



**Regular Council meeting for Public Hearings
Tuesday, May 19, 2020**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (attending via teleconference)
Councillor Kelly Greene (attending via teleconference)
Councillor Alexa Loo (attending via teleconference)
Councillor Bill McNulty (attending via teleconference)
Councillor Linda McPhail (attending via teleconference)
Councillor Harold Steves (attending via teleconference)
Councillor Michael Wolfe (attending via teleconference)

Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT
BYLAW 10155 AND RICHMOND ZONING BYLAW 8500,
AMENDMENT BYLAW 10156 (RZ 18-820669)**

(Location: 10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive;
Applicant: Yamamoto Architecture Inc.)

Applicant's Comments:

The applicant was not present to respond to queries.

Written Submissions:

Taizo Yamamoto, Applicant (Schedule 1)

Submissions from the floor:

None.

PH20/4-1

It was moved and seconded

***That Official Community Plan Bylaw 7100, Amendment Bylaw 10155 be
given second and third readings.***



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The question on the motion was not called as discussion ensued regarding the roadway connection.

In response to queries from Council, staff noted that (i) the additional information provided by the applicant is a summary presentation of the proposal, (ii) the roadway connection proposed is a 6 metre wide pavement strip of asphalt, (iii) results from the neighbourhood consultation requested that there be no road connection, (iv) a 6 metre width is sufficient for emergency vehicle access and pedestrian traffic, and (iv) green space objectives will be obtained with the 6 metre width.

The question on the motion was called and **CARRIED** with Cllrs. Day and Wolfe opposed.

PH20/4-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10156 be given second and third readings.

The question on the motion was not called as discussion ensued regarding the process to expand the roadway.

Staff noted that expanding the roadway to 11 metres can be done through the Development Permit process.

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

PH20/4-3

It was moved and seconded

That staff be directed to review and widen the pavement width to 11 metres on Cavendish Drive to match the existing widths.

The question on the referral was not called as further discussion ensued regarding the future use of the roadway connection.

In response to queries from Council, staff noted that (i) the developer would pay for the current road improvements, (ii) for future expansion of the road, the costs would be either covered through City capital project or through a neighbourhood improvement program where the costs are borne by the residents requesting the change, and (iii) Transportation has advised that future access to this road connection is not required.

The question on the referral was then called and it was **DEFEATED** with Mayor Brodie and Cllrs. Au, Day, Loo, McNulty, McPhail and Wolfe opposed.



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The question on the main motion was then called and was **CARRIED** with Cllrs. Day and Wolfe opposed.

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10163
(RZ 18 843479)**

(Location: 7100 & 7120 Ash Street; Applicant: Fougere Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Sally Kwon, Richmond resident, inquired about a through road on Sills Avenue from Bridge Street to Ash Street.

In response to queries from Council, staff noted that (i) there would not be a through road from Bridge Street to Ash Street, (ii) off-set roads provide traffic calming measures, and (iii) the city is utilizing city-owned property for road use.

PH20/4-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10163 be given second and third readings.

The question on the motion was not called as further discussion ensued regarding the pedestrian walkway and road connections.

In response to queries from Council, staff noted that the circulation map is conceptual and the area to the south is to remain single family.

The question on the motion was then called and it was **CARRIED** with Cllrs. Day and Wolfe opposed.



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3. **RICHMOND ZONING BYLAW NO. 8500, AMENDMENT BYLAW NO. 10122 (FENCE REGULATIONS)**

(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.

Staff updated Council that they are continuing to work on the existing referral to investigate further limitations on masonry and other materials city-wide and will present options to Council when ready.

PH20/4-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10122 be given second and third readings.

In response to queries from Council, staff noted that the Zoning Bylaw does not forbid masonry in residential zones and masonry would be allowed in agricultural land reserve (ALR) properties for the length of the front of the house.

The question on the motion was not called as a **referral motion** was introduced.

PH20/4-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10122 be referred back to staff to remove the use of masonry materials in the ALR within the Zoning Bylaw.

The question on the **referral motion** was then called and was **CARRIED** with Mayor Brodie and Cllrs. Au, Loo and McPhail opposed.



City of Richmond

Minutes

Regular Council meeting for Public Hearings Tuesday, May 19, 2020

ADJOURNMENT

PH20/4-7

It was moved and seconded
That the meeting adjourn (7:33 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Tuesday, May 19, 2020.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

ON TABLE ITEM

Date: May 19, 2020
Meeting: Public Hearing
Item: #1

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, May 19, 2020.

CityClerk

From: Taizo Yamamoto <taizo@yamamotoarchitecture.com>
Sent: May 15, 2020 4:32 PM
To: CityClerk
Cc: Lee,Edwin; Steven Yang; Brian Sheehan
Subject: Additional material for May 19th Public Hearing - Bylaw 10155, 10156 - 4051, 4068 Cavendish Drive and 10140, 10160, 10180 No.1 Road

Hi Matthew,
Thank-you for speaking with me earlier today.

I've attached a link to the additional information we'd like to provide to Council in advance of Tuesday's Public Hearing.

As encouraged by your April 27th letter, we are providing this information digitally to ensure that we minimize contact between us, the public, City Staff, and Councillors.

I also spoke with Edwin Lee earlier today. He mentioned that as of today, he has had no questions from Council. Though he suggested that including Affordable Housing operation was not critical (and may raise additional questions from Council) we feel it is important to mention that discussions with a potential operator are advancing.

Can you confirm that you area able to download the files? They are provided in both Powerpoint and PDF formats.

https://yamamotoarchitecture.sharepoint.com/:f:/g/personal/dchoi_yamamotoarchitecture_com/Eps8SYOWo7dIgfFnsFsF_hYBtz1FW-zvTwBJppuxHeP2NA?e=NILhHm

Thank-you for your assistance and helping this project advance during these challenging times.

