



Planning Committee

Date: Tuesday, May 20, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day
Councillor Harold Steves (entered at 4:25 p.m.)
Mayor Malcolm Brodie

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 Tuesday, May 5, 2015, be adopted as circulated.

CARRIED

The Chair advised that Medicinal Marihuana Dispensaries will be considered as Item No. 5A.

NEXT COMMITTEE MEETING DATE

Tuesday, June 2, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

Planning Committee
Wednesday, May 20, 2015

DELEGATION

Lynda Terborg, representing the Westwind Ratepayers Association for Positive Development, spoke of the referral made at the April 20, 2015 Public Hearing regarding building massing and construction of high ceilings and read from her submission (attached to and forming part of these minutes as Schedule 1).

John ter Borg, representing the Westwind Ratepayers Association for Positive Development, spoke of the City's website, expressing concern that information on the Advisory Design Panel's membership was not readily available.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that staff anticipate bringing forward a report on the referral regarding building massing and construction of high ceilings at the June 16, 2015 Planning Committee meeting. Also, he noted that staff are examining options to expedite the proposed building massing recommendations to a Public Hearing.

Discussion ensued with regard to public consultation on the matter and Mr. Erceg noted that consultation with the Advisory Design Panel, residents and builders will take place.

In reply to queries from Committee regarding building height, Mr. Erceg noted that the City's policy on building massing has been reviewed and updated several times since 2008.

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY STEVESTON NO. 6 LP FOR REZONING AT 13751 AND 13851 STEVESTON HIGHWAY, 10651 NO. 6 ROAD, A PORTION OF 13760 STEVESTON HIGHWAY AND A PORTION OF THE ROAD ALLOWANCE ADJACENT TO AND NORTH OF 13760 STEVESTON HIGHWAY FROM ENTERTAINMENT AND ATHLETICS (CEA), LIGHT INDUSTRIAL (IL) AND AGRICULTURE (AG1) ZONING TO LIGHT INDUSTRIAL AND LIMITED ACCESSORY RETAIL – RIVERPORT (ZI12)**
(File Ref. No. 12-8060-20-009210/9211; RZ 13-630280) (REDMS No. 4575191)

Planning Committee
Wednesday, May 20, 2015

Wayne Craig, Director, Development, briefed Committee on the proposed application and noted that (i) Port Metro Vancouver (PMV) supports the creation of industrial lands but has expressed concern with regard to the retail accessory component of the proposed application, (ii) traffic from the proposed development is anticipated to be lower compared to the current zoning, (iii) the applicant has noted that incorporating solar photovoltaic (PV) installations to provide power to the entire development is not feasible; however, there are opportunities for PV pre-ducting and PV installations for lighting parking and landscaped areas, and (iv) the notification area for the proposed application will be expanded.

In reply to queries from Committee, Mr. Craig noted that the proposed zoning would allow for warehouses and limited accessory retail development.

Paul Woodward, Ledcor Properties Inc., spoke to the proposed application, noting that (i) approximately 14 acres is subject to rezoning, (ii) that approximately 2.5 acres will be made up of an Agricultural Land Reserve (ALR) buffer and green space, (iii) traffic generation is anticipated to be less compared to current zoning, (iv) market conditions will be a factor in the site's development, and (v) there will be opportunities to incorporate PV installations on-site.

Discussion ensued with respect to concerns from PMV regarding the limited inventory of market-ready industrial land in Metro Vancouver and the limited interest expressed by PMV to develop the site.

In reply to queries from Committee, Mr. Woodward stated that discussions with PMV regarding site development will continue.

Discussion then ensued with regard to the potential truck traffic in the area and in reply to queries from Committee, Mr. Woodward noted that the proposed application will provide passenger car parking for customers and employees, and there will also be allowance for large vehicles including tractor trailers.

Discussion then ensued with regard to the potential for local businesses utilizing the proposed site.

It was moved and seconded

- (1) That Official Community Plan Amendment Bylaw 9210, to redesignate 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and north of 13760 Steveston Highway from "Commercial" and "Industrial" to "Mixed Employment" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000, be introduced and given first reading;**
- (2) That Bylaw 9210, having been considered in conjunction with:
 - (a) the City's Financial Plan and Capital Program; and****

Planning Committee
Wednesday, May 20, 2015

(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 882(3)(a) of the Local Government Act;

- (3) That Bylaw 9210, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*
- (4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9211 to create the “Light Industrial and Limited Accessory Retail – Riverport (ZI12)” zone, and to rezone 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and north of 13760 Steveston Highway from “Entertainment & Athletics (CEA)”, “Light Industrial (IL)” and “Agriculture (AG1)” to “Light Industrial and Limited Accessory Retail – Riverport (ZI12)”, be introduced and given first reading; and*
- (5) That the public hearing notification be expanded to include all properties in the area shown on the map contained in Attachment J to the staff report dated May 11, 2015 from the Director of Development.*

The question on the motion was not called as discussion ensued regarding interest from PMV to develop the site, and potential traffic in the area.

Councillor Steves entered the meeting (4:25p.m.).

The question on the motion was then called and it was **CARRIED**.

2. **APPLICATION BY PARC RIVIERA PROJECT INC. FOR A ZONING TEXT AMENDMENT TO THE “RESIDENTIAL MIXED USE COMMERCIAL (ZMU17) - RIVER DRIVE/NO. 4 ROAD (BRIDGEPORT)” ZONE FOR THE PROPERTY AT 10311 RIVER DRIVE**

(File Ref. No. 12-8060-20-009237; ZT 15-691748) (REDMS No. 4539005 v. 3)

Mr. Craig briefed Committee on the proposed application and advised that the proposed text amendment would distribute density equally throughout the site, and the delivery of amenities would be implemented in phases.

