For example, in 2014, the City contributed $24 million in capital funding from the Affordable Housing Reserve to the Kiwanis Towers project, a 296-unit affordable seniors' development. This project also received $16.3 million in long-term financing from the provincial government. The City continues to work in partnership with other levels of government to leverage its resources to increase the supply of affordable housing for seniors, as well as other priority groups identified in the Affordable Housing Strategy; however, opportunities must take into consideration the availability of funding in the City's Affordable Housing Reserve, as well as the availability of funding from the provincial and federal governments.

The City also plays an important role in securing low-end market rental units in private market developments through a density bonus incentive. These units are made available to residents of all ages, including seniors. Similarly, the City's Market Rental Housing Policy encourages the development of new market rental housing units, as well as the protection of existing market rental units, where seniors may currently live or that could be suitable for seniors living in the city.

Partnership Opportunities with Community Groups

A range of stakeholders have roles to play in the provision of affordable housing. The City has a long history of working with partners and continues to value partnership opportunities to meet the needs of low and moderate income individuals, including seniors. Based on the direction provided in the Affordable Housing Strategy, the City prioritizes:

1. Working in partnership with BC Housing, private market developers and the non-profit sector to facilitate the development of affordable housing including new seniors' housing buildings;

2. Facilitating partnership opportunities between developers and non-profit organizations to enable the placement of seniors into low-end market rental units secured through the City's Low-End Market Rental program;

3. Working with the federal and provincial governments to advocate for new funding to create all types of affordable housing developments (including all types of seniors' housing) in Richmond; and

4. Working through staff at City facilities to help increase awareness about provincial funding programs and other resources related to home renovation programs for seniors who wish to remain in their homes as they age.

Overall, the City continues to play a leadership role in facilitating partnerships to support affordable housing developments. By leveraging City resources, including cash-in-lieu contributions, the City can effectively support local stakeholders in increasing the supply of affordable housing in Richmond.

Affordable Housing and Future City Projects

Affordable housing that is co-located and integrated with other City facilities, such as community centres, fire halls, libraries, or child care facilities is evident in some municipalities. Recent examples include projects in Vancouver and Calgary that incorporate affordable housing units above fire stations. As directed by the referral received on February 5, 2019, staff have proposed a process to identify co-location opportunities for affordable housing developments in Richmond.

Current City policy direction prioritizes the concept of co-locating affordable housing with other City projects. For example, the City's Affordable Housing Strategy 2017–2027 directs the City to explore opportunities to co-locate affordable housing with existing or new community assets.

To allow for flexibility in responding to specific development opportunities, staff recommend that a formal City policy related to project co-location not be created and that instead, staff work within the existing policy framework to analyze the co-location of affordable housing in conjunction with future City projects as they arise on a case-by-case basis.

This approach would enable the City to work on each opportunity as a unique situation to address both the opportunities and challenges related to the specific site and to develop co-located facilities that include affordable housing where appropriate. Potential challenges may include legal restrictions related to the manner in which a property was acquired by the City or limitations on use imposed by legislation or bylaw, including the Zoning Bylaw, *Community Charter* and *Local Government Act*.

For example, in some cases lands are donated to the City for park purposes and are subject to the terms of a trust arrangement, which may legally prevent the use of a site for any purpose other than a park. In other situations, there may be limitations on use imposed by legislation, as in the case of land dedicated as a park on a plan or limitations on use imposed through a reservation bylaw. Furthermore, due to growth in the city, particularly in the city centre where there are greater limitations to parkland acquisition any potential development on City parks must be given careful consideration due to the current and future impacts of loss of parkland and expected level of service. The inventory of City-owned land that is already designated for residential use may present a more favourable opportunity for consideration than land designated for park use.

The significant cost and time associated with developing affordable housing must be considered as developing rental housing units in conjunction with another City facility will increase the total capital cost of the facility, could impact the overall financial viability of the project and may extend the amount of time required to construct the building.

The following steps are proposed to guide the City's analysis of the potential co-location of affordable housing in conjunction with future City projects on a case-by-case basis:

1. Convene an interdepartmental team comprised of all relevant staff;
2. Analyze property acquisition records, relevant City policies and previous Council decisions related to the property;
3. Determine whether or not the subject property or another City property is more suitable (i.e. appropriate zoning, allowable density, land cost, loss of parkland, etc.);
4. Review potential legal barriers and City bylaw restrictions;
5. Complete a financial analysis;
6. Advocate for required funding from the provincial and federal governments as needed;
7. Explore potential partnership opportunities for non-profit management of the housing;
8. Develop a proposed engagement plan taking into consideration timing, notification requirements, and public and key stakeholder consultation; and
9. Present the findings to City Council for recommendation on how to proceed, including any required procedures.

Housing affordability continues to be a critical challenge facing Richmond residents. By pursuing innovative approaches, such as co-locating affordable housing with future City projects, the City can play a leadership role in increasing the supply of affordable housing. As directed by the City's Affordable Housing Strategy, the City is committed to meeting the housing needs of a range of social and demographic groups, including the following priority groups: seniors, families, individuals experiencing homelessness, and women and children experiencing family violence. To help mitigate the financial risk when reviewing co-location opportunities that include affordable housing, staff will work with the provincial and federal governments to advocate for capital funding. There may also be opportunities to incorporate homeownership condominium units, which could be sold to offset the cost of developing and operating the affordable housing units. Should City Council wish to further prioritize seniors or any other priority group, City staff would require additional direction.

Financial Impact

None.

Conclusion

There is significant unmet demand for affordable housing, including seniors' housing—both market and affordable—in Richmond. Accordingly, the City has identified seniors as a priority group in the Affordable Housing Strategy and is committed to working proactively and through partnerships to increase the supply of seniors' housing throughout Richmond. The City continues to monitor opportunities to leverage its policy tools, land holdings and financial resources to support seniors' housing development. Staff propose that the City work within the existing policy framework to analyze co-location of affordable housing in conjunction with future City projects as they arise on a case-by-case basis.

Cody Spencer
Program Manager, Affordable Housing
(604-247-4916)

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

Attachment A
To staff report dated June 24, 2019

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

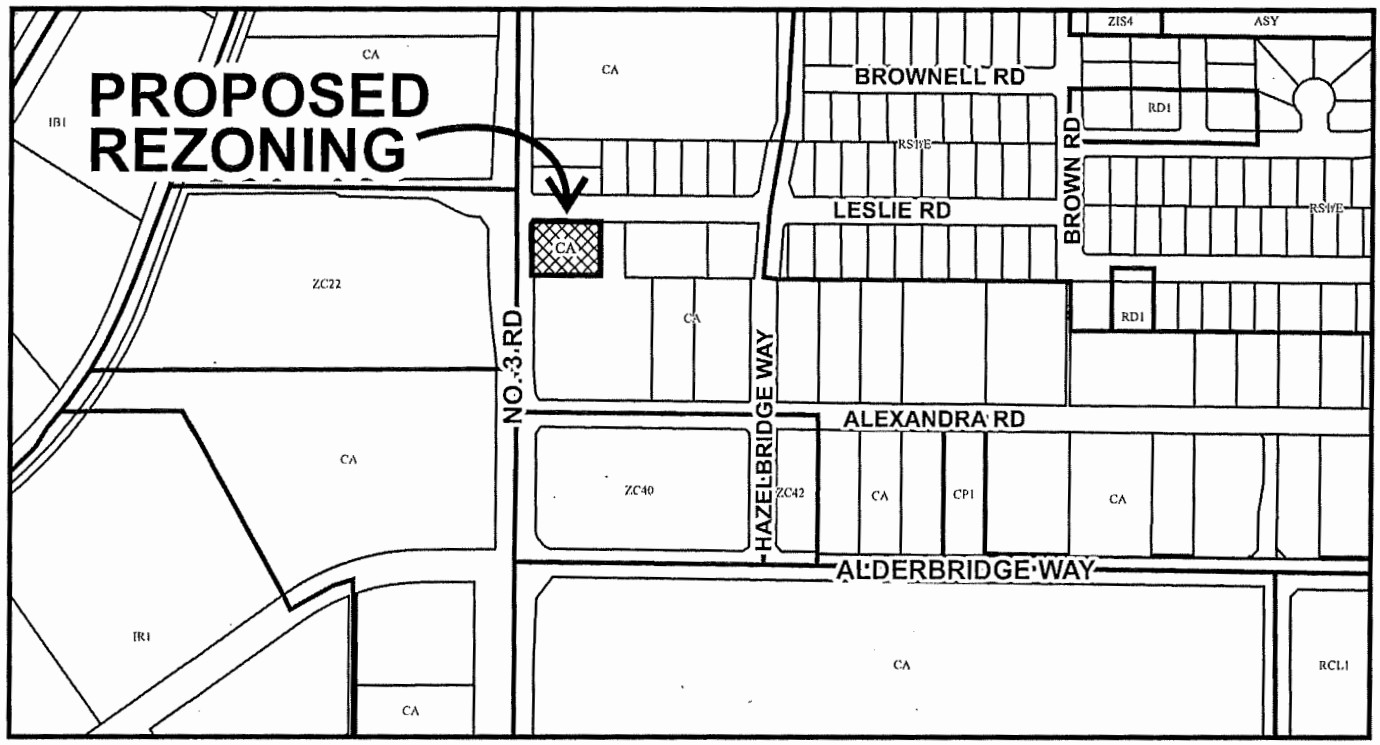
Sara Badyal
Planner 2
(604-276-4282)

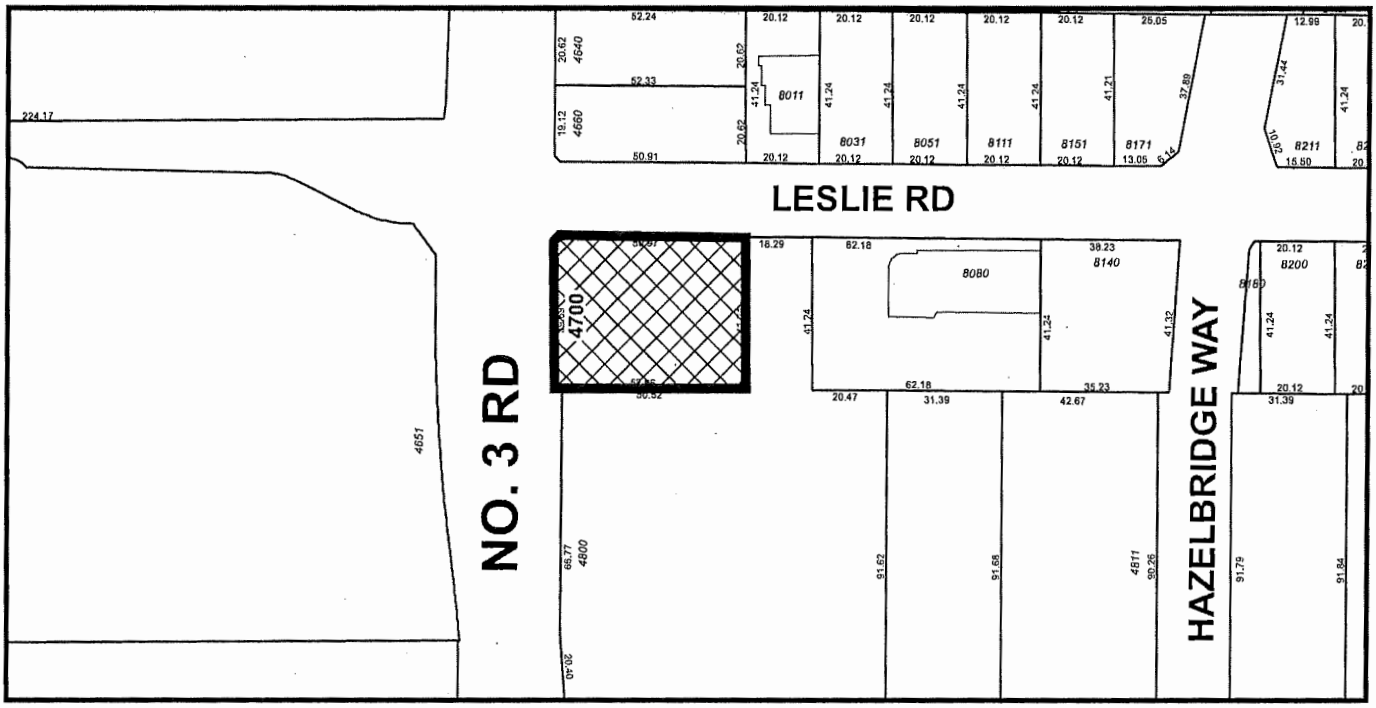
SB:blg

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

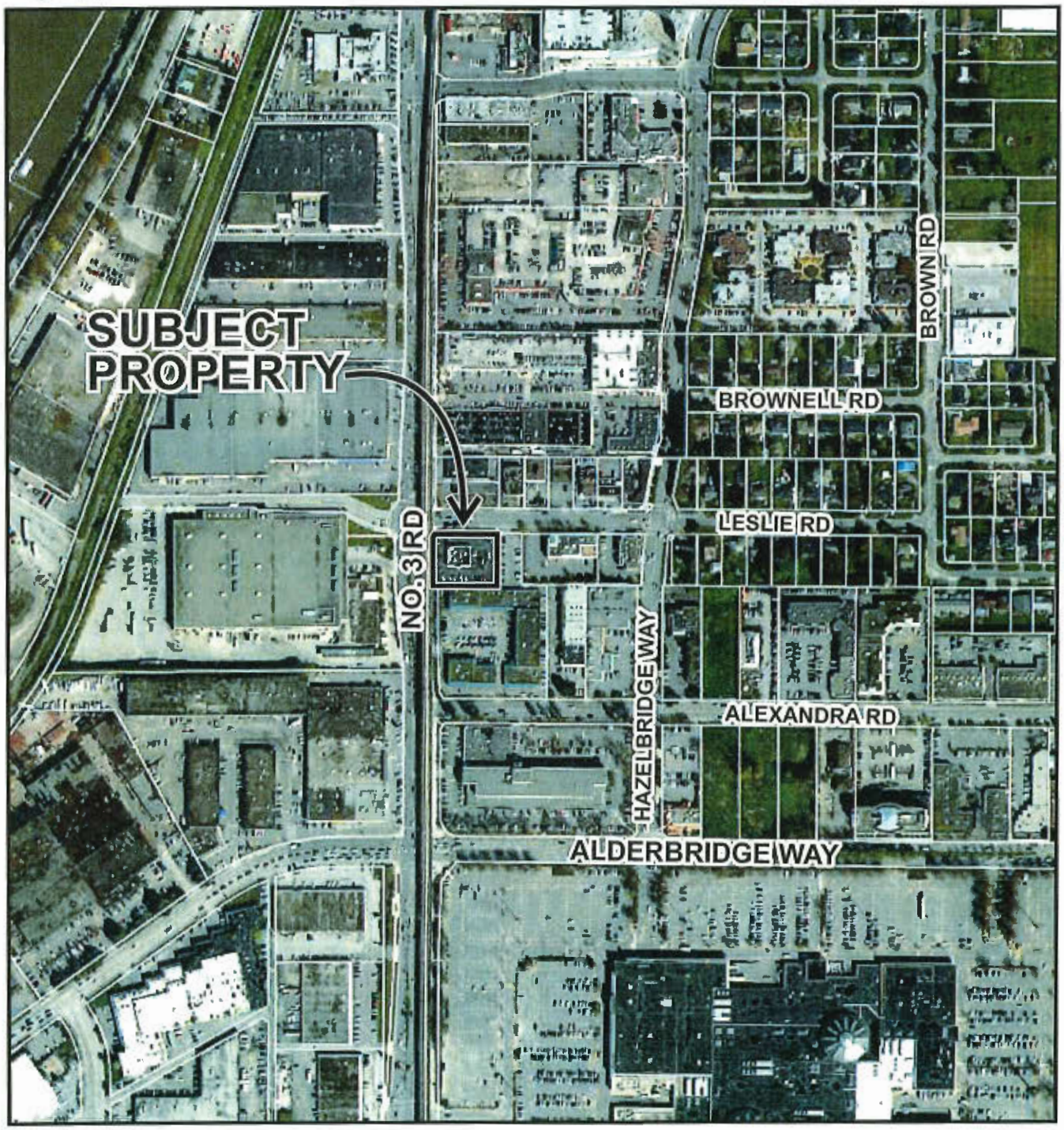
City of Richmond





	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

PROJECT INFORMATION

CIVIC ADDRESS:
4700 NO. 3 ROAD RICHMOND, BC

LEGAL DESCRIPTION:
LOT 95, SECTION 33, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 56151

PARCEL ID:
003-795-705

CURRENT ZONING:
AUTO-ORIENTED COMMERCIAL(CA)

PROPOSED ZONING:
NEW STANDARD ZONING DISTRICT
REQUIRED OCP ZONING AMENDMENT REQUIRED

CONSULTANT TEAM

ARCHITECTURAL
NORR ARCHITECTS PLANNERS
SUITE 710, 1201 WEST PENDER ST
VANCOUVER, BC V6E 2V2
PHONE: 604.685.3237
FAX: 604.685.3241

LANDSCAPING

SURVEY
MATSON PECK & TOPLISS SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, BC V7A 5H7
PHONE: 604.270.9331
FAX: 604.270.4137

TRAFFIC
MMM GROUP LIMITED
SUITE 700 , 1045 HOWE STREET
VANCOUVER, BC V6Z 2A9
PHONE: 604.685.9381
FAX: 604.683.8655

LIST OF DRAWINGS

DP00-00-00	COVER PAGE
DP00-01-00	SITE SURVEY
DP10-01-00	CONTEXT PLAN - SITE PICTURES
DP10-01-01	PROJECT STATISTICS-3D VIEWS
DP10-02-00	SITE PLAN - EXISTING CONTEXT
DP10-02-01	SITE PLAN - AFTER CITY ROAD WIDENING
DP10-02-02	SITE PLAN - POTENTIAL FUTURE DEVELOPMENTS
DP20-01-01	GROUND FLOOR PLAN
DP20-01-01A	GROUND/INTERMEDIATE FLOOR PLAN - AREA OVERLAY
DP20-01-01B	GROUND FLOOR PLAN - LEASABLE AREA OVERLAY
DP20-01-02	INTERMEDIATE PARKADE PLAN
DP20-02-01	SECOND FLOOR PLAN
DP20-02-01A	SECOND/TRHIRD/FOURTH FLOOR PLAN - AREA OVERLAY
DP20-02-01B	SECOND FLOOR PLAN - LEASABLE AREA OVERLAY
DP20-03-01	THIRD FLOOR PLAN
DP20-04-01	FOURTH FLOOR PLAN
DP20-05-01	FIFTH FLOOR PLAN
DP20-05-01A	FIFTH FLOOR PLAN - AREA OVERLAY
DP20-05-01B	FIFTH FLOOR PLAN - LEASABLE AREA OVERLAY
DP20-06-01	SIXTH TO TENTH FLOOR PLAN
DP20-06-01A	SIXTH TO TENTH FLOOR PLAN - AREA OVERLAY
DP20-06-01B	SIXTH TO TENTH FLOOR PLAN - LEASABLE AREA OVERLAY
DP20-07-01	ROOF PLAN
DP30-01-01	NORTH ELEVATION
DP30-01-02	EAST ELEVATION
DP30-01-03	SOUTH ELEVATION
DP30-01-04	WEST ELEVATION
DP30-01-04A	WEST ELEVATION STREETSCAPE
DP31-01-01	BUILDING SECTION
DP31-01-02	BUILDING SECTION
DP32-01-03	BUILDING SECTION

NO.3 ROAD OFFICE BUILDING, RICHMOND B.C.

MAY 15, 2017

NORR JOB NO. OCVA14-0004

CONCEPTUAL DEVELOPMENT PLANS

NORR ARCHITECTS PLANNERS

NORR Architects Planners Inc.
An Ingenium Group Company
Suite 710 - 1201 West Pender Street
Vancouver, BC, Canada V6E 2V2
T 604 685 3237 F 604 685 3241
www.norr.com

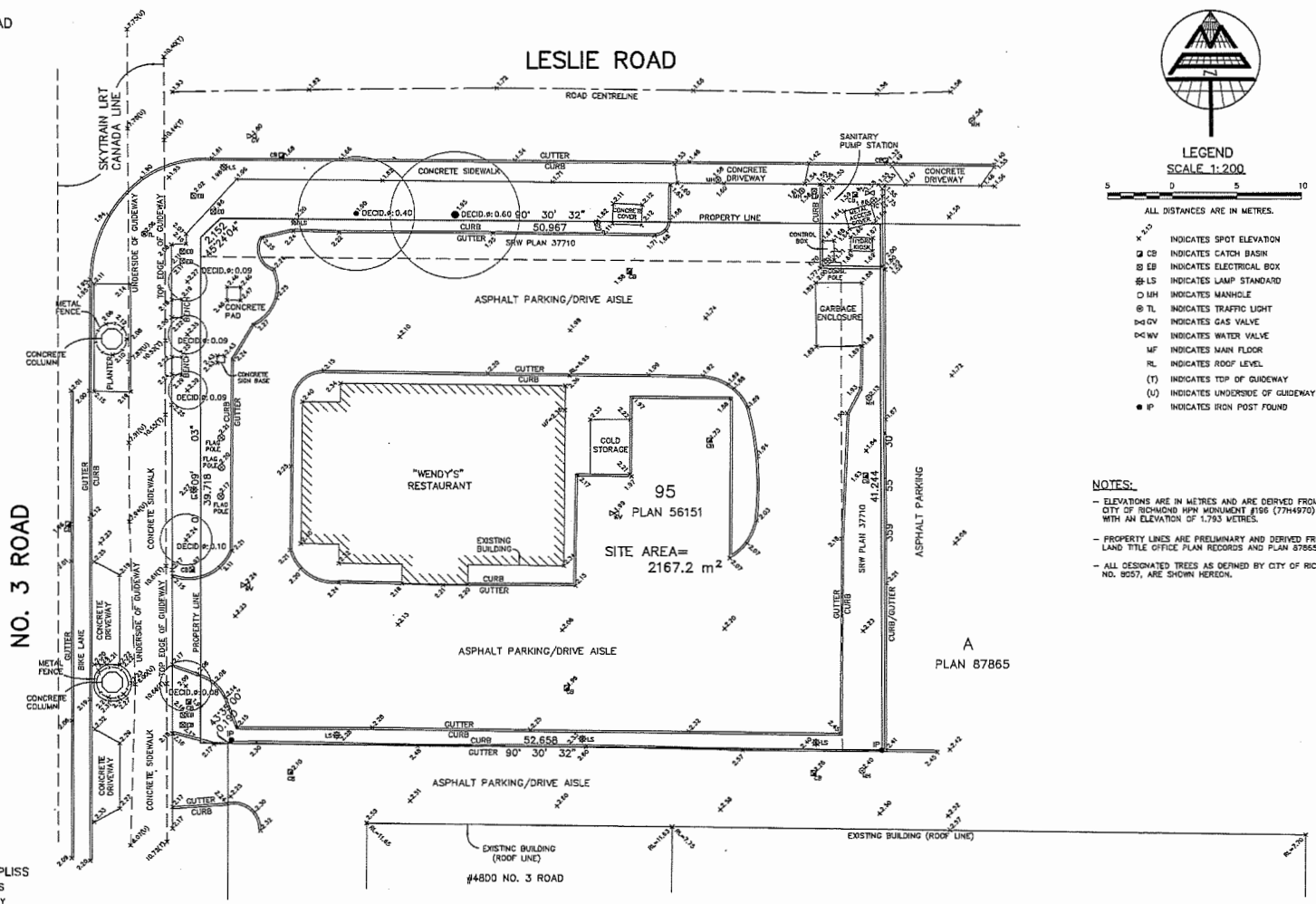
DP00-00-00

ATTACHMENT 2

SURVEY PLAN OF LOT 95 SECTION 33
BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 56151

PARCEL IDENTIFIER (PID): 003-795-705

CIVIC ADDRESS
#4700 NO. 3 ROAD
RICHMOND, B.C.



LEGEND
SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.

× 2.13	INDICATES SPOT ELEVATION
CB	INDICATES CATCH BASIN
EB	INDICATES ELECTRICAL BOX
LS	INDICATES LAMP STANDARD
MH	INDICATES MANHOLE
TL	INDICATES TRAFFIC LIGHT
GV	INDICATES GAS VALVE
WV	INDICATES WATER VALVE
MF	INDICATES MAIN FLOOR
RL	INDICATES ROOF LEVEL
(T)	INDICATES TOP OF GUIDEWAY
(U)	INDICATES UNDERSIDE OF GUIDEWAY
IP	INDICATES IRON POST FOUND

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #196 (77H4970) WITH AN ELEVATION OF 1.793 METRES.
- PROPERTY LINES ARE PRELIMINARY AND DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND PLAN 87865.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND NO. 8057, ARE SHOWN HEREON.

PLN - 41

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 – 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 17551-001-TPG-000.DWG

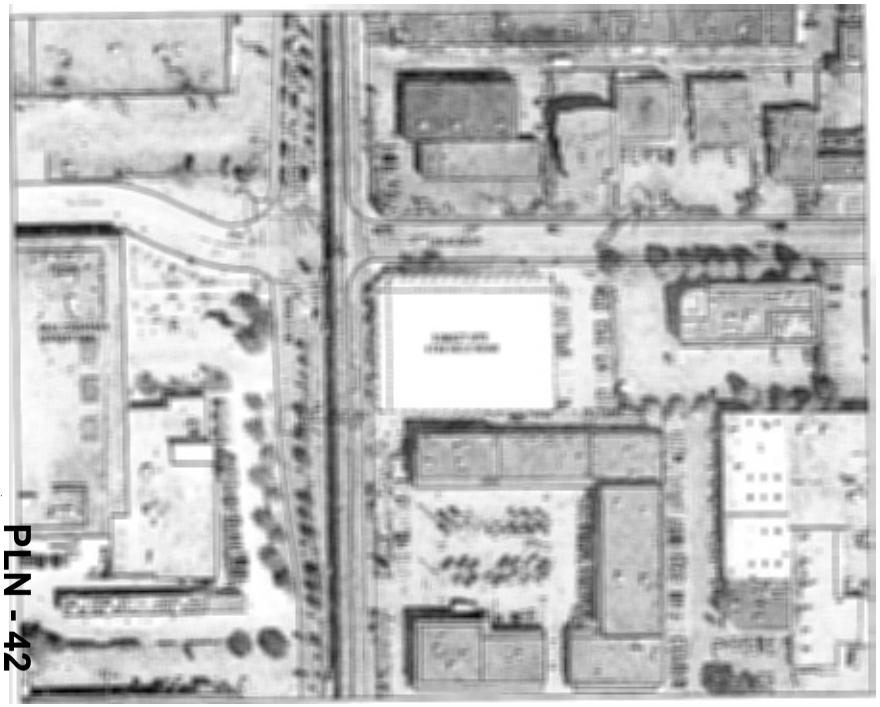
R-14-17551-TPG

CLIENT REF: BENE (NO. 3) DEV. LTD.

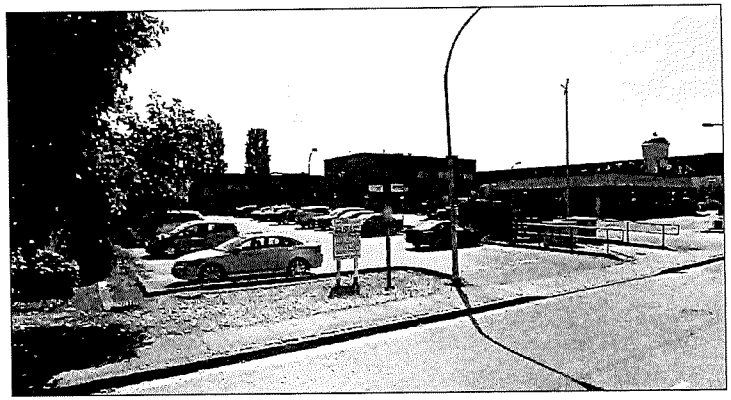
DP00-01-00

B.C.L.S.

DATE OF SURVEY: MAY 29, 2014



01 A10-01-00 CONTEXT PLAN



PICTURE 01

PICTURE 02

PICTURE 04

PICTURE 03

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow: TRUE NORTH

Detail Symbol: XX / XX-XX

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Aecom Group Company
Suite 710 - 1201 West Pender Street
Vancouver, BC, Canada V6E 2V2
T 604 683 1810 F 604 683 2241
www.norr.com

Project Manager	Drawn
S.HO	S.RIAZI
Project Leader	Checked
S.HO	S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

Drawing Title
CONTEXT PLAN
& SITE PICTURES

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP10-01-00

PLN - 42

PLOT DATE: May 15, 2017 TIME: 2:50 PM FULL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE NO 3\500-DELTA\ARCH\02 DD\DP10-01-00.DWG PLOTSTYLETABLE: PMA-STD-100.ctb

Development Application Data Sheet

PROJECT SITE DATA	
Civic Address	4700 No. 3 Road, Richmond BC
Legal Description	Lot 95, Section 33, Block 5 North Range 6 West New Westminster District Plan 56151
Gross Project Site Area	23,319 sq.ft (2,166.4 sq.m)
Land Dedication	914sq.ft (84.88 sq.m)
Net Project Site Area	22,405 sq.ft (2081.52 sq.m)
Current District Zoning	Auto-Oriented Commercial (CA)
Proposed District Zoning	New Zoning District to be created
OCP Designation	Urban Centre T5 (35 m)

PROJECT BUILDING SITE STATISTICS

Zoning Requirements	Allowable	Proposed
Floor Area Ratio	Text amendment to zoning	3.50 78415.5 (sq.ft)
Site Coverage	Max. 90% 20987.1 (sq.ft)	55% 12413.9 (sq.ft)

BUILDING SETBACKS

	Allowable	Proposed
North (Leslie Road)	Min. 3.0 m	3.0 m
West (NO. 3 Road)	Min. 3.0 m	3.0 m
West (NO. 3 Road/ Guideway Drip-line)	Min. 6.0 m	6.0 m
South (Rear Yard)	Min. 0.0 m	0.0 m
East (Side Yard)	Min. 0.0 m	3.05 m
Cana Line Setback (Guideline)	Min. 6.0 m	6.0 m

PROJECT AREA STATISTICS

Level	Use	GFA		Deduction (Vertical Circ.)		FAR		GLA	
		(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)
Ground floor	Commercial Retail	10066	935.1	0	0	10066	935	7798	724.4
Intermediate	Commercial Retail (lobby only)	386	36	172	16	214	20	0	0
2nd floor	Commercial Retail	5359	498	703	65	4657	433	3771	350
3rd floor	Office (lobby only)	634	59	172	16	462	43	0	0
4th floor	Office (lobby only)	634	59	172	16	462	43	0	0
5th floor	Office	9149.0	849.9	549.0	51.0	8600.0	798.9	8213.0	763.0
6th floor	Office	11340.0	1053.5	549.0	51.0	10791.0	1002.5	10487.0	974.2
7th floor	Office	11340.0	1053.5	549.0	51.0	10791.0	1002.5	10487.0	974.2
8th floor	Office	11340.0	1053.5	549.0	51.0	10791.0	1002.5	10487.0	974.2
9th floor	Office	11340.0	1053.5	549.0	51.0	10791.0	1002.5	10487.0	974.2
10th floor	Office	11340.0	1053.5	549.0	51.0	10791.0	1002.5	10487.0	974.2
TOTAL		82928.4	7704.4	4512.5	419.0	78415.5	7285.4	72217.0	6708.4

* Parkings/ Waste&Recycling Room are not included.

AUTOMOBILE PARKING REQUIREMENTS

Use	Ratio	Required	Provided
Commercial (CRU)	3.75 spaces/100 sq. m GLA	40	
Office	1.275 spaces/100 sq. m GLA	72	
TOTAL (including small car /Tandem and HC)		112	
Required (10% reduction for TDM)		101	106

Commercial Retail Area (leasable)	1074 (sq.m)/ 11569 (sq.ft)
Office Area (leasable)	5634 (sq.m)/ 60644 (sq.ft)

PARKING STALL SIZE SUMMARY

Parking Stall Size	Ratio	Required	Provided
Regular Car			58
Small Car			43
Handicapped			5
TOTAL			106

BICYCLE PARKING REQUIREMENTS

Use	Ratio	Required	Provided
Class 1	0.27 spaces/100 sq. m GLA	19	19
Class 2	0.4 spaces/100 sq. m GLA	28	28
TOTAL		47	47

PLN 43

PLOT DATE: November 6, 2017 TIME: 9:40 AM FULL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE 60 3500-DEL\VARCH\02-DD\DP10-01-01.DWG PLOTSTYLE TABLE: ----

DATE	ISSUED FOR	REV
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	
2017-07-05	DP SUBMISSION- CITY COMMENTS	
2017-11-06	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Aecom Group Company
Suite 710 - 1201 West Pender Street
Vancouver, BC, CANADA V6E 2V2
T 604 683 2037 F 604 683 5241
www.norr.com

Project Manager	Drawn
S.HO	S.RIAZI
Project Leader	Checked
S.HO	S.HO

Client
Kunyuan International Group

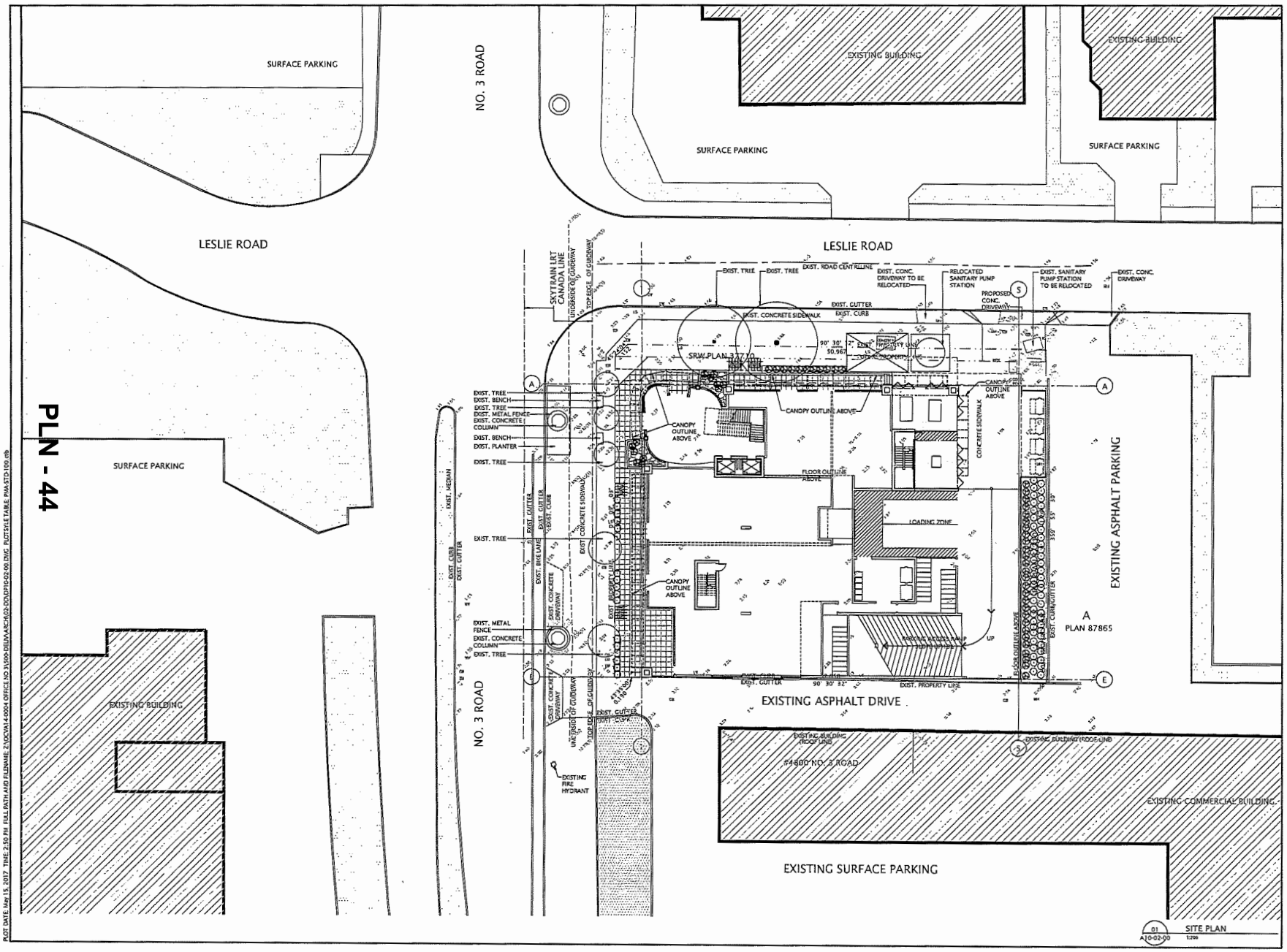
Project
4700 No.3 Road
Office Building

Drawing Title
PROJECT STATISTICS
3D VIEWS

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP10-01-01



DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
Vancouver, BC Canada V6Z 2T2
T 604 685 3227 F 604 685 3241

Project Manager	Drawn
S.HO	S.KAZI
Project Leader	Checked
S.HO	S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

Drawing Title
SITE PLAN
EXISTING CONTEXT

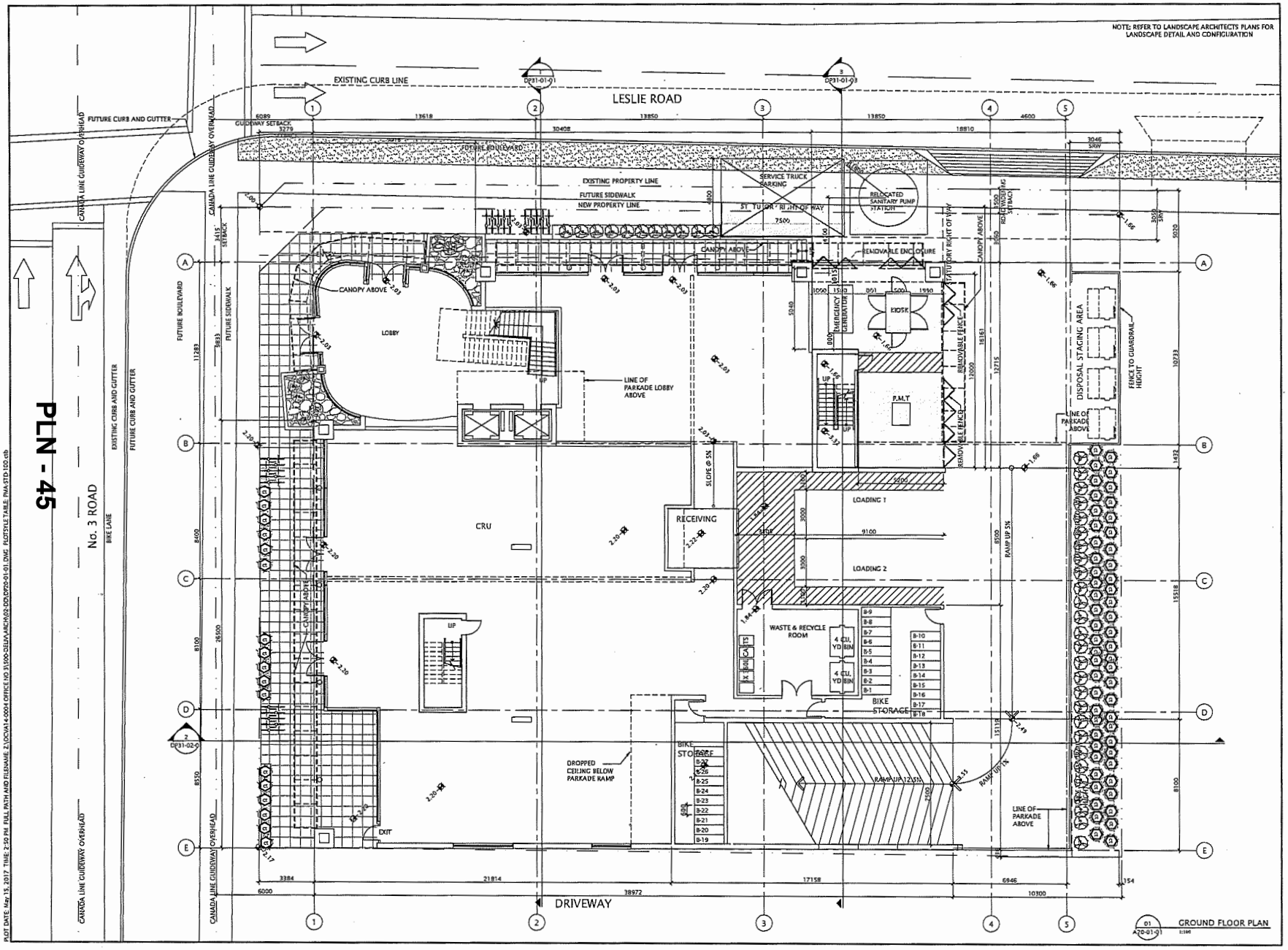
Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP10-02-00

PLOT DATE May 15, 2017 TIME: 2:50 PM FULL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE NO 3\500-BILD\ARCH\02-DD\DP10-02-00.DWG PLOTSTYLETABLE: PMA-STD-100.ctb

PLN - 44



PLN - 45

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Aecom Group Company
Suite 710 - 1201 West Pender Street
Vancouver, BC, Canada V6E 2V2
T 604 683 1717 F 604 683 5241
www.norr.com

Project Manager S.HO	Drawn S.RIAZI
Project Leader S.HO	Checked S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

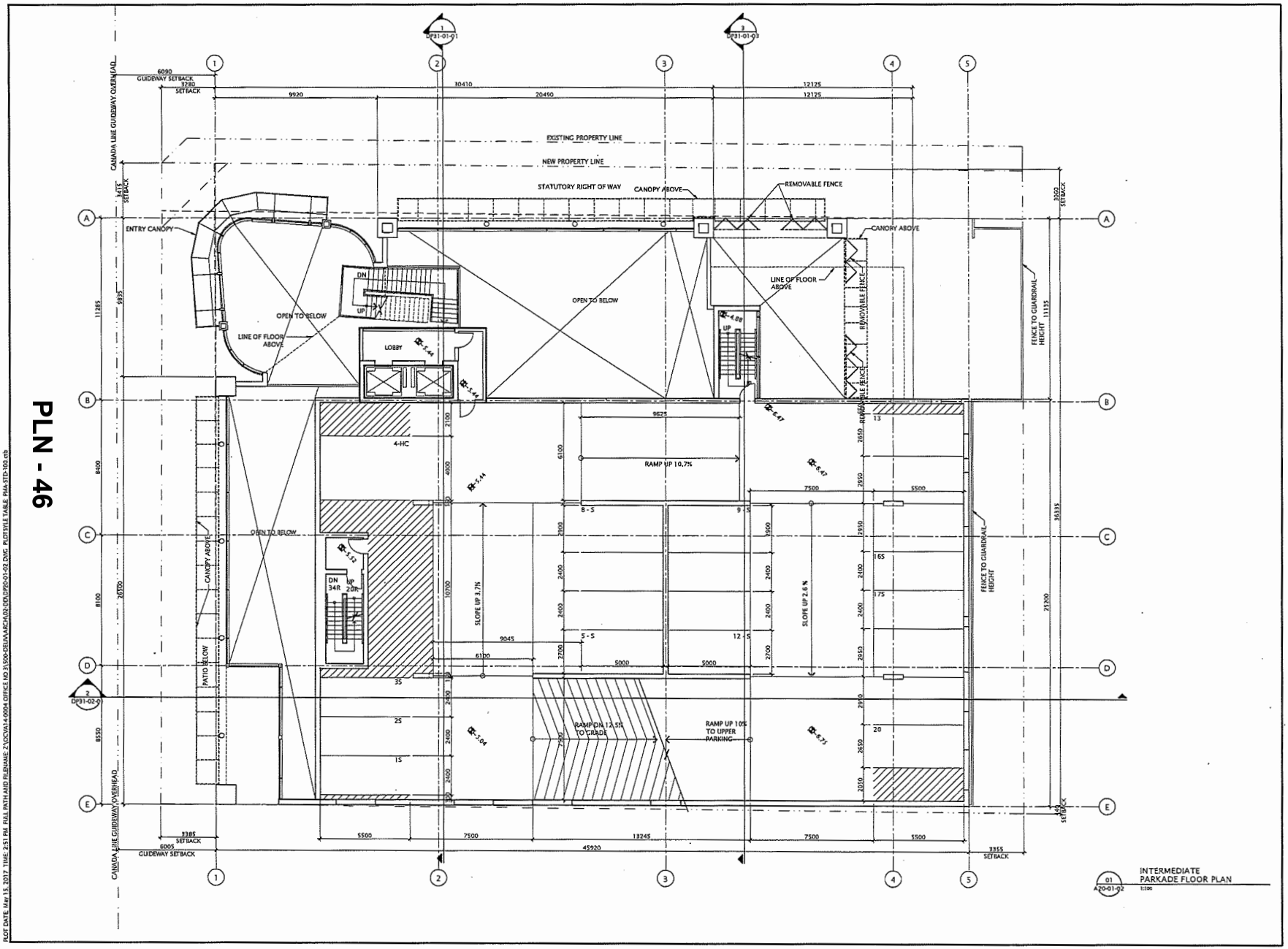
Drawing Title
GROUND
FLOOR PLAN

Check Scale (may be photo reduced)
0 1 inch
0 10mm

Project No. OCVA14-0004

Drawing No. DP20-01-01

PLOT DATE: May 15, 2017 TIME: 2:50 PM FULL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE NO 31500-DELIV\ARCH\02-DD\DP20-01-01.DWG PLOTSTYLE TABLE: PNA.STD.100.ctb



DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Aecom Group Company
Suite 710 - 1200 West Pender Street
Vancouver, BC Canada V6E 2S7
T 604-683-3537 F 604-683-3541
www.norr.com

Project Manager S.HO	Drawn S.RIAZI
Project Leader S.HO	Checked S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

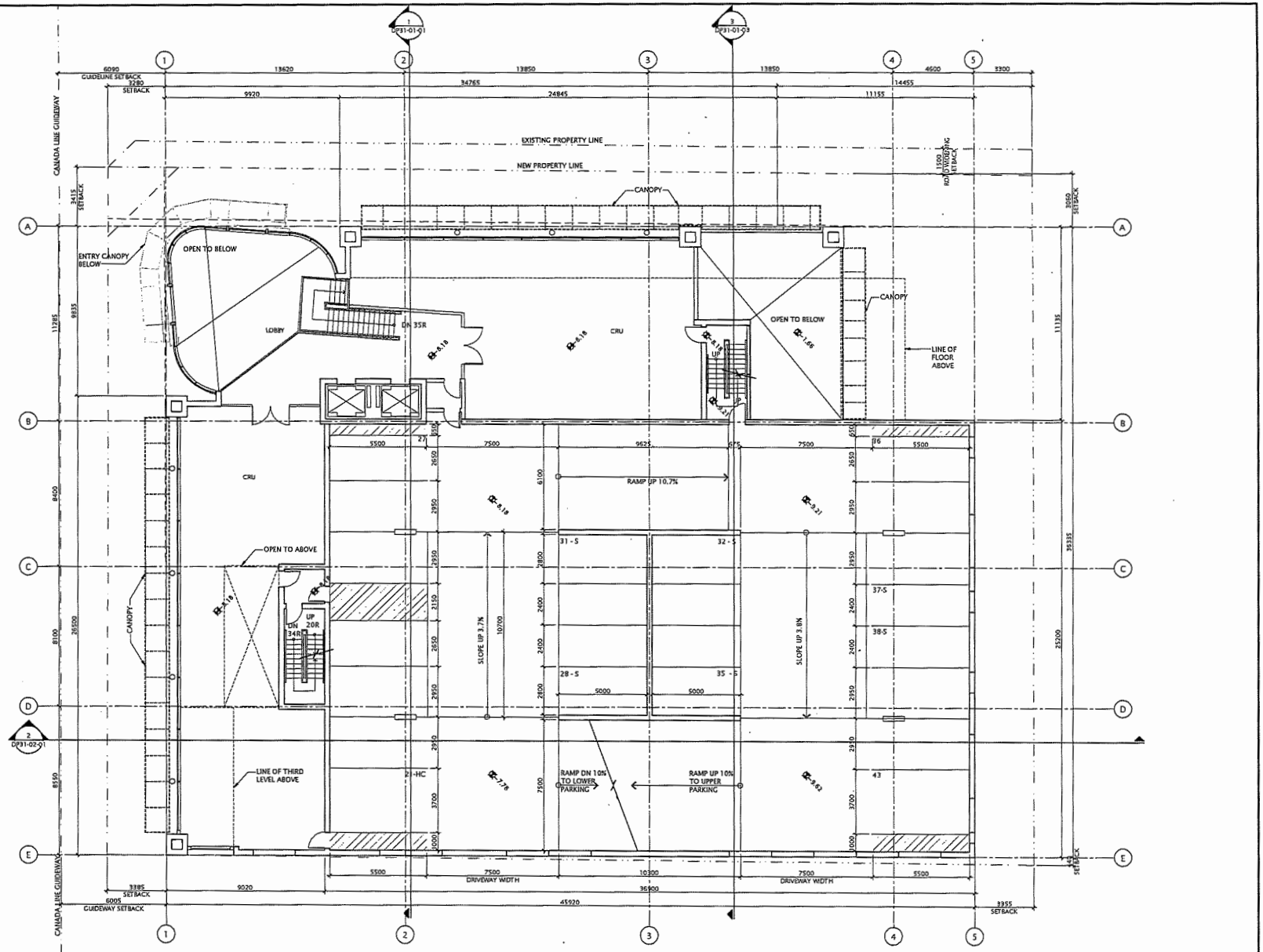
Drawing Title
INTERMEDIATE
PARKADE FLOOR PLAN

Check Scale (may be photo reduced) 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP20-01-02

PLOT DATE: May 15, 2017 TIME: 2:51 PM FILE PATH AND FILENAME: X:\OCVA\14-0004 OFFICE NO 3\500-DEL\ARCH\02-DD\DP20-01-02.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 SECOND FLOOR PLAN
A20-02-01 1:100

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-05-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
an AecomCom Company
Suite 710 - 1201 West Pender Street
Vancouver, B.C. Canada V6E 2V2
Telephone 604 - Fax 604 - 2141
www.norr.com

Project Manager S.HO	Drawn S.RIAZI
Project Leader S.HO	Checked S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

