



City Council

**Council Chambers, City Hall
6911 No. 3 Road**

**Monday, November 10, 2014
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

(1) *adopt the minutes of the Regular Council meeting held on Monday, October 27, 2014 (distributed previously); and*

CNCL-6

(2) *receive for information the Metro Vancouver ‘Board in Brief’ dated Friday, October 24, 2014.*

AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

2. *Motion to resolve into Committee of the Whole to hear delegations on agenda items.*

3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 10.)

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4. *Motion to rise and report.*

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

(PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.)

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, December 15, 2014):
 - 9680 Railway Avenue – Rezone from RS1/E to RS2/B (Raman Kooner and Ajit Thaliwal – applicant)
 - 7571 and 7591 St. Albans Road – Rezone from RS1/E to RTH4 (Western Gardenia Garden Holdings Ltd. – applicant)

5. *Motion to adopt Items 6 through 8 by general consent.*

6. COMMITTEE MINUTES

That the minutes of:

CNCL-15 (1) *the Parks, Recreation & Cultural Services Committee meeting held on Tuesday, October 28, 2014; and*

CNCL-21 (2) *the Planning Committee meeting held on Tuesday, November 4, 2014;*

be received for information.

Consent
Agenda
Item

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Consent
Agenda
Item

7. **APPLICATION BY RAMAN KOONER AND AJIT THALIWAL FOR REZONING AT 9680 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009181, RZ 14-660396) (REDMS No. 4381916)

CNCL-24

See Page CNCL-24 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9181, for the rezoning of 9680 Railway Avenue from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



Consent
Agenda
Item

8. **APPLICATION BY WESTERN GARDENIA GARDEN HOLDINGS LTD. FOR REZONING AT 7571 AND 7591 ST ALBANS ROAD FROM "SINGLE DETACHED (RS1/E)" TO "HIGH DENSITY TOWNHOUSES (RTH4)"**
(File Ref. No. 12-8060-20-009189, RZ 14-658284) (REDMS No. 4204746 v. 4)

CNCL-40

See Page CNCL-40 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, for the rezoning of 7571 and 7591 St Albans Road from “Single Detached (RS1/E)” to “High Density Townhouses (RTH4)”, be introduced and given first reading.



NON-CONSENT AGENDA ITEM

PLANNING AND DEVELOPMENT DEPARTMENT

9. **PROPOSED REVISED ROUTING OF ANNUAL REMEMBRANCE DAY PARADE**
(File Ref. No. 11-7400-01) (REDMS No. 4413331 v. 2)

CNCL-64

See Page CNCL-64 for full report

STAFF RECOMMENDATION

That the proposed revised routing of the annual Remembrance Day Parade as shown in Attachment 1 of the staff report dated November 4, 2014 from the Director, Transportation, be approved.

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-67 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8628**
(9840 Alberta Road, RZ 07-390155)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-69 Consolidated Fees Bylaw No. 8636, Amendment **Bylaw No. 9168**
Opposed at 1st/2nd/3rd Readings – None.

CNCL-107 Solid Waste and Recycling Regulation Bylaw No. 6803, Amendment **Bylaw No. 9188**
Opposed at 1st/2nd/3rd Readings – None.

CNCL-110 Waterworks and Water Rates Bylaw No. 5637, Amendment **Bylaw No. 9192**
Opposed at 1st/2nd/3rd Readings – None.

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CNCL-118 Drainage, Dyke and Sanitary Sewer Bylaw No. 7551, Amendment **Bylaw No. 9193**
Opposed at 1st/2nd/3rd Readings – None.

DEVELOPMENT PERMIT PANEL

10. RECOMMENDATION

See DPP Plan Package (distributed separately) for full hardcopy plans

- (1) *That the Chair's reports for the Development Permit Panel meetings held on December 15, 2014 and August 28, 2013, be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of:*
- CNCL-121** (a) *a **Development Permit** (DP 10-534599) for the property at 9840 Alberta Road; and*
- CNCL-124** (b) *a **Development Permit** (DP 12-621941) for the property at 9000 General Currie Road;*
- be endorsed, and the Permits so issued.*

ADJOURNMENT



For Metro Vancouver meetings on Friday, October 24, 2014

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver.

For more information, please contact Greg Valou, 604-451-6016, Greg.Valou@metrovancover.org or Jean Kavanagh, 604-451-6697, Jean.Kavanagh@metrovancover.org

Greater Vancouver Regional District

Regional Parks - Naming and Dedications Policy

APPROVED

Metro Vancouver policy is to name regional parks, sites within parks, natural features, trails, routes, facilities, structures, or programs after geography, local history or tradition.

The Board approved a policy that also allows for naming and dedications to recognize people who have made exceptional contributions to the Regional Parks service.

2015 GVRD Budget – Regional Parks

APPROVED

The Board approved the 2015 Revenue and Expenditure Budget, use of Reserves and Capital Expenditures, as presented for Regional Parks.

Greater Vancouver Regional District

Metro Vancouver Membership in Electric Mobility Canada

APPROVED

Transitioning to zero-emission vehicles is essential for meeting our region's greenhouse gas reduction targets, and also provides benefits in the reduction of other air contaminants that lead to smog or health impacts. Electric Mobility Canada (EMC), a charitable non-profit organization, is a convener of stakeholders with this shared objective and the nation's only cross-sectoral advocate for electric vehicles. As a corporate member of EMC, Metro Vancouver can better ensure that EMC's efforts are directed to where they are most needed in our region.

The Board authorized staff to renew Metro Vancouver's membership with Electric Mobility Canada at a cost of \$3,729 per year.

Progress toward Shaping our Future - Metro 2040 Baseline Annual Report

APPROVED

The Progress toward Shaping our Future report tracks the region's progress in achieving the goals identified in Metro 2040 and meets the Local Government Act requirement for annual



reporting on Metro Vancouver's regional growth strategy. The report provides a framework for promoting awareness of Metro 2040 implementation among GVRD Board members, member municipalities, the regional transportation authority, other regional agencies, and the general public. Following this initial baseline annual report, the GVRD Board will receive progress reports on an annual basis to evaluate progress in meeting the goals of Metro 2040 and to highlight those planning issues that may need further attention.

The Board adopted the report as Metro Vancouver's first annual report on the implementation and progress of Metro 2040, the regional growth strategy.

**Regional Growth Strategy Procedures Bylaw No. 1148, 2011 -
Performance Measures Reporting**

RECEIVED

A report detailed the procedural performance measures associated with the implementation of Metro 2040 as required under the Regional Growth Strategy Procedures Bylaw No. 1148, 2011. This report documents the resources to implement, administer and amend the regional growth strategy since its adoption. Staffing and resources required to implement Metro 2040 fulfill a variety of tasks including preparing and reviewing Regional Context Statements, preparing supporting implementation documents, conducting policy research and analysis and processing proposed amendments. Since Metro 2040's adoption in mid-2011, the number of staff directly associated with regional planning has remained consistent. Total costs have also remained relatively consistent.

The Board received the report for information.

**Regional Growth Strategy Implementation Guideline #5: Industrial
Land Protection and Intensification Policies**

APPROVED

To support the implementation of industrial land objectives in Metro 2040, and as provided through Metro 2040 Section 6.15, staff have prepared a new Implementation Guide.

Implementation Guideline #5 is informed through significant work completed by Metro Vancouver to date on the topic, and may be updated in 2015 pending the results of the upcoming Industrial Land Inventory update and industrial typology work.

The Board adopted Implementation Guide #5.

Metro Facts in Focus Policy Backgrounder: Farming in Metro Vancouver

RECEIVED

This report presents a policy backgrounder on farming in Metro Vancouver as part of the Metro Facts in Focus series for the benefit of member municipalities, interested stakeholders and the public.

The Metro Facts in Focus Policy Backgrounder: Farming in Metro Vancouver (Farming in Metro Vancouver) provides a reader - friendly overview of agriculture in the region, roles



involved in protecting farmland and enhancing agriculture viability as well as depicts how land is used in the Agricultural Land Reserve (ALR). It also provides information about the challenges faced in agriculture and poses questions to consider when looking at long - term solutions to support agriculture viability in the region.

Most of the data for this policy backgrounder was sourced from data collected during the Metro Vancouver Agricultural Land Use Inventory 2010 - 11 and the 2011 Census of Agriculture.

The Board received the report for information.

Board Policy Manual

APPROVED

A Board Policy Manual has been prepared comprising new policies that will address the issues that have arisen regarding conflict of interest of Board members and payment of legal opinions, electronic equipment disposition, and non-member attendance at board and committee meetings.

The Board received the report for information and approved the policies pertaining to conflicts of interest of Board members and payment of legal opinions, as well as a policy for electronic equipment disposition.

Fraser Basin Council – Contribution Agreement

APPROVED

The Fraser Basin Council (FBC) is a charitable, non-profit organization that exists to advance sustainability within the Fraser Basin, including Metro Vancouver, and throughout British Columbia. FBC works by promoting and facilitating collaborative action among all orders of government, First Nations, the private sector and civil society on a variety of sustainability initiatives.

Metro Vancouver benefits from several of the initiatives undertaken by FBC, particularly those that align with and complement the priorities identified by Metro Vancouver in its Strategic Plan, and that align with and complement the work being undertaken within key Metro Vancouver departments. Metro Vancouver benefits from FBC's relationship-building and facilitation efforts, and from the attention that FBC gives to local government concerns.

The Board approved a three year Contribution Agreement with the Fraser Basin Council for an annual amount of \$300,000.

Amended GVRD Sustainability Innovation Fund Policy

APPROVED

The GVRD Sustainability Innovation Fund was created by the in 2004 to support projects that are based on the principles of sustainability. Since then, the Fund has grown through annual transfers and accrued interest to reach a 2013 year-end balance of \$16.3 million.



A GVRD Sustainability Innovation Fund Policy was developed to identify projects that can be supported using monies in the Fund. The Policy has been amended to encourage more explicitly the inclusion of member municipalities in Fund-supported projects, and to focus on specific sustainability themes. The proposed amendments are put forward for the Board's consideration.

The Board endorsed the amended GVRD Sustainability Innovation Fund Policy.

BC Emergency Health Services and First Responders – Next Steps

APPROVED

The Board will write a letter to the Chair of the BC Emergency Health Services indicating that the Board does not support the changes to the "Resource Allocation Plan" implemented in 2013 and that no further changes be made to the "Resource Allocation Plan" without consultation with the municipal sector as to the impact of those changes on the public served and on the municipal first responder services.

20 Johnson Bay – Illegal Dwelling

APPROVED

There is a dwelling in Indian Arm in Electoral Area A that was constructed without a building permit that's been the subject of contention since 2007. The dwelling is located within the setback from the Natural Boundary of Sea and encroaches on the foreshore habitat lands owned by Port Metro Vancouver.

The Board directed the Corporate Officer to file a Notice of Bylaw Contravention be registered on the title of the property on Block D, District Lot 6955, Group 1 NWD, Indian Arm, in Electoral Area A (20 Johnson Bay) for non-compliance with the Greater Vancouver Regional District Electoral Area A Building Administration Bylaw No. 1043, 2006.

Delegation Executive Summaries Presented at Committee October 2014

RECEIVED

The Board received summaries of delegations to the Mayors Committee from Rahul Walia from the Youth Vital Signs Leadership Council and Linda Diano from The Power in Sport.

Metro Vancouver External Agency Activities Status Report October 2014

RECEIVED

The Board received the following reports from Metro Vancouver representatives to external organizations:

- Report on WESTAC Update from Chair Greg Moore;
- Report on Municipal Finance Authority of British Columbia – Activities for the period May
- 2014 – October 2014 from Directors M. Brodie, D. Corrigan, R. Walton, G. Moore, M.



Reid, D. Mussatto, M. Clay, R. Louis, W. Wright, J. Villeneuve

- Report on Recent Activities of the Fraser Valley Regional Library Board from Director Maria Harris.

2015 GVRD Function Budgets

APPROVED

The Board approved the 2015 Revenue and Expenditure Budgets and use of Reserves, as presented for Air Quality, E911 Emergency Telephone Service, Electoral Area Services, General Government, Labour Relations, Regional Global Positioning System, Regional Planning, and the Sasamat Volunteer Fire Department.

City of New Westminster – “Greater Vancouver Regional District Security Issuing Bylaw No. 1212, 2014”

APPROVED

The City of New Westminster wants to borrow money for electric utility substation upgrades. City Council adopted New Westminster Substation Upgrades Loan Authorization Bylaw 7604, 2013 on October 21st, 2013, for \$25,000,000 and subsequently passed the required Security Issuing Resolution on September 16th, 2014 to borrow \$24,800,000.

As set out in the Community Charter, the Metro Vancouver must adopt a security issuing bylaw in order to enable the City of New Westminster to proceed with their deemed borrowing.

The Board consented to the request and approved a bylaw that will enable City of New Westminster to borrow the funds, and forwarded the bylaw for consideration by the Inspector of Municipalities.

GVRD Financial Plan Bylaw No. 1213, 2014

APPROVED

The Local Government Act requires the GVRD Board adopt a financial plan by Bylaw and that a process of public consultation be undertaken regarding the financial plan prior to its adoption.

This year, financial business plans and budgets were presented to applicable standing committees through the month of October, a RFAC/RAAC meeting on October 7th and a Board Budget Workshop on October 16th. The Board Budget Workshop included an invitation to the public to attend and provide comments.

The Board approved the Financial Plan Bylaw.

GVRD Geospatial Reference System Fees and Charges Bylaw No. 1214, 2014

APPROVED

Metro Vancouver's GPS system provides a highly accurate and consistent three-dimensional



geo-reference infrastructure in the region.

The Board approved a bylaw for the Regional Geospatial Reference System (GPS) outlining the allocation of net service costs and fees charged for private sector usage.

Metro Vancouver Comments on the Ministry of Agriculture’s Proposed Bylaw Standards on Medical Marihuana Production Facilities in the ALR **APPROVED**

Metro Vancouver is concerned about the implications of permitting large-scale medical marihuana production on agricultural land. The MMPR program requirements translate into a highly built-out development style with significant security requirements and costs, and results in development that is better suited to industrial sites. They also result in policing and fire response realities that are inefficient for sites located outside the Urban Containment Boundary on agricultural lands.

As a result, Metro Vancouver is requesting that the Ministry of Agriculture reverse the policy direction determining that medical marihuana production is an approved farm use and appropriate on ALR land.

The Board endorsed comments pertaining to the Ministry of Agriculture’s proposed bylaw standards on medical marihuana production facilities in the ALR and will forward the comments to the Ministry.

Greater Vancouver Sewage and Drainage District

Amendment – Fraser Sewerage Area Boundary – 17752 Colebrook Road, City of Surrey **APPROVED**

The City of Surrey has requested that the Fraser Sewerage Area be amended to include the footprint of a new building located at 17752 Colebrook Road in Surrey. The property is located outside the Urban Containment Boundary, is consistent with the provisions of Metro 2040 and a review has shown negligible impacts on the regional sewerage system.

The Board approved the amendment to the Fraser Sewerage Area.

Award of Contract Resulting from Tender No. 14 - 003: Supply and Installation of Carvolth Trunk Sewer No. 2 and 200 Street Utilities Replacement **APPROVED**

The Board awarded a contract in the amount of \$5,736,790.50 (inclusive of tax) to Pedre Contractors Ltd. for the Supply and Installation of Carvolth Trunk Sewer No. 2 and 200 Street Utilities Replacement projects in the City of Langley.



Recycling and Solid Waste Management 2013 Statistics Report

RECEIVED

Metro Vancouver monitors and reports annually on the quantities of materials recycled and waste disposed by sector (single family residential, multi - family residential, commercial/institutional, and construction/demolition) in this region.

Field measurements and surveys have been completed in order to increase the precision of our estimates of the waste disposed per capita from the multifamily sector.

The overall regional diversion rate has increased from 58% to 60% in 2013. The overall disposal rate has decreased from 0.56 to 0.55 tonnes per person.

An estimated 70,000 tonnes of garbage was hauled to transfer stations in Abbotsford and has been included in the multi - family and ICI sectors' figures.

The Board received the report for information.

Contribution Agreement – Recycling Council of British Columbia

APPROVED

The Board approved a Contribution Agreement to the Recycling Council of British Columbia for a three-year term and annual contribution of \$60,000 commencing on January 1, 2015 and ending on December 31, 2017.

The Recycling Council of British Columbia builds relationships with extended producer responsibility stewards, trains and retains skilled staff, and supports the region's cities to promote the Recycling Hotline number to their residents.

This three-year agreement provides some measure of stability to allow for smooth planning, program development and delivery. A three-year agreement will be seen by other potential donors as evidence of a durable partnership between the Recycling Council of British Columbia and Metro Vancouver, creating potential for leveraging additional funds and in-kind support.

Extended Producer Responsibility Programs Reporting Requirements

APPROVED

Each Extended Producer Responsibility (EPR) program operating in B.C. is required by the Recycling Regulation to produce an annual report of its activities and performance. Since 2004, the Recycling Regulation defined specific topics which must be addressed by each program, including:

- Commentary on educational materials and strategies;
- The number and locations of depots and/or other collection facilities;



- Life cycle impacts, including efforts to increase reusability and recyclability;
- Management of collected materials according to the pollution prevention hierarchy;
- If applicable, the total amount sold and collected, as well as a recovery rate; and
- Third - party audited financial statements, if an advance disposal fee is charged to consumers.

Recently, EPR programs were also required to report collection statistics within each Regional District.

The Board requested the Minister of Environment to post, on an annual basis, to the Product Stewardship section of their website all Extended Producer Responsibility annual reports.

2015 GVS&DD Budgets – Liquid Waste and Solid Waste

APPROVED

The Board approved the 2015 Revenue and Expenditure Budgets, use of Reserves, and Capital Expenditures for the GVS&DD.

2015 Tipping Fee Bylaw

APPROVED

A bylaw is amended annually to revise the Tipping Fee for garbage, and to cover other requirements for use of Metro Vancouver Disposal Facilities. A Tipping Fee of \$109 per tonne is proposed for 2015 with revenues matching expenditures if Bylaw 280 is approved by the Minister of Environment. The other key change for 2015 is the addition of Food Waste and Clean Wood as banned materials. If Bylaw 280 is not approved, all disposal bans will be ineffective because if haulers bypass Regional Facilities, their loads are not subject to disposal bans.

The Board approved a 2015 Tipping Fee of \$109 per tonne, an increase of \$1 per tonne from the 2014 Tipping Fee, and approve the other changes to the bylaw as proposed in this report, and approved a \$4.7 million contribution from operating reserves to offset expected reductions in Tipping Fee revenues resulting from waste being shipped out of the region.

Greater Vancouver Water District

Drinking Water Management Plan – 2014 Progress Report

RECEIVED

A report provided a summary of progress in implementing the Drinking Water Management Plan (DWMP). The report was developed with input from municipal staff and has been reviewed by the REAC Water Sub-Committee and REAC.

The DWMP has the following three goals:



1. Provide Clean, Safe Drinking Water
2. Ensure the Sustainable Use of Water Resources
3. Ensure the Efficient Supply of Water

The 2014 progress report summarizes progress toward each of the three DWMP goals - first in terms of performance measures, then progress on key actions (Metro Vancouver actions and Municipal actions), and finally our priorities moving forward.

The Board received the report for information.

2015 GVWD Budget

APPROVED

That Board approved the 2015 Revenue and Expenditure Budgets, use of Reserves, and Capital Expenditures for the GVWD and set the Water Rate for 2015 at: \$0.7270 per cubic metre for June through September; and \$0.5816 per cubic metre for January through May and October through December.



Parks, Recreation & Cultural Services Committee

Date: Tuesday, October 28, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Ken Johnston
Councillor Linda Barnes
Councillor Bill McNulty

Absent: Councillor Evelina Halsey-Brandt

Also Present: Councillor Linda McPhail

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 Parks, Recreation and Cultural Services Committee held on Wednesday, September 24, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, November 25, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that Richmond Curling Centre will be considered as Item No. 2A, Steveston Waterfront Plan will be considered as Item No. 2B, Richmond Amateur Radio Club will be considered at Item No. 2C, and Artificial Turf will be considered as Item No. 2D.

Parks, Recreation & Cultural Services Committee
Tuesday, October 28, 2014

PRESENTATIONS

1. With the aid of a PowerPoint presentation (copy on file, City Clerk's Office) Mike Fletcher, together with Jonathan Kallner, Richmond Soccer Association (RSA), provided an overview of organized soccer in the city and spoke on:
 - the diversity of participants in organized soccer;
 - enrolment statistics;
 - efforts to keep organized soccer affordable for participants and maintain volunteerism;
 - the need for upgrades at the Hugh Boyd Community Park soccer facility, including a clubhouse with washroom and change room facilities;
 - safety concerns regarding the distance of washrooms from the playing fields;
 - the inadequacy of existing facilities to deliver all programs and events; and
 - the RSA's commitment of \$150,000 committed by the Richmond Soccer Association towards the construction of a soccer clubhouse at Hugh Boyd Community Park.

In reply to queries from Committee regarding the location of existing soccer facilities at Hugh Boyd Community Park, Mr. Fletcher and Mr. Kallner advised that (i) current washroom facilities are far from the playing fields, (ii) there are no change rooms available, (iii) soccer players are not permitted to use the West Richmond Community Centre's washroom facilities, and (iv) the site had portable washroom facilities, however they were damaged due to fire last year.

Discussion ensued regarding other users of the soccer facilities that could potentially contribute to upgrading the site.

Mr. Fletcher noted that the proposed clubhouse could also be utilized for other programs such as childcare and fitness services.

In reply to queries from Committee, Mr. Kallner advised that the placement of the proposed clubhouse would be subject to a feasibility study but would need to be in a location that is well lit and easily accessible to the fields.

Discussion ensued regarding contributions made by other community groups and in reply to queries from Committee, Mr. Fletcher advised that a feasibility study on upgrading the soccer facilities at Hugh Boyd Community Park was completed in 2008, however due to unfavourable economic conditions, action was delayed.

2.

Parks, Recreation & Cultural Services Committee
Tuesday, October 28, 2014

Mr. Fletcher and Mr. Kallner noted that the proposed clubhouse would be approximately 8000 square feet and that conceptual designs are available.

Discussion ensued with regard to (i) the 2008 feasibility study and the estimated costs of the project, (ii) a practical and functional design for the proposed clubhouse, (iii) possible partnerships with other stakeholders to fund the proposed project, (iv) the preferred size of the clubhouse, (v) the current estimated costs of the proposed project and an update of the 2008 feasibility study, (vi) the Hugh Boyd Community Park master plan, and (vii) the potential use of artificial turf at the park.

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

It was moved and seconded

That staff examine concepts for upgrading sports facilities at Hugh Boyd Community Park including the field and clubhouse, in partnership with community soccer associations and the Richmond Sports Council and report back.

CARRIED

2. With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Gregg Wheeler, Manager, Sports and Community Events, briefed Committee on the Physical Literacy program and spoke on:
 - the challenges related to increasing physical activity among children and youth;
 - development of a physical literacy instruction manual;
 - programs offered throughout the City's community centres to different age groups that promote increasing physical literacy;
 - training received by recreation staff on National Community Coaching Program (NCCP-FMS) and the instruction manual;
 - the branding and promotion of the Physical Literacy program;
 - the promotion of fundamental movement skills by the Physical Literacy program;
 - the Canadian Sport for Life – Long Term Athlete Development Model as it relates to the programs offered by the Richmond Olympic Oval, community services and community sport groups; and
 - grants and collaboration with external organizations.

Discussion ensued regarding promoting skills development to individuals not involved in traditional sports programs.

