

# RICHMONDYARDS BUILDING RA

Development Agreement  
Application

September 9, 2025



## Today's Presentation:

1. Richmond Yards' Recent History
2. The Richmond Yards Design Principles
3. Building RA Development Agreement Request



## Richmond Yards' Recent History

Prior to the Richmond Yards development, the site:

1. Consisted of low-rise light industrial and aging commercial buildings
2. Had no public connectivity through the site
3. Had little to no public space



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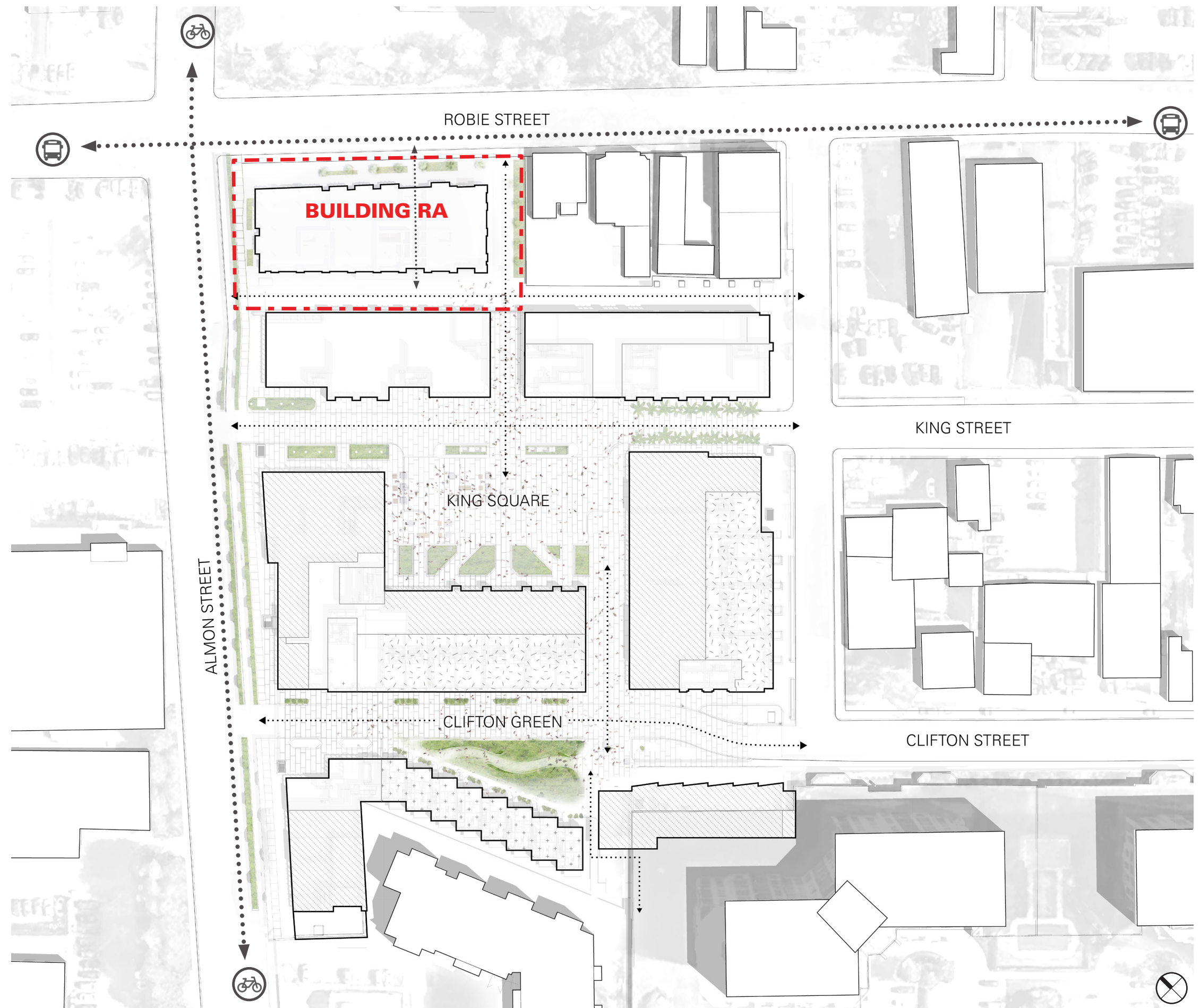
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# Richmond Yards' Recent History