Drawing Title
SECOND
FLOOR PLAN

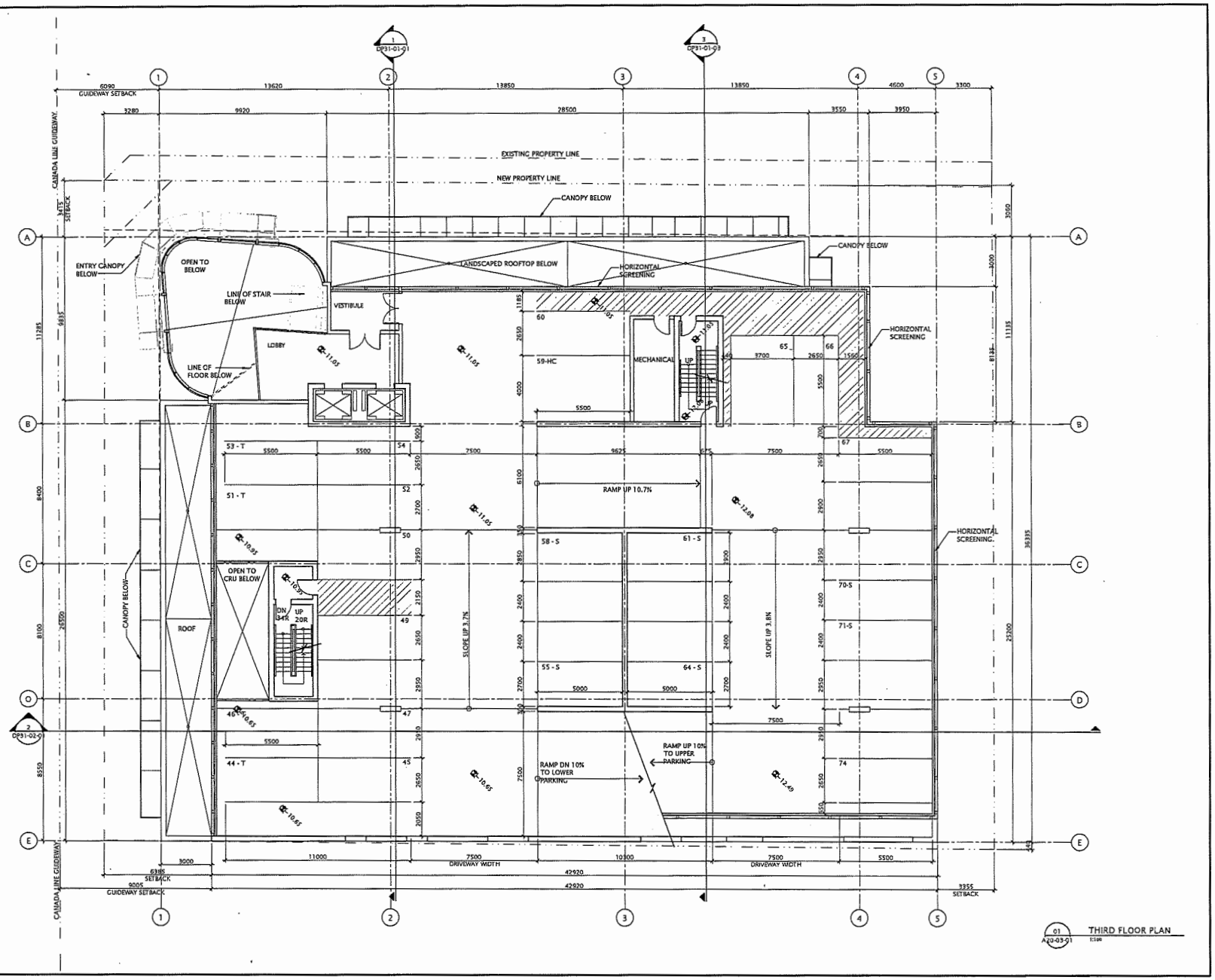
Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP20-02-01

PLN - 47

PLOT DATE: May 15, 2017 TIME: 2:51 PM FULL PATH AND FILENAME Z:\OCVA14-0004 OFFICE NO 3\550-DESIGN\ARCH\02-DD\DP20-02-01.DWG PLOTSTYLE TABLE: RIAA-STD-100.ctb



01 A20-03-01 THIRD FLOOR PLAN

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow: TRUE NORTH

Detail Symbol: XX / XX-XX

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Engineered Group Company
Suite 310 - 1285 West Pender Street
Vancouver, BC Canada V6E 4B1
T 604 687 5511 F 604 682 3241
www.norr.com

Project Manager	Drawn
S.HO	S.RIAZI
Project Leader	Checked
S.HO	S.HO

Client: Kunyuan International Group

Project: 4700 No.3 Road Office Building

Drawing Title: THIRD FLOOR PLAN

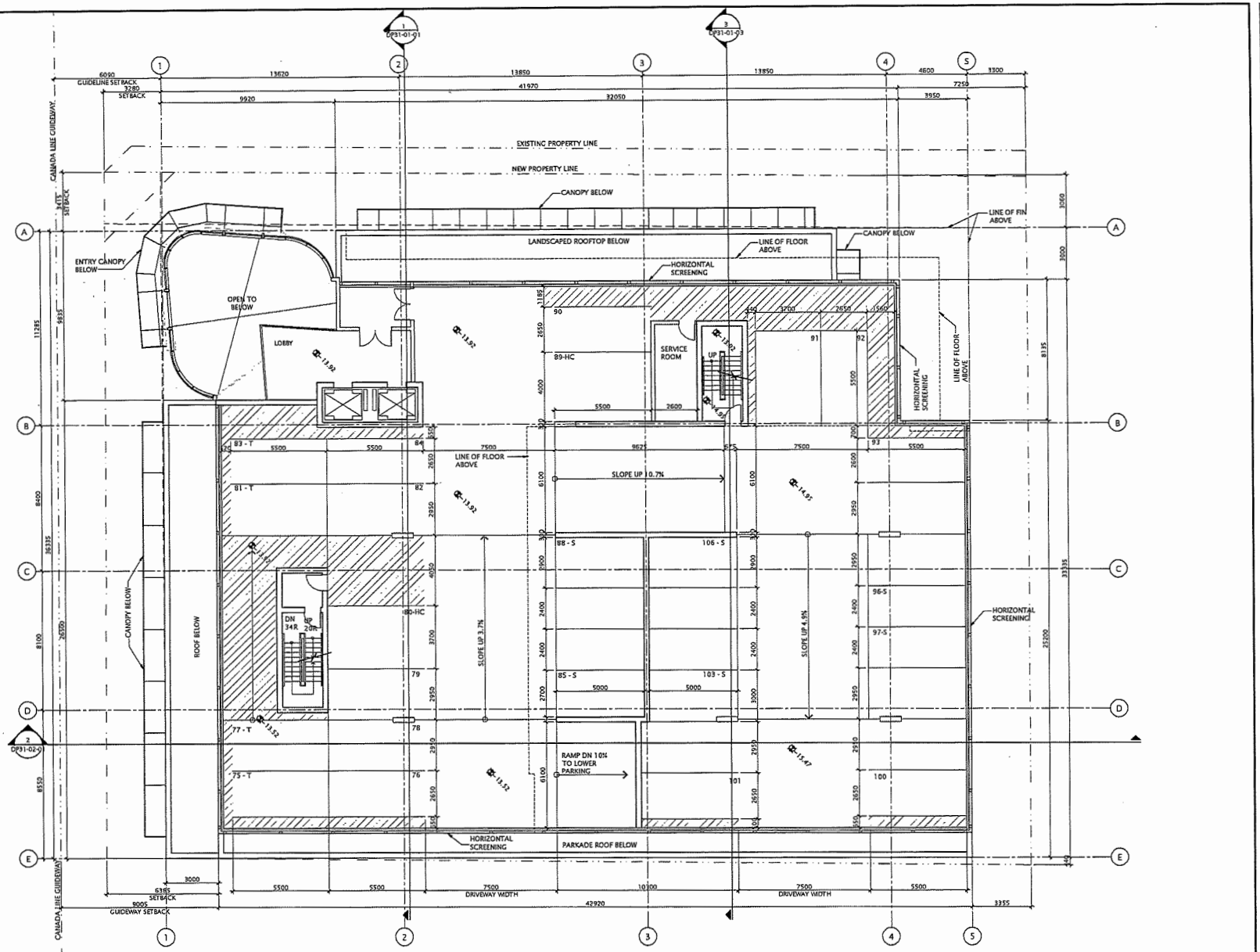
Check Scale (may be photo reduced): 0 1inch / 0 10mm

Project No. OCVA14-0004

Drawing No. DP20-03-01

PLN - 48

PLOT DATE: May 15, 2017 TIME: 2:51 PM FILL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE NO 3\500-DELIV\ARCH\02-DD\DP20-03-01.DWG PLOTSTYLE TABLE: PMA.STD-100.ctb



01 FOURTH FLOOR PLAN
A20-04-01 1:100

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

XX
XX-XX

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Hyphen Group Company
Suite 710- 1201 West Pender Street
Vancouver BC, Canada V6E 2V2
Tel 604 683 5257 Fax 604 683 2241
www.norr.com

Project Manager	Drawn
S.HO	S.RIAZI
Project Leader	Checked
S.HO	S.SID

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

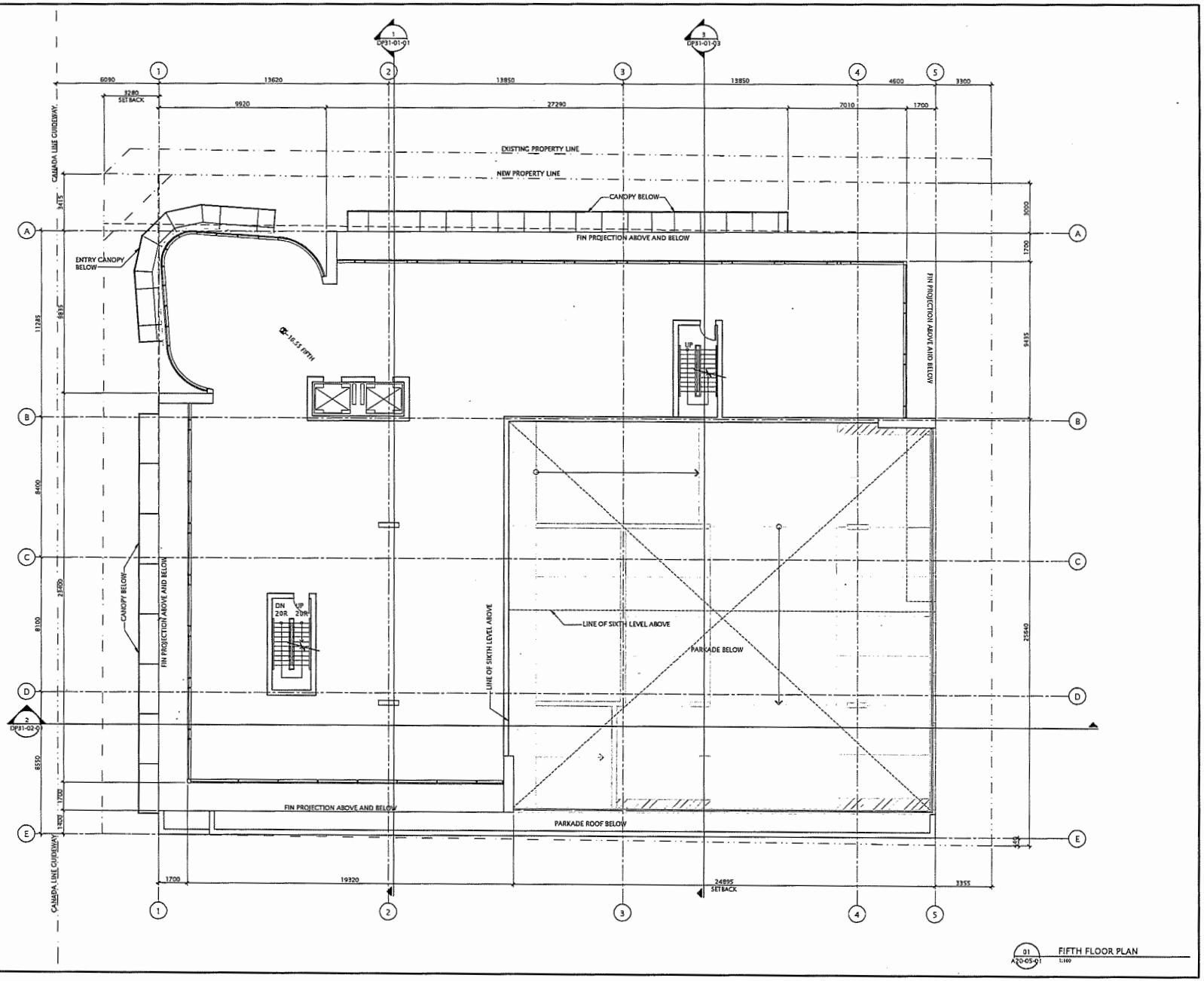
Drawing Title
FOURTH
FLOOR PLAN

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP20-04-01

PLOT DATE: May 15, 2017 TIME: 2:51 PM FULL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE HO 31500-DELTA\ARCH\02-DD\DP20-04-01.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 A20-05-01 FIFTH FLOOR PLAN 1:100

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow: TRUE NORTH

Detail Symbol: XX / XX-XX

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
an Aecom Group Company
Suite 710 - 1701 West Hastings Street
Vancouver, BC Canada V6J 3G2
T 604 685 3227 F 604 685 3241
www.norr.com

Project Manager	Drawn
S.HO	S.RIAZI
Project Leader	Checked
S.HO	S.HO

Client: Kunyuan International Croup

Project: 4700 No.3 Road Office Building

Drawing Title: FIFTH FLOOR PLAN

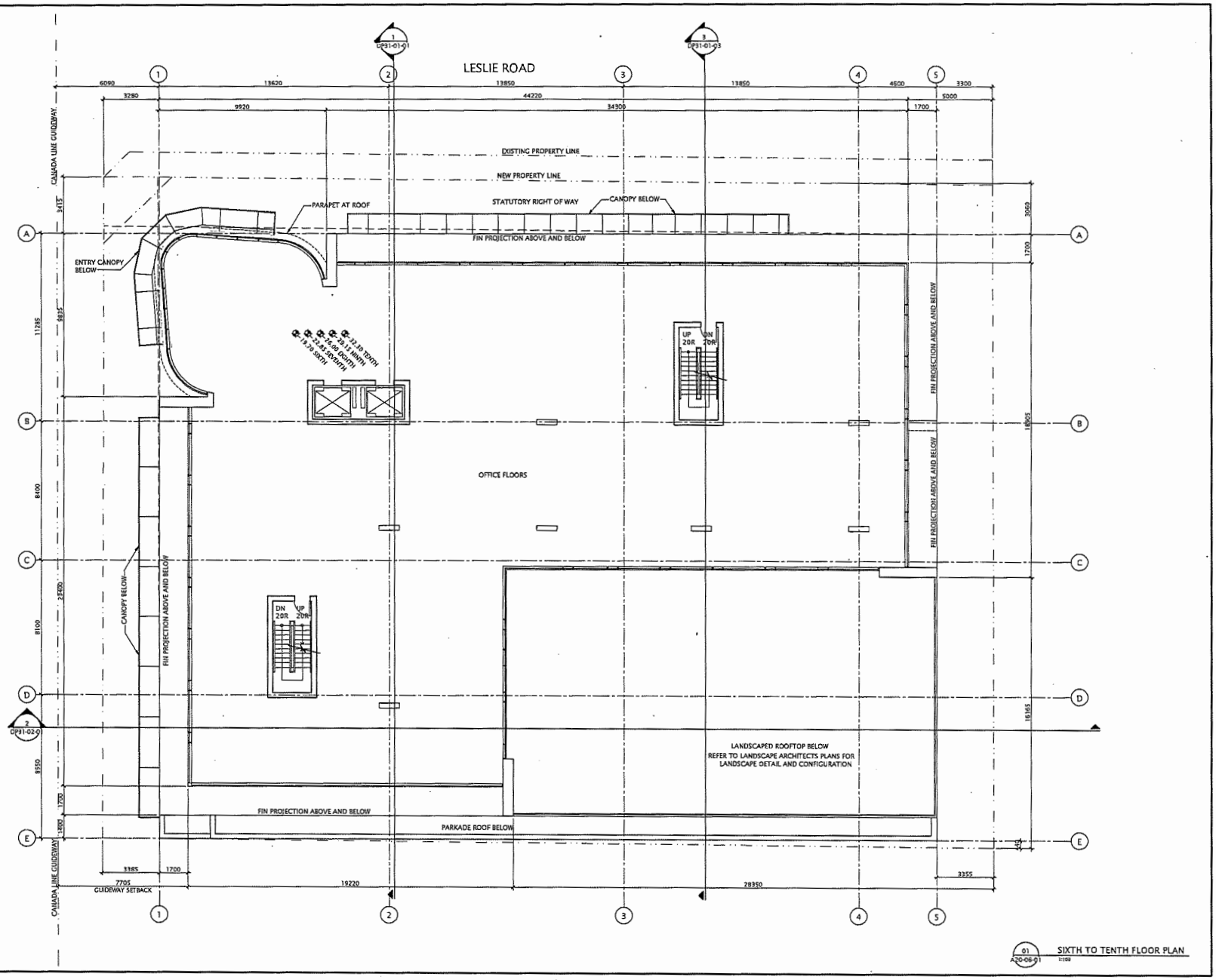
Check Scale (may be photo reduced): 0 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP20-05-01

PLN - 50

PLOT DATE: May 15, 2017 TIME: 2:51 PM FULL PATH AND FILENAME Z:\OCVA14-0004 OFFICE HO 31\500-DELIVA\ARCH\02-DD\DP20-05-01.DWG PLOTSTYLE TABLE: PAMA-STD-100.ctb



01 A20-06-01 SIXTH TO TENTH FLOOR PLAN
1:100

DATE	ISSUED FOR	REV
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	
2017-07-05	DP SUBMISSION- CITY COMMENTS	
2017-11-06	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
Suite 710 - 1200 West Pender Street
Vancouver, BC, Canada V6E 2V2
T 604 687 3210 F 604 683 2241
www.norr.com

Project Manager	Drawn
S.HO	S.RIAZI
Project Leader	Checked
S.HO	S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

Drawing Title
SIXTH TO TENTH
FLOOR PLAN

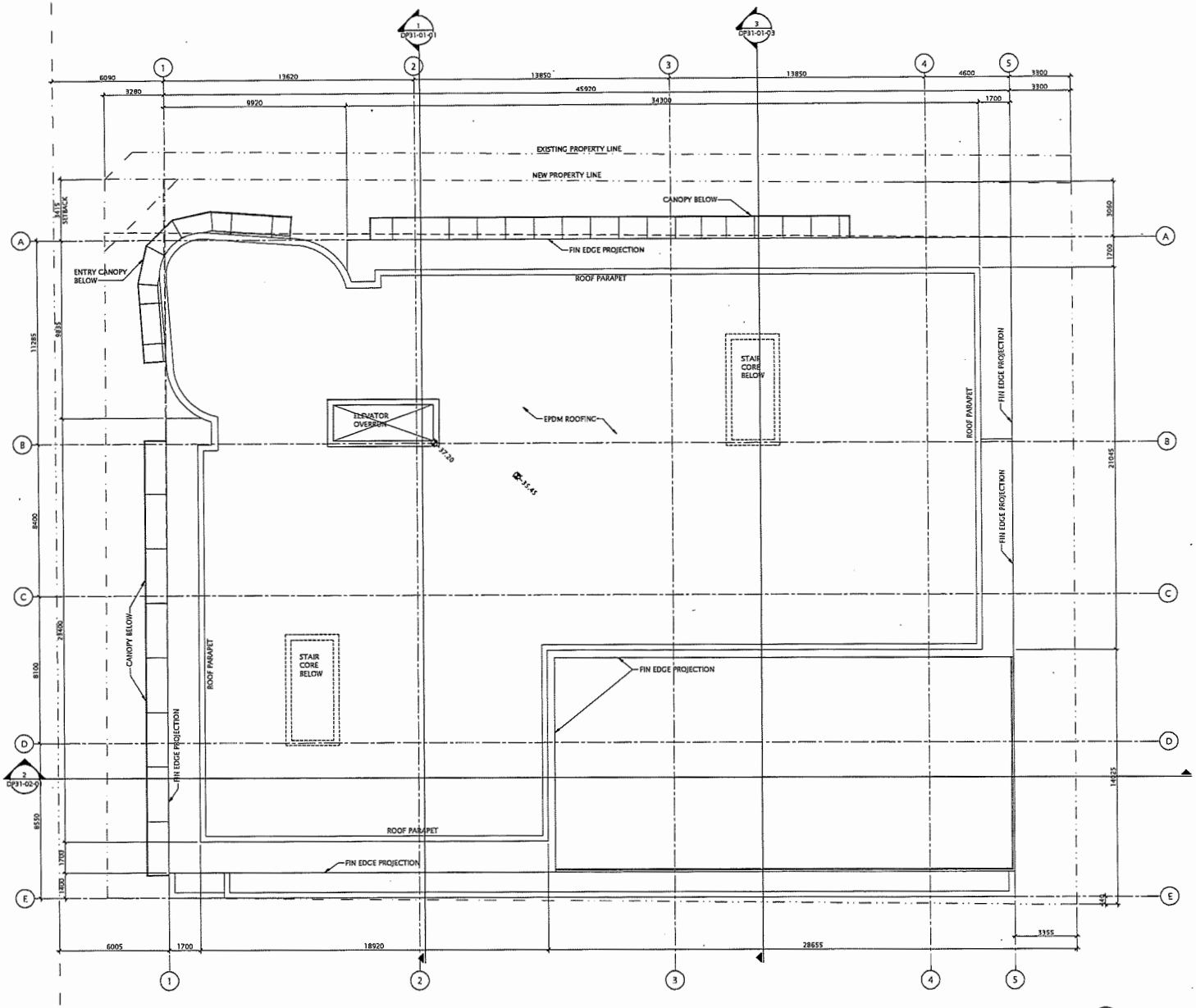
Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP20-06-01

PLOT DATE: November 6, 2017 TIME: 9:40 AM FULL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE NO 3\1000-DELIV\ARCH\02-DD\DP20-06-01.DWG PLOTSTYLE TABLE: ----

PLN - 51



01 A20-07-01 ROOF PLAN 1:100

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

XX
XX-XX

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Aecom Group Company
Suite 710 - 1285 West Pender Street
Vancouver, BC, Canada V6E 4B1
T 604 681 3237 F 604 681 3241
www.norr.com

Project Manager	Drawn
S.HO	S.RIAZI
Project Leader	Checked
S.HO	S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

Drawing Title
ROOF
PLAN

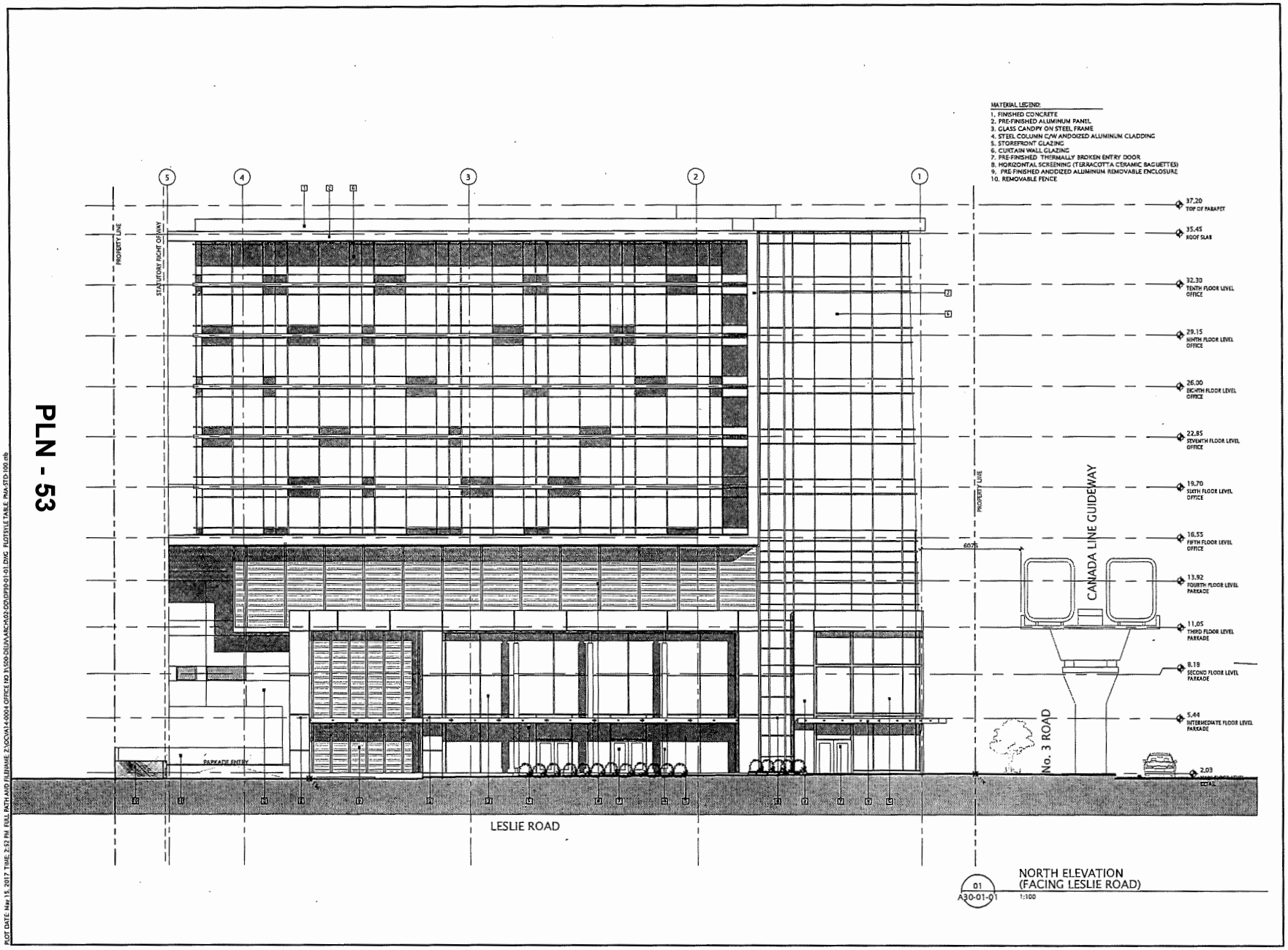
Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP20-07-01

PLOT DATE: May 15, 2017 TIME: 2:53 PM FULL PATH AND FILENAME: Z:\OCVA\14-0004 OFFICE NO 31500-DESIN\ARCH\02-DD\DP20-07-01.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb

PLN - 52



DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

XX
XX-XX

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Aecom Company
Suite 710 - 1285 West Pender Street
Vancouver, BC Canada V6E 4B1
T 604-685-2017 F 604-685-3241
www.norr.com

Project Manager	Drawn
S.HO	S.RIAIZ
Project Leader	Checked
S.HO	S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

Drawing Title
NORTH ELEVATION

Check Scale (may be photo reduced)
0 1inch 0 10mm

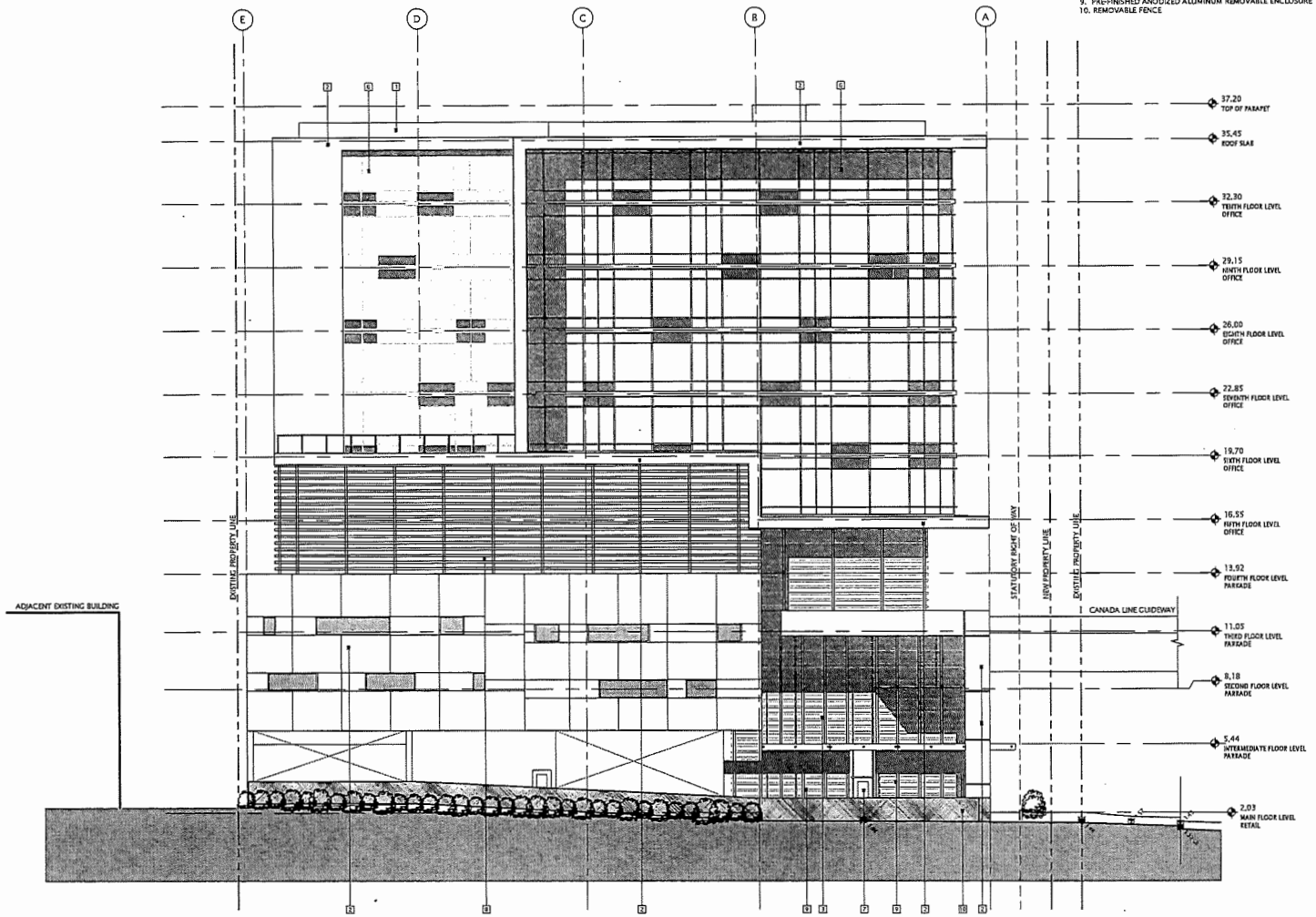
Project No. OCVA14-0004

Drawing No. DP30-01-01

PLN - 53

PLOT DATE: May 15, 2017 TIME: 2:52 PM FULL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE 103\500-DELIVA\ARCH\02-CD\DP30-01-01.DWG PLOTSYLE TABLE: PMA-STD-100.ctb

MATERIAL LEGEND:
1. FINISHED CONCRETE
2. PRE-FINISHED ALUMINUM PANEL
3. GLASS CANOPY ON STEEL FRAME
4. STEEL COLUMN C/W ANODIZED ALUMINUM CLADDING
5. STOREFRONT GLAZING
6. CURTAIN WALL GLAZING
7. PRE-FINISHED THERMALLY BROKEN ENTRY DOOR
8. HORIZONTAL SCREENING (TERRACOTTA CERAMIC BAGUETTES)
9. PRE-FINISHED ANODIZED ALUMINUM REMOVABLE ENCLOSURE
10. REMOVABLE FENCE



01 A30-01-02 EAST ELEVATION (FACING EXISTING ADJACENT PARKING LOT) 1:100

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR
NORR Architects Planners Inc.
#1 Hyatt on Group Company
Suite 710 - 1201 West Pender Street
Vancouver, BC Canada V6E 2V2
T 604 685 3237 F 604 685 3241
www.norr.com

Project Manager	Drawn
S.HO	S.RIAZI
Project Leader	Checked
S.HO	S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

Drawing Title
EAST ELEVATION

Check Scale (may be photo reduced)
0 1inch 0 10mm

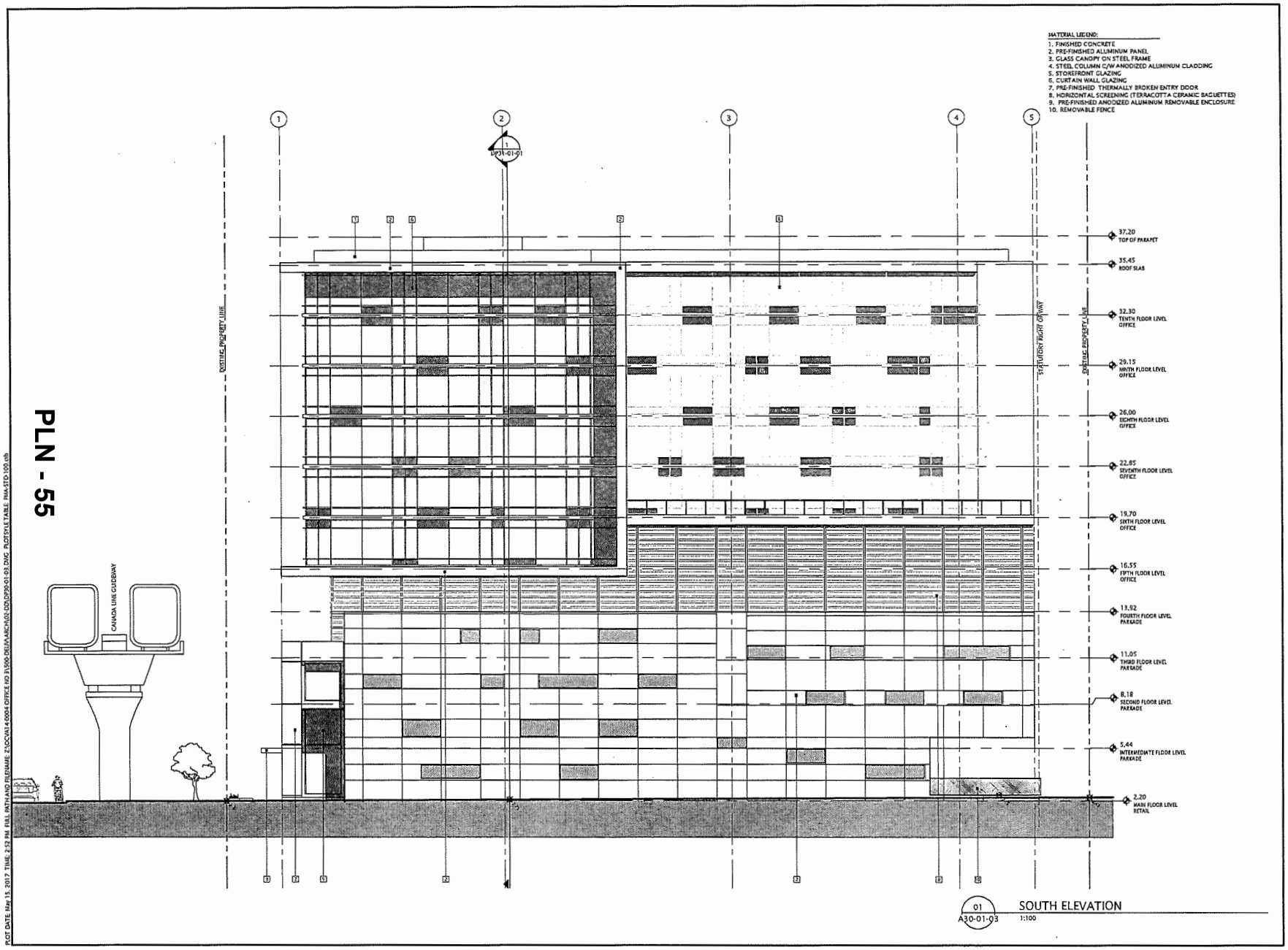
Project No.
OCVA14-0004

Drawing No.
DP30-01-02

PLN - 54

PLOT DATE: May 15, 2017 TIME: 2:52 PM FULL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE NO 3\500-DELIV\ARCH\02-DD\DP30-01-02.DWG PLOTSTYLE TABLE: PHA-STD-100.ctb

PLN - 55



01
A30-01-03
SOUTH ELEVATION
1:100

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

XX
XX-XX

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
an Aecom Group Company
Suite 710 - 1285 West Pender Street
Vancouver, British Columbia, V6E 4B1
T 604 683 3224 F 604 683 3240
www.norr.com

Project Manager	Drawn
S.HO	S.RIAZI
Project Leader	Checked
S.HO	S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

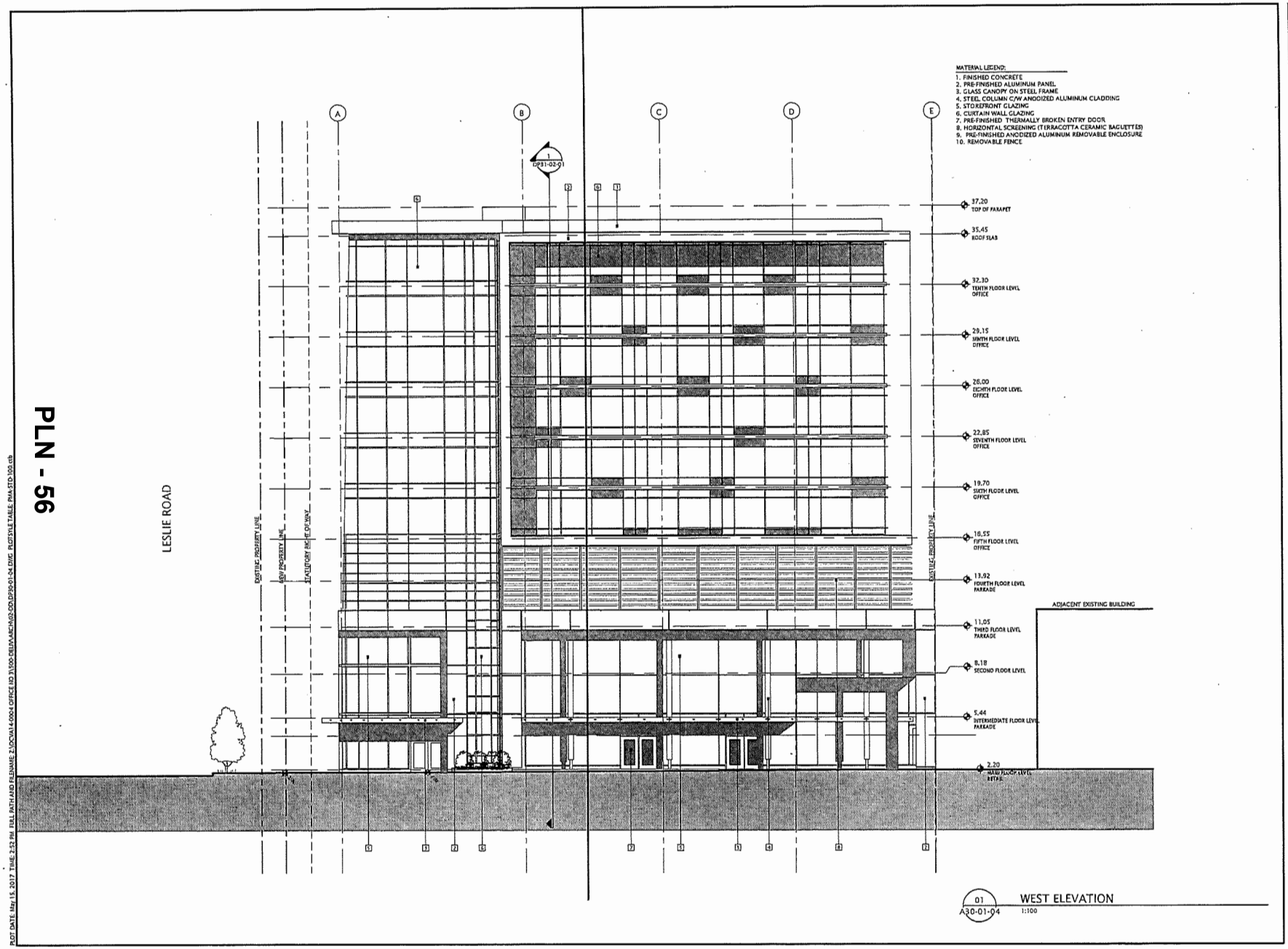
Drawing Title
SOUTH ELEVATION

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP30-01-03

PLOT DATE: May 15, 2017 TIME: 2:52 PM FILE PATH AND FILENAME: Z:\OCVA14-0004 OFFICE NO 31\500-DELIVERABLES\DP\30-01-03.DWG PLOTSTYLE TABLE: PAA-STD-100.ctb



01 A30-01-04 WEST ELEVATION
1:100

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

XX
XX-XX

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Aecom Global Company
Suite 710 - 1285 West Pender Street
Vancouver, BC, Canada V6E 4B1
Tel 604 687 5337 Fax 604 687 8314
www.norr.com

Project Manager	Drawn
S.HO	S.RIAZI
Project Leader	Checked
S.HO	S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

Drawing Title
WEST ELEVATION

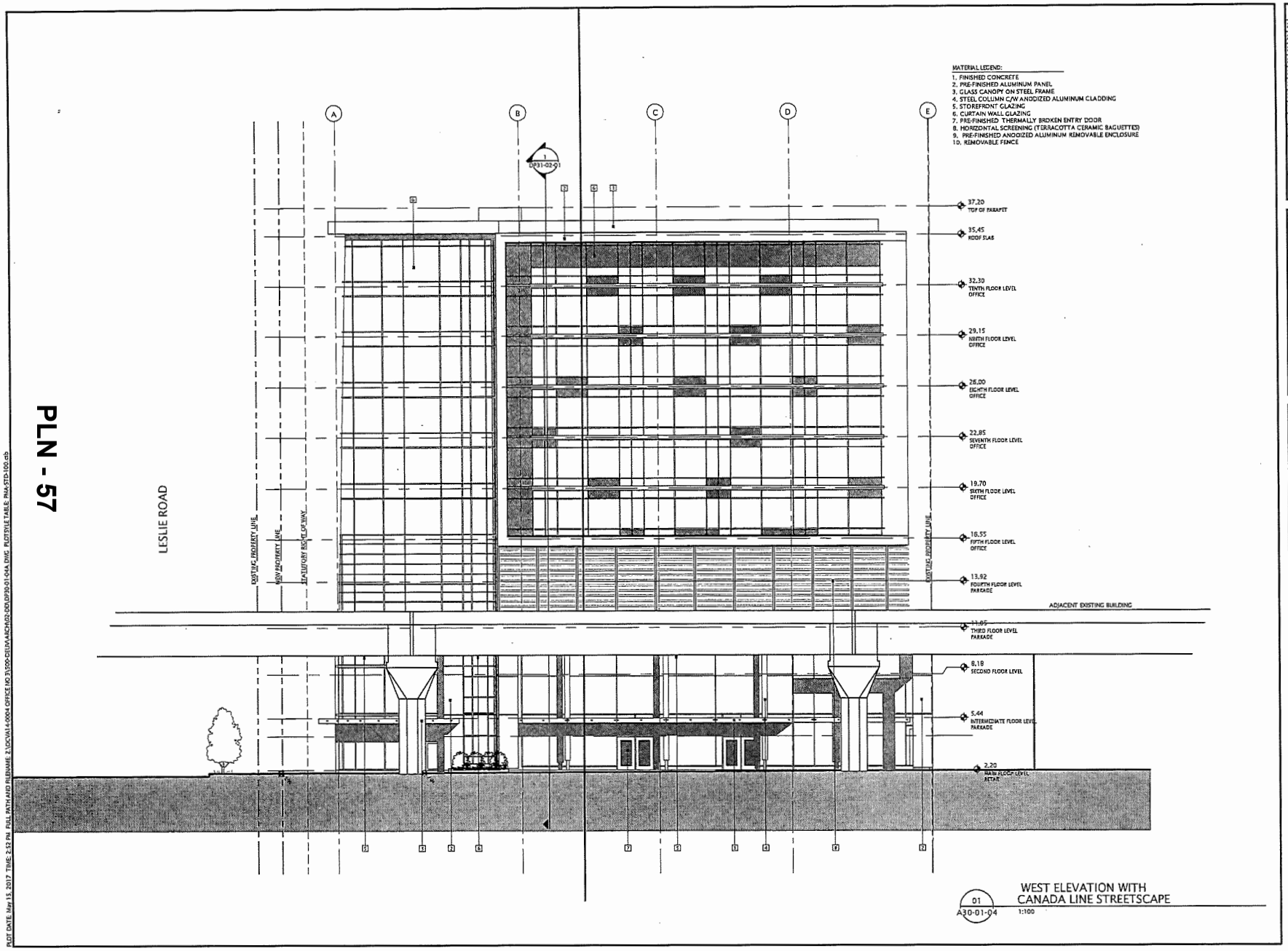
Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP30-01-04

PLN - 56

PLOT DATE: May 15, 2017 TIME: 2:53 PM FULL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE NO 31500-FEUN\ARCH\02-DD\DP30-01-04.DWG PLOTSTYLETABLE: PMA-STD-100.ctb



01
A30-01-04

WEST ELEVATION WITH
CANADA LINE STREETSCAPE

1:100

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

XX
XX-XX

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Aecom Group Company
Suite 210 - 1201 West Pender Street
Vancouver, BC Canada V6E 2V2
T 604 685 3227 F 604 685 3241
www.norr.com

Project Manager	Drawn
S.HO	S.RIAZI
Project Leader	Checked
S.HO	S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

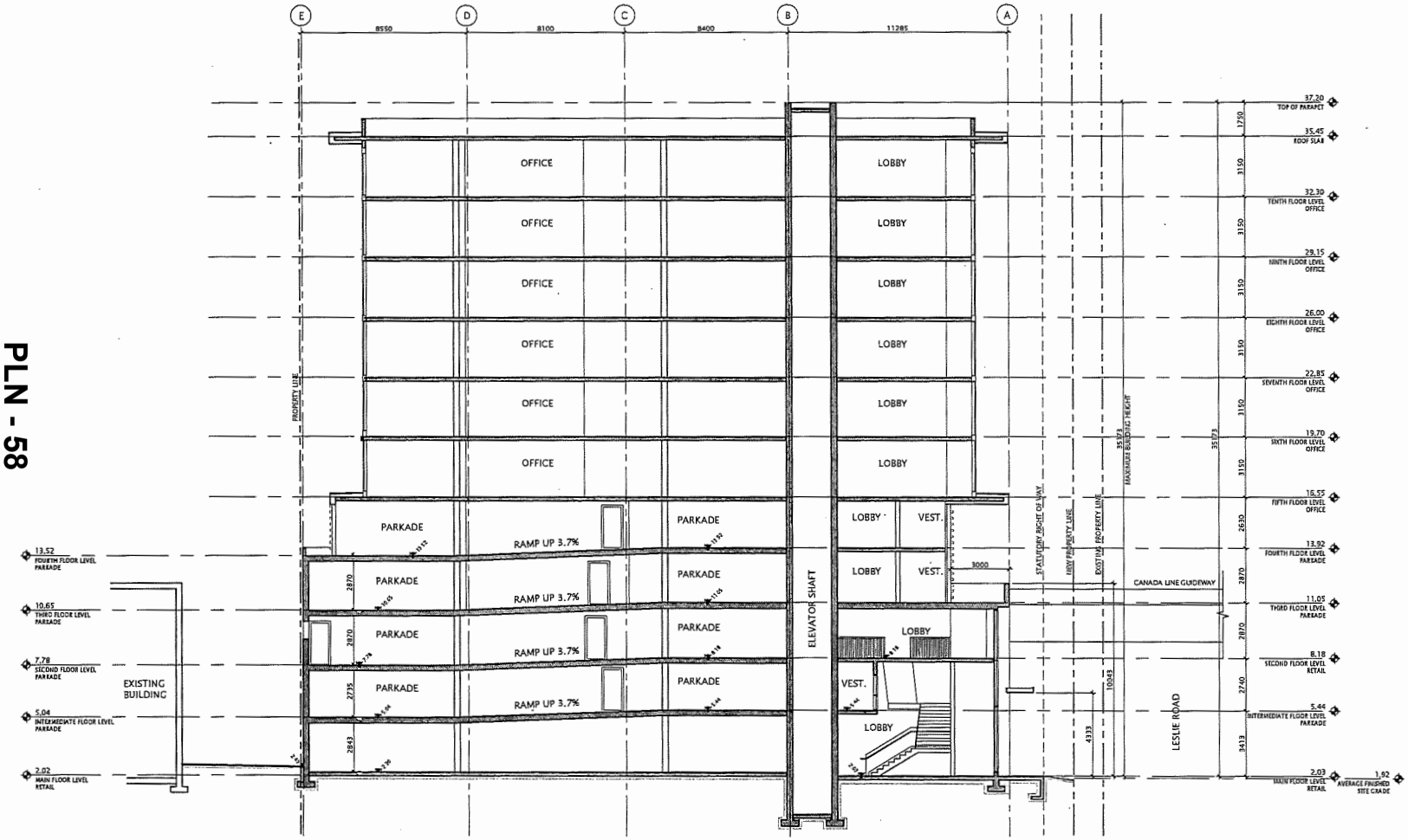
Drawing Title
WEST ELEVATION

Check Scale (may be photo reduced)
0 1inch
0 10mm

Project No. OCVA14-0004

Drawing No. DP30-01-04A

PLOT DATE: May 15, 2017 TIME: 2:53 PM FULL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE NO 3\500-DESIGN\ARCH\02-DD\DP30-01-04A.DWG PLOTSTYLE TABLE: PNA-STD-100.ctb



01 A31-01-01 BUILDING SECTION
1:100

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Aecom Group Company
Suite 710 - 1333 West Pender Street
Vancouver, BC Canada V6E 2K3
T 604 687 3237 F 604 683 1314
www.norr.com

Project Manager	Drawn
S.HO	S.RIAZI
Project Leader	Checked
S.HO	S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