Best regards,
Taizo Yamamoto Architect AIBC

Yamamoto Architecture Inc.
Suite 202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T: (604) 731-1127 Ext. 101

PHOTOCOPIED
MAY 19 2020
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10140, 10160, 10180 No. 1 Road
And 4051, 4068 Cavendish Drive

TOWNHOUSE DEVELOPMENT

PUBLIC HEARING PRESENTATION

May 19, 2020

BOHANN
PROPERTIES



YAMAMOTO ARCHITECTURE

PROJECT INFORMATION

PROPOSAL

- Rezoning from RS1/B. and RS1/E to Townhousing RTM and Single Family RS2/B
- 35-unit Townhouse Development along No.1 Road Arterial
- 6 Affordable Housing Units
- Vehicular Access from No. 1 Road
- Pedestrian and emergency vehicle access only from new Cavendish Drive Connector
- Two single family homes east of new Cavendish Drive Connector

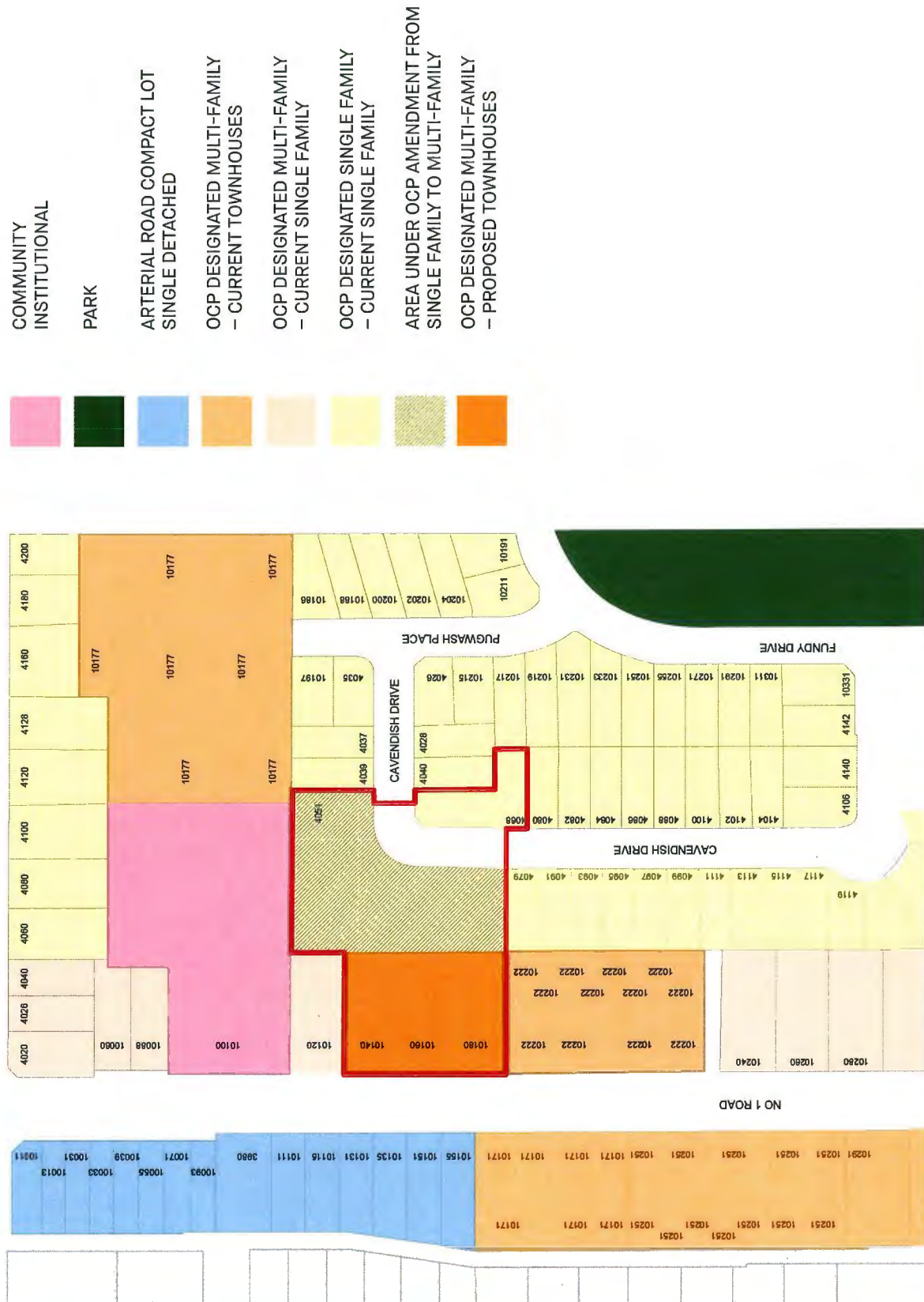
PROJECT INFORMATION

PUBLIC CONSULTATION

- Public Information meeting held June 20, 2018
- Public Information meeting held June 26, 2019
- Key concerns
 - Potential for new traffic from completion of Cavendish Drive
 - Preference for project access from No.1 Road and not Cavendish Drive
 - Preservation of Single-Family character along Cavendish Drive
 - Preservation of pedestrian connection to No.1 Road
 - Improved safety

SITE CONTEXT

OCP CONTEXT - CURRENT



SITE CONTEXT

SITE PHOTOS



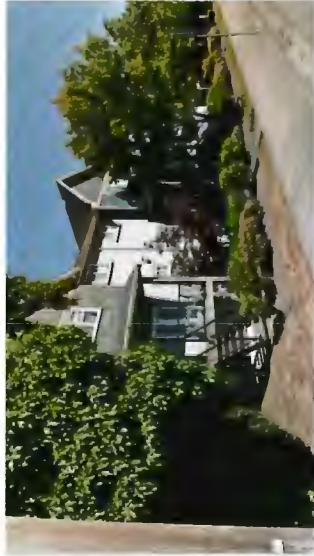
1. NO. 1 ROAD – FACING PROPERTY LINE BETWEEN CHURCH AND 10120



