



**Regular Council meeting for Public Hearings
Monday, May 16, 2016**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

David Weber, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:01 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9519**
(Location: 10231 and 10251 Ruskin Road; Applicant: Casa Mia Projects)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

In response to a question from Council, staff confirmed that the proposed lot coverage percentage is consistent with other lots in the area.

PH16/5-1 It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9519 be given second and third readings.

CARRIED



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- 2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9531**
(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH16/5-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9531 be given second and third readings.

CARRIED

PH16/5-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9531 be adopted.

CARRIED

- 3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9540**
(Location: 10420/10440 Odlin Road; Applicant: Jan W. Knap)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH16/5-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9540 be given second and third readings.

The question on Resolution PH16/5-4 was not called to allow for discussion. Staff confirmed that a follow up inspection of the property is conducted to



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ensure that tree planting requirements are met around the time of occupancy. If requirements are met, 90% of the security is returned to the applicant and the remaining 10% is held by the City for an additional year to ensure compliance.

The question on Resolution PH16/5-4 was then called and it was **CARRIED**.

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9541**
(Location: 3735, 3751, 3755 and 3771 Chatham Street; Applicant: Tien Sher Chatham Development Ltd.)

Applicant's Comments:

Charan Sethi, Tien Sher Chatham Development Ltd., offered comments regarding the process he had been through with the City in relation to his rezoning application. Mr. Sethi spoke regarding the Planning Committee's referral to review options to install a solar roof, and stated his preference to pursue the original rezoning application, as outlined in the staff report.

In response to a question from Council, Mr. Sethi confirmed that the laneway is currently being used by vehicles parking at the adjacent Church and would also be used to access parking for this development. It was not anticipated there would be any additional disruptions' to neighbouring residences.

Written Submissions:

- (a) Memorandum from Director, Development (Schedule 1)

Submissions from the floor:

Jeff Fisher, Vice President & Senior Policy Advisor of the Urban Development Institute (UDI) Pacific Region, spoke regarding the UDI's development of a Stretch Code which focuses on improved energy efficiency through better building envelope design. Mr. Fisher noted concern that requiring applicants to pursue onsite renewable energy resources would be an opposite approach. He recommended that any new policy should not be applied to applications already in process and encouraged continuing contributions to the Stretch Code development.

In response to queries from Council, staff clarified there had been direction to consider installation of solar panels to be consistent with policy under development, to be presented to Committee and Council at a later date. Staff confirmed that there would be consultation on the policy and that the policy would not be retroactive to this development.

Dana Westermarck, neighbour to the subject properties, spoke in support of the



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application, stating that the applicant has been cooperative with the neighbourhood.

PH16/5-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 be given second and third readings.

CARRIED

5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9542
(Location: 8480/8500 No. 3 Road; Applicant: Pargat S. Tatla)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Memorandum and revised rezoning considerations from Director, Development (Schedule 2)

Submissions from the floor:

None

PH16/5-6

It was moved and seconded

That the revised rezoning considerations regarding off-site improvements along No. 3 Road adjacent to the subject site, as outlined in the Memorandum from the Director, Development dated May 12, 2016, be approved.

CARRIED

PH16/5-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9542 be given second and third readings.

CARRIED



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6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9545**
(Location: 5000 Maple Road; Applicants: Ajit Thaliwal and Raman Kooner)

Applicants' Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

In response to a query from Council, staff noted a correction to the report that the rear yard setback is 6 metres.

PH16/5-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9545 be given second and third readings.

CARRIED

ADJOURNMENT

PH16/5-9

It was moved and seconded

That the meeting adjourn (7:25 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, May 16, 2016.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)



City of Richmond

Memorandum Planning and Development Division Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director, Development
Re: 3735, 3751, 3755 and 3771 Chatham Street (RZ 15-697899)

Date: May 13, 2016
File: RZ 15-697899

Background

This memo responds to an April 5, 2016, Planning Committee referral made in relation to a rezoning application for a mixed use development (commercial and parking at grade with residential uses on the second and third storey) in Steveston Village:

That staff:

- (1) review options to install a solar roof on the proposed development at 3735, 3751, 3755 and 3771 Chatham Street; and
- (2) review utilizing developer contributions as incentives for the installation of a solar roof on the proposed development at 3735, 3751, 3755 and 3771 Chatham Street, in keeping with the forthcoming staff report on solar roofs in new developments, and report back.