In reply to queries from Committee, Sara Badyal, Planner 2, noted that each future subdivided lot on-site will be permitted to achieve an increased density of 1.38 Floor Area Ratio (FAR) as a result of the Affordable Housing contribution already received by the City.

Planning Committee
Wednesday, May 20, 2015

In reply to queries from Committee, Mr. Craig advised that the proposed child care facility on site will be in addition to the approximately \$9 million in cash contributions, and the 'no development' covenant on Title requires that amenities be provided prior to development of the property, and also secures infrastructure improvements.

Dana Westermarck, representing Parc Riviera Project Inc., commented on the proposed application, noting that proposed community amenities include a three acre central park. He added that infrastructure improvements include waterfront dike and trail improvements and works along River Road.

In reply to queries from Committee, Mr. Westermarck noted that the proposed central park will be open to the public.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9237, for a Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" zone to amend the maximum permitted density on the property at 10311 River Drive, be introduced and given first reading.

CARRIED

3. **APPLICATION BY RYAN COWELL ON BEHALF OF 0737974 B.C. LTD. FOR A ZONING TEXT AMENDMENT TO INCREASE THE PERMITTED FLOOR AREA RATIO TO 0.78 FOR THE PROPERTY LOCATED AT 5600 PARKWOOD CRESCENT**
(File Ref. No. 12-8060-20-009245; ZT 15-694669) (REDMS No. 4557676 v. 2)

Mr. Craig stated that the proposed application is part of the expansion of the Richmond Auto Mall and will allow the increase of allowable FAR to 0.78 FAR.

In reply to queries from Committee, Mr. Craig noted that (i) the base density within the Vehicle Sales (CV) zone is 0.5 FAR, (ii) no amenity contributions are anticipated to be provided as part of the proposed application, and (iii) the increased density will be achieved through the construction of multiple floors in the proposed building.

Discussion ensued with regard to the building height and Mr. Craig noted that design details for other buildings in the Auto Mall were currently unavailable, however this information could be provided.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9245, for a Zoning Text Amendment to the "Vehicle Sales (CV)" zone, to increase the overall allowable Floor Area Ratio (FAR) to a maximum of 0.78 for the property, be introduced and given first reading.

CARRIED

Planning Committee
Wednesday, May 20, 2015

4. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY ARUL MIGU THURKADEVI HINDU SOCIETY OF BC FOR NON-FARM USE AT 8100 NO. 5 ROAD**
(File Ref. No. AG14-657892) (REDMS No. 4521405 v. 2)

Mr. Craig commented on the proposed application, noting that it complies with the City's No. 5 Road Backlands Policy and the 2041 Official Community. Also, he remarked that should the application be approved by Council, the application would be forwarded to the Agricultural Land Commission.

Discussion ensued with regard to ensuring that active agricultural activity along the No. 5 Road backlands takes place and the potential for the City to acquire said sites.

In reply to queries from Committee, Mr. Craig advised that (i) the No. 5 Road Backlands Policy does not require dedication of land at the rear of the site to the City, (ii) farming activity is secured through a legal agreement with a farm plan and security as part of the rezoning process, and (iii) the proposed application will have a farm access road at the rear of the site.

In reply to queries from Committee, Mr. Erceg noted that although the No. 5 Road Backlands Policy does not require dedication of the backlands to the City, the Parks Department is examining options for the transfer of such lands to the City.

Discussion ensued with regard to examining acquiring right-of-ways along the backlands to facilitate farm road access from Blundell Road to Steveston Highway.

In reply to queries from Committee, Mr. Craig noted that should the proposed application proceed, staff will discuss the potential of a right-of-way to facilitate a farm access road along the extension of the property with the applicant.

Discussion ensued with regard to the size of the proposed development relative to the depth of the lot. Mr. Craig noted that the No. 5 Road Backlands Policy does not distinguish the depth of property and only considers the 110 metre frontage.

In reply to queries from Committee, Mr. Craig noted that the City has not approached any property owners along Blundell Road with regards to acquiring land to facilitate a farm access road along the backlands.

It was moved and seconded

That the application by Arul Migu Thurkadevi Hindu Society of BC for a non-farm use at 8100 No. 5 Road to develop a Hindu temple and off-street parking on the westerly 110m of the site be endorsed and forwarded to the Agricultural Land Commission.

Planning Committee
Wednesday, May 20, 2015

The question on the motion was not called as discussion ensued with regard to options for the acquisition of the No. 5 Road backlands and agricultural activity in the backlands.

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

It was moved and seconded

*That the staff report titled **Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road, dated April 29, 2015, from the Director, Development, be referred back to staff.***

The question on the referral was not called as discussion ensued with regard to (i) tax exemptions related to farm activity, (ii) the potential to examine farming plans and criteria for agricultural activity, (iii) a farm access road from Blundell Road to Steveston Highway, and (iv) City access and control of the backlands.

The question on the referral was then called and it was **CARRIED**.

Discussion then took place with regard to the overall vision for the backlands along No. 5 Road.

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

It was moved and seconded

That staff examine:

- (1) the overall vision for the No. 5 Road backlands;*
- (2) options for a farm access road along the backlands from Blundell Road to Steveston Highway;*
- (3) options to assemble properties along No. 5 Road to create an agricultural "green" zone; and*
- (4) the properties that comply with the requirements of the No. 5 Road Backlands Policy No. 5037;*

and report back.

CARRIED

5. **REFERRAL: WEST CAMBIE ALEXANDRA NEIGHBOURHOOD BUSINESS OFFICE AREA REVIEW**
(File Ref. No. 12-8060-20-009121; 08-4375-01) (REDMS No. 4565876 v. 11)

Terry Crowe, Manager, Policy Planning, briefed Committee on the West Cambie Alexandra Neighbourhood Business Office Area Review, noting that following consultation with stakeholders, staff are recommending a mix of 70% residential use and 30% employment use for the area. He added that 15% of the residential component would be allocated for built rental housing.