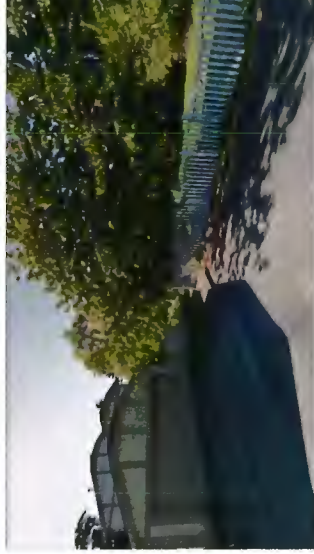
2. NO. 1 ROAD – FACING PROPERTY LINE BETWEEN 10120 AND 10140



3. NO. 1 ROAD – PROPERTY LINE BETWEEN 10180 AND 10222



4. NO. 1 ROAD – 10222



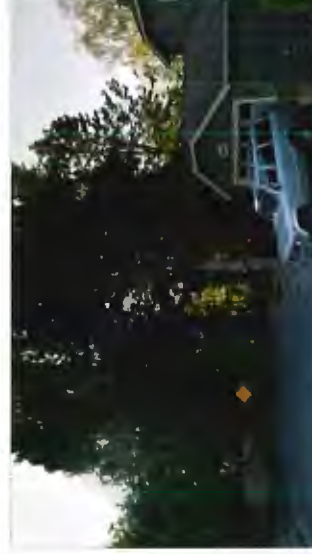
5. CAVENDISH DRIVE – FACING NORTHWEST



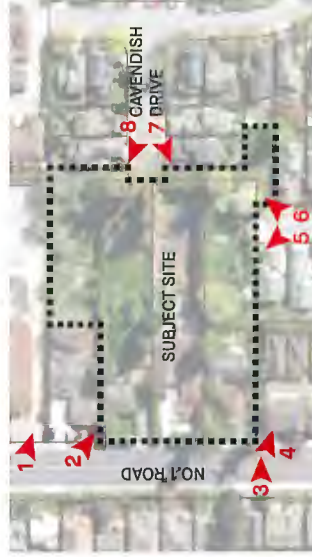
6. CAVENDISH DRIVE – FACING NORTHEAST



7. CAVENDISH DRIVE – FACING SOUTHWEST

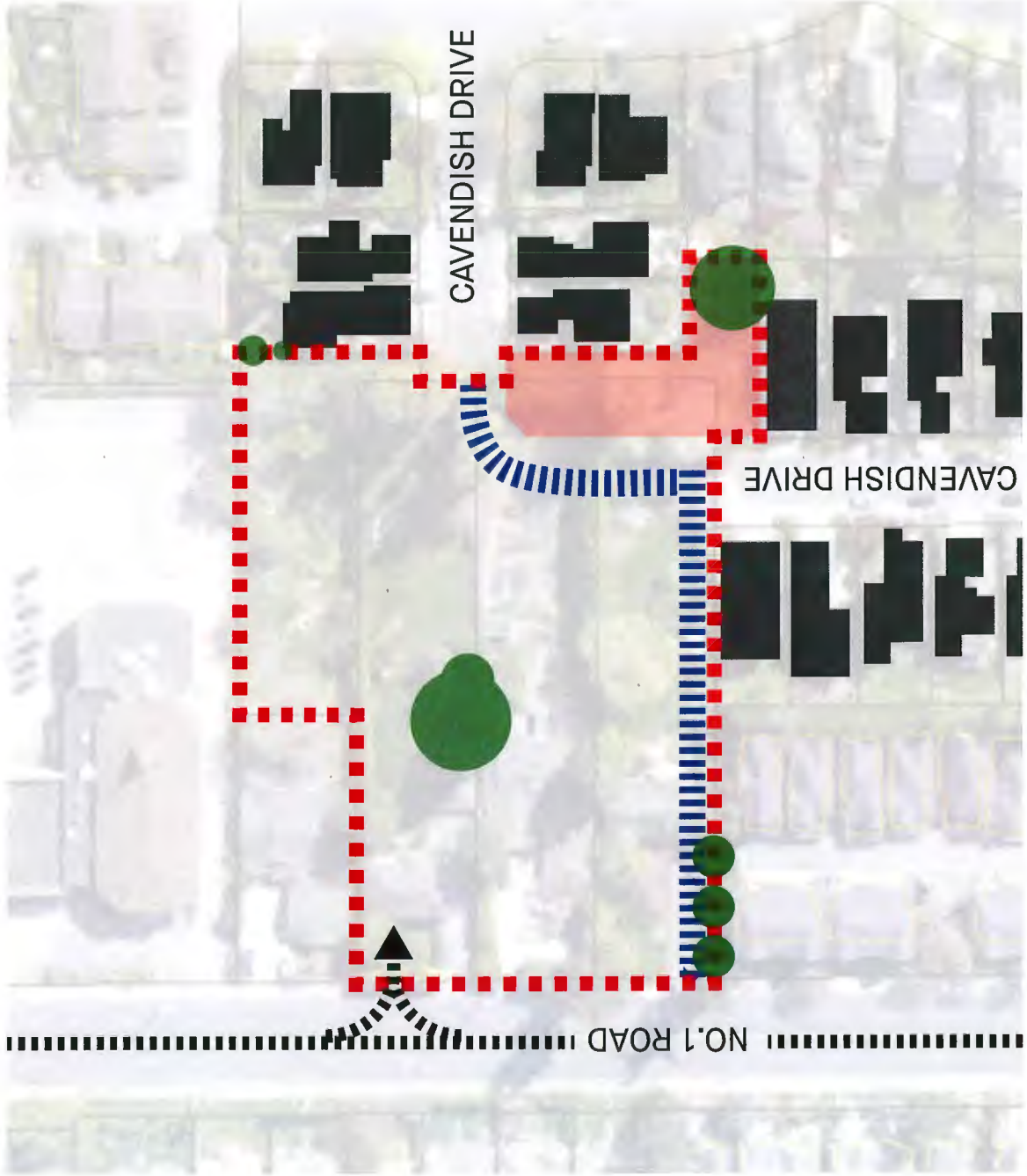


8. CAVENDISH DRIVE – FACING NORTHWEST



SITE CONTEXT

SITE ANALYSIS



- SUBJECT SITE
- VEHICULAR ENTRANCE
- PEDESTRIAN WALKWAY
- TREE PRESERVATION
- PROPOSED SINGLE FAMILY UNITS
- EXISTING SINGLE-FAMILY UNITS ALONG CAVENDISH DRIVE