Drawing Title
BUILDING SECTION

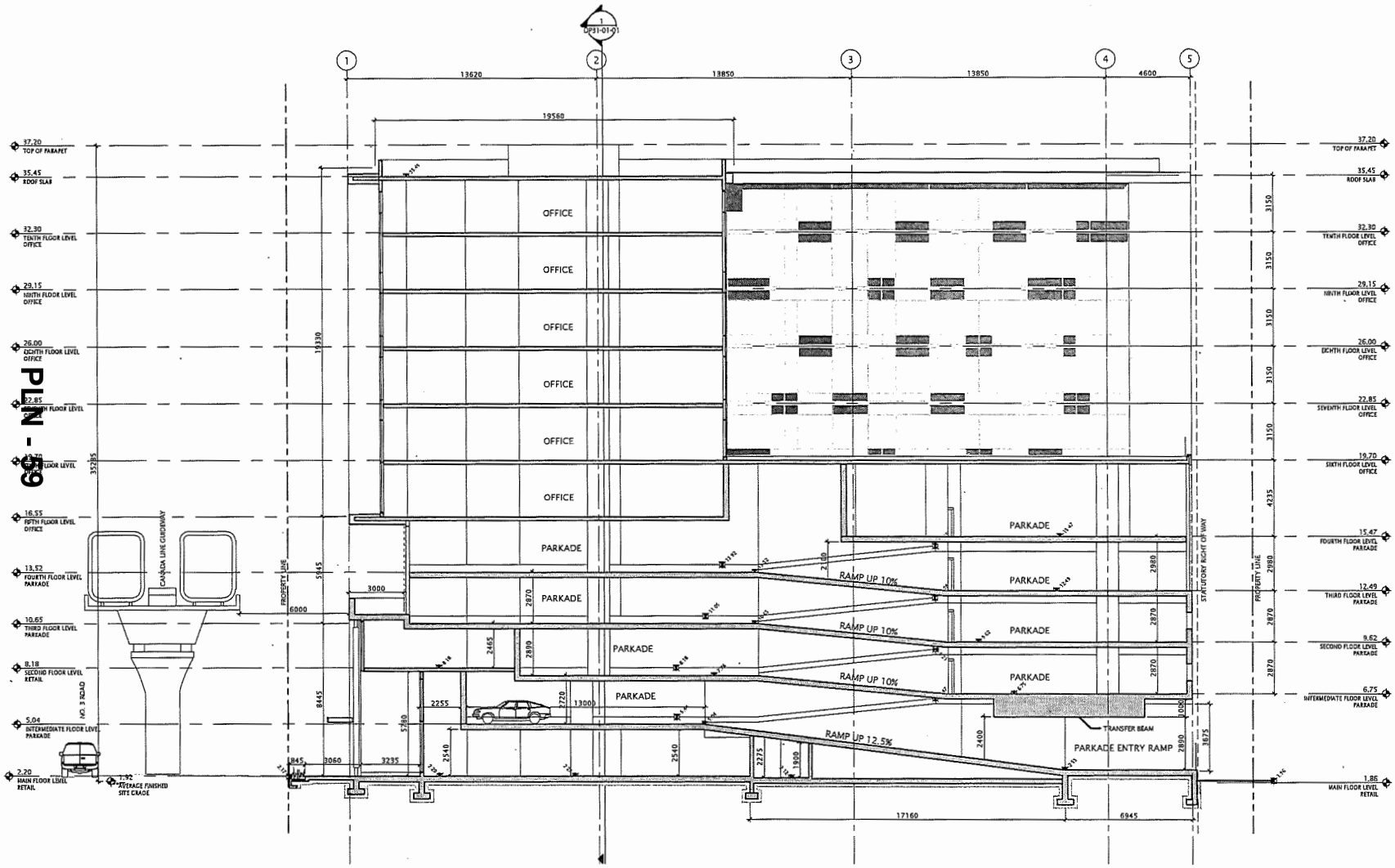
Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP31-01-01

PLOT DATE: May 15, 2017 TIME: 2:52 PM FULL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE NO 3\500-DELIA\ARCH\02-DD\DP31-01-01.DWG PLOTSTYLE TABLE: PRIA-STD-100.ctb

PLN - 58



01 A31-01-02 BUILDING SECTION 1:100

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Aecom Group Company
Suite 710 - 1285 West Pender Street
Vancouver, BC, Canada V6E 4B1
T 604 683 3797 F 604 683 3241
www.norr.com

Project Manager S.HO	Drawn S.RIAZI
Project Leader S.HO	Checked S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

Drawing Title
BUILDING SECTION

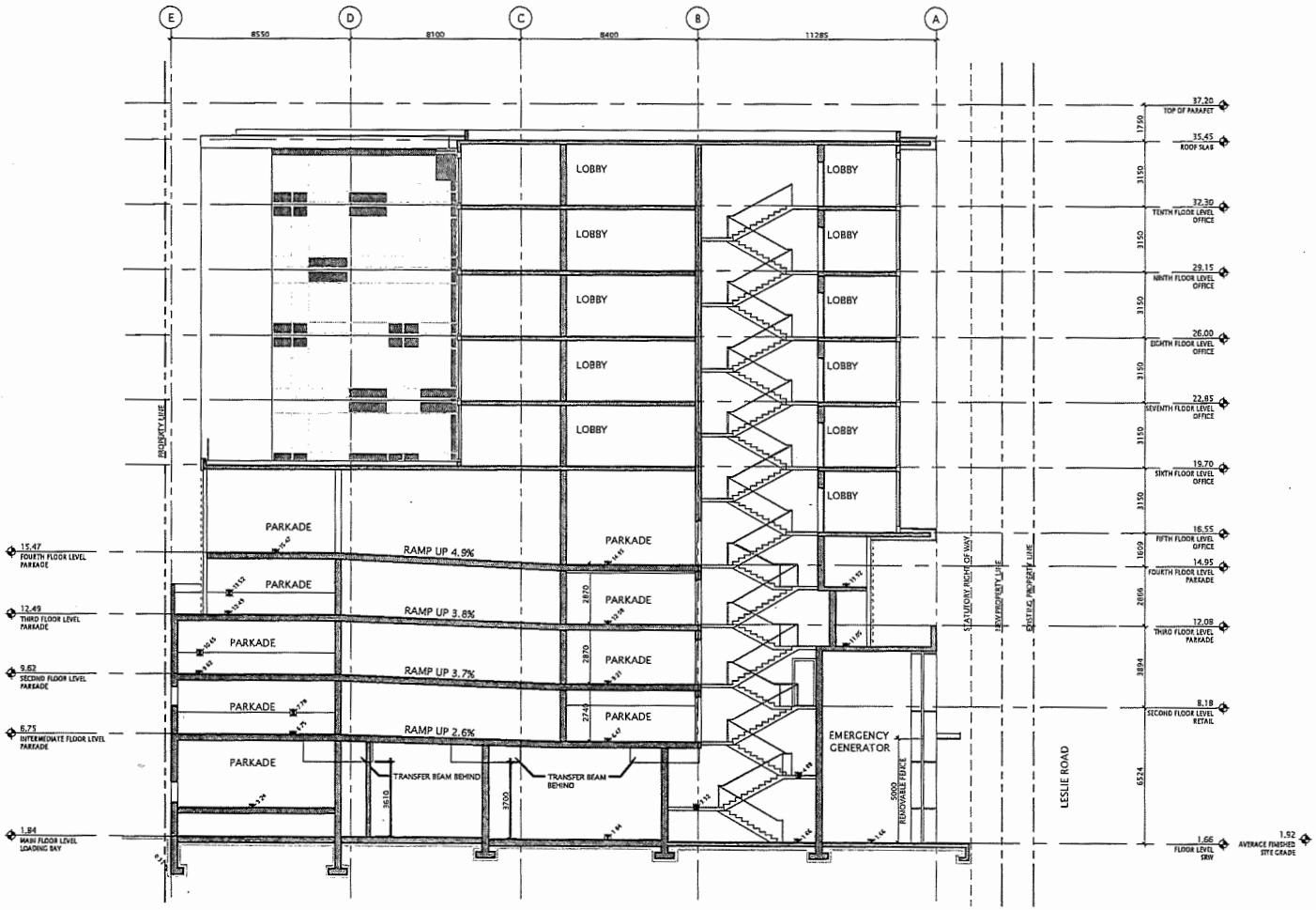
Check Scale (may be photo reduced) 0 1inch 0 10mm

Project No. OCVA14-0004

Drawing No. DP31-01-02

PLAN - 659

PLOT DATE: May 15, 2017 TIME: 2:52 PM FULL PATH AND FILENAME: Z:\OCVA14-0004 OFFICE NO 3\500-DELIV\ARCH\02-DD\DP31-01-02.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb



01 A31-01-03 BUILDING SECTION
1:100

DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR

NORR Architects Planners Inc.
An Aecom Group Company
Suite 710 - 1201 West Pender Street
Vancouver, BC Canada V6E 2V2
T 604 683 3237 F 604 683 2241
www.norr.com

Project Manager S.HO	Drawn S.RAZI
Project Leader S.HO	Checked S.HO

Client
Kunyuan International Group

Project
4700 No.3 Road
Office Building

Drawing Title
BUILDING SECTION

Check Scale (may be photo reduced) 0 1inch 0 10mm

Project No. DCVA14-0004

Drawing No. DP31-01-03

PLOT DATE: May 15, 2017 TIME: 2:52 PM RUN PATH AND FILENAME: Z:\DCVA14-0004 OFFICE NO 3\500 DESIGN\ARCH\00-DD\DP31-01-03.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb

PLN - 60

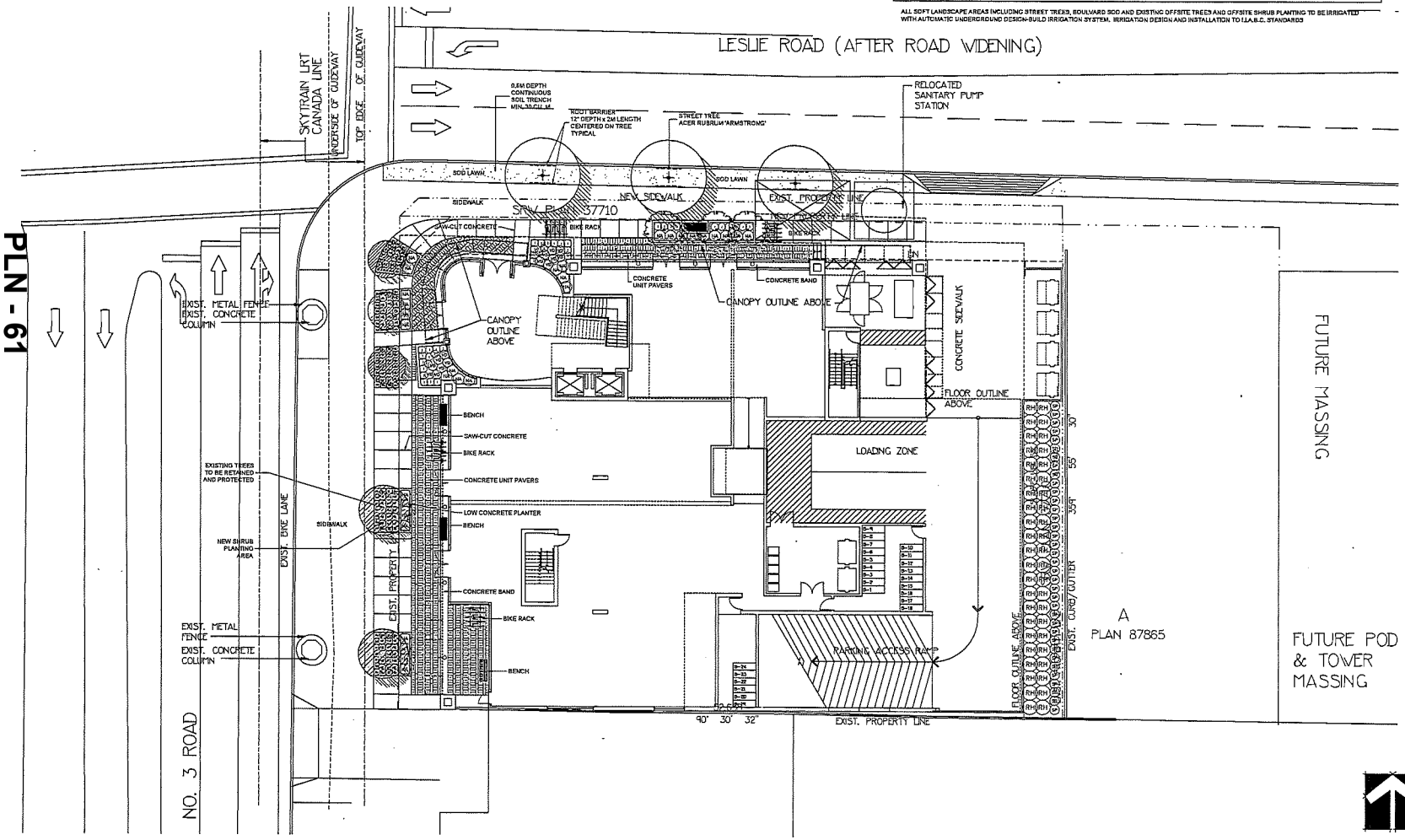
PLANT SCHEDULE

PMG PROJECT NUMBER: 17-034

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	2.5M HT.; B&B
	3	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	3	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 2M STD; B&B
	2	HALESIA CAROLINA	CAROLINA SILVERBELL	5CM CAL; B&B
SHRUB				
	89	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
	31	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
	44	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
	69	ROSA 'NOARE'	CARPET ROSE; RED	#2 POT; 40CM
	38	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
	14	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
	37	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIAL				
	101	EPIMEDIUM X RUBRUM	RED BARRENWORT	15CM POT
	80	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#2 POT; 2-3 FAN

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. 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 STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

ALL SOFT LANDSCAPE AREAS INCLUDING STREET TREES, BOULVARD SOD AND EXISTING OFFSITE TREES AND OFFSITE SHRUB PLANTING TO BE IRRIGATED WITH AUTOMATIC UNDERGROUND DESIGN-BUILD IRRIGATION SYSTEM. IRRIGATION DESIGN AND INSTALLATION TO I.I.A.B.C. STANDARDS



17034-1.ZIP

PLN - 61

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	17.MAY.03	NEW ROOF PLAN / CITY COMMENTS	SO

CLIENT:

KUNYUAN INTERNATIONAL GROUP

PROJECT:

OFFICE BUILDING

4700 No. 3 ROAD
RICHMOND, BC

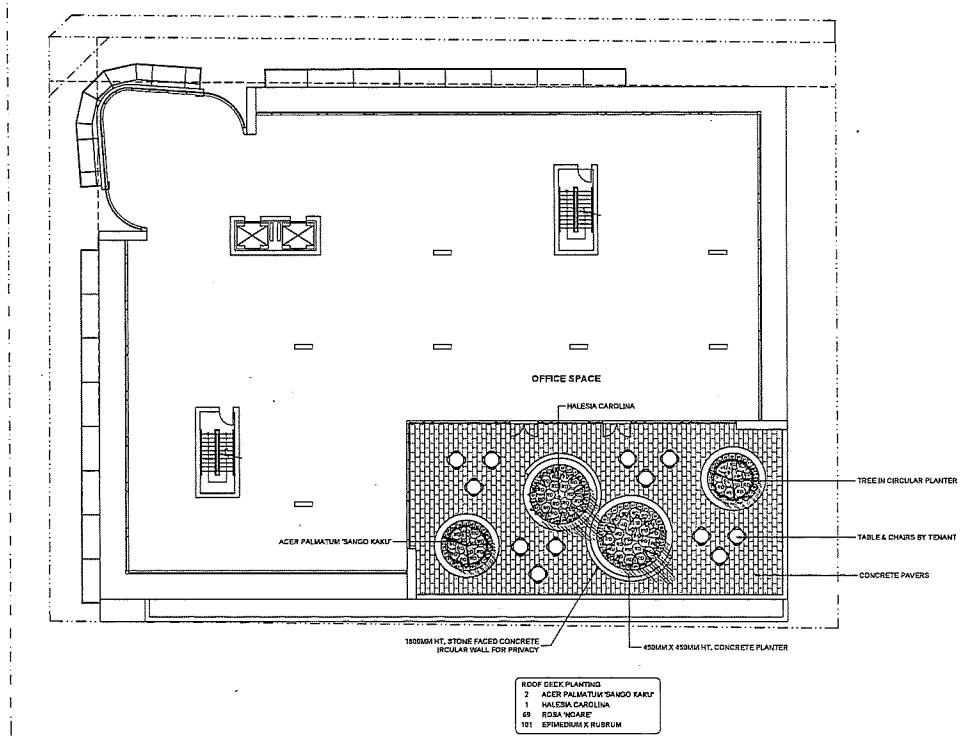
DRAWING TITLE:

LANDSCAPE PLAN

DATE: 17.FEB.22
SCALE: 1:150
DRAWN:
DESIGN:
CHK'D: MCY

DRAWING NUMBER: **L1** OF 2

PMG PROJECT NUMBER: 17-034



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	17.MAY.03	NEW ROOF PLAN / CITY COMMENTS	BD

CLIENT:

KUNYUAN INTERNATIONAL GROUP

PROJECT:

OFFICE BUILDING

4700 No. 3 ROAD
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE ROOF PLAN

DATE: 17.APRIL.10
SCALE: 1:150
DRAWN:
DESIGN:
CHKD: MCY

DRAWING NUMBER: **L2** OF 2

17034-L2.ZIP

PMG PROJECT NUMBER: 17-034

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

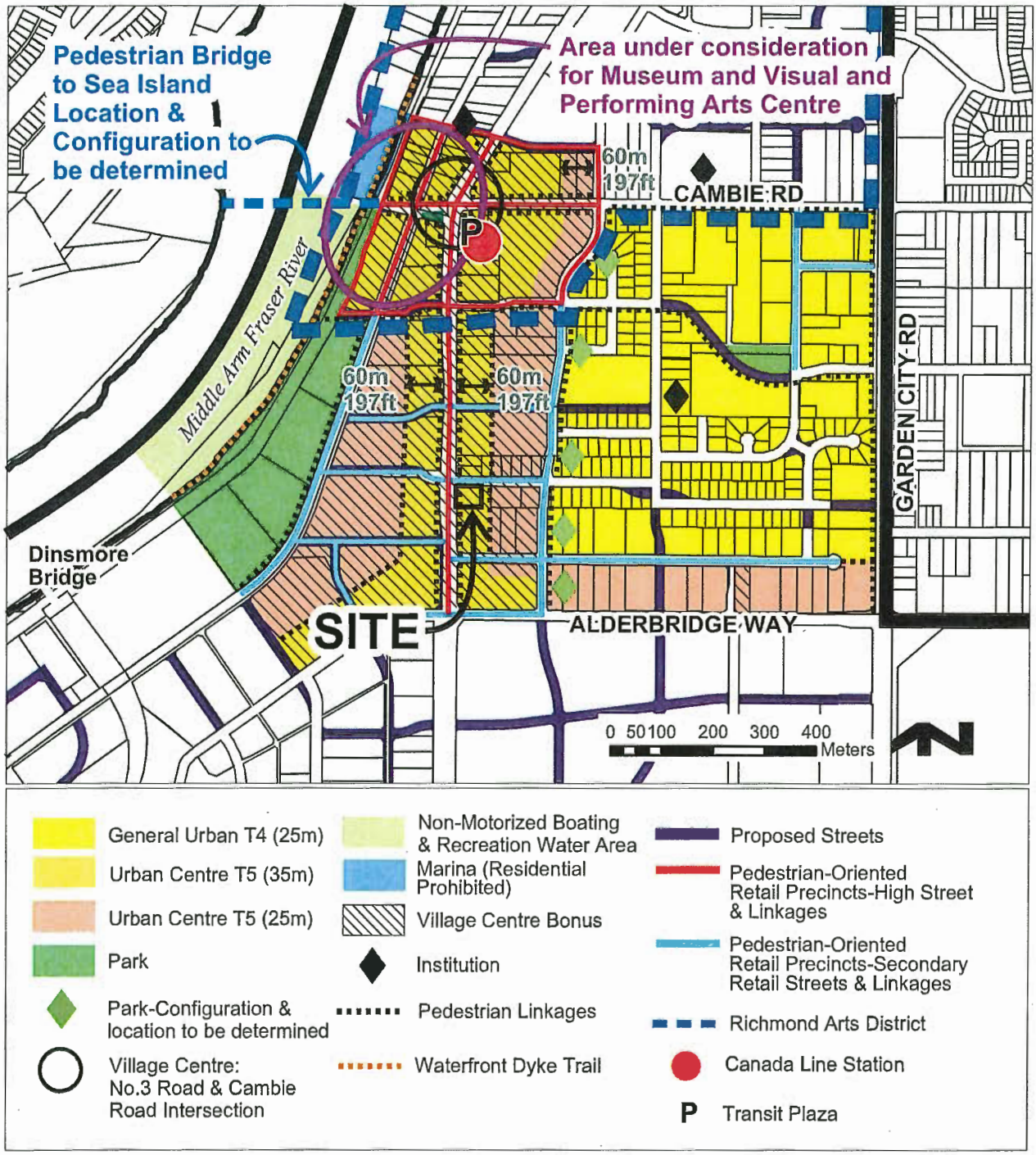
	Bylaw Requirement	Proposed	Variance
Base FAR (Max.):	2.0	2.0	
Village Centre Bonus (VCB) (Max.):	1.5	1.5	
Total FAR (Max.):	3.5	3.5	
Commercial FAR (Max.):	2.0	0.67	
Office FAR (Max.):	3.5	2.83	
Commercial (Max.):	4,163.2 m^2	1,388 m^2	
Office (Max.):	7,285.6 m^2	5,897.4 m^2	
Floor Area (Max.):	7,285.6 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.

Specific Land Use Map: Aberdeen Village (2031)



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 m^2 (1,227 ft^2) 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 subdivision (including stratification and/or air space parcels) of the office space (single owner for 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.

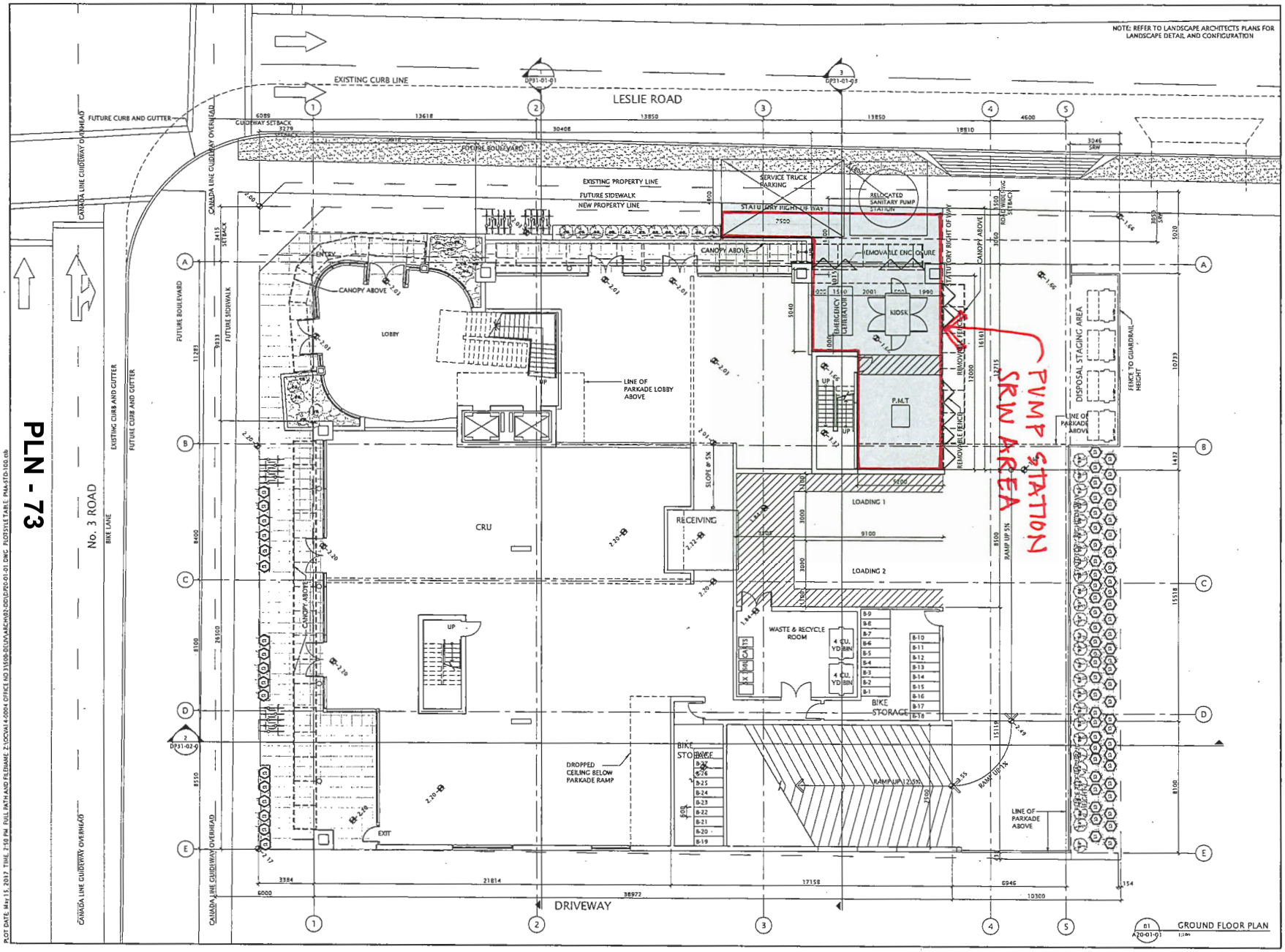
  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise,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



DATE	ISSUED FOR	REV
2016-01-21	FOR CITY REVIEW	
2016-03-07	RE-ISSUED FOR RE-ZONING	
2016-04-19	RE-ISSUED FOR COMBINED RZ&DP	
2016-06-02	FOR REVIEW	
2016-11-09	PROGRESS REVIEW	
2016-11-18	REVISED PER CITY COMMENTS	
2016-11-28	ISSUED FOR CITY'S FINAL REVIEW	
2016-12-08	DP SUBMISSION	
2017-02-07	DP SUBMISSION- CITY COMMENTS	
2017-05-15	DP SUBMISSION- CITY COMMENTS	

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Keyplan

North Arrow

Detail Symbol

Consultants
Civil:
Landscape:
Architectural:
Structural:
Mechanical:
Electrical:

Seal(s)

NORR ARCHITECTS PLANNERS

NORR Architects Planners

Project Manager S.HO

Project Leader S.HO

Client
Kunyuan Internatio

Project
4700 No.3 Road Office Building

Drawing Title
GROUND FLOOR PLAN

Check Scale (may be photo
0 1inch

Project No. OCVA14-

Drawing No. DP20-

Appendix A

PLN - 73

PLOT DATE: May 15, 2017 TIME: 2:59 PM FULL PATH AND FILENAME: Z:\OCVA\14-0004 OFFICE NO 3\100-DD\DWG\ARCH\02-DD\DP20-01-01.DWG PLOTSTYLE TABLE: PMA-STD-100.ctb

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 690 4400 Hazelbridge Way Richmond, B.C. Canada V6X 3R8 T. 604 295 2320 F. 604 238 3383

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

Suite 690, 4400 Hazelbridge Way, Richmond, B.C. Canada V6X 3R8 T 604 295 2070 F 604 238 3283

Attachment C
To staff report dated June 24, 2019

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

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	June 28, 2019
From:	Wayne Craig Director, Development	**File:**	RZ 17-790301
Re:	**Application by Spires Road Development Holdings Ltd. for Rezoning at 8671, 8691, 8711 and 8731 Spires Road and the Surplus Portion of the Spires Road and Cook Crescent Road Allowance from "Single Detached (RS1/E)" Zone to "Parking Structure Townhouses (RTP4)" Zone**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10058, for the rezoning of 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowance from the "Single Detached (RS1/E)" zone to "Parking Structure Townhouses (RTP4)" zone, be introduced and given First Reading.

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

WC:el
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Real Estate Services	☑	
Affordable Housing	☑	
Engineering	☑	
Transportation	☑	

Staff Report

Origin

Spires Road Development Holdings Ltd. have applied to the City of Richmond for permission to rezone 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowance (Attachment 1) from the "Single Detached (RS1/E)" zone to the "Parking Structure Townhouses (RTP4)" zone in order to permit the development of 22 townhouse units and two secondary suites with a common parking structure accesses via Cook Crescent. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The site currently contains four single-family homes, which will be demolished. The applicant has advised that all of the four houses on-site are rented out; and there are no suites in the houses.

Surrounding Development

The Spires Road Neighbourhood is identified in the City Centre Area Plan as an area intended to transition from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings with parking structures. All properties adjacent to the subject site are designated for high density townhouse developments under the City Centre Area Plan.

- To the North: Single-family homes on lots zoned "Single Detached (RS1/E)".
- To the South: Across Spires Road, single-family homes on lots zoned "Single Detached (RS1/E)".
- To the East: Across Cook Crescent, single-family homes on lots zoned "Single Detached (RS1/E)".
- To the West: Single-family homes on lots zoned "Single Detached (RS1/E)".

Related Policies & Studies

Official Community Plan/City Centre Area Plan

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

The subject development site is located within the Brighouse Village of the City Centre Area Plan (CCAP), Schedule 2.10 of the Official Community Plan (OCP) Bylaw No. 7100 (Attachment 4). The site is in "Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial", which is intended for grade-oriented housing in the form of higher-density townhouses (with common parking structures) in areas north of Granville Avenue within the city centre. The preliminary design of the proposal featuring high density townhouses with a common parking structure generally complies with the CCAP Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines and form and character will take place at the Development Permit stage of the process.

The proposed rezoning is subject to a community planning implementation contribution for future community planning initiatives. Since the application was submitted prior to February 18, 2018 (adoption of Bylaw 9792 to update the amenity and planning contributions with inflation), the applicant will make a cash contribution of $0.25 per buildable square foot as per the community planning implementation strategy, for a total contribution of $10,344.35 prior to final adoption of the rezoning bylaw.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. While all aircraft noise sensitive land uses (including residential uses) maybe considered, registration of an Aircraft Noise Sensitive Use Covenant on Title to address aircraft noise mitigation and public awareness is required prior to final adoption of the rezoning bylaw. At Development Permit stage, submission of an acoustic report, prepared by a qualified professional, is required to address indoor sound level mitigation criteria as set out in the OCP and identify how noise mitigation measures will be incorporated into the building design.

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

In addition to the provision of two secondary suites on site, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of $8.50 per buildable square foot as per the Strategy; for a contribution of $351,707.84.

Public Art Program Policy

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of $0.83 per buildable square foot (2017 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of $34,343.24.

Public Consultation

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

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

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Road Closure

A new narrower 16.0 m wide road cross-section for the Spires Road Neighbourhood has been established by Transportation, Engineering, Real Estate Services and Development Applications staff to better support the development of high density townhouses with parking structures - the form of development specifically envisioned for this area in the City Centre Area Plan. This new road cross-section has been applied to the first high density townhouse development project on Spires Road at 8820 – 8931 Spires Road (RZ 17-766525, Bylaw 9914, which received Third Reading on October 15, 2018).

Based on the new road cross-section and the preliminary functional road design reviewed and accepted by Engineering and Transportation Departments, 2.05 m of the existing Spires Road road allowance and of Cook Crescent road allowance adjacent to the frontages of the subject development site have been identified for road closure (Attachment 5). The area, which is 237.4 m^2 (2,555.4 ft^2), is surplus to Engineering and Transportation needs.

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

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 15 bylaw-sized trees on the subject development site, seven trees on neighbouring properties, and three street trees on City property.

The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- A 65 cm caliper Austrian Pine tree (specifically tag# 810) and a 45 cm caliper Blue Spruce tree (specifically tag# 811) located at the northeast corner of the site are identified

in good condition and should be retained. The proposed building footprint has been revised to allow these two trees to be retained.

- Two Sitka Spruce trees (45 cm & 61 cm dbh, specifically tag# 812 & 814) and one 68 cm caliper Douglas Fir tree (specifically tag# 813) are all identified in good condition but are located within the proposed building envelope and in conflict with the proposed pedestrian walkway along the north property line. These trees are interdependent with each other and therefore not good candidates for relocation. Significant modification to the proposed building would be required to retain these trees and considering that efforts have been made to retain the Austrian Pine tree and Blue Spruce tree located at the northeast corner of the site, staff recommend that these trees be removed and replaced by three large specimen trees. The size, species and location of these large specimen trees will be determined at Development Permit stage.
- Two Norway Spruce trees (56 cm & 51 cm dbh, specifically tag# 822 & 823) located on the west property line (appear shared with the neighbouring property) and one Norway Spruce tree (51 cm dbh, specifically tag# N05) located on the adjacent property to the west at 8751 Spires Road are at high risk of failure. These trees are recommended for removal; consent letter from the neighbouring property owner is on file. A separate Tree Permit will be required for the removal of the Norway Spruce tree (tag# N05) located on 8751 Spires Road.
- Eight trees (specifically tag# 815, 816, 817, 818, 819, 820, 821 and 824) located on the development site are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- Six trees on neighbouring properties (specifically tag# N01, N02, N03, N04, N06 & N07) are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Three City trees, including two Maple trees (45 cm & 43 cm dbh, specifically tag# C01 & C02) and one Plum tree (20 cm dbh, specifically tag# C03), located along the site's Cook Crescent frontage, may be removed due to their poor condition and conflicts with required frontage improvements (i.e., ditch infill and new sidewalk). Compensation of $3,250 is required for the removal of the three trees. New street trees will be planted as part of the frontage works via the Servicing Agreement.

Tree Replacement

The applicant wishes to remove 13 on-site trees. The 2:1 replacement ratio would require a total of 26 replacement trees for the removal of 13 trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the applicant proposes to plant 59 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

Two trees on-site and six trees on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 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 contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of $20,000 to ensure that the 65 cm caliper Austrian Pine tree (specifically tag# 810) and the 45 cam caliper Blue Spruce tree (specifically tag# 811), both identified for retention, will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- Prior to demolition of the existing dwellings on the subject development site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Existing Legal Encumbrances

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

Built Form and Architectural Character

The applicant proposes to consolidate the four properties and the surplus road frontages of these properties into one development parcel, with a total net site area of 3,203.3 m^2. The proposal is to build a high density, ground-oriented, three-storey townhouse project on the consolidated lot at a density of approximately 1.16 FAR (a maximum density of 1.2 FAR is permitted on this site under the City Centre Area Plan and "Parking Structure Townhouses (RTP4)" zone.

The development will contain 22 units. Two single-level Basic Universal Housing units at grade and 18 three-storey units will have street level entry with direct pedestrian access to Spires Road or to the new public walkways along the north and west property lines of the site; these homes will also have direct access to the parking area. Two two-storey units will be located above the parking structures and will have their main unit entry located on the podium level. Dwelling sizes are ranging from 104 m^2 (1,124 ft^2) to 212 m^2 (2,277ft^2). All of the units will have private outdoor areas at grade and/or on the elevated podium overtop the parking structure.

Two ground-level secondary suites are also proposed to be included in this development proposal. These suites will be contained in two of the three-storey units fronting onto the proposed public walkway along the west property line (see Attachment 2). The typical floor area of these units is approximately 212 m^2 (2,277ft^2), and the size of each secondary suite is approximately 52 m^2 (562 ft^2). No additional parking stall is required for the proposed secondary units since this site is not located on an arterial road.

To ensure that the secondary suite will not be stratified or otherwise held under separate title, registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw.

To ensure that the secondary suite is built, registration of a legal agreement on Title, stating that no Building Permit inspection granting occupancy will be completed until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, as per the OCP. As the rezoning application was submitted prior to the Amenity Contribution rates were updated, this townhouse development application will have to comply with the previous Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space). The Policy requires that a cash contribution of $1,000 per unit up to 19 units, plus $2,000 per unit over 19 units, be provided in lieu of indoor amenity space. The total cash contribution required for this 22-unit townhouse development is $25,000.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces complies with the Official Community Plan (OCP) requirements (i.e., 6 m^2 of outdoor space per unit). Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP.

Transportation and Site Access

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

To create additional unit frontages and to enhance pedestrian circulation within the Spire Road Neighbourhood, the developer is required to construct two public pedestrian walkways along the north and west property lines of the site. The cross-section of the walkways is to include a 1.5 m wide hard surface pathway and a 1.5 m wide landscaped boulevard. Design details will be developed at the Development Permit and Servicing Agreement stages of the process. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the required 3.0 m wide walkway and a 3.0 m x 3.0 m corner cut where the two walkways meet will be secured as a condition of rezoning.

Vehicle and Bicycle Parking On-site

The proposal will feature 22 units with a total of 27 resident parking spaces and five visitor parking spaces, which comply with bylaw requirements.

The proposal will feature two Basic Universal Housing units; an accessible parking stall will be provided to each of these units. A restrictive covenant to reflect this arrangement is required prior to final adoption.

The proposal will feature a total of 34 bicycle parking spaces on-site, which exceed the bylaw requirements. All visitor bicycle parking spaces will be provided by the main pedestrian entrance to the development fronting onto Spires Road. All residential bicycle parking spaces will be provided within a bike storage room within the parking structure. Prior to final adoption, a restrictive covenant is required to be registered on Title to ensure that:

- Conversion of the proposed bike storage room in this development into habitable space or general storage area is prohibited.
- The bike storage room must remain available for shared common use and for the sole purpose of bicycle storage.

Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements (Attachment 7). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Design Review and Future Development Permit Considerations

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

- Compliance with Development Permit Guidelines for multiple family projects in the 2041 Official Community Plan and the City Centre Area Plan.
- Refinement of the proposed building elevations facing public streets and walkways to provide additional articulations; detailed review of façade materials and colors.
- Refinement of the proposed site plan (including public pathway alignment) and site grading to ensure survival of all protected trees on-site and on neighbouring sites; and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the size and configuration of the outdoor amenity spaces and choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of aging-in-place features in all units and the provision of Basic Universal Housing/convertible units.

- Review of the sustainability strategy for the development proposal.

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

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to:

- Provide a cash-in-lieu contribution in the amount of $49,665.00 for the construction of a new 750 mm storm sewer via the capital project works that will front the development. This is the cost required for the construction of the storm main fronting the development's property (approximately 25 m) and is a portion of the total cost of the system from the bend at Spires Road to Cook Gate (i.e., 189 m).

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

The applicant is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee at Building Permit stage.

Financial Impact or Economic Impact

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

To facilitate the narrowing of Spires Road and Cook Crescent as well as the subject rezoning application proposal, the applicant proposes to purchase a portion of the Spires Road and Cook Crescent road allowances for inclusion in the applicant's development site. The total approximate area of City lands proposed to be sold and included in the development site is 237.4 m^2 (2,555.4 ft^2). As identified in the attached rezoning considerations (Attachment 8), the applicants are required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms subject to Council approval.

Conclusion

The proposed 22-unit townhouse development is consistent with the Official Community Plan (OCP) and the City Centre Area Plan. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 8; which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommend support of the application.

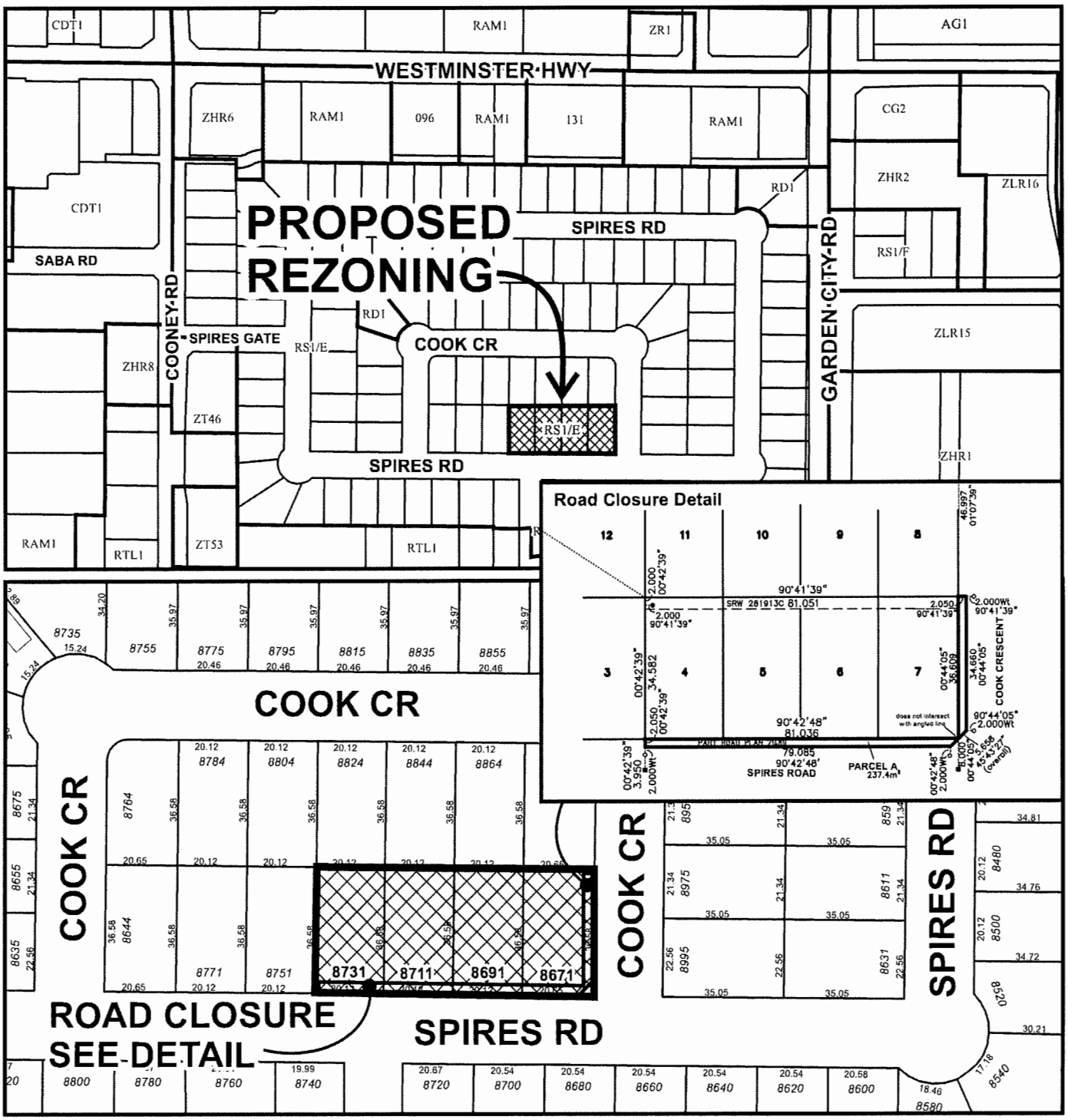
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10058 be introduced and given First Reading.

Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Specific Land Use Map: Brighouse Village (2031)
Attachment 5: Proposed Road Closure Plan
Attachment 6: Tree Management Plan
Attachment 7: Letter from Developer regarding Step Code Requirements
Attachment 8: Rezoning Considerations

City of Richmond



RZ 17-790301

Original Date: 11/07/17

Revision Date: 06/11/19

Note: Dimensions are in METRES

City of Richmond

RZ 17-790301

Original Date: 11/07/17

Revision Date:

Note: Dimensions are in METRES

Design Rationale

The proposed development is comprised predominantly of 3-bedroom townhouses that front on the adjacent streets and proposed internal walkways, organized around a shared interior courtyard space. The interior raised courtyard is made up of both landscaped private patios as well as a shared common outdoor amenity area. Another outdoor amenity area is located in the northwest corner of the site, which provides a landscaped space adjacent to Cook Crescent. A children's play area is located at the courtyard level, adjacent to the entry stair. The 22 units all have views facing out into the courtyard as well as out onto the public walkways/street, allowing for casual surveillance. All units have direct access at grade level with private front patios, with the exception of two units that have courtyard access only. The grade difference between the private front patios and adjacent sidewalks/walkways are 0.6m to 0.9m. Steps lead up to individual gates, and hedges/shrubs create a pedestrian friendly boundary between private and public spaces.

The 22 units follow a 'rowhouse' massing and design, creating a repetition and scale which is sympathetic to the existing residential neighbourhood, yet create a more urban presence with consistent heights and setbacks. The townhouses are also split into 'buildings' or blocks to mitigate the overall massing of the development. The blocks are further broken down through the use of recessed entries, and two-storey contemporary "frame elements". The units also make use of two different primary material colours to create more differentiation between each individual unit. An insert reveal, coloured to accent the primary façade, is located between each unit clearly accentuating the individuality of each unit. The frames give the individual units a depth and rhythm, to break up the streetscape elevations. The frames wrap along the ends of corner units, creating a material change that breaks down the height of the building. Several of the units are mirrored in plan creating more variety in the overall streetscape elevation for the block. Additional glazing has been included on corner elevations to increase the potential for passive surveillance, these windows project through the "frame element" creating more depth in the elevation. The use of contemporary materials and details reinforce the modern architecture and design.

View from North side of
Spires Road at Cook Gate

View from North sidewalk on
Spires Road at Cook Crescent

Copyright reserved. This design and drawings are the exclusive property of the architect and cannot be used for any purpose without the written consent of the designer.

The drawing is not to be used for construction until issued for that purpose by the designer.

Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors and omissions and any discrepancies between the drawing and the full Contract Documents and bring these items to the attention of the owner for clarification.

Revisions and Issues:

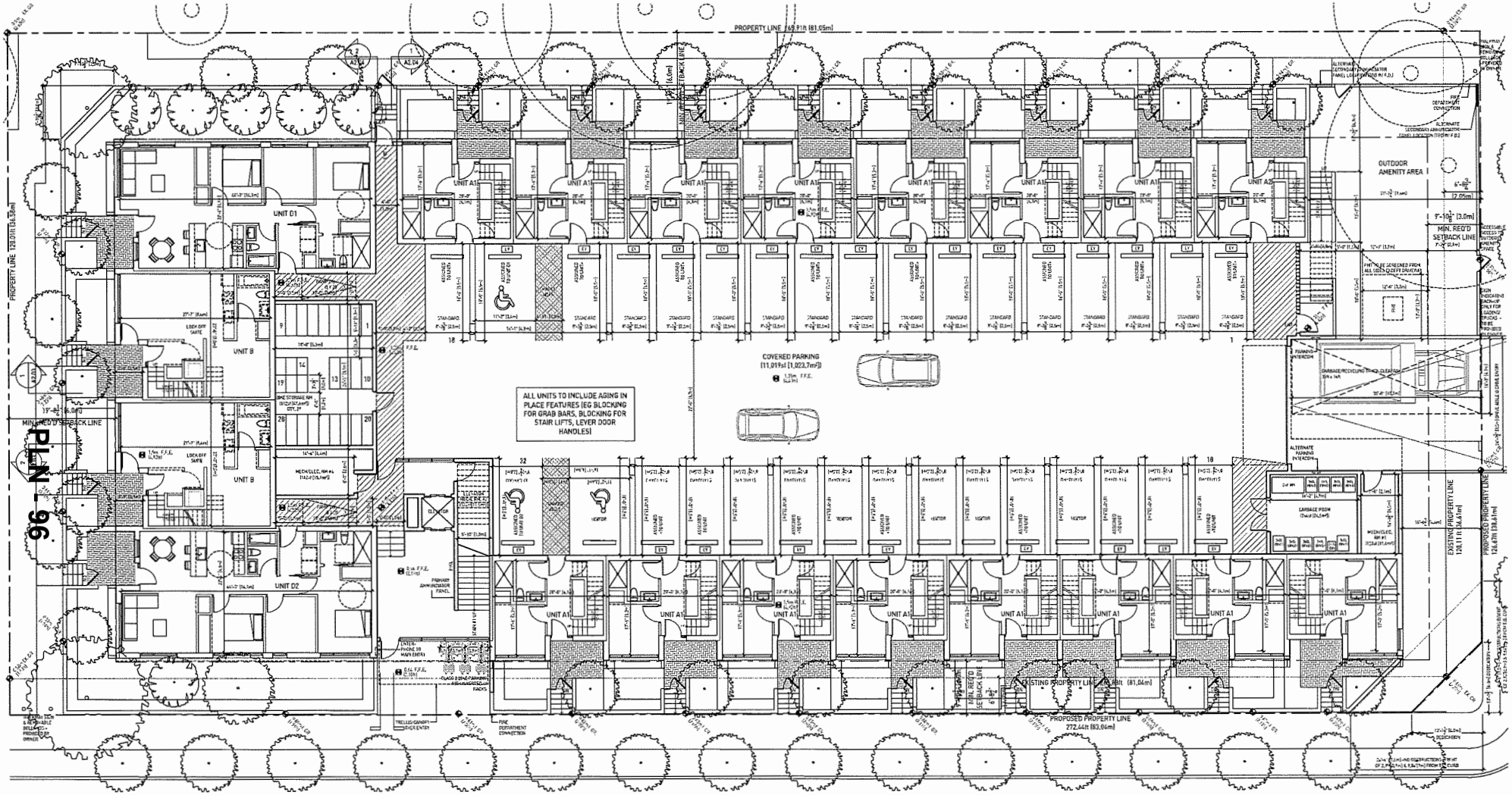
REV	DESCRIPTION	DATE
1	REZONING APPLICATION	OCT 30, 2017
2	REVISED REZONING SUBMISSION	SEPT 24, 2018
3	REVISED REZONING SUBMISSION	JAN 23 2019
4	REVISED REZONING SUBMISSION	APR 12, 2019
5	REVISED REZONING SUBMISSION	MAY 28 2019

HOTSON

HOTSON Architecture Inc.
210-20 West 5th Avenue
Vancouver, BC V5Y 1H4
www.hotson.ca 604 688 4986

Project:	8671-8731 SPIRES RD
Address:	8671-8731 Spires Road Richmond, BC
Title:	Concept 3D Design & Design Rationale
Scale:	NTS
Date:	May 28, 2019
Project #:	1405
Drawing #:	A0.10

ATTACHMENT 2



Copyright reserved. This design and drawings are the exclusive property of the architect and cannot be used for any purpose without the written consent of the designer.

This drawing is not to be used for construction until issued for that purpose by the designer.

Prior to commencement of the Work the Contractor shall verify all dimensions, volumes and levels to verify any errors and omissions and report any discrepancies between the drawing and the NLS Contract Document, and bring these items to the attention of the owner for clarification.