Planning Committee
Wednesday, May 20, 2015

Victor Wei, Director, Transportation, briefed Committee on sidewalk gaps in the area, noting that costs to fill in these gaps along Odlin Road and Alexandra Road would cost approximately \$170,000 to \$200,000 for asphalt and \$1.5 million to \$2 million for concrete. Also, he commented on estimated sidewalk costs along Garden City Road, noting that it would cost approximately \$350,000 for asphalt and \$2 million for concrete.

Mr. Wei noted that staff are not recommending the installation of interim sidewalks because of anticipated future development in the area that may provide frontage improvements. Also, he remarked that future development in the area could damage interim sidewalks.

In reply to queries from Committee, Mr. Crowe noted that the residential floor space is comprised of a minimum of 5% built affordable housing, 7.5% built modest rental controlled units and 2.5% market rental housing. He added that in the Westmark development, the rental units would be completed prior to the development's completion. Also, he noted that rental units would include quality finishings and remain rental units in perpetuity.

Discussion ensued with regard to the proximity of the West Cambie Alexandra employment lands to the Canada Line and the amount of rental housing available in the city. In reply to queries from Committee, Mr. Erceg noted that incentives such as density bonuses are available to developers who build rental housing.

In reply to queries from Committee, Mr. Wei noted that the City makes a consistent effort to request frontage improvements from developers.

Discussion then ensued with respect to further possible adjustments in the percentage mix of employment and residential lands in the West Cambie Alexandra area in the future.

In reply to queries from Committee, Mr. Crowe noted that (i) should the proposed recommendations proceed, the proposed recommendations would be put in place as policy, (ii) there could be opportunities for adjustments to land use if rezoning applications are brought forward, and (iii) the Economic Advisory Committee was consulted earlier in the review process.

Discussion took place with regard to the historical zoning in the area and it was noted that the subject site was originally zoned industrial.

Discussion then ensued regarding the quality of employment within West Cambie Alexandra area and opportunities for the proposed land use mix to attract affordable housing and rental housing development.

Staff were then directed to update the West Cambie Area Plan Land Use map with regard to the area's Fire Hall on Cambie Road.

Planning Committee
Wednesday, May 20, 2015

It was moved and seconded

- (1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121 to amend Schedule 2.11A in the 2041 Official Community Plan Bylaw 7100, to change the existing Business Office designation to Mixed Use Employment-Residential designation, be introduced and given first reading;*
- (2) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
- (3) *That, in accordance with section 879 (2)(b) of the Local Government Act and OCP Bylaw Preparation Consultation Policy 5043, Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121, be referred to the following bodies for comment for the Public Hearing:*
 - (a) *Vancouver International Airport Authority (VIAA) (Federal Government Agency); and*
 - (b) *The Board of Education of School District No. 38 (Richmond);*
- (4) *That City staff be directed to consult with VIAA staff regarding the proposed recommendation, prior to the Public Hearing;*
- (5) *That upon adoption of the above bylaws the West Cambie Alexandra Neighbourhood Mixed Use Employment – Residential Use Density Bonus, Community Amenity Contribution, Modest Rental Housing Rates Policy be approved;*
- (6) *That staff not proceed with the implementation of an interim sidewalk/walkway along Odlin Road and Alexandra Road, as a sidewalk/walkway already exists (south side of Odlin Road) or will be provided on at least one side of Alexandra Road within the next 2-3 years;*
- (7) *That staff consider the inclusion of interim sidewalk/walkway along Garden City Road as part of the City's 2016 capital program, if there are no immediate/imminent development applications for these fronting properties in the foreseeable future; and*
- (8) *That lands along No 3 Road not be redesignated from residential use to employment use.*

Planning Committee
Wednesday, May 20, 2015

The question on the motion was not called as discussion took place on (i) finalizing the land use mix, (ii) the city centre's changing demographics, (iii) the demand for affordable housing, (iv) the land use mix in the immediate area outside the subject area, (v) the current rental housing supply in the city, and (vi) ensuring the land use mix does not fall below the proposed levels.

The question on the motion was then called and it was **CARRIED**.

5A. **MEDICINAL MARIJUANA DISPENSERIES**
(File Ref. No.)

Discussion ensued with regard to policies brought forward by Lower Mainland municipalities regarding the licensing of medicinal marihuana dispensaries.

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

It was moved and seconded

That staff examine the pros and cons of licensing medicinal marihuana dispensaries in the city and report back.

CARRIED

6. **MANAGER'S REPORT**

(i) Lingyen Mountain Temple

Mr. Craig advised that developers of the Lingyen Mountain Temple will be hosting a public consultation on their proposed expansion plans in June 2015, and noted that staff will be attending the event.

(ii) Solar Energy Policy

Reference was made to an article titled "Vancouver ranks lowest for solar energy policies," dated May 20, 2015 from the *Vancouver Sun* (attached to and forming part of these minutes as Schedule 2) and discussion took place on the potential to utilize solar power in the city.

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

It was moved and seconded

That staff examine using solar energy as a source of power in the city and report back.

The question on the referral was not called as discussion ensued regarding (i) global solar energy innovations, (ii) the costs of installing solar power units in new homes, and (iii) incentives to reduce installation costs of solar power units.

The question on the referral was then called and it was **CARRIED**.

Planning Committee
Wednesday, May 20, 2015

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:42 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 Wednesday, May 20, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Auxiliary Committee Clerk

City of Richmond

PLANNING COMMITTEE MEETING SUBMISSION PACKAGE

May 20, 2015

**Presented by
WRAPd**

(Westwind Ratepayer Association for Positive development)

TABLE of CONTENT

- 1) Delegation report to planning committee - May 20, 2015**
- 2) History and summary of massing concerns**
- 3) 6140 Tranquille Place correspondence and pictures**
- 4) Zoning Bylaw Massing Controls**
- 5) Strengthen Permit Drawing requirements**
- 6) Utilized Certified Professional representatives on the Advisory Design Panel**
- 7) Building Heights in Metro Vancouver table**

To be clear we are talking about Zoning, not Land-Use Contracts.