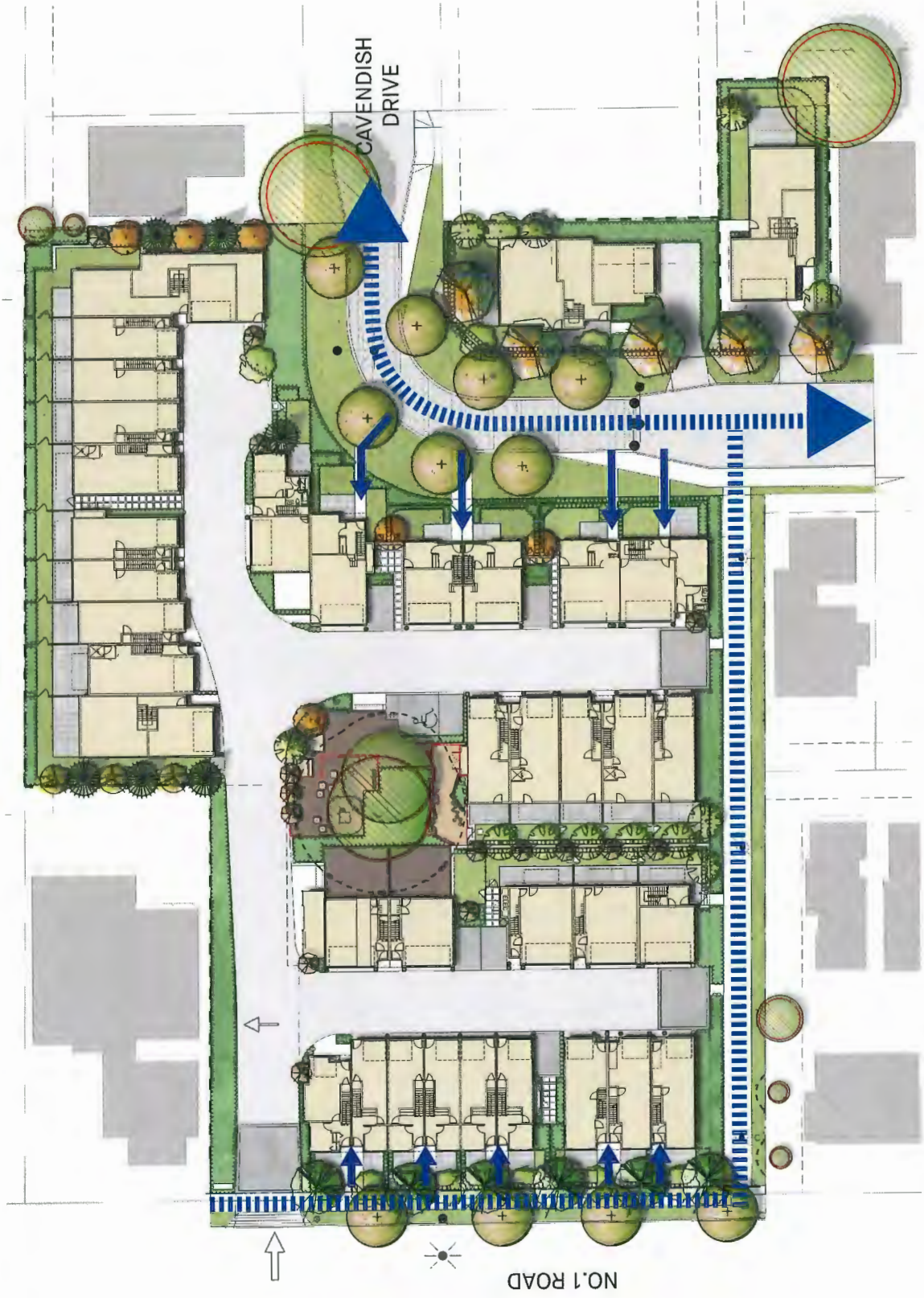
DESIGN RATIONALE

SITE ORGANIZATION - VEHICULAR ACCESS



DESIGN RATIONALE

SITE ORGANIZATION - PEDESTRIAN ACCESS



DESIGN RATIONALE

SITE ORGANIZATION - TREE PRESERVATION



DESIGN RATIONALE

SITE ORGANIZATION - TWO STOREY FRONTAGE UNITS



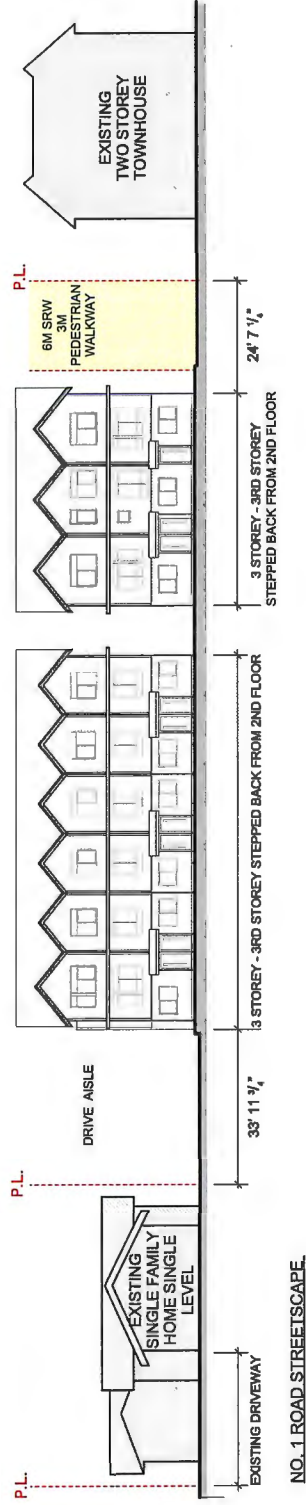