3.

Parks, Recreation & Cultural Services Committee
Tuesday, October 28, 2014

In reply to queries from Committee, Mr. Wheeler advised that (i) promotion of the physical literacy is focused on children aged two to twelve, (ii) development of fundamental physical skills have applications beyond sports, (iii) staff have partnered with the Richmond School District No. 38 to explore opportunities to promote the program to various cultural groups, and (iv) staff can examine opportunities to promote the program within private schools.

Mr. Wheeler then advised that staff have presented the program to Richmond elementary school principals. Also, he noted that staff examined comparable programs offered in other municipalities in order to develop this program.

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

It was moved and seconded

That staff make a presentation regarding the Physical Literacy program to the Council/School Board Liaison Committee.

CARRIED

2A. RICHMOND CURLING CENTRE

(File Ref. No.)

Discussion ensued regarding correspondence submitted by the Richmond Curling Centre (copy on file, City Clerk's Office) and the upcoming lease renewal.

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

It was moved and seconded

That staff examine the report submitted by the Richmond Curling Centre and the upcoming lease renewal of the Richmond Curling Centre facility and report back.

The question on the referral was not called as discussion ensued, and in reply to queries from Committee, Serena Lusk, Senior Manager, Recreation and Sport Services, advised that the City has scheduled a meeting with the Richmond Curling Centre.

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

2B. STEVESTON WATERFRONT PLAN

(File Ref. No.)

Discussion ensued and staff were directed to update Council on the Steveston Waterfront Plan.

Parks, Recreation & Cultural Services Committee
Tuesday, October 28, 2014

2C. RICHMOND AMATEUR RADIO CLUB

(File Ref. No.)

Discussion ensued with respect to the Richmond Amateur Radio Club's activities and concerns that the Club may have to relocate.

Committee directed staff to provide a memorandum to Council regarding the Richmond Amateur Radio Club's activities.

2D. ARTIFICIAL TURF

(File Ref. No.)

Discussion ensued regarding media coverage on the safety of artificial turf materials and communication with the city's soccer community.

Mike Redpath, Senior Manager, Parks, commented on the installation of artificial turf at City facilities and noted research material indicates that artificial turf materials are safe.

Discussion ensued with regard to consulting with the soccer community in the city, as well as with Vancouver Coastal Health regarding the safety of artificial turf materials.

In reply to queries from Committee, Mr. Redpath advised that an information bulletin can be released to inform the public on the use of artificial turf in the City.

Discussion ensued with respect to (i) public perception of the safety of artificial turf versus evidence based research material, (ii) the potential to examine the studies used to determine the safety of artificial turf materials, and (iii) the types of materials used in the construction of artificial turf.

Cathryn Volkering Carlile, General Manager, Community Services, noted that the report on artificial turf presented in the media was not a study and was in fact anecdotal. She added that current studies indicate that there is no evidence that artificial turf materials pose a safety risk.

Discussion then took place regarding communicating factual information about artificial turf to the public.

3. MANAGER'S REPORT

(i) 2014 Halloween Events

Marie Fenwick, Manager, Parks Programs, provided a brief overview of Halloween events in the city including (i) Halloween Tours at the Britannia Shipyards National Historic Site, (ii) *Wild Things* event at the Richmond Nature Park, (iii) fireworks displays at Minoru Park, Sea Island, West Richmond, Hamilton and South Arm Community Centres, and (iv) Halloween skating at the Minoru and Richmond Olympic Oval arenas.

Parks, Recreation & Cultural Services Committee
Tuesday, October 28, 2014

Ms. Fenwick spoke of security efforts scheduled for Halloween and advised that staff coordinated with Richmond Fire-Rescue, Richmond RCMP, Bylaws division, Transit Police and facilities' caretakers.

(ii) *Geo-Quest – Geocaching Program at the Richmond Nature Park*

Ms. Fenwick spoke of the launch of the geocaching program at the Richmond Nature Park and noted that there currently 30 geocach sites in the city.

In reply to queries from Committee, Ms. Fenwick advised that the geocach sites are designed to have an educational theme and to ensure that support materials are available to students. She added that the geocaching program is currently not linked to the community services app, however options to use the app to promote the program will be examined in the future.

(iii) *Introduction of Manager for Aquatic, Arena and Fitness Services*

Ms. Lusk introduced John Woolgar as the new Manager for Aquatic, Arena and Fitness Services, and spoke of Mr. Woolgar's experience in recreation.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:03 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation & Cultural Services Committee of the Council of the City of Richmond held on Tuesday, October 28, 2014.

Councillor Harold Steves
Chair

Evangel Biason
Auxiliary Committee Clerk



Planning Committee

Date: Tuesday, November 4, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves

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, October 21, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, November 18, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY RAMAN KOONER AND AJIT THALIWAL FOR REZONING AT 9680 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009181, RZ 14-660396) (REDMS No. 4381916)

Planning Committee
Tuesday, November 4, 2014

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9181, for the rezoning of 9680 Railway Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

2. APPLICATION BY WESTERN GARDENIA GARDEN HOLDINGS LTD. FOR REZONING AT 7571 AND 7591 ST ALBANS ROAD FROM "SINGLE DETACHED (RS1/E)" TO "HIGH DENSITY TOWNHOUSES (RTH4)"

(File Ref. No. 12-8060-20-009189, RZ 14-658284) (REDMS No. 4204746 v. 4)

Discussion ensued regarding the sustainability features of the proposed development. Wayne Craig, Director, Development, noted that the proposed development is required to meet EnerGuide 82 standards and includes other sustainability features such as low VOC paints, high efficiency windows and energy efficient appliances.

In reply to queries from Committee, Mr. Craig advised that (i) the proposed development will have 16 units, and (ii) the applicant proposes to provide a cash-in-lieu contribution to address the indoor amenity space requirements.

Discussion ensued regarding the proposed development's green roof. Mr. Craig noted that the proposed landscaping plans will be detailed at the Development Permit stage. Staff were then directed to explore opportunities to expand the agricultural garden aspects of the proposed green roof.

Discussion then ensued with respect to the side yard setback and in reply to queries from Committee, David Brownlee, Planner 2, noted that the development will have variances to reduce the side yard setback and added that said variances will not impact traffic safety.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, for the rezoning of 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)", be introduced and given first reading.

CARRIED

The Chair advised that the Gardens Development Access would be added to the agenda as Item No. 2A.

Planning Committee
Tuesday, November 4, 2014

2A. **THE GARDENS DEVELOPMENT ACCESS**
(File Ref. No.)

Discussion ensued with regard to access to the Gardens development along No. 5 Road. In reply to queries from Committee, Mr. Craig advised that access to the development includes a full movement signalized intersection along No. 5 road and a right-in, right-out access along Steveston Highway.

3. **MANAGER'S REPORT**

Small Builders Consultation Meeting

Mr. Craig briefed Committee on the consultation meeting with staff and small builders in the city, noting that the meeting was an opportunity to exchange information between building stakeholders.

Mr. Craig then spoke of staff meetings with the Urban Development Institute (UDI) regarding (i) affordable housing management, (ii) expansion of recycling programs, and (iii) various subdivision and strata title applications.

In reply to queries from Committee, Mr. Craig noted that staff regularly meets with UDI every two months. Mr. Craig added that concern regarding construction hours was not discussed at the most recent small builders' consultation meeting but the item can be added at a future meeting.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:06 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 Tuesday, November 4, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

Date: October 29, 2014

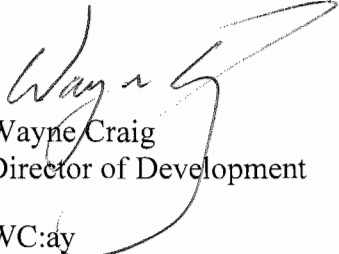
From: Wayne Craig
Director of Development

File: RZ 14-660396

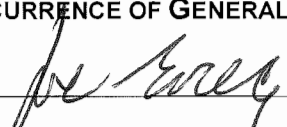
Re: Application by Raman Kooner and Ajit Thaliwal for Rezoning at 9680 Railway Avenue from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9181, for the rezoning of 9680 Railway Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:ay

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Raman Kooner and Ajit Thaliwal have applied to the City of Richmond to rezone the property at 9680 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone to permit subdivision of the property into two (2) lots each approximately 13 m wide and 503 m² in area. Existing buildings on the property (a one-storey dwelling and an accessory detached garage) will be demolished in order to accommodate a single detached dwelling on each proposed lot with vehicle access from Mytko Crescent (**Attachment 1**). A preliminary subdivision plan of the property is provided in **Attachment 2**.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (see **Attachment 3**).

Surrounding Development

To the North are two (2) single-family dwellings zoned “Single Detached (RS1/B)” with vehicle access from Mytko Crescent.

To the East, directly across Mytko Crescent, are single-family dwellings zoned “Single Detached (RS1/B)”.

To the South are single-family dwellings zoned “Single Detached (RS1/E)” with vehicle access from Mytko Crescent.

To the West, across Railway Avenue and the Railway Greenway, are single-family dwellings under Land Use Contract No.117.

Related Policies & Studies

2041 Richmond Official Community Plan (OCP)

The Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential” (NRES). The proposed rezoning and subdivision is consistent with the OCP land use designation.

Affordable Housing Strategy

For single-family rezoning applications, Richmond’s Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City’s Affordable Housing Reserve Fund.

The applicants propose to provide a legal secondary suite in the dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction

of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of the legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Note: Should the applicants change their minds about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., \$5,748.00).

Public Input

City staff has not been notified of any concerns from the public regarding the redevelopment proposal in response to the installation of the rezoning information sign on the subject site.

Staff Comments

Background

The subject site is located on the east side of Railway Avenue and is double-fronting, with a property line on Mytko Crescent as well as Railway Avenue. The site is located in a well-established residential area in the Blundell neighbourhood. The area consists of a diverse mix of single detached homes, duplexes, low to medium-density townhouses, and Jessie Wowk School. Several surrounding sites along Williams Road, No. 2 Road and Woodward Road have undergone redevelopment in the recent past through subdivision and rezoning.

Trees and Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The report and survey identify two (2) existing bylaw-sized trees on-site (marked Tag#'s 131 and 132) to be removed. One (1) bylaw-sized tree located on City property (marked Tag# 130) to be retained and three (3) bylaw-sized trees located on the neighbouring west property (marked Tag A, B and C) to be retained. The proposed Tree Retention Plan is shown in **Attachment 4**.

The City's Tree Preservation Coordinator has reviewed the Arborist's report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations to remove both trees on-site and retain the tree on City property and three (3) trees on the adjacent property, as follows:

- Two (2) trees located on site (Tag# 131 and 132) have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be removed and replaced.

- Three (3) trees located on neighbouring property (Tag A, B and C) to be protected as per the Arborist Report recommendations.
- One (1) tree located on City property (Tag# 130) to be protected as per the Arborist Report recommendations.
- One (1) tree identified in the Arborist report as Tag# 133 is actually a hedging cedar and should not have been included in the report.

Tree protection fencing is to be installed on-site to City standard around the drip line of Tree Tag A, which encroaches onto the subject site, and around the drip line of Tree Tag# 130 located on City property. Tree fencing is to be installed to the satisfaction of City standards and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings and structures and must remain in place until all construction and landscaping works are completed on-site. The Arborist's Report indicates that two (2) trees on neighbouring property (Tag B and C) do not require protection within the subject site as they are located at a higher elevation with a retaining wall above the property line.

Consistent with the 2:1 tree replacement ratio specified in the OCP, the applicant is required to plant four (4) new trees on the subdivided properties (two (2) per future lot). To ensure that the replacement trees are planted and maintained, and that the yards of the two (2) future lots facing Railway Avenue will be enhanced, the applicants must submit a landscape plan (prepared by a registered Landscape Architect) to the satisfaction of the Director of Development prior to final adoption of the rezoning bylaw. The landscape plan must be submitted along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including the four [4] replacement trees, fencing, paving and installation costs). City staff have reviewed the proposed redevelopment and recommends that the two (2) rows of hedges located on City property adjacent to the subject site along Railway Avenue be retained.

A contract must be entered into between the applicants and a Certified Arborist for the supervision of any works conducted within close proximity to the protection zone of Trees Tag A and Tag# 130. The contract must include the scope of work to be undertaken and a provision for the Arborist to submit a post-construction impact assessment to the City for review.

To ensure the protection of the tree located on City property (Tag# 130), the applicant is required to submit:

- A security in the amount of \$1,000. Following completion of construction and landscaping activities on-site, the security will not be released until the applicants submit the post-construction impact assessment report.

Flood Management

Prior to final adoption of the rezoning bylaw, the applicants are required to register a Flood Indemnity Covenant on Title. The flood construction level is a minimum of 0.3 m above the highest elevation of the crown of Mytko Crescent.

Site Servicing and Vehicle Access

There are no servicing concerns with the proposed rezoning.

Vehicle access to both proposed lots will be from Mytko Crescent in order to match the frontage works on the properties immediately north and south of the subject site and to comply with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. Prior to final adoption of the rezoning bylaw, road dedication to the City of approximately 6 m on Mytko Crescent will be required. A sidewalk is to be reinstated to City standard along the existing driveway located along the property line facing Railway Avenue.

Subdivision

At subdivision stage, the applicant will be required to pay servicing costs and enter into a standard Servicing Agreement for the design and construction of engineering infrastructure upgrades along Railway Avenue and Mytko Crescent described in **Attachment 5**, including the following:

Water Works:

- Using the OCP Model, there is 218 L/s of water available at a 20 psi residual at the Railway Avenue frontage, and 74 L/s of water available at 20 psi residual at the Mytko Crescent frontage before the recommended upgrades as prescribed below. After the recommended upgrade there will be 119 L/s of water available at 20 psi residual at the Mytko Crescent frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s. Once the applicants have confirmed building design at the Building Permit stage, the applicants must 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.
- Install approx. 25 m of 150 mm diameter water main along the Mytko Crescent frontage and join up with the existing 150 mm diameter water main at the north and south property line following the same alignment. Details to be finalized in the Servicing Agreement designs.
- Disconnect the existing 20 mm diameter water connection from Railway Avenue and at the main. Install two (2) new 25 mm diameter connections from Mytko Crescent complete with meter boxes at the new property line to service the two (2) new lots. Meter boxes must be placed on the grass boulevard outside of private fence at minimum 1 m away from paved driveways and walkways.

Storm Sewer Works:

- Cut and cap the existing storm connection at the IC on Railway Avenue at the NW corner of the property. Install a new Type II IC at the common property line on Railway Avenue complete with two 100 mm diameter connections at the common property line for servicing the two (2) new lots. Details to be finalized in the Servicing Agreement designs.

- Boulevard must be graded towards the ICs to prevent storm water from ponding on the boulevard, road, driveways and walkways.

Sanitary Sewer Works:

- In addition to the road dedication requirements by Transportation, provide a 3 m wide sanitary rights-of-way along the full frontage of the northern lot, and extend 1.5m into the frontage of the southern lot (at the NE corner).
- Upgrade the existing IC at the SE corner of 5351 Mytko Crescent to a manhole.
- Remove the existing sanitary IC near the NE corner of the property, and extend the existing 150 mm diameter sanitary sewer lateral south to a new IC at the common property line complete with two 100 mm diameter connections for servicing the two (2) new lots. Details to be finalized in the Servicing Agreement designs.

Analysis

The proposed rezoning and subdivision would comply with the OCP land use designation. The proposal is also consistent with the pattern of development on the properties immediately north and south of the subject site, as well as the primarily single-family form and character of its surrounding neighbourhood.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing lot into two (2) smaller lots zoned “Single Detached (RS2/B)” is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP), and with the Richmond Zoning Bylaw No. 8500.

The applicants have agreed to the list of rezoning considerations (signed concurrence on file) included in **Attachment 5**.

On this basis, City staff recommends support for this rezoning application. It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9181 be introduced and given first reading.



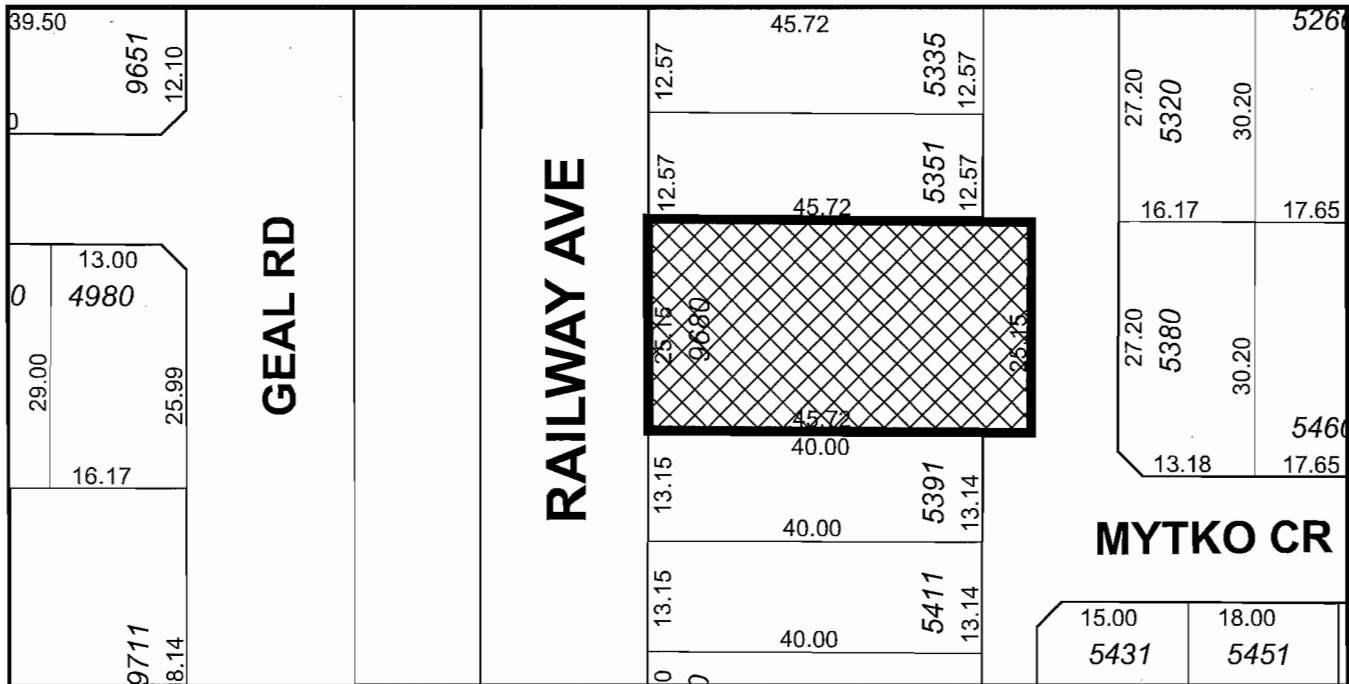
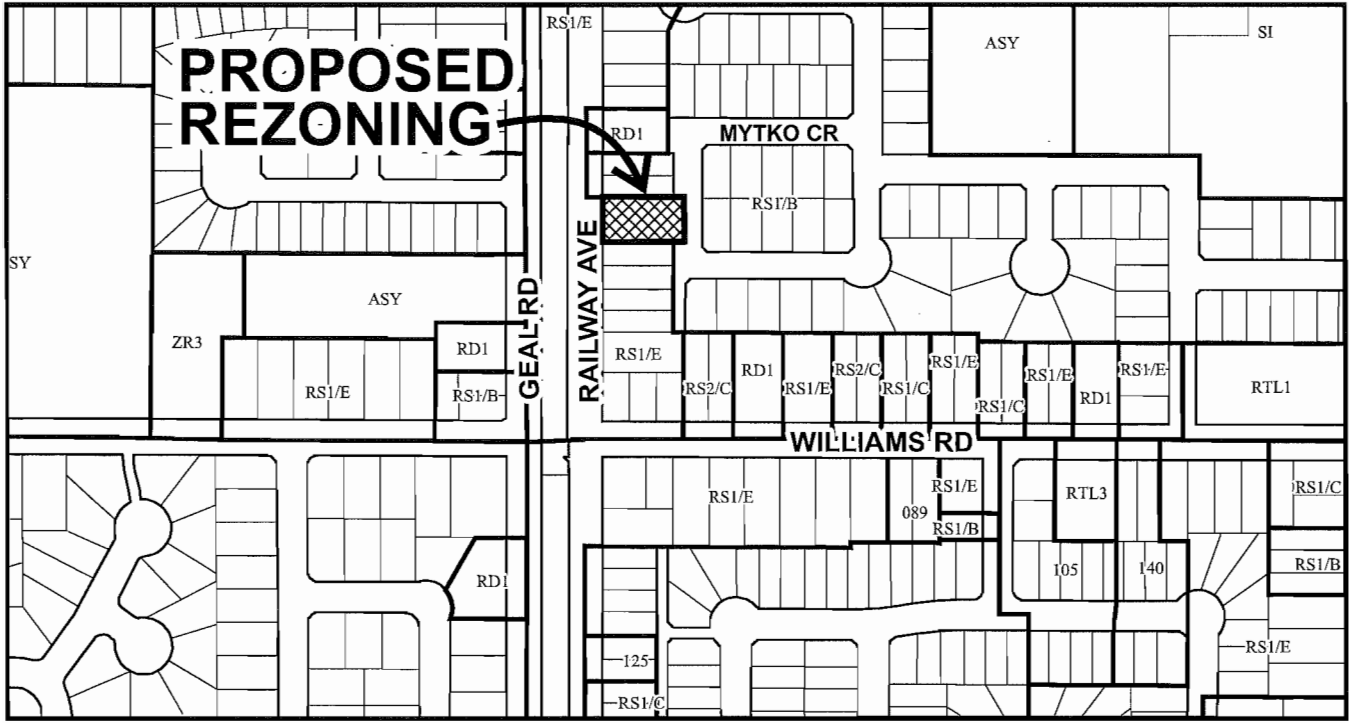
Andrew Yu
Planning Technician (Temp)

AY:rg

- Attachment 1: Location Map / Aerial Photograph
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Proposed Tree Retention Plan
- Attachment 5: Rezoning Considerations Concurrence