We are talking about the process being undertaken to control massing and height of new houses. This is not an exercise to support increased massing but to control it and most definitely to reduce it.

Ten years ago citizens submitted petitions to complain about increasing mass and height of houses. Bill and Harold may remember 6140 Tranquille Place as they were on Council at that time. What did the citizens get, but a Bylaw change in 2008 that actually increased the overall height of houses by 5 feet. The exact opposite of what was needed and asked for. Giving a new overall building height of 34.5 feet.

Another seven years of concerns and complaints from 2008 continued with no substantive review of those changes to height calculations. The results are now houses that overshadow everything built before. The review is now past due to assess the impact of that building height change. It is time to return the heights back to where they were, the 29.5 foot standard measured to the peak of the roof, not the mid-point of the roof.

The Westwind Group's presentation at the public hearing was focused in large part on the lack of double counting floor space for excessively high rooms. But this is only a sample of the Bylaw breeches we see and hear about in Richmond. Infill of void spaces after occupancy is a temptation that should not exist.

Reduce the height as Delta has done in 2011, and tighten the Bylaws as Surrey has done. Rigorously enforce our Bylaws and stand behind the plan checkers and inspectors because it is obvious they cannot sustain the pressures being put on them to look the other way.

Double height is not about ceilings. That word ceiling does not appear in the Bylaw clauses or the definitions. Double counting is an architectural tool used to control building form, meaning massing. It is used effectively in Vancouver, Burnaby and Surrey and is 12.1 feet in those cities. Richmond allows a very generous 16.4 feet that is being abused to a full two story height of 20 and 22 feet.

It has now been 10 years and a 4th attempt to get massing under control. We cannot accept any more excuses about Bylaw intents that are misinterpreted.

We need to hire an experienced code consultant to review the wording of the Bylaws so there is no misinterpretation as to the intent. The double height standard was effectively applied for 10 years from 1994 to 2004. In the last 5 to 10 years we have seen an escalation in massing to the front, sides, and now the back of houses

The usual massing controls; overall building height, the double height standard, and the vertical envelopes all need a serious review combined with proper enforcement.

We appreciate that these matters have been referred back to staff, yet again, and that in due course we expect to see the opportunity for community engagement. We expect to see broader input from citizens, homeowners, architects, and building designers.

The process for tightening the controls on new house massing and height must be transparent, accountable, and public in its exposure. It is not a negotiation to ratify rules that have been broken.

James Cooper emailed me last night at 8:30pm, so I know he is working late on these problems. He is proposing a beta test for a small sample group next week, but when does the public get an opportunity to see and vet the proposed changes recommended by staff?

What is the plan for the public process?

What is the timeline for broader community interaction and education?

And what shall we tell our subscribers who are looking to be involved and informed?

A rushed solution could be worse than the original problem.

Richmond Citizens Massing & Height Concerns Staff & City Responses - History to Present

DATE	CITIZENS CONCERNS	ACTION	RESULTS
1992 to 1995	<ul style="list-style-type: none"> Bulk & height of large boxy 2 storey houses Over 500 people attended special council meeting at Gateway Theater 	<ul style="list-style-type: none"> 8 separate Amendment Bylaws to address massing & height concerns * With input from 11 member citizen task force 	<ul style="list-style-type: none"> FAR reduced (55% on 1st 5,000 ft² + 30% over) Height set at 29.5 ft. (9 m) to top of roof pitch 'double height' double count standard set at 16.4 ft (5 m) **
1995 to 2002		Bylaws enforced	Reduced massing & height concerns
2004 to 2006	Massing & size creeping up again		
2006 to 2008	<p>CITIZENS PETITION</p> <ul style="list-style-type: none"> To reduce: <p>BUILDING HEIGHT & MASSING</p> <ul style="list-style-type: none"> Of 2^{1/2} storey houses 3rd storey balconies (6140 Tranquille Place) 	<p>Refer to staff</p> <ul style="list-style-type: none"> Fine tune 2^{1/2} storey definition Change definition of building height Staff to monitor proposed changes to see if further action required * 	<p>INCREASE OVERALL BUILDING HEIGHT</p> <ul style="list-style-type: none"> to 34.5 ft (10.5 m) from 29.5 ft (9 m) Measurement now from midpoint of roof (eaves + roof ridge) + additional 5 ft (1.5 m) to roof peak NO action on massing NO restrictions to 3rd storey balconies NO staff review done to assess impact of building height change NO report back to council with recommendations
2010	<p>CONTINUING COMPLAINTS</p> <ul style="list-style-type: none"> "buildings greatly impacting adjacent properties" 	<p>Refer to staff</p> <ul style="list-style-type: none"> Information Bulletin issued: 2010-09-14 NO changes recommended * 	<ul style="list-style-type: none"> Only quoted standard definitions NO mention of 'double height' controls for massing NO changes made to building height
2015 February	<p>BUILDING HEIGHT & MASSING</p> <ul style="list-style-type: none"> Of new 2 and 2^{1/2} storey houses 3rd storey balconies IDENTICAL to 2006 concerns Plus houses are more massive 	<p>Refer to staff</p> <ul style="list-style-type: none"> April 20, 2015 public hearing * Passed Bylaw Amendment 	<ul style="list-style-type: none"> Only addresses 10% of problems (flat roof design, 3rd floor balconies) NO relief for 90% of problems (massing & height of 2 storey peaked roof houses)
2015 April	<ul style="list-style-type: none"> In April 20, 2015 public hearing, citizens produced report, City's 'double height' standard is NOT consistently applied Majority of new houses being built in Richmond today breach Zoning Bylaw section 4.3.1 (c) (front, side & back of houses) Massing & height excesses creating huge concerns 	<p>Refer to staff again</p>	

* Refer to Addendum for source documentation.