DESIGN RATIONALE

SITE ORGANIZATION - THREE STOREY UNITS



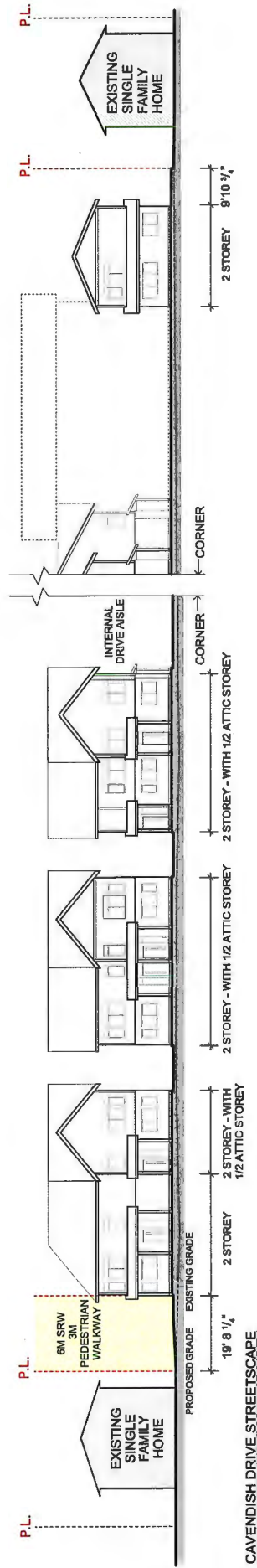
PROPOSED DEVELOPMENT

STREETSCAPE ELEVATIONS | NO. 1 ROAD



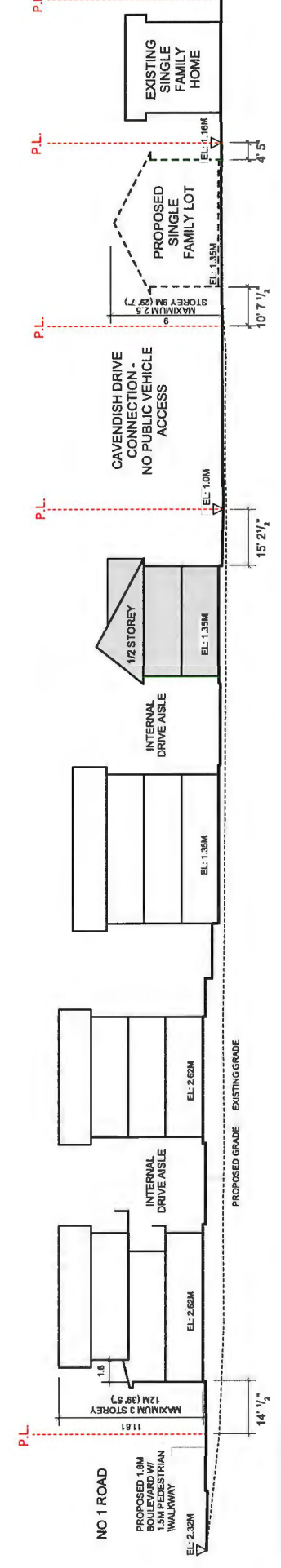
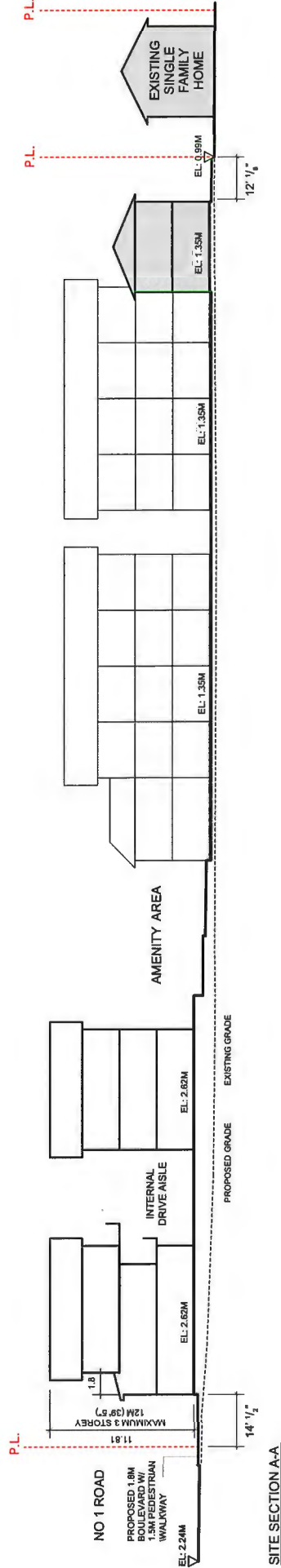
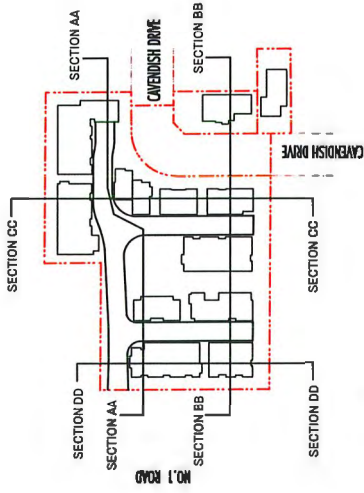
PROPOSED DEVELOPMENT