Revisions and Issues:

REV	DESCRIPTION	DATE
1	REZONING APPLICATION	OCT 26 2017
2	REVISED REZONING SUBMISSION	SEPT 26 2018
3	REVISED REZONING SUBMISSION	JAN 23 2019
4	REVISED REZONING SUBMISSION	APR 12 2019
5	REVISED REZONING SUBMISSION	MAY 28 2019

HOTSON

HOTSON Architecture Inc.
215-20 West 5th Avenue
Vancouver, BC V5Y 1N4
www.hotson.ca 604 294 4756

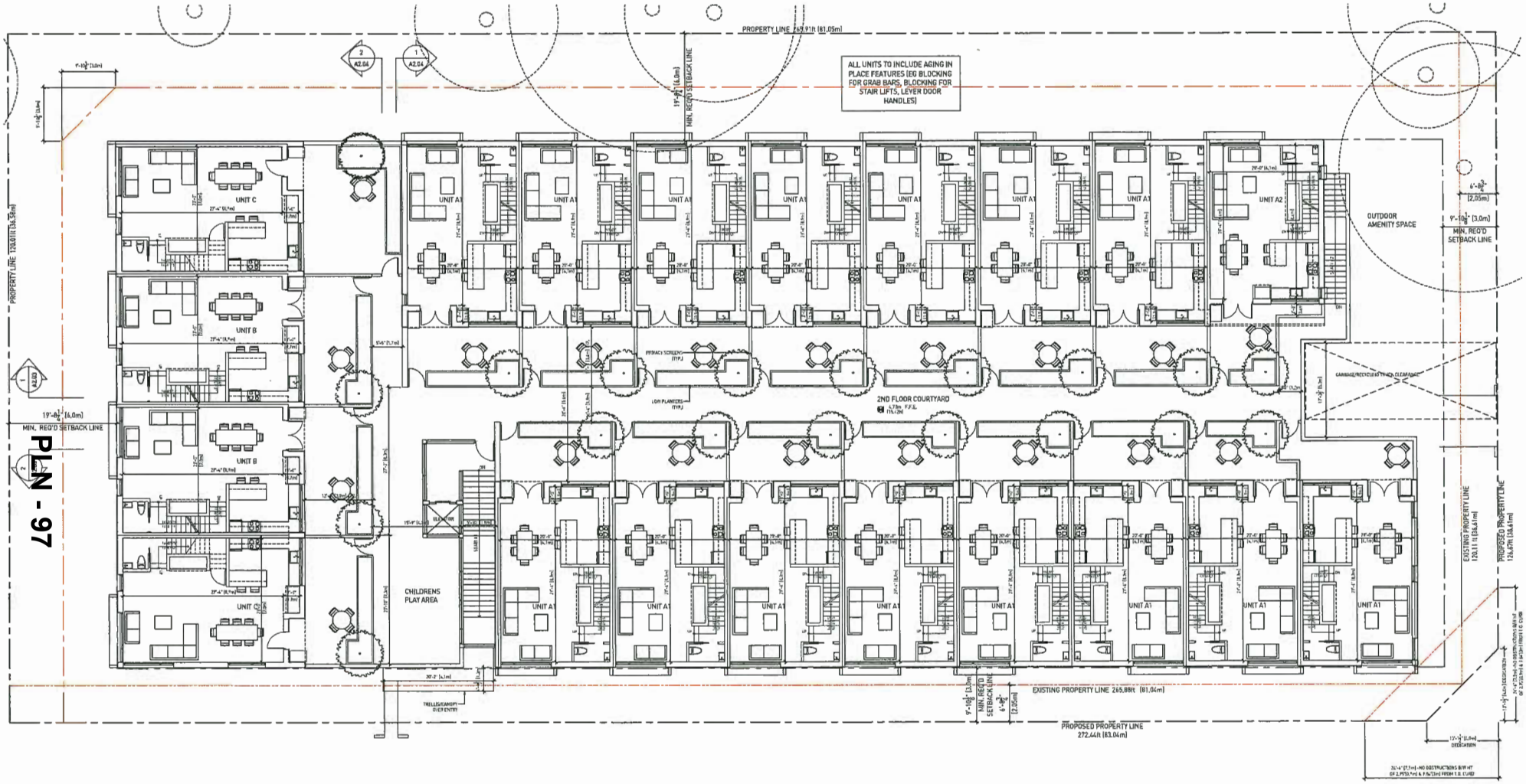
Project: 8671-8731 SPIRES RD

Address: 8671-8731 Spires Road
Richmond, BC

Title: GROUND FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: May 28, 2019
Project #: 1605

Drawing #: A1.01



PLN - 97

Copyright reserved. This design and drawings are the exclusive property of the architect and cannot be used for any purpose without the written consent of the designer.

This drawing is not to be used for construction until issued for that purpose by the designer.

Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels for clarity any errors and omissions and discrepancies between this drawing and the b.i.l. Contract Documents and bring these items to the attention of the owner for clarification.

Revisions and Issues:

REV	DESCRIPTION	DATE
1	REZONING APPLICATION	OCT. 26, 2017
2	REVISED REZONING SUBMISSION	SEPT 26, 2018
3	REVISED REZONING SUBMISSION	JUNE 13, 2019
4	REVISED REZONING SUBMISSION	APR 12, 2019
5	REVISED REZONING SUBMISSION	MAY 28, 2019

HOTSON

HOTSON Architecture Inc.
210-20 West 5th Avenue
Vancouver, BC V5Y 1H1
www.hotson.ca 604 688 8706

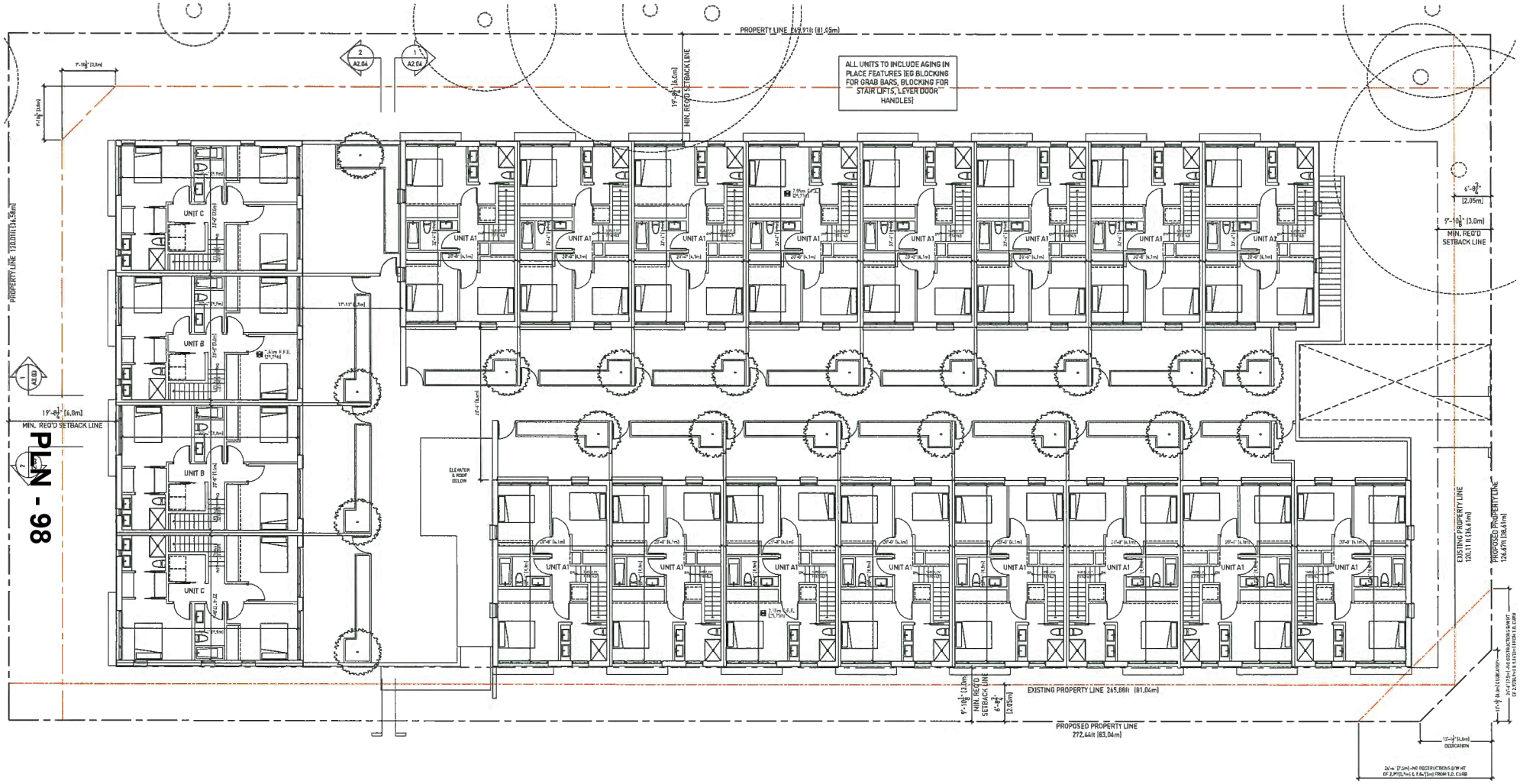
Project: 8671-8731 SPIRES RD

Address: 8671-8731 Spires Road
Richmond, BC

Title: SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: May 28, 2019
Project #: 1405

Drawing #: A1.02



PLN - 98

Copyright reserved. This design and drawings are the exclusive property of the architect and cannot be used for any purpose without the written consent of the designer.

This drawing is not to be used for construction until issued for that purpose by the designer.

Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors and omissions and to advise of discrepancies between the drawing and the Job Contract Documents and bring these items to the attention of the owner for clarification.

Revisions and Issues:

REV	DESCRIPTION	DATE
1	REZONING APPLICATION	OCT. 26, 2017
2	REVISED REZONING SUBMISSION	SEPT 26, 2018
3	REVISED REZONING SUBMISSION	JAN 23 2019
4	REVISED REZONING SUBMISSION	APR 12 2019
5	REVISED REZONING SUBMISSION	MAY 28 2019

HOTSON

HOTSON Architecture Inc
210-20 West 5th Avenue
Vancouver, BC V5Y 1H1
www.hotson.ca 604 688 4766

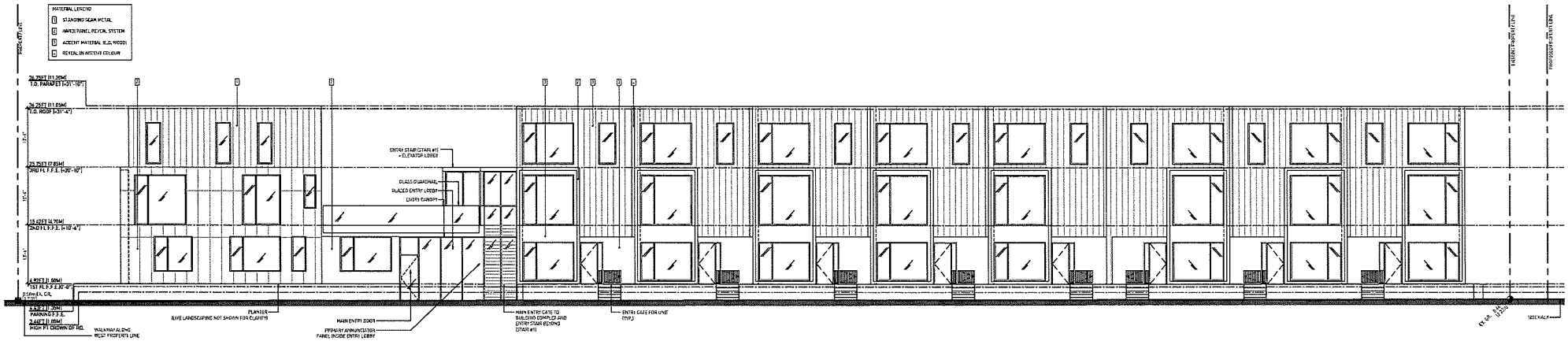
Project: 8671-8731 SPIRES RD

Address: 8671-8731 Spires Road
Richmond, BC

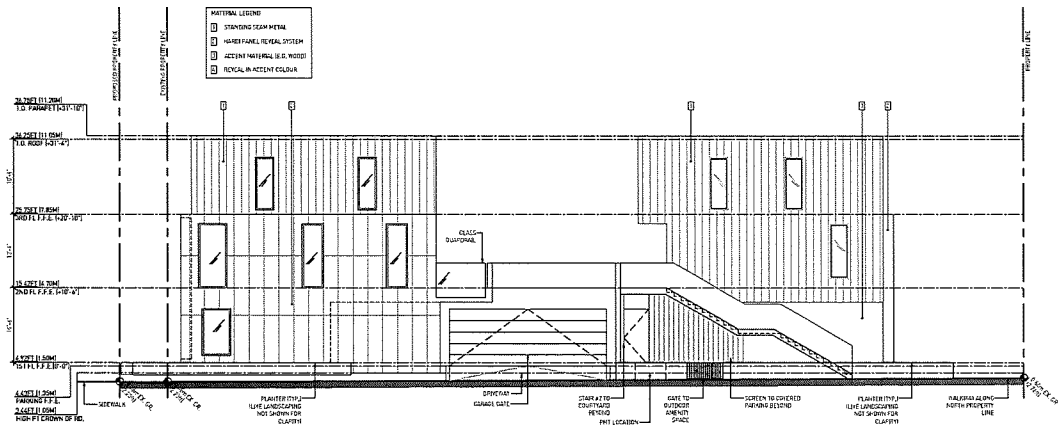
Title: THIRD FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: May 28, 2019
Project #: 1405

Drawing #: A1.03



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

PLN - 99

Copyright reserved. The design and drawings are the exclusive property of the architect and cannot be used for any purpose without the written consent of the designer.

The drawing is not to be used for construction until issued for that purpose by the designer.

Prior to commencement of the Work, the Contractor shall verify all measurements, datums and levels to identify any errors and omissions and report any discrepancies between the drawing and the full Contract Documents and bring these items to the attention of the owner for clarification.

Revisions and Issues:

REV	DESCRIPTION	DATE
1	REVISION REZONING APPLICATION	OCT. 26 2017
2	REVISED REZONING RE SUBMISSION	SEPT 26 2018
3	REVISED REZONING RE SUBMISSION	JAN 25 2019
4	REVISED REZONING RE SUBMISSION	APR 12 2019
5	REVISED REZONING RE SUBMISSION	MAY 28 2019

HOTSON

HOTSON Architects Inc
210-20 West 5th Avenue
Vancouver, BC V5Y 1H4
www.hotson.ca 604 558 4754

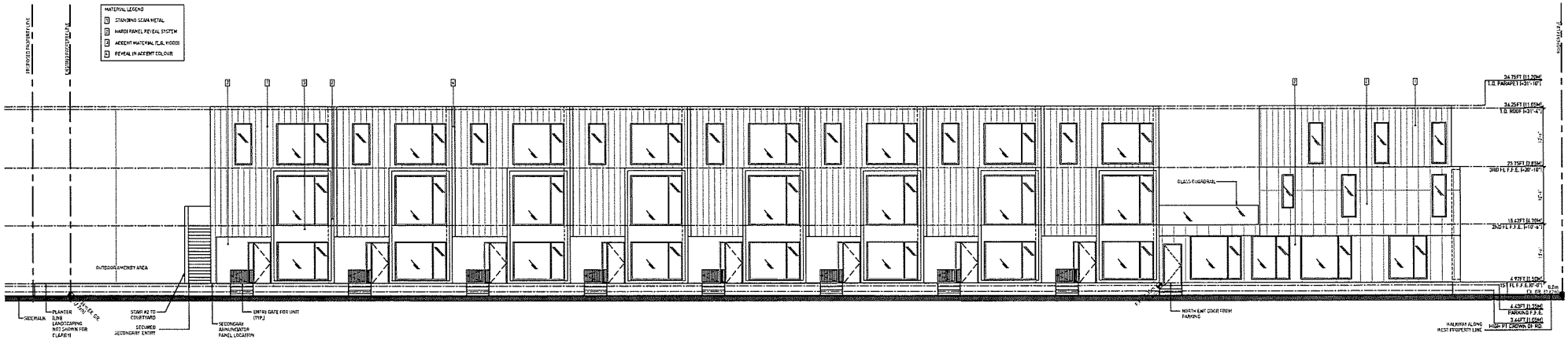
Project: 8671-8731 SPIRES RD

Address: 8671-8731 Spires Road
Richmond, BC

Title: ELEVATIONS

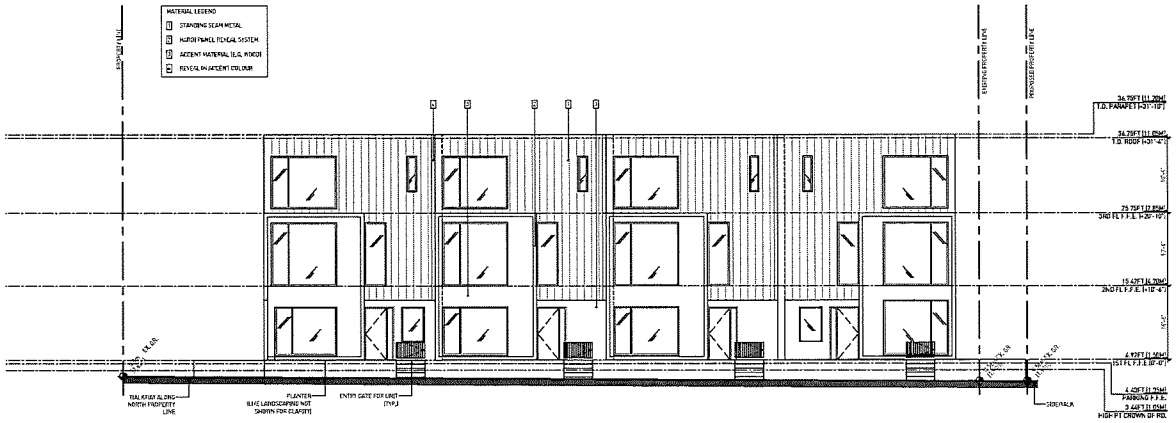
Scale: 1/8" = 1'-0"
Date: May 28, 2019
Project #: 1605

Drawing #: A2.01



1 NORTH ELEVATION
1/8" = 1'-0"

PLN - 100



2 WEST ELEVATION
1/8" = 1'-0"

Copyright reserved. The design and drawings are the exclusive property of the architect and cannot be used for any purpose without the written consent of the designer.

The drawing is not to be used for construction until issued for that purpose by the designer.

Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to identify any errors and omissions, report on any discrepancies between the drawing and the S.C. Contract Document, and bring these items to the attention of the owner for clarification.

Revisions and Issues:

REV	DESCRIPTION	DATE
1	REZONING APPLICATION	OCT. 24, 2017
2	REVISED REZONING SUBMISSION	SEPT. 26, 2018
3	REVISED REZONING SUBMISSION	JAN. 23, 2019
4	REVISED REZONING SUBMISSION	APR. 12, 2019
5	REVISED REZONING SUBMISSION	MAY 28, 2019

HOTSON

HOTSON Architecture Inc.
215-22 West 5th Avenue
Vancouver, BC V5Y 1N6
www.hotson.ca 604 558 4796

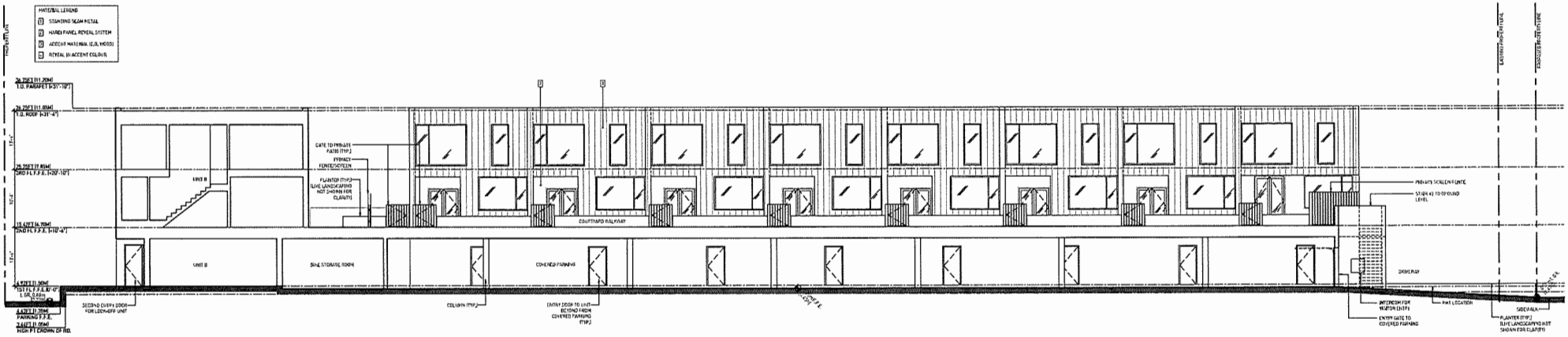
Project: 8671-8731 SPIRES RD

Address: 8671-8731 Spires Road
Richmond, BC

Title: ELEVATIONS

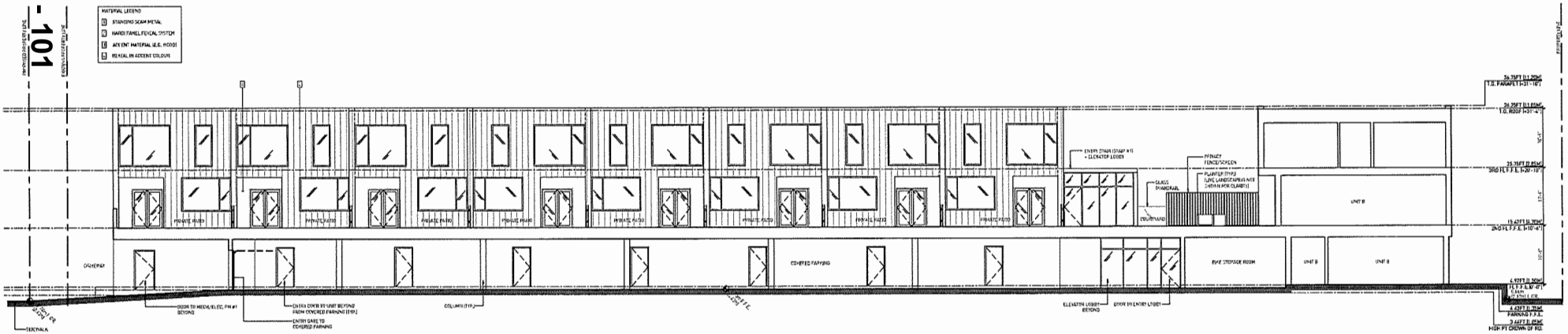
Scale: 1/8" = 1'-0"
Date: May 28, 2019
Project #: 1605

Drawing #: A2.02



1 COURTYARD - SOUTH ELEVATION/SECTION
1/8" = 1'-0"

PLN - 101



2 COURTYARD - NORTH ELEVATION
1/8" = 1'-0"

Copyright reserved. The design and drawings are the exclusive property of the arch tect and cannot be used for any purpose without the written consent of the designer.

The drawing is not to be used for construction until issued for that purpose by the designer.

Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to identify any errors and shall immediately report any discrepancies between this drawing and the full Contract Documents and bring these items to the attention of the owner for clarification.

Revisions and Issues:

REV	DESCRIPTION	DATE
1	REZONING APPLICATION	OCT 26 2017
2	REVISED REZONING SUBMISSION	SEPT 24 2018
3	REVISED REZONING SUBMISSION	JAN 22 2019
4	REVISED REZONING SUBMISSION	APR 12 2019
5	REVISED REZONING SUBMISSION	MAR 28 2019

HOTSON

HOTSON Architecture Inc.
215-W West 5th Avenue
Vancouver, BC V5Y 1H4
www.hotson.ca 604 558 4684

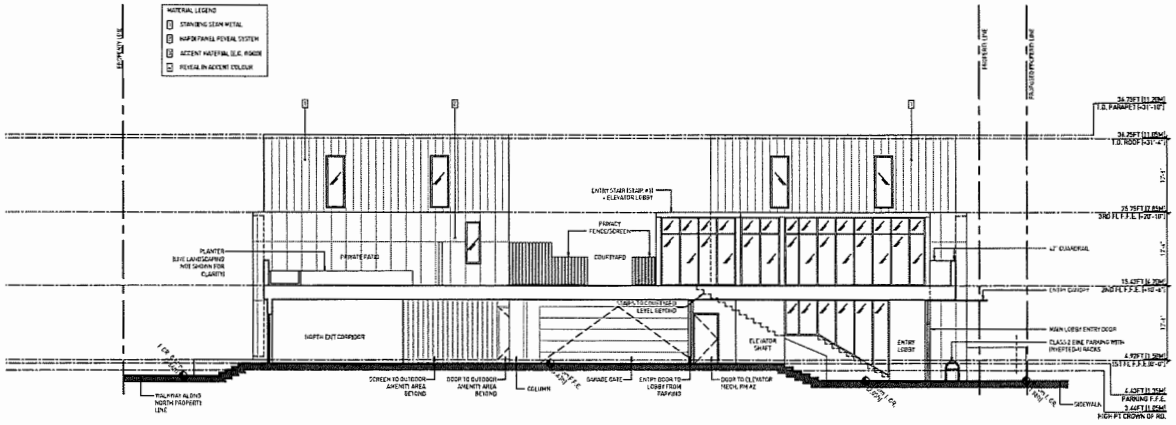
Project: 8671-8731 SPIRES RD

Address: 8671-8731 Spires Road
Richmond, BC

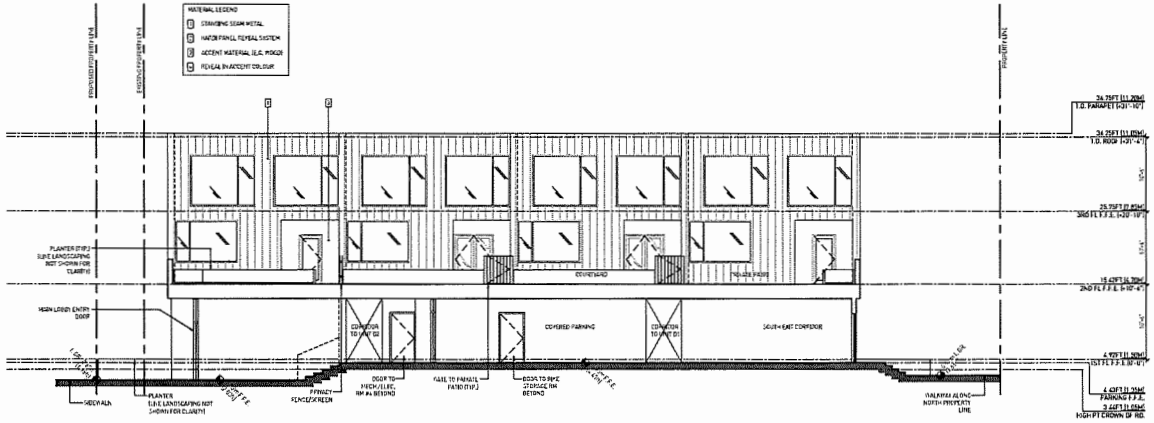
Title: COURTYARD
ELEVATIONS/SECTIONS

Scale: 1/8" = 1'-0"
Date: May 28, 2019
Project #: 1605

Drawing #: A2.03



1 COURTYARD WEST ELEVATION/SECTION
1/8" = 1'-0"



2 COURTYARD - EAST ELEVATION/SECTION
1/8" = 1'-0"

PLN - 102

Copyright reserved. This design and drawings are the exclusive property of the and/or are granted for use for any purpose without the written consent of the designer.

This drawing is not to be used for construction until issued for that purpose by the designer.

Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors and omissions, discrepancies between this drawing and the full Contract Document, and bring these items to the attention of the owner for clarification.

Revisions and Issues:

REV	DESCRIPTION	DATE
1	REZONING APPLICATION	OCT 24, 2017
2	REVISED REZONING SUBMISSION	SEPT 24, 2018
3	REVISED REZONING SUBMISSION	JAN 23, 2019
4	REVISED REZONING SUBMISSION	APR 12, 2019
5	REVISED REZONING SUBMISSION	MAY 28, 2019

HOTSON

HOTSON ARCHITECTURE Inc.
206-22 West 5th Avenue
Vancouver, BC V5Y 1N6
www.hotson.ca 604 558 8756

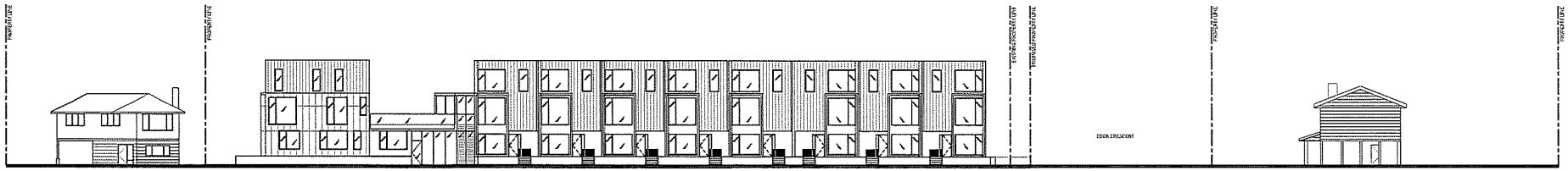
Project: 8671-8731 SPIRES RD

Address: 8671-8731 Spires Road
Richmond, BC

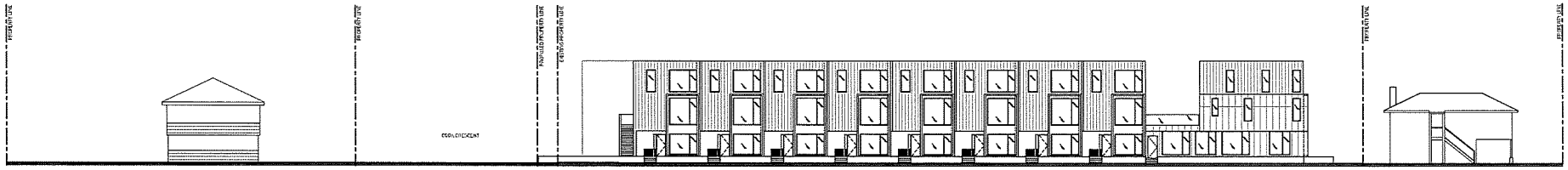
Title: COURTYARD
ELEVATIONS/SECTIONS

Scale: 1/8" = 1'-0"
Date: May 28, 2019
Project #: 1605

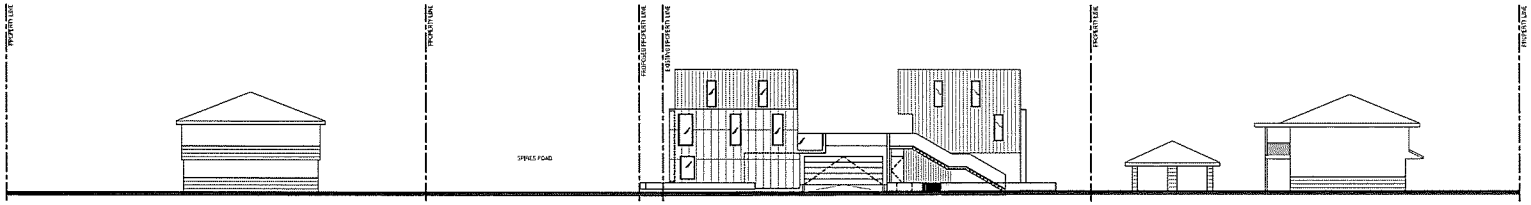
Drawing #: A2.04



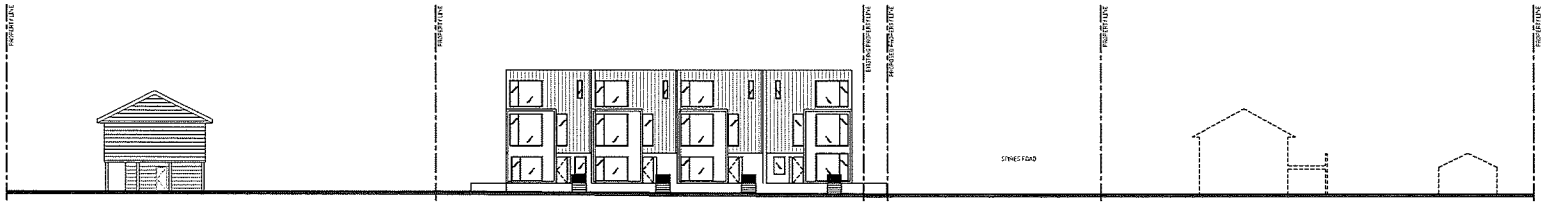
1 SOUTH ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

PLN - 103

Copyright reserved. This design and drawings are the exclusive property of the architect and cannot be used for any purpose without the written consent of the designer.

The drawing is not to be used for construction until issued for that purpose by the designer.

Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to identify any errors and omissions, and report to the designer any discrepancies between the drawing and the full Contract Documents and bring these items to the attention of the owner for clarification.

Revisions and Issues:

REV	DESCRIPTION	DATE
1	REZONING APPLICATION	OCT. 24, 2017
2	REVISED REZONING SUBMISSION	SEPT 24, 2018
3	REVISED REZONING SUBMISSION	JAN 23, 2019
4	REVISED REZONING SUBMISSION	APR 12, 2019
5	REVISED REZONING SUBMISSION	MAY 28, 2019

HOTSON
HOTSON Architecture Inc.
255-26 West 5th Avenue
Vancouver, BC V5Y 1H4
www.hotson.ca 604 258 8154

Project: 8671-8731 SPIRES RD

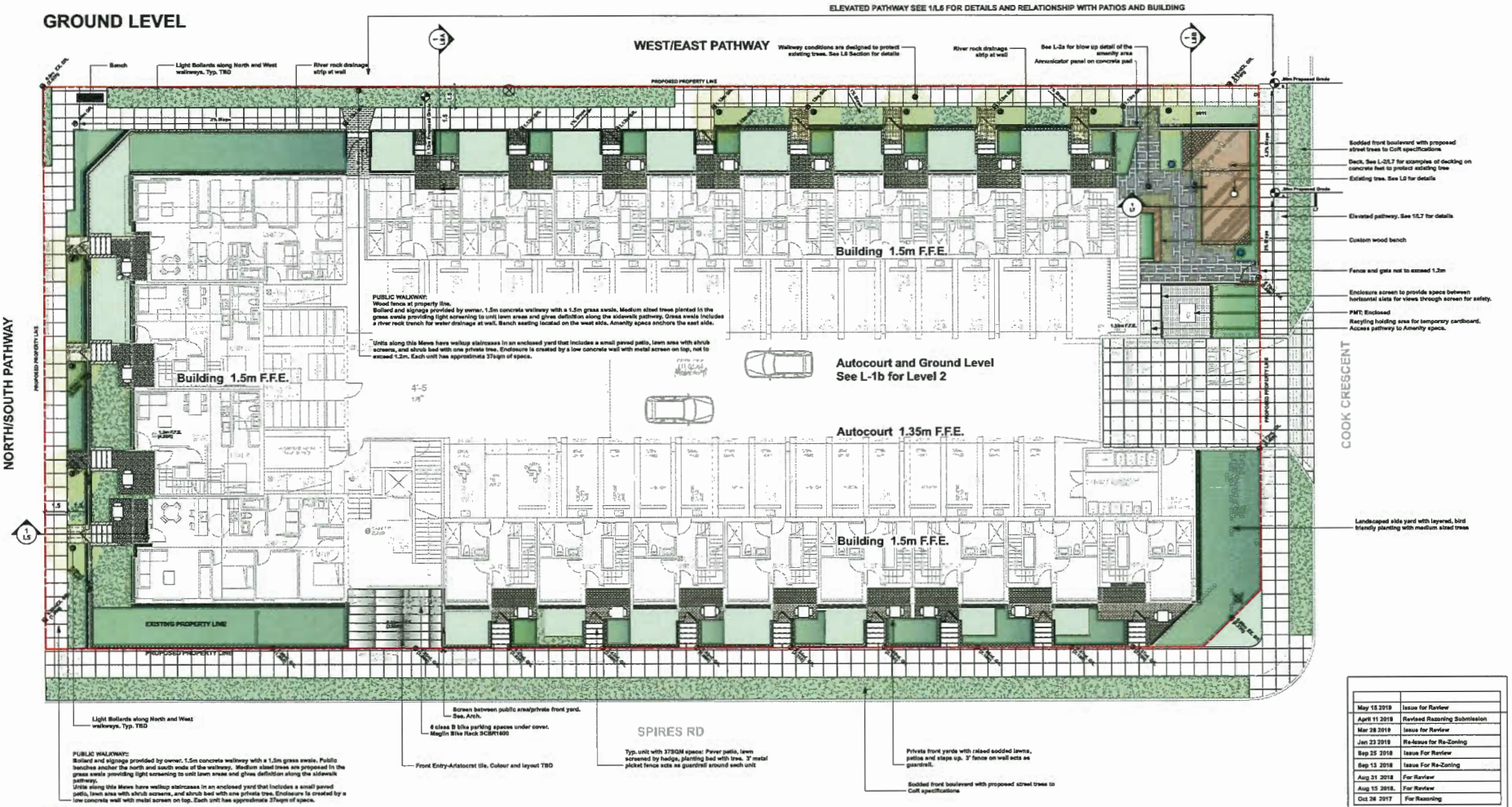
Address: 8671-8731 Spires Road
Richmond, BC

Title: RUNNING STREETSCAPES

Scale: 1/16" = 1'-0"
Date: May 28, 2019
Project #: 1605

Drawing #: A2.05

GROUND LEVEL



Aristokrat tile: Colour & Layout TBD

Maglin Bike Rack SCBR1600 Series
http://www.maglin.com/products/bike/images/bikerack_SCBR1600_1.jpg

LANDSCAPE NOTES

1. Sizes on the planting plan shall be considered minimum sizes.
2. All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, California, and B.C.
3. Root balls to be free of pernicious weeds.
4. Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Off slab, min. soil depths are 6" for lawn areas, 18" for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
5. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn basins at min. 4%.
6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 1 "Well Groomed" as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June1) shall be under extended warranty until the June 1 of the following year.
7. Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
8. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
9. All landscaping to have high efficiency irrigation system to IIABC standards. To be design-build drip emitter system with XFS Rainbird sub-surface dripline, buried 6". Control time clock to have Rainbird ET Manager Cartridge.
10. Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. Contact Eileen . New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 10 feet long and 18 inches deep at the sidewalk, 24 inches deep at the curb side of the boulevard. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of Building Permit. Park Board to inspect and approve after tree planting completion.
11. Sidewalks are to be reconstructed from curb to property line fully at the applicant's expense.
12. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued.
13. Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board. Contact arborist.

MATERIALS LEGEND

- PIP Broom Finished Concrete Sidewalk
- Abbotsford Concrete Pavers. Pattern: Running Bond Colour: Brown
- Abbotsford Concrete Pavers. Pattern: Herringbone 90 degree Colour: Natural
- Abbotsford Concrete Pavers. Pattern: Basket weave Colour: Sandstone
- Raised Planters with 600 mm depth top soil
- Sodded Lawn- sand-based, non-netted

May 15 2019	Issue for Review
April 11 2019	Revised Rezoning Submission
Mar 28 2019	Issue for Review
Jan 23 2019	Re-issue for Re-Zoning
Sep 25 2018	Issue For Review
Sep 13 2018	Issue For Re-Zoning
Aug 31 2018	For Review
Aug 15 2018.	For Review
Oct 26 2017	For Rezoning

Revisions :

Prospect & Refuge
LANDSCAPE ARCHITECTS

#102 - 3477 SE Dell Ave
Vancouver, BC, V5Z 0N3
ph. 3073-671-1353

Project:
Spires Boulevard
8671-8731 Spires Road, Richmond, BC

Sheet Title:
Landscape Layout Plan

Scale: 1:125
Date:
Project No. 2017-35

L-1a

GROUND LEVEL PLANTING PLAN

Native plants predominant this area with bird friendly attributes. Long narrow conifers provide semi privacy to the units while providing habitat for birds. Large flowering shrubs offer seasonal interest.

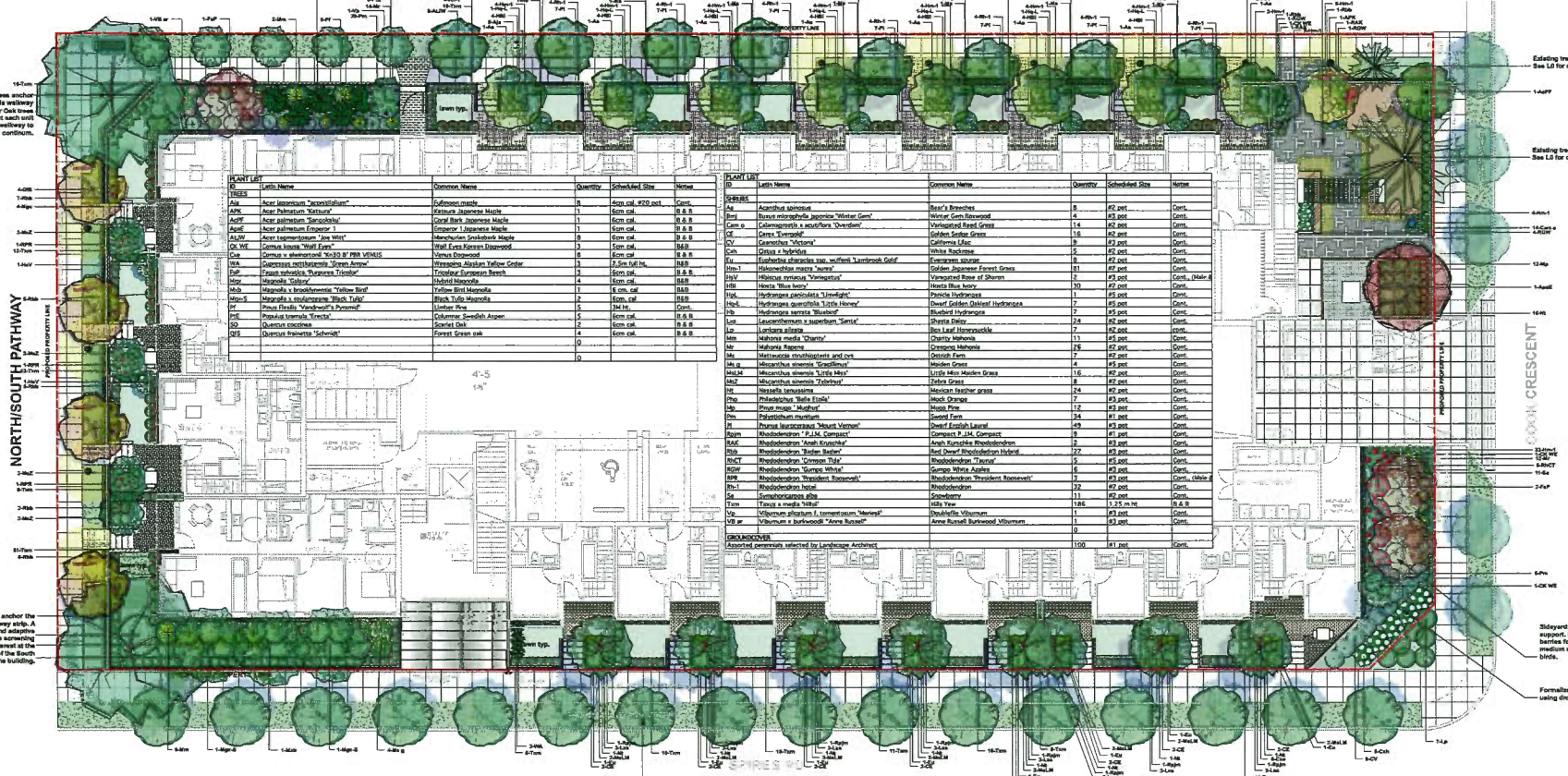
WEST/EAST PATHWAY

Each unit contains its own small garden plot with complimenting tree, and small lawn area for movement. Hedges for semi private screening.

Amenity space planting contains a collection of Japanese maples, flowering azaleas and rhododendrons with Japanese grasses to bring multi seasonal interest to the space. The Maples in this area compliments the Maples along the North strip of planting. Bird baths for water source. SEE L1 BLOW UP DETAIL.

Large Oak trees anchor the westside walkway strip. Smaller Oak trees are planted at each unit along the walkway to provide a continuum.

Large Oak trees anchor the westside walkway strip. A mix of native and adaptive plants provides screening and seasonal interest at the west side of the South frontage of the building.



PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Aja	Acer japonicum "aconitifolium"	Full moon maple	8	4cm cal. #20 pot	Cont.
APK	Acer Palmatum "Katsura"	Katsura Japanese Maple	1	6cm cal.	B & B
AcPF	Acer palmatum 'Sangokaku'	Coral Bark Japanese Maple	1	6cm cal.	B & B
ApaE	Acer palmatum Emperor 1	Emperor 1 Japanese Maple	1	6cm cal.	B & B
ALJW	Acer tegmentosum "Joe Wirt"	Manchurian Snakebark Maple	8	6cm cal.	B & B
CK WE	Cornus kousa "Wolf Eyes"	Wolf Eyes Korean Dogwood	3	5cm cal.	B&B
Cve	Cornus x elementorni 'Kn30 8' PRR VIRIUS	Venus Dogwood	6	6cm cal	B & B.
WA	Cupressus nootkatensis 'Green Arrow'	Weeping Alaskan Yellow Ceder	3	3.5m full ht.	B&B
FaP	Fagus sylvatica 'Purpurea Tricolor'	Tricolour European Beech	3	6cm cal.	B & B.
Mgv	Magnolia 'Galaxy'	Hybrid Magnolia	4	6cm cal.	B&B
Mob	Magnolia x brooklynensis 'Yellow Bird'	Yellow Bird Magnolia	1	6 cm. cal	B&B
Mpo-S	Magnolia x soulangeana 'Black Tulip'	Black Tulip Magnolia	2	6cm. cal	B&B
Pf	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	5	3M ht.	Cont.
PrE	Populus tremula 'Erecta'	Columnar Swedish Aspen	5	6cm cal.	B & B
SO	Quercus coccinea	Scarlet Oak	2	6cm cal.	B & B
QFS	Quercus frainetto 'Schmidt'	Forest Green oak	4	6cm cal.	B & B
			0		
			0		

PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
SHRUBS					
Ab	Acanthus spinosus	Bear's Breeches	8	#2 pot	Cont.
Bmj	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	4	#3 pot	Cont.
Cam o	Calamagrostis x acutiflora 'Overdam'	Variegated Reed Grass	14	#2 pot	Cont.
CE	Carex 'Evergold'	Golden Sedge Grass	16	#2 pot	Cont.
CV	Ceanothus 'Victoria'	California Lilac	9	#3 pot	Cont.
Coh	Cotoneaster x hybridus	White Rockrose	5	#2 pot	Cont.
Ev	Euphorbia characias ssp. wulfenii 'Lambrook Gold'	Evergreen spurge	8	#2 pot	Cont.
Hm-1	Hakonechloa macra "aureo"	Golden Japanese Forest Grass	81	#2 pot	Cont.
HsV	Hibiscus syriacus "Variegatus"	Variegated Rose of Sharon	2	#3 pot	Cont., (Male &
Hbl	Hosta 'Blue Ivory'	Hosta Blue Ivory	30	#2 pot	Cont.
Hpl	Hydrangea paniculata 'Limelight'	Panicle Hydrangea	1	#5 pot	Cont.
Hqg	Hydrangea quercifolia 'Little Honey'	Dwarf Golden Oakleaf Hydrangea	7	#5 pot	Cont.
Hb	Hydrangea serrata 'Bluebird'	Bluebird Hydrangea	7	#5 pot	Cont.
Lus	Leucanthemum x superbum 'Santa'	Shasta Daisy	24	#2 pot	Cont.
Lp	Lonicera pileata	Box Leaf Honeysuckle	7	#2 pot	cont.
Mm	Mahonia media 'Charity'	Charity Mahonia	11	#5 pot	Cont.
Mr	Mahonia Repens	Creeping Mahonia	26	#2 pot	Cont.
Ms	Matteuccia struthiopteris and ovs	Ostrich Fern	7	#2 pot	Cont.
Ms g	Miscanthus sinensis 'Gracillimus'	Maiden Grass	4	#5 pot	Cont.
MsLM	Miscanthus sinensis 'Little Miss'	Little Miss Maiden Grass	16	#2 pot	Cont.
MsZ	Miscanthus sinensis 'Zebrinus'	Zebra Grass	8	#2 pot	Cont.
Nm	Nassella tenuissima	Mexican feather grass	24	#2 pot	Cont.
Pho	Philadelphus 'Belle Etoile'	Mock Orange	7	#3 pot	Cont.
Mp	Pinus mugo 'Mughus'	Mugo Pine	12	#3 pot	Cont.
Pm	Polystichum munitum	Sword Fern	34	#1 pot	Cont.
Pl	Prunus laurocerasus 'Mount Vernon'	Dwarf English Laurel	49	#3 pot	Cont.
Rpjm	Rhododendron " P.J.M. Compact"	Compact P.J.M. Compact	9	#1 pot	Cont.
RAK	Rhododendron 'Anah Kruschke'	Anah Kurschke Rhododendron	2	#3 pot	Cont.
Rbb	Rhododendron 'Baden Baden'	Red Dwarf Rhododendron Hybrid	27	#3 pot	Cont.
RhCT	Rhododendron 'Crimson Tide'	Rhododendron 'Taurus'	5	#3 pot	Cont.
RGW	Rhododendron 'Gumpo White'	Gumpo White Azalea	6	#3 pot	Cont.
RPR	Rhododendron 'President Roosevelt'	Rhododendron 'President Roosevelt'	3	#3 pot	Cont., (Male &
Rh-1	Rhododendron hotei	Rhododendron	32	#2 pot	Cont.
Sa	Symphoricarpos alba	Snowberry	11	#2 pot	Cont.
Tcm	Taxus x media 'Hillii'	Hills Yew	186	1.25 m ht	B & B
Vp	Viburnum plicatum f. tomentosum 'Mariesii'	Doublefile Viburnum	1	#3 pot	Cont.
VB ar	Viburnum x burkwoodii "Anne Russell"	Anne Russell Burkwood Viburnum	1	#3 pot	Cont.
			0		
GROUNDCOVER					
Assorted perennials selected by Landscape Architect			100	#1 pot	Cont.

Boulevard street trees species selection and location to be coordinated with the parks department and engineering.
The species, size of tree, general spacing and planting specifications for the proposed street tree planting are to be approved by the Parks Department.

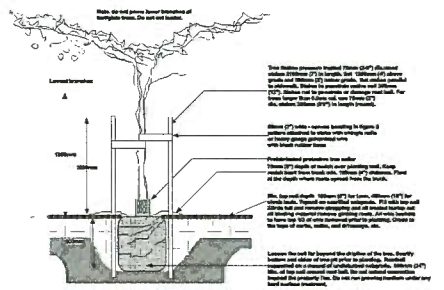
Each unit is provided a diverse out door space. They include; a small lawn area for movement, a small garden patch of perrencial and woody shrubs anchored by a single tree providing screening and seasonal interest. A small hedge runs along the front retaining wall, providing privacy continuity to the frontage of the building.

Sideyard: Predominantly designed with native and adaptive plants for support. Many habitat qualities for bird friendly design, including: berries for food, flowers for pollinating insects, and ground cover to medium sized trees for stratification, which provides safe areas for birds.

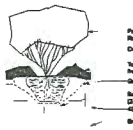
Formalized front yard, layered planting using drought tolerance species

MATERIALS LEGEND

- PIP Broom Finished Concrete Sidewalk
- Abbotsford Concrete Pavers. Pattern: Running Bond Colour: Brown
- Raised Planters with 800 mm depth top soil
- Sodded Lawn- sand-based, non-rolled



1 Tree Planting
Scale: 1:25



2 Shrub Planting
Scale: 1:25

Notes: Planting to reference the bodies below.