** Vancouver, Burnaby, and Surrey have set their 'double height' double count standard at 12.1 ft (3.7 m).

Addendum

DATE	Document	
1992 to 1995		
	Zoning Bylaw 5300	
1.	Amendment Bylaw 5728	1) Residential vertical envelope, 2) 2 ^{1/2} storey definition, 3) Maximum Floor Area Ratio (FAR), 4) Maximum lot coverage (December 14, 1992)
2.	Amendment Bylaw 6095	Set Minimum and Maximum setbacks (February 14, 1994)
3.	Amendment Bylaw 6112	'Double height' double count standard (November 8, 1993)
4.	Amendment Bylaw 6113	Increase live landscaping requirement (November 8, 1993)
5.	Amendment Bylaw 6115	Set graduated side yard setbacks (November 8, 1993)
6.	Amendment Bylaw 6116	Redefined residential vertical envelope (November 8, 1993)
7.	Amendment Bylaw 6229	Exempted entrance foyers from 'double height' standard (March 14, 1994)
8.	Amendment Bylaw 6447	Exempted one accessory building from FAR (June 13, 1995)
2006 to 2008		
19 pgs	Report to Planning Committee, Re: Building Height and Half-Storey Building Area (June 30, 2008)	
Link:	http://www.richmond.ca/shared/assets/Bylaw_8319_PH_09030821057.pdf	
2010		
4 pgs	Bulletin - Permits Section, Re: Zoning Bylaw 8500 Definitions (September 14, 2010)	
Link:	http://www.richmond.ca/shared/assets/permits_4629416.pdf	
2015, February		
23 pgs	Report to Planning Committee, Re: Proposed Revision to Single-Family and Two-Unit Dwellings Building Height and Half-Storey Building Area Regulations (March 5, 2015)	
Link:	http://www.richmond.ca/shared/assets/6_Application_Revisions_BuildingHeight_Area_Planning_03171540947.pdf	

References:

Local Municipal Bylaw – 'Double Height' Double Count Sections

Richmond, 16.4 feet

4. General Development Regulations

4.3.1 (c) Calculation of Density in Single Detached Housing and Two-Unit Housing Zones

<http://www.richmond.ca/shared/assets/DevRegs24223.pdf>

Vancouver, 12.1 feet

RS-1 District Schedule

4.7.2 Floor Space Ratio

<http://former.vancouver.ca/commsvcs/BYLAWS/zoning/RS-1.PDF>

Burnaby, 12.1 feet

SECTION 6 SUPPLEMENTARY REGULATIONS

6.20 (4) Computation of Gross Floor Area and Floor Area Ratio

<https://burnaby.civicweb.net/Documents/DocumentList.aspx?Id=9769&Search=1&Result=1>

Surrey, 12.1 feet

Surrey Zoning By-law 12000

Part 15A - D. Density, 4(b), ii, d.

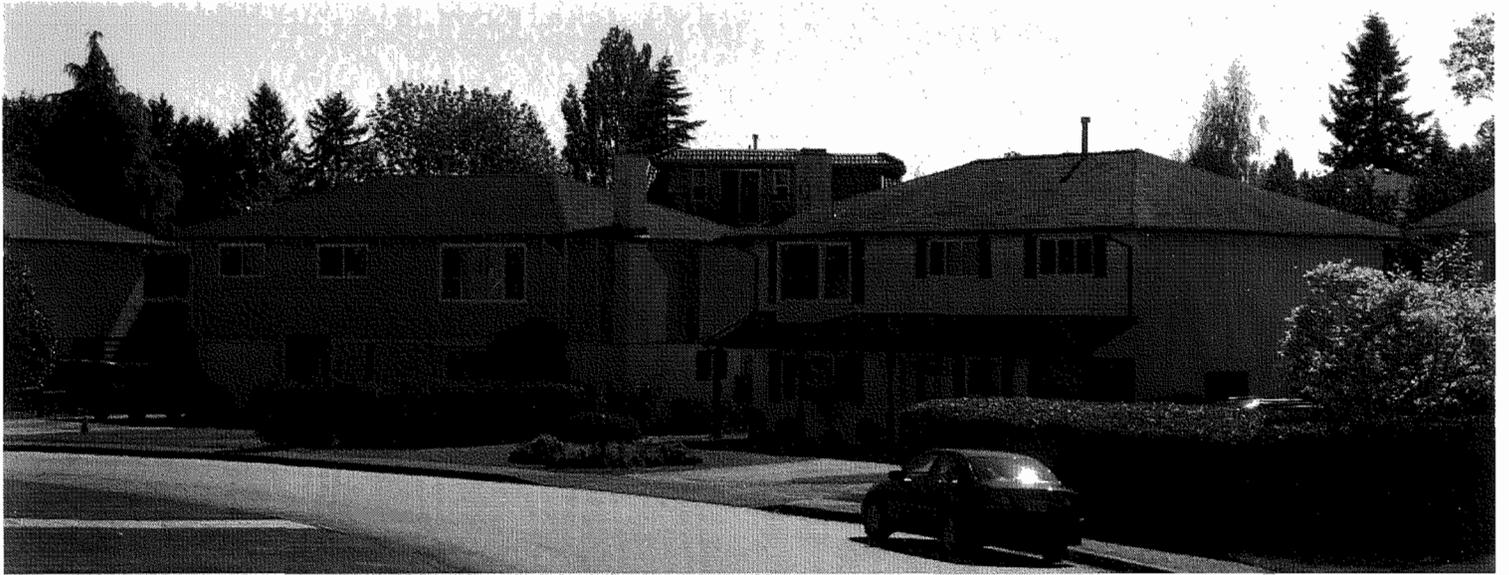
http://www.surrey.ca/bylawsandcouncilibrary/BYL_Zoning_12000.pdf