Staff have met a number of times with the applicant regarding this referral. As a result of these meetings, the applicant has submitted their proposal contained in Attachment 1. The applicant's response is summarized as follows:

- The applicant has decided not to pursue implementation of a solar photovoltaic or other alternative renewable energy system in this project.
- A package of building efficiency measures has been identified by the developer to implement in this project to:
 - Increase the effective wall insulation to R22 levels.
 - Increase air-tightness to an unspecified level.
 - Install low-flow water efficiency devices on faucets and showerheads
 - Install water efficient front-loading washing machines.
 - The applicant estimates the total cost of these measures at \$78,250.
- The applicant has stated that implementation of building efficiency measures is contingent on reducing various amenity contributions identified in the rezoning considerations, which are summarized as follows:
 - Public Art – \$18,335
 - Cash in lieu of indoor amenity – \$16,000
 - Cash in lieu of On-site tree removals – \$20,000
 - Affordable Housing – \$83,892
 - Steveston Village Conservation Grant Program – \$213,167

Analysis

In response to the applicant's start-up costs to implement the noted building efficiency measures, staff have estimated that the total construction costs associated with this building will be in excess

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of \$4.1 M based on construction industry guidelines and comparable developments. As a result, the \$78,250 cost of building efficiency measures identified by the applicant represents approximately 2% of total estimated construction value of the project, which does not take into account the economic benefits that arise from implementing efficiency measures by reducing costs to the owners of the building and residential units.

Staff advise that while the measures proposed by the proponent will reduce overall energy demand compared with the same building built to minimum code standards, these gains shall fall short of the approximate 20% energy efficiency performance gains achieved by new townhouse developments in Richmond under the City's Official Community Plan (OCP) townhouse energy efficiency rezoning policy. No compensation is provided to applicants that implement energy efficiency measures in accordance with this OCP policy.

In response to the applicant's request to reduce the amenity contributions associated with the rezoning, staff note that the Affordable Housing (AH) and Steveston Village Conservation Grant Program (SVCGP) contributions are secured through density bonus provisions contained in the proposed new zoning district (Commercial Mixed Use (ZMU32) – Steveston Village) and cannot be revised on a case-by-case basis. If Council wished to revise AH and/or SVCGP contribution amounts, the following would need to occur in coordination with the subject rezoning application (RZ 15-697899) on Chatham Street:

- Council resolutions to revise the Affordable Housing Strategy and Steveston Village Heritage Conservation Grant Program (Policy 5900) specific to this project;
- Amend the Steveston Area Plan Official Community Plan to adjust the Steveston Village Heritage Conservation Area Plan density provision; and
- Revise Richmond Zoning Bylaw 8500, Amendment Bylaw 9541.

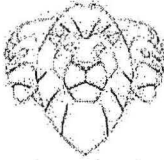
The above would require Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to be referred back to staff for further review of the identified issues.

Other amenity contributions (Public Art, Indoor Amenity Space, On-site trees) could be revised at the direction of Council without having to refer the Richmond Zoning Bylaw, Amendment Bylaw 9541 to staff for further review.


Wayne Craig
Director, Development

WC:ke

pc: Joe Erceg, MCIP, General Manager, Planning and Development
John Irving, P.Eng. MPA, Director, Engineering
Peter Russell, Senior Manager, Sustainability and District Energy
Kevin Eng, Planner 2



T I E N S H E R
G R O U P O F C O M P A N I E S

TIEN SHER CHATHAM DEVELOPMENT LTD.

Unit #185 – 4631 Shell Road
Richmond, BC V6X 3M4
Tel: 604.207.4633 Fax: 604.273.0685

Policy Planning
City of Richmond
6911 No.3 Road
Richmond, BC

May 11, 2016

Dear Sir/Madam:

**Re: Lot 4 to 7, BL 22, Section 3 Block 3N Range 7W NWD Plan 249
3735,3751,3755,3771 Chatham Street
Energy Modelling for Mixed Use Development**

We have completed our review on the feasibility of energy efficiency measures with taking a great deal of consideration to implement renewable energy for this project regardless of the Heritage design restriction and lack of space. We opted to propose and implement better and higher standards of construction than BC Building Code requirements. The measures we plan on incorporating are:


1. Improve air tightness and thermal performance of the North and South facades from the standard rating of effective R17.89 to effective R22.
2. Improve air tightness and thermal performance of the East and West faces from the effective R11.4 to effective R22.
3. Reconfigure DHW (Domestic Hot Water) operating conditions to establish energy improvements in the residential units with the use of low flow faucets, showerheads and front load washing machines. This will establish energy improvements for the system connected to a central boiler.