8.3 REFERENCES
- British Columbia Landscape Standard, jointly prepared by B.C. Society of Landscape Architects and B.C. Nursery Trades Association (current edition).
- City of Richmond and BC Hydro Protocol for Tree Management
- Master municipal specifications and standard details December 1982 prepared by the Consulting Engineers of B.C. Roadbuilders and heavy Construction Association and the Municipal Engineers Division.
- British Columbia – Irrigation Standard.
- Tree Protection Bylaw 8014

May 15 2019	Issue for Review
April 11 2019	Revised Rezoning Submission
Mar 28 2019	Issue for Review
Jan 23 2019	Re-issue for Re-Zoning
Sep 25 2018	Issue For Review
Sep 13 2018	Issue For Re-Zoning
Aug 31 2018	For Review
Aug 15 2018.	For Review
Oct 26 2017	For Rezoning

Revisions :

Prospect & Refuge
LANDSCAPE ARCHITECTS

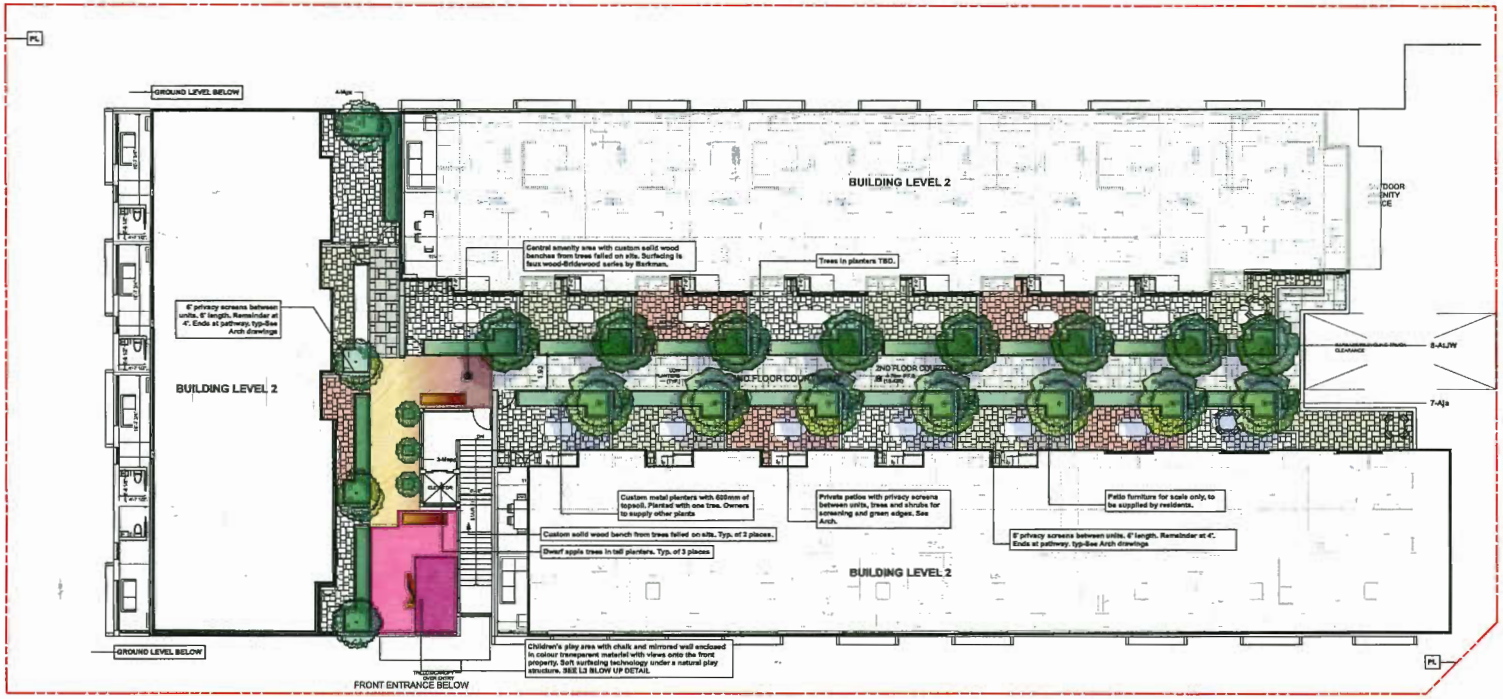
#102 - 5451 NC Sand Ave.
Vancouver, B.C. V6J 1N3
Ph 604-669-2552

Project:
Spires Boulevard
8671-8731 Spires Road, Richmond, BC

Sheet Title:
Landscape Layout Plan

Scale: 1:125
Date:
Project No.
2017-28

L-1b



MATERIALS LEGEND

- Abbotsford Concrete Pavers. Pattern: Ashlar Colour: Grayl Black
- Abbotsford Concrete Pavers. Pattern: Ashlar Colour: Brown
- Abbotsford Concrete Pavers. Pattern: Ashlar Colour: Desert Sand
- Textured Feature Paving: Abbotsford Concrete Pacific Slate Pavers. Pattern: Ashlar Colour: Sandstone and Walnut
- Textured Paving in Walkway: Abbotsford Concrete Pacific Slate Pavers. Pattern: Ashlar Colour: Sandstone and Walnut
- Raised Planters with 600 mm depth (up soil)

Plant List				
ID	Latin Name	Common Name	Quantity	Scheduled Size
TREES				
Aja	Acer japonicum "aconitifolium"	Fullmoon maple	7	4cm cal. #20 pot
ALjw	Acer tegmentosum "Joe Wirt"	Manchurian Snakebark Maple	8	6cm cal.
Mgx	Magnolia "Galaxy"	Hybrid Magnolia	4	6cm cal.
Mspp	Malus spp.	Dwarf Apple	3	3cm cal.

LANDSCAPE ELEMENTS

METAL PLANTERS TO SEPARATE PRIVATE FROM PUBLIC SPACES

EXAMPLE OF SOLID WOOD BENCH. DESIGN AND FINISH TBD

LANDSCAPE SURFACES

TEXTURED PAVING: BRIDGEWOOD BY BARKMAN

ASHLAR PATTERN PAVING

COLOUR: CEDAR BROWN

May 15 2019	Issue for Review
April 11 2019	Revised Rezoning Submission
Mar 28 2019	Issue for Review
Jan 23 2019	Re-Issue for Re-Zoning
Sep 25 2018	Issue For Review
Sep 13 2018	Issue For Re-Zoning
Aug 31 2018	For Review
Aug 15 2018.	For Review
Oct 26 2017	For Rezoning

Revisions :

Prospect & Refuge
LANDSCAPE ARCHITECTS

Project:

Spires Boulevard

8671-8731 Spires Road, Richmond, BC

Sheet Title:

Landscape Layout & Planting Plan

Scale: 1:125

Date:

Project No. 2017-28

L-1c

PLANT LIST FOR TOTAL SITE. NOT INCLUDING OFFSITE TREES

PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Aja	Acer japonicum "aconitifolium"	Fullmoon maple	15	4cm cal. #20 pot	Cont.
APK	Acer Palmatum 'Katsura'	Katsura Japanese Maple	1	6cm cal.	B & B
AcPF	Acer palmatum 'Sangokaku'	Coral Bark Japanese Maple	1	6cm cal.	B & B
ApaE	Acer palmatum Emperor 1	Emperor 1Japanese Maple	1	6cm cal.	B & B
AtJW	Acer tegmentosum 'Joe Witt'	Manchurian Snakebark Maple	16	6cm cal.	B & B
CK WE	Cornus kousa 'Wolf Eyes"	Wolf Eyes Korean Dogwood	3	5cm cal.	B&B
Cxe	Cornus × elwinortonii 'Kn30 8' PBR VENUS	Venus Dogwood	8	6cm cal	B & B
WA	Cupressus nottkatensis 'Green Arrow'	Weeeping Alaskan Yellow Cedar	3	2.5m full ht.	B&B
FsP	Fagus sylvatica 'Purpurea Tricolor'	Tricolour European Beech	3	6cm cal.	B & B
Mgx	Magnolia 'Galaxy'	Hybrid Magnolia	8	6cm cal.	B&B
Mxb	Magnolia x brooklynensis 'Yellow Bird'	Yellow Bird Magnolia	1	6 cm. cal	B&B
Mgx-S	Magnolia x soulangeana 'Black Tulip'	Black Tulip Magnolia	2	6cm. cal	B&B
Mspp	Malus spp.	Dwarf Apple	3	3cm cal.	Cont.
Pf	Pinus Flexilis 'Vandrwolf's Pyramid'	Limber Pine	5	3M ht.	Cont.
PtE	Populus tremula 'Erecta'	Columnar Swedish Aspen	5	6cm cal.	B & B
SO	Quercus coccinea	Scarlet Oak	2	6cm cal.	B & B
QfS	Quercus frainetto 'Schmidt'	Forest Green oak	4	6cm cal.	B & B
			0		
SHRUBS					
As	Acanthus spinosus	Bear's Breeches	8	#2 pot	Cont.
Bmj	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	4	#3 pot	Cont.
Cam o	Calamagrostis x acutiflora 'Overdam'	Variegated Reed Grass	14	#2 pot	Cont.
CE	Carex 'Evergold'	Golden Sedge Grass	16	#2 pot	Cont.
CV	Ceanothus 'Victoria'	California Lilac	9	#3 pot	Cont.
Cxh	Cistus x hybridus	White Rockrose	5	#2 pot	Cont.
Eu	Euphorbia characias ssp. wulfenii 'Lambrook Gold'	Evergreen spurge	8	#2 pot	Cont.
Hm-1	Hakonechloa macra 'aurea'	Golden Japanese Forest Grass	81	#2 pot	Cont.
HsV	Hibiscus syriacus 'Variegatus'	Varegated Rose of Sharon	2	#3 pot	Cont., (Male & Female)
HBI	Hosta 'Blue Ivory'	Hosta Blue Ivory	30	#2 pot	Cont.
HpL	Hydrangea paniculata 'Limelight'	Panicle Hydrangea	1	#5 pot	Cont.
Hq-L	Hydrangea quercifolia 'Little Honey'	Dwarf Golden Oakleaf Hydrangea	7	#5 pot	Cont.
Hb	Hydrangea serrata 'Bluebird'	Bluebird Hydrangea	7	#5 pot	Cont.
Lxs	Leucanthemum x superbum 'Sante'	Shasta Daisy	24	#2 pot	Cont.
Lp	Lonicera pileata	Box Leaf Honeysuckle	7	#2 pot	cont.
Mm	Mahonia media 'Charity'	Charity Mahonia	11	#5 pot	Cont.
Mr	Mahonia Repens	Creeping Mahonia	26	#2 pot	Cont.
Ms	Matteuccia struthiopteris and cvs	Ostrich Fern	7	#2 pot	Cont.
Ms g	Miscanthus sinensis 'Gracillimus'	Maiden Grass	4	#5 pot	Cont.
MsLM	Miscanthus sinensis 'Little Miss'	Little Miss Maiden Grass	16	#2 pot	Cont.
MsZ	Miscanthus sinensis 'Zebrinus'	Zebra Grass	8	#2 pot	Cont.
Nt	Nessella tenuissima	Mexican feather grass	24	#2 pot	Cont.
Pho	Philadelphus 'Belle Etoile'	Mock Orange	7	#3 pot	Cont.
Mp	Pinus mugo ' Mughus'	Mugo Pine	12	#3 pot	Cont.
Pm	Polystichum munitum	Sword Fern	34	#1 pot	Cont.
Pl	Prunus laurocerasus 'Mount Vernon'	Dwarf English Laurel	49	#3 pot	Cont.
Rpjm	Rhododendron ' P.J.M. Compact'	Compact P.J.M. Compact	9	#1 pot	Cont.
RAK	Rhododendron 'Anah Kruschke'	Anah Kurschke Rhododendron	2	#3 pot	Cont.
Rbb	Rhododendron 'Baden Baden'	Red Dwarf Rhododedron Hybrid	27	#3 pot	Cont.
RhCT	Rhododendron 'Crimson Tide'	Rhododendron 'Taurus'	5	#5 pot	Cont.
RGW	Rhododendron 'Gumpo White'	Gumpo White Azalea	6	#3 pot	Cont.
RPR	Rhododendron 'President Roosevelt'	Rhododendron 'President Roosevelt'	3	#3 pot	Cont., (Male & Female)
Rh-1	Rhododendron hotei	Rhododendron	32	#2 pot	Cont.
Sa	Symphoricarpos alba	Snowberry	11	#2 pot	Cont.
Txm	Taxus x media 'Hillsii'	Hills Yew	186	1.25 m ht	B & B
Vp	Viburnum plicatum f. tomentosum 'Mariesii'	Doublefile Viburnum	1	#3 pot	Cont.
VB ar	Viburnum x burkwoodii "Anne Russell"	Anne Russell Burkwood Viburnum	1	#3 pot	Cont.
			0		

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 17-790301 **Attachment 3**

Address: 8671, 8691, 8711 and 8731 Spires Road and the Surplus Portion of the Spires Road and Cook Crescent Road Allowance

Applicant: Spires Road Development Holdings Ltd.

Planning Area(s): City Centre

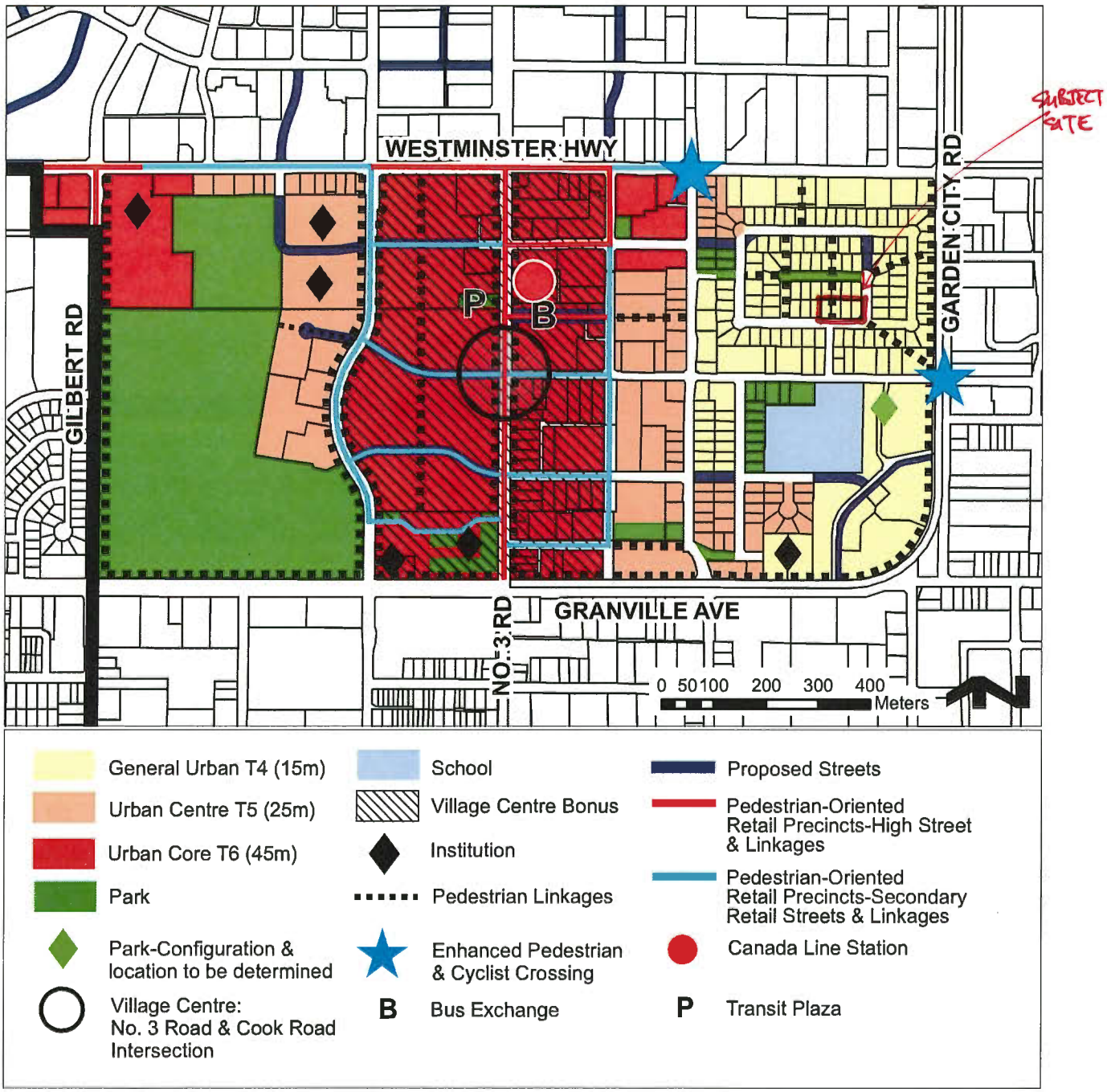
	Existing	Proposed
Owner:	Spires Road Development Holdings Ltd.	No Change
Site Size (m^2):	2,965.9 m^2	3,203.3 m^2
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	City Centre Area Plan: General Urban T4 Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Parking Structure Townhouses (RTP4)
Number of Units:	4	22
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20	1.16	none permitted
Lot Coverage – Building:	Max. 50%	43.3%	none
Lot Coverage – Non-porous Surfaces:	Max. 75%	72.3%	none
Lot Coverage – Landscaping:	Min. 20%	22.1%	none
Setback – Front Yard Cook Crescent (m):	Min. 3.0 m	3.0 m	none
Setback – Exterior Side Yard – South – Spires Road (m):	Min. 3.0 m	3.0 m	none
Setback – Interior Side Yard - North (m):	Min. 3.0 m	6.0 m	none
Setback – Rear - West (m):	Min. 3.0 m	6.0 m	none
Setback – Walkway - North (m):	Min. 3.0 m	3.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Walkway - West (m):	Min. 3.0 m	3.0 m	none
Height (m):	Max. 15.0 m (4 storeys)	11.2 m (3 storeys)	none
Lot Depth:	Min. 30.0 m	83.05 m	none
Site Area:	Min. 2,400 m^2	3,203.3 m^2	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	27 (R) and 5 (V)	27 (R) and 5 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (27 x Max. 50% = 13)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (32 x Max. 50% = 16)	0	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (32 x 2% = 1 spaces)	3	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.27 (Class 1) and 0.27 (Class 2) per unit	none
Off-street Parking Spaces – Total:	28 (Class 1) and 5 (Class 2)	28 (Class 1) and 6 (Class 2)	none
Amenity Space – Indoor:	Min. 100 m^2 or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m^2 x 22 units + 10% of net site area = 452.3 m^2	475 m^2	none

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

Specific Land Use Map: Brighouse Village (2031)



Bylaw 10020 2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

REFERENCE PLAN TO ACCOMPANY THE CITY OF RICHMOND ROAD CLOSING AND REMOVAL OF ROAD DEDICATION BYLAW NO. 9849 OF A PORTION OF ROAD DEDICATED ON PLAN 21489 SECTIONS 9 AND 10, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT

PLAN EPP92505

Pursuant to Section 120, Land Title Act and Section 40, Community Charter

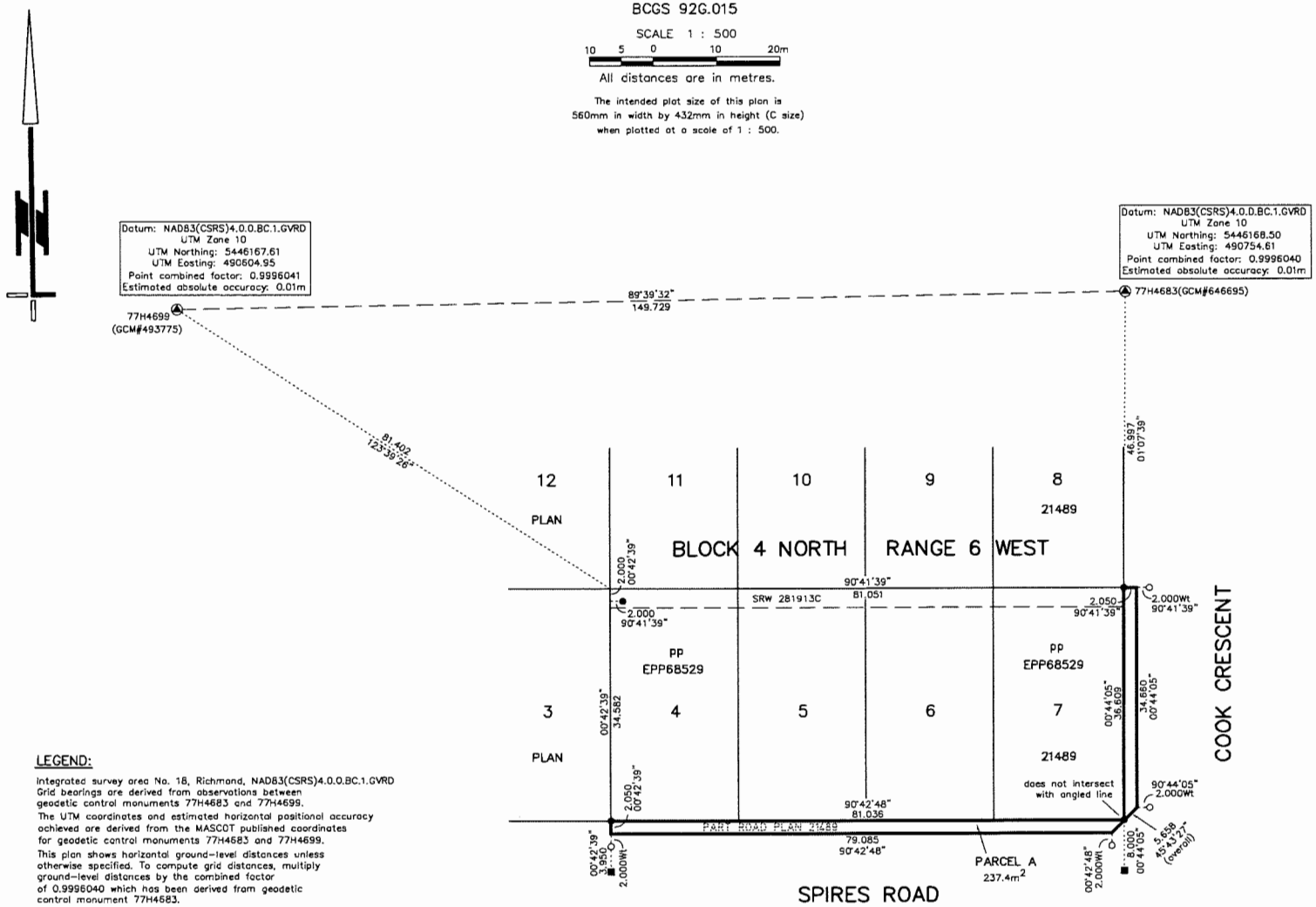
BCGS 92G.015

SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1 : 500.



LEGEND:

Integrated survey area No. 18, Richmond, NAD83(CSRS)4.0.0.BC.1.GVRD
Grid bearings are derived from observations between geodetic control monuments 77H4683 and 77H4699.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates for geodetic control monuments 77H4683 and 77H4699.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined factor of 0.9996040 which has been derived from geodetic control monument 77H4683.

- ▲ denotes control monument found.
- ● denotes standard iron post found.
- ○ denotes standard iron post placed.
- ■ denotes lead plug found.

pp denotes posting plan.

Note:
This plan shows one or more witness posts which are not set on the true corner(s) due to obstruction or unsuitability of corner. Unless otherwise shown, witness posts are on the production of the property lines.

This plan lies within the jurisdiction of the Approving Officer for City of Richmond.

The field survey represented by this plan was completed on the 6th day of May, 2019.
IVAN NGAN, BCLS #849

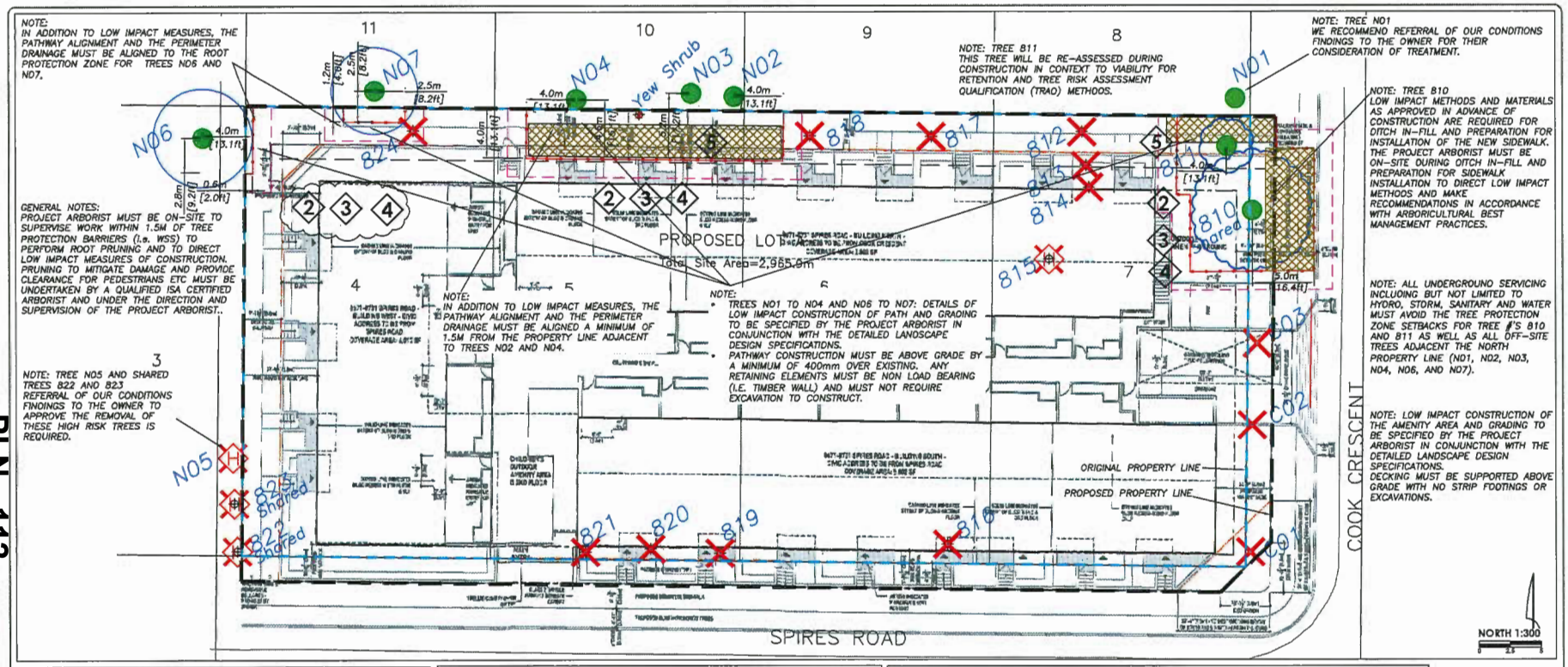
This plan lies within the Metro Vancouver Regional District

L N L S METRO VANCOUVER LAND SURVEYORS
1528 KINGSWAY, VANCOUVER, BC, V5N 2R9
T 604.327.1535 WEB WWW.LNLS.CA

FILE: 17359_10REF

ATTACHMENT 5

Scaled Tree Management Drawing



LEGEND-TREE MANAGEMENT IN DEVELOPMENT AREA:

See arborist report for further details.

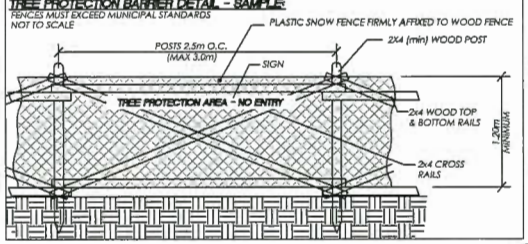
- XXX — denotes **TAG NUMBER** or **ID REFERENCE** (see tree inventory and assessment list)
- denotes **RETENTION** tree (protection measures as specified)
- denotes **UNDERSIZE TREE** that is smaller than bylaw defined size. To be treated at owner discretion. If retained, **consult this office for protection measures.** If to be removed, **a permit may be required from municipality.**
- denotes **REMOVAL** tree (TAGGED TREE) (municipal permit or approvals may be required)
- denotes **HIGH RISK** tree to be **REMOVED** or **MODIFIED** (see tree inventory and report – permit or approvals required)

LEGEND-TREE PROTECTION:

- denotes **CROWN PROTECTION ZONE – CPZ** which is dripline plus 1.0m Exclusion zone – no aerial encroachment of buildings, cranes, equipment, etc
- denotes **ROOT PROTECTION ZONE - RPZ** specified by project arborist This is the alignment for **TREE PROTECTION BARRIERS** (dimensions to centre of trunk)
- denotes **WORKING SPACE SETBACK – WSS** Offset from RPZ as specified by Project Arborist – Site works within WSS requires approval and on-site supervision by the Project Arborist
- denotes **SPECIAL MEASURES** required
- denotes **REFERENCE #** to tree protection specifications See **REPORT** or **LOU** for further details. Project Arborist to direct or implement.

TREE PROTECTION BARRIER DETAIL – SAMPLE:

FENCES MUST EXCEED MUNICIPAL STANDARDS
NOT TO SCALE



TREE PROTECTION ZONE RESTRICTIONS:

Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the TPZ (CPZ, RPZ and/or WSS) requires advance approval, guidance and on-site direction or supervision by the project arborist. General restrictions in the **TPZ** are as follows:

- No soil disturbance of any scope or to any depth for cuts or fills, including but not limited to; trenching, stripping of over-burden, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.,
- No passage or operation of machinery, trucks, vehicles or equipment (including small track machines, skid steers, lifts, etc), except as approved and directed by the project arborist, and subject to special measures.
- No storage of soil, spoil, gravel, construction materials, waste materials, etc.,
- No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials,
- No placement of temporary structures or services,
- No affixing lights, signs, cables or any other device to retained trees.
- No pruning or cutting of retained trees, except as approved and directed by the project arborist, and performed by a qualified tree service firm employing ISA Certified Arborists and working to ANSI A300 and ANSI Z133 Standards.
- No landscape finishing, such as but not limited to; installing retaining walls, digging planting holes, placing growing medium, installing irrigation or conduit, etc., except as approved and directed by the project arborist.

NOTE: TREE REPLACEMENT DESIGN IS BY OTHERS

TREE MANAGEMENT DETAIL

APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 2

acigroup.ca
ARBORTECH CONSULTING
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT		
ADDRESS:	8671 - 8731 SPIRES RD RICHMOND BC		
CLIENT:	SOUTH STREET DEVELOPMENT		
CITY REF:		ACL FILE:	18252
PLOT SIZE: 11"X17"	REV #: 5	DATE:	MAY 14, 2019

LEGEND-TREE MANAGEMENT IN DEVELOPMENT AREA:

See arborist report for further details.

XXX — denotes **TAG NUMBER** or **ID REFERENCE** (see tree inventory and assessment list)

denotes **RETENTION** tree (protection measures as specified)

denotes **UNDERSIZE TREE** that is smaller than bylaw defined size. To be treated at owner discretion. If retained, **consult this office for protection measures.** If to be removed, **a permit may be required from municipality.**

denotes **REMOVAL** tree (TAGGED TREE) (municipal permit or approvals may be required)

H — denotes **HIGH RISK** tree to be **REMOVED** or **MODIFIED** (see tree inventory and report – permit or approvals required)

LEGEND-TREE PROTECTION:

denotes **CROWN PROTECTION ZONE – CPZ** which is dripline plus 1.0m Exclusion zone – no aerial encroachment of buildings, cranes, equipment, etc

denotes **ROOT PROTECTION ZONE - RPZ** specified by project arborist This is the alignment for **TREE PROTECTION BARRIERS** (dimensions to centre of trunk)

denotes **WORKING SPACE SETBACK – WSS** Offset from RPZ as specified by Project Arborist – Site works within WSS requires approval and on-site supervision by the Project Arborist

denotes **SPECIAL MEASURES** required

1 — denotes **REFERENCE #** to tree protection specifications See **REPORT** or **LOU** for further details. Project Arborist to direct or implement.

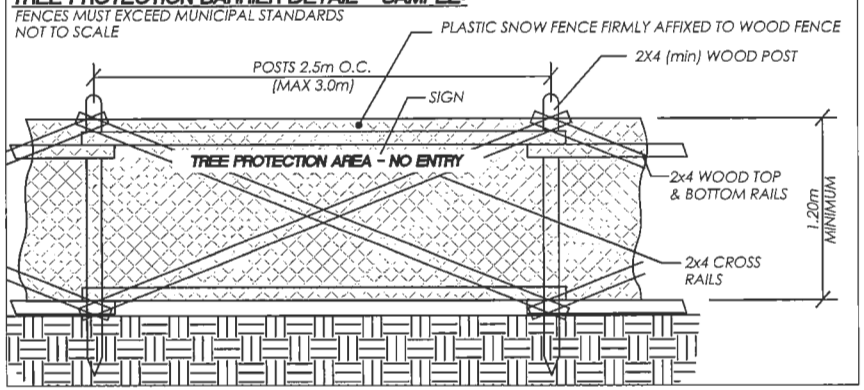
TREE PROTECTION ZONE RESTRICTIONS:

Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the TPZ (CPZ, RPZ and/or WSS) requires advance approval, guidance and on-site direction or supervision by the project arborist. General restrictions in the **TPZ** are as follows:

- No soil disturbance of any scope or to any depth for cuts or fills, including but not limited to: trenching, stripping of over-burden, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.,
- No passage or operation of machinery, trucks, vehicles or equipment (including small track machines, skid steers, lifts, etc), except as approved and directed by the project arborist, and subject to special measures.
- No storage of soil, spoil, gravel, construction materials, waste materials, etc.,
- No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials,
- No placement of temporary structures or services,
- No affixing lights, signs, cables or any other device to retained trees,
- No pruning or cutting of retained trees, except as approved and directed by the project arborist, and performed by a qualified tree service firm employing ISA Certified Arborists and working to ANSI A300 and ANSI Z133 Standards,
- No landscape finishing, such as but not limited to: installing retaining walls, digging planting holes, placing growing medium, installing irrigation or conduit, etc., except as approved and directed by the project arborist.

TREE PROTECTION BARRIER DETAIL – SAMPLE:

FENCES MUST EXCEED MUNICIPAL STANDARDS
NOT TO SCALE



Condensed Tree Inventory and Assessment Data:

Tag #	Dbh (cm)	Tree Type	Ht (m)	Spread (m)	Location	Action
810	65	Austrian Pine	19	4	On-site	RETAIN
811	45	Blue Spruce	15	2	On-site	RETAIN
812	45	Sitka Spruce	22	3.5	On-site	Remove
813	68	Douglas-fir	25	4	On-site	Remove
814	61	Sitka Spruce	22	3.5	On-site	Remove
815	40	Common Plum	6	2	On-site	Remove
816	90	Deodar Cedar	19.6	4.5	On-site	Remove
817	40	Cherry Plum	6	2	On-site	Remove
818	60	Cherry Plum	7	3.5	On-site	Remove
819	43	Blue Spruce	15	2.5	On-site	Remove
820	39	Sitka Spruce	12.2	2	On-site	Remove
821	38	Blue Spruce	12	1.5	On-site	Remove
822	56	Norway Spruce	17	3	On-site	Remove
823	51	Norway Spruce	17	3	On-site	Remove
824	30	Common Pear	7	1.5	On-site	Remove
N01	49	Cherry Plum	6	3	Off-site	Protect
N02	25	Japanese Maple	5	2	Off-site	Protect
N03	60	Western Redcedar		3	Off-site	Protect
N04	45	Blue Spruce		3	Off-site	Protect
N05	51	Norway Spruce	11	3	Off-site	Remove
N06	25	American Elm	9.5	2.5	Off-site	Protect
N07	30	Common Plum	5	3	Off-site	Protect
C01	45	Sycamore Maple	11	3	City	Remove
C02	43	Sycamore Maple	9.5	2.5	City	Remove
C03		Common Plum	4	1.5	City	Remove

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.

Current arboricultural best management practices and BCSLA/BCLNA standards apply to; quality, root ball, healt form, handling, planting, guying/staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
ACA		6cm C	Acer campestre	Field maple
AG		6cm C	Acer griseum	Paperbark maple
ARB		6cm C	Acer rubrum 'Bowhall'	Bowhall maple
ARRS		6cm C	Acer rubrum 'Red Sunset'	Red Sunset maple
DI		6cm C	Davidia involucrata	Dove tree
FSD		6cm C	Fagus sylvatica 'Dawyck'	Dawyck beech
FSP		6cm C	Fagus sylvatica 'Pendula'	Weeping European beech
MSO		3.5m H	Magnolia soulangeana	Saucer magnolia
SP		6cm C	Stewartia pseudocamellia	Japanese stewartia
AP		6cm C	Acer palmatum	Japanese maple
AU		6cm C	Arbutus unedo	Strawberry tree
CC		3.5m H	Cercis canadensis	Redbud
MGR		6cm C	Magnolia grandiflora	Southern magnolia (evergreen)
MST		6cm C	Magnolia stellata	Star magnolia
PSAR		6cm C	Prunus sargentii 'Rancho'	Sargent cherry
PY		6cm C	Prunus x yedoensis	Yoshino cherry
SJ		6cm C	Styrax japonicus	Japanese snowbell
EVERGREEN - SMALL SCALE:				
APC		3.5m H	Abies procera 'Glauca'	Noble fir
PO		3.5m H	Picea omorika	Serbian spruce

NOTE: TREE REPLACEMENT DESIGN IS BY OTHERS

SHEET 3 TREE MANAGEMENT DRAWING DETAILS

acigroup.ca
ARBORTECH CONSULTING
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT		
ADDRESS:	8671 - 8731 SPIRES RD RICHMOND BC		
CLIENT:	SOUTH STREET DEVELOPMENT		
CITY REF:		ACL FILE:	18252
PLOT SIZE: 11"X17"	REV #: 5	DATE:	MAY 14, 2019

Spires Road Development Holdings LTD
200-1778 West 2nd Ave. Vancouver, BC
604-714-0573

SPIRES ROAD HOLDINGS

April 9, 2019

City of Richmond

Planning & Development
6911 No. 3 Road
Richmond, BC V6Y 2C1
ATTN: Mr. Edwin Lee

Re: 8671-8731 Spires Road

File #: RZ 17-790301

Response to City of Richmond Preliminary Staff Comments

Dear Edwin,

We intend to engage an energy modelling company to ensure that the proposed building design can meet the BC Energy Step Code requirements that are expected to be in place at the building permit application.

Best Regards,

Brent Hanson
Director

City of Richmond

Rezoning Considerations

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

Address: 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowances **File No.:** RZ 17-790301

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10058, the developer is required to complete the following:

1. Council approval of the road closure bylaw for a portion of Spires Road and Cook Crescent. The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Senior Manager, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the developer.
2. Consolidation of all the lots and the portion of Spires Road and Cook Crescent mentioned above into one development parcel (which will require the demolition of the existing dwellings).
3. Granting of statutory right-of-way for access as follows:
   - A 3.0 m wide SRW along the entire length of the north and west property lines of the site; and
   - A 3.0 m x 3.0 m SRW corner cut where the two walkways meet.

   Language should be included in the SRW document that:
   - The City may require the owners to install signage within the SRW;
   - Utilities under the SRW may be permitted;
   - The owners are responsible for all maintenance of improvements, including but not limited to the pathways, landscaping, signage and lighting installed within the SRWs, and are responsible for all liability of SRW areas; and
   - Any fences installed along the north and west property line must be removed when the other SRWs for access are secured from the adjacent sites to the north and/or west.
4. Registration of an aircraft noise sensitive use covenant on title.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
   a) No final Building Permit inspection is granted until two secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw; and
   b) The secondary suites cannot be stratified or otherwise held under separate title.
7. Registration of a legal agreement on title ensuring that a parking stall with minimum dimensions of 3.7 m wide and 5.5 m long will be assigned to each of the Basic Universal Housing units and/or convertible units contained within the proposed townhouse development. No accessible parking signage or pavement markings will be required on these parking spaces.
8. Registration of a legal agreement on title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
   a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
   b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and

Initial: _____

c) the required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.

9. Registration of a legal agreement on title ensuring that:
   a) conversion of any of the bicycle parking areas within the parking structure into habitable space or general storage area is prohibited; and
   b) all of the bicycle parking areas are available for shared common use and for the sole purpose of bicycle storage.

10. 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.

11. 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 on site and on neighbouring properties. 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.

12. City acceptance of the developer's voluntary contribution in the amount of $10,344.35 (i.e. $0.25 per buildable square foot, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.

13. City acceptance of the developer's offer to voluntarily contribute $8.50 per buildable square foot (e.g. $351,707.84) to the City's affordable housing fund.

14. City acceptance of the developer's offer to voluntarily contribute $0.83 per buildable square foot (e.g. $34,343.24) to the City's public art fund.

15. City acceptance of the developer's offer to voluntarily contribute $3,250.00 to Parks Division's Tree Compensation Fund for the removal of three trees located on the City boulevard in front of the site.

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

16. Submission of a Tree Survival Security to the City in the amount of $20,000 for the 65 cm caliper Austrian Pine tree (specifically tag# 810) and the 45 cam caliper Blue Spruce tree (specifically tag# 811) to be retained on site. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

17. Submission Contribution of $25,000.00 in-lieu of on-site indoor amenity space.

18. City acceptance of the developer's offer to voluntarily contribute $49,665.00 towards the construction of a new 750mm storm sewer via the capital project works that will front the development.

19. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

20. Enter into a Servicing Agreement* for the design and construction of frontage beautification along the site frontage, storm sewer and sanitary sewer upgrades, fire hydrant, as well as service connections. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

    Water Works:

    a. Using the OCP Model, there is currently 102 L/s of water available at a 20 psi residual at the Spires Road frontage. Once Capital Program upgrades are installed there will be 254L/s of water available at a 20 psi residual at the Spires Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
    b. At the developer's cost, the developer is required to:

Initial: _____

i. Upgrade the existing 150mm diameter watermain along Spires Road frontage to 200mm diameter. Approximate length of required upgrade is 75 meters. The alignment of the required watermain will be determined via the SA design review.

ii. Remove the existing 150mm diameter AC watermain along the proposed site's entire Spires Road frontage when the new watermain is operational.

iii. Upgrade the existing 150mm diameter AC watermain along Cook Crescent frontage to 200mm diameter. Tie-in to the north shall be to the existing 150mm watermain and tie-in to the south shall be to the new watermain to be built at Spires Road frontage. Approximate length of required upgrade is 52 meters. Alignment of the new watermain shall be determined via the servicing agreement design.

iv. Remove the existing 150mm diameter AC watermain along the proposed site's entire Cook Crescent frontage when the new watermain is operational.

v. Install one new water service connection off of the proposed 200mm water main along Cook Crescent frontage complete with meter and meter box in a proposed utility right of way.

vi. Cut and cap all existing water service connections at main off of the existing 150mm AC water mains.

vii. Provide new fire hydrants to comply with the City's maximum spacing for proposed townhouse developments.

viii. Relocate the existing fire hydrant as required by the proposed frontage improvements. Fire department approval is required for all fire hydrant relocations.

c. At the developer's cost, the City is to tie-in the proposed watermains to the existing watermains at Spires Road and Cook Crescent.

Storm Sewer Works:

a. At the developer's costs, the Developer is required to:

i. Upgrade the existing ditches along Spires Road frontage to a single storm sewer in the middle of the road. Approximate length of required upgrade is 75 meters. The alignment of the required storm sewer will be determined via the SA design review. Connection to the west shall be via a new manhole to be tied-in to the storm sewer that will be built via the capital project at Spires Road and tie-in to the east shall be via a new manhole at the intersection of Spires Road and Cook Crescent then to the existing ditches at the north and south sides of Spires Road via new headwalls.

ii. Tie-in the existing storm manhole at the junction of the east-west and north-south aligned Spires Road to the existing ditch fronting 8931 Spires Road via a new headwall.

iii. Upgrade the existing ditches along Cook Crescent frontage to a single storm sewer in the middle of the road. Approximate length of required upgrade is 52 meters. Tie-in to the south shall be at the new manhole to be built at the intersection of Spires Road and Cook Crescent and tie-in to the north shall be to the existing ditches at the east and west sides of Cook Crescent via new headwalls. Alignment of the new storm sewer shall be determined via the servicing agreement design.

iv. Install lane drainage (200mm diameter) along the entire north and west property lines complete with manholes as per Engineering specifications then tie-in to the new storm sewer at Cook Cr via a new manhole.

v. Install a new storm service connection complete with inspection chamber connecting to the new storm sewer along Spires Road.

b. At the Developers cost, the City is to tie-in the proposed storm sewers to the existing drainage system.

Sanitary Sewer Works:

a. At the developer's costs, the Developer is required to:

i. Install the ultimate sanitary line at Spires Road frontage at the same alignment as the sanitary main to be built at Spires Road located west of Cook Gate via the City's capital project. Pipe sizing shall be determined via the Servicing Agreement design process. Approximate length of required upgrade is 75 meters.

ii. Install the ultimate sanitary line at Cook Crescent frontage and tie-in (via a new manhole) to the new sanitary sewer that will be built at the proposed site's Spires Road frontage. The pipe alignment and

Initial: _____

sizing shall be determined via the Servicing Agreement design process. Approximate length of required upgrade is 52 meters.

iii. Ensure no soil fill or building encroaches into the existing sanitary SRWs and that the existing 150mm diameter asbestos cement sanitary sewer is protected during any preload/construction phase (the sewer will remain active despite new works proposed for Spires Road and Cook Crescent).

iv. Install a new sanitary service connection c/w inspection chamber and tie-in to the new sanitary manhole at the intersection of Spires Road and Cook Gate that will be built via the City's capital project.

v. If the proposed sanitary mains on Cook Gate that will be built through capital funding are not in service or not constructed at the time of connection, the developer will be required to design and construct a sanitary service connection that will work on both interim and ultimate conditions. The interim service connection shall be from the site to the existing 200mm sanitary main located between 8644 Cook Crescent & 8771 Spires Road while the ultimate service connection shall be tied-in to the ultimate manhole at the intersection of Spires Road and Cook Gate that will be built via the City's capital project. The details of the combined interim and ultimate sanitary service connections shall be finalized via the Servicing Agreement design review.

vi. If required, the interim connection shall be removed (at developer's costs) once the ultimate sanitary lines and manhole under the City's Capital project are constructed and the proposed site's ultimate service connection is connected to the ultimate sanitary system.

vii. Provide a signed and sealed geotechnical assessment, complete with recommendations to ensure the following conditions are met. The assessment and mitigation recommendations shall be included in the rezoning staff report and the development permit design review.

- That the City be able to construct, maintain, operate, repair, or remove City utilities/infrastructures (i.e. sanitary main along the north PL) without impact to the onsite works. The building edge shall be set based on the required clearance between the building edge and the existing AC sanitary pipe as recommended by a professional geotechnical engineer.
- That the on-site works (e.g. soil densification, preload, foundation works, etc.), or the construction/maintenance of the proposed building, not cause damage to the City utilities/infrastructure (i.e. sanitary main along the north PL)
- That impact of the site preparation works (e.g., soil densification, pre-load, foundation excavation, dewatering, etc.) to the existing infrastructures around the proposed site (i.e. sanitary main along the north PL) are determined by the Geotechnical Engineer. If the existing infrastructures will be significantly impacted, the works required to mitigate the impact or the replacement of the affected existing infrastructures shall be done prior to start of the site preparation works at developer's cost.
- Pre and post pre-load and construction surveys and CCTV will be required. Any damage to be repaired and any required replacement shall be done at the Developer's sole cost.
- Ensure that the existing sanitary sewer along the north property line remains operational during any preload and/or construction phase (the sewer will remain active despite new works proposed for Spires Road). If the existing sanitary line is impacted during site preparation or construction of the proposed development then the developer shall be responsible to make the damaged sanitary system operational during the duration of the onsite works (i.e., temporary bypass via pumping, etc.). The damaged sanitary system shall be replaced at the same alignment through the servicing agreement, at the developer's costs, after completion of the site preparation and/or building construction works.

b. At the developer's costs, the City is to cut and cap at main all existing connections and remove inspection chambers along the south and west property lines.

Frontage Improvements:

a. Road works and frontage improvements (Spires Road and Cook Crescent development frontages)

i. The entire Spires Road and Cook Crescent development frontages are to be widened to provide 8.7 m wide pavement (one parking lane and two traffic lanes). The road works are also to include tie-in tapers (20:1) to the existing sections of Spires Road to the east and west of the site and Cook Crescent to the north.

Initial: _____

The following are the road and behind the curb frontage improvement cross-section elements to be designed and constructed by the Developer. The existing ditches are to be filled to accommodate these frontage improvements.

- existing property line of road right-of-way along development frontage;
- 2.05 m wide landscaped boulevard with street trees. (The Spires Road and Cook Crescent right-of-ways are planned to be reduced from a width of 20.1 m to 16.0 m. The 2.05 m wide boulevard may become surplus City land and available for disposition);
- 2.0 m wide concrete sidewalk;
- 1.5 m wide landscaped boulevard with street trees;
- 0.15 m wide curb;
- 8.7 m wide pavement;
- 1.0 m wide gravel shoulder (with no-post low barriers per TAC standards).; and
- Ditch embankment stability requirements (opposite side of road), i.e. ditch in-filling and/or retaining walls.

b. Treatments of south side of Spires Road and east side of Cook Crescent opposite site frontages

   i. The Developer shall retain a Geotechnical Engineer to determine the requirements for filling in the existing ditches along Spires Road and Cook Crescent on the opposite side of the road from the development or installing retaining walls to support the widened pavement. The Developer shall advise the Transportation and Engineering of the outcome of the geotechnical investigation and is responsible for implementing the recommended actions.

c. Existing driveways along the development frontages

   i. All existing driveways along the Spires Road and Cook Crescent development frontages are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk per standards described.

d. Existing driveways on the opposite side of development frontages

   i. All existing driveways on the opposite side of the Spires Road and Cook Crescent development frontages are to be kept during and post construction. Consultation and co-ordination with adjacent property owners is required particularly if their driveways are altered as part of the proposed road works.

e. Walkways

   i. The Developer is required to construct two walkways along the north and west property lines of the site. The detail of the walkway requirements are as follows:

      - The cross-section of the walkways is to include: 1.5 m wide grass swale surface for drainage; and 1.5 m wide hard surface walkway. Confirm with Parks if changes to this cross-section are required.
      - Provide fencing and safety guardrail as required.
      - Provide walkway signs and removable bollards at the Spires Rad and Cook Crescent ends of the walkway.

f. Parks consultation

   i. Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.

g. Engineering consultation

   i. Consult Engineering on lighting and other utility requirements as part of the frontage works. The tree planting works will need to be coordinated with Engineering to ensure there are no conflicts with any above ground or underground utilities.

h. Design and construction standards

   i. All road works are to be designed to meet City Engineering Design Specifications and constructed to the satisfaction of the City.

Initial: _____

i. Functional Road Design Plan

i. The Developer is required to submit a functional road design plan with cross-sections (interim and ultimate) to show the road works and behind the curb frontage improvements described above. The functional design plan is to be approved by Transportation. The following elements are to be incorporated in the functional design exercise.