STREETSCAPE ELEVATIONS | CAVENDISH DRIVE



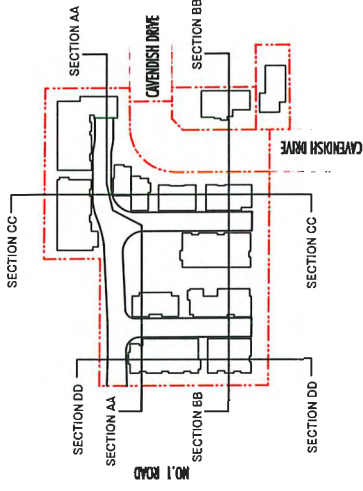
PROPOSED DEVELOPMENT

SITE SECTIONS | EAST - WEST

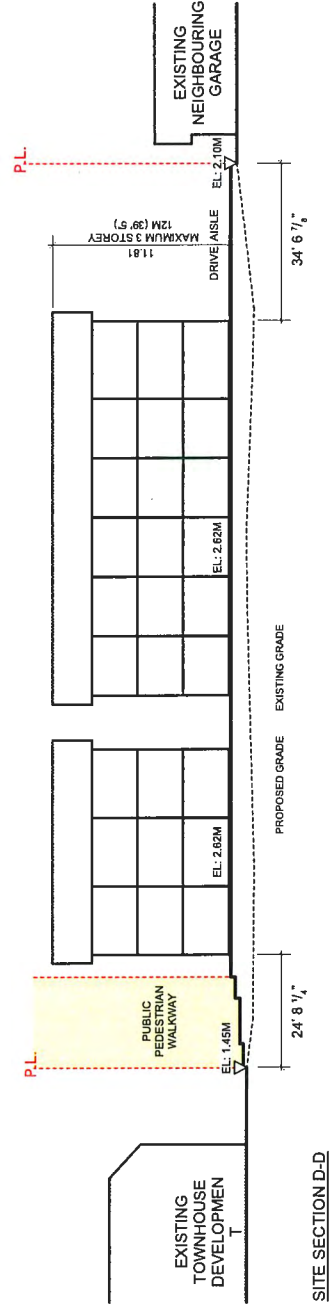
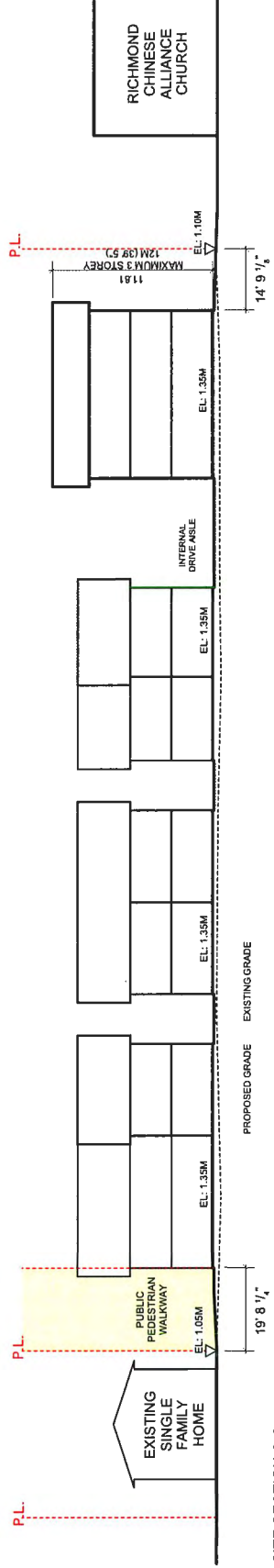