City of
Richmond



RZ 14-660396

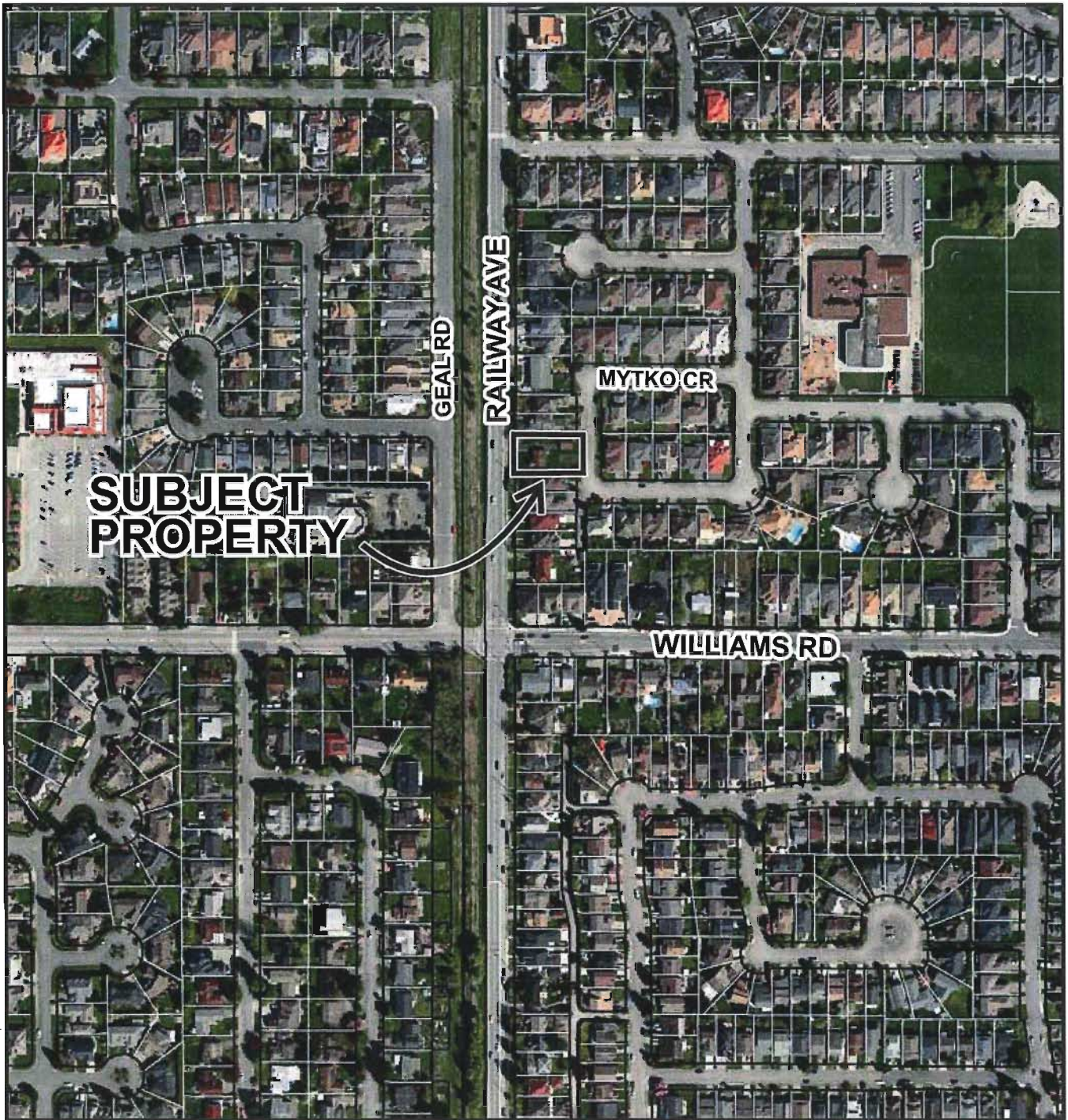
Original Date: 04/14/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



**SUBJECT
PROPERTY**

GEAL RD

RAILWAY AVE

MYTKO CR

WILLIAMS RD



RZ 14-660396

Original Date: 04/15/14

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF THE SOUTH LOT 4 EXCEPT: PART SUBDIVIDED BY PLAN 64533;
BLOCK C SECTION 25 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 1353**

#9680 RAILWAY AVENUE,
RICHMOND, B.C.
P.I.D 001-568-868

LEGEND:

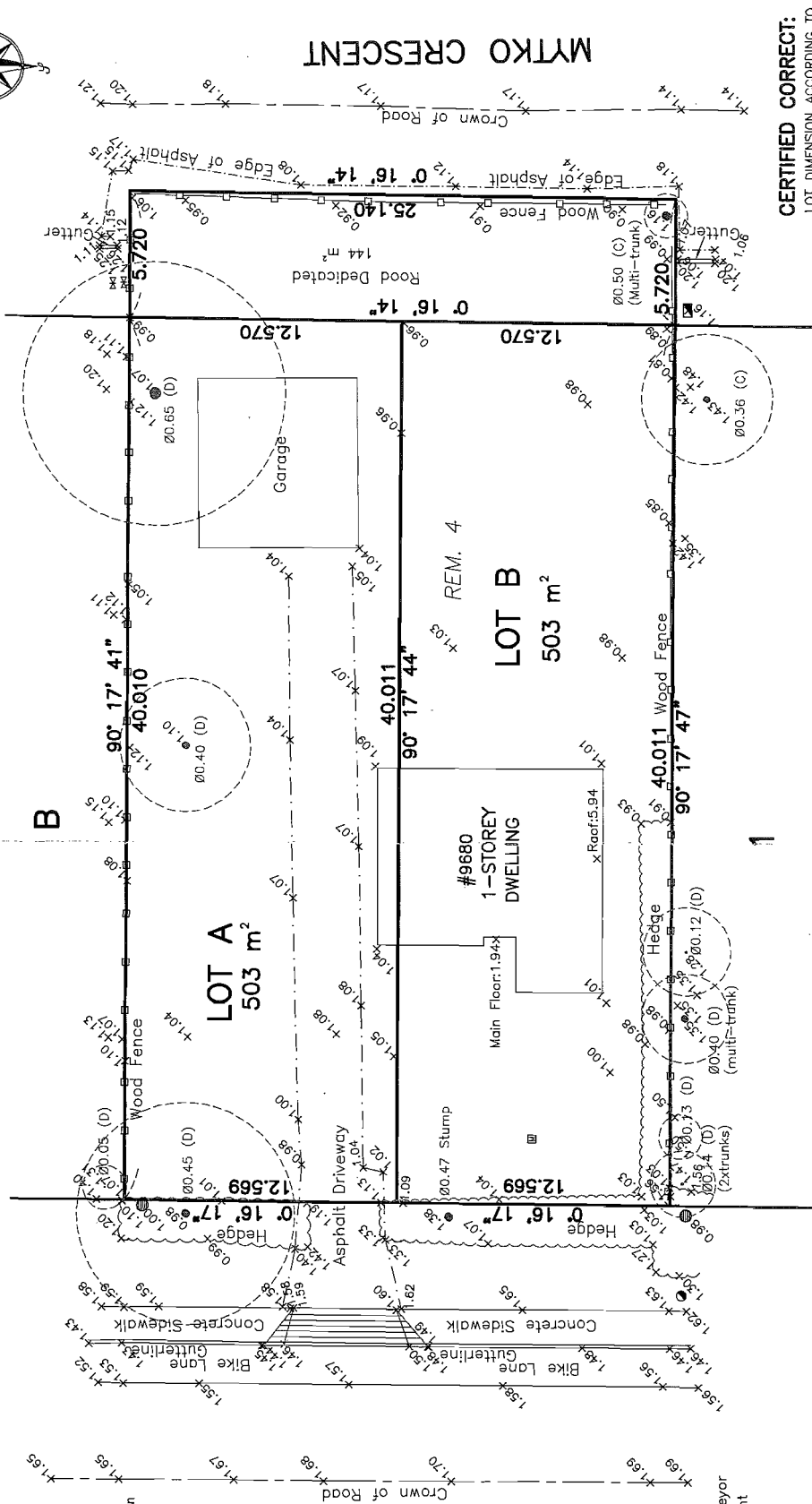
- (C) denotes coniferous
- (D) denotes deciduous
- denotes power pole
- denotes round catch basin
- ▣ denotes catch basin
- ⊕ denotes water meter
- ⊖ denotes water valve

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-6929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5426
FB-240 P147-149
Drawn By: TH

DWG No. 5426-TOPO



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
FEBRUARY 11th, 2014

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #234, Control Monument 77H4891
Located at Cl Gibbons Dr & Garba Dr, E side of grass median
Elevation = 1.125 metres



RZ 14-660396

Attachment 3

Address: 9680 Railway Avenue

Applicant: Raman Kooner and Ajit Thaliwal

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Narwal & Narwal Enterprises Ltd. / 0992414 B.C. Ltd.	To be determined
Site Size (m²):	1,150 m ²	503 m ² (south lot) 503 m ² (north lot)
Land Uses:	One (1) single detached	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, Structures & non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front Yard & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	2½ storeys	2½ storeys	none
Lot Size:	360 m ²	Proposed North Lot: 503 m ² Proposed South Lot: 503 m ²	none
Lot Width:	Min. 12 m	Proposed North Lot: 12.6 m Proposed South Lot: 12.6 m	none
Lot Depth:	Min. 24 m	Proposed North Lot: 40 m Proposed South Lot: 40 m	none

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



Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9680 Railway Avenue

File No.: RZ 14-660396

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9181, the developer is required to complete the following:

1. Six (6) metre road dedication along the entire east frontage (facing Mytko Crescent).
2. Submission of a Landscape Plan, 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 installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	11 cm		6 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$1000 for one (1) tree located on City property to be retained. Following the completion of all construction and landscaping activities on-site, the security will not be released until the applicants submit a post-construction impact assessment report from a Certified Arborist.
5. Registration of a flood indemnity covenant on title.
6. 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.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,748.00) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Demolition* Stage, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

At Subdivision* and Building Permit* Stage, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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 5736

Initial: _____

2. 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 Division at 604-276-4285.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 218 L/s of water available at a 20 psi residual at the Railway Avenue frontage, and 74 L/s of water available at 20 psi residual at the Mytko Crescent frontage before the recommended upgrades as prescribed below. After the recommended upgrade there will be 119 L/s of water available at 20 psi residual at the Mytko Crescent frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. Once you have confirmed your building design at the Building Permit stage, you must 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.
- Install approx. 25m of 150mm diameter water main along the Mytko Crescent frontage and join up with the existing 150mm diameter water main at the north and south property line following the same alignment. Details to be finalized in the Servicing Agreement designs.
- Disconnect the existing 20mm diameter water connection from Railway Avenue and at the main. Install two new 25mm diameter connections from Mytko Crescent complete with meter boxes at the new property line to service the two new lots. Meter boxes must be placed on grass boulevard outside of private fence at minimum 1m away from paved driveways and walkways.

Storm Sewer Works:

- Cut and cap the existing storm connection at the IC on Railway Avenue at the NW corner of the property. Install a new Type II IC at the common property line on Railway Avenue complete with two 100mm diameter connections at the common property line for servicing the two new lots. Details to be finalized in the Servicing Agreement designs.
- Boulevard must be graded towards the ICs to prevent storm water from ponding on the boulevard, road, driveways and walkways.

Sanitary Sewer Works:

- In addition to the road dedication requirements by Transportation, provide a 3 m wide sanitary rights-of-way along the full frontage of the northern lot, and extend 1.5m into the frontage of the southern lot (at the NE corner).
- Upgrade the existing IC at the SE corner of 5351 Mytko Crescent to a manhole.
- Remove the existing sanitary IC near the NE corner of the property, and extend the existing 150mm diameter sanitary sewer lateral south to a new IC at the common property line complete with two 100mm diameter connections for servicing the two new lots. Details to be finalized in the Servicing Agreement designs.

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.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(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 copy on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9181 (RZ 14-660396)
9680 Railway Avenue

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/B)".

P.I.D. 001-568-868

The South Half Lot 4 Except: Part Subdivided by Plan 64533; Block C Section 25 Block 4 North Range 7 West New Westminster District Plan 1353

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9181".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for signature or date entry.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



To: Planning Committee

Date: October 27, 2014

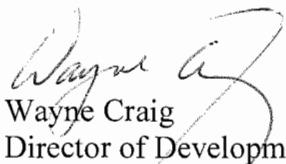
From: Wayne Craig
Director of Development

File: RZ 14-658284

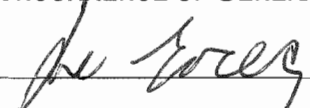
Re: **Application by Western Gardenia Garden Holdings Ltd. for Rezoning at 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)"**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, for the rezoning of 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:db

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Western Gardenia Garden Holdings Ltd. has applied to the City of Richmond for permission to rezone 7571 and 7591 St Albans Road from the "Single Detached (RS1/E)" zone to "High Density Townhouses (RTH4)" zone in order to construct 16 townhouses in a three storey structure (2 storeys over enclosed parking) on the consolidated property. A location map is provided in Attachment 1.

Project Description

The proposed development site is located at the north-west corner of St. Albans Road and Jones Road in the City Centre area. The consolidated site will be approximately 0.475 acres in size.

The applicant's proposal is to build a 1,626.36 m² (17,506 ft² net) medium density, ground-oriented, 3 storey townhouse project on the consolidated lot. The development will contain 16 dwellings ranging in size from 97.5 m² (1,054 ft²) to 140.5 m² (1,512 ft²). The units are proposed to be a mix of two, three and four bedroom dwellings. All of the units will have private outdoor areas both at grade and on the elevated podium overtop the parking structure. A 114 m² shared outdoor amenity space will be located on the elevated podium. The parking area will be organized similar to an apartment parkade with a common gated vehicle entrance but each unit having its own garage space with individual garage doors inside the parkade.

Ten of the homes will have direct pedestrian access from either St. Albans Road or Jones Road. Six homes will have pedestrian access from an asphalt walkway that will run along the site's western property boundary leading to Jones Road. A single vehicle access will be provided from Jones Road.

The grade of the site will be kept close to the existing grade (i.e. approximately two feet below the adjacent public sidewalk) to facilitate the retention of a row of large trees within the St. Albans and Jones Road frontages partially on the lot and partially on City lands.

Conceptual development plans are provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Surrounding Development

To the North: a two and a half storey townhouse development on an 823 m² sized lot zoned "Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)".

To the East: A new 23 unit three storey townhouse development (DP 11-585139 issued May 28, 2012) on a 3,408 m² sized lot zoned "High Density Townhouses (RTH4)".

To the South: an existing four storey apartment building on a large 6,059 m² lot zoned “Medium Density Low Rise Apartments (RAM1)” located on the south-western corner of Jones Road and St. Albans Road. On the south-eastern corner of Jones Road and St. Albans Road is a 3 storey, 10 unit townhouse complex (DP 00-175356 – issued May 14, 2001).

To the West: an existing four storey apartment building on a large 16,396 m² lot zoned “Medium Density Low Rise Apartments (RAM1)”. General Currie School and park space are located just to the west at 8191 Jones Road/8220 General Currie Road (approximately 400m away).

Related Policies & Studies

Official Community Plan and the St. Albans Sub-Area Plan

The Official Community Plan designates the subject properties as “Neighbourhood Residential” (i.e. areas where the principal uses are single family, two-family and multiple family housing [specifically townhouses]).

The St. Albans Sub-Area of the City Centre, designates the properties for "Multi-Family Low Rise (3 Storey apartments, Townhouses, Two-Family or Single-Family Dwellings)".

The proposed two storey over parking (effectively 3 storey) townhouse development will comply with both the OCP and the St. Albans Sub-Area Plan land use designations.

Flood Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City’s Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$2.00 per buildable square foot as per the Strategy for a contribution of \$37,236.60. This amount has been included in the Rezoning Considerations to be met prior to Rezoning adoption.

Public Art

In response to the City’s Public Art Program (Policy 8703) the developer has advised that they will make a voluntary contribution to the City’s public art fund. A voluntary contribution of \$14,336.09 to the public art fund is included in the rezoning considerations.

Public Input

To time of writing, no comments have been received from the public on this application. Appropriate signage for the Rezoning application has been posted on the property.

Staff Comments

Site Servicing and Frontage Improvements

The development project will require a separate Servicing Agreement prior to Building Permit issuance to address anticipated engineering off-site servicing requirements. The off-site works include, but are not limited to, the following:

- Disconnection of two existing water service lines and capping the lines at the water main;
- Installation of a new water service;
- Upgrade the existing 450mm diameter storm sewer to 600mm diameter along Jones Road from manhole STMH4607 to west approximately 40m and complete with a new 1200mm diameter manhole at the west property line;
- Remove the existing storm inspection chambers, service connections and lawn basins along the St. Albans Road and Jones Road frontages;
- Install a new storm inspection chamber, a service connection, and lawn basins as required;
- Removal of the two existing sanitary inspection chambers and service connections in the west Statutory Right of Way, and cap the leads at the main. Install a new sanitary inspection chamber and a service connection at the south frontage, and tie-in to the sanitary sewer along Jones Road; and
- Under-grounding of the property's hydro service along the St. Albans Rd and Jones Rd frontages.

The Rezoning Considerations (Attachment 4) include a requirement for the proponent to enter into a Servicing Agreement for the design and construction of the off-site works prior to Building Permit issuance.

Tree Impacts and Replacements

The Arborist's report (Michaels J. Mills Consulting, dated October 8, 2014) identifies 21 Bylaw sized trees found on the site. Of these, the report indicates that 14 will be removed due to either poor health or conflicts with the proposed development. In addition, Cedar hedge rows along the northern, western and southern property boundaries plus a hedge near the centre of the site will be removed. The hedge row was reviewed by the City's Tree Preservation Officer who has agreed that their removal is appropriate due to the conflict with the sewer right of way, their location approximately 1 meter below the adjacent road and the fact that they have been previously topped.

Seven significant trees, five along St. Albans Road and Jones Road and two along the west property line, will be retained. Because of their size (the largest being a 120 cm diameter Western Red Cedar) and their location (i.e. at or near the property line), special measures are proposed in consultation with the City to ensure the best chance for the survival of these retained trees. A tree management plan showing the location of the trees proposed for removal and retention is included in the plan submission accompanying this report.

The Rezoning Considerations include a required for a qualified Arborist to be retained and to work with the City Parks Arborists through the site development of this project. Tree replacements will be sought at two for one through the Development Permit review as per the Official Community Plan.

Traffic Movement Through the Site

A traffic impact analysis, inclusive of an internal vehicle movement assessment, was undertaken by Bunt & Associates Transportation Planning and Engineering. Their analysis (report dated March 6, 2014 with supplemental turning radius diagrams to October 2, 2014) indicates that clear two way vehicle movement can be accommodated on the site and within the proposed building parkade. No additional off-site traffic related requirements will be needed in order to accommodate the proposed development. Bunt's analysis also confirms that the proximity of the driveway access is within acceptable safety limits to the Jones Road - St. Albans Road intersection. The Transportation Division has reviewed and accepted this study and its findings.

With the noted exception of the variance request to accommodate seven small car stalls, the proposed design complies with the parking provisions of Zoning Bylaw 8500.

Analysis

Official Community Plan Compliance

The proposed development will conform to both the Official Community Plan "Neighbourhood Residential" land use designation and to the St. Albans Sub-Area Plan "Multi-Family Low Rise" land use designation. The site has good proximity to nearby schools (Garden City Elementary and R.C. Palmer Secondary School (a four to five minute walk).

Requested Variances

The proponent has identified three variances from the site's proposed "High Density Townhouses (RTH4)" zoning. The requested variances are as follows:

1. Reduce the minimum building side yard setback from 4.5 m to 3.9 m at the southeastern corner of the building. At that location the building comes closer to the 4 by 4 corner cut required adjacent to the St. Albans Road and Jones Road intersection.
2. Increase the maximum bay window projection from 0.6 m to 0.9 m at the southern side of the building adjacent to Jones Road. The Zoning Bylaw allows a 0.6 m projection into the exterior side yard.
3. Vary the Zoning Bylaw, to allow small car parking at the site. Under section 7.5.13 of the Zoning Bylaw no small car stalls would be permitted for a project of this size. The variance would allow 7 small car stalls. Staff's preliminary assessment of this variance request is that two of these stalls are surplus stalls as the proponent is proposing to provide more overall stalls than required by the Bylaw. The remaining 5 small stalls represents approximately 18% of the total parking which is significantly less than the 50% threshold for developments with 31 or more parking stalls.

More detailed analysis and staff commentary on these variance requests will be addressed through the Development Permit review.

Sustainability Features

On September 2, 2014, Council adopted Bylaw 9147 requiring all new townhouses to be designed to EnerGuide 82 standards or higher and to retain a certified energy advisor (CEA) to complete an evaluation report. An additional design requirement identified in the Bylaw is that new townhouses are to be solar hot water-ready. The applicant is aware of, and has committed to meeting, these requirements in this project as the site is not within a district energy utility area.

The Rezoning Considerations include requirements for registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. Submission of the evaluation report will be required prior to the Development Permit application being submitted to the Development Permit Panel.

In addition to the EnerGuide 82 response, the proponent has identified a number of elements they proposed to incorporate into the development to improve the overall sustainability of the project including:

- construction of a green roof and open space over portions of the parkade;
- preservation of on-site mature trees (the building design and FCL have been adjusted to preserve these trees);
- low voc paints on interior spaces;
- use of durable, low maintenance surfaces on building exteriors;
- locating buildings and windows to maximize natural light and ventilation;
- use of permeable surfaces wherever possible (e.g., interlocking grass pave at the visitor parking area);
- enhancing an existing swale with native and naturalized planting;
- incorporating "energy star" appliances and light bulbs in each unit; and
- use of drought tolerant and native plants within the site's landscaping.

Amenity Space

Amenity space provisions under the City Centre Area Plan (section 3.1.8 Multiple-Family) seek to ensure adequate access to indoor and outdoor amenities in new multiple-family developments throughout the City Centre. The proposed project will provide additional outdoor amenity space equal to approximately 192 m² to comply with the Area Plan. Staff will review this provision through the Development Permit application as the project continues to be refined.

The Applicant proposes to address the indoor amenity space requirements through a cash in lieu contribution of \$1,000.00 per unit in accordance with Policy 5041. A voluntary contribution of \$16,000.00 is included in the rezoning considerations.

Development Permit Issues

The Rezoning Considerations include a requirement for substantive completion of a Development Permit prior to Rezoning adoption. Based on the submission to date, staff will be

monitoring to ensure that a number of design related issues are addressed through the forthcoming Development Permit review including:

- Confirmation that the proposed design generally meets the Development Permit guidelines
- Ensuring that the landscaping plan addresses all the tree replacement requirements as per the Official Community Plan;
- Submission of an acceptable report by a Certified Energy Advisor prior to the formal review by the Development Permit Panel;
- Confirmation of the site grading to allow preservation of the retained trees;
- Confirmation of the aging in place and convertible unit elements are incorporated into the Development Permit plans;
- Detailing of all sustainability measures incorporated into the design; and
- Additional issues as may be identified as part of the Development Permit review process.

Financial Impact or Economic Impact

None.

Conclusion

The proponent has put together a well developed and detailed proposal for rezoning of the subject properties in order to construct 16 townhouses in a three storey structure (2 storeys over enclosed parking) on the consolidated lot. Significant efforts were made to address staff concerns and prepare a plan that would be appropriate to the neighbourhood. On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9189 be introduced and given first reading.