Town Hall Presentation (April 29th, 2015) "10 Years of Deflected Concerns"

<http://wrapd.org/PDF/townhallmeetinglynpresentationcomplete.pdf>

6140 Tranquille Place





Schedule 1 to the minutes of the
Planning Committee Meeting held on
Tuesday, January 17th, 2006

January 11, 2006

To: Planning Committee Members:
Richmond City Council
Via email: mayorandcouncillors@richmond.ca

Distribute to Councilors:

Mr. Harold Steves
Mr. Bill McNulty
Ms. Linda Barnes
Mr. Rob Howard
Ms. Sue Halsey-Brandt

RE: R1 Zoning Loophole pertaining to 6140 Tranquille Place, Richmond, BC

We, the signatories, are neighbours of the aforementioned property. As the councilors charged with steering our planning rules and processes we draw your attention to a situation which will have a direct and negative consequence on our living standards and will set a troubling precedent for all Richmond neighbourhoods. We have pursued all available avenues within the city bureaucracy, but there is little willingness to stand-up to inappropriate development once a permit has been issued.

We appeal to you for assistance in rectifying a development situation that will have regrettable consequences for all R1/E zoning. In our view, when developers build only to the letter of the law rather than the spirit or intent, it is of equal violation.

Below is a summary of the situation complete with photos of the building. Upon review, we are anxious to hear from one of you with a plan of action to stop this misguided development from becoming a regrettable precedent for all R1 zoning.

Background:

- Neighbourhood in question is Brighthouse Estates/Brighthouse Gardens – bordered by #2 Road, Westminster Hwy, Granville Avenue and Gilbert Road.
- Neighbourhood is approximately 40 years old and is under-going some re-development.
- There is not a neighbourhood plan developed for this area.
- Zoned for R1 development.
- In the News – current hot topic for the neighbourhood is the new ownership of the Richmond Gardens apartments and the termination of rental agreements in order to renovate and charge higher rental rates.

Issue: Ocean View home in the middle of Richmond!

- Building currently under construction has 3 living storeys – R1 zoning stipulates 2-1/2 storeys.
- Height of the 3rd storey is well-above roofline of existing neighbourhood.
- 3rd Storey overlooks the backyards of many homes (including homes with hedges) thereby infringing upon the privacy of the neighbourhood.
- This home is being built to the letter of the zoning but not the spirit; zoning stipulates 2-1/2 storeys to prevent 3rd floor living space yet, this is being built with a false wall to meet 'code' but with the full intent on having a liveable 3rd floor.
- The building is designed by an ex-Planner at the City of Richmond who
 - a) knows the weakness of the code and is exploiting it, and
 - b) likely has appealed to past relationships to garner approval of this obtrusive design while avoiding the public-input aspect of the variance process.
- 3rd Floor deck space is not covered by the existing R1 bylaw. In addition to the visual privacy violation it adds the likelihood of noise violation that will undoubtedly occur when some uses a deck that is well above the rest of the neighbourhood.

While homes of a similar design have been built in Richmond, either on main arteries or on dyke-facing properties, it is not an appropriate design within the confines of an existing neighbourhood. It is frustrating that our city has not adopted a bi-law similar to the City of Vancouver which respects and protects the look of a neighbourhood by ensuring designs are appropriate.

City of Richmond – Division 100 Scope and Definitions

- **STOREY, HALF**

"Half-Storey" means a habitable space situated wholly under a roof the wall plates of which on at least two opposite exterior walls are not more than 0.6 m (1.968 ft.) above the floor of such storey, and which does not have a floor area which exceeds 50% of the floor area of the storey situated immediately below it.

After numerous discussions with members of the planning and permits departments, the following information was gleaned:

Due Process? Re-do Process!

- According to one of the city's 'Plan Checkers', this application is in fact a variance from the R1 zoning bylaws.
- According to the Planning Department, variances are to be posted and notice provided to neighbours impacted by the proposed variance.
- A variance was sought by the developer and approved without soliciting public input.
- None of the signators listed below were notified of the proposed variance; the City sought no input.

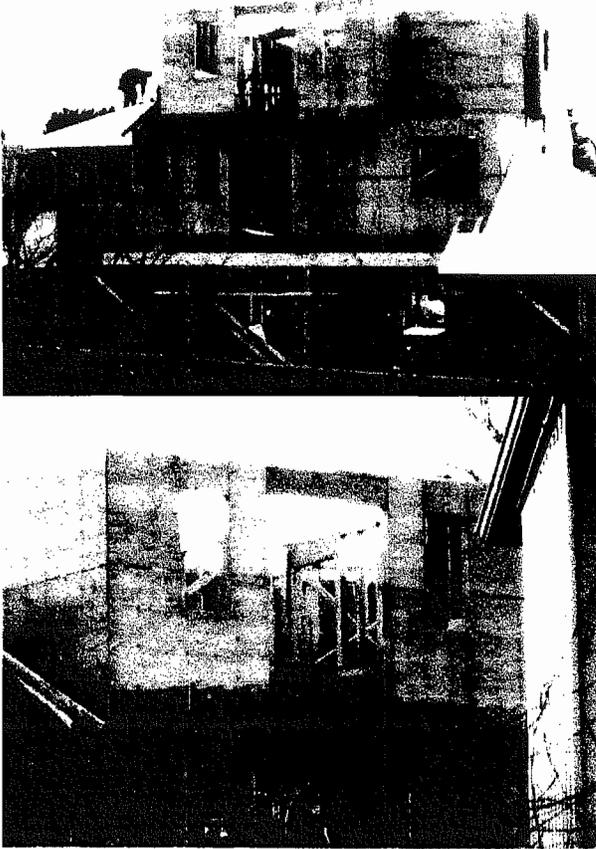
We appreciate that the city is legally exposed once an approval is given to a developer and that it is difficult to "un-approve" a house that is already framed. We do however respectfully request that you, members of the Planning Committee, seek an immediate cease-work order until such time that the correct process can be employed so that reasoned and considered thought can be given to rectifying this inappropriate design and the precedent it will set.