In 2021, a Development Agreement was approved which had a vision of radical connectivity including:

- Re-connecting King, Clifton, and Almon Street with a priority of pedestrian-oriented design
- Providing pedestrian pathways to directly connect the entire development to the Bus Rapid Transit Route on Robie Street.
- Creating the King Square public plaza at the heart of Richmond Yards

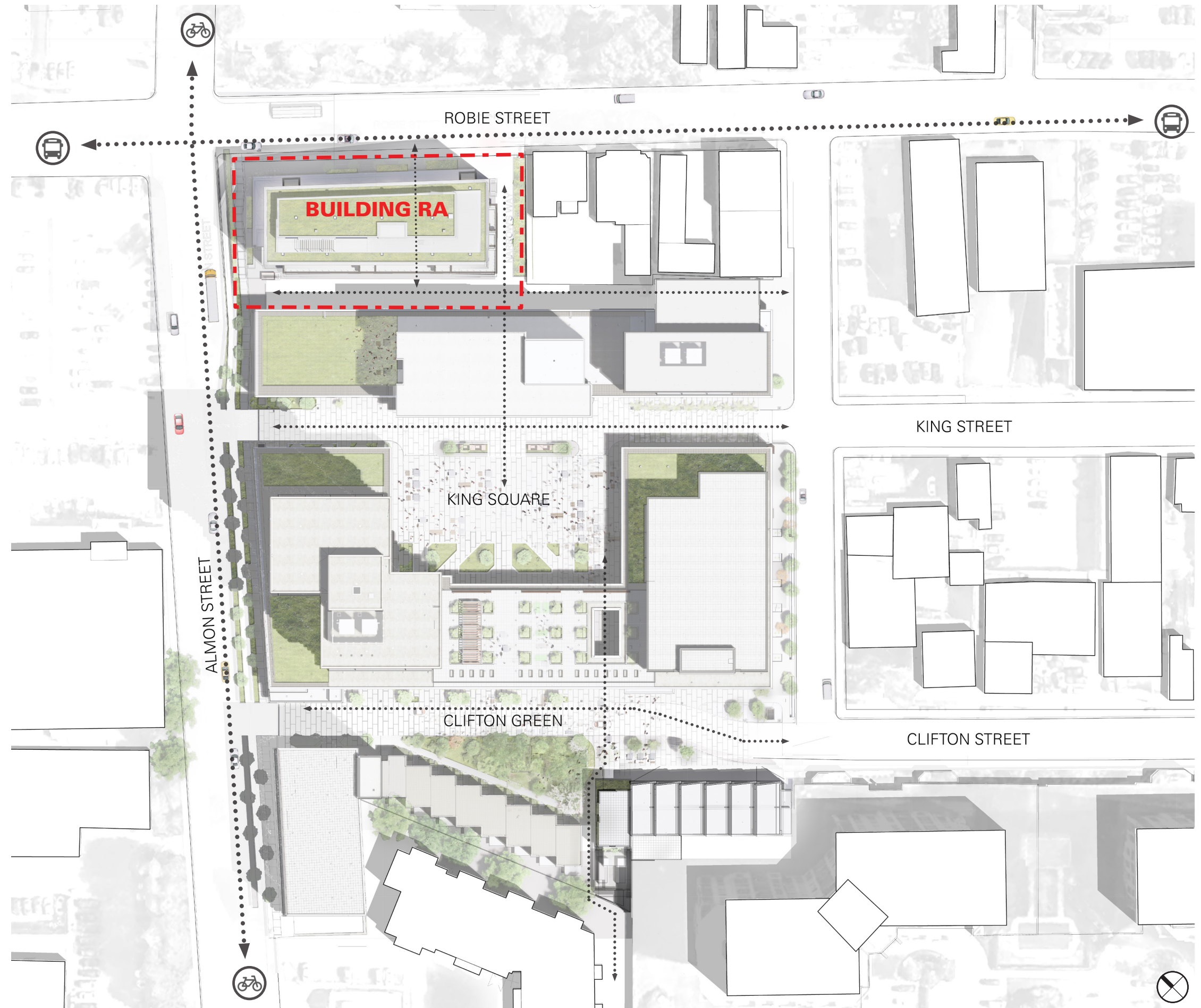


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However, Building RA was unable to be included as part of the Richmond Yards Development Agreement due to a property ownership process that has since been resolved.