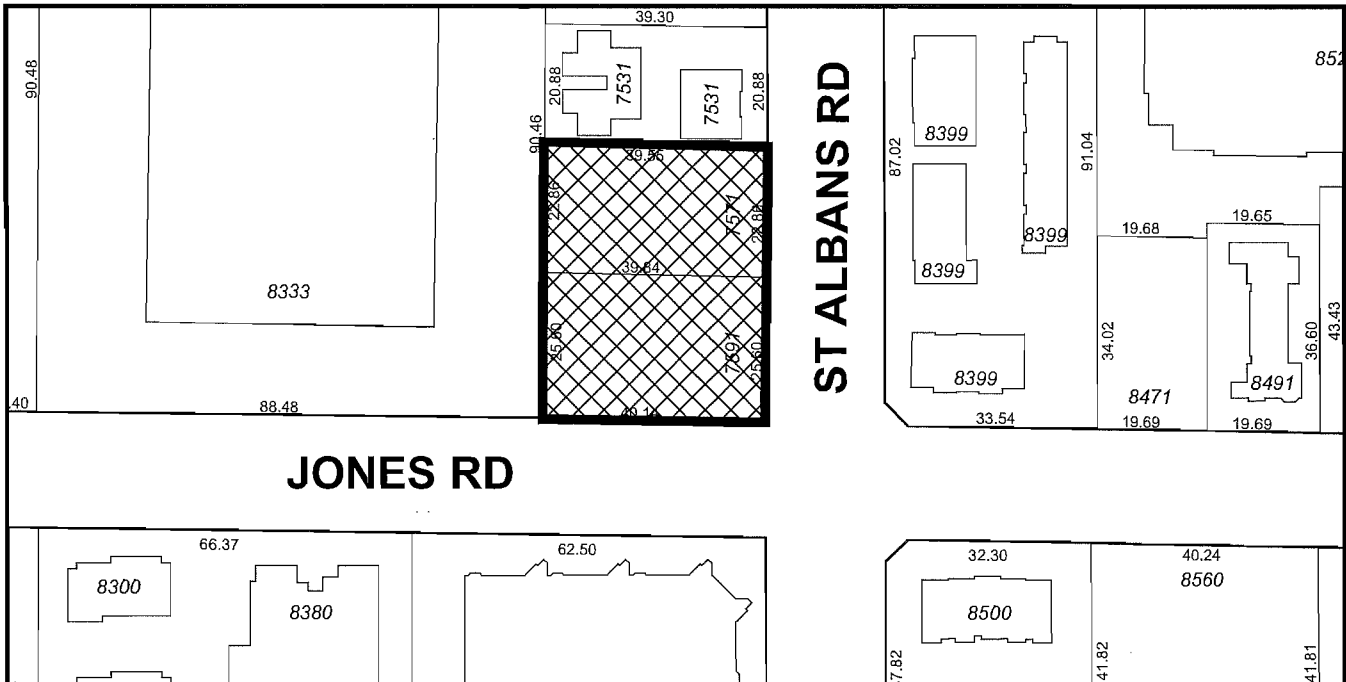
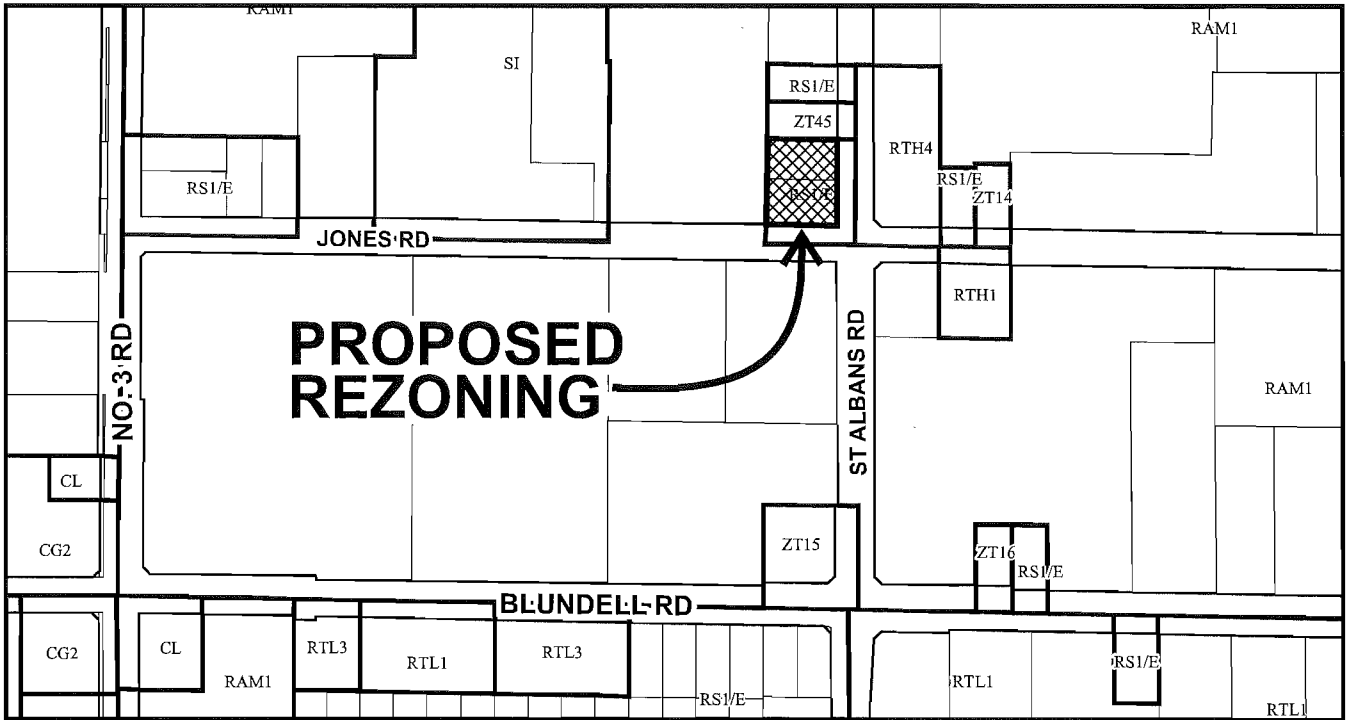
David Brownlee
Planner 2

DCB:cas

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Rezoning Considerations Concurrence



City of Richmond



RZ 14-658284

Original Date: 03/21/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

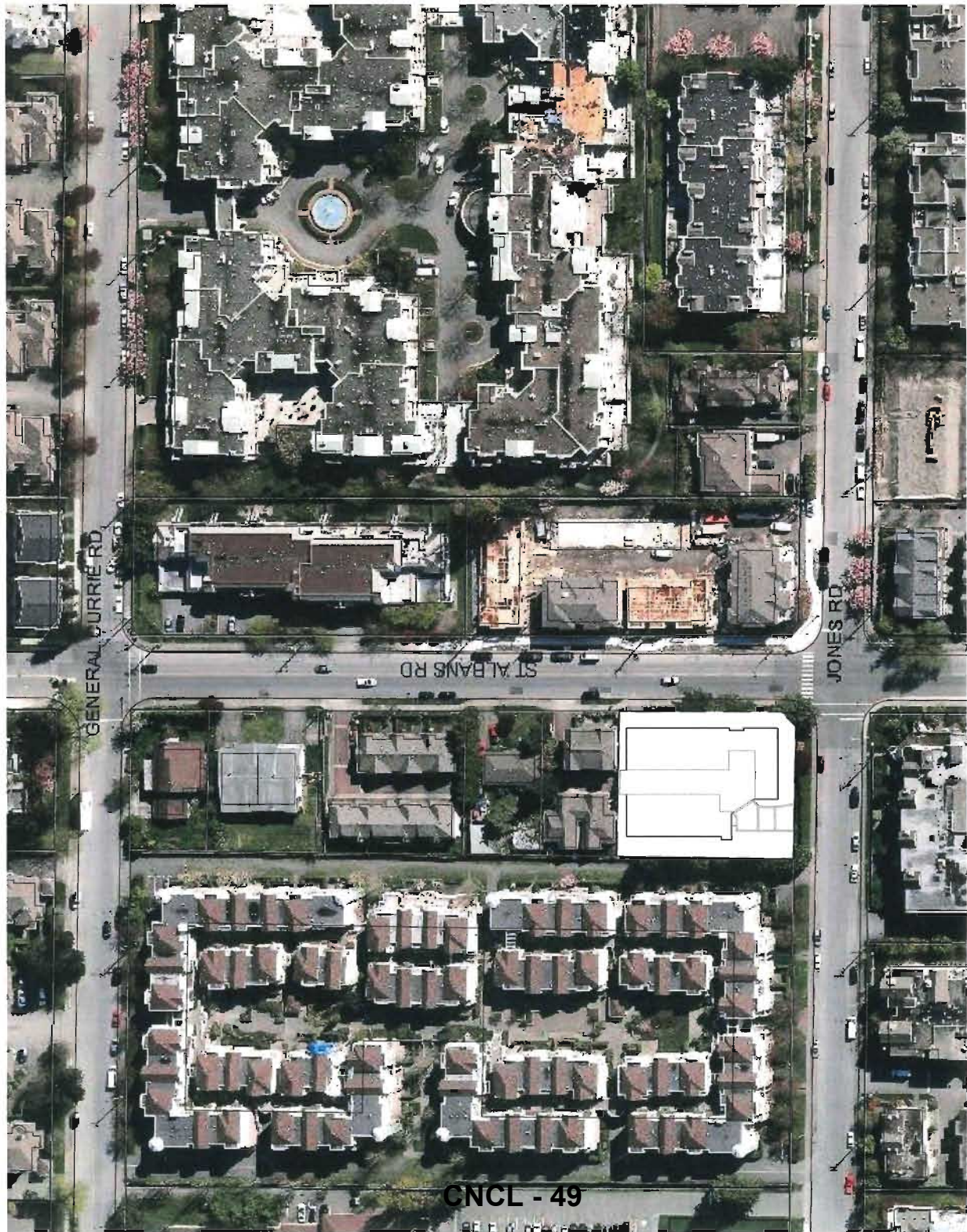


RZ 14-658284

Original Date: 03/21/14

Revision Date:

Note: Dimensions are in METRES



CNCL - 49

Development Statistic

Gross Site Area	1,930 sqm (20,774 sf)
Dedication Site Area	8 sqm (87 sf)
Net Site Area	1,922 sqm (20,687 sf)
Zoning	RH4
Proposed Net Floor Area	1609.08 sqm (17,320 sf)
Proposed FAR	0.837
No. of Units	16
Density (DPA)	33.7
Required Lot Coverage	45%
Proposed Lot Coverage	44.2%
Required Building Height	12.00m
Proposed Building Height	11.03m
Required Setback	
Front Yard (St. Albans Road)	4.50m
Exterior side yard, Road (Jones Road)	4.50m
Interior side yard	2.00m
Corner cut of St. Albans & Jones Road	4.50m
Proposed Setback:	
Front Yard (St. Albans Road)	4.50m
Max. 1.0 m projection of bay window	3.58m
Exterior side yard, Road (Jones Road)	4.54m
Max. 0.6 m projection of bay window	3.624m
Interior side yard	2.00m
Corner cut of St. Albans & Jones Road	3.90m
Parking requirement:	
Residential - 1.4 car/unit (City Center Parking)	23
Visitor 0.2 car/unit	4
Total Required	27
Handicap Stall	1
Parking Provided:	Standard Stall: 18
	Small Stall: 7
Visitor Provided	4
Total Provided	29
On-site Bicycle Parking Requirements:	
Class 1: 1.25 stall/unit	20
Class 2: 0.2 stall/unit	4
Total Class 1 Stalls Provided	20
Total Class 2 Stalls Provided	4

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**GARDENIA
 GARDENS**
 7571-7591 St Albans Rd

RE 14-65894 & DP 14-658385
 OCTOBER 8, 2014



**CONTEXT
 PLAN**
 SCALE 1" = 40'-0"

ZONING ANALYSIS

RTHA Zoning District	Zoning Requirement	Our Design
8.8.1 Purpose	High Density town housing (City Center)	complies
8.8.2 Permitted uses	Housing, Town	complies
8.8.4.2 (d) Permitted Density	0.90 FAR	complies
8.8.5.1 Lot Coverage	45% maximum	complies
1. buildings	70% maximum	complies
2. non-porous	20% minimum	complies
3. line plants	4.5 m	complies
8.8.6. Yards & setbacks	1. front yards, exterior side yard or road setback	variance required (3.9 m)
1. front yards, exterior side yard	4.5 m	complies
2. interior side yard and rear yard	2.0 m	complies
3. lane setback	1.2 m	complies
8.8.7 Permitted Height	12.0 m (3 stories)	complies
8.8.8. Minimum Lot Size	20.0 m	complies
1.a. minimum lot width	30.0 m	complies
2. minimum lot depth	60.0 m	complies
3.a. minimum lot size	23 stalls (1.4 cars/unit)	complies
8.8.10 On-Site Parking and Loading	4 stalls (0.2 cars/unit)	complies
visitors	variance required (7 small cars)	complies
7.5.13 small car	complies	complies
7.5.14 handicap	complies	complies
7.14.10 On-site Bicycle	1 stall (2% of stalls)	complies
Class 1	1.25 spaces/unit	complies
Class 2	33% of required	complies
Class 3	0.2 spaces/unit	complies
8.7.11 Other Regulations		
4.4.1 density calculation exclusion	complies	complies
a. 10% of floor area for covered area	complies	complies
b. maximum of 50 sm for garage	complies	complies
c. exclusion of 10 sm of stairs & entry	complies	complies
4.9.4. bay window projection	1.0 m maximum	complies
front yard	0.6 m maximum	variance required
side or rear yard	complies	complies
4.9.5. entry stairs projection	no closer than 3.0 m	complies
front lot line	no closer than 1.5 m	complies
4.9.6. balconies & porches projection	complies	complies
front, exterior side & rear yard	complies	complies
4.9.7. gateways, pergola and similar landscape structure	1.5 m maximum	complies
4.1.2.3. cantilevered roof, eaves & gutters into the yard	2.0 m maximum to a lot line	complies
4.1.6. accessible unit	1.2 m maximum	complies

CNCL - 50

FLOOR AREA CALCULATION												
Current Address		Proposed Address		Current Zoning		Proposed Zoning		RS1E RTHA		Gross Site Area: 20,774 sf (1,930 sm)		
7571 - 7591 St Albans Road		8383 Jones Road		R51E		RTHA		RTHA		Net Site Area: 20,687 sf (1,922 sm)		
Unit Count	Unit Type	Gross Floor Area	Main Floor Area	Upper Gross Floor Area	Unit Gross Floor Area	Total Floor Area	Ground Floor Exemption	Stair Exemption	Main Floor Staircase Exemption	Upper Floor Staircase Exemption	Unit Net Floor Area	Total Net Area
1	A1 (3 bedroom)	105	554	603	1,262	1,262	66	78	42	27	1,127	1,127
2	A2 (4 bedroom)	273	554	603	2,122	2,122	66	30	30	27	1,295	2,590
2	B1 (2 bedroom)	91	464	506	1,061	2,122	65	43	43	35	918	1,836
2	B2 (2 bedroom)	182	469	512	1,163	2,226	65	43	43	35	1,020	2,040
2	B3 (2 bedroom)	334	469	512	1,315	2,620	65	43	43	35	1,172	2,344
2	B4 (2 bedroom)	137	464	506	1,107	2,214	65	43	43	35	964	1,928
2	B5 (3 bedroom)	298	469	512	1,279	1,279	65	43	43	35	1,136	1,136
1	B6 (2 bedroom)	79	464	506	1,049	1,049	63	43	43	35	908	908
1	D (2 bedroom)	332	565	615	1,512	1,512	72	36	31	31	1,373	1,373
1	E (2 bedroom)	87	467	500	1,054	1,054	55	53	53	33	913	913
1	E (2 bedroom)	104	565	599	1,268	1,268	66	42	42	35	1,125	1,125
16						19,576						17,320

Maximum FAR	0.900
Proposed FAR	0.837

UNIT DENSITY			ACCESSORY CALC.		
Unit Count	Unit Type	Accessory Area	Accessory Area	Total Accessory Area	Unit Type
1	A1	383	383	383	sf
2	A2	350	700	700	sf
2	B1	417	834	834	sf
2	B2	199	398	398	sf
2	B3	363	726	726	sf
2	B4	246	492	492	sf
1	B5	333	333	333	sf
1	B6	212	212	212	sf
1	C	321	321	321	sf
1	D	203	203	203	sf
1	E	217	217	217	sf
1	Elec / Mech	142	142	142	sf
1	Garbage / Recycling	80	80	80	sf
			5,041	5,041	sf

Required Outdoor Amenity Space (6 sq/unit)	96 sm
Required Additional Landscaped Outdoor (10% of net site area)	192 sm
Required Open Space	96-192=288 sm
Proposed Open Space	114-195=310 sm

Site Area	20,687 sf (0.475 Acres)	Maximum Accessory Area	417 sf
Proposed Density	33.7 units	Proposed Average Accessory Area	314 sf

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GARDENIA GARDENS
7571-7591 St Albans Rd

RS 14-69894 & DP 14-652895
OCTOBER 8, 2014

FOUGERE
architecture inc.
1000 Lakeshore Blvd. West, Suite 100
Vancouver, BC V6J 1K6
fougerearchitect.com

00

SITE DATA

PRIVATE OPEN SPACE AREA CALCULATION

Unit Type	Ground Level		Main Level		Total
	Private	Open Space	Private	Open Space	
1A1	17.3	32.7	15.4	31.2	58.5
2B1	17.9	31.2	13.3	30.7	48.9
3B2	17.2	30.7	13.5	30.2	47.4
4B3	16.7	30.2	13.5	23.6	33.8
5B4	11.6	23.6	12.0	32.8	44.4
6A2	16.9	30.8	13.9	30.0	46.9
7A2	18.9	32.8	12.0	30.0	48.9
8B4	18.0	30.0	13.5	30.0	48.5
9B3	16.5	30.0	13.5	31.3	47.8
10B1	16.5	31.3	13.3	42.1	57.8
12B5	28.6	42.1	13.5	37.3	65.9
13C	67.3	17.1	18.1	30.1	94.5
140	19.2	18.1	10.0	26.3	43.6
15B6	20.1	10.0	26.3	42.0	62.1
16E	15.7	26.3			42.0

PROVISION OF ACCESSIBILITY FEATURES
"ACCESSIBLE" REQUIREMENTS ON ALL UNITS:

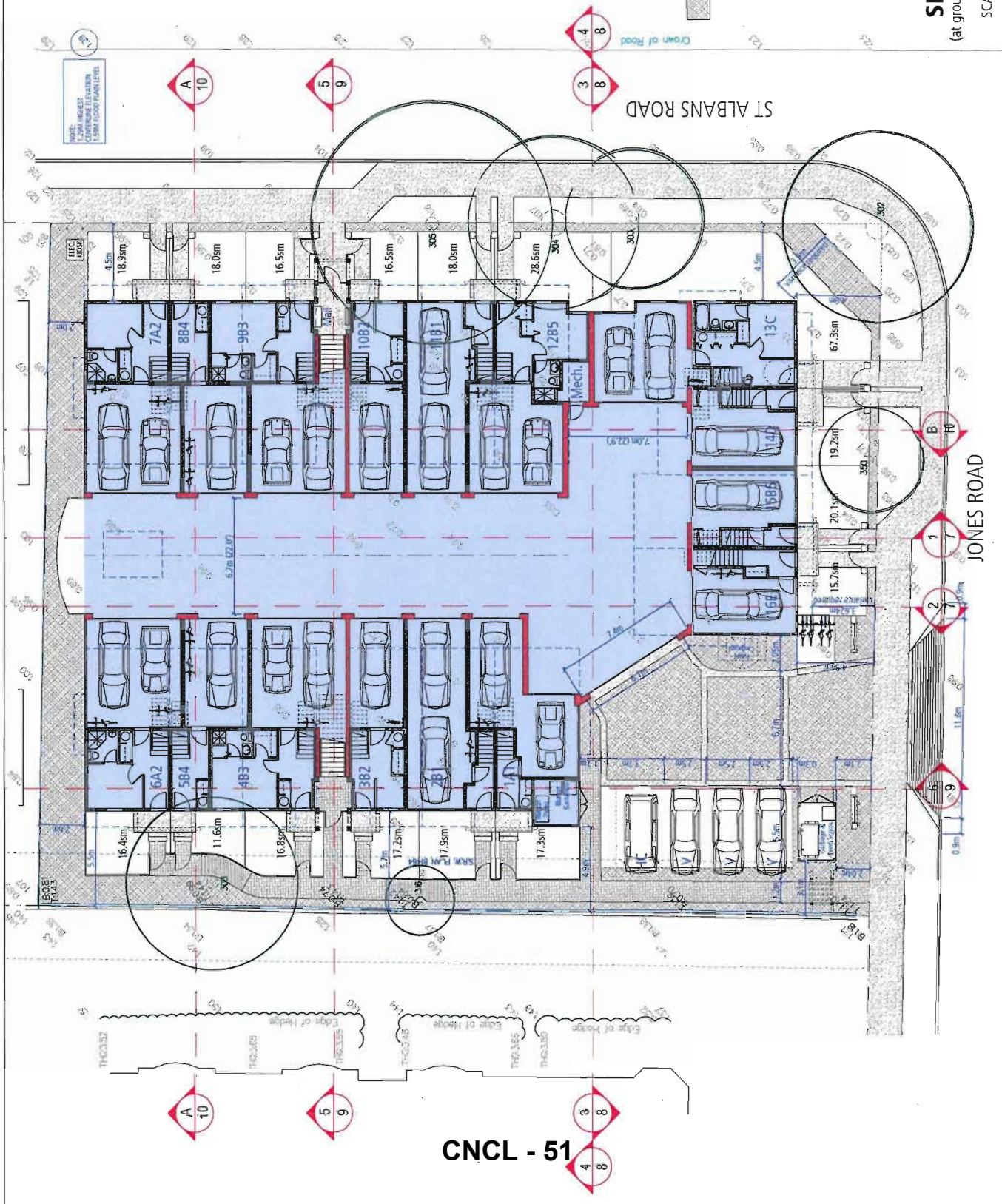
- Entry door minimum 950 mm clear opening
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2' 10"
- Minimum door swing for installation of grab-bars (door, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand
- One window that can be opened with a single hand in one bedroom

CCAP 10% Additional Landscape (196 sm)

GARDENIA GARDENS
 7571-7591 St Albans Rd
 RZ 14-638084 & DP 14-652825
 CC10816.9, 2014

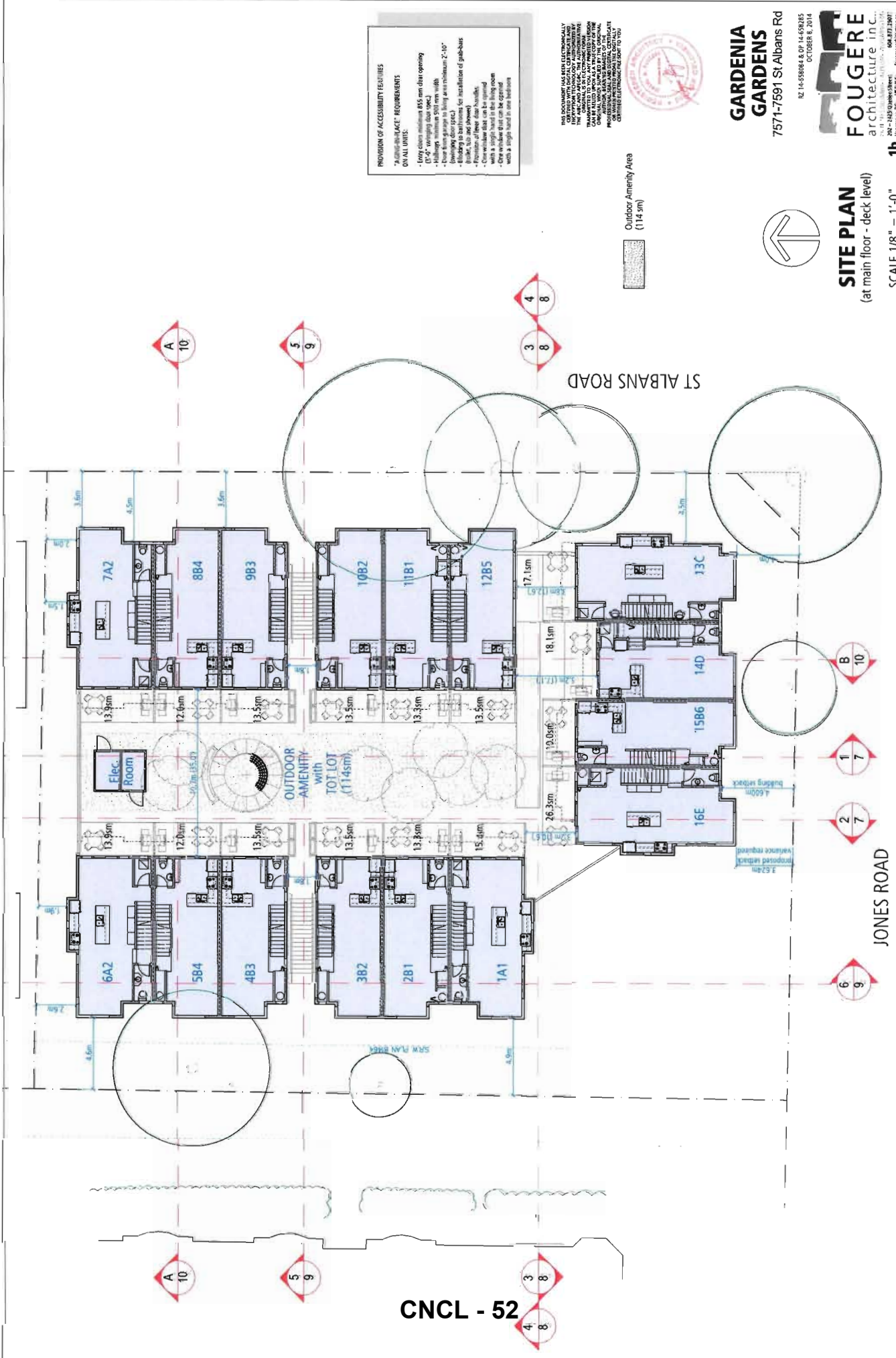
FOUGERE architecture inc.
 BRITISH COLUMBIA • ALBERTA • MISSISSAUGA
 1000-10000 100th Avenue, Suite 100
 Mississauga, ON L4W 1G8
 905.876.1422