- General comments
  - Use metric scale.
  - Provide basic geometric design information, e.g. curve radii, taper ratios, etc.
  - Identify the width of road and frontage elements.
  - The pavement should be presented without shaded background so as not to obscure any road element information.
  - Provide cross sections for both interim and ultimate road and frontage configurations.
  - The center line of the widened pavement is to follow the existing center lines of Spires Road and Cook Crescent.
  - The location of underground utilities must be confirmed with Engineering and the road cross-sections must show the correct underground utility locations.
- Spires Road and Cook Crescent development frontages
  - The design considerations, among others, are to include:
    - Full road and frontage improvement cross-sections including edge of pavement treatments along the south side of Spires Road and east side of Cook Crescent opposite the site.
    - Provide 20:1 taper sections to tie-in the widened section of Spires Road along the development frontages to the existing roadway; and
    - As parking is permitted on Spires Road, the maximum cross slope for the boulevard and sidewalk is 2%.
- Walkways
  - Refer details provided above.
- Engineering consultation
  - As part of the review and approval process of the functional plan, Engineering is to be consulted on the following design issues, among other requirements:
    - Vertical alignment - The elevation of the centre line of Spires Road along the development frontage is to take into considerations drainage requirements and to ensure there is no conflict with district energy equipment and other underground utilities.
    - Horizontal alignment - Engineering is to be consulted to ensure that the establishment of the road alignment along the development frontages and the underground utility corridor are coordinated.

j. Site Vehicle Access

i. This site is to be served by a single vehicle driveway. All existing driveways along the Spires Road and Cook Crescent development frontages are to be closed permanently.

ii. The driveway width is to be set at 7.5 m at P/L, with 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard).

k. Developer to coordinate with BC Hydro, Telus and other private communication service providers:

i. To provide underground private utility service lines for the proposed development along Spires Road and Cook Crescent frontages, at the Developer's cost. The private utility companies (e.g., BC Hydro, Telus and Shaw) may require right of ways in the proposed site to facilitate transition from the existing rear yard overhead private utility service to an underground service at Spires Road and Cook Crescent frontages. The private utility servicing (i.e., transition from rear yard overhead service to underground service at the fronting streets) shall be coordinated with the private utility companies prior to the proposed development advancing to DP panel. The purpose of this is to ensure that all private utility above ground

Initial: _____

cabinets that are required to facilitate the transition from rear yard overhead system to underground system at the fronting streets are determined and secured via the Development Permit process.

ii. To maintain BC Hydro and private communication services to the neighbouring properties that are connected to the existing rear yard overhead system if the rear yard overhead system is going to be removed when the new underground services are provided along the fronting streets.

iii. To pre-duct for future hydro, telephone and cable utilities along all road frontages at Developer's cost.

iv. When relocating/modifying any of the existing power poles and/or guy wires within the rear yards.

v. To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

- BC Hydro PMT – 4mW X 5m (deep)
- BC Hydro LPT – 3.5mW X 3.5m (deep)
- Street light kiosk – 1.5mW X 1.5m (deep)
- Traffic signal kiosk – 2mW X 1.5m (deep)
- Traffic signal UPS – 1mW X 1m (deep)
- Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
- Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan

l. The existing ditches at Spires Road and Cook Cr frontages are to be filled to accommodate the frontage improvements.

m. A geotechnical assessment (complete with recommendations) is required to confirm that the existing road base structures are adequate to support the required road upgrades at Spires Road frontage.

n. Review the existing street lighting levels along Cook Cr and Spires Road frontages and upgrade lighting along the development frontages.

General Items:

a. At the developers cost, the Developer is required to:

i. Building encroachment and permanent structures such as trees and patios etcetera will not be permitted inside rear yard sanitary SRW. Please note fence along north property line should be a standard wooden fence

ii. Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., rear yard sanitary mains, rear yard private utility overhead lines, etc.) fronting or within the development site and provide mitigation recommendations.

iii. 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.

Initial: _____

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

1. Complete an acoustical 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. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

   Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. $13,000 in total) to ensure the replacement planting will be provided.
2. Submission and approval of a separate Tree Permit for the removal of the Norway Spruce tree (tag# N05) located on 8751 Spires Road.

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 energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

Initial: _____

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

Signed _____ Date _____

City of Richmond

Bylaw 10058

Richmond Zoning Bylaw 8500
Amendment Bylaw 10058 (RZ 17-790301)
8671, 8691, 8711 and 8731 Spires Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"PARKING STRUCTURE TOWNHOUSES (RTP4)".**

   P.I.D. 010-472-436
   Lot 4 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

   P.I.D. 004-306-040
   Lot 5 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

   P.I.D. 007-464-622
   Lot 6 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

   P.I.D. 003-684-253
   Lot 7 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10058".**

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

OTHER CONDITIONS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by
E.L.
APPROVED by Director or Solicitor

_____ MAYOR

_____ CORPORATE OFFICER

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	June 28, 2019
From:	Wayne Craig Director, Development	**File:**	RZ 17-771371
Re:	**Application by Design Work Group Ltd. for Rezoning at 11480 and 11500 Railway Avenue from the "Single Detached (RS1/E)" Zone to the "Arterial Road Two-Unit Dwellings (RDA)" Zone**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10060, for the rezoning of 11480 and 11500 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone, be introduced and given First Reading.

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

WC:el
Att. 9

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☐	

Staff Report

Origin

Design Work Group Ltd. has applied to the City of Richmond for permission to rezone 11480 and 11500 Railway Avenue (Attachment 1) from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone in order to permit the property to be subdivided into three duplex lots (Attachment 2). A preliminary site plan, streetscape elevation and landscape plan are provided for reference in Attachment 3. A Development Permit application will be required to address the form and character of the proposed duplex.

A Servicing Agreement (SA) for frontage improvements and site service connections is required as a consideration of rezoning.

Findings of Fact

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

Subject Site Existing Housing Profile

There are two existing single-family dwellings on the property, which will be demolished. The applicant has indicated that the dwellings are currently owner occupied, and that they do not contain any secondary suite.

Surrounding Development

- To the North: Fronting Railway Avenue, single-family homes on lots zoned "Single Detached (RS1/E)".
- To the South: A rezoning application to permit the development of a duplex on the adjacent property (at 11540 Railway Avenue) (RZ 18-819258) has been given Third Reading on June 17, 2019.
- To the East: Fronting Kestrel Drive, single-family homes on lots zoned "Single Detached (RS1/B)".
- To the West: Across Railway Avenue, single-family homes on small lots zoned "Single Detached (RS1/A)" fronting on Garry Street.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is "Neighbourhood Residential". The Steveston Area Land Use Map designation for the subject site is "Single-Detached/Duplex/Triplex" (Attachment 5). The development proposal for three duplex lots is consistent with these designations.

Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 Official Community Plan Bylaw 9000 directs appropriate duplex and triplex developments onto certain minor arterial roads outside the City Centre. The subject site is identified for "Arterial Road Duplex/Triplex" on the Arterial Road Housing Development Map and the proposal is in compliance with the Arterial Road Duplex Development Requirements under the Arterial Road Policy.

Floodplain Management Implementation Strategy

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

Public Consultation

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

The developers have also consulted with the owners/residents of the adjacent properties of the proposed development site; no concern has been raised. A consultation summary prepared by the developers can be found in Attachment 6.

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

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The developer proposes to subdivide the site into three lots and construct a new duplex on each lot. Each duplex lot will feature a unit in the front of the property with direct pedestrian access from Railway Avenue, and one unit will be at the back of the property with the main entrance from the auto-court proposed on site. The unit sizes are ranging from 123 m^2 (1,399 ft^2) to 167 m^2 (1,800 ft^2). All units will have a side-by-side attached garage. In keeping with the architectural character of the neighbourhood, all duplexes will be two storeys and will feature a peaked roof.

A Development Permit application will be required to address the form and character of the proposed duplex. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for duplex projects in the 2041 Official Community Plan (OCP).

- Review of the architectural character, scale, and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood, and do not adversely impact adjacent homes.
- Review of the roof design to ensure it meets the "Residential Vertical Lot Depth Envelope" and "Residential Vertical Lot Width Envelope" requirements under Zoning Bylaw 8500.
- Review of aging-in-place features in all units and the provision of a convertible unit.
- Refinement of the proposed site grading to ensure survival of the protected tree, and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of the driveway and auto court configurations to minimum paved areas on site and explore the opportunity to widen the street fronting units to further animate the public realm.
- Refinement of landscape design including new trees to be planted on site.

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

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the east property line of the subject site for an existing sanitary sewer line. The developer is aware that no construction is permitted in these areas.

Transportation and Site Access

Railway Avenue is a minor arterial road with a bike lane in this location. Vehicle access to the proposed duplex lots will be limited to one shared driveway crossing from Railway Avenue per every two lots, where possible.

Vehicle access to the two northern duplex lots is to be provided via a single shared driveway crossing from Railway Avenue. Since the street frontage of the proposed northernmost lot is adjacent to the Garry Street/Railway Avenue intersection, the proposed shared driveway for the two northern lots must be designed to locate outside (i.e., south) of the intersection.

As per the parking requirements under the "Arterial Road Two-Unit Dwellings (RDA)" zone, a visitor parking space will be required between the two northern lots since the shared driveway will be servicing more than two dwelling units.

Vehicle access to the south duplex lot is to be provided via a single driveway. No visitor parking is required for the southern lot since the driveway will be servicing no more than two dwelling units. However, visitor parking may informally be accommodated within the auto court, similar to the typical arrangement in a single family lot with a secondary suite or a side-by-side duplex development (i.e., two dwelling units sharing a single driveway).

Prior to rezoning, the applicant is required to register a restrictive covenant on Title to ensure that, upon subdivision of the property:

- Vehicle access to the two northern lots is via a single shared driveway crossing, based on a design specified in a Development Permit approved by the City.
- A cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall is to be registered on Titles of the each of the two northern lots.
- The buildings and driveways on all proposed lots are to be designed to accommodate on site vehicle turn-around to prevent vehicles from reversing onto Railway Avenue.

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

- There is no bylaw-sized tree located on site.
- A Douglas Fir tree (Trees # 62) located on neighbouring property to the east at 11471 Kestrel Drive is to be retained and protected as per Arborist Report specifications.
- A Juniper tree (Trees # A) located on the neighbouring property to the south at 11540 Railway Avenue is considered as an under-sized tree and has been identified for removal as part of the redevelopment proposal of 11540 Railway Avenue (which has received 3rd Reading on June 17, 2019). In order to avoid damages to the neighbour's tree during construction of the subject development, installation of tree protection fencing on the subject site is still required until the neighbouring developers are ready to remove this Juniper tree.

Tree Protection

Two trees on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

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

Tree Replacement

No replacement is required as there is no bylaw-sized tree on site. However, according to the Preliminary Landscape Plan provided by the developer (Attachment 2), the developer is proposing to plant nine new trees on site. The number, size and species of new trees will be reviewed in detail through Development Permit and overall landscape design.

Accessible Housing

The developer has agreed that aging-in-place features will be provided in all units (e.g., inclusion of blocking in bathroom walls for installation of grab-bars, provision of blocking in stair walls to accommodate lift installation at a future date, and provision of lever door handles). In addition, a total of two convertible units will be provided in this three-duplex-lot development. Details of the accessible housing features will be reviewed at the future Development Permit stage.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to Section 5.15.1(c) of Zoning Bylaw 8500. The applicant will make a cash contribution of $8.50 per buildable square foot as per the requirement for a contribution of $82,000.75.

Energy Step Code

The applicant has committed to design the subject development to meet the City's Step Code requirements (Attachment 8). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate an approximately 0.92 m wide road across the Railway Avenue frontage to match the property line to the north, in order to accommodate the required future signal equipment and frontage upgrades. The exact road dedication is to be determined based on legal surveys. In addition, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works and service connections including new sidewalk, boulevard and trees (see Attachment 9 for details). All works are at the client's sole cost (i.e., no credits apply).

At future subdivision stage, the developer will be required to pay Development Cost Charges (DCC's) (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fee. Servicing connections are to be determined at Servicing Agreement stage.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone 11480 and 11500 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone, in order to permit the development of three duplex lots (six dwelling units in total) on the subject site. The list of rezoning considerations is included in Attachment 9, which has been agreed to by the applicant (signed concurrence on file).

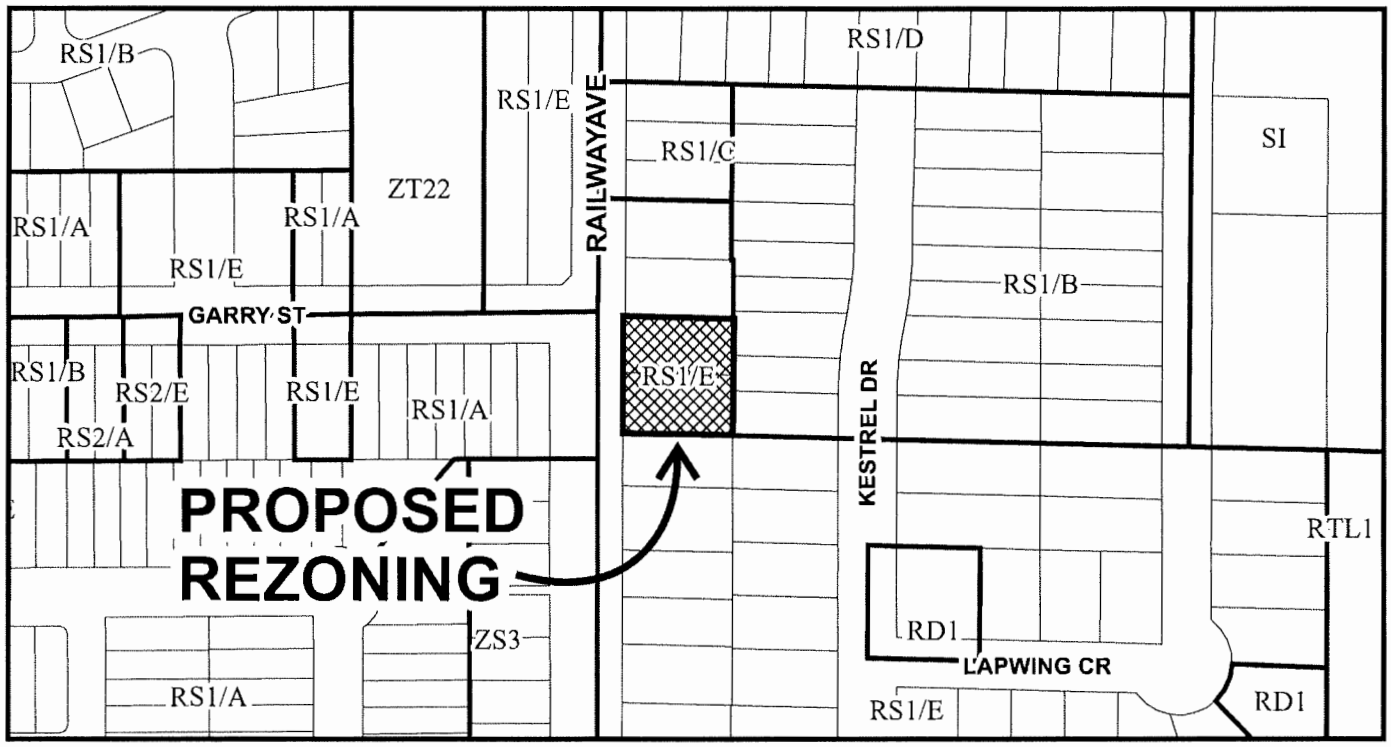
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10060 be introduced and given First Reading.

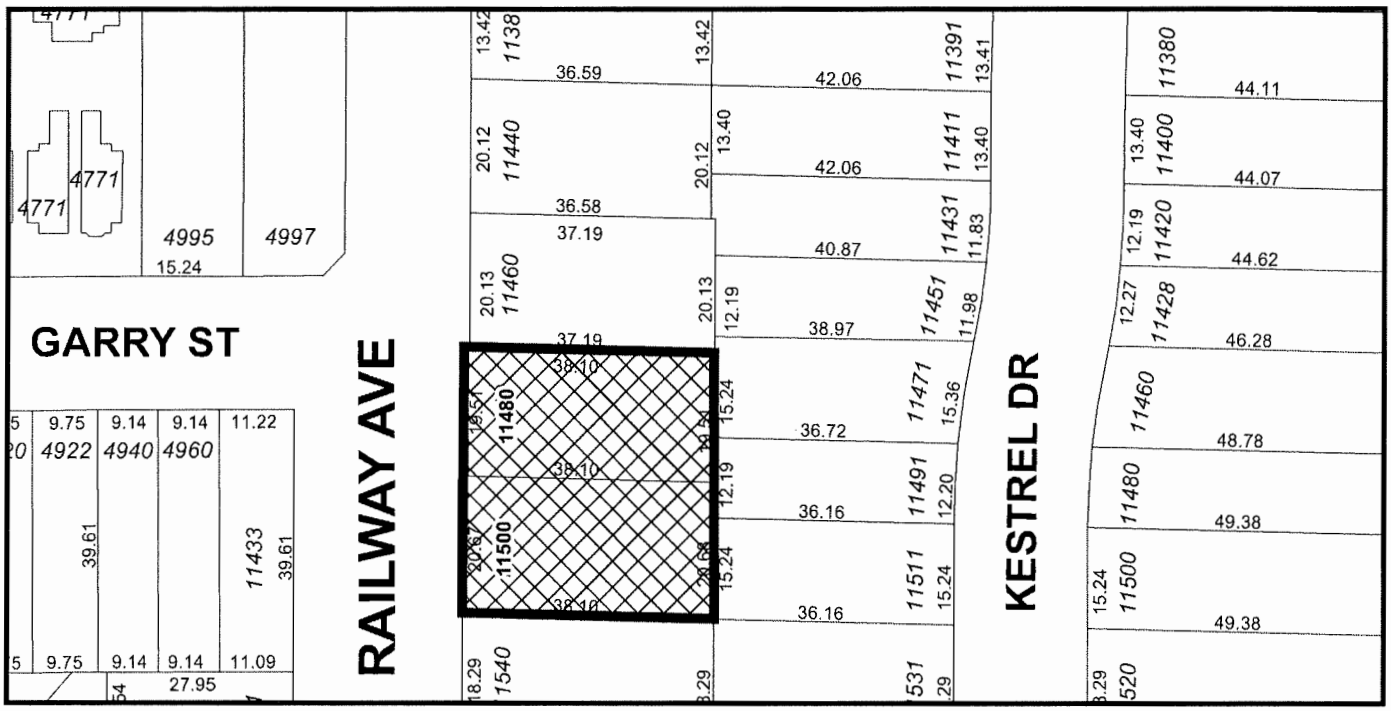
Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Proposed Subdivision Layout
Attachment 3: Conceptual Development Plans
Attachment 4: Development Application Data Sheet
Attachment 5: Steveston Area Land Use Map
Attachment 6: Consultation Summary
Attachment 7: Tree Management Plan
Attachment 8: Letter from Developer
Attachment 9: Rezoning Considerations

City of Richmond





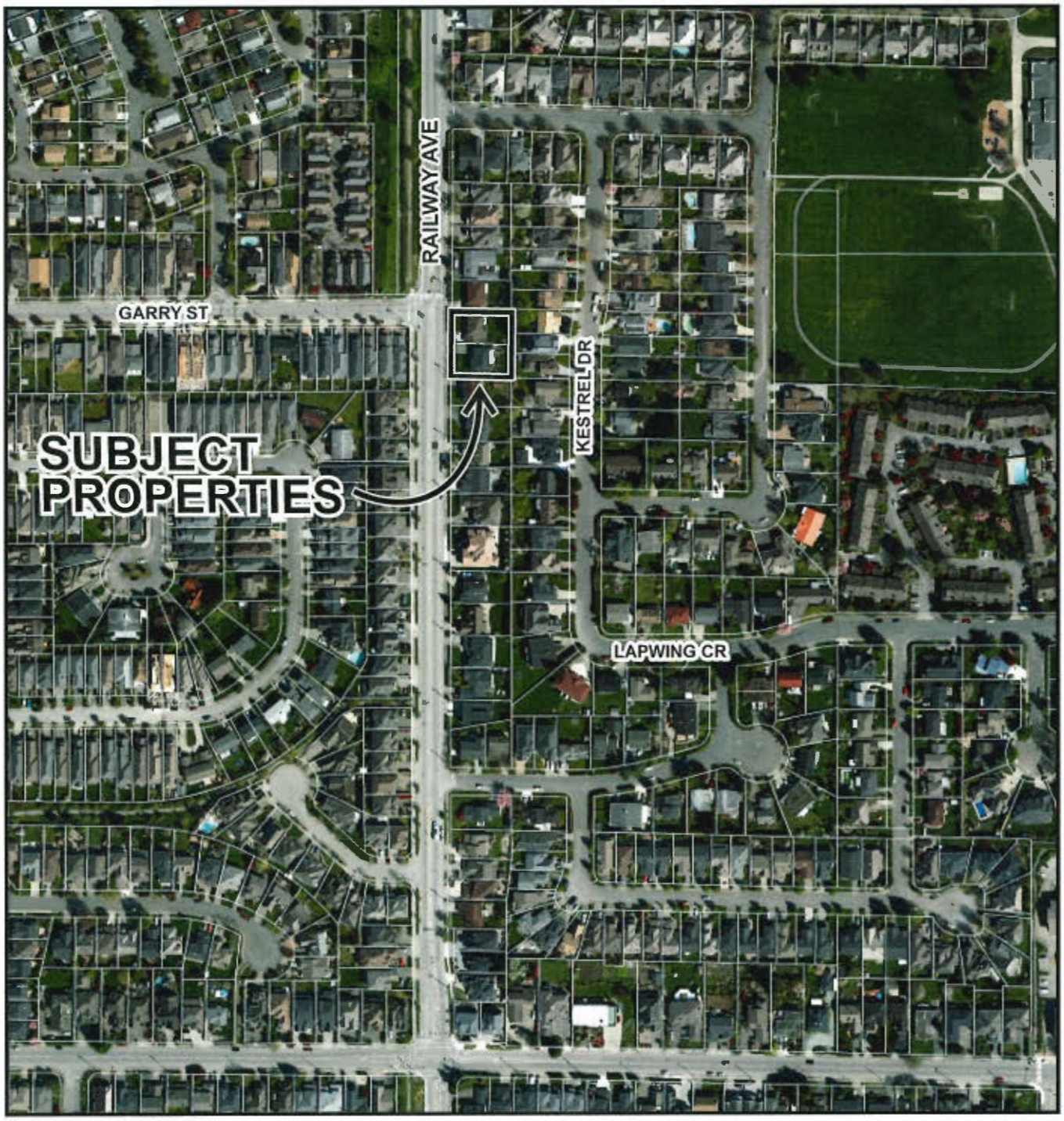
RZ 17-771371

Original Date: 06/05/17

Revision Date:

Note: Dimensions are in METRES

City of Richmond

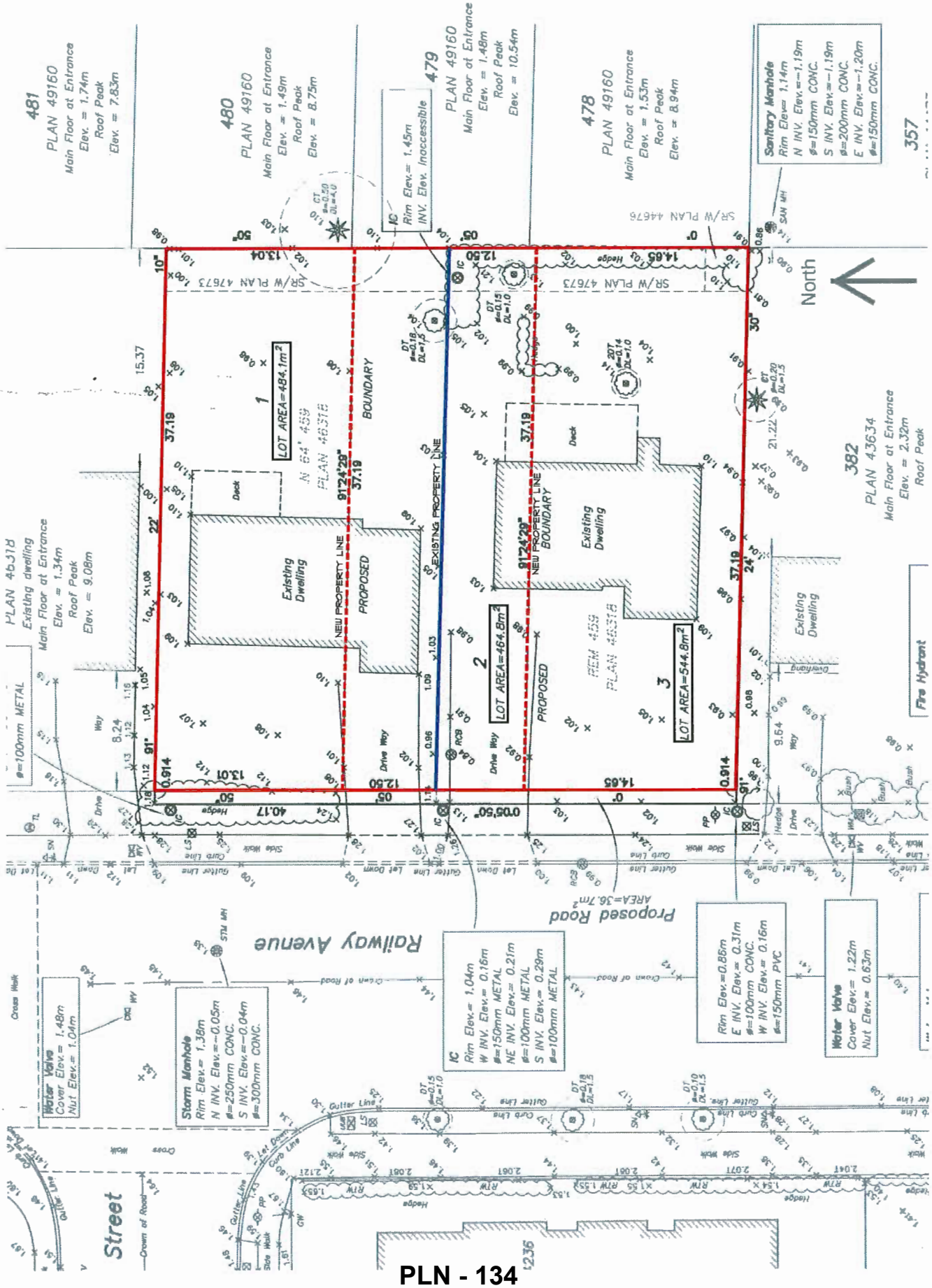


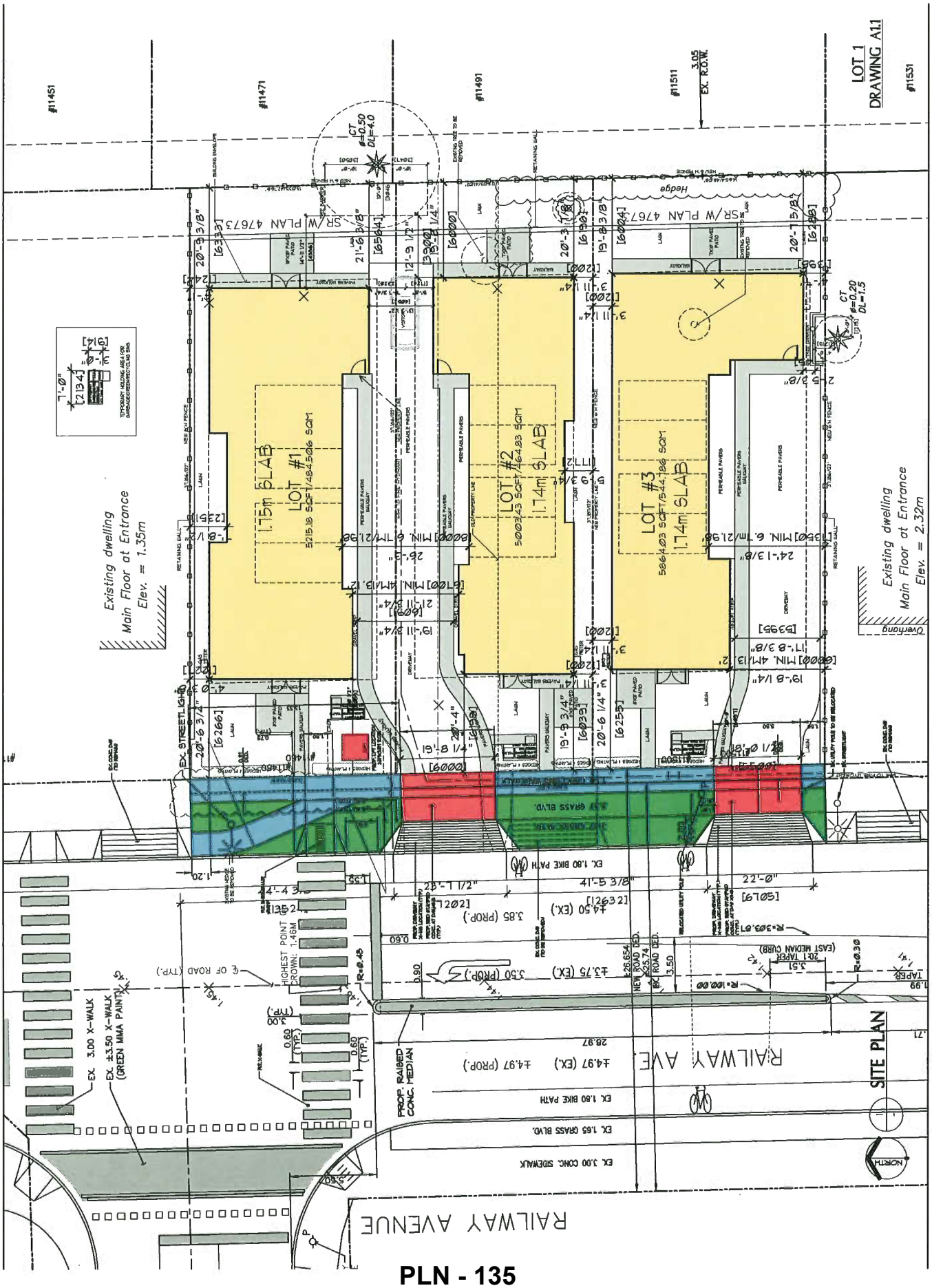
RZ 17-771371

Original Date: 06/08/17

Revision Date:

Note: Dimensions are in METRES

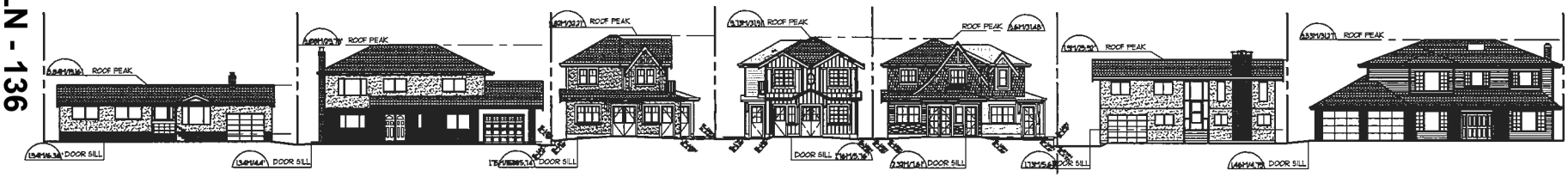

481
PLAN 49160
Main Floor at Entrance
Elev. = 1.74m
Roof Peak
Elev. = 7.83m
480
PLAN 49160
Main Floor at Entrance
Elev. = 1.49m
Roof Peak
Elev. = 8.75m
479
PLAN 49160
Main Floor at Entrance
Elev. = 1.48m
Roof Peak
Elev. = 10.54m
478
PLAN 49160
Main Floor at Entrance
Elev. = 1.53m
Roof Peak
Elev. = 8.94m
357
382
PLAN 43634
Main Floor at Entrance
Elev. = 2.32m
Roof Peak
PLAN 46318
Existing dwelling
Main Floor at Entrance
Elev. = 1.34m
Roof Peak
Elev. = 9.08m
North
Proposed Subdivision Layout
LOT AREA=484.1m²
LOT AREA=464.8m²
LOT AREA=544.8m²
Existing Dwelling
PROPOSED
BOUNDARY
NEW PROPERTY LINE
EXISTING PROPERTY LINE
Deck
Railway Avenue
Proposed Road
AREA=36.7m²
Street
Water Valve
Storm Manhole
Fire Hydrant
Sanitary Manhole


LOT 1
DRAWING A1.1
#11451
#11471
#11491
#11511
#11531
EX. R.O.W.
LOT #1
3215.18 SQFT/484.906 SQM
1.75m SLAB
LOT #2
5003.43 SQFT/464.83 SQM
1.74m SLAB
LOT #3
5864.03 SQFT/544.786 SQM
1.74m SLAB
Existing dwelling
Main Floor at Entrance
Elev. = 1.35m
Existing dwelling
Main Floor at Entrance
Elev. = 2.32m
Hedge
EX. STREET LIGHT
EX. 1.80 BIKE PATH
EX. 1.65 GRASS BLVD.
EX. 3.00 CONC. SIDEWALK
HIGHEST POINT
CROWN: 1.46M
EX. 3.00 X-WALK
EX. ±3.50 X-WALK
(GREEN MMA PAINT)
PROP. RAISED
CONC. MEDIAN
RAILWAY AVE
RAILWAY AVENUE
SITE PLAN
NORTH

11440 RAILWAY AVE | 11460 RAILWAY AVE | 11480 RAILWAY AVE | 11500 RAILWAY AVE | 11540 RAILWAY AVE | 11560 RAILWAY AVE

SUBJECT PROPERTIES

1 PHOTO STREETSCAPE ALONG RAILWAY AVENUE FACING EAST
N.T.S.



11440 RAILWAY AVE
PATTERNS AND ELEMENTS
- SINGLE FAMILY HOUSE
- LOT WIDTH (66'-0")
- RECTANGULAR HOUSE
- 1 STOREY APPEARANCE
- GABLE ROOF
- STUCCO WALL AND BRICK CLADDING WALL FINISH

11460 RAILWAY AVE
PATTERNS AND ELEMENTS
- SINGLE FAMILY HOUSE
- LOT WIDTH (66'-0")
- RECTANGULAR HOUSE
- 2 STOREY APPEARANCE
- HIP ROOF AND GABLE ROOF
- STUCCO WALL AND BRICK CLADDING WALL FINISH

11480/11500 RAILWAY AVE (LOT 1)
PATTERNS AND ELEMENTS
- "TUDOR" STYLE
- TWO FAMILY HOUSE
- LOT WIDTH (44.8')
- RECTANGULAR HOUSE
- 2 STOREY APPEARANCE
- GABLE ROOF
- STUCCO WALL CLADDING WALL FINISH

11480/11500 RAILWAY AVE (LOT 2)
PATTERNS AND ELEMENTS
- "MODERN FARMHOUSE" STYLE
- TWO FAMILY HOUSE
- LOT WIDTH (41')
- RECTANGULAR HOUSE
- 2 STOREY APPEARANCE
- CROSS GABLE ROOF
- BOARD & BATTEN HARDIE WALL CLADDING WALL FINISH

11480/11500 RAILWAY AVE (LOT 3)
PATTERNS AND ELEMENTS
- "CRAFTSMAN" STYLE
- TWO FAMILY HOUSE
- LOT WIDTH (46')
- RECTANGULAR HOUSE
- 2 STOREY APPEARANCE
- HIP AND GABLE ROOF
- HARDIE SHINGLE, SIDING & STONE CLADDING WALL FINISH

11540 RAILWAY AVE
PATTERNS AND ELEMENTS
- SINGLE FAMILY HOUSE
- LOT WIDTH (66'-0")
- RECTANGULAR HOUSE
- 2 STOREY APPEARANCE
- GABLE ROOF
- STUCCO WALL FINISH

11560 RAILWAY AVE
PATTERNS AND ELEMENTS
- SINGLE FAMILY HOUSE
- LOT WIDTH (72'-0")
- RECTANGULAR HOUSE
- 2 STOREY APPEARANCE
- HIP ROOF
- WOOD SIDING AND BRICK CLADDING WALL FINISH

2 STREETSCAPE ALONG RAILWAY AVENUE FACING EAST
SCALE: 1 = 1/5

DRAWING A5.1

11440 RAILWAY AVE | 11460 RAILWAY AVE | 11460 RAILWAY AVE | 11460 RAILWAY AVE | 11540 RAILWAY AVE | 11560 RAILWAY AVE

1 PHOTO STREETSCAPE ALONG THE REAR PROPERTY LINE SHOWING EAST ELEVATIONS
N.T.S.

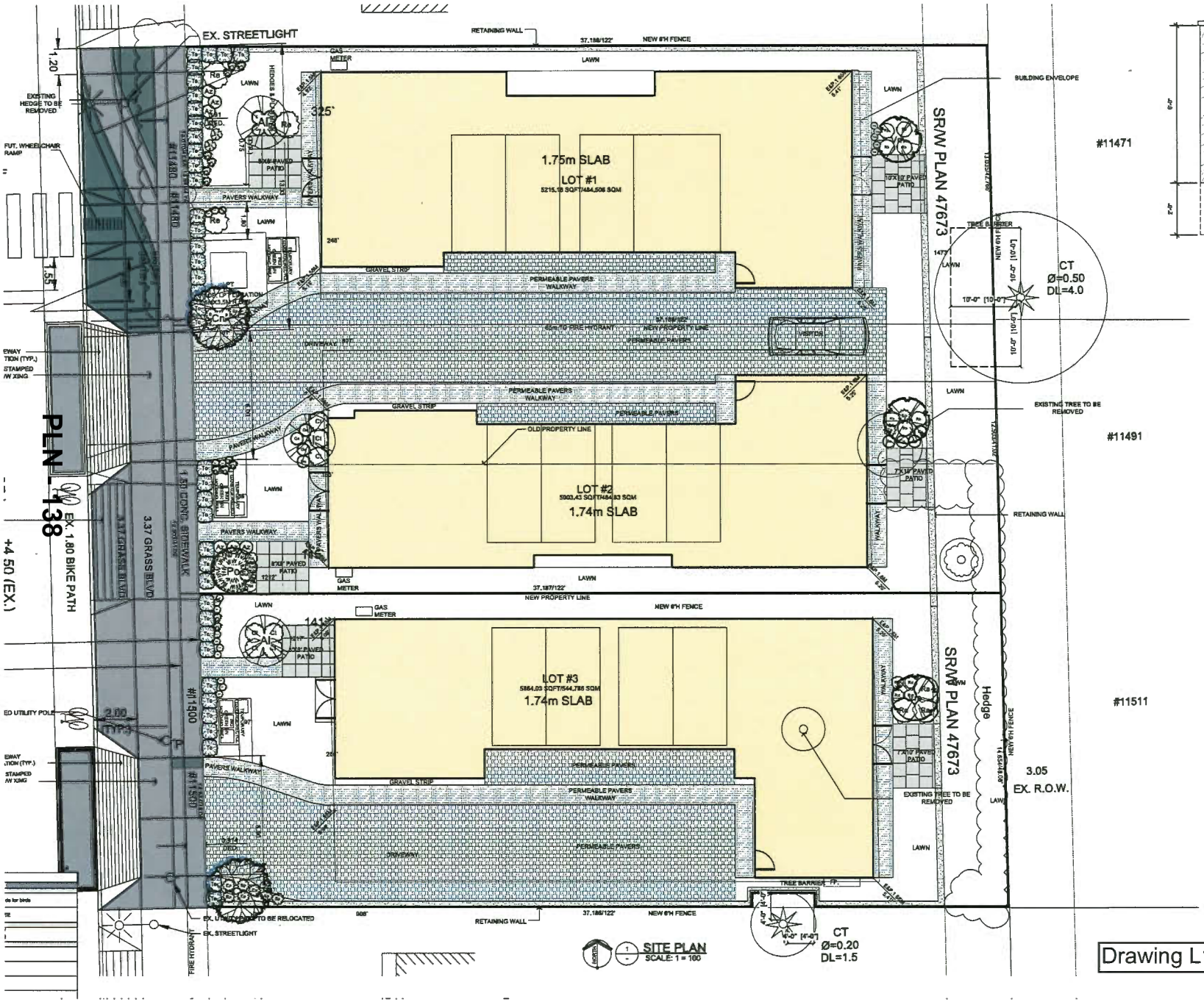
11560 RAILWAY AVE | 11540 RAILWAY AVE | 11480/11500 RAILWAY AVE (LOT 3) | 11480/11500 RAILWAY AVE (LOT 2) | 11480/11500 RAILWAY AVE (LOT 1) | 11460 RAILWAY AVE | 11440 RAILWAY AVE

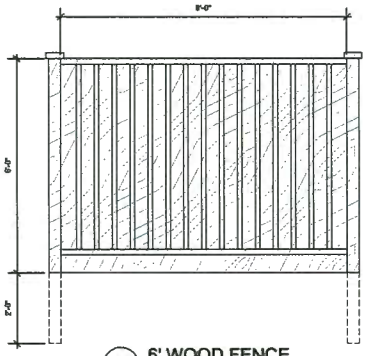
1 STREETSCAPE ALONG THE REAR PROPERTY LINE SHOWING EAST ELEVATIONS
SCALE 1 = 1/8

11471 RAILWAY AVE | 11451 RAILWAY AVE | 11433 RAILWAY AVE | GARRY ST | 4771 GARRY ST (UNIT 3)

4 PHOTO STREETSCAPE ALONG RAILWAY AVENUE FACING WEST
N.T.S.

DRAWING A5.0





A 6' WOOD FENCE
SCALE: 1/2" = 1'-0"

No.	Date	Appr	Revision Notes
1	19-4-12		CITY COMMENTS
A	18-6-11		ARCHITECT/CLIENT REVIEW

No.	Date	Issue Notes

Drawing L1

Design Firm
Larry Fiddler, Landscape Designer
591- 8288 207A St.
Langley, B.C. V2Y 0L2
604.816.7712 larryfiddler@telus.net

Consultant
DESIGN WORK GROUP
Suite 203-5066 Kingsway
Burnaby, B.C. V5H 2E7

Project Title

Plant List - 11480 -11500 RAILWAY AVENUE

	Qty	Common Name	Botanical Name	Scheduled Size	Comments
Conifers					
To	39	Emerald Arborvitae	Thuja occidentalis 'Emerald' (T.o. 'Smaragd')	1.8m.	Provides cover & seeds for birds
Po	1	Serbian Spruce	Picea omorika	3.5m. B&B	REPLACEMENT TREE
Ornamental Grass-Bamboos					
Ha	5	Golden Japanese Forest Grass	Hakonechloa macra 'Aureola'	#1	
Perennials					
Bergh	16	Bressingham Ruby Heartleaf Bergenia	Bergenia 'Bressingham Ruby' P.P.# 7344	#1	
Rd	8	Goldsturm Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	#2	
Hj	12	Joan Senior Daylily	Hemerocallis x 'Joan Senior'	#1	
Ep	13	Purple Coneflower	Echinacea purpurea	#2	Attracts birds
Es	3	Shorty Spurge	Euphorbia 'Shorty' P.P.A.F.	#2	
Shrubs					
Ra	3	Anah Krushke Rhododendron	Rhododendron x 'Anah Krushke'	#5	
Ct	7	Aztec Pearl Mexican Orange Blossom	Choisya ternata 'Aztec Pearl'	#5	
Rb	7	Blue Diamond Rhododendron	Rhododendron x `Blue Diamond` (H-3)	#5	
Az	6	Hino-Crimson Azalea	Azalea `Hino-Crimson` (Kurume hybrid)	#3	
Re	3	King Edward VII Flowering Currant	Ribes sanguineum 'King Edward VII'	#2	
Gs	12	Salal	Gaultheria shallon	#2	
Trees					
	2	Eddie's White Wonder Dogwood	Cornus x 'Eddie's White Wonder'	6cm. B&B	REPLACEMENT TREE
	3	Pacific Fire Vine Maple	Acer circinatum 'Pacific Fire'	2.5m. B&B	native species
	3	Shadblow Serviceberry	Amelanchier canadensis	2.5m. B&B	Wildlife Habitat

PLN - 139

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 17-771371 **Attachment 4**

Address: 11480 and 11500 Railway Avenue

Applicant: Design Work Group Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	1113132 BC LTD.	No change
Site Size (m^2):	1,530.6 m^2	Ranging from 464.8 m^2 to 544.8 m^2 per lot
Land Uses:	Single-family dwelling	Two-unit dwelling
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Steveston Area Plan: Single-Detached/Duplex/Triplex	Duplex
702 Policy Designation:	N/A	No Change
Zoning:	Single-Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
Number of Units:	2	6
Other Designations:	n/a	No change

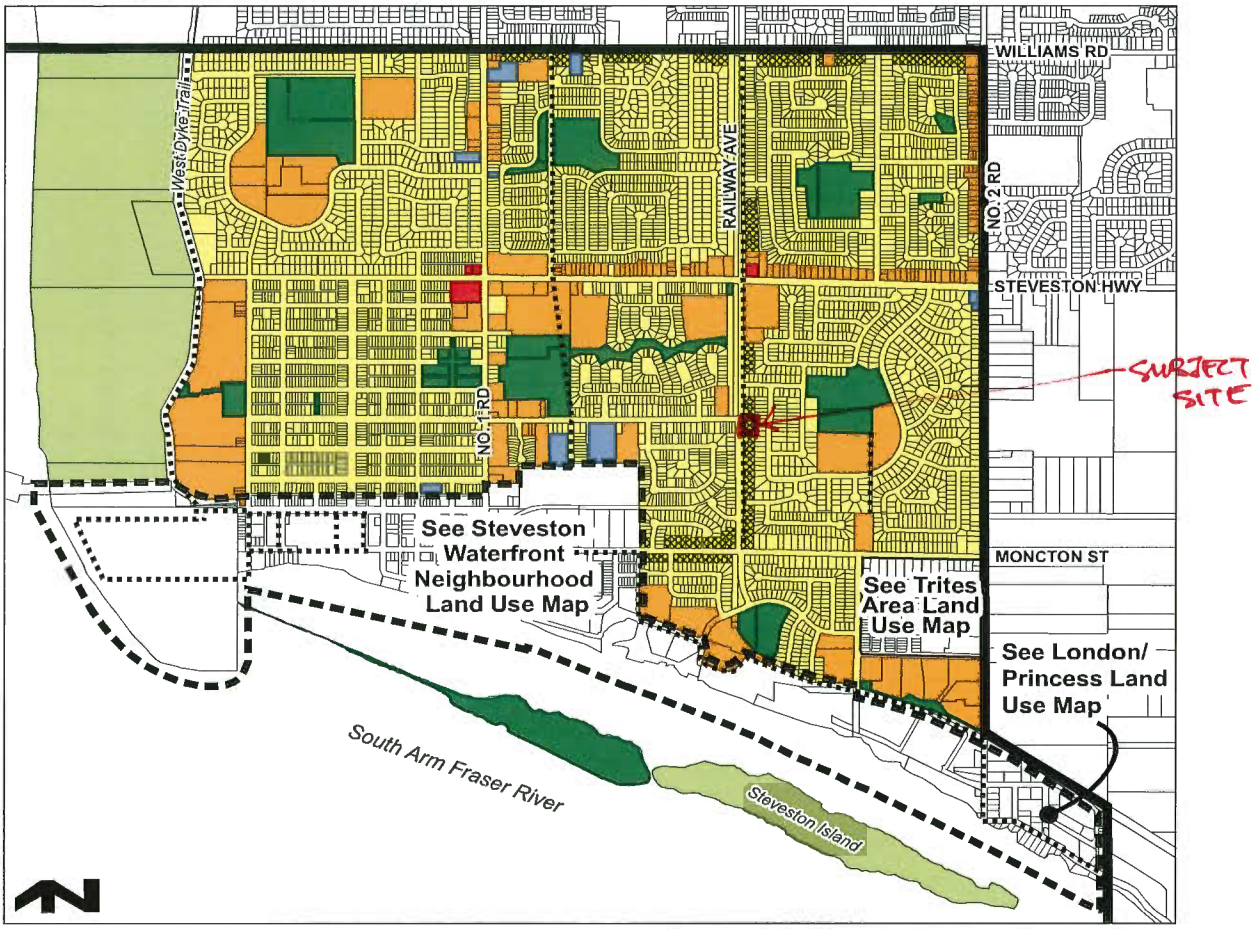
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density:	The lesser of 0.6 FAR or 334.5 m^2 per lot	0.6 FAR	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	Building: 45% Max. Non-porous Surfaces: 70% Max. Landscaping: 25% Min.	none
Lot Size:	Min. 464.5 m^2	464.8 m^2 to 544.8 m^2	none
Lot Dimensions (m):	Width: Min. 10.35 m for proposed lots with shared vehicle access and Min. 13.4 m for proposed lot with individual vehicle access Depth: Min. 30 m	Width: 12.5 m for the lots with shared vehicle access and 14.65 m for the lot with individual vehicle access Depth: 37.18 m Min.	none
Setbacks (m):	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: 6 m Min. Rear: 6 m Min. Side: 1.2 m Min.	none
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys)	none
Off-street Parking – Regular (R):	2 per unit	2 per unit	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking – Visitor (V):	0.2 per unit when 3 or more units share one access (0.2 x 4) = 1	1	none
Off-street Parking (total):	13	13	none
Tandem Parking Spaces:	Permitted	0	none

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

Steveston Area Land Use Map

Bylaw 9604
2016/12/19



Single-Family	Institutional
Single-Detached/Duplex/Triplex	Conservation Area
Multiple-Family	Trail
Commercial	Steveston Area Boundary
Public Open Space	Steveston Waterfront Neighbourhood Boundary

Railway Development – Neighbourhood Consultation

RECEIVED
JUN 1 5 2018

11491 Kestrel Drive

(Ellene & Tim Gould) – ellenegould@aim.com

- Like the design
- Happy to be engaged
- The height of building and the layout of the property works for them

11511 Kestrel Drive

(Derek & Carmen) – lamsx4@gmail.com

- On board with the development
- Hoping we trim the hedge in the back to provide more sun

11471 Kestrel Drive

(Karl Reinders) – karlreinders@shaw.ca

- Likes the design
- On board with the development
- Doesn't feel he will be impacted much

11540 Railway Avenue

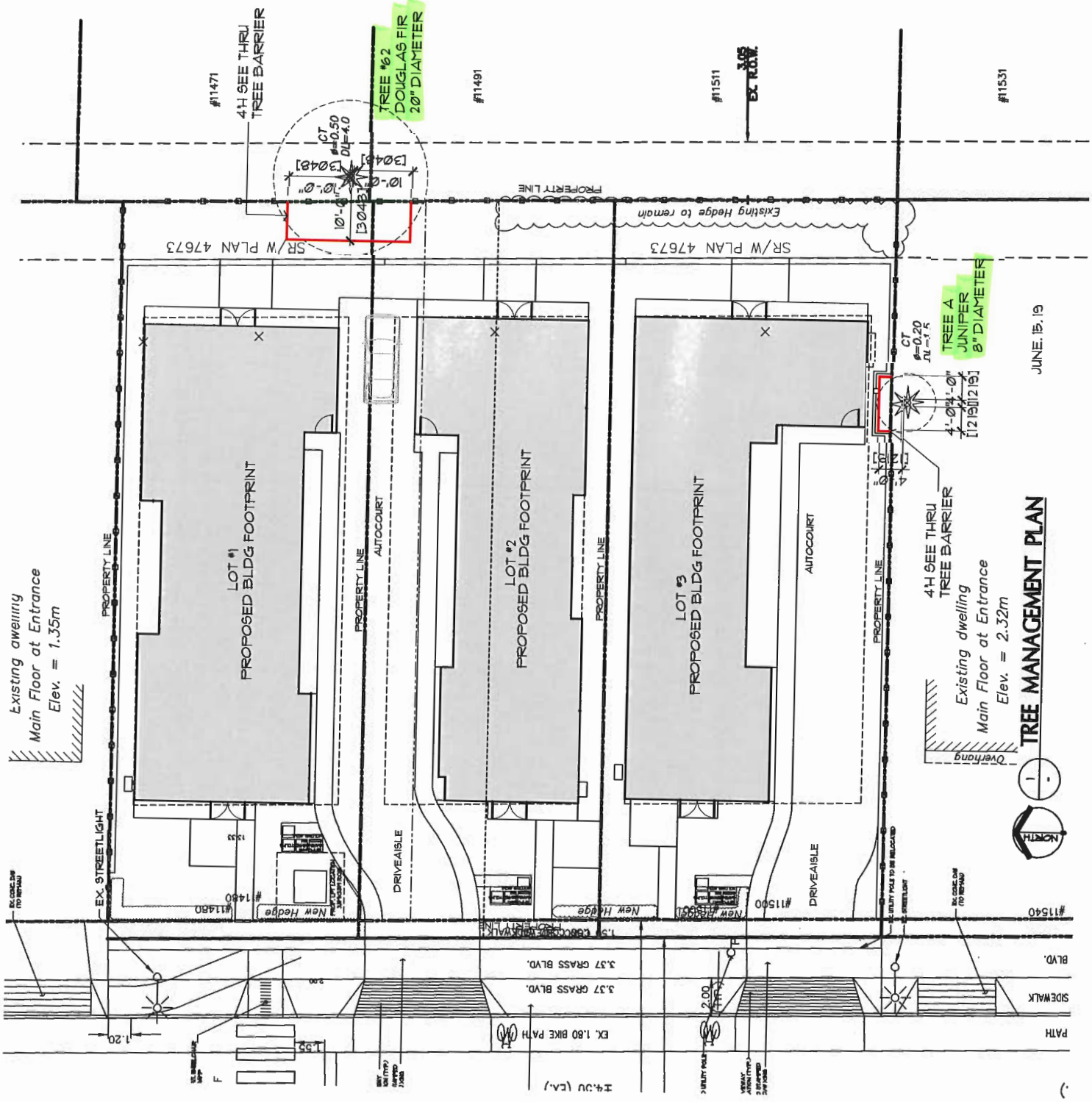
(Joy Ma)

- Likes the design
- On board with the development
- Doesn't feel she will be impacted
- Curios why he have not yet started breaking ground

11433 Railway Avenue

(Aziz Kara & Zabeen Kara) – armiek@gmail.com

- Feels design is tasteful
- Happy with the number of units
- On board with the development


TREE MANAGEMENT PLAN
JUNE. 15. 19
NORTH
TREE A
JUNIPER
8" DIAMETER
TREE #62
DOUGLAS FIR
20" DIAMETER
4H SEE THRU
TREE BARRIER
LOT #1
PROPOSED BLDG FOOTPRINT
LOT #2
PROPOSED BLDG FOOTPRINT
LOT #3
PROPOSED BLDG FOOTPRINT
AUTOCOURT
DRIVEAISLE
PROPERTY LINE
SR/W PLAN 47673
Existing hedge to remain
Existing dwelling
Main Floor at Entrance
Elev. = 1.35m
Existing dwelling
Main Floor at Entrance
Elev. = 2.32m
Overhang
New Hedge
EX. STREETLIGHT
#11471
#11491
#11511
#11531
#11540
#11500
#11480
#1460
3.37 GRASS BLVD.
EX. 1.80 BIKE PATH
SIDEWALK
PATH

bricklane

June 14, 2019

Attention: City of Richmond

Re: Energy Step Code on proposed duplex project – 11480 & 11500 Railway Avenue

Bricklane Developments fully supports the new step code requirements and will meet the targets on this Duplex project.

