



# City of Richmond

Schedule 1 to the Minutes of the  
Regular Public Hearing meeting  
of Richmond City Council held on  
Monday, April 15, 2019.

## ON TABLE ITEM

Date: APRIL 15, 2019  
Meeting: PUBLIC HEARING  
Item: 1

### Memorandum Planning and Development Division Development Applications

**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director, Development  
**Date:** April 15, 2019  
**File:** RZ 17-785742  
**Re:** **Revised Application Data Sheet for Rezoning (RZ 17-785742) at 9391, 9393 and 9411 No. 2 Road**


This memorandum provides Mayor and Councillors with a revised Application Data Sheet for the rezoning application at 9391, 9393 and 9411 No. 2 Road (Attachment 1). This application is the subject of a Public Hearing this evening.

The attached revised Application Data Sheet provides a revised reference to the current Zoning Bylaw requirement for Interior Side Setbacks for the subject site.

The correct minimum Interior Side Setback outlined in the regulation is 3.0 m, not 6.0 m.

The proposed application complies with the 3.0 m minimum Interior Side Setback as required by Zoning Bylaw No. 8500.

This data revision does not involve any changes to the use, density or setbacks proposed in the development application on the Agenda. As a result, no changes are required to the notification information provided for this Public Hearing.

  
Wayne Craig  
Director, Development  
(604-247-4654)

SS:blg

Attachment 1: Development Application Data Sheet



**RZ 17-785742**

**Attachment 3**

Address: 9391, 9393, and 9411 No. 2 Road

Applicant: Fougere Architecture Inc.

Planning Area(s): Blundell Plan Area

|                                   | Existing   | Proposed                         |
|-----------------------------------|--|----------------------------------|
| <b>Owner:</b>                     | Citimark No. 2 Road Project Inc.                     | No change                        |
| <b>Site Size (m<sup>2</sup>):</b> | 2,297.3  | 2,290                            |
| <b>Land Uses:</b>                 | Single Family and Duplex                             | Townhouses                       |
| <b>OCP Designation:</b>           | Neighbourhood Residential                            | No change                        |
| <b>Zoning:</b>                    | Single Detached (RS1/E) and Two-Unit Dwellings (RD1) | Medium Density Townhouses (RTM2) |
| <b>Number of Units:</b>           | 3  | 11                               |
| <b>Other Designations:</b>        | N/A  | No change                        |

| On Future Subdivided Lots                              | Bylaw Requirement   | Proposed  | Variance                                    |
|--|---|---|---|
| Floor Area Ratio:                                      | Max. 0.65 FAR   | 0.65 FAR  | none permitted                              |
| Lot Coverage (% of lot area):                          | Building: Max. 40%<br>Non-porous Surfaces: Max. 65%<br>Live landscape: Min. 25%                   | Building: Max. 39.1%<br>Non-porous Surfaces: 61.4%<br>Live landscape: 25% | none  |
| Lot Dimensions (m):                                    | Width: Min. 50 m<br>Depth: Min. 35 m  | Width: 50.25 m<br>Depth: 45.12 m  | none  |
| Setbacks (m):  | Front: Min. 6.0 m<br>Rear: Min. 3.0 m<br>Interior Side: Min. 3.0 m                                | Front: 5.05 m<br>Rear: 6.02 m<br>Side: 3.02 m                             | <b>Variance to front yard setback</b>       |
| Height (m):  | 3 storeys or 12.0 m   | 11.5 m  | none  |
| Off-street Parking Spaces – Regular (R) / Visitor (V): | 2 (R) and 0.2 (V) per unit  | 2 (R) and 0.2 (V) per unit  | none  |
| Off-street Parking Spaces – Total:                     | 22 (R) and 3 (V)  | 22 (R) and 3 (V)  | none  |
| Small Car Parking Spaces                               | None when fewer than 31 spaces are provided on site   | 5   | <b>Variance to allow 5 small car stalls</b> |
| Tandem Parking Spaces:                                 | Permitted – Maximum of 50% of required spaces   | 10 tandem stalls  | none  |
| Handicap Parking Spaces                                | Min. 2% of parking stalls required when 3 or more visitor stalls are required (28 x 2% = 1 space) | 1   | none  |

| On Future Subdivided Lots      | Bylaw Requirement   | Proposed   | Variance  |
|--------------------------------|---|--|---|
| Secondary Suite Parking Spaces | When parking provided in side-by-side, non-tandem arrangement, no additional stall needed | Parking provided in non-tandem arrangement, but not side-by-side | <b>Variance to allow suite parking in non-tandem but not side-by-side arrangement</b> |
| Bicycle Parking Spaces         | 1.25 (Class 1) and 0.2 (Class 2) per unit   | 1.25 (Class 1) and 0.25 (Class 2) per unit                       | none  |
| Total Bike Parking Spaces      | 14 (Class 1) and 3 (Class 2)  | 14 (Class 1) and 3 (Class 2)                                     | none  |
| Amenity Space – Indoor:        | Min. 70 m <sup>2</sup> or cash-in-lieu  | Cash-in-lieu   | none  |
| Amenity Space – Outdoor:       | Min. 6 m <sup>2</sup> per unit  | 71 m <sup>2</sup>  | none  |

Other: Tree replacement compensation required for loss of significant trees.

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.