SITE PLAN
 (at ground floor - entry level)
 SCALE 1/8" = 1'-0"



CNCL - 51

CNCL - 52



PROVISION OF ACCESSIBILITY FEATURES ON ALL UNITS:

- Entry clear minimum 855 mm clear opening
- Stairway minimum 900 mm width
- Door from garage to living at minimum 2'-10"
- Downward sloping door sills
- Stairways with handrails for installation of grab-bars (back, side and down)
- Provision of floor clear handrails
- Clearances that can be opened
- Clearances that can be opened
- Clearances that can be opened
- One on each side that can be opened
- One on each side that can be opened
- One on each side that can be opened
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GARDENIA GARDENS
7571-7591 St. Albans Rd
82-14-55684.09 14-690285
OCTOBER 8, 2014

FOUGERE architecture inc.
104-873-2807
fougere@fougere.com

SITE PLAN
(at main floor - deck level)
SCALE 1/8" = 1'-0"



Outdoor Amenity Area
(114 sqm)

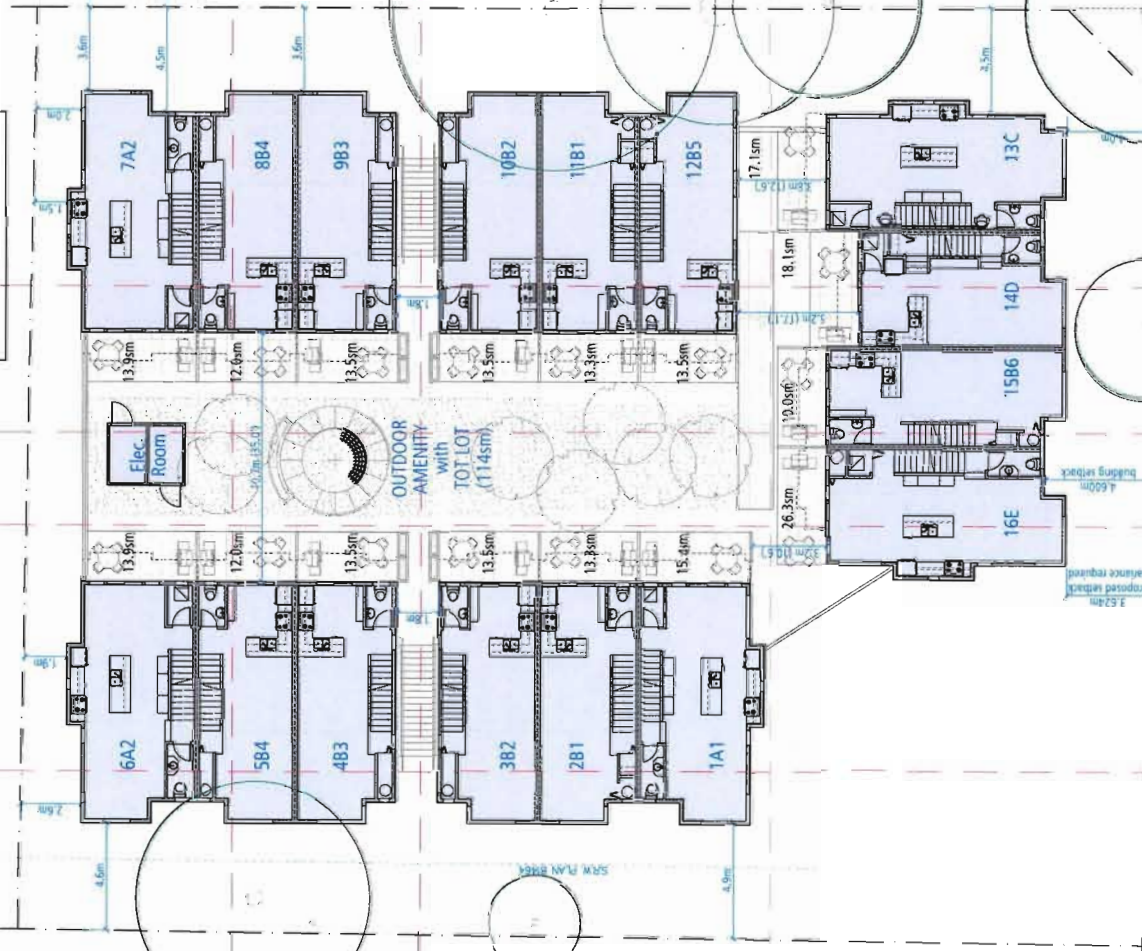
JONES ROAD

ST ALBANS ROAD

OUTDOOR AMENITY with TOT LOT (114sqm)

Elec. Room

proposed setbacks
3.52m
1.60m
parking setback



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GARDENIA GARDENS
7571-7591 St Albans Rd

R2 14459884.DP 14-65285
OCT08E18, 2014

FOUGERE architecture inc.
11111 14th Avenue, Suite 100, Richmond, BC V6V 2G9
Tel: 604.273.8888 Fax: 604.273.8889
fo@fougerearchitecture.com
foougera.com



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



STREETSCAPE Jones Road
SCALE 1/16" = 1'-0"

EXTERIOR FINISHES SCHEDULE

1	WOOD TRIM	1	WOOD TRIM	1	WOOD TRIM
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ELEVATION

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**GARDENIA
 GARDENS**
 7574-7591 St Albans Rd
 BC 14-56884 & DR 14-65285
 OCT08/18.8.2014

FOUGÈRE
 architecture inc.
 520 - 2475 Quebec Street
 Vancouver, B.C. V7L 1L6
 604-871-1807
 info@fougere.ca



EAST ELEVATION
 SCALE 1/8" = 1'-0"



STREETSCAPE St. Albans Road
 SCALE 1/16" = 1'-0"

EXTERIOR FINISHES SCHEDULE

1	ASPHALT'S FINISHES	PARCO - AZULES 35-38 - Farrow Group
2	WOOD CLADDING	SHAW-WALLACE - SW 7517 - Natural Fir
3	WOOD CLADDING	SHAW-WALLACE - SW 7517 - Natural Fir
4	HARDY BOARD	SHAW-WALLACE - SW 7517 - Natural Fir
5	CEILING FINISHES	SHAW-WALLACE - SW 7517 - Natural Fir
6	CEILING FINISHES	SHAW-WALLACE - SW 7517 - Natural Fir
7	CEILING FINISHES	SHAW-WALLACE - SW 7517 - Natural Fir
8	WOOD POST & RAIL	SHAW-WALLACE - SW 7517 - Natural Fir
9	WOOD POST & RAIL	SHAW-WALLACE - SW 7517 - Natural Fir
10	WOOD POST & RAIL	SHAW-WALLACE - SW 7517 - Natural Fir
11	WOOD POST & RAIL	SHAW-WALLACE - SW 7517 - Natural Fir
12	WOOD POST & RAIL	SHAW-WALLACE - SW 7517 - Natural Fir
13	WOOD POST & RAIL	SHAW-WALLACE - SW 7517 - Natural Fir
14	WOOD POST & RAIL	SHAW-WALLACE - SW 7517 - Natural Fir
15	WOOD POST & RAIL	SHAW-WALLACE - SW 7517 - Natural Fir
16	WOOD POST & RAIL	SHAW-WALLACE - SW 7517 - Natural Fir
17	WOOD POST & RAIL	SHAW-WALLACE - SW 7517 - Natural Fir

ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR FINISHES SCHEDULE

1	ASPHALT DRIVEWAYS
2	WPCD TRIM
3	WPCD TRIM
4	WPCD TRIM
5	WPCD TRIM
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16	WPCD TRIM

ELEVATION
SCALE 1/8" = 1'-0"

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**GARDENIA
GARDENS**
7571-7591 St Albans Rd

RZ 14-658984 & DP 14-652885
OCTOBER 8, 2014

**FOUGERE
architecture inc.**

6
Stouffville, ON L4A 1M6

Rev	Date	Revised By
1		

Rev	Date	Revised By
1		

Professional Seal



Project: **Gardenia Gardens**
 791-551
 St Albans Rd, Richmond
 Drawing No: **Landscaping**
 Grade Level

Rev	Date	Revised By
1		



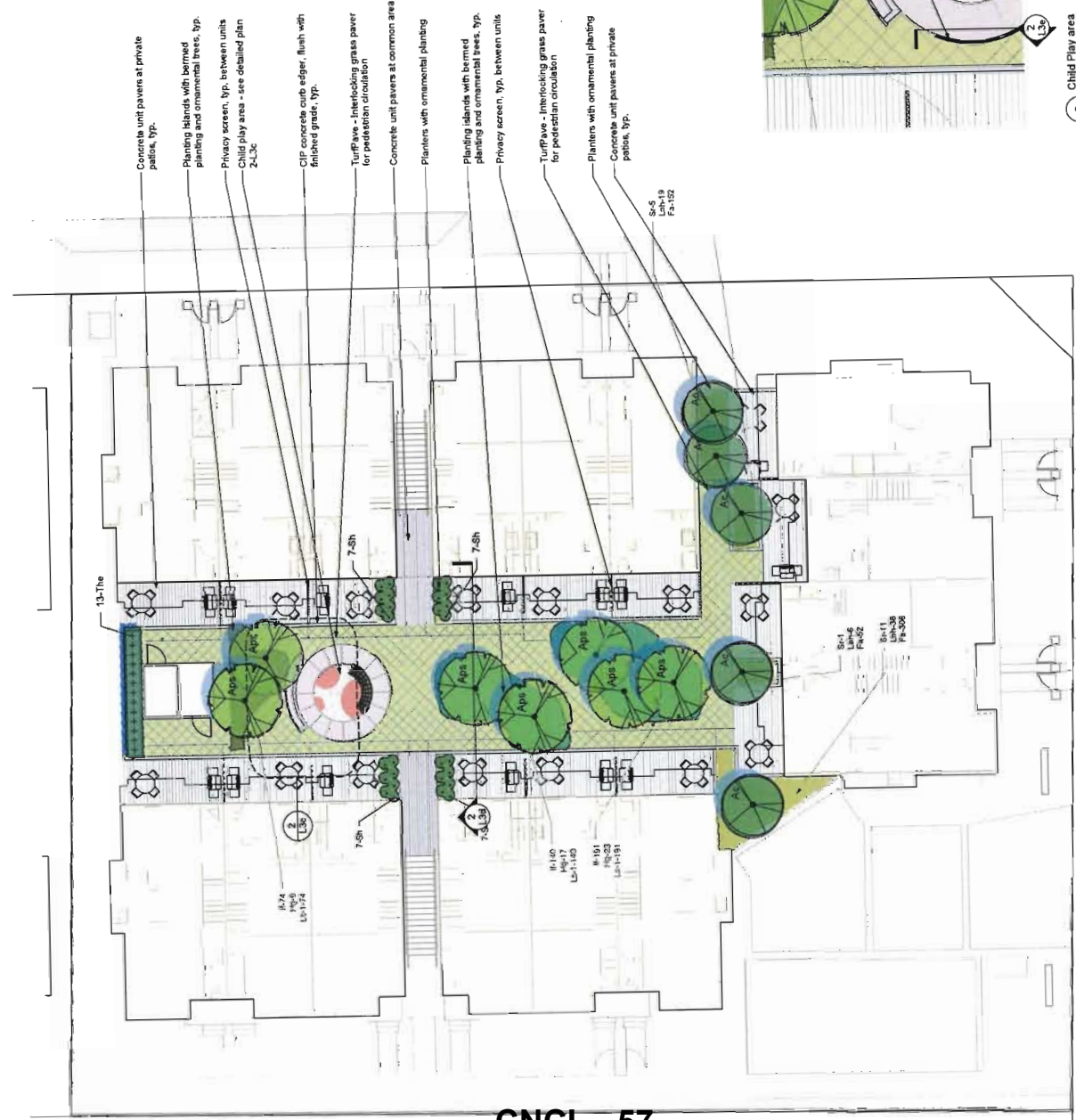
CNCL - 56

1 Ground Level Landscape Plan
 Scale: 1/8" = 1'-0"



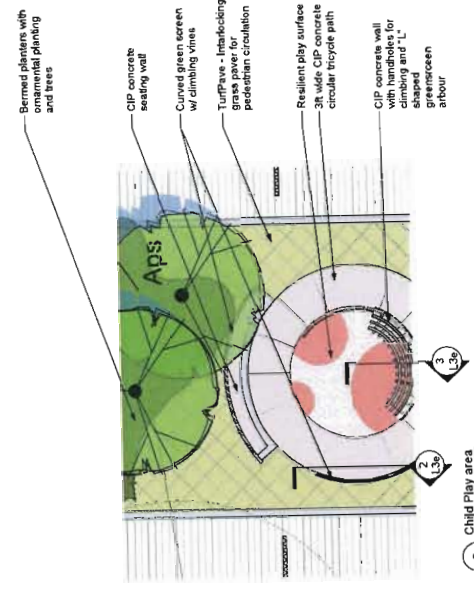
Field: Gardinia Gardens
7971-7994
51 Adams rd, Richmond
Project No: Landscape
2nd Level Courtyard

Project No.	21165
Date	12/15/14
Scale	3/8"
Drawn By	3C
Checked By	
Project No.	20140203
Sheet No.	9



- Concrete unit pavers at private patios, tp.
- Planting Islands with bermed planting and ornamental trees, tp.
- Privacy screen, tp. between units
- Child play area - see detailed plan 2-L,3c
- CIP concrete curb edger, flush with finished grade, tp.
- TurfPave - Interlocking grass paver for pedestrian circulation
- Concrete unit pavers at common area
- Planters with ornamental planting
- Planting islands with bermed planting and ornamental trees, tp.
- Privacy screen, tp. between units
- TurfPave - Interlocking grass paver for pedestrian circulation
- Planters with ornamental planting
- Concrete unit pavers at private patios, tp.

Sc-5
Pa-122



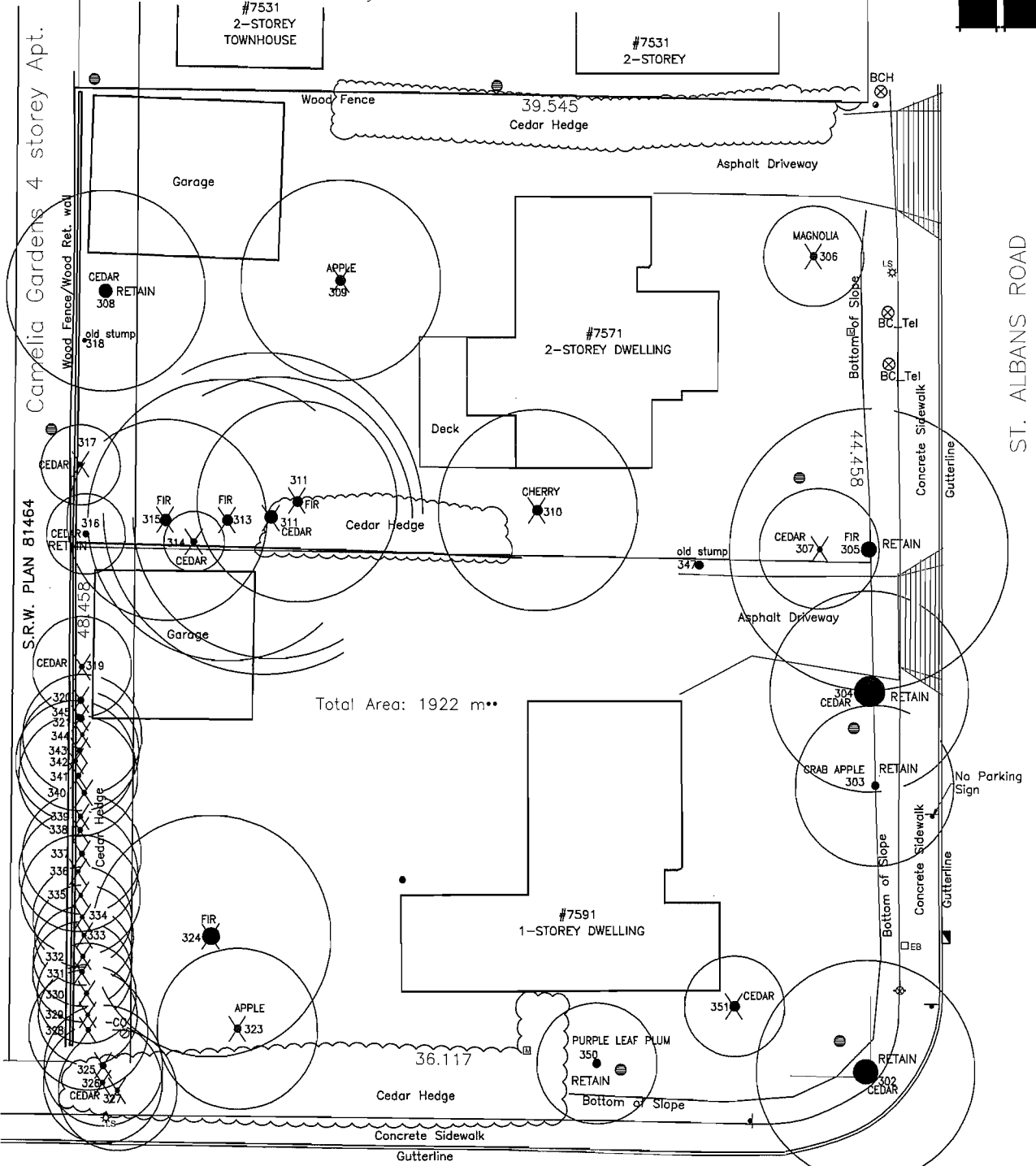
- Bermed planters with ornamental planting and trees
- CIP concrete seating wall
- Curved green screen w/ climbing vines
- TurfPave - Interlocking grass paver for pedestrian circulation
- Resilient play surface
- 3ft wide CIP concrete circular bicycle path
- CIP concrete wall with recessed seating for climbing and 'L' shaped greenscreen around

2 Child play area
Scale: 1/4" = 1'-0"

1 Courtyard Level Landscape Plan
Scale: 1/8" = 1'-0"



Krystal Townhouses

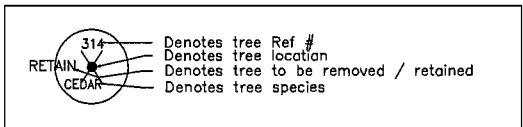


Camelia Gardens 4 storey Apt.

S.R.W. PLAN 81464

ST. ALBANS ROAD

JONES ROAD



NOTE:
 This plan is prepared solely for a limited contractual use between Michael J Mills Consulting and our client. It is to be used only in conjunction with the associated arborist report. We accept no responsibility for any unauthorized use.

Survey information provided by
 J.C. Tam & Associates
 Survey dated October 3rd 2013.

Michael J. Mills Consulting
 644 Bay Road Gibsons BC V0N 1V8
 Ph: 604-230-4711 / e mail: mills@dcnet.com

**EXISTING TREE ASSESSMENT
 SUMMARY PLAN**

**7571 - 7591 St Albans Road
 City of Richmond**

MJM file #1337 March 12th 2014



RZ 14-658284

Attachment 3

Address: 7571 and 7591 St Albans Road

Applicant: Western Gardenia Garden Holdings Ltd.

Planning Area(s): City Centre – St. Albans Sub Area Plan 2.10 A

Proposed Floorspace: 1,818.67 m² (19,576 ft²) gross 1,609.08 m² (17,320 ft²) net

	Existing	Proposed
Owner:	Western Gardenia Garden Holdings Ltd.	Western Gardenia Garden Holdings Ltd.
Site Size (m²):	1,930 m ² (20,774 ft ²)	1,922 m ² (20,687 ft ²) after corner cut dedication
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Multi-Family Low Rise (3 Storey apts., Townhouses, Two-Family or Single-Family Dwellings)	No Change
Zoning:	Single Detached (RS1/E)	High Density Townhouses (RTH4)
Number of Units:	2	16
Other Designations: FCL	2.9m GSC – or 0.3m above crown of adjacent road per Area A	Same. Proposed 1.59 m GSC.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	33.7 upa	none permitted
Floor Area Ratio:	Max. 0.90 with contribution to affordable housing reserve	0.84 with contribution to affordable housing reserve	none permitted
Lot Coverage – Building:	Max. 45%	44.2%	None
Lot Coverage – Non-Porous Surface	Max. 70%	68%	None
Lot Coverage – Landscaping live plant material	Min. 20%	22%	None
Lot Size (min. dimensions):	Min 20m wide x 30m deep Min. Area 600 m ²	40.12m wide by 48.46m deep Area 1,922 m ² (Net)	None
Setback – Front Yard (m): St. Albans Road	Min. 4.5 m Max. 1.0 m projection of bay window	3.9 m Min. to SE building corner. Rest of the building will be 4.5m; 3.58 to the bay window	Variance for SE building corner to 3.9m due to corner cut (RTH4)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Exterior Side, Road setback : Jones Road (m):	Min. 4.5 m Max. 0.6m bay window projection	Min. 4.5 m to building 3.624 m to bay window	Variance for bay window projection (0.28m)
Setback – Interior Side Yard (m):	Min. 2.0 m Max. 0.6m bay window projection	2.0 m to building 1.45 m to bay window	None
Setback – Rear Yard (m):	Min. 2.0 m Max. 0.6m bay window projection	5.5 m to building 4.59 m to bay window	None
Height (m):	12.0 m (3 storeys)	11.03 m (3 storeys)	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (23 R) and 0.2 (4 V) per unit	1.625 (25 R) and 0.2 (4 V) per unit	None
Off-street Parking Spaces – Total:	27	29	None
Off-street Parking Spaces - Accessible	1	1	None
Tandem Parking Spaces:	Permitted	4 (2 units)	None
Small Car Parking Spaces	0	7	Variance to Sec 7.5.13
Onsite Bicycle Parking Facilities – Class 1	Class 1 (indoor) 1.25 per unit = 20 stalls	Class 1 (indoor) 1.25 per unit = 20 stalls (6 vertical & 14 horizontal stalls)	None
Onsite Bicycle Parking Facilities – Class 2	Class 1 (outdoor) 0.2 per unit = 4 stalls	Class 1 (outdoor) 0.2 per unit = 4 stalls	None
Amenity Space – Indoor:	50 m ²	\$16,000 Cash-in-lieu	None
Amenity Space – Outdoor:	6.0 m ² per unit	7.875 m ² per unit = 126 m ²	None
CCAP 10% Additional Landscaping Requirement	192 m ²	196 m ²	None

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



Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 7571 and 7591 St Albans Road

File No.: RZ 14-658284

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, the developer is required to complete the following:

1. Registration of an 8 m² road dedication providing a corner cut at Jones Road and St. Albans Road.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. Registration of a flood indemnity covenant on title (Site is within Area A – City Centre).
6. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$14,336.09 based on 18,618.3 ft² buildable) to the City's public art reserve fund.
7. City acceptance of the developer's voluntary contribution in the amount of \$4,654.58 (i.e. \$0.25/ft² of buildable area of 18,618.3 ft², excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
8. Contribution of \$1,000.00 per dwelling unit (e.g. \$16,000) in-lieu of on-site indoor amenity space to go towards park development.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$37,236.60) to the City's affordable housing fund.
10. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
11. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report (ie "Hot 2000") and recommendations prepared by a Certified Energy Advisor to the satisfaction of the Director of Development which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.
2. Include notations on the Development Permit plans that all units will be designed to meet EnerGuide 82 and be pre-ducted for solar hot water.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Enter into a Servicing Agreement* for the design and construction of frontage improvements. Works include, but may not be limited to the following:
 - Disconnection of two existing water service lines and capping the lines at the water main;
 - Installation of a new water service;

CNCL - 61

Initial: _____

- Upgrade the existing 450mm diameter storm sewer to 600mm diameter along Jones Road from manhole STMH4607 to west approximately 40m and complete with a new 1200mm diameter manhole at the west property line;
 - Remove the existing storm inspection chambers, service connections and lawn basins along the St. Albans Road and Jones Road frontages;
 - Install a new storm inspection chamber, a service connection, and lawn basins as required;
 - Removal of the two existing sanitary inspection chambers and service connections in the west Statutory Right of Way, and cap the leads at the main. Install a new sanitary inspection chamber and a service connection at the south frontage, and tie-in to the sanitary sewer along Jones Road., and;
 - Under-grounding of the property's hydro service along the St. Albans Rd and Jones Rd frontages.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
 4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
 5. 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 Division 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.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(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

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9189 (RZ 14-658284)
7571 and 7591 St. Albans Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it “**HIGH DENSITY TOWNHOUSE (RTH4)**”.