Furthermore, we attended the various City of Richmond breakfast seminars and took advantage of the free testing that was offered on 2 of our projects. Those projects were successful and we reached the targets laid out by the Energy Step Code.

If you have any questions, please feel free to contact me at Bricklanedevelopments@gmail.com or call 604-812-9561.

Sincerely,

Inder Johal
Vice President
Bricklane Developments
Suite 186 - 8120 No. 2 Road
Richmond, BC
V7C 5J8

City of Richmond

Rezoning Considerations

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

Address: 11480 and 11500 Railway Avenue **File No.:** RZ 17-771371

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10060, the developer is required to complete the following:

1. 0.92 m wide road dedication along the entire Railway Avenue frontage to match the property line to the north, in order to accommodate the required future signal equipment and frontage upgrades; exact width is to be confirmed with survey information to be submitted by the applicant.
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on Title to ensure that, upon subdivision of the property:
   a) Vehicle access to the two northern lots is via a single shared driveway crossing, based on a design specified in a Development Permit approved by the City;
   b) A cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall is to be registered on Titles of the each of the two northern lots.
   c) The buildings and driveways on all proposed lots are to be designed to accommodate on-site vehicle turn-around to prevent vehicles from reversing onto Railway Avenue.
4. Submission of a Contract entered into between the applicants/developers and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone on site for the protection of the trees to be retained on neighbouring properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. City acceptance of the developer's offer to voluntarily contribute $8.50 per buildable square foot (e.g. $82,000.75) to the City's Affordable Housing Reserve Fund.
6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
7. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
   a) Water Works:
      - Using the OCP Model, there is 334 L/s of water available at a 20 psi residual at the Railway Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
      - The Developer is required to Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
      - At the Developers cost, the City is to:
        - Install six new water service connections to serve the proposed development, complete with meters and meter boxes.
        - Cut and cap, at main, both existing water service connections serving the development site.
   b) Storm Sewer Works:
      - At Developer's cost, the City is to:

Initial: _____

- Cut and cap, at main, the storm service connection at the north property line of 11500 Railway Avenue and remove inspection chamber STIC51163.
- Cut and cap, at inspection chamber, the existing service connection at the northern property line of 11480 Railway Avenue. Retain inspection chamber STIC51162 for boulevard drainage, and replace solid inspection chamber cover with grate if applicable.
- Cut and cap, at inspection chamber, the southern-most service connection serving the development site and retain inspection chamber STIC51180 serving 11540 Railway Avenue.
- Install three new storm service connections complete with inspection chambers. Or, alternatively, two new storm service connections with one located at the adjoining property line of two of the newly subdivided lots with dual service laterals.

c) Sanitary Sewer Works:

- The Developer is required to:
  - Not start onsite excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
  - Ensure no encroachments of onsite works (proposed trees, buildings, non-removable fences, retaining walls, etc.) into existing sanitary right-of-way along north property line of subject site.
- At Developer's cost, the City is to:
  - Cut and cap, at main, the existing sanitary service connection remove inspection chamber SIC15772.
  - Install three new sanitary service connections complete with inspection chambers. Or, alternatively, two new sanitary service connections with one located at the adjoining property line of two of the newly subdivided lots with dual service laterals.

d) Frontage Improvements:

- Construct a new 1.5 m wide concrete sidewalk at the new property line. The new sidewalk is to connect to the existing sidewalk north and south of the subject site.
- Remove the existing sidewalk and backfill the area between the curb and the new sidewalk to provide a minimum 1.5 m wide grass boulevard with street trees. The boulevard width is exclusive of the 0.15 m wide curb.
- All existing driveways along the Railway Avenue development frontage are to be closed permanently. The developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described above.
- Construct a new shared driveway to City design standards: 6.0 m wide at the property line with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard. The driveway width is to be kept at 6.0 m for a distance of 6.0 m from the back of the sidewalk to allow for two vehicles in opposite directions to pass. The driveway can be tapered at a 5:1 transition to a minimum width of 4.0 m (wider if garbage and recycling collection is provided door to door).
- Provide special stamped/tinted concrete treatment for the sidewalk across the driveway to better highlight the driveway for pedestrians.
- Relocate/upgrade the existing streetlights along Railway Avenue as required by the proposed sidewalk/driveway and to meet lighting requirements. Consult Engineering on other utility requirements as part of the frontage works.
- Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- Coordinate with BC Hydro, Telus and other private communication service providers
  - To relocate/underground the existing overhead poles and lines as required to prevent conflict with the proposed frontage works (i.e. sidewalk and boulevard).
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To underground overhead service lines.

Initial: _____

- To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.

e) General Items:

- The Developer is required to:
  - Provide, within the building permit application, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site (i.e. AC water main on Railway Avenue, and rear-yard sanitary main) and provide mitigation recommendations.
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Registration of a cross-access easement over the driveway, drive aisle, and visitor parking stall shared between the two northern lots.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

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

Note:

* This requires a separate application.

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

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

Initial: _____

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

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

_____ _____

Signed Date

City of Richmond

Bylaw 10060

Richmond Zoning Bylaw 8500
Amendment Bylaw 10060 (RZ 17-771371)
11480 and 11500 Railway Avenue

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)".**

   P.I.D. 004-024-621
   The Northerly 64 Feet of Lot 459 Section 1 Block 3 North Range 7 West New Westminster District Plan 46318

   P.I.D. 004-024-460
   Lot 459 Except the Northerly 64 Feet Section 1 Block 3 North Range 7 West New Westminster District Plan 46318

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10060".**

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

OTHER CONDITIONS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by E.L
APPROVED by Director or Solicitor

_____ MAYOR

_____ CORPORATE OFFICER

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	July 4, 2019
From:	Barry Konkin Manager, Policy Planning	**File:**	08-4045-00/Vol 01T
Re:	**Metro Vancouver Regional Plan Amendments**		

Staff Recommendation

That staff be directed as detailed in the report titled "Metro Vancouver Regional Plan Amendments" dated July 4, 2019 from the Manager, Policy Planning, to advise the Greater Vancouver Regional District Board that the City of Richmond has no objections to the minor amendments outlined in the Metro Vancouver request dated May 24, 2019.

Barry Konkin
Manager, Policy Planning

BK:je
Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO	

6228841

Staff Report

Origin

The Metro Vancouver Regional District Board has proposed amendments to the Regional Growth Strategy, *Metro Vancouver 2040: Shaping our Future,* to reflect amendments to the Regional Context Statements for the City of Anmore and the City of New Westminster, and to reflect minor land use designation changes for the City of Vancouver. The amendments under the proposed Regional Growth Strategy Amendment Bylaw No. 1285, 2019 are "housekeeping" in nature, and consist only of mapping changes.

As a member municipality, the City of Richmond is invited to provide written comments on the proposed amendments to the Regional Growth Strategy (Attachment 1).

Background

The approval process for amendments to the Regional Context Statements and minor land use designations for member municipalities does not include referrals to all member municipalities of the Metro Vancouver Regional District. However, municipal input is required for amendments to the land use designation map contained in the Regional Growth Strategy.

The proposed amendments to the Regional Growth Strategy (Bylaw No. 1285, 2019), would incorporate mapping changes to reflect previously-approved changes, including:

- Reflecting the Frequent Transit Development Areas in New Westminster and in Anmore,
- Adjusting the Urban Containment Boundary in Anmore, and,
- Changing three regional land use designations for the City of Vancouver.

The proposed amendments are considered "Type 3", which require adoption of an amendment bylaw with an affirmative 50% +1 weighted vote by the Metro Vancouver Regional District Board. Type 3 amendments are minor in nature, and are typically mapping changes, based on adopted Regional Growth Strategy.

Metro Vancouver Regional District Board adopted a resolution to consider these amendments on May 24, 2019, but City of Richmond staff did not receive the request for comments until June 27, 2019. Metro Vancouver has requested that any comments on the proposed amendments be submitted before August 2, 2019.

Proposed Amendments

The nature and scope of the proposed amendments to the Regional Growth Strategy are summarized below.

City of New Westminster

The Metro Vancouver Regional District Board endorsed six minor amendments to the Regional Growth Strategy within New Westminster, from the "Industrial" designation to "Conservation / Recreation", for a total of 3.15 hectares (7.88 acres) located in the eastern portion of the city, to

allow linear conservation / recreation areas to function as public trails and walkways. New Westminster's amended Regional Context Statement also identifies three new Frequent Transit Development Areas, around three transit stations (22nd Street, Sapperton, and Braid Street). These amendments were endorsed by the MetroVancouver Board August 31, 2017.

Staff are of the opinion that these amendments are minor, and there are no impacts or implications for the City of Richmond associated with the changes.

Anmore

The Metro Vancouver Regional District Board-approved changes to the Anmore Regional Context Statement are for a minor extension of the Urban Containment Boundary for the neighbourhood of Anmore Green Estates, and to amend the regional land use designation for 5.67 hectares (14 acres) of land from "Rural" to "General Urban".

The amendment to the Urban Containment Boundary would allow a 51-unit strata complex (Anmore Green Estates) to be included in the Greater Vancouver Sewer and Drainage District (GVSDD) and, as a result, to connect to the regional sanitary sewer system. The connection to the regional sanitary system would address a failing septic system. The Metro Vancouver Regional District Board approved the proposed amendments to the Regional Context Statement on March 29, 2019.

Staff are of the opinion that these amendments are minor, and there are no impacts or implications for the City of Richmond associated with the changes.

City of Vancouver

The City of Vancouver made minor adjustments to the regional land use designations for False Creek Flats, Franklin Street and the Arbutus Corridor. The land use designation changes for False Creek Flats and Franklin Street were from "Mixed Employment" and "Industrial", to "General Urban" for a total of 1.72 hectares (4.25 acres) of land the around the periphery of the False Creek Flats area in east Vancouver. The changes accommodate additional housing for the two areas, while maintaining the core of the mixed-use areas. The staff report to Vancouver City Council stated that the proposed change for the False Creek:

> *...seeks to intensify existing pockets of residential to activate the public life and support the economic function of the area. Small pockets of strategic additional rental residential are proposed to leverage and cross-subsidize employment uses, improve transitions to surrounding neighbourhoods, and better serve the needs of workers and students.*

The City of Vancouver also requested minor adjustments to the land use designations for .64 hectares (1.58 acres) of land along the Arbutus Corridor from "Conservation and Recreation" to "General Urban" and "Conservation and Recreation" to "Mixed Employment" for lands that were no longer required for the Arbutus Corridor, after Vancouver Council finalized the alignment of the Arbutus Corridor.

Under Sections 6.2.7 and 6.2.9 of the Regional Growth Strategy, under certain conditions, minor adjustments to land use designations are permitted without GVRD Board approval. The subject land use designation changes satisfy these criteria.

The Metro Vancouver Regional District Board was notified of changes to the False Creek Flats land use designations in August 2017, and of the changes to the Franklin Street land use designations in April 2018. The Metro Vancouver Regional District Board was notified of the requested changes to the Arbutus Corridor land use designations in March 2019.

Staff are of the opinion that these land use designation adjustments are minor, and there are no impacts or implications for the City of Richmond associated with the changes.

Financial Impact or Economic Impact

None.

Conclusion

The Greater Vancouver Regional District proposes to amend to the Regional Growth Strategy, through Bylaw Amendment 1285, 2019. The Bylaw amendment, considered a Type 3 minor amendment, reflects amendments to the Regional Context Statements for the City of Anmore and the City of New Westminster, and minor land use designation changes for the City of Vancouver.

It is recommended that Planning Committee direct staff to prepare a letter under the Mayor's signature advising the Greater Vancouver Regional District Board that the City of Richmond has no objections to the Bylaw.

Jeanette Elmore
Planner 2

BK:cas

Attachment1: Letter from MetroVancouver dated May 24, 2019

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Office of the Chair
Tel. 604 432-6215 Fax 604 451-6614

File: CR-12-01
Ref: RD 2019 May 24

JUN 2 1 2019

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Council:

Re: Amending *Metro Vancouver 2040: Shaping our Future* to Reflect Accepted Regional Context Statements

This letter is to inform you of a proposed amendment to *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy and to invite you to provide written comments on the proposed amendments.

At its May 24, 2019 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD Board) adopted the following resolution:

That the MVRD Board:

a) initiate the Metro Vancouver 2040: Shaping our Future amendment process for a Type 3 Minor Amendment to the regional growth strategy to incorporate regional land use designation changes, the expansion of the Urban Containment Boundary, and the addition of Frequent Transit Development Areas stemming from accepted regional context statements;

b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285, 2019"; and

c) direct staff to notify affected local governments and appropriate agencies as per Section 6.4.2 of Metro Vancouver 2040: Shaping our Future.

In accordance with Section 437 of the *Local Government Act*, and Section 6.4.2 of *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, this letter provides the opportunity for affected local governments to comment on the proposed amendment.

The proposed *Regional Growth Strategy Amendment Bylaw No. 1285, 2019* would incorporate a number of minor *Metro 2040* regional land use designation and overlay map revisions that have previously received MVRD Board approval, including the addition of new Frequent Transit Development Areas, contained within the MVRD-Board accepted Regional Context Statements for the City of New Westminster and Village of Anmore. It would also incorporate three regional land use designation revisions made under Section 6.2.7 of *Metro 2040* (i.e. the "flexibility clause") in the City

29783620

of Vancouver; these revisions were made to enable the provision of affordable housing and the Arbutus Greenway.

The proposed amendment is a Type 3 minor amendment that requires the adoption of an amendment bylaw with an affirmative 50%+1 weighted vote of the MVRD Board.

Please note that each part of the proposed amendment was previously considered and accepted by Metro Vancouver. A Metro Vancouver staff analysis for all of the map revisions was considered and accepted by the Metro Vancouver Board as part of each of the respective Regional Context Statement acceptance processes. Enclosed is a copy of the staff report that summarizes the proposed changes to *Metro 2040* that will result from *Regional Growth Strategy Amendment Bylaw No. 1285, 2019.*

You are invited to provide written comments on the proposed amendment to *Metro 2040*. Please provide comments in the form of a Council or Board resolution, as applicable, and submit to Chris.Plagnol@metrovancouver.org by Friday, August 2, 2019.

If you have any questions with respect to the proposed amendment please contact Erin Rennie, Senior Planner, Regional Planning by phone at 778-452-2690 or by email at Erin.Rennie@metrovancouver.org.

Yours sincerely,

Sav Dhaliwal

Sav Dhaliwal
Chair, Metro Vancouver Board

SD/HM/er

Encl: Report dated April 13, 2019, titled "Amending Metro Vancouver 2040: Shaping our Future to Reflect Accepted Regional Context Statements" *(Doc# 29335206)*

29783620

To:	Regional Planning Committee
From:	Erin Rennie, Senior Planner, Regional Planning
Date:	April 13, 2019 — Meeting Date: May 3, 2019
Subject:	**Amending *Metro Vancouver 2040: Shaping our Future* to Reflect Accepted Regional Context Statements**

RECOMMENDATION

That the MVRD Board:

a) initiate the *Metro Vancouver 2040: Shaping our Future* amendment process for a Type 3 Minor Amendment to the regional growth strategy to incorporate regional land use designation changes, the expansion of the Urban Containment Boundary, and the addition of Frequent Transit Development Areas stemming from accepted regional context statements;

b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285, 2019"; and

c) direct staff to notify affected local governments and appropriate agencies as per Section 6.4.2 of *Metro Vancouver 2040: Shaping our Future.*

PURPOSE

This report proposes a Type 3 minor amendment to *Metro Vancouver 2040: Shaping our Future (Metro 2040)* for consideration by the Regional Planning Committee and MVRD Board.

BACKGROUND

On June 23, 2017 the MVRD Board adopted *Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1246, 2017*, which incorporated amendments to *Metro 2040* associated with the acceptance of three Regional Context Statements (RCSs). Since then, the MVRD Board has accepted updated RCSs from the City of New Westminster, and the Village of Anmore that trigger a required Type 3 minor amendment to *Metro 2040.*

This report proposes a minor amendment that will amend *Metro 2040* to incorporate regional land use designation changes, the expansion of the Urban Containment Boundary, and the addition of Frequent Transit Development Areas (FTDAs) stemming from accepted RCSs, as well as mapping updates initiated by municipalities under *Metro 2040* Section 6.2.7 (known as the "flexibility clause").

THE PROPOSED AMENDMENT

Type 3 minor amendments have been used in the past as a means to amend the regional growth strategy to reflect mapping changes made through accepted regional context statements. While the amendments that are included have been approved by the MVRD Board through the RCS acceptance process over the past 2 years, the amendment bylaw is required to amend *Metro 2040* to reflect those changes.

This proposed amendment resulting from accepted regional context statements is a required administrative step, but presents no new information. All changes have already been considered by the MVRD Board through the RCS acceptance process or have been made under *Metro 2040* Section 6.2.7.

Policy Context

Section 6.2.6 of *Metro 2040* allows the MVRD Board to consider and accept RCSs that include regional land use designation revisions that the Board deems to be "generally consistent" with the *Metro 2040*. Section 6.2.7 of *Metro 2040* allows municipalities to include language in their respective RCS that permits (with limitations) amendments to the municipality's Official Community Plan that adjust the boundaries of regional land use designations. Section 6.3.4(i) of *Metro 2040* provides that these revisions can be incorporated into the regional growth strategy by way of a Type 3 Minor Amendment. A Type 3 amendment requires the adoption of an amendment bylaw passed by an affirmative 50%+1 weighted vote of the MVRD Board, and does not require a public hearing.

Accepted Regional Context Statements 2017-2019

The updated RCSs from the Village of Anmore and City of New Westminster include revisions to regional land use designation maps, an adjustment to the Urban Containment Boundary, and the introduction of three new FTDAs.

The City of Vancouver has made minor regional land use designation changes to facilitate the provision of affordable housing and the Arbutus Greenway without updating its RCS, by invoking the flexibility provisions of Section 6.2.7 of *Metro 2040* and has advised Metro Vancouver, in writing, as set out in *Metro 2040* Section 6.2.9.

Metro Vancouver staff provided specific analysis for all of these changes as part of the respective RCSs submitted to the MVRD Board for acceptance (Table 1).

Mapping Updates to *Metro 2040*

The proposed *Metro 2040* bylaw amendment (Attachment 1) proposes: 12 regional land use designation changes (i.e. one in Village of Anmore, 6 in the City of New Westminster, and 5 in the City of Vancouver); 3 new FTDAs added in the City of New Westminster; and an Urban Containment Boundary expansion in the Village of Anmore. These changes, while already being approved by the MVRD Board, require updates to *Metro 2040* Maps 2, 4, 5, 6, 8, 9, 11, and 12. These are summarized in Table 1 below.

Table 1: Summary of Bylaw No. 1285, 2019 *Metro 2040* Amendments

Municipality	*Metro 2040* Amendments	MVRD Board Report Date
Village of Anmore	• Urban Containment Boundary change • Regional land use designation change (Rural to General Urban)	Feb 13, 2019 (item 5.1)
City of New Westminster	• 3 New FTDAs (22nd St. Stn., Sapperton Stn., Braid Stn.) • 6 minor regional land use designation changes (all regional "Industrial" to "Conservation / Recreation")	Aug 31, 2017
Municipality	***Metro 2040* Amendments**	**Sec. 6.2.7. Notification Date**
City of Vancouver	• Two locations in the False Creek Flats and three parcels on Franklin Street amended from regional "Mixed Employment" or "Industrial" to "General Urban" to facilitate temporary modular housing • Locations along the Arbutus Corridor amended from regional "Conservation and Recreation" to "General Urban" and "Mixed Employment" to facilitate the Arbutus Greenway.	False Creek Flats Letter to Metro Vancouver – Aug 10, 2017 Franklin St Letter to Metro Vancouver - April 5, 2018 Arbutus Corridor Letter to Metro Vancouver – March 27, 2019

Processing the Type 3 Minor Amendment

The proposed amendment bylaw, along with a draft version of the staff report, was provided to the Regional Planning Advisory Committee on April 12, 2019, for information and comment as required by *GVRD Regional Growth Strategy Procedures Bylaw No. 1148, 2011*. No comments on the proposed amendment were provided.

ALTERNATIVES

1. That the MVRD Board:
   a) Initiate the *Metro Vancouver 2040: Shaping our Future* amendment process for a Type 3 Minor Amendment to the regional growth strategy to incorporate regional land use designation changes, the expansion of the Urban Containment Boundary, and the addition of Frequent Transit Development Areas stemming from accepted regional context statements;
   b) Give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285, 2019"; and
   c) Direct staff to notify affected local governments and appropriate agencies as per Section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

2. That the MVRD Board receive for information the report dated March 22, 2019, titled *"Amending Metro Vancouver 2040: Shaping our Future to Reflect Accepted Regional Context Statements"* and provide alternative direction.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report. If the MVRD Board chooses Alternative 1, the proposed bylaw amendment will be initiated and given first, second, and third readings, and staff will notify affected local governments and agencies to provide an opportunity to offer comment. Staff will note in the correspondence to member jurisdictions that this amendment to *Metro 2040* is an administrative step, and that all proposed amendments within the bylaw have previously been considered by the MVRD Board through the acceptance of regional context statements or have been made under the provisions Section 6.2.7 of *Metro 2040* (the "flexibility clause").

The proposed amendment bylaw would then be brought back to the MVRD Board with any comments from the notification period for consideration of final reading. The notification period will be approximately 45 days. The amendment notice will be posted on the Metro Vancouver website.

If the MVRD Board chooses Alternative 2, the process for updating *Metro 2040* to reflect Regional Context Statements will not be initiated. The result is that accepted RCSs and *Metro 2040* will be inconsistent, which has no material effect as the accepted RCSs are legally binding. However, *Metro 2040*, as the publicly accessible and consolidated record of the accepted RCSs, would not reflect the Board's recent decisions.

SUMMARY / CONCLUSION

Since the adoption in July 2011 of *Metro 2040*, 21 Regional Context Statements have been accepted by the MVRD Board. Since the last such amendment in July 2017, 4 updated RCSs have been accepted by the MVRD Board and 3 RCSs have been submitted for reacceptance without amendment and subsequently accepted by the MVRD Board.

The recent RCSs include revisions to the *Metro 2040's* land use designations, the addition of three FTDAs, and the expansion of the Urban Containment Boundary. In addition, the City of Vancouver has used the flexibility provisions of Section 6.2.7 to make minor regional land use designation changes in three areas to facilitate the provision of affordable housing and the Arbutus Greenway.

Staff recommend Alternative 1.

Attachment

Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285, 2019

References:

1. *Metro Vancouver 2040: Shaping our Future* Amendment to Reflect Accepted Regional Context Statements (Bylaw No. 1246, 2017, dated May 30, 2017
2. *Metro Vancouver 2040: Shaping our Future* Amendment to Reflect Accepted Regional Context Statements (Bylaw No. 1223, 2015), dated June 11, 2015

29335206

ATTACHMENT

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1285, 2019
A Bylaw to Amend "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010"

WHEREAS:

A. Metro Vancouver Regional District Board (the "Board") has adopted the "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010" on July 29, 2011;

B. The Board has accepted a number of member municipality regional context statements that contain maps that differ from the official regional land use designation maps contained in the Regional Growth Strategy, as maintained by Metro Vancouver Regional District;

C. The Board wishes to amend the Regional Growth Strategy official regional land use designation maps so that such maps reflect the maps included in the accepted municipal regional context statements;

D. In accordance with Regional Growth Strategy Section 6.3.4(i), any amendment to the Regional Growth Strategy mapping that incorporates maps included in an accepted regional context statement is considered a Type 3 amendment; and

E. Metro Vancouver Regional District wishes to amend "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010";

NOW THEREFORE, the Board of the Metro Vancouver Regional District Board enacts as follows:

1. "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010" is hereby amended as follows:

   a) the official land use designation maps numbered 2, 3, 4, 5, 11 and 12 be revised to record the changes in regional land use designations and extension of the Urban Containment Boundary within the Village of Anmore that are set out in the following table and shown in the maps contained in Schedule "A" attached to and forming part of this Bylaw;

REF#	AREA	FROM REGIONAL LAND USE DESIGNATION	TO REGIONAL LAND USE DESIGNATION	AFFECTED LAND AREA	REGIONAL CONTEXT ACCEPTANCE DATE
1	Anmore Green Estates	Rural	General Urban	5.67 ha	Mar 29, 2019

b) the official land use designation maps numbered 2, 4, 5, 6, 8, 9, 11 and 12 be revised to record the changes in regional land use designations within the City of New Westminster that are set out in the following table and shown in the maps contained in Schedule "B" attached to and forming part of this Bylaw;

REF#	AREA	FROM REGIONAL LAND USE DESIGNATION	TO REGIONAL LAND USE DESIGNATION	AFFECTED LAND AREA	REGIONAL CONTEXT ACCEPTANCE DATE
2	Two-piece parcel south and west of Spruce St.	Industrial	Conservation and Recreation	0.35 ha	Sept 22, 2017
3	Parcel north of Canfor Ave.	Industrial	Conservation and Recreation	1.32 ha	Sept 22, 2017
4	Parcel east of Canfor Ave.	Industrial	Conservation and Recreation	0.53 ha	Sept 22, 2017
5	Parcel immediately south of Canfor Ave.	Industrial	Conservation and Recreation	0.74 ha	Sept 22, 2017
6	Parcel to the far south of Canfor Ave.	Industrial	Conservation and Recreation	0.25 ha	Sept 22, 2017

c) the official regional growth strategy map numbered 4 be revised to record the addition of Frequent Transit Development Areas in the City of New Westminster that are set out in the following table and shown in the map contained in Schedule "C" attached to and forming part of this Bylaw;

MUNICIPALITY	REF#	MAP ADDITIONS	REGIONAL CONTEXT ACCEPTANCE DATE
City of New Westminster	7	Addition of 22nd Street Station FTDA	Sept 22, 2017
	8	Addition of Braid Street Skytrain FTDA	Sept 22, 2017
	9	Addition of Sapperton Skytrain FTDA	Sept 22, 2017

d) the official land use designation maps numbered 2, 3, 4, 6, 11 and 12 be revised to record the changes in regional land use designations within the City of Vancouver that are set out in the following table and shown in the maps contained in Schedule "D" attached to and forming part of this Bylaw;

REF#	AREA	FROM REGIONAL LAND USE DESIGNATION	TO REGIONAL LAND USE DESIGNATION	AFFECTED LAND AREA	NOTIFICATION DATE
10	False Creek Flats southeast of Main St.	Mixed Employment	General Urban	0.54 ha	August 10, 2017
11	False Creek Flats south of Prior St.	Industrial	General Urban	1.0 ha	August 10, 2017
12	1115, 1131, 1141 Franklin St.	Industrial	General Urban	0.18 ha	April 5, 2018
13	Arbutus Corridor parcels south of West 1st Ave and north of	Conservation and Recreation	General Urban	0.43 ha	March 27, 2019

	West 4th Ave on east side of Fir St.				
14	Arbutus Corridor parcels south of West 2nd Ave and north of West 5th Ave, on the east side of Fir St.	Conservation and Recreation	Mixed Employment	0.21 ha	March 27, 2019

2. This bylaw shall be cited as "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285, 2019". This bylaw may be cited as "Regional Growth Strategy Amendment Bylaw No. 1285, 2019".

Read a first time this _____ day of _____, _____

Read a second time this _____ day of _____, _____

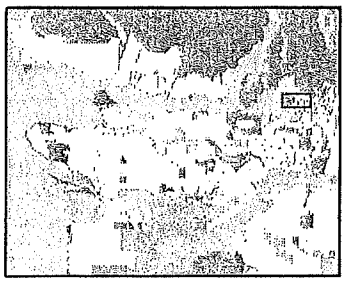
Read a third time this _____ day of _____, _____

Passed and finally adopted this _____ day of _____, _____

_____
Sav Dhaliwal, Chair

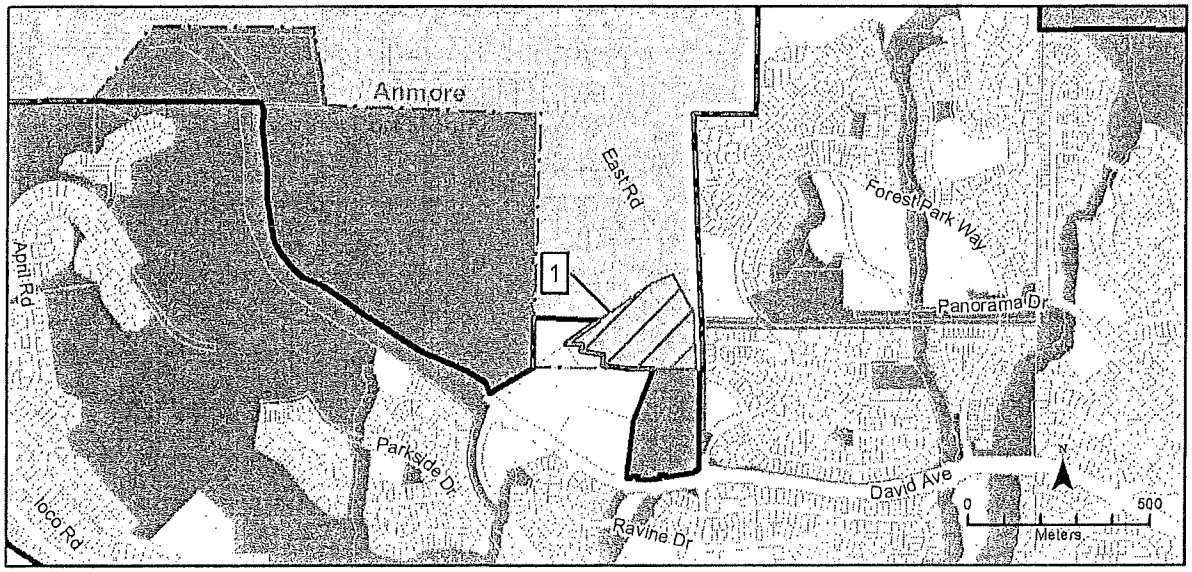
_____
Chris Plagnol, Corporate Officer

SCHEDULE A
VILLAGE OF ANMORE AMENDMENT



Anmore Map 1 - Amendment
Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. ###, ###

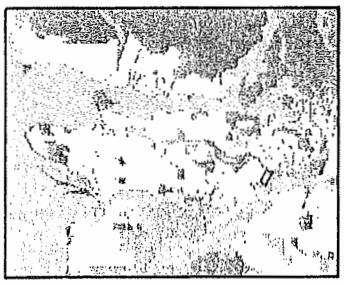
1. Anmore Green Estates (Rural to General Urban); Inclusion into Urban Containment Boundary



Metro 2040 Land Use Designations

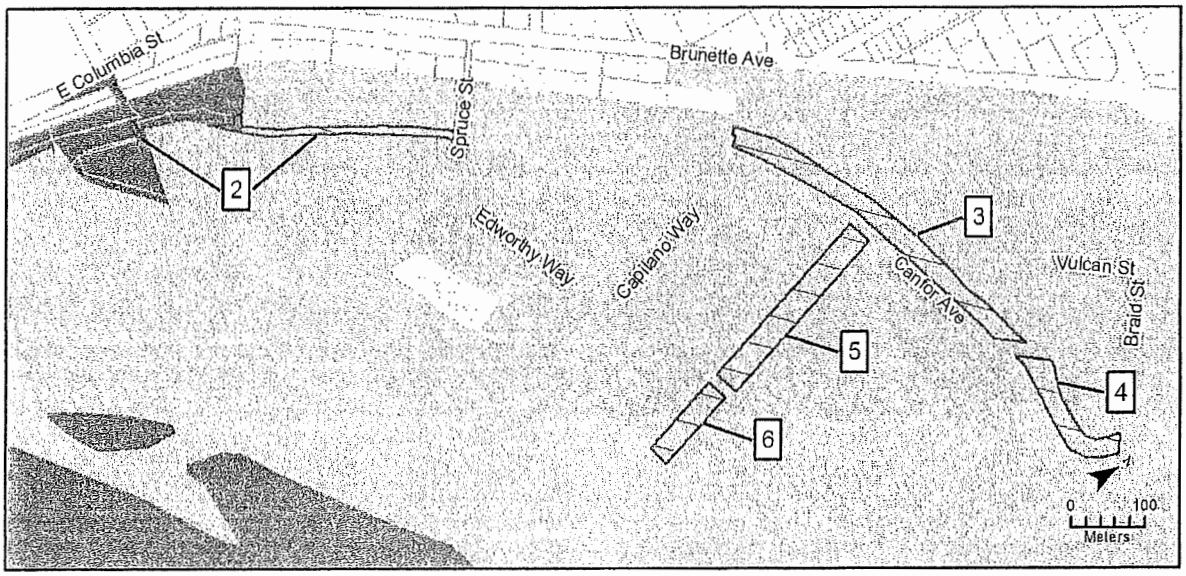
- Agricultural
- Conservation & Recreation
- General Urban
- Industrial
- Mixed Employment
- Rural
- Urban Containment Boundary

SCHEDULE B
CITY OF NEW WESTMINSTER REGIONAL LAND USE DESIGNATION AMENDMENTS



New Westminster Map 1 - Amendments
Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. ###, ###

2. Two-piece parcel south and west of Spruce St (from Industrial to Conservation and Recreation)
3. Parcel north of Canfor Ave (from Industrial to Conservation and Recreation)
4. Parcel east of Canfor Ave (from Industrial to Conservation and Recreation)
5. Parcel immediately south of Canfor Ave (from Industrial to Conservation and Recreation)
6. Parcel to the far south of Canfor Ave (from Industrial to Conservation and Recreation)

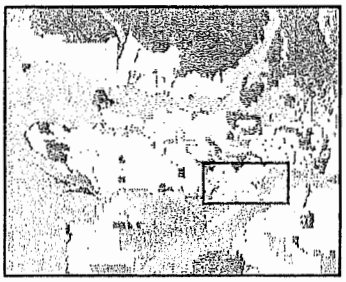


Metro 2040 Land Use Designations

Agricultural | General Urban | Mixed Employment
Conservation & Recreation | Industrial | Rural

SCHEDULE C

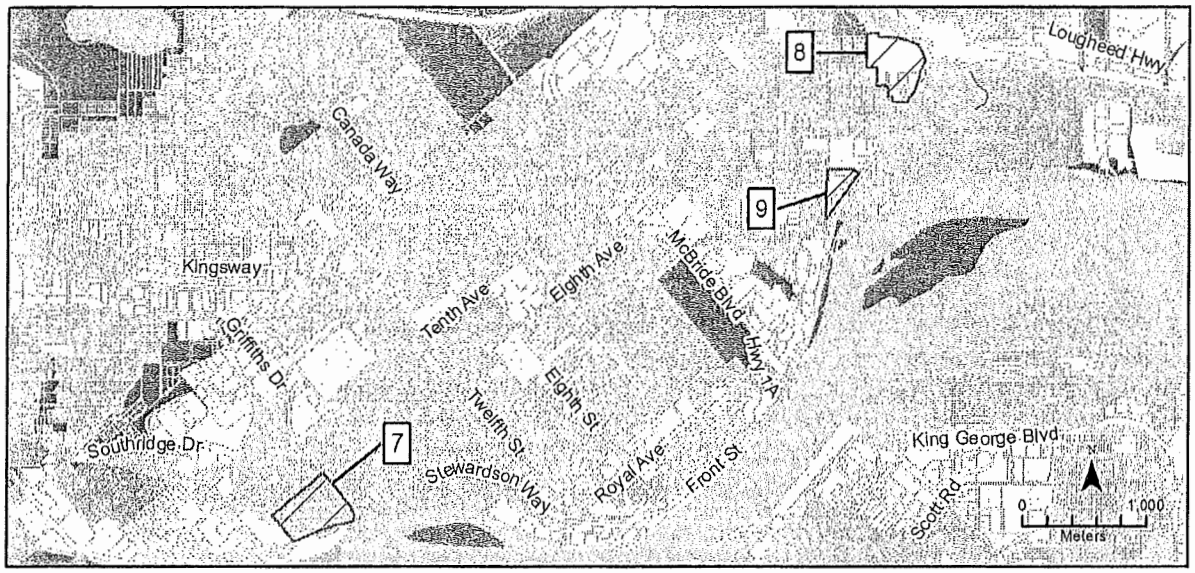
CITY OF NEW WESTMINSTER ADDITION OF FREQUENT TRANSIT DEVELOPMENT AREAS



New Westminster Map 2 - Amendments

Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. ###, ###

7. Addition of 22nd Street Station FTDA
8. Addition of Braid Station FTDA
9. Addition of Sapperton Station FTDA



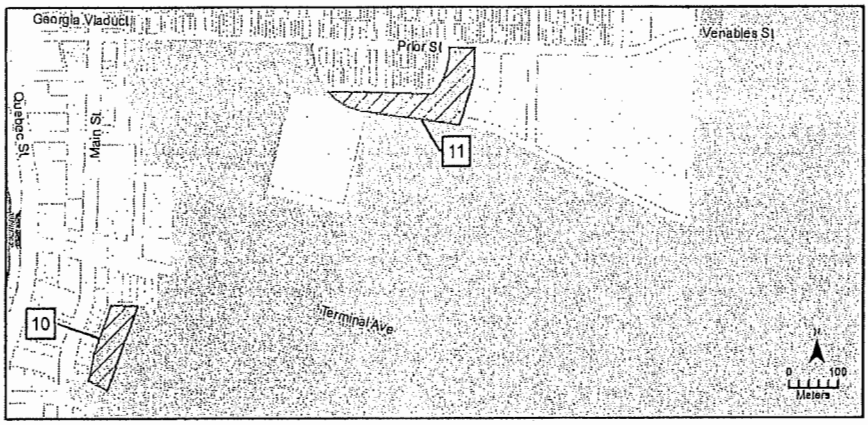
Metro 2040 Land Use Designations

- Agricultural
- Conservation & Recreation
- General Urban
- Industrial
- Mixed Employment
- Rural

SCHEDULE D
CITY OF VANCOUVER REGIONAL LAND USE DESIGNATION AMENDMENTS

Vancouver Map 1 - Amendments
Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. ###, ###

10. False Creek Flats southeast of Main St (Mixed Employment to General Urban)
11. False Creek Flats south of Prior St (Industrial to General Urban)

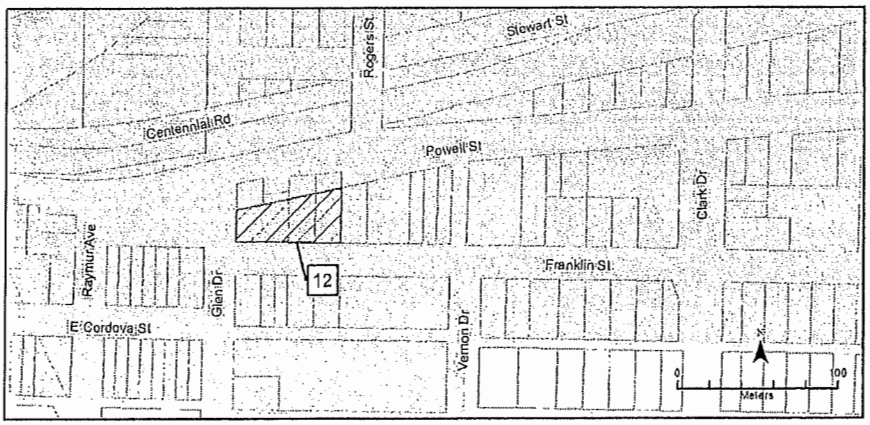


Metro 2040 Land Use Designations

Agricultural | General Urban | Mixed Employment
Conservation & Recreation | Industrial | Rural

Vancouver Map 2 - Amendment
Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. ###, ###

12. 1115, 1131 and 1141 Franklin Street (Industrial to General Urban)



Metro 2040 Land Use Designations

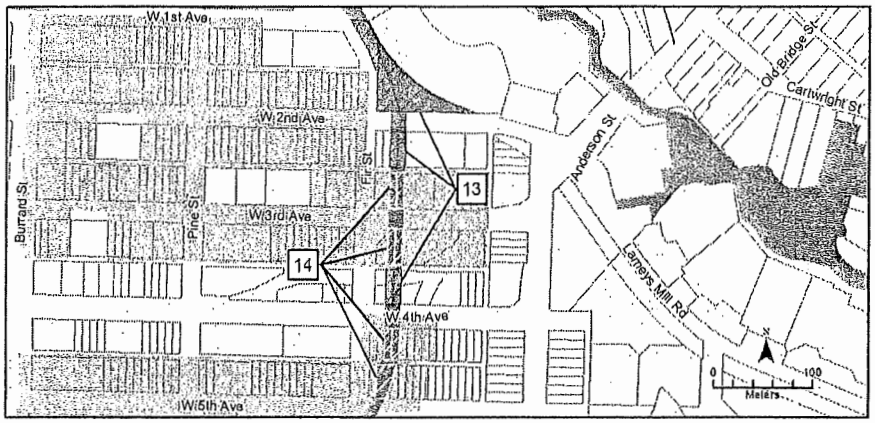
Agricultural | General Urban | Mixed Employment
Conservation & Recreation | Industrial | Rural

SCHEDULE D (Cont'd)
CITY OF VANCOUVER REGIONAL LAND USE DESIGNATION AMENDMENTS

Vancouver Map 3 - Amendments

Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. ###, ###

13. Arbutus Corridor parcels south of West 1st Avenue and north of West 4th Avenue, on the east side of Fir Street (Conservation and Recreation to General Urban)
14. Arbutus Corridor parcels south of West 2nd Avenue and north of West 5th Avenue, on the east side of Fir Street (Conservation and Recreation to Mixed Employment)



Metro 2040 Land Use Designations

- Agricultural
- Conservation & Recreation
- General Urban
- Industrial
- Mixed Employment
- Rural

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	July 9, 2019
From:	Barry Konkin Manager, Policy Planning	**File:**	08-4430-03-10/2019-Vol 01
Re:	**Cannabis Related Official Community Plan and Zoning Bylaw Amendments In Response to the New Provincial Agricultural Land Reserve Use Regulations**		

Staff Recommendation

1. That Richmond Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 10061, to revise Section 3.6.5 of Schedule 1 of the OCP on the City's land use policies for the management of restriction of cannabis related activities in response to the Provincial *Agricultural Land Reserve (ALR) Use Regulations*, be introduced and given first reading.

2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10061, having been considered in conjunction with:

   - the City's Financial Plan and Capital Program;
   - 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 9000, Amendment Bylaw 10061, having been considered in conjunction with Section 477(3)(b) of the *Local Government Act*, be referred to the Provincial Agricultural Land Commission for comment and response by August 27, 2019.

4. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10061, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

5. That Richmond Zoning Bylaw 8500, Amendment Bylaw No 10062, to amend Section 3.4 and add Section 5.21 to manage and restrict cannabis related activities in the Agricultural Land Reserve in accordance with the *Agricultural Land Reserve Use Regulation*, be introduced and given first reading.

6. Whereas Section 463 of the *Local Government Act* allows the withholding of building permits that conflict with bylaws in preparation;

Whereas Council has granted first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10062 to amend land use regulations specific to the production of cannabis in and outside of the ALR in response to changes to the Provincial ALR legislation;

Therefore be it resolved that staff bring all building permit applications involving the production of cannabis in a building or structure, received more than 7 days after the date of first reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10062, forward to Council to determine whether such applications are in conflict with the proposed bylaw.

Barry Konkin
Manager, Policy Planning

BK:ke
Att. 2

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Law	☑	Wayne Craig for Joe Erceg
Development Applications	☑	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:** DW	**APPROVED BY CAO**

Staff Report

Origin

On July 13, 2018, the Province of British Columbia announced changes to the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* regarding cannabis production in the Agricultural Land Reserve (ALR). These new regulations identified that the lawful production of medical and non-medical (recreational) cannabis is a farm use only if the production occurred:

1. Outdoors in a field or in a building or structure with a soil base; or

2. As of July 13, 2018, in an existing building or structure (or under construction) used for the purpose of growing crops.

Subsequent to that, on February 22, 2019, the *Agricultural Land Commission Act* (the "ALC Act") and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* were amended and the *Agricultural Land Reserve Use Regulation* (the "*ALR Use Regulation*") was created (Attachment 1 is a copy of the ALC Information Bulletin 04 on this matter). Though many concepts contained in the ALC Act and regulations remain unchanged, there were significant changes to the regulations regarding the use of ALR land for cannabis production.

Under the new legislation, the use of agricultural land for producing cannabis lawfully is a "farm use" in the ALR that does not require Agricultural Land Commission (ALC) approval. Also, through the combined effect of s.4 and s.8 of the *ALR Use Regulation* (set out in Attachment 2), the legislation also provides that this use in the ALR may not be prohibited by a local government bylaw if the cannabis is produced:

(a) outdoors in a field, or

(b) inside a structure that has a base consisting entirely of soil that meets those conditions set out in s.8(2) of the *ALR Use Regulation*, or

(c) As of July 13, 2018, inside an existing building or structure (or a building or structure under construction) previously used for the purpose of growing crops (Attachment 2).

In effect, the new *ALR Use Regulation* now permits all forms of cannabis production as a farm use, subject to obtaining a Federal Health Canada license. If a local government does not establish desired regulations through amendments to the Official Community Plan and Zoning Bylaw, any form of cannabis production (including inside a structure built in the ALR) would be permitted.

For example, a building permit application could be submitted for construction of a large agricultural building within the ALR (consistent with the regulation on building size in the Richmond Zoning Bylaw 8500 of a maximum of 750 m^2 (8,073 ft^2) of concrete slab) which would be lawfully used for cannabis production under the Provincial Regulation, and with a Health Canada License.

Local governments were not consulted regarding the changes to the ALR regulation in February 2019, were not given any advance notice, or notified when these changes came into effect. While these changes to the ALR legislation came into effect in February, 2019, the accompanying ALC bulletin was not published until May 8, 2019.

Based on the new *ALR Use Regulation*, it is staff opinion that the City's Official Community Plan Bylaw 9000 and the Richmond Zoning Bylaw 8500 should be amended as soon as possible to regulate cannabis production and cultivation and any related accessory uses within the Agricultural Land Reserve to the fullest extent possible.

Existing OCP and Zoning Bylaw Regulations

OCP Policy

The OCP limits the proliferation of medical and non-medical cannabis production and cannabis research and development facilities city-wide by restricting any such facility to a site designated as "Mixed Employment" or "Industrial" land use in the OCP. The OCP policy also limits any type of cannabis production or cannabis research and development facility to one facility only city-wide.

Zoning Bylaw 8500

Richmond Zoning Bylaw 8500 currently has land use definitions for a "medical cannabis production facility", "non-medical cannabis production facility" and "cannabis research and development facility". None of these identified land uses are permitted in any zoning district city-wide, and a rezoning application is required to allow City Council to consider the site-specific requirements of the use. Furthermore, the land use definitions for "farm business" and "agriculture" explicitly exclude cannabis related activities.