The cost for the above proposed measures to be implemented are \$78,250.00. We look forward to offsetting measures in a reduction of the voluntary contributions as outlined in the Rezoning Considerations from the City of Richmond and discussed at the Planning Committee.

If we are unable to come to an agreement of a reduction or exchange for these improvements we are unable to proceed with the energy efficiency measures noted above due to financial constraints, however we are still committed to the voluntary contributions as follows:

- \$20,000.00 Tree Compensation Fund for the planting of replacement trees
- \$7,800.00 Tree Compensation Fund for the planting of replacement trees on City Land
- \$18,335.00 Public Art Reserve Fund
- \$83,892.00 Affordable Housing Fund
- \$213,167.00 Density Increase for the Steveston Village Conservation Grant Program
- \$343,194.00**

Yours truly,
TIEN SHER CHATHAM DEVELOPMENT GROUP LTD


Franco Gimenez
VP of Construction



City of Richmond

Memorandum Planning and Development Division Development Applications

To: Mayor and Councillors
From: Wayne Craig,
Director, Development
Date: May 12, 2016
File: RZ 15-697843
Re: **Richmond Zoning Bylaw 8500, Amendment Bylaw 9542 (RZ 15-697843)**
8480/8500 No. 3 Road

Background

On April 25, 2016, City Council granted 1st reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9542 associated with the application by Pargat S. Tatla to rezone 8480/8500 No. 3 Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone (RZ 15-697843).

Amendment Bylaw 9542 is scheduled to be considered for 2nd and 3rd reading at the Public Hearing to be held on Monday May 16, 2016.

This memo serves to advise City Council that the rezoning considerations associated with the off-site improvements along No. 3 Road adjacent to the subject site need to be revised slightly, and that the revised conditions are being brought forward prior to Council's consideration of 3rd reading of Amendment Bylaw 9542.

Revised off-site improvements

Attached is a copy of the revised conditions associated with the off-site improvements along No. 3 Road, which the applicant has agreed to. The nature of the revisions is that:

- Item 6 of the Rezoning Considerations included in the original staff report to Council, which relates to the granting of a 1.0 m x 9.0 m Statutory Right-of-Way for a future bus pad on No. 3 Road and relocation of a bus stop, has been deleted and replaced with the granting of a 0.5 m-wide Statutory Right-of-Way for public right-of-passage along the entire west property line of the subject site for sidewalk purposes; and,
- The second bullet under *Frontage Improvements* required at future development stage has been revised to reflect that the width of the concrete sidewalk along the No. 3 Road frontage be increased from 2.0 m to 2.5 m, and the treed/grass boulevard be decreased from 2.0 m to 1.5 m

These revisions are intended to accommodate some improvements to the City-wide cycling network.

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If you have any questions about the revised conditions associated with this rezoning application prior to Council's consideration of 3rd reading of Amendment Bylaw 9542, please contact me directly at 604-247-4625



Wayne Craig
Director, Development

WC:cl

Attachment 1: Rezoning Considerations

cc: Victor Wei, Director, Transportation



City of
Richmond

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

Address: 8480/8500 No. 3 Road

File No.: RZ 15-697843

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9542, the applicant is required to complete the following:

1. Dedication of a 4 m x 4 m wide corner cut at southwest corner of the subject site where No. 3 Road intersects Bowcock Road.
2. Submission of a Landscape Plan for the front and exterior side yard of the proposed corner lot, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including all materials, fencing, any retaining walls, hard surfaces, installation, and a 10% contingency). The Landscape Plan should:
 - be consistent with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front and exterior side lot lines;
 - should include low fencing (max. 1.2 m high) outside of the rear yard;
 - include a mix of coniferous and deciduous trees;
 - include the required three (3) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	10 cm		5.5 m
2	11 cm		6 m

The landscaping security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the landscaping survives.