PROPOSED DEVELOPMENT

SITE SECTIONS | NORTH - SOUTH

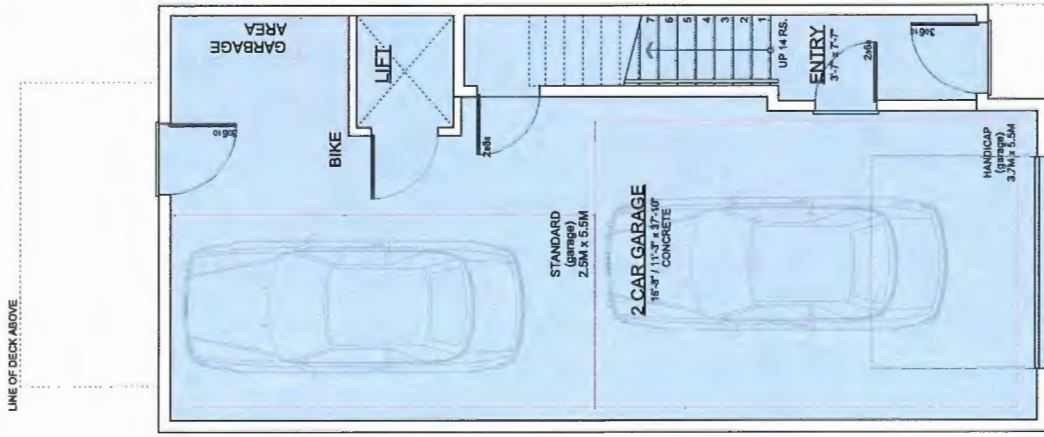


KEY PLAN



PROPOSED DEVELOPMENT

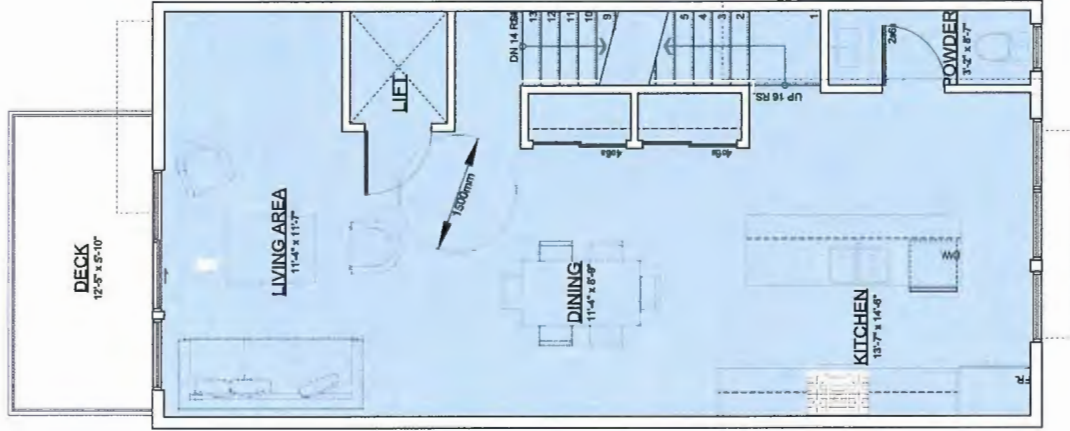
ACCESSIBLE UNIT PLANS



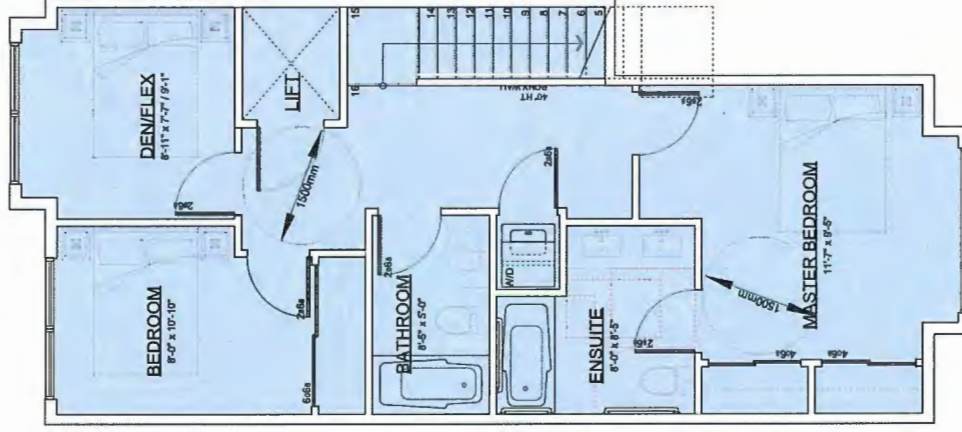
UNIT A5 CONVERTIBLE

MAIN FLOOR: 94.3 SQ.FT

GARAGE: 584.1 SQFT



SECOND FLOOR: 724.9 SQ.FT.



THIRD FLOOR: 668 SQ.FT.

PROPOSED DEVELOPMENT

ACCESSIBLE UNITS



AFFORDABLE UNITS

We've been corresponding with YWCA (<https://ywcavan.org/>), a housing and support association for single mothers, job seekers, and families of all kinds.

We discussed in detail the layout and accommodation of the 6 affordable rental units, proximity to nearby schools, amenities, and access to public transportation.

They are very interested in operating this project as it fits their housing criteria and principle mission and are already in the process of drafting a written Expression of Interest.

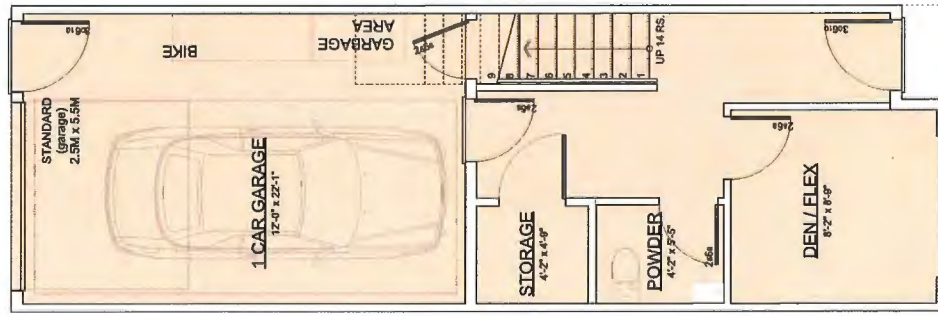
YWCA will handle tenant placement, rent collection, as well as operations.

Agreement letter and specific operating details are forthcoming, to be outlined as we reach closer to Development Permit.

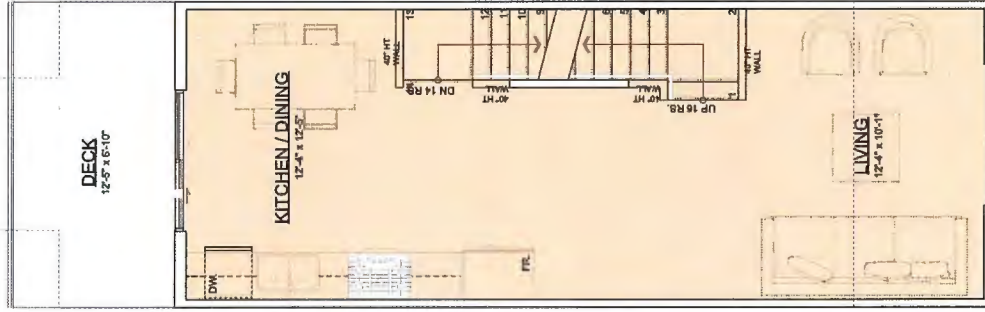
We've specifically been corresponding with Bobbi Sarai (Senior Manager, Fund Development) and Lisa Rupert (Vice President, Housing Services and Violence Prevention).

PROPOSED DEVELOPMENT

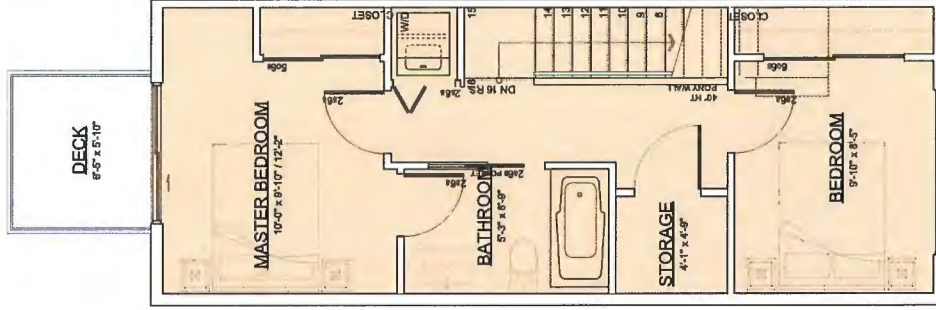
AFFORDABLE UNIT PLANS



UNIT B
MAIN FLOOR: 209.3 SQ.FT.
GARAGE: 302.6 SQ.FT



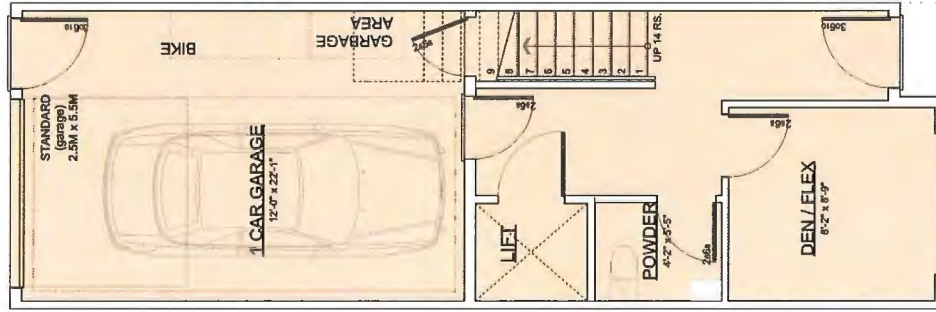
SECOND FLOOR: 456 SQ.FT.