P.I.D. 009-505-318

Lot 1 Section 16 Block 4 North Range 6 West New Westminster District Plan 11330

P.I.D. 004-155-122

Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 11330

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9189**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>il</i>

MAYOR

CORPORATE OFFICER



To: Richmond City Council **Date:** November 4, 2014
From: Victor Wei, P. Eng. **File:** 11-7400-01/2014-Vol 01
 Director, Transportation
Re: Proposed Revised Routing of Annual Remembrance Day Parade

Staff Recommendation

That the proposed revised routing of the annual Remembrance Day Parade as shown in Attachment 1 of the staff report dated November 4, 2014 from the Director, Transportation, be approved.

Victor Wei, P. Eng.
Director, Transportation
(604-276-4131)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Customer Service	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Roads & Construction	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO/

Staff Report

Origin

Per Section 7.2 of Traffic Bylaw No. 5870, the Director of Transportation approved on October 9, 2014 an application by the Richmond Remembrance Day Committee to conduct its annual Remembrance Day parade, as the elements of the parade were the same as in previous years. Council were informed of this decision via a memorandum dated October 9, 2014.

Subsequently, the organizing committee proposed a modified route. Per Section 7.2 of Traffic Bylaw No. 5870, any changes to the criteria of an approved annual parade must be approved by Council. This report presents the revised criteria and recommends that the parade be granted approval.

Analysis

Proposed Changes to Parade Criteria

Currently, the annual Remembrance Day parade is approved to be held along the route shown in solid green in Attachment 1 (i.e., beginning in the parking lot of City Hall, heading south on No. 3 Road and, after completion of the ceremonies at the cenotaph, proceeding south on No. 3 Road, west on Granville Avenue and ending in the parking lot for Minoru Park).

As of the upcoming event on November 11, 2014, a revised route has now been developed as shown in dashed blue in Attachment 1 (i.e., beginning in the parking lot of City Hall, heading east on Granville Avenue, north on No. 3 Road and, after completion of the ceremonies at the cenotaph, proceeding south on No. 3 Road, west on Granville Avenue and ending in the parking lot for City Hall).

The estimated duration of the parade and ceremonies is three hours and any disruption to traffic along the affected streets is expected to be minimal.

Financial Impact

None.

Conclusion

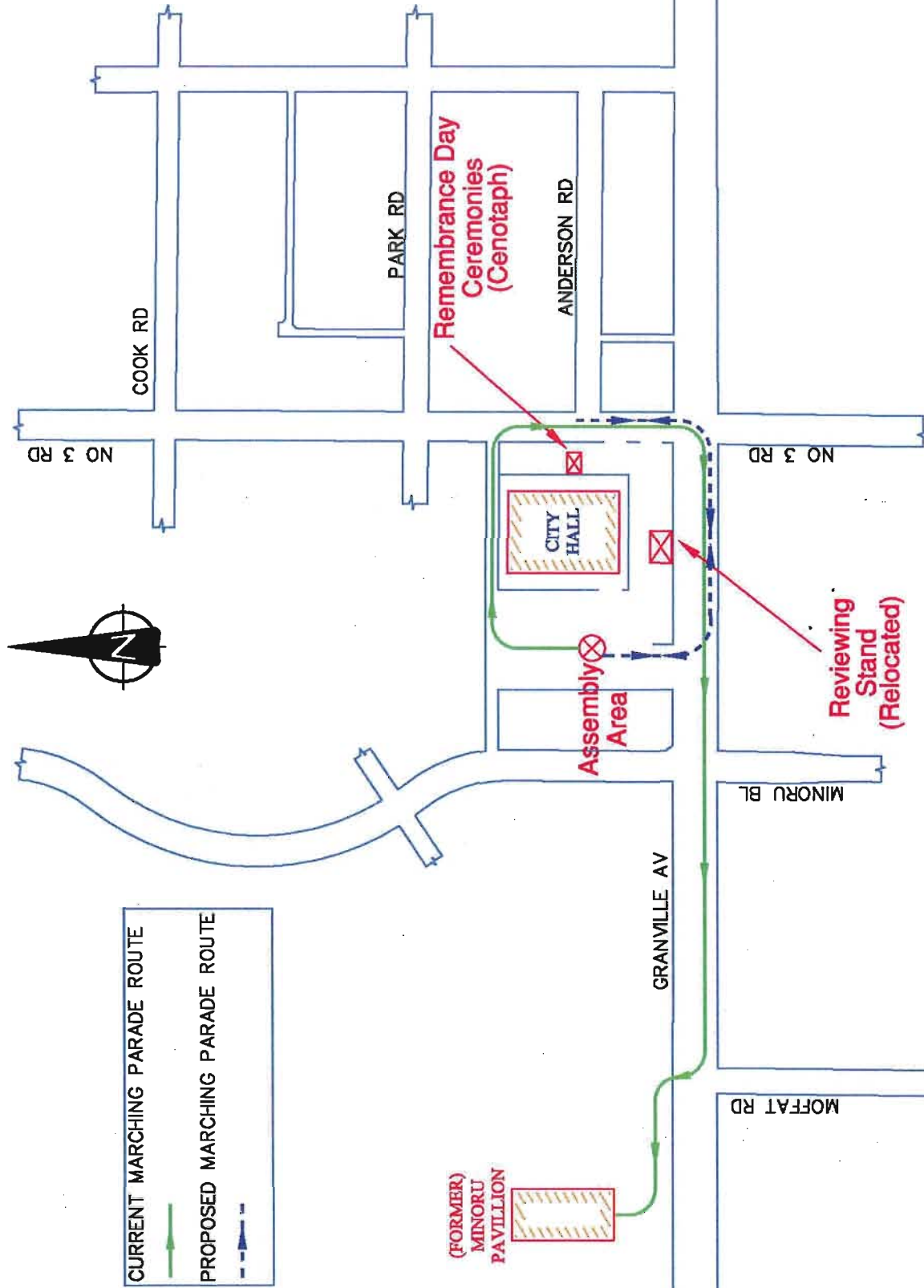
Staff recommend support of the revised routing of the annual Remembrance Day parade.



Joan Caravan
Transportation Planner
(604-276-4035)

JC:jc

Att. 1: Current and Proposed Routes of Annual Remembrance Day Parade



PROPOSED REMEMBRANCE DAY CEREMONY AND PARADE ROUTE
NOVEMBER 11, 2014



Richmond Zoning Bylaw 8500
Amendment Bylaw 8628 (RZ 07-390155)
9840 ALBERTA ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it TOWN HOUSING (ZT60).

P.I.D. 004-152-646

Lot 8 Except: Parcel "D" (Bylaw Plan 64703) Section 10 Block 4 North Range 6 West New Westminster District Plan 1712

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8628".

FIRST READING

JUN 28 2010

A PUBLIC HEARING WAS HELD ON

JUL 19 2010

SECOND READING

JUL 19 2010

THIRD READING

JUL 19 2010

OTHER REQUIREMENTS SATISFIED

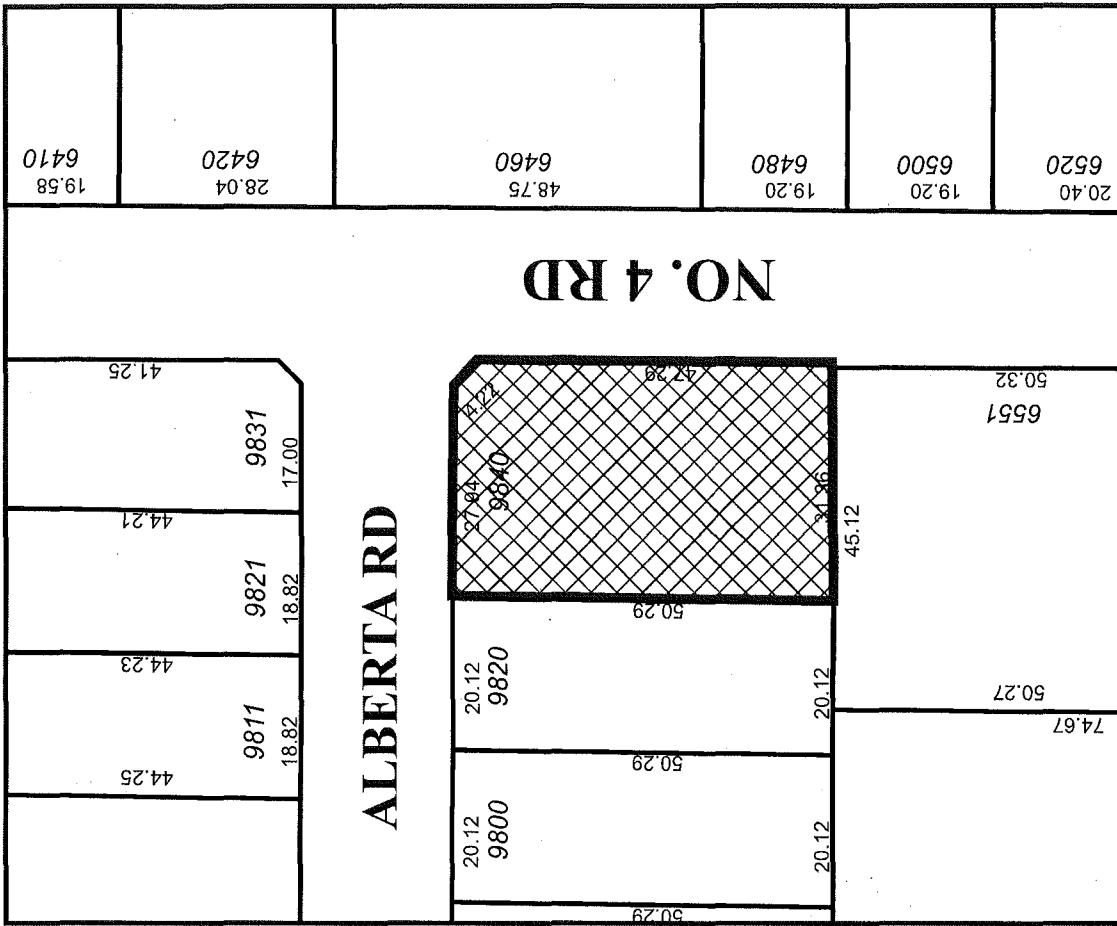
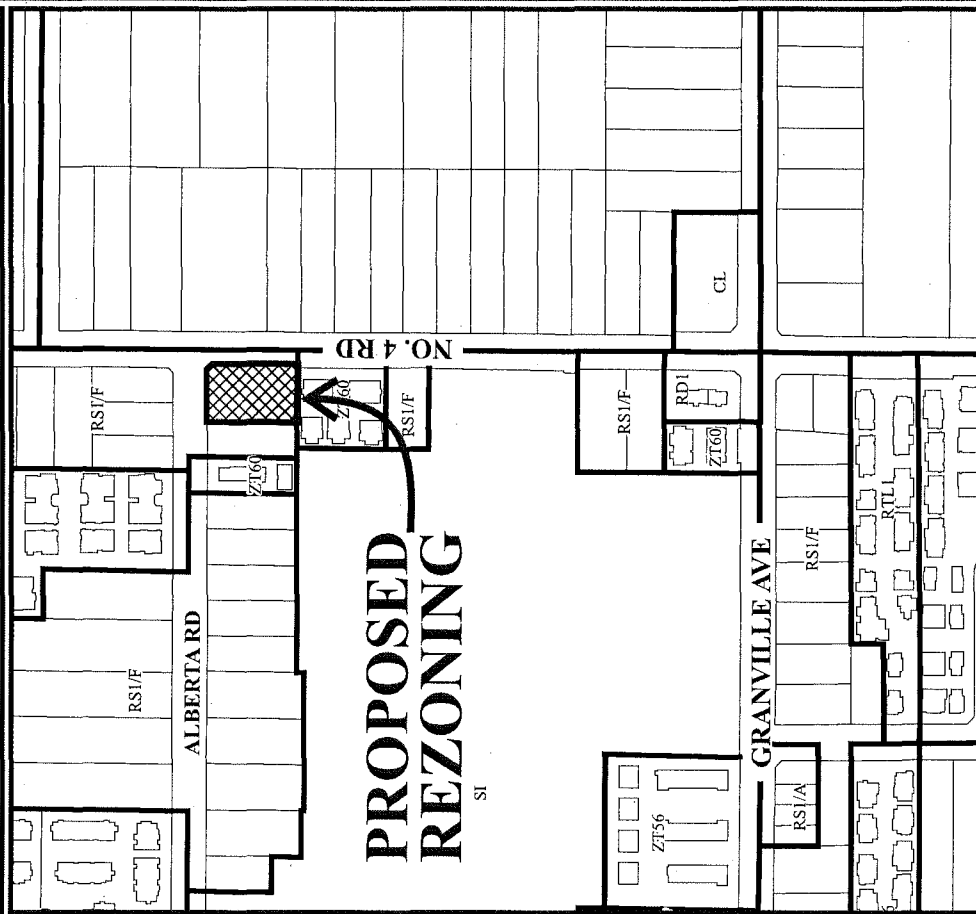
NOV 04 2014

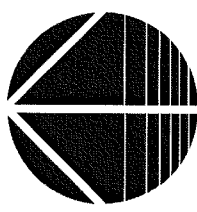
ADOPTED

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER





RZ 07-390155

Original Date: 10/01/07
 Revision Date: 06/03/10
 Note: Dimensions are in METRES



**Consolidated Fees Bylaw No. 8636
Amendment Bylaw No. 9168**

The Council of the City of Richmond enacts as follows:

1. The Consolidated Fees Bylaw No. 8636, as amended, is further amended by deleting, in their entirety, the schedules attached to Bylaw No. 8636, as amended, and substituting the schedules attached to and forming part of this Bylaw.
2. This Bylaw comes into force and effect on January 1, 2015.
3. This Bylaw is cited as **“Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9168”**.

FIRST READING

OCT 14 2014

SECOND READING

OCT 14 2014

THIRD READING

OCT 14 2014

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER

SCHEDULE – ANIMAL CONTROL REGULATION

Animal Control Regulation Bylaw No. 7932

Cat Breeding Permit Fee

Section 2.2

Description	Fee
Cat breeding permit for three years	\$38.50

Animal Control Regulation Bylaw No. 7932

Impoundment Fees

Section 8

Description	Fee
1st time in any calendar year	
Neutered male or spayed female dog	\$44.75
Non-neutered male or unspayed female dog	\$134.00
Dangerous dog*	\$551.00
2nd time in any calendar year	
Neutered male or spayed female dog	\$88.25
Non-neutered male or unspayed female dog	\$277.00
Dangerous dog*	\$1,099.00
3rd time and subsequent times in any calendar year	
Neutered male or spayed female dog	\$277.00
Non-neutered male or unspayed female dog	\$551.00
Dangerous dog*	\$1,099.00
Bird	\$6.25
Domestic farm animal	\$66.25
<i>Impoundment fee also subject to transportation costs</i>	
Other animal	\$33.50
<i>Impoundment fee also subject to transportation costs</i>	

**Subject always to the power set out in Section 8.3.12 of Animal Control Regulation Bylaw No. 7932 to apply for an order that a dog be destroyed.*

Note: In addition to the fees payable above (if applicable), a licence fee will be charged where a dog is not currently licenced.

Animal Control Regulation Bylaw No. 7932

Maintenance Fees

Section 8

Description	Fee
Dog	\$13.50
Cat	\$13.50
Bird	\$3.25
Domestic farm animal	\$33.50
Other animal	\$11.25

Note: For all of the Animal Control Regulation Maintenance Fees, a charge is issued for each day or portion of the day per animal.

SCHEDULE – ARCHIVES AND RECORDS

Archives and Records

Image Reproduction Fees

Description	Fee	Units
<u>Records</u>		
Photocopying and printing of files/bylaw (First 4 pages free) <i>per page</i>	\$0.35 \$0.50	per b+w page per colour page
Microfilm printing <i>per page</i>	\$0.35	
<u>Photograph Reproductions</u>		
Scanned image (each)	\$17.25	
CD	\$6.25	
5" x 7"	\$13.50	
8" x 10"	\$17.25	
11" x 14"	\$25.50	
16" x 20"	\$35.50	
20" x 24"	\$44.75	

**Archives and Records
Use Fees**

Description	Fee
<u>Publication Fee</u>	
Websites, Books, CDs, etc. (Non-Commercial)	\$17.25
Websites, Books, CDs, etc. (Commercial)	\$33.50
Exhibition Fee (Commercial)	\$55.50

**Archives and Records
Tax Searches Fees**

Description	Fee
<u>Tax Searches and Printing of Tax Records</u>	
Searches ranging from 1 to 5 years	\$28.25
Each year greater than 5 years	\$6.25

**Archives and Records
Preliminary Site Investigation**

Description	Fee
Active Records Check Survey (per civic address searched)	\$222.00

**Archives and Records
Mail Orders**

Description	Fee
Mail orders	\$6.25

Note: Rush orders available at additional cost; discounts on reproduction fees available to students, seniors, and members of the Friends of the Richmond Archives (publication and commercial fees still apply).

SCHEDULE – BILLING AND RECEIVABLES

Billing and Receivables Receivables Fees

Description	Fee
Administrative charges for receivable projects undertaken for arm's length third parties	(20% of actual cost)
Non-Sufficient Fund (NSF) charges	\$33.00

SCHEDULE – BOARD OF VARIANCE ESTABLISHMENT AND PROCEDURE

Board of Variance Establishment and Procedure Bylaw No. 7150 Application Fees Sections 3.1, 4.1

Description	Fee
Order regarding variance or exemption to relieve hardship	\$173.00
Order regarding extent of damage preventing reconstruction as non-conforming use	\$144.00

SCHEDULE – BOULEVARD AND ROADWAY PROTECTION AND REGULATION

Boulevard and Roadway Protection and Regulation Bylaw No. 6366 Inspection Charges Section 11

Description	Fee
Additions & Accessory Buildings Single or Two Family Dwellings over 10 m2 in size; In-ground Swimming Pools & Demolitions	\$167.00
Move-Offs; Single or Two Family Dwelling Construction	\$167.00
Combined Demolition & Single or Two Family Dwelling Construction	\$167.00
Commercial; Industrial; Multi-Family; Institutional; Government Construction	\$222.00
Combined Demolition & Commercial; Industrial; Multi-family; Institutional or Government Construction	\$222.00
Each additional inspection as required	\$83.00

SCHEDULE – BUILDING REGULATION

Building Regulation Bylaw No. 7230

Plan Processing Fees

Section 5.13

Description	Fee
For a new one family dwelling	\$606.00
For other than a new one family dwelling (a) <i>or (b) 50% to the nearest dollar of the estimated building permit fee specified in the applicable Building Permit Fees in Subsection 5.13.6 and other Building Types to a maximum of \$10,000.00</i> <i>- whichever is greater of (a) or (b)</i>	\$69.25
For a sewage holding tank	\$139.00

Building Regulation Bylaw No. 7230

Building Permit Fees for those buildings referred to in Subsection 5.13.6

Sections 5.2, 5.5, 5.6, 7.2

Description	Fee
Nil to \$1,000.00 (minimum fee)	\$69.25
Exceeding \$1,000.00 up to \$100,000.00	\$69.25
<i>*per \$1,000.00 of construction value or fraction of construction exceeding \$1,000.00</i> *Plus	\$10.75
Exceeding \$100,000.00 to \$300,000.00	\$1,133.50
<i>**per \$1,000.00 of construction value or fraction of construction exceeding \$100,000.00</i> **Plus	\$10.25
Exceeding \$300,000.00	\$3,178.00
<i>***per \$1,000.00 of construction value or fraction of construction exceeding \$300,000.00</i> ***Plus	\$8.25

Note: The building permit fee is doubled where construction commenced before the building inspector issued a building permit.

Building Regulation Bylaw No. 7230
Building Permit Fees for all Other Building Types
Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description	Fee
Nil to \$1,000.00 (minimum fee)	\$69.25
Exceeding \$1,000.00 up to \$100,000.00	\$69.25
<i>*per \$1,000.00 of construction value or fraction of construction exceeding \$1,000.00</i> *Plus	\$11.00
Exceeding \$100,000.00 to \$300,000.00	\$1,158.25
<i>**per \$1,000.00 of construction value or fraction of construction exceeding \$100,000.00</i> **Plus	\$10.50
Exceeding \$300,000.00	\$3,258.25
<i>***per \$1,000.00 of construction value or fraction of construction exceeding \$300,000.00</i> ***Plus	\$8.50

Note: The building permit fee is doubled where construction commenced before the building inspector issued a building permit.

Despite any other provision of the Building Regulation Bylaw No. 7230, the “construction value” of a:

- (a) one-family dwelling or two-family dwelling
- (b) garage, deck, porch, interior finishing or addition to a one-family dwelling or two-family dwelling

is assessed by total floor area and deemed to be the following:

Description	Fee	Units
(i) new construction of first storey	\$1,164.00	per m ²
(ii) new construction of second storey	\$1,072.00	per m ²
(iii) garage	\$595.00	per m ²
(iv) decks or porches	\$491.00	per m ²
(v) interior finishing on existing buildings	\$549.00	per m ²
(vi) additions	\$1,164.00	per m ²

Building Regulation Bylaw No. 7230

Building Permit Fees for all Other Building Types (cont.)

Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description	Fee
<u>Building Design Modification Fee</u> Plan Review (per hour or portion thereof) Building Permit Fee for Temporary Building for Occupancy	 \$124.00 \$551.00
<u>Re-inspection Fees</u> (a) for the third inspection (b) for the fourth inspection (c) for the fifth inspection <i>Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection</i>	 \$83.00 \$113.00 \$222.00
<u>Special Inspection Fees:</u> (a) during the City's normal business hours (b) outside the City's normal business hours <i>*for each hour or part thereof after the first four hours</i>	 \$124.00 \$485.00 *Plus \$124.00
Building Permit Transfer or Assignment Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original building permit fee</i> <i>- whichever is greater of (a) or (b)</i>	 \$69.25
Building Permit Extension Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original building permit fee</i> <i>- whichever is greater of (a) or (b)</i>	 \$69.25
<u>Building Move Inspection Fee:</u> (a) within the City boundaries (b) outside the City boundaries when travel is by City vehicle <i>**per km travelled</i>	 \$124.00 \$124.00 **Plus \$2.25

Note: Where the building inspector is required to use overnight accommodation, aircraft or ferry transportation in order to make a building move inspection, the actual costs of accommodation, meals and transportation are payable in addition to other applicable fees including salary cost greater than 1 hour.

Building Regulation Bylaw No. 7230

Building Permit Fees for all Other Building Types (cont.)

Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description	Fee
Provisional Occupancy Inspection Fee (per building permit inspection visit)	\$277.00
Provisional Occupancy Notice Extension Fee	\$441.00
Building Demolition Inspection Fee for each building over 50 m ² in floor area	\$434.00
Sewage Holding Tank Permit Fee	\$277.00
<u>Use of Equivalents Fees:</u>	
(a) each report containing a maximum of two separate equivalents	\$605.00
(b) for each equivalent greater than two contained in the same report	\$248.00
(c) for an amendment to an original report after the acceptance or rejection of the report	\$124.00
(d) for Air Space Parcels (treating buildings as one building)	\$2,162.00

Building Regulation Bylaw No. 7230

Gas Permit Fees

Sections 5.2, 5.5, 5.6, 5.9, 5.11 12.9, 12.10

Description	Fee	Units
Domestic Installation – one family dwelling	(a) \$69.25	per appliance
- whichever is greater of (a) or (b)	(b) \$25.50	
Domestic/Commercial/Industrial Installations – two family dwellings , multiple unit residential buildings, including townhouse units)		
(a) appliance input up to 29 kW	\$69.25	
(b) appliance input exceeding 29 kW	\$113.00	
<u>Special Inspection Fees:</u>		
(a) during the City's normal business hours	\$124.00	
(b) outside the City's normal business hours	\$485.00	
<i>*for each hour or part thereof after the first four hours</i> *Plus	\$124.00	

Building Regulation Bylaw No. 7230

Gas Permit Fees (cont.)

Sections 5.2, 5.5, 5.6, 5.9, 5.11 12.9, 12.10

Description	Fee
<p><u>Re-Inspection Fee:</u> (a) for the third inspection (b) for the fourth inspection (c) for the fifth inspection</p> <p><i>Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection</i></p>	<p>\$83.00 \$113.00 \$222.00</p>
<p>For a vent and/or gas valve or furnace plenum (no appliance)</p>	<p>\$69.25</p>
<p><u>Piping alteration – for existing appliances</u> First 30 metres of piping Each additional 30 metres or part thereof Gas permit transfer or assignment fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original gas permit fee</i> <i>- whichever is greater of (a) or (b)</i> Gas permit extension fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original gas permit fee</i> <i>- whichever is greater of (a) or (b)</i></p>	<p>\$69.25 \$25.50 \$69.25 \$69.25</p>

Building Regulation Bylaw No. 7230

Plumbing Permit Fees

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description	Fee	Units
<p><u>Plumbing</u> (a) installation of each plumbing fixture (b) minimum plumbing fee (c) connection of City water supply to any hydraulic equipment</p>	<p>\$25.50 \$69.25 \$69.25</p>	
<p><u>Sprinkler & Standpipes</u> (a) installation of any sprinkler system <i>*per additional head</i> (b) installation of each hydrant, standpipe, hose station, hose valve, or hose cabinet used for fire fighting <i>- whichever is greater of (c) or (d)</i></p>	<p>\$69.25 *Plus \$2.75 (c) \$69.25 (d) \$25.50</p>	<p>per item</p>

Building Regulation Bylaw No. 7230

Plumbing Permit Fees (cont.)

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description	Fee	Units
<u>Water Service</u> (a) for the first 30 metres of water supply service pipe to a building or structure (b) for each additional 30 metres of water supply service pipe to a building and structure	\$69.25 \$25.50	
<u>Sanitary & Storm Sewers; Building Drains & Water Distribution</u> (a) for the first 30 metres of a sanitary sewer, and/or storm sewer, and/or building drain, or part thereof (b) for each additional 30 metres of a sanitary sewer, and/or storm sewer, and/or building drain, or part thereof (c) for the first 30 metres of a rough-in installation for a water distribution system in a multiple unit non-residential building for future occupancy, or part thereof (d) for each additional 30 metres of a rough-in installation for a water distribution system in a multiple unit non-residential building for future occupancy, or part thereof (e) for the installation of any neutralizing tank, catch basin, sump, or manhole (f) \$69.25 (g) \$25.50 - whichever is greater of (f) or (g)	\$69.25 \$25.50 \$69.25 \$25.50 \$69.25 \$25.50	per item
<u>Special Inspections</u> (a) during the City's normal business hours (b) outside the City's normal business hours or each hour *for part thereof exceeding the first four hours	\$124.00 \$485.00 *Plus \$124.00	
<u>Design Modification Fees</u> Plan review <i>Applicable to Plumbing, Sprinkler & Standpipes, Water Service, and Sanitary & Storm Sewers; Building Drains & Water Distributions</i>	\$124.00	per hour

Building Regulation Bylaw No. 7230**Plumbing Permit Fees (cont.)**

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description	Fee
<u>Plumbing Re-Inspection Fee</u> (a) for the third inspection (b) for the fourth inspection (c) for the fifth inspection <i>Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection</i>	 \$83.00 \$113.00 \$222.00
Plumbing Permit Transfer or Assignment Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original plumbing permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$69.25
Plumbing Permit Extension Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original plumbing permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$69.25
Provisional Plumbing Compliance Inspection Fee (per permit visit)	\$139.00
Provisional Plumbing Compliance Notice Extension Fee	\$222.00
Potable Water Backflow Preventer Test Report Decal	\$22.50

SCHEDULE – BUSINESS LICENCE

Business Licence Bylaw No. 7360

Assembly Use Group 1

Group 1 - Business Licence Fee assessed by total floor area		
<i>Except Food Caterers which are assessed a fee in accordance with Group 3</i>		
Square Metres (m²)	(Square Feet) (ft²)	Fee
0.0 to 93.0	(0 to 1000)	\$160.00
93.1 to 232.5	(1001 to 2500)	\$243.00
232.6 to 465.0	(2501 to 5000)	\$420.00
465.1 to 930.0	(5001 to 10000)	\$670.00
930.1 to 1860.1	(10001 to 20000)	\$1,187.00
1860.2 to 2790.1	(20001 to 30000)	\$1,700.00
2790.2 to 3720.2	(30001 to 40000)	\$2,218.00
3720.3 to 4650.2	(40001 to 50000)	\$2,728.00
4650.3 to 5580.3	(50001 to 60000)	\$3,245.00
5580.4 and over	(60001 and over)	\$3,679.00
Food Primary Liquor Licence Fee		\$334.00
Mobile Vendors (Food) Fee (per vehicle)		\$78.00

Business Licence Bylaw No. 7360

Assembly Use Group 2

Group 2 - Business Licence Fee assessed by Number of Seats	
Seats	Fee
0 to 30	\$506.00
31 to 60	\$1,007.00
61 to 90	\$1,511.00
91 to 120	\$2,016.00
121 to 150	\$2,515.00
151 to 180	\$3,018.00
181 to 210	\$3,518.00
211 and over	\$3,679.00

Business Licence Bylaw No. 7360
Assembly Use Group 3

Group 3 - Business Licence Fee assessed by Number of Employees (including owners)*	
Employees	Fee
0 to 5	\$130.00
6 to 10	\$217.00
11 to 15	\$312.00
16 to 25	\$463.00
26 to 50	\$670.00
51 to 100	\$968.00
101 to 200	\$1,365.00
201 to 500	\$1,970.00
501 to 1000	\$2,977.00
1001 and over	\$3,679.00

**For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.*

Business Licence Bylaw No. 7360
Residential Use

Residential Use - Business Licence Fee assessed by Number of Rental Units	
Units	Fee
0 to 5	\$154.00
6 to 10	\$238.00
11 to 25	\$407.00
26 to 50	\$660.00
51 to 100	\$1,163.00
101 to 200	\$1,664.00
201 to 300	\$2,167.00
301 to 400	\$2,665.00
401 to 500	\$3,162.00
501 and over	\$3,679.00

Business Licence Bylaw No. 7360
Service Use

Service Use - Business Licence Fee assessed by Number of Employees (including owners)*	
Employees	Fee
0 to 5	\$130.00
6 to 10	\$223.00
11 to 15	\$325.00
16 to 25	\$478.00
26 to 50	\$684.00
51 to 100	\$995.00
101 to 200	\$1,396.00
201 to 500	\$2,021.00
501 to 1000	\$3,043.00
1001 and over	\$3,679.00

**For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.*

Business Licence Bylaw No. 7360
Mercantile Use

Mercantile Use - Business Licence Fee assessed by total floor area		
Square Metres (m²)	(Square Feet) (ft²)	Fee
0.0 to 93.0	(0 to 1000)	\$130.00
93.1 to 232.5	(1001 to 2500)	\$205.00
232.6 to 465.0	(2501 to 5000)	\$376.00
465.1 to 930.0	(5001 to 10000)	\$634.00
930.1 to 1860.1	(10001 to 20000)	\$1,146.00
1860.2 to 2790.1	(20001 to 30000)	\$1,665.00
2790.2 to 3720.2	(30001 to 40000)	\$2,175.00
3720.3 to 4650.2	(40001 to 50000)	\$2,686.00
4650.3 to 5580.3	(50001 to 60000)	\$3,201.00
5580.4 and over	(60001 and over)	\$3,679.00

Business Licence Bylaw No. 7360
Industrial/Manufacturing Use

Industrial/Manufacturing Use - Business Licence Fee assessed by Number of Employees (including owners)*	
Employees	Fee
0 to 5	\$154.00
6 to 10	\$255.00
11 to 15	\$357.00
16 to 25	\$506.00
26 to 50	\$711.00
51 to 100	\$1,007.00
101 to 200	\$1,410.00
201 to 500	\$2,009.00
501 to 1000	\$3,012.00
1001 and over	\$3,679.00

**For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.*

Business Licence Bylaw No. 7360
Vehicle for Hire Businesses

Description	Fee
<u>Vehicle for Hire Business Fee</u>	
Each Vehicle for Hire applicant must pay (1) and (2)*:	
(1) Vehicle for Hire office fee	\$130.00
(2) Per vehicle licence fee*	
<i>based on the number of vehicles</i>	
CLASS "A" Taxicab	\$120.00
CLASS "B" Limousine	\$78.00
CLASS "C" Sightseeing Taxicab	\$120.00
CLASS "D" Airport Taxicab	\$120.00
CLASS "E" Private Bus	\$120.00
CLASS "I" Charter Minibus	\$120.00
CLASS "J" Rental Vehicle	
Group 1	\$15.00
Group 2	\$78.00
CLASS "K" Driver Training Vehicle	\$58.00
CLASS "M" Tow-Truck	\$120.00
CLASS "N" Taxicab for Persons with Disabilities	\$120.00
CLASS "P" Pedicab	\$120.00

**Business Licence Bylaw No. 7360
Vehicle for Hire Businesses (cont.)**

Description	Fee
<i>*Notwithstanding the per-vehicle licence fees stipulated in Section 2, the maximum licence fee for any Vehicle for Hire business</i>	\$3,679.00
Transferring a Vehicle for Hire Licence within any calendar year	\$45.00
Replacing a Vehicle for Hire Licence plate or decal	\$13.00

**Business Licence Bylaw No. 7360
Vending Machine Uses**

Description	Fee
<u>Vending Machine Business Licence Fee</u>	
Group 1 (per machine)	\$29.00
Group 2 (per machine)	\$40.50
Group 3 (per machine)	\$9.00
Banking Machine licence fee (per machine)	\$125.00
Amusement Machine licence fee (per machine)	\$29.00

**Business Licence Bylaw No. 7360
Adult Orientated Uses**

Description	Fee
Adult entertainment establishment licence	\$3,679.00
Casino	\$5,820.00
<u>Body-painting studio</u>	
Studio licence	\$3,679.00
Each body-painting employee	\$130.00
<u>Body-rub studio</u>	
Studio licence	\$3,679.00
Each body-rub employee	\$130.00
<u>Escort service</u>	
Escort service licence	\$3,679.00
Each escort employee	\$130.00

**Business Licence Bylaw No. 7360
Farmer's Market**

Description	Fee
Farmer's market licence	\$130.00

**Business Licence Bylaw No. 7360
Licence Transfers, Changes and Reprints**

Description	Fee
Requests for comfort letters (includes GST) per address/business	57.75
Transferring a licence from one person to another, or for issuing a new licence because of a change in information on the face of such licence, except a change between licence categories or subcategories	\$45.00
Changing the category or subcategory of a licence (a) <i>or (b) the difference between the existing licence fee and the fee for the proposed category or subcategory - whichever is greater of (a) or (b)</i>	\$45.00
Licence reprint	\$11.00

**Business Licence Bylaw No. 7360
Off-Leash Permits**

Description	Fee
Annual permit	\$110.00

SCHEDULE – DEVELOPMENT APPLICATION FEES

Zoning Amendments

Section	Application Type	Base Fee	Incremental Fee
Section 1.2.1 (a)	Zoning Bylaw Text Amendment	\$1,704.00	Not Applicable
Section 1.2.1 (b)	<u>Zoning Bylaw Designation Amendment for for Single Detached (RS)</u> No lot size policy applicable	\$2,166.00	Not Applicable
	Requiring a new or amended lot size policy	\$2,706.00	Not Applicable

Zoning Amendments

Section	Application Type	Base Fee	Incremental Fee
Section 1.2.1	Zoning Bylaw Designation Amendment for 'site specific zones'	\$3,246.00	For residential portion of development: - \$41.00 per dwelling unit for first 20 dwelling units and \$21.00 per dwelling unit for each subsequent dwelling unit
			For non-residential building area: - \$26.00 per 100m ² of building area for the first 1,000 m ² and \$16.00 per 100 m ² thereafter
	Zoning Bylaw Designation Amendment for all other zoning districts	\$2,166.00	For residential portion of development: - \$21.00 per dwelling unit for first 20 dwelling units and \$11.00 per dwelling unit for each subsequent dwelling unit
			For non-residential building area: - \$16.00 per 100m ² of building area for the first 1,000 m ² and \$6.00 per 100 m ² thereafter
Section 1.2.3	Additional Public Hearing for Zoning Bylaws Text or Designation Amendments	\$816.00	\$816.00 for each subsequent Public Hearing required
Section 1.2.5	Expedited Timetable for Zoning Designation Amendment (Fast Track Rezoning)	\$1,086.00	Not Applicable

Official Community Plan Amendments

Section	Description	Base Fee	Incremental Fee
Section 1.3.1	Official Community Plan Amendment without an associated Zoning Bylaw Amendment	\$3,246.00	Not Applicable
Section 1.3.2	Additional Public Hearing for Official Community Plan Amendment <i>for second public hearing</i>	\$816.00	\$816.00 for each subsequent Public Hearing required

Development Permits

Section	Description	Base Fee	Incremental Fee
Section 1.4.1	Development Permit for other than a Development Permit referred to in Sections 1.4.2 and 1.4.3 of the Development Application Fees No. 8951	\$1,626.00	\$540.00 for the first 464.5 m ² of gross floor area plus: - \$110.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area up to 9,290 m ² , plus - \$21.00 for each additional 92.9 m ² or portion of 92.9 m ² of gross floor area over 9290 m ²
Section 1.4.2	Development Permit for Coach House or Granny Flat	\$1,039.00	Not Applicable
Section 1.4.3	Development Permit, which includes property: (a) designated as an Environmentally Sensitive Area (ESA); or (b) located within, or adjacent to the Agricultural Land Reserve (ALR)	\$1,626.00	Not Applicable
Section 1.4.4	General Compliance Ruling for an issued Development Permit	\$546.00	Not Applicable
Section 1.4.5	Expedited Timetable for a Development Permit (Fast Track Development Permit)	\$1,086.00	Not Applicable

Development Variance Permits

Section	Description	Base Fee	Incremental Fee
Section 1.5.1	Development Variance Permit	\$1,626.00	Not Applicable

Temporary Use Permits

Section	Description	Base Fee	Incremental Fee
Section 1.6.1	Temporary Use Permit	\$2,166.00	Not Applicable
	Temporary Use Permit Renewal	\$1,086.00	Not Applicable

Land Use Contract Amendments

Section	Description	Base Fee	Incremental Fee
Section 1.7.1	Land Use Contract Amendment	\$1,039.00	Not Applicable

Liquor-Related Permits

Section	Description	Base Fee	Incremental Fee
Section 1.8.2 (a)	Licence to serve liquor under the Liquor Control and Licensing Act and Regulations; or change to existing license to serve liquor	\$546.00	Not Applicable
Section 1.8.5 (b)	Temporary changes to existing liquor licence	\$287.00	Not Applicable

Subdivision and Consolidation of Property

Section	Description	Base Fee	Incremental Fee
Section 1.9.1	Subdivision of property that does not include an air space subdivision or the consolidation of property	\$816.00	\$110.00 for the second and each additional parcel
Section 1.9.2	Extension or amendment to a preliminary approval of subdivision letter	\$276.00	\$276.00 for each additional extension or amendment
Section 1.9.3	Road closure or road exchange	\$816.00	(In addition to the application fee for the subdivision)
Section 1.9.4	Air Space Subdivision	\$6,361.00	\$155.00 for each air space parcel created
Section 1.9.5	Consolidation of property without a subdivision application	\$110.00	Not Applicable

Strata Title Conversion of Existing Building

Section	Description	Base Fee	Incremental Fee
Section 1.10.1 (a)	Strata Title Conversion of existing two-family dwelling	\$2,166.00	Not Applicable
Section 1.10.1 (b)	Strata Title Conversion Of existing multi-family dwelling, commercial buildings and industrial buildings	\$3,246.00	Not Applicable

Phased Strata Title Subdivisions

Section	Description	Base Fee	Incremental Fee
Section 1.11.1	Phased Strata Title	\$546.00 for first phase	\$546.00 for each additional phase

Servicing Agreements and Latecomer Fees

Section	Description	Base Fee	Incremental Fee
Section 1.12.1	Servicing Agreement	Processing fee of \$1,086.00	Subject to Section 1.12.2 of Development Application Fees Bylaw No.8951, an inspection fee of 4% of the approved off-site works and services
Section 1.12.3	Latecomer Agreement	\$5,192.00	Not Applicable

Civic Address Changes

Section	Description	Base Fee	Incremental Fee
Section 1.13.1	Civic Address change associated with the subdivision or consolidation of property	\$276.00	Not Applicable
	Civic Address change associated with a new building constructed on a corner lot	\$276.00	Not Applicable
	Civic Address change due to personal preference	\$1,086.00	Not Applicable

Telecommunication Antenna Consultation and Siting Protocol

Section	Description	Base Fee	Incremental Fee
Section 1.14.1	Telecommunication Antenna Consultation and Siting	\$2,166.00	Not Applicable

Heritage Applications

Section	Description	Base Fee	Incremental Fee
Section 1.15.1 (a)	<u>Heritage Alteration Permit</u> No Development Permit or Rezoning application With Development Permit or Rezoning application	\$235.00 (20% of the total applicable development permit or rezoning fee, whichever is greater)	Not Applicable Not Applicable
Section 1.15.1 (b)	<u>Heritage Revitalization Agreement</u> No Development Permit or Rezoning application With Development Permit or Rezoning application	\$235.00 (20% of the total applicable development permit or rezoning fee, whichever is greater)	Not Applicable Not Applicable

Administrative Fees

Section 1.16

Section	Description	Base Fee	Incremental Fee
Section 1.16.1	Change in property ownership or authorized agent	\$276.00	Not Applicable
Section 1.16.2	Change in mailing address of owner, applicant or authorized agent	\$52.00	Not Applicable
Section 1.16.3	Submission of new information that results in any of the following changes: (a) increase in proposed density; or (b) addition or deletion of any property associated with the application	\$276.00	Not Applicable

Administrative Fees

Section	Description	Base Fee	Incremental Fee
Section 1.16.4	Approving Officer legal plan signing or re-signing fee	\$57.50 per legal plan	Not Applicable
Section 1.16.5	Site Profile submission	\$57.50 per site profile	Not Applicable
Section 1.16.6	Amendment To or Discharge of Legal Agreement that does not require City Council approval	\$276.00 per legal agreement	Not Applicable
Section 1.16.7	Amendment To or Discharge of Legal Agreement that requires City Council approval	\$1,086.00 per legal agreement	Not Applicable
Section 1.16.8	Additional Landscape inspection because of failure to comply with City requirements	\$116.00 for second inspection	\$116.00 for each additional inspection required
Section 1.16.9	Preparation of Information Letter (Comfort Letter) for general land use	\$67.75 per property	Not Applicable
Section 1.16.10	Preparation of Information Letter (Comfort Letter) for building issues	\$67.75 per property	Not Applicable

SCHEDULE – DOG LICENCING

Dog Licencing Bylaw No. 7138

Sections 2.1, 2.3

Description	Fee
<u>Dog – Not neutered or spayed</u>	
Normal Fee	\$76.00
Prior to March 1st of the year for which the application is made	\$54.50
<u>Dog – Neutered or spayed</u>	
Normal Fee	\$33.00
Prior to March 1st of the year for which the application is made	\$22.00
<i>For seniors who are 65 years of age or older that have paid prior to March 1st of the year for which the application is made</i>	\$11.00
<u>Dangerous Dog – Not neutered or spayed</u>	
Normal Fee	\$272.00
Prior to March 1st of the year for which the application is made	\$218.00
<u>Dangerous Dog – Neutered or spayed</u>	
Normal Fee	\$218.00
Prior to March 1st of the year for which the application is made	\$164.00
<i>For seniors who are 65 years of age or older that have paid prior to March 1st of the year for which the application is made</i>	\$81.75
Replacement tag* <i>*Fee for a replacement tag for each dog tag lost or stolen; or for each dog licence to replace a valid dog licence from another jurisdiction</i>	\$6.00

SCHEDULE – FILMING APPLICATION AND FEES

Filming Application and Fees Bylaw No. 8172

Administration Fees

Section 3

Description	Fee
Application for Filming Agreement	\$104.00
Film Production Business Licence	\$124.00
Street Use Fee (100 feet/day)	\$52.00

Filming Application and Fees Bylaw No. 8172

City Parks & Heritage Sites

Section 3

Description	Fee	Units
Major Park <i>Per day</i> <i>Per ½ day</i>	\$779.00 \$520.00	
Neighbourhood Park <i>Per day</i> <i>Per ½ day</i>	\$520.00 \$312.00	
<u>Britannia Shipyard</u> Filming Preparation & Wrap Per Holding Day City Employee <i>Per regular working hour</i> <i>Per hour after 8 hours</i>	\$2,077.00 \$1,039.00 \$520.00 \$36.50 \$54.75	per day per day per day
<u>Minoru Chapel</u> Filming <i>October through June</i> <i>July through September</i> Preparation & Wrap Per Holding Day City Employee <i>Per regular working hour</i> <i>Per hour after 8 hours</i>	\$2,596.00 \$3,116.00 \$1,039.00 \$520.00 \$36.50 \$54.75	per day per day per day per day
<u>Nature Park</u> Filming Preparation & Wrap City Employee <i>Per regular working hour</i> <i>Per hour after 8 hours</i>	\$1,039.00 \$520.00 \$21.00 \$31.50	per day per day
<u>Gateway Theatre</u> Filming Preparation & Wrap City Employee <i>Per regular working hour</i> <i>Per hour after 8 hours</i>	\$2,596.00 \$1,039.00 \$34.50 \$52.00	per day per day

Filming Application and Fees Bylaw No. 8172

City Parks & Heritage Sites (cont.)