# People Driven Design

Richmond Yards has been guided by the following design principles:

1. Provide high-quality and accessible pedestrian connectivity
2. Create a sense of community identity through place making
3. Ensure inclusivity by integrating affordable housing
4. Maximize sunlight to dwelling units and public spaces
5. Balance building massings to work in harmony with each other



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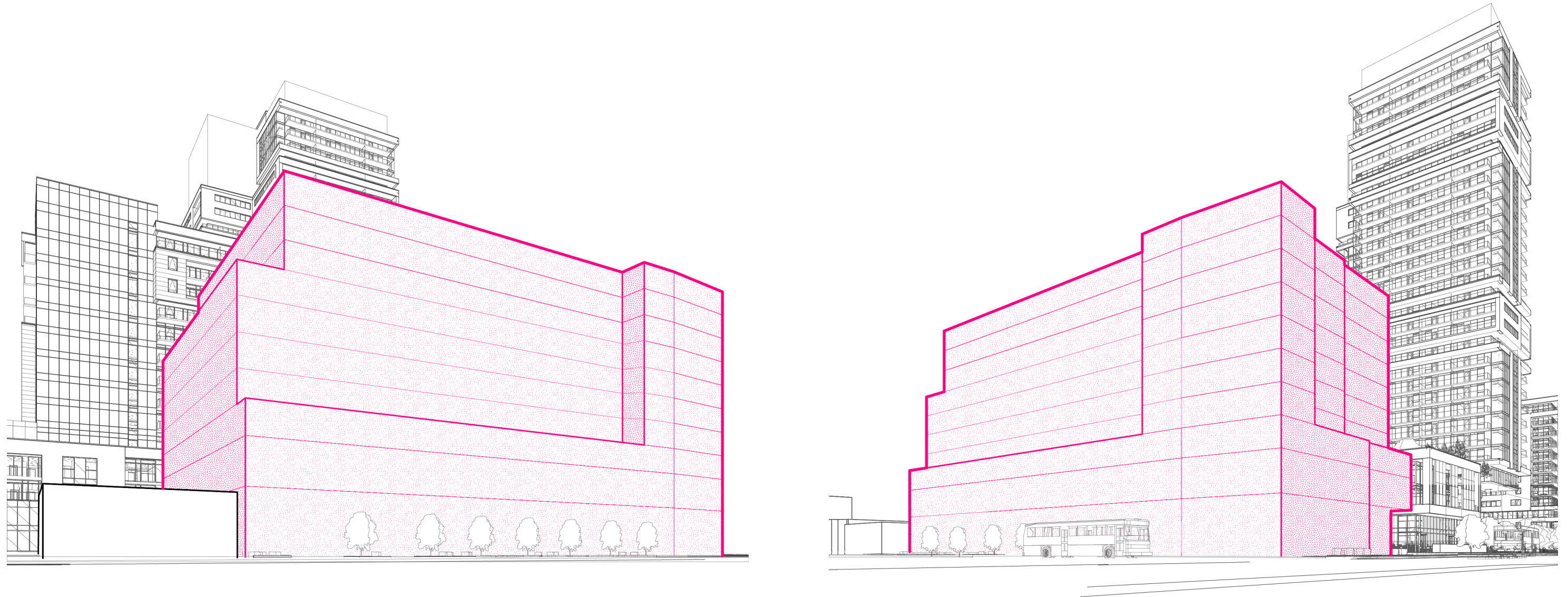
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As the final phase of the Richmond Yards development, Building RA aims to live up to these principles.



# Building RA Development Agreement Request

**As-of-Right Zoning (CEN-2):** This zone has requirements which are different than the existing Richmond Yards Development Agreement and allows for the below 10-storey building:



**As-of-right:** Little to no public space, no pedestrian connectivity, large shadows, and a 'heavier' massing on the skyline.

- Required Side Setback = 0 metre
- Required Rear Setback = 0 metre
- Permitted F.A.R. = 7