3. Submission of a landscaping security in the amount of \$1,500 (\$500/tree) to ensure that the three (3) required replacement trees are planted and maintained on the proposed each lot [min. 10 cm deciduous or 5.5 m high conifer). The landscaping security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the replacement trees survive.
4. City acceptance of the applicant's voluntary contribution in the amount of \$4,000 (\$500/tree) to the City's Tree Compensation Fund in-lieu of planting the balance of required replacement trees on-site.
5. City acceptance of the applicant's voluntary contribution in the amount of \$1,300 to the City's Tree Compensation Fund for the removal of Tree # 284 from the boulevard on City-owned property on No. 3 Road, to enable the planting of replacement trees within the City.
6. The granting of a 0.5 m-wide Statutory Right-of-Way for public right-of-passage along the entire west property line of the subject site for sidewalk purposes.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title to ensure that:
 - Upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6 m wide at the back of the new sidewalk at the property line and 9 m wide at the new curb), centered on the proposed shared property line; and,
 - At Building Permit stage, the buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto Bowcock Road.

Initial: 

9. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
10. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to Tree Removal* stage, the applicant is required to:

- Obtain written authorization from the neighbouring property owner at 8440/8460 No. 3 Road to remove the shared Apple tree located on the north property line of the subject site (Tree # 286). If written authorization is not obtained by the applicant, this tree must be retained and protected in accordance with the City's Tree Protection Information Bulletin Tree-03.
- Contact the City's Parks Department a minimum of four (4) days in advance to enable signage to be posted for the removal of the two (2) trees in the boulevard on No. 3 Road and on Bowcock Road on City-owned property (Trees # 282, 284).

At Subdivision* and Building Permit* stage, the applicant must complete the following requirements:

- Register a cross-access easement on title prior to subdivision centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the proposed lots (e.g., 6 m w x 9 m l).
- Complete the following servicing works and off-site improvements. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage.

Water Works:

- The developer is required to:
 - Submit fire flow calculations signed and sealed by a Professional Engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for on-site fire protection. Calculations must be based on Building Permit Stage building designs.
 - Retain the existing water service connection to service the proposed west lot (Lot A).
- At the developer's cost, the City is to:
 - Install one (1) additional water service connection complete with meter and meter box.

Storm Sewer Works:

- At the developer's cost, the City is to:
 - Cut and cap the existing storm service connection at the No. 3 Road frontage and remove the existing storm inspection chamber.
 - Retain the existing storm service connections along the Bowcock Road frontage, upgrade the existing inspection chambers and relocate the new inspection chambers within a new 1.5 m wide statutory right-of-way (SRW) along the Bowcock Road frontage.

Sanitary Sewer Works:

- The Developer is required to:
 - Remove the existing manhole (SMH2208) located along the Bowcock frontage and extend the existing sanitary sewer main approximately 12.0 m west of the east property line of the subject site complete with manholes as required. Note: If this work conflicts with the required shared driveway crossing, an alternative scenario will be examined.

- Install a new sanitary service connection complete with inspection chamber located within the new SRW along the Bowcock Road frontage.
- Reconnect the existing sanitary service connection to Lot 8011 Bowcock Road to the new sanitary sewer main.
- At the developer's cost, the City is to:
 - Cut and cap the existing sanitary service connection located at the southeast corner of the subject site.
 - Tie-in the new sanitary sewer main to the existing 150 mm sanitary sewer located along Bowcock Road.

Frontage Improvements:

- Remove the existing driveway crossing to the subject site on No. 3 Road.
- Install a 1.5 m-wide treed/grass boulevard next to the existing road curb and a 2.5 m-wide concrete sidewalk along No. 3 Road from the north property line of the site to the intersection of Bowcock Road
- Transition the new sidewalk and boulevard to the existing sidewalk on No. 3 Road north of the subject site.
- Road widening to 5.6 m from the existing centre line of Bowcock Road.
- Install a standard 0.15 m wide road curb, a minimum 2.0 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk along Bowcock Road from the east property line of the subject site to the intersection at No. 3 Road.
- Transition the new sidewalk and boulevard to the existing boulevard on Bowcock Road east of the subject site.

General Items:


- The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground hydro service lines;
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - Determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- The developer is to
 - Complete a roadway lighting assessment and recommend lighting upgrades as required.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 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 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 _____
Applicant: Pargat S. Tatla

Date

MAY 12, 2016