We look forward to hearing from you, soon.

Respectfully,

The affected neighbours of 6140 Tranquille Place

Contact: Vaughan (604.219.7400) or Wong (604.277.6718)



The 3rd floor is being built complete with windows and a deck.

Note 2nd floor and 3rd floor have the same size windows and size door openings.

R1 stipulates "2-1/2" storeys – doesn't that appear to be a complete living space on the 3rd level?



City of Richmond
Urban Development Division

Memorandum

To: Mayor & Councillors
From: John Irving, P.Eng.
Manager, Building Approvals
Date: January 17, 2006
File:
Re: 6140 Tranquille Place – Single Family Building Height

A building permit has been issued for a single family dwelling at the above address and construction is currently under way. The dwelling has a half storey above the second storey that complies with the letter of the zoning bylaw. The application and interpretation of the zoning bylaw in this case is consistent with the City's past practice.

If a building form is desired that differs from that which is typified in this case, it is recommended that the zoning bylaw be changed to reflect the desired form.

John Irving, P.Eng.
Manager, Building Approvals

:ji

Zoning		
Rec	ZONING	DATE_STAMP
1	R1/E	Tue, 14 Dec 2004 00:00:00

PROPERTY

Identify Property Info Select Query Buffer Clear Measure

Active Layer: PROPERTY

Services Layers Legend

Search by:

Identify

Click [HERE](#) to get more information

Use the Identify tool to get details on an object's attributes. Click any point on the Main Map to get details on **all visible** layers at that point. Details will display in the Query/Selection Results window, but the objects will not be highlighted on the Main Map.

Tip: If you have difficulty retrieving details on specific item using **Identify**, try adjusting the map scale. Alternatively,

REFRESH MAP

Copyright (C) 2003 City of Richmond

4) Zoning Bylaw Massing Controls: Modifications required for single family houses

- a) Reduce overall building height.
 - b) Modify "double height" clause 4.3.1(c) to 12.1 feet. In-line with our neighbouring municipalities.
 - c) Introduce residential vertical envelope (lot width). % of lot width in combination with nominal values.
 - d) Introduce deeper rear yard set-back requirements. % of lot depth in combination with nominal values.
 - e) Introduce maximum "building depth" measure. Currently missing from Richmond's Bylaw and would help control building depth of new houses.
- These changes will not impact the livable floor area of the house.
 - These changes will provide relief to neighbouring properties, and respect the character of existing neighbourhoods.

5) Strengthen Permit Drawing requirements

- a) Require all the cross-section drawings necessary to enforce the By-Laws on site.
 - b) Provide sufficient details at all profile, plane, and elevation sections.
 - c) Ensure staff performing onsite inspections are enforcing the By-Law in the same way as planning staff are expecting
- Printing additional drawings is simple. Only a matter of a single key-stroke for today's computer-aided building design specialists.
 - Building permit checklist (Vancouver example)
 - Burnaby example

6) Utilize Certified Professional representatives on the Advisory Design Panel

- a) An independent body regulated by professional practice, competence, and conduct standards in the public interest.
- b) Provides impartial, professional advice directly on any proposal or policy affecting the community's physical environment.
- c) Ensure Zoning By-laws are in compliance with Richmond's 2041 OCP vision for protecting single family neighbourhoods.
- d) AIBC Bulletin 65: Advisory Design Panels – Standards for Procedures and Conduct provides examples of design criteria for review:
 - Neighbourhood Context
 - Effect on adjacent buildings and streets
 - Effect on quality of life issues such as privacy and safety
 - Building Design:
 - Building mass
 - Roof forms

BUILDING HEIGHTS IN METRO VANCOUVER

Municipality	Max Overall Height to Roof Peak		Massing Control - Notes
	Metre	Feet	
1 Coquitlam	11.0	36.1	Steep slope sites require averaging of four corners of foundation to determine overall heights.
2 New Westminster	10.7	35.0	25 ft to midpoint of roof from the average elevation of lot
3 Richmond	10.5	34.5	9m (29.5 ft) to midpoint
4 Surrey			Definition of building height is to the midpoint of the roof at 9 m (29.5 ft).
5 Port Coquitlam			Definition of building height is to the mean elevation of the lowest part of the uppermost eave and the ridge at 9 m (29.5 ft)
6 Vancouver	9.5	31.2	Primary envelope formed by planes vertically extended 4.9 m in height which increase inward at an angle of 30 degrees to the horizontal.
7 Delta	9.5	31.2	8m (26.25ft) to midpoint
8 North Vancouver	9.1	30.0	Shall not exceed a height envelope of 4.57m (15 ft) which increases inward at an angle of 45 degrees to the horizontal.
9 Langley	9.0	29.5	
10 Burnaby	9.0	29.5	
11 White Rock	7.7	25.3	Shall not exceed a height envelope of 6m (19.69 ft) which increase inward at an angle of 45 degrees to the horizontal.
12 West Vancouver			25 ft to midpoint of roof, measured from the lower of average of natural grade or average finished grade.