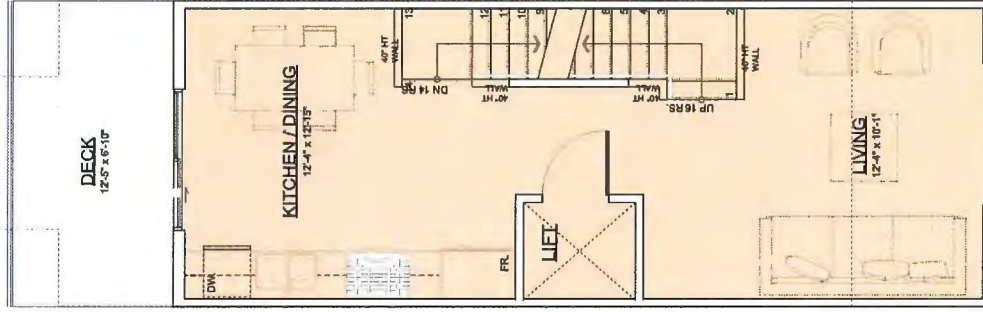
THIRD FLOOR: 441.8 SQ.FT.

PROPOSED DEVELOPMENT

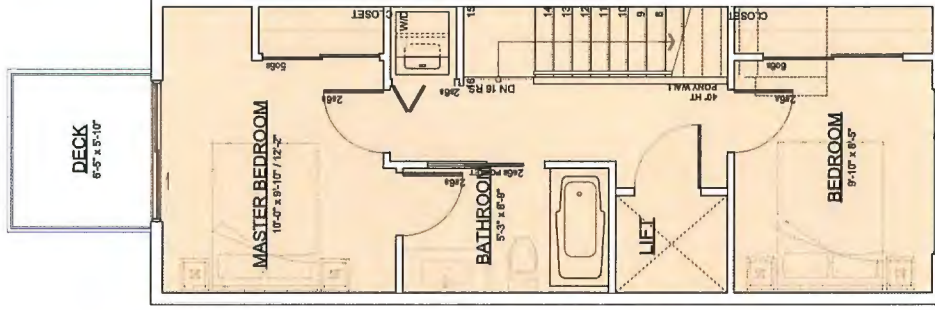
AFFORDABLE UNIT PLANS



UNIT B CONVERTIBLE
 MAIN FLOOR: 209.3 SQ.FT.
 GARAGE: 302.6 SQ.FT



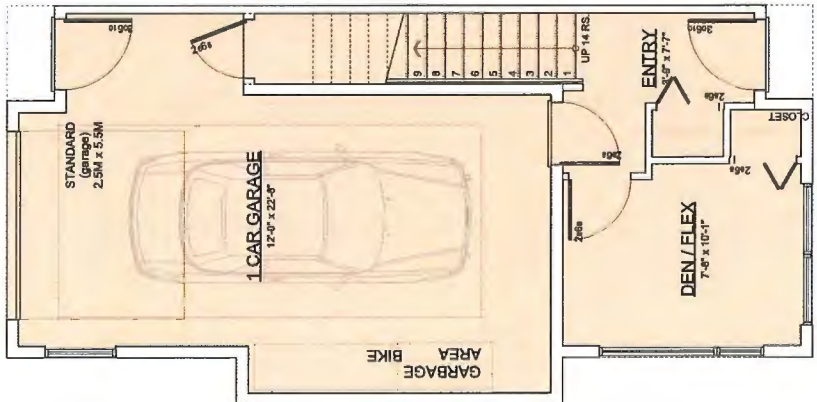
SECOND FLOOR: 456 SQ.FT.



THIRD FLOOR: 441.8 SQ.FT.

PROPOSED DEVELOPMENT

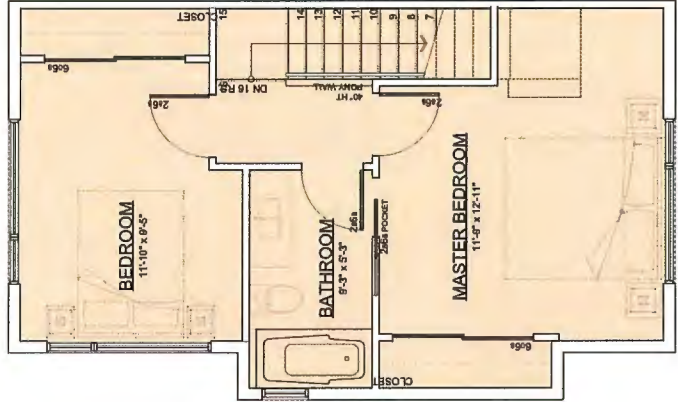
AFFORDABLE UNIT PLANS



UNIT B1
 MAIN FLOOR: 209.3 SQ.FT.
 GARAGE: 316.4 SQ.FT



SECOND FLOOR: 542.6 SQ.FT.



THIRD FLOOR: 454 SQ.FT.

DESIGN RATIONALE

AFFORDABLE UNITS



SUSTAINABILITY

PROPOSED MEASURES

- Exceeding Step Code 3 targets of the Energy Code
- Active Solar Hot Water Ready design
- LED Lighting and motion sensor-controlled lighting
- Locally sourced materials for structure and interior finishes
- Water Sense & low flow fixtures & Energy Star Appliance to reduce water and electrical consumption
- Comprehensive recycling during demolition and construction
- Electric and Gas metering for each unit
- Central high-efficiency condensing boiler for domestic hot water (94% efficiency)
- HRV's for residential fresh air.
- Low impact development planting and permeable surfaces.

PROPOSED DEVELOPMENT

LANDSCAPE PLAN