# Building RA Development Agreement Request

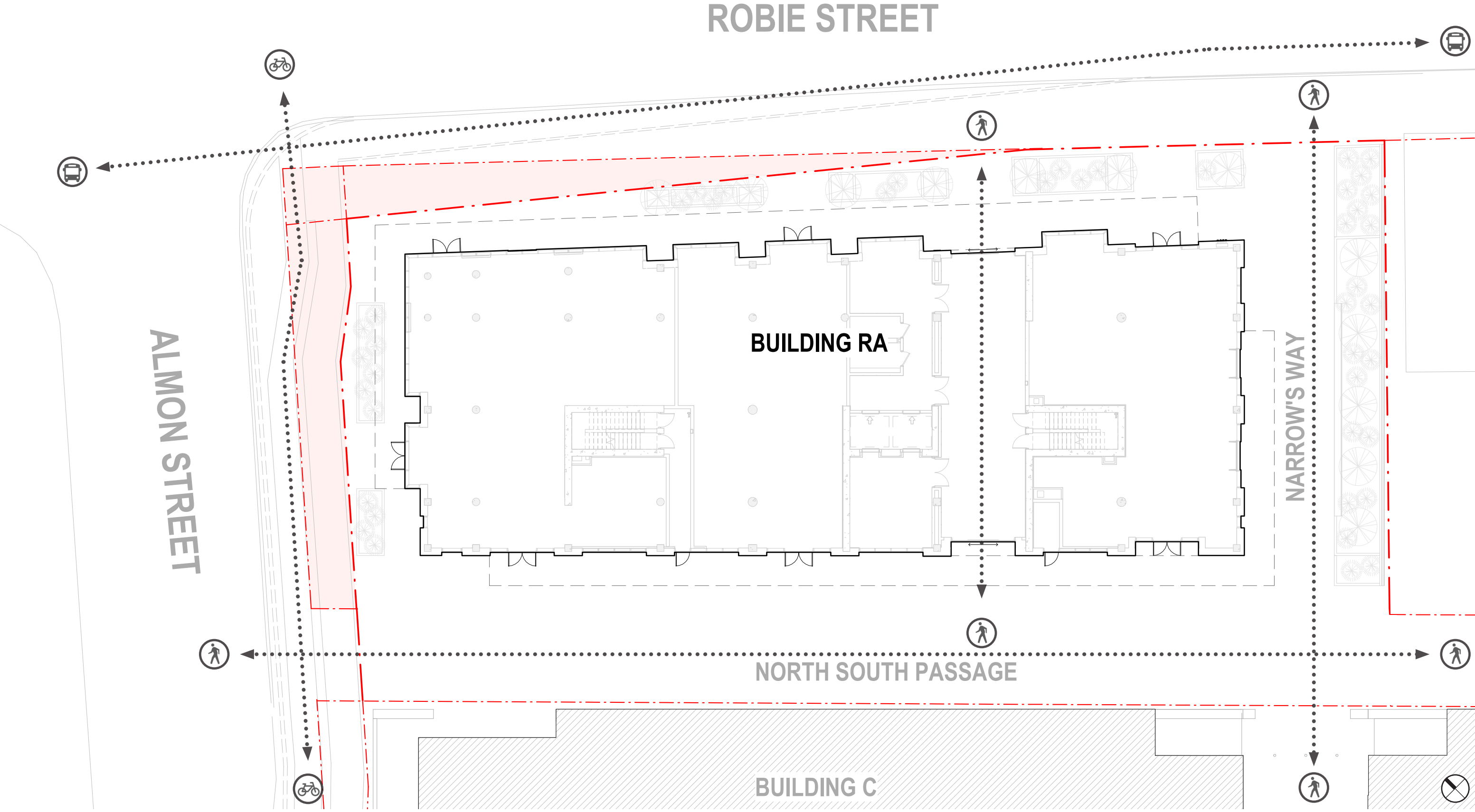
**What we are asking for:** Flexibility to increase setbacks, create at grade public spaces and pedestrian laneways, provide a building design that is complementary to the existing Richmond Yards development, and partially recover the lost floor area in an additional 2 storeys.



**Development Agreement:** Two pedestrian laneways, a more slender massing, generous setbacks at grade to support a vibrant street life.

- Provided Side Setback = 9.34 metres
- Provided Rear Setback = 9.91 metres
- Developed F.A.R. = 4.82

# Building RA Development Agreement Request



## Building RA Development Agreement Request

The additional two storeys will also provide the scale of development needed for Building RA to provide:

- 11 units @ 30% median income
- 30 units @ 21% median income

These rents are guaranteed for 21 years through CMHC and will be available for rent by the Spring of 2027.



## Conclusion

We are asking for your support to provide the flexibility needed to provide:

- High-quality public pathways and open spaces,
- Coordination with prior phases of Richmond Yards, and
- 41 affordable dwelling units, guaranteed for 21 years.

Thank you for your time,

Susan Fitzgerald,  
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James Coons,  
MCIP, LPP