BUILDING HEIGHTS IN METRO VANCOUVER

Municipality	Reference Bylaw
1 Coquitlam	Bylaw 1001 – RS-1 One-Family Residential
2 New Westminster	Bylaw 310 – RS-1 Single Detached Dwelling Districts
3 Richmond	Bylaw 8500 – Section 8 Residential Zones
4 Surrey	Bylaw 1200 – Single Family Residential Zone
5 Port Coquitlam	Bylaw 3630 - Residential Regulations
6 Vancouver	Bylaw 3575 – RS-1 District Schedule
7 Delta	Bylaw 6980 – RS1 Zone: Single Family Residential
8 North Vancouver	Bylaw 1995 – Residential Zone Regulations
9 Langley	Bylaw 2500 – Section 400 Residential Zones
10 Burnaby	Zoning bylaw – 101.6 R1 District
11 White Rock	Bylaw 2000 – 6.1 RS-1 One Unit Residential Zone
12 West Vancouver	Bylaw 4662 – Section 200 Single Family Dwelling Zones

Massing of houses in Richmond



5300 Lapwing Crescent
1990 Construction

5260 Lapwing Crescent
2015 Construction

ENVIRONMENT

Vancouver ranks lowest for solar energy policies

City is reviewing fees related to residential photo-electric systems

GERRY BELLETT
VANCOUVER SUN

Vancouver wants to be known as the world's greenest city but, according to the Society Promoting Environmental Conservation, it is failing to encourage residents to turn to solar power.

A study of 17 western Canadian cities and communities finds Vancouver — which has set lofty renewable-energy targets to reduce greenhouse gas emissions — has the worst ranking for solar energy policies, while Edmonton and Toronto score far better.

A breakdown of the total cost of installing a residential photo-electric system on the roof shows it would cost a Vancouver resident \$2,255 in fees and inspections, while the cost in Edmonton is only \$285 and in Toronto \$342.

Vancouver deputy city manager Sadhu Johnston said the city was reviewing the fee structure associated with solar power installations.

"I don't agree Vancouver is the least solar-friendly city. We were the first in Canada to mandate solar-ready buildings and put it in the building code," said Johnston.

"However, I agree we can do more to incentivize the installation of solar and a review of permit fees is underway."

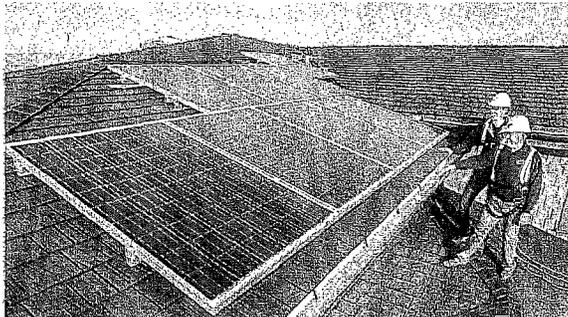
According to the study, Cawston, B.C., was found to be the cheapest, with residents paying only \$80 for an electrical permit.

The report says Vancouver charges \$600 for an electrical permit with \$60 being added for staff time. Then a \$225 building permit is needed, with \$120 in staff time added, then structural engineering costs of \$1,000, then a development permit, which could cost nothing or \$250.

Surrey was two places above Vancouver on the list with a total cost of \$1,860 in municipal fees.

"Vancouver's place at the bottom of the list is especially noteworthy given that the city has set target of moving to 100-per cent renewable energy," said the study.

"Prior to 2014 Vancouver would have ranked number 10 when the cost was only \$620 but new policies moved it further down the list," said the report.



RIC ERNST/PNG FILES

A study by the Society Promoting Environmental Conservation suggests fees Vancouver charges related to the installation of residential solar panels don't reflect the city's green ambitions.

Western Canadian Solar Cities Ranking 2015

Cities ranked on the cost of municipal requirements for a 5 kW photovoltaic system (standard flush mount on a residential roof)

Rank	City	total
1	Cawston, BC	\$80
2	Keremeos, BC	\$144
3	Edmonton, AB	\$285
4	Toronto, ON	\$342
5	Calgary, AB	\$375
6	Regina, SK	\$450
7	Winnipeg, MN	\$560
8	Colwood, BC	\$602
9	Dawson Creek, BC	\$642
10	Van. (2005-'13)	\$620
11	Kelowna, BC	\$904
12	Osoyoos, BC	\$988
13	Penticton, BC	\$1,574
14	Ottawa, ON	\$1,620
15	Victoria, BC	\$1,642
16	Surrey, BC	\$1,860
17	Summerland, BC	\$2,113
18	Van. (current)	\$2,255

Johnston said it was misleading to compare fees in Vancouver with Toronto. He said Ontario is committed to reducing the reliance on coal-powered electricity plants and offers incentives to cities to encourage other forms of green energy, such as solar.

"Ninety-eight per cent of our electricity generation is carbon free because it comes from hydro. I'm not saying that as an excuse, but the issue is slightly more complicated than the study indicates."

SPEC member Robert Baxter admitted the study was

incomplete as researchers were unable to gather information on solar panel permitting fees from other major Canadian or B.C. cities.

"We did an online survey and we couldn't get information from some cities, for instance Montreal," said Baxter who works for Vancouver Renewable Energy, a company that installs solar panel systems.

He said Vancouver's high permit costs showed a disconnect between the city's green ambitions and how they can be achieved.

Baxter estimates there are about 25 residences in the city with solar panels on the roof.

The average system costs about \$20,000 and will produce 550 kilowatts of power, resulting in a savings of \$600 a year in electricity costs, he said.

Baxter said one of the reasons given by the city for requiring a structural engineering plan and a building permit was to ensure the solar panels were earthquake proof.

"They say they could be an earthquake danger, but other cities in earthquake zones such as Seattle and San Jose don't worry about it. All they ask for is an electrical permit," he said.

Johnston said the city has to ensure that solar panels would not be a danger from earthquakes or from being blown off the roof by wind, or endanger the roof by adding to the snow load.

"That's why we require a structural review," he said.