Despite the City's Zoning Bylaw approach to restrict medical and non-medical cannabis production activities and other cannabis related operations city-wide, the City has been subject to legal proceedings and a court judgement pertaining this use on ALR land. Amendments to the Richmond Zoning Bylaw 8500 proposed in this report in relation to cannabis activities in the ALR will strengthen City's framework to restrict and regulate this use to the fullest extent possible and in staff's opinion, likely prevent future legal proceedings against the City from being successful.

Analysis

Proposed Bylaw Amendments

The intent of the proposed amendments to the Official Community Plan (OCP) and the Richmond Zoning Bylaw 8500 are to provide the maximum degree of regulation permitted by current Provincial regulation, to ensure that the City's bylaws are consistent with the *ALR Use Regulation*, and provide a clear framework for the production and processing of cannabis on lands zoned "Agriculture (AG1)" and located within the Agricultural Land Reserve.

Official Community Plan Bylaw 9000
Bylaw 10061 to amend Richmond Official Community Plan Bylaw 9000 would include a new policy that will clearly state that that the cultivation and production of cannabis and related activities is not permitted on ALR land, other than those cannabis activities that cannot be prohibited as per the *ALR Use Regulation*. The proposed amendment would specifically reference to relevant sections of the *ALR Use Regulation*, and state that while cannabis production consistent with the Provincial regulations cannot be prohibited, that use will be subject to the regulations in the Richmond Zoning Bylaw 8500 for cannabis production and related activities.

Richmond Zoning Bylaw 8500
The *ALR Use Regulation* and Ministry of Agriculture "Guide for Bylaw Development in Farming Areas" were referenced in the proposed land use regulations related to cannabis activities outlined in this section of the report. Proposed Richmond Zoning Bylaw 8500 Amendment Bylaw 10062 will bring the City's zoning regulations up to the maximum level of regulation currently permitted under Provincial legislation. Specific amendments are as follows:

1. Definition of "Agriculture": Currently, the Zoning Bylaw allows agriculture as a secondary use in all zones to support community gardens and urban farming and already includes a regulation that does not permit a Health Canada commercially licensed medical/non-medical cannabis production facility or cannabis research and development facility. The proposed amendment clarifies that this use definition only applies to land outside of the ALR and any cannabis related activities in this category will continue to be prohibited.

2. Definition of "Farm Business": Proposed Bylaw 10062 would amend the definition of 'farm business' to reference the specific use regulations proposed in a new section (5.21 Cannabis Production and Cultivation in the Agricultural Land Reserve). Medical/non-medical cannabis production facilities would continue to not be permitted as a farm business, except if done so in a manner outlined in the *ALR Use Regulation* that cannot be prohibited by a local government bylaw.

3. A new Section 5.21 (Cannabis Production and Cultivation in the Agricultural Land Reserve) is proposed to be added as a new specific land use regulation, which would prohibit the production and cultivation of cannabis. Under this new section and as per the *ALR Use Regulation*, the only permitted methods of cannabis production and cultivation which cannot be prohibited are:
    a. outdoors in a field, or inside a structure that has a base consisting entirely of soil that meets those conditions set out in s.8(2) of the *ALR Use Regulation*; or
    b. inside an existing building or structure (or a building or structure under construction) previously used for the purpose of growing crops.
    c. This section would establish minimum setbacks to lot lines for the cannabis production activities as follows:
        i. 30 m to any lot line;
        ii. 60 m to any lot line that abuts or is adjacent to land zoned anything other than Agriculture (AG1); and

iii. 150 m measured from the lot line of a site zoned School & Institutional Use (SI) or Assembly (ASY).

4. Cannabis Accessory Activities (Storage/Processing): Staff have consulted with the Agricultural Land Commission, who have confirmed that – as with all other agricultural products – it is permitted for a farmer to process product grown on a different property, so long as at least 50% of the product processed is grown on the subject property, or is grown by members of an association (as per the *BC Cooperative Association Act*) that the processor belongs to. It is within the City's zoning powers to establish regulations on this activity, but not an outright prohibition. To ensure that farmland is not targeted for cannabis processing facilities with no connection to cannabis production and cultivation methods permitted under the *ALR Use Regulation*, Section 5.21 prohibits cannabis related storing, packing, preparing and processing activities. For types of cannabis operations in the ALR where storing, packing, preparing and processing activities cannot be prohibited, regulations are proposed to regulate their siting and restrict size as follows:
   a. Establish minimum setbacks to lot lines for any cannabis storing, packing, preparing and processing activities (identical to cannabis production and cultivation activities) as follows:
      i. 30 m to any lot line;
      ii. 60 m to any lot line that abuts or is adjacent to land zoned anything other than Agriculture (AG1); and
      iii. 150 m measured from the lot line of a site zoned School & Institutional Use (SI) or Assembly (ASY).
   b. The proposed size restrictions for a building or facility used for accessory cannabis storing, packing, preparing and processing activities is linked to the total area designated for cannabis production and cultivation use, regardless of if this activity occurs indoors in a building or outside. As a result, the floor area restriction for these accessory activities is proposed to be calculated as 15% of the area designated for cannabis production and cultivation up to a maximum of 100 m^2 (1,076 ft^2). Some examples of how this is calculated is as follows:
      i. For an operation that has a total area of 200 m^2 (2,152 ft^2) designated for cannabis production and cultivation (inside or outside), 30 m^2 (323 ft^2)(15% of the cannabis production and cultivation area) is the maximum floor area for a related accessory cannabis storing, packing, preparing and processing facility.
      ii. For an operation that has a total area of 1,000 m^2 (10,764 ft^2) designated for cannabis production and cultivation (inside or outside), the floor area for any related accessory uses would be capped at 100 m^2 (1,076 ft^2).

Cannabis Retail Activities

Zoning Bylaw 8500 currently has provisions in place to prohibit any retail cannabis operations city-wide. The proposed Official Community Plan and Zoning Bylaw Amendments in this report do not impact this and cannabis retail operations would remain prohibited.

In relation to potential cannabis "farm gate retail activities" occurring within the ALR, the Province, through the Liquor and Cannabis Regulation Branch (LCRB) and Liquor Distribution Branch (LDB), is responsible for regulating the retailing of cannabis. As part of the processing

of any retail licensing application by the Province, a referral to the local government is made and requires a positive recommendation. The Province, through the LCRB and LDB, will not license any cannabis retail operations without the support of the local government. Based on this, the City's existing Zoning Bylaw regulation to not permit cannabis retail activities apply, thereby granting the ability for the City to say no to a proposal and would end the license application process. City staff have contacted the Province to request if they have any additional updates on this matter and will advise Council accordingly.

Existing Regulations for Agricultural Buildings and Greenhouses

The two proposed bylaws presented with this report will establish the maximum level of regulation currently permitted under Provincial regulations. It is important to note that the existing provisions in the Richmond Zoning Bylaw 8500 to prohibit concrete slab greenhouses, and to limit the size of a concrete slab in an agricultural building to 750 m^2 (8,073 ft^2) are unchanged. It is intended that the regulations proposed in this report will work in tandem with existing zoning bylaw regulations on cannabis production and agricultural structures.

Consultation

The proposed amendments to the Official Community Plan Bylaw 9000 and the Richmond Zoning Bylaw 8500 would be consistent with the *ALR Use Regulation*, and are fully within Council's powers to enact. In accordance with Section 477(3)(b) of the *Local Government Act*, the proposed Official Community Plan Amendment Bylaw 10061 is recommended to be forwarded to the ALC for review and comment should the Council grant first reading to this bylaw amendment. City staff recommend that any ALC comments be provided seven (7) days in advance (August 27, 2019) of the scheduled Public Hearing (September 3, 2019). Proposed Richmond Zoning Bylaw Amendment Bylaw 10062 would also be forwarded to the ALC for review and comment in conjunction with Official Community Plan Amendment Bylaw 10061.

To date, the City's Agricultural Advisory Committee (AAC) was not consulted on the proposed bylaw amendments, which are consistent with the *ALR Use Regulation* and Ministry of Agriculture "Guide for Bylaw Development in Farming Areas" related to cannabis related facilities in the ALR. The City's AAC current membership consists of 5 members, which is not sufficient to achieve committee quorum. If the proposed bylaw amendments are endorsed by Council and to take into account the current membership challenge of the AAC not being able to achieve committee quorum for a meeting, staff propose to circulate the appropriate materials in this report to the 5 existing members of the AAC. This approach will provide the opportunity for existing members of the AAC to provide comments in advance of the Public Hearing. In addition, as there was no advance notice of the new ALR Use Regulation, staff are of the opinion that the recommended bylaw amendments should proceed as soon as possible as they are consistent with provincial legislation, and delaying until the new AAC is established would place the city at some risk of having more cannabis related facilities constructed on farmland prior to having City restrictions and regulations in place.

Based on the above status of the City's AAC and recommended referral of the OCP and Zoning Amendment Bylaw to the ALC, the consultation outlined in this report is consistent with OCP Consultation Policy No. 5043.

Temporary Withholding of Building Permits

If Council were to grant first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10062 to include regulations specific to the production of cannabis in the ALR in response to changes to the Provincial ALR legislation, and wished to withhold the issuance of building permits related to the bylaw under preparation, a resolution would need to be endorsed by Council as follows:

> *Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation;*
>
> *Whereas Council has granted first reading to a bylaw to include regulations specific to the production of cannabis in the ALR in response to changes to the Provincial ALR legislation;*
>
> *Therefore be it resolved that staff bring all building permit applications involving the production of cannabis in a building or structure, received more than 7 days after the date of first reading, forward to Council to determine whether such applications are in conflict with the proposed bylaw.*

The above resolution is included as a recommendation in this staff report as it enables the ability for Council to review and (if applicable) withhold building permits associated with new or existing buildings or structures intended to be used for the production of cannabis that are in conflict with a bylaw under consideration in accordance with Section 463 of the *Local Government Act*. The withholding resolution would also apply to building permits for buildings or structures intended to be used for the storing, packing, preparing or processing of cannabis to determine if such proposals are in conflict with the bylaw under consideration. Any such building permit would be presented to Council for direction on withholding of the building permit if Council endorses the withholding resolution referenced above and recommended as part of this report.

A resolution, in accordance with Section 463 of the *Local Government Act*, enables Council the ability to review and withhold any building permits for these types of proposals.

Staff highlight the following for Council to be aware of if the above referenced resolution to enable the withholding of building permits is supported by Council and Richmond Zoning Bylaw 8500, Amendment Bylaw 10062 is granted first reading:

- In accordance with Section 463 of the *Local Government Act*, building permit applications that are potentially in conflict with a bylaw under consideration must be considered by Council within 30 days (from the date the building permit application was made).
- Due to the existing August schedule break where there are no scheduled regular Council meetings, a special Council meeting would need to be coordinated through the City Clerks Office to consider Council withholding of building permit applications. A special Council meeting would need to be arranged for the applicable building permits received between July 30, 2019 and August 9, 2019.

- Building permits received after August 9, 2019 would be presented to Council as necessary following the regular scheduled Council meetings in September.

Financial Impact or Economic Impact

None.

Conclusion

With the un-announced changes to the *Agricultural Land Reserve Use Regulation* which took effect February 22, 2019, there is a risk that cannabis production facilities of a variety of forms and sizes could be constructed on lands zoned "AG Agriculture" and located within the Agricultural Land Reserve. Staff have reviewed the updated Provincial regulations closely, and have proposed a number of amendments to the City's Official Community Plan Bylaw 9000 and the Richmond Zoning Bylaw 8500 in order to establish the maximum level of regulation allowed.

The proposed bylaws will strengthen the OCP policies on cannabis production lands zoned "AG Agriculture" and located within the Agricultural Land Reserve, and will limit production of cannabis to the minimum permitted through Provincial regulations, and will establish setbacks for lawful cannabis production. The proposed Richmond Zoning Bylaw 8500 amendments will also establish a maximum size and setbacks for on-farm processing, storing, and packaging of cannabis.

It is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 10061 be introduced and given first reading.

It is further recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 10062 be introduced and given first reading.

In conjunction with the above referenced Bylaws being recommended for first reading, a withholding resolution in accordance with Section 463 of the *Local Government Act* is also recommended to enable Council the ability to consider and withhold building permits that are in conflict with Bylaws under consideration.

Kevin Eng
Planner 2

KE:cas

Attachment 1: ALC Information Bulletin 04 – Cannabis Production in the ALR
Attachment 2: Agricultural Land Reserve Use Regulation

INFORMATION BULLETIN 04

CANNABIS PRODUCTION IN THE ALR

Revised: May 8, 2019
Issued: August 15, 2018

1. SCOPE OF THIS INFORMATION BULLETIN

This information bulletin provides guidance to assist in interpreting the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36 (**ALCA**) and regulations in relation to cannabis production in the Agricultural Land Reserve (**ALR**). The ALCA and regulations will govern if inconsistent with this bulletin.

This information bulletin is directed only to interpretation of the ALCA and regulations. Compliance with the ALCA and regulations in relation to cannabis does not relieve persons from the need to comply with all other applicable laws, regulations and bylaws at the federal, provincial and local government levels.

2. RECENT CHANGES TO STATUTE AND REGULATIONS

Effective February 22, 2019, the ALCA and the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (now the **ALR General Regulation**) were amended and the Agricultural Land Reserve Use Regulation (the **ALR Use Regulation**) was created. Though many concepts contained in the ALCA and regulations remain unchanged, there have been changes related to the use of ALR land for cannabis production. All references in this information bulletin to the ALCA and regulations are as of February 22, 2019, unless otherwise stated.

3. WHETHER CANNABIS PRODUCTION IS A FARM USE

In the past, certain forms of cannabis production, but not others, had been "designated" as farm use by regulation. This was the practice followed when s. 2(2.5) of the former regulation was introduced in July 2018. The fact that certain production required "designation" to be a farm use suggested that non-designated forms of cannabis production:

- were not a farm use; and
- as such, could only be engaged in if the Agricultural Land Commission (the **Commission**) approved a non-farm use application specific to that use.

On February 22, 2019, s. 2(2.5) of the former regulation was repealed and the ALR Use Regulation was created. The ALR Use Regulation addresses cannabis production in s. 8, in a part of the ALR Use Regulation that is entitled "Farm Uses", and no longer "designates" a

subset of cannabis production as farm use. This regulatory change clarifies that all forms of cannabis production are a "farm use".

Because all forms of cannabis production are a "farm use", cannabis production in the ALR does not contravene the ALCA even if engaged in without the Commission's approval.

However:

- the ALR Use Regulation specifically allows local governments to prohibit cannabis production in certain forms (see section A of this bulletin); **AND**
- certain other activities associated with cannabis production, such as fill placement or soil removal, may still require proponents to engage with the Commission (see section B of this bulletin).

A. Local Government Authority To Prohibit

Local governments play a significant role in determining what kind of cannabis production occurs in their community.

Local governments may regulate or prohibit certain kinds of cannabis production, though may not prohibit all forms of cannabis production.

Section 8 of the ALR Use Regulation provides:

(1) The use of agricultural land for producing cannabis lawfully may not be prohibited as described in section 4 if the cannabis is produced

(a) outdoors in a field, or

(b) inside a structure that, subject to subsection (2), has a base consisting entirely of soil.

(2) The use of agricultural land for producing cannabis lawfully may not be prohibited as described in section 4 if the cannabis is produced inside a structure that meets both of the following conditions:

(a) the structure was, before July 13, 2018,

(i) constructed for the purpose of growing crops inside it, including but not limited to producing cannabis lawfully, or

(ii) under construction for the purpose referred to in subparagraph (i), if that construction

(A) was being conducted in accordance with all applicable authorizations and enactments, and

(B) continues without interruption from the date it began until the date the structure is completed, other than work stoppages considered reasonable in the building industry;

(b) the structure has not been altered since July 13, 2018 to increase the size of its base or to change the material used as its base.

Section 4 of the ALR Use Regulation provides:

> The farm uses referred to in this Part [which includes s. 8] may not be prohibited
>
> (a) by a local government enactment except a bylaw under section 552 *[farming area bylaws]* of the *Local Government Act*, or
>
> (b) by a first nation government law, if the activity is conducted on settlement lands.

B. Placing Fill In, And Removing Soil From, The ALR

There are strict rules regarding placement of fill in the ALR and removal of soil from the ALR, **even when necessary for a farm use**, unless limited exceptions are met.

Q. Do the rules on placement of fill in the ALR and removal of soil from the ALR apply to the construction of structures intended to be used for the production of cannabis?

A. Yes. These rules are found in ss. 35-36 of the ALR Use Regulation and apply generally, to the construction of structures for the production of cannabis, subject only to the limited exceptions summarized below.

Typically even where the fill placement or soil removal is for cannabis production, successful completion of a notice of intent and/or use application process is required before the activity can proceed. This is so unless all of the following conditions are met:

- the fill placement or soil removal are for the purpose of constructing a structure for farm use; AND
- the total area from which the soil is removed or on which fill is placed is 1,000 m^2 or less; AND
- if the area from which the soil is removed or on which the fill is placed is in a floodplain, the resulting elevation level is consistent with the minimum elevation level established under all applicable local government enactments and first nation government laws, if any, respecting flood protection in the floodplain; AND
- the fill **is not, and does not contain,** construction or demolition waste (including masonry rubble, concrete, cement, rebar, drywall and wood waste), asphalt, glass,

synthetic polymers, treated wood, or unchipped lumber, as none of these may be used as fill in the ALR: ALR Use Regulation, ss. 35-36.

See the Commission's Information Bulletin #7 – Soil or Fill Use in the ALR for more information.

4. CONSTRUCTION, MAINTENANCE AND OPERATION OF STRUCTURES NECESSARY FOR FARM USE

Subject to any limits and conditions set out in Part 2 of the ALR Use Regulation, the use of land in the ALR to construct, maintain or operate a structure (including a greenhouse), driveway or utility that is necessary for a farm use is designated as a farm use: ALR Use Regulation, s. 5. A designated farm use may be undertaken without making a use application to the Commission.

Q. *What does "subject to any limits and conditions set out in Part 2 of the ALR Use Regulation" mean for the construction of structures intended to be used for cannabis production?*

A. *The construction of structures for cannabis production are limited by the specific limitations for cannabis production set out at s. 8 of the ALR Use Regulation.*

In determining whether an activity is "necessary" for a farm use, consideration must be given to whether the nature and size of the activity is proportionate to the farm use. If a landowner claims that an activity is "necessary" for a farm use that has not yet commenced, issues may arise in respect of whether the proposed use is in fact going to occur, and whether the nature and size of activity characterized as "necessary" will in fact be necessary to that use.

5. STORING, PACKING, PREPARING AND PROCESSING FARM PRODUCTS

The ALR Use Regulation refers to certain other activities potentially related to cannabis that local governments may not prohibit, but may regulate, as described in s. 4 of the ALR Use Regulation, such as certain storing, packing, preparing and processing uses set out in s. 11.

The use of land in the ALR for storing, packing, preparing and processing farm products is designated as a farm use, and as such may be undertaken without application to the Commission, if at least 50% of the farm product is (a) produced either on that agricultural land or by an association (as that term is used in the *Cooperative Association Act*) to which the owner of the agricultural land belongs, or (b) feed required for farm use on that agricultural land: ALR Use Regulation, s. 11(2).

BRITISH COLUMBIA

Agricultural Land Commission Act

AGRICULTURAL LAND RESERVE USE REGULATION

B.C. Reg. 30/2019

Deposited and effective February 22, 2019

Consolidated Regulations of British Columbia

This is an unofficial consolidation.

B.C. Reg. 30/2019 (O.C. 67/2019), deposited and effective February 22, 2019, is made under the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, s. 58.

This is an unofficial consolidation provided for convenience only. This is not a copy prepared for the purposes of the *Evidence Act*.

This consolidation includes any amendments deposited and in force as of the currency date at the bottom of each page. See the end of this regulation for any amendments deposited but not in force as of the currency date. Any amendments deposited after the currency date are listed in the B.C. Regulations Bulletins. All amendments to this regulation are listed in the *Index of B.C. Regulations*. Regulations Bulletins and the Index are available online at www.bclaws.ca.

See the User Guide for more information about the *Consolidated Regulations of British Columbia*. The User Guide and the *Consolidated Regulations of British Columbia* are available online at www.bclaws.ca.

Prepared by:
Office of Legislative Counsel
Ministry of Attorney General
Victoria, B.C.

Agricultural Land Commission Act

AGRICULTURAL LAND RESERVE USE REGULATION

B.C. Reg. 30/2019

Contents

PART 1 – INTERPRETATION

1	Definitions	1
2	Other laws not ousted	1
3	If farming extends over multiple parcels	1

PART 2 – FARM USES

4	Farm uses that may not be prohibited	2
5	Necessary structures and ancillary services	2
6	Land development works	2
7	Soil testing, biosolids and soil amendments	2
8	Cannabis	3
9	Horse facilities	3
10	Forestry	4
11	Farm products	4
12	Agri-tourism	4
13	Alcohol production	5

PART 3 – PERMITTED NON-FARM USES

Division 1 – Permitted Non-Farm Uses That May Not Be Prohibited

14	Permitted non-farm uses that may not be prohibited	6
15	Necessary structures and ancillary services	7
16	Parks and similar areas	7
17	Gathering for an event	7
18	Roads	8
19	Other permitted non-farm uses	8

Division 2 – Permitted Non-Farm Uses That May Be Prohibited

20	Permitted non-farm uses that may be prohibited	9
21	Necessary structures and ancillary services	9
22	Parks and similar areas	9
23	Keeping animals	10
24	Home occupation use	10
25	Infrastructure	10
26	Aggregate removal	10
27	Other permitted non-farm uses	11

PART 4 – RESIDENTIAL USES

28	Section 20.1 (1) (a) and (b) of Act applies	11
29	Prescribed residential structures	11
30	Necessary structures and ancillary services	12
31	Secondary suites	12
32	Additional residences	12
33	Agri-tourism accommodation	12
34	Tourist accommodation	13

PART 5 – SOIL OR FILL USES

35 Permitted soil or fill uses 13

36 Prohibited fill 14

Agricultural Land Commission Act

AGRICULTURAL LAND RESERVE USE REGULATION

B.C. Reg. 30/2019

PART 1 – INTERPRETATION

Definitions

1 In this regulation:

"Act" means the *Agricultural Land Commission Act*;

"agri-tourism activity" means an activity referred to in section 12 *[agri-tourism]*;

"compost" means a product that is

(a) a stabilized earthy matter having the properties and structure of humus,

(b) beneficial to plant growth when used as a soil amendment,

(c) produced by composting, and

(d) derived only from organic matter;

"farm product" means a commodity that is produced from a farm use but does not include water;

"gathering for an event" means a gathering of people on agricultural land for the purpose of attending

(a) a wedding, other than a wedding to which paragraph (c) (ii) applies,

(b) a music festival, or

(c) an event, other than

(i) an event held for the purpose of an agri-tourism activity, or

(ii) the celebration, by residents of the agricultural land and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees;

"soil amendment" means compost, fertilizer, manure, mulch and soil conditioners.

Other laws not ousted

2 For the purpose of section 2 (1) of the Act, a person who engages in a use of agricultural land that is permitted under this regulation is not relieved from complying with

(a) any other enactment that may apply, or

(b) a decision of a responsible authority that may apply.

If farming extends over multiple parcels

3 Unless a contrary intention appears, a reference to a use of agricultural land includes all of the agricultural land on which a single farm operation is conducted, regardless of

(a) whether activities are conducted over one parcel or multiple parcels, or

(b) whether, in the case of multiple parcels, the parcels are adjacent.

PLN - 186

PART 2 – FARM USES

Farm uses that may not be prohibited

4 The farm uses referred to in this Part may not be prohibited

(a) by a local government enactment except a bylaw under section 552 *[farming area bylaws]* of the *Local Government Act*, or

(b) by a first nation government law, if the activity is conducted on settlement lands.

Necessary structures and ancillary services

5 (1) Subject to any limits and conditions set out in this Part, the use of agricultural land to construct, maintain or operate any of the following is designated as a farm use and may not be prohibited as described in section 4:

(a) a structure, other than a residential structure, that is necessary for a farm use;

(b) a driveway or utility that is necessary for a farm use.

(2) For greater certainty, subsection (1) (a) includes all of the following:

(a) a greenhouse;

(b) a structure for use in an intensive livestock operation or for mushroom production;

(c) an aquaculture facility.

Land development works

6 (1) The use of agricultural land for conducting land development works may not be prohibited as described in section 4 if the works are required for farm uses conducted on the agricultural land on which the works are conducted.

(2) Without limiting paragraph (b) of the definition of "farm operation" in section 1 of the *Farm Practices Protection (Right to Farm) Act*, land development works include all of the following:

(a) levelling and berming agricultural land;

(b) constructing reservoirs;

(c) constructing works ancillary to clearing, draining, irrigating, levelling or berming agricultural land and to constructing reservoirs.

Soil testing, biosolids and soil amendments

7 (1) Soil sampling conducted on agricultural land, including testing of the soil samples, may not be prohibited as described in section 4.

(2) The use of agricultural land for storing and applying biosolids and soil amendments, other than compost, may not be prohibited as described in section 4.

PLN - 187

(3) The use of agricultural land for producing, storing and applying compost may not be prohibited as described in section 4 if, in the case of

(a) compost classified as Class A compost under the Organic Matter Recycling Regulation, all of the compost produced, stored and applied is used on the agricultural land on which it was produced, or

(b) any other compost, the compost is from agricultural by-products that were produced for a farm use.

Cannabis

8 (1) The use of agricultural land for producing cannabis lawfully may not be prohibited as described in section 4 if the cannabis is produced

(a) outdoors in a field, or

(b) inside a structure that, subject to subsection (2), has a base consisting entirely of soil.

(2) The use of agricultural land for producing cannabis lawfully may not be prohibited as described in section 4 if the cannabis is produced inside a structure that meets both of the following conditions:

(a) the structure was, before July 13, 2018,

(i) constructed for the purpose of growing crops inside it, including but not limited to producing cannabis lawfully, or

(ii) under construction for the purpose referred to in subparagraph (i), if that construction

(A) was being conducted in accordance with all applicable authorizations and enactments, and

(B) continues without interruption from the date it began until the date the structure is completed, other than work stoppages considered reasonable in the building industry;

(b) the structure has not been altered since July 13, 2018 to increase the size of its base or to change the material used as its base.

Horse facilities

9 (1) The use of agricultural land for commercial horse riding, training and boarding may not be prohibited as described in section 4 if both of the following conditions are met:

(a) facilities for horse riding do not include a racetrack that is or must be licensed by the British Columbia Racing Commission;

(b) no more than 40 horses are boarded on the agricultural land.

(2) The use of agricultural land for non-commercial horse riding, training and boarding is designated as a farm use and may not be prohibited as described in section 4 if both of the conditions referred to in subsection (1) of this section are met.

PLN - 188

Forestry

10 The following uses of agricultural land are designated as farm uses and may not be prohibited as described in section 4:

(a) deliberately retaining, introducing and mixing trees or other plants in crop or animal production systems to provide an economic return, commonly referred to as "agroforestry";

(b) producing botanical forest products;

(c) producing and harvesting timber, including engaging in silviculture and forest protection activities.

Farm products

11 (1) In this section, **"association"** has the same meaning as in the *Cooperative Association Act*.

(2) The use of agricultural land for storing, packing, preparing and processing farm products is designated as a farm use and may not be prohibited as described in section 4 if at least 50% of the farm product is

(a) produced either on that agricultural land or by an association to which the owner of the agricultural land belongs, or

(b) feed required for farm use on that agricultural land.

(3) The use of agricultural land for conducting farm retail sales is designated as a farm use and may not be prohibited as described in section 4 if

(a) all of the farm products offered for sale are produced on that agricultural land, or

(b) the area used for all retail sales meets both of the following conditions:

(i) the total area, both indoors and outdoors, does not exceed 300 m^2;

(ii) at least 50% of that area is limited to the sale of farm products produced either on that agricultural land or by an association to which the owner of the agricultural land belongs.

Agri-tourism

12 (1) The use of agricultural land for conducting an agri-tourism activity described in subsection (2) of this section is designated as a farm use and may not be prohibited as described in section 4 if all of the following conditions are met:

(a) the activity is conducted on agricultural land that is classified as a farm under the *Assessment Act*;

(b) members of the public are ordinarily invited to the activity, whether or not a fee or other charge is payable;

(c) no permanent facilities are constructed or erected in connection with the activity.

(2) The following are agri-tourism activities for the purposes of subsection (1):

(a) an agricultural heritage exhibit displayed on the agricultural land;

(b) a tour of the agricultural land, an educational activity or demonstration in respect of all or part of the farm operation conducted on that agricultural land, and activities ancillary to any of these;

(c) cart, sleigh and tractor rides on the agricultural land;

(d) subject to section 9 *[horse facilities]*, activities that promote or market livestock raised or kept on the agricultural land, whether or not the activity also involves livestock raised or kept elsewhere, including shows, cattle driving and petting zoos;

(e) dog trials held on the agricultural land;

(f) harvest festivals and other seasonal events held on the agricultural land for the purpose of promoting or marketing farm products produced on that agricultural land;

(g) corn mazes prepared using corn produced on the agricultural land on which the activity is taking place.

Alcohol production

13 (1) In this section:

"alcohol product" means beer, cider, spirits, mead or wine;

"alcohol production facility" means a brewery, cidery, distillery, meadery or winery;

"ancillary use" means the following activities conducted at an alcohol production facility:

(a) processing, storing and retail sales of an alcohol product produced by the alcohol production facility;

(b) operating a food and beverage service lounge, if the area of the lounge does not exceed 125 m^2 indoors and 125 m^2 outdoors;

(c) selling an alcoholic beverage other than one produced by the alcohol production facility, if the alcoholic beverage is intended to be consumed immediately and is sold

(i) as a single serving in a lounge referred to in paragraph (b), or

(ii) in a service area under a special event area endorsement endorsed on the licence issued under the *Liquor Control and Licensing Act* for the alcohol production facility;

(d) conducting a cooking class, if the class is held in a food premises within the meaning of the Food Premises Regulation that has been constructed, and is being operated, in compliance with that regulation;

(e) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area under a special event area

PLN - 190

endorsement referred to in paragraph (c), and, for this purpose, section 17 *[gathering for an event]* does not apply;

"brewery", **"cidery"**, **"distillery"**, **"meadery"** and **"winery"** mean a brewery, cidery, distillery, meadery or winery, as applicable, that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits, mead or wine;

"primary farm product" means the farm product that is the primary ingredient used in a fermentation process to make an alcohol product.

(2) The use of agricultural land for constructing, maintaining and operating an alcohol production facility and the use of the facility for ancillary uses are designated as farm uses and may not be prohibited as described in section 4 if

(a) at least 50% of the primary farm product used to make the alcohol product produced each year is harvested from the agricultural land on which the alcohol production facility is located, or

(b) the agricultural land on which the alcohol production facility is located is more than 2 ha in area and at least 50% of the primary farm product used to make the alcohol product produced each year is

(i) harvested from that agricultural land, or

(ii) both harvested from that agricultural land and received from a farm operation located in British Columbia that provides that primary farm product to the alcohol production facility under a contract having a term of at least 3 years.

(3) Despite subsection (2), the use of agricultural land for maintaining and operating a winery or cidery and ancillary uses is designated as a farm use and may not be prohibited as described in section 4 if

(a) the winery or cidery

(i) is the subject of a licence under the *Liquor Control and Licensing Act* to produce wine or cider, issued on or before June 15, 2015, or

(ii) is the subject of a letter of eligibility to produce wine or cider, given in respect of a licensing application made under the *Liquor Control and Licensing Act* and received during the period that begins June 15, 2014 and ends June 15, 2015, and

(b) the production of wine or cider by the winery or cidery would be designated as a farm use under section 2 (2) (b) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation as it read on June 14, 2015.

PART 3 – PERMITTED NON-FARM USES

Division 1 – Permitted Non-Farm Uses That May Not Be Prohibited

Permitted non-farm uses that may not be prohibited

14 The non-farm uses permitted under this Division may not be prohibited

(a) by a local government enactment, or

(b) by a first nation government law, if the activity is conducted on settlement lands.

Necessary structures and ancillary services

15 Subject to any limits and conditions set out in this Division, the use of agricultural land to construct, maintain or operate any of the following is permitted and may not be prohibited as described in section 14:

(a) a structure, other than a residential structure, that is necessary for a non-farm use permitted under this Division;

(b) a driveway or utility that is necessary for a non-farm use permitted under this Division.

Parks and similar areas

16 The following uses of agricultural land are permitted and may not be prohibited as described in section 14:

(a) a park established or continued under the *Park Act* or the *Protected Areas of British Columbia Act*;

(b) an ecological reserve established or continued under the *Ecological Reserve Act* or the *Protected Areas of British Columbia Act*;

(c) a wildlife management area designated under the *Wildlife Act*;

(d) a reserve established under section 15 of the *Land Act* for recreational use;

(e) a recreation site established under section 56 of the *Forest and Range Practices Act*;

(f) an area established by order under section 7 (1) of the *Environment and Land Use Act* to protect the environment or restrict land or resource use within the area.

Gathering for an event

17 The use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited as described in section 14 if all of the following conditions are met:

(a) the event is conducted on agricultural land that is classified as a farm under the *Assessment Act*;

(b) no permanent facilities are constructed or erected in connection with the event;

(c) parking for those attending the event

(i) is available on that agricultural land,

(ii) occurs only in connection with that event, and

(iii) does not interfere with the productivity of that agricultural land;

PLN - 192

(d) no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;

(e) the event is of no more than 24 hours in duration;

(f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.

Roads

18 The use of agricultural land for any of the following purposes is permitted and may not be prohibited as described in section 14:

(a) constructing and upgrading roads within a dedicated right of way that has a constructed road bed for vehicular access and use;

(b) upgrading an existing road that has vehicular access and use and that is declared to be a highway under section 42 of the *Transportation Act*;

(c) widening an existing constructed road within a right of way

(i) to ease one curve, or

(ii) if the right of way width is 24 m or less, for safety or maintenance purposes or for drainage or flood control works;

(d) declaring as a forest service road an existing road under the *Forest Act* or a new road in a managed forest;

(e) increasing the width of a forest service road within a right of way by up to 4 m if the right of way width is

(i) 30 m or less, if the forest service road is located on Crown land, or

(ii) 20 m or less, in any other case;

(f) constructing and upgrading a road, and conducting related works, for the purpose of realigning Highway 29 between Hudson's Hope and Charlie Lake, to the extent necessary to

(i) construct the dam and hydroelectric generating station on the Peace River known as the Site C Clean Energy Project, and

(ii) address potential adverse effects on the highway arising from the operation of the dam and generating station referred to in subparagraph (i).

Other permitted non-farm uses

19 The use of agricultural land for any of the following purposes is permitted and may not be prohibited as described in section 14:

(a) collecting surface water for farm use or domestic use, water well drilling, connection of water lines and access to water well sites;

(b) surveying, exploring and prospecting for gravel or minerals if all cuts, trenches and similar alterations are restored to the natural ground level on completing the surveying, exploring or prospecting;

(c) constructing, upgrading and operating a railway on an existing railbed within a dedicated right of way;

(d) widening an existing railbed within a right of way if the right of way width is 30.5 m or less.

Division 2 – Permitted Non-Farm Uses That May Be Prohibited

Permitted non-farm uses that may be prohibited

20 The non-farm uses permitted under this Division may be prohibited

(a) by a local government enactment, or

(b) by a first nation government law, if the activity is conducted on settlement lands.

Necessary structures and ancillary services

21 Subject to any limits and conditions set out in this Division, the use of agricultural land to construct, maintain or operate any of the following is permitted but may be prohibited as described in section 20:

(a) a structure, other than a residential structure, that is necessary for a non-farm use permitted under this Division;

(b) a driveway or utility that is necessary for a non-farm use permitted under this Division.

Parks and similar areas

22 (1) The following uses of agricultural land are permitted but may be prohibited as described in section 20:

(a) an open land park established by a local government or a first nation government, other than an aboriginal governing body referred to in paragraph (b) of the definition of "first nation government" in the Act, for biodiversity conservation, passive recreation, heritage, wildlife or scenery viewing purposes;

(b) converting non-forested land to forested land on parcels less than 20 ha, other than for a farm use as described in section 10 *[forestry]*.

(2) The use of agricultural land for biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing purposes, other than in a park referred to in subsection (1) (a), is permitted, but may be prohibited as described in section 20, if both of the following conditions are met:

(a) the area occupied by any associated structures does not exceed 100 m^2 for each parcel;

PLN - 194

(b) the purpose does not include the creation of a wetland intended to manage urban runoff or waste.

Keeping animals

23 The following uses of agricultural land are permitted but may be prohibited as described in section 20:

(a) pet breeding and boarding;

(b) sheltering and caring for surrendered, abandoned or seized livestock;

(c) providing a refuge for wildlife within the meaning of the *Wildlife Act*.

Home occupation use

24 (1) The use of agricultural land for a commercial or similar use within a structure is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:

(a) the structure is accessory to and located on the same parcel as a residence;

(b) the structure occupies an area that does not exceed

(i) the limit specified in an applicable local government enactment or first nation government law, or

(ii) if subparagraph (i) does not apply, 100 m^2.

(2) The conditions set out in subsection (1) do not apply to a type of use referred to in any other provision of this regulation.

Infrastructure

25 The following uses of agricultural land are permitted but may be prohibited as described in section 20:

(a) constructing, maintaining and operating force mains, trunk sewers, gas pipelines and water lines within an existing dedicated right of way;

(b) constructing, maintaining and operating, for the purpose of drainage or irrigation or to combat the threat of flooding,

(i) dikes and related pumphouses, and

(ii) ancillary works, including access roads and facilities.

Aggregate removal

26 The use of agricultural land for the purpose of removing aggregate is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:

(a) the total volume of aggregate removed from any single parcel is less than 500 m^3;

(b) regardless of the volume of aggregate removed, the disturbed area is rehabilitated in accordance with good agricultural practice as soon as reasonably practicable after

PLN - 195

(i) aggregate removal is complete, if the aggregate is removed as part of a single continuous operation, or

(ii) each stage of aggregate removal is complete, if subparagraph (i) does not apply;

(c) the cultivable surface layer of soil is salvaged, stored on the parcel and available for rehabilitation in accordance with paragraph (b).

Other permitted non-farm uses

27 (1) The use of agricultural land for producing and developing biological products used in integrated pest management programs is permitted, but may be prohibited as described in section 20, if the area occupied by all structures used for the production or development does not exceed 300 m^2 for each parcel.

(2) The use of agricultural land for producing, storing and applying compost classified as Class A compost under the Organic Matter Recycling Regulation is permitted, but may be prohibited as described in section 20, if at least 50% but less than 100% of the compost produced, stored and applied is used on the agricultural land on which it was produced.

(3) The use of agricultural land for operating a temporary sawmill is permitted, but may be prohibited as described in section 20, if at least 50% of the volume of milled timber is harvested from the agricultural land on which the sawmill is located.

(4) The use of agricultural land for education and conducting research respecting a farm use or permitted non-farm use is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:

(a) the area occupied by any structures necessary for conducting education or research does not exceed 100 m^2 for each parcel;

(b) the agricultural land is not used for a school within the meaning of the *School Act*.

PART 4 – RESIDENTIAL USES

Section 20.1 (1) (a) and (b) of Act applies

28 A person who engages in a residential use that is permitted under this Part is not relieved from complying with section 20.1 (1) (a) or (b) of the Act, except as provided under section 32 *[additional residences]* of this regulation.

Prescribed residential structures

29 (1) A structure used, whether permanently or temporarily, to provide or in connection with providing accommodation as described in this Part is prescribed as a residential structure for the purposes of the Act.

(2) A vehicle used, whether permanently or temporarily, to provide or in connection with providing accommodation as described in this Part is prescribed as a residential structure for the purposes of this Part.

Necessary structures and ancillary services

30 Subject to any limits and conditions set out in this Part, the use of agricultural land to construct, maintain or operate any of the following is permitted:

(a) a structure, other than a residential structure, that is necessary for a residential use permitted under this Part;

(b) a driveway or utility necessary for a residential use permitted under this Part.

Secondary suites

31 The use of agricultural land for a secondary suite is permitted if there is one suite only, located in the principal residence.

Additional residences

32 The use of agricultural land for an additional residence is permitted if all of the following conditions are met:

(a) there is one additional residence only;

(b) the residence is a pre-existing residential structure, constructed in accordance with all applicable enactments;

(c) on the date this section comes into force, the size, siting and use of the residence complies with section 3 (1) (b) (ii) or (b.1) (ii) or (iii) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, as it read immediately before this section came into force;

(d) the size and siting of the residence is not altered after the date this section comes into force unless

(i) permitted under section 25 or 45 of the Act, or

(ii) the size of the manufactured home or the total area occupied by all residences and other residential structures, roads and service lines, and all agricultural land between them, as applicable, is not increased by the alteration.

Agri-tourism accommodation

33 (1) In this section, **"sleeping unit"** means the following:

(a) a bedroom or other area used for sleeping located in a residence, cabin or other structure;

(b) a vehicle, trailer, tent or other structure located on a campsite, field or other area.

(2) The use of agricultural land for providing accommodation in relation to an agri-tourism activity is permitted if all of the following conditions are met:

PLN - 197

(a) the accommodation is located on agricultural land that is classified as a farm under the *Assessment Act*;

(b) the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel;

(c) the accommodation is limited to 10 sleeping units in total, including bedrooms under section 34 *[tourist accommodation]*;

(d) accommodation is provided on a seasonal or short-term basis only.

Tourist accommodation

34 (1) In this section, **"bedroom"** means a bedroom or other area used for sleeping in a residence.

(2) The use of agricultural land for providing accommodation for tourists is permitted in a principal residence that is not a pre-existing residential structure if both of the following conditions are met:

(a) the accommodation is limited to 4 bedrooms in total;

(b) accommodation is provided on a short-term basis only.

(3) The use of agricultural land for providing accommodation for tourists is permitted in a principal residence that is a pre-existing residential structure if all of the following conditions are met:

(a) on the date this section comes into force, the number of bedrooms complies with section 3 (1) (d) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, as it read immediately before this section came into force;

(b) the number of bedrooms is not changed after the date this section comes into force unless

(i) permitted under section 25 or 45 of the Act, or

(ii) the number of bedrooms is not increased by the change;

(c) accommodation is provided on a short-term basis only.

PART 5 – SOIL OR FILL USES

Permitted soil or fill uses

35 Subject to section 36 *[prohibited fill]*, the removal of soil from, or the placement of fill on, agricultural land for one or more of the following purposes is permitted if all applicable conditions are met:

(a) constructing or maintaining a structure for farm use or for a principal residence if both of the following conditions are met:

(i) the total area from which soil is removed or on which fill is placed is 1 000 m^2 or less;

(ii) if the area from which the soil is removed or on which the fill is placed is in a floodplain, the resulting elevation level is consistent with the minimum elevation level established under all applicable local government enactments and first nation government laws, if any, respecting flood protection in the floodplain;

(b) constructing or maintaining berms for producing cranberries, if any fill placed on the area is

(i) no higher than 2 m above the natural grade, and

(ii) no wider than 10 m at the base;

(c) constructing or maintaining flood protection dikes, drainage, irrigation and livestock watering works for farm use, if the total annual volume of soil removed or fill placed is 320 m^3/16 ha or less;

(d) maintaining an existing farm road, if the total annual volume of soil removed or fill placed is 50 m^3 or less;

(e) using clean sand as a top-dress for berry production, if the total annual volume of soil removed or fill placed is 100 m^3/ha or less;

(f) applying soil amendments, if incorporated into the soil to a depth of 30 cm or less;

(g) conducting soil research and testing, if the soil removed or fill placed is limited to the amount necessary for the research or testing.

Prohibited fill

36 The following must not be used as fill on agricultural land:

(a) construction or demolition waste, including masonry rubble, concrete, cement, rebar, drywall and wood waste;

(b) asphalt;

(c) glass;

(d) synthetic polymers;

(e) treated wood;

(f) unchipped lumber.

Copyright © 2019, Province of British Columbia

PLN - 199

City of Richmond

Bylaw 10061

Official Community Plan Bylaw 9000
Amendment Bylaw 10061
Cannabis Production and Cultivation in the Agricultural Land Reserve

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 3.6.5 (Health Canada Licensed Medical Cannabis Production, Non-Medical Cannabis Production and Cannabis Research and Development Facilities) by repealing and replacing Objective 1 in this section with the following:

   "**Objective 1**
   Protect the City's social, economic, land use and environmental interests when considering proposed medical and non-medical cannabis production facilities, cannabis research and development facilities and the production and cultivation of cannabis, including any related accessory uses, on land within the Agricultural Land Reserve by preventing their unnecessary proliferation, avoiding long-term negative effects, and ensuring minimal City costs."

2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 3.6.5 (Health Canada Licensed Medical Cannabis Production, Non-Medical Cannabis Production and Cannabis Research and Development Facilities) by inserting the following policies under Objective 1 and renumbering the following policies accordingly:

   "b) subject to c) below, production and cultivation of cannabis and any related accessory uses is not permitted in the Agricultural Land Reserve;

   c) where the use of land in the Agricultural Land Reserve for the production and cultivation of cannabis and any related storing, packing, preparing and processing uses is done so in a manner in accordance with Sections 4, 8 and 11(1)(2) of the *Agricultural Land*

Reserve Use Regulation (as amended), the use cannot be prohibited and is subject to the applicable regulations contained in Richmond's Zoning Bylaw 8500."

3. This Bylaw may be cited as **"Official Community Plan Bylaw 9000, Amendment Bylaw 10061".**

FIRST READING _____

PUBLIC HEARING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by
KE
APPROVED by Director or Solicitor
AC

_____
MAYOR

_____
CORPORATE OFFICER

City of Richmond

Bylaw 10062

Richmond Zoning Bylaw 8500
Amendment Bylaw 10062
Cannabis Production and Cultivation in the Agricultural Land Reserve

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

1. Richmond Zoning Bylaw 8500 is amended by repealing and replacing the following use definitions in Section 3.4 (Use and Term Definitions):

"**Agriculture**
means the **use** of land outside of the **Agricultural Land Reserve** for the growing of crops or the raising of domesticated animals and allotment gardens where land is divided into plots for exclusive **use** as vegetable, fruit or flower gardens such as private and community gardens but does not include a **medical cannabis production facility** or **non-medical cannabis production facility**.

Farm business
means a **business** in which one or more of the following farm activities are conducted, and includes a farm education or farm research institution to the extent that the institution conducts one or more of the following farm activities:

a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals:
b) clearing, draining, irrigating or cultivating land:
c) using farm machinery, equipment, devices, materials and **structures**;
d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
e) conducting any other agricultural activity on, in or over agricultural land;
f) intensively cultivating in plantations, any
    i) specialty wood crops, or
    ii) specialty fibre crops prescribed by a Minister of the Province of BC;
g) conducting turf production in an **Agricultural Land Reserve** with the approval under *Agricultural Land Commission Act* of the Provincial Agricultural Land Commission;
h) aquaculture as defined in the *Fisheries Act* when carried on by a person licensed, under Part 3 of that Act, to carry on the **business** of aquaculture;
i) raising or keeping game, within the meaning of the *Game Farm Act*, by a person licensed to do so under that Act;
j) raising or keeping fur bearing animals, within the meaning of the *Fur Farm Act*, by a person licensed to do so under that Act;

k) processing or direct marketing by a farmer of one or both of
   i) the products of a farm owned or operated by the farmer, and
   ii) within limits prescribed by a Minister of the Province of BC, of products not of that farm, to the extent that the processing or marketing of those products is conducted on the farmer's farm, but

farm business does not include:

a) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the *Forest and Range Practices Act*;
b) breeding pets or operating a kennel;
c) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by a Minister of the Province of BC;
d) a **medical cannabis production facility,** subject to the provisions contained in Section 5.21 (Cannabis Production and Cultivation in the **Agricultural Land Reserve**);
e) a **non-medical cannabis production facility,** subject to the provisions contained in Section 5.21 (Cannabis Production and Cultivation in the **Agricultural Land Reserve**); and
f) a **cannabis research and development facility**."

2. Richmond Zoning Bylaw 8500 is amended by inserting Section 5.21 (Cannabis Production and Cultivation in the Agricultural Land Reserve) into Section 5 (Specific Use Regulations)

"**5.21 Cannabis Production and Cultivation in the Agricultural Land Reserve**

5.21.1 Subject to the limitations set out in Sections 4 and 8 of the *Agricultural Land Reserve Use Regulation (as amended)*, the production and cultivation of cannabis and any related accessory **uses** is prohibited in the **Agricultural Land Reserve**.

5.21.2 Subject to the limitations set out in Sections 4, 8 and 11(1) and (2) of the *Agricultural Land Reserve Use Regulation (as amended)*, the storing, packing, preparing and processing of cannabis is prohibited in the **Agricultural Land Reserve**.

5.21.3 Any lawful production and cultivation of cannabis and any related accessory **uses** in the **Agricultural Land Reserve** that cannot be prohibited in accordance with Sections 4 and 8 of the *Agricultural Land Reserve Use Regulation (as amended)*, are subject to the following regulations:

a) Production and cultivation of cannabis outdoors or in any **building** or **structure** must be **setback** a minimum of:
   i) 30 m to any **lot line**;
   ii) 60 m to any **lot line** that **abuts** or is **adjacent** to land zoned anything other than Agriculture (AG1); and

iii) 150 m measured from the **lot line** of a **site** zoned School & Institutional Use (SI) or Assembly (ASY).

5.21.4 Any lawful storing, packing, preparing and processing of cannabis that cannot be prohibited in accordance with Sections 4, 8, and 11(1) and (2) of the *Agricultural Land Reserve Use Regulation (as amended)*, are subject to the following regulations:

a) Storing, packing, preparing and processing of cannabis outdoors or in any **building** or **structure** must be **setback** a minimum of:
   i) 30 m to any **lot line**;
   ii) 60 m to any **lot line** that **abuts** or is **adjacent** to land zoned anything other than Agriculture (AG1); and
   iii) 150 m measured from the **lot line** of a **site** zoned School & Institutional Use (SI) or Assembly (ASY).

5.21.5 For the use of storing, packing, preparing and processing of cannabis that cannot be prohibited in accordance with Sections 4, 8, and 11(1) and (2) of the *Agricultural Land Reserve Use Regulation (as amended)*, the maximum **floor area** for the **use** of storing, packing, preparing and processing of cannabis shall not exceed 15% of the total area designated for production and cultivation of cannabis (in a **building** or **structure** or outside) up to a maximum of 100 m^2 (1,076 ft^2)."

3. This Bylaw is cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10062".**

FIRST READING _____

PUBLIC HEARING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

CITY OF RICHMOND
APPROVED for content by originating dept.
LE
APPROVED for legality by Solicitor
AC

_____ MAYOR

_____ CORPORATE OFFICER