Section 3

Description	Fee	Units
<u>City Hall</u>		
Filming on regular business days	\$2,077.00	per day
Filming on weekends or statutory holidays	\$1,039.00	per day
Preparation & Wrap	\$1,039.00	per day
City Employee		
<i>Per regular working hour</i>	\$21.00	
<i>Per hour after 8 hours</i>	\$31.50	

Filming Application and Fees Bylaw No. 8172

Other Fees

Section 3

Description	Fee	Units
<u>RCMP (4-hour minimum)</u>		
Per person	\$106.00	per hour
<u>Fire Rescue (4-hour minimum)</u>		
Fire Engine	\$134.00	per hour
Fire Captain	\$92.25	per hour
Firefighter (minimum 3 firefighters)	\$75.75	per hour, per person
Use of special effects	\$104.00	per day
Use of Fire Hydrant		
<i>First day</i>	\$203.00	
<i>Each additional day</i>	\$67.75	

SCHEDULE – FIRE PROTECTION AND LIFE SAFETY

**Fire Protection and Life Safety Bylaw No. 8306
Fees & Cost Recovery**

Description	Section	Fee	Units
Permit	4.1	\$22.50	
Permit Inspection, first hour	4.3	\$88.25	
Permit Inspection, subsequent hours or part thereof	4.3	\$55.50	
Attendance - open air burning without permit <i>first hour</i>	4.5.1	\$461.00	per vehicle
Attendance - open air burning without permit <i>subsequent half-hour or part thereof</i>	4.5.1	\$232.00	per vehicle
Attendance - open air burning in contravention of permit conditions <i>first hour or part thereof</i>	4.5.3	\$461.00	per vehicle
Attendance - open air burning in contravention of permit conditions <i>subsequent half-hour or part thereof</i>	4.5.3	\$232.00	per vehicle
Attendance - false alarm – by Fire-Rescue - standby fee - contact person not arriving within 30 minutes after alarm <i>per hour or portion of hour Fire Dept standing by</i>	6.1.4 (b)	\$461.00	per vehicle
Vacant premises – securing premises	9.7.4	Actual cost	
Damaged building – securing premises	9.8.1	Actual cost	
Display permit application fee, fireworks	9.14.6	\$110.00	
Work done to effect compliance with order in default of owner	14.1.6	Actual cost	
Fire Extinguisher Training	15.1.1	\$25.00	per person for profit groups
Fire Records (Research, Copying or Letter)	15.1.1	\$66.50	per address
Review - Fire Safety Plan any building	15.1.1 (b)		
Any building < 600 m ² area		\$113.00	
Any building > 600 m ² area		\$167.00	
High building, institutional		\$222.00	
Revisions (per occurrence)		\$55.50	
Inspection	15.2.1 (a)		
4 stories or less and less than 914 m ² per floor		\$222.00	
4 stories or less and between 914 and 1524 m ² per floor		\$332.00	
5 stories or more and between 914 and 1524 m ² per floor		\$551.00	
5 stories or more and over 1524 m ² per floor		\$770.00	

**Fire Protection and Life Safety Bylaw No. 8306
Fees & Cost Recovery (cont.)**

Description	Section	Fee
Inspection or follow-up to an order <i>first hour</i>	15.2.1 (b)	\$88.25
Re-inspection or follow-up to an order <i>subsequent hours or part of hour</i>	15.2.1.(b)	\$55.50
Nuisance investigation, response & abatement	15.4.1	Actual cost
Mitigation, clean-up, transport, disposal of dangerous goods	15.4.2	Actual cost
<u>Attendance - False alarm</u>		
No false alarm reduction program in place	15.5.1	\$332.00
False alarm reduction program in place and participation	15.5.5	No charge
Attendance - false alarm - by bylaw, police or health officers where the intentional or unintentional activation of a security alarm system causes the unnecessary response of an inspector	15.5.6	\$110.00
Caused by security alarm system	15.6.1	\$222.00
Monitoring agency not notified	15.7.1	\$222.00
Alternate solution report or application review	General	\$167.00

SCHEDULE – NEWSPAPER DISTRIBUTION REGULATION

Newspaper Distribution Regulation Bylaw No. 7954

Section	Application Type	Fee
Section 2.1.3	Each compartment withing a multiple publication news rack (MPN) for paid or free newspaper	\$156.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution box for paid newspapers	\$78.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution box for free newspapers	\$104.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution agent for paid or free newspaper	\$260.00, plus applicable taxes, per year
Section 2.4.3	Storage fee for each newspaper distribution box	\$104.00, plus applicable taxes, per year

SCHEDULE – PLAYING FIELD USER FEES

Playing Field User Fees
Natural Turf Field Fees

Description	Fee	Units
<u>Sand Turf (With Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$36.00	per hour
<i>Mini field</i>	\$18.25	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$29.25	per hour
<i>Mini field</i>	\$15.00	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$10.25	per hour
<i>Mini field</i>	\$5.25	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$21.75	per hour
<i>Mini field</i>	\$11.00	per hour
<u>Sand Turf (No Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$26.00	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$21.00	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$7.50	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$16.00	per hour

Playing Field User Fees
Natural Turf Field Fees (cont.)

Description	Fee	Units
<u>Soil Turf (No Lights)</u>		
Commercial (all ages)		
<i>Full size</i>	\$9.00	per hour
<i>Mini field</i>	\$4.50	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$7.25	per hour
<i>Mini field</i>	\$3.75	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$2.75	per hour
<i>Mini field</i>	\$1.50	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$5.25	per hour
<i>Mini field</i>	\$2.75	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 60% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Artificial Turf Fees

Description	Fee	Units
Richmond Youth Groups*		
<i>Full size</i>	\$22.00	per hour
<i>Mini field</i>	\$11.00	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$36.75	per hour
<i>Mini field</i>	\$18.75	per hour
Commercial/Non-residents (all ages)		
<i>Full size</i>	\$54.25	per hour
<i>Mini field</i>	\$27.25	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 60% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Ball Diamonds

Description	Fee	Units
<u>Sand Turf (With Lights)</u>		
Commercial (all ages) <i>Full size</i>	\$23.00	per hour
Private or Non-resident (all ages) <i>Full size</i>	\$18.50	per hour
Richmond Youth Groups* <i>Full size</i>	\$6.50	per hour
Richmond Adult Groups* <i>Full size</i>	\$14.00	per hour
<u>Sand Turf (No Lights)</u>		
Commercial (all ages) <i>Full size</i>	\$21.00	per hour
Private or Non-resident (all ages) <i>Full size</i>	\$17.00	per hour
Richmond Youth Groups* <i>Full size</i>	\$6.00	per hour
Richmond Adult Groups* <i>Full size</i>	\$12.75	per hour
<u>Soil Turf (No Lights)</u>		
Commercial (all ages) <i>Full size</i>	\$6.25	per hour
Private or Non-resident (all ages) <i>Full size</i>	\$5.00	per hour
Richmond Youth Groups* <i>Full size</i>	\$2.00	per hour
Richmond Adult Groups* <i>Full size</i>	\$4.00	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 60% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees

Track and Field Fees and Charges (Facilities at Minoru Park)

Description	Fee	Units
Training Fee - all ages Track and Field Club	\$756.00	per year
Richmond Youth Meets*	\$139.00	per meet
Richmond Adult Meets*	\$220.00	per meet
Private Group Track Meets or Special Events	\$550.00	per day
Private Group Track Meets or Special Events	\$46.25	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 60% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

SCHEDULE – PROPERTY TAX CERTIFICATE FEES

Property Tax Certificate Fees

Description	Fee
Requested in person at City Hall	\$39.00
Requested through BC Online	\$34.00

SCHEDULE – PROPERTY TAX BILLING INFORMATION

Description	Fee
Tax Apportionment - per child folio	\$33.50
Mortgage Company Tax Information Request - per folio	\$5.25
Additional Tax and/or Utility Bill reprints - per folio/account	\$5.25

SCHEDULE – PUBLICATION FEES

Publication Fees

Description	Fee
<u>Computer Sections Maps, 24" x 24"</u>	
Individual	\$5.75
CD	\$80.75
Custom Mapping (per hour)	\$65.00
Design Specifications (contents only)	\$101.00
Drafting Standards	\$101.00
<u>Drawing Pints (As-Builts)</u>	
A-1 Size, 24" x 36"	\$5.75
B Size, 18" x 24"	\$4.00
<u>GIS Data Requests</u>	
Service fee	\$113.00
First layer*	\$160.00
Each additional layer*	\$55.50
CD or DVD of GIS layers of Municipal works of City of Richmond	\$6,581.00
Single-Family Lot Size Policy, March 1990	\$22.50
Supplemental Specifications and Detail Drawings (contents only)	\$101.00
<u>Street Maps</u>	
Large, 36" x 57"	\$8.50
Small, 22" x 34"	\$5.75
<u>Utility Section Maps, 15" x 24"</u>	
Individual	\$4.00
CD	\$80.75

**Fees are multiplied by the number of sections requested.*

SCHEDULE – RCMP DOCUMENTATION FEES

RCMP Documentation Fees

Description	Fee	Units
Criminal Record Checks	\$60.00	
Volunteer Criminal Record Checks - Volunteering outside the City of Richmond	\$25.50	
Volunteer Criminal Record Checks - Volunteering within the City of Richmond	No Charge	
Police Certificate (including prints)	\$60.00	
Fingerprints	\$60.00	
Record of Suspension / Local Records Checks	\$60.00	
Name Change Applications	\$60.00	
Collision Analyst Report	\$563.00	
Field Drawing Reproduction	\$40.50	
Scale Drawing	\$116.00	
Mechanical Inspection Report	\$240.00	
Police Report and Passport Letter	\$60.00	
Insurance Claim Letter	\$60.00	
Court Ordered File Disclosure	\$60.00	
*per page	*Plus \$1.50	per page
**Shipping cost	**Plus \$8.00	
Photos 4" x 6" (per photo)	\$3.00	per photo
***Shipping cost	***Plus \$8.00	
Photos	\$2.00	each laser
Photos - Burn CD	\$19.00	
Video Reproduction	\$46.00	
Audio Tape Reproduction	\$44.00	

SCHEDULE – RESIDENTIAL LOT (VEHICULAR) ACCESS REGULATION

Residential Lot (Vehicular) Access Regulation Bylaw No. 7222

Administration Fees

Section 2.3

Description	Fee
<u>Driveway Crossing Application</u> Administration/Inspection Fee	\$83.00

SCHEDULE – SIGN REGULATION

Sign Regulation Bylaw No. 5560

Sign Permit Fees

Description	Fee
Application processing fee*	\$50.00
Up to 5 m ²	\$50.00
5.01 m ² to 15 m ²	\$66.25
15.01 m ² to 25 m ²	\$98.75
25.01 m ² to 45 m ²	\$134.00
45.01 m ² to 65 m ²	\$178.00
65.01 m ² or more	\$222.00
Permit to alter a sign or relocate a sign on the same lot	\$50.00

**Each applicant for a sign permit shall submit the processing fee together with his application. Upon approval of the application, this fee will be a credit towards the appropriate permit fee levied as set out in this Schedule. In cases of rejection of an application, the processing fee will not be refunded.*

SCHEDULE – TREE PROTECTION

Tree Protection Bylaw No. 8057

Permit Fees

Sections 4.2, 4.6

Description	Fee
<u>Permit application fee</u>	
To remove a hazard tree	No Fee
One (1) tree per parcel during a 12 month period	No Fee
Two (2) or more trees	\$55.50
Renewal, extension or modification of a permit	\$55.50

SCHEDULE – VEHICLE FOR HIRE REGULATION

Vehicle For Hire Regulation Bylaw No. 6900

Permit & Inspection Fees

Sections 3.7, 6.3

Description	Fee	Units
Transporting of trunks	\$6.25	per trunk
Towing permit	\$55.50	
Inspection fee for each inspection after the second inspection	\$28.25	

SCHEDULE – VISITING DELEGATION, STUDY TOUR AND CITY HALL TOUR

Visiting Delegation, Study Tour and City Hall Tour Bylaw No.9068

Section 2.1

Description		Fee
City Hall Tour		\$250.00 plus room rental fee
Visiting Delegation or Study Tour	Up to 2 hours	\$250.00 plus room rental fee
	2 to 4 hours	\$500.00 plus room rental fee
	More than 4 hours	\$1,000.00 plus room rental fee

SCHEDULE – WATER USE RESTRICTION

Water Use Restriction Bylaw No. 7784

Permit Fees

Section 3.1

Description	Fee
New lawns or landscaping permit application fee	\$33.50

SCHEDULE – WATERCOURSE PROTECTION AND CROSSING

Watercourse Protection and Crossing Bylaw No. 8441

Application Fees

Description	Fee
<u>Culvert</u>	
Application Fee	\$326.00
City Design Option	\$1,082.00
Inspection Fee *	\$22.00
<i>*Per linear metre of culvert</i>	
<u>Bridge</u>	
Application Fee	\$110.00
Inspection Fee	\$218.00

Note: There is no City Design Option for bridges.



**Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment
Bylaw No. 9188**

The Council of the City of Richmond enacts as follows:

1. The **Solid Waste and Recycling Regulation Bylaw No. 6803**, as amended, is further amended by deleting Schedules A through D and substituting the schedules attached to and forming part of this Bylaw.
2. This Bylaw comes into force and effect on January 1, 2015.
3. This Bylaw is cited as **“Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 9188”**.

FIRST READING

OCT 27 2014

SECOND READING

OCT 27 2014

THIRD READING

OCT 27 2014

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER

BYLAW YEAR:**2015****SCHEDULE A to BYLAW NO. 6803**

FEES FOR CITY GARBAGE COLLECTION SERVICE		
Annual City garbage collection service fee for each single-family dwelling, each unit in a duplex dwelling, and each unit in a townhouse development	\$	121.67
Fee for each excess garbage container tag	\$	2.00
Large item pick up fee	\$	8.33

SCHEDULE B to BYLAW NO. 6803

FEES FOR CITY RECYCLING SERVICE		
Annual City recycling service fee:		
(a) for residential properties, which receive blue box service (per unit)	\$	50.00
(b) for multi-family dwellings or townhouse developments which receive centralized Collection service (per unit)	\$	34.44
Annual recycling service fee:		
(a) for yard and garden trimmings and food waste from single-family dwellings and from each unit in a duplex dwelling (per unit)	\$	100.00
(b) for yard and garden trimmings and food waste from townhome dwellings that receive City garbage or blue box service (per unit)	\$	50.00
Fee for yard/food waste cart replacement (per cart)	\$	25.00
Annual City Recycling Depot service fee for non-residential properties	\$	2.44
City recycling service fee for the Recycling Depot:		
		\$20.00 per cubic yard for the second and each subsequent cubic yard
(a) (i) for yard and garden trimmings from residential properties		
(ii) for recyclable material from residential properties		\$0
(b) for yard and garden trimmings from non-residential properties		\$20.00 per cubic yard
(c) for recycling materials from non-residential properties		\$0

SCHEDULE C to BYLAW 6803

FEES FOR CITY LITTER COLLECTION SERVICE		
Annual City litter collection service fee for both residential properties and non-residential properties	\$	28.33

SCHEDULE D TO BYLAW 6803

NEW RESIDENTIAL PROPERTY PAYMENT FEE SCHEDULE												
GARBAGE, RECYCLING & LITTER COLLECTION FEE						RECYCLING & LITTER COLLECTION FEE PER STRATA LOT						
Month in Current Year in which Building Permit is Issued	Single-Family Dwellings & Each Unit in a Duplex Dwelling			Townhouse Development			Townhouse Development			Multi-Family Development		
	Prorated Fee Per Unit	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences
January	\$ 139	2016	\$ -	2016	\$ -	2016	\$ -	2016	\$ -	2016	\$ 56	2017
February	\$ 116	2016	\$ 217	2017	\$ 115	2017	\$ 46	2017	\$ 46	2017	\$ 46	2017
March	\$ 93	2016	\$ 198	2017	\$ 105	2017	\$ 37	2017	\$ 37	2017	\$ 37	2017
April	\$ 69	2016	\$ 178	2017	\$ 94	2017	\$ 28	2017	\$ 28	2017	\$ 28	2017
May	\$ 46	2016	\$ 158	2017	\$ 84	2017	\$ 19	2017	\$ 19	2017	\$ 19	2017
June	\$ 23	2016	\$ 138	2017	\$ 73	2017	\$ 9	2017	\$ 9	2017	\$ 9	2017
July	\$ -	2016	\$ 119	2017	\$ 63	2017	\$ -	2017	\$ -	2017	\$ -	2017
August	\$ 259	2017	\$ 99	2017	\$ 52	2017	\$ 104	2018	\$ 104	2018	\$ 104	2018
September	\$ 236	2017	\$ 79	2017	\$ 42	2017	\$ 95	2018	\$ 95	2018	\$ 95	2018
October	\$ 212	2017	\$ 59	2017	\$ 31	2017	\$ 85	2018	\$ 85	2018	\$ 85	2018
November	\$ 189	2017	\$ 40	2017	\$ 21	2017	\$ 76	2018	\$ 76	2018	\$ 76	2018
December	\$ 165	2017	\$ 20	2017	\$ 10	2017	\$ 66	2018	\$ 66	2018	\$ 66	2018



**Waterworks and Water Rates Bylaw No. 5637,
Amendment Bylaw No. 9192**

The Council of the City of Richmond enacts as follows:

1. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting Schedules A through G and substituting the schedules attached to and forming part of this Bylaw.
2. This Bylaw comes into force and effect on January 1, 2015.
3. This Bylaw is cited as **“Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 9192”**.

FIRST READING

OCT 27 2014

SECOND READING

OCT 27 2014

THIRD READING

OCT 27 2014

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
US
APPROVED for legality by Solicitor
42

MAYOR

CORPORATE OFFICER

SCHEDULE "A" to BYLAW NO. 5637

BYLAW YEAR - 2015

**FLAT RATES FOR
RESIDENTIAL, AGRICULTURAL, AND INSTITUTIONAL PROPERTIES**

A.	Residential Dwellings per unit	
	Single-family and two-family dwellings with 20 mm (¾") water service	\$661.30
	For dwellings with 25mm (1") water service or greater, see Metered Rates – Schedule B or C, as applicable	
	Townhouse	\$541.34
	Apartment	\$348.83
B.	Stable or Barn per unit	\$133.25
C.	Field Supply – each trough or water receptacle or tap	\$83.30
D.	Public Schools for each pupil based on registration January 1 st	\$7.89

SCHEDULE "B" TO BYLAW NO. 5637

BYLAW YEAR 2015

**METERED RATES FOR
INDUSTRIAL, COMMERCIAL, INSTITUTIONAL, MULTI-FAMILY,
STRATA-TITLED AND FARM PROPERTIES**

1. RATES

All consumption per cubic metre:	\$1.2454
Minimum charge in any 3 month period (not applicable to Farms)	\$114.00

2. RATES FOR EACH METER

Rent per **water meter** for each 3-month period:

Meter Size	Base Rate
16 mm to 25 mm (inclusive)	\$15
32 mm to 50 mm (inclusive)	\$30
75 mm	\$110
100 mm	\$150
150 mm	\$300
200 mm and larger	\$500

SCHEDULE "C" TO BYLAW NO. 5637

BYLAW YEAR 2015

**METERED RATES FOR
SINGLE-FAMILY AND TWO-FAMILY DWELLINGS**

1. **RATES**
All consumption per cubic metre: \$1.2454

2. **RATES FOR EACH METER**

Rent per **water meter** for each 3-month period:

<u>Meter Size</u>	<u>Base Rate</u>
16 mm to 25 mm (inclusive)	\$12
32 mm to 50 mm (inclusive)	\$14
75 mm	\$110
100 mm	\$150
150 mm	\$300
200 mm and larger	\$500

SCHEDULE "D" to BYLAW 5637**BYLAW YEAR - 2015****1. WATER CONNECTION CHARGE**

Single-Family, Multi-Family, Industrial, Commercial Water Connection Size	Connection Charge	
	Tie In Charge	Price Per Metre of Service Pipe
25mm (1") diameter	\$2,550	\$175.00
40mm (1 ½") diameter	\$3,500	\$175.00
50mm (2") diameter	\$3,650	\$175.00
100mm (4") diameter	\$6,900	\$350.00
150mm (6") diameter	\$7,100	\$350.00
200mm (8") diameter	\$7,300	\$350.00
larger than 200mm (8") diameter	by estimate	by estimate

2. DESIGN PLAN PREPARED BY CITY

Design plan prepared by City for one-family dwelling or two-family dwelling \$1,000 each

Design plan for all other buildings \$2,000

3. WATER METER INSTALLATION FEE

Install water meter [s. 3A(a)] \$1,000 each

SCHEDULE "E" to BYLAW 5637

BYLAW YEAR - 2015

**CONSTRUCTION PERIOD WATER CONSUMPTION RATES –
RESIDENTIAL**

MONTH (2015)	SINGLE- FAMILY DWELLINGS & EACH UNIT IN A DUPLEX DWELLING (rate per unit)	START BILL YEAR	MULTI- FAMILY LESS THAN 4 STOREYS (rate per unit)	START BILL YEAR	MULTI- FAMILY 4 STOREYS OR MORE (rate per unit)	START BILL YEAR
January	\$661	2016	\$541	2016	\$715	2017
February	\$606	2016	\$1,065	2017	\$686	2017
March	\$551	2016	\$1,020	2017	\$657	2017
April	\$496	2016	\$974	2017	\$628	2017
May	\$441	2016	\$929	2017	\$599	2017
June	\$386	2016	\$884	2017	\$570	2017
July	\$331	2016	\$839	2017	\$541	2017
August	\$967	2017	\$794	2017	\$896	2018
September	\$909	2017	\$749	2017	\$867	2018
October	\$851	2017	\$704	2017	\$838	2018
November	\$794	2017	\$659	2017	\$809	2018
December	\$736	2017	\$614	2017	\$780	2018

**CONSTRUCTION PERIOD WATER CONSUMPTION RATES –
COMMERCIAL AND INDUSTRIAL**

Water Connection Size	Consumption Charge
20mm (3/4") diameter	\$135
25mm (1") diameter	\$270
40mm (1 1/2") diameter	\$675
50mm (2") diameter	\$1,690

SCHEDULE "F" to BYLAW 5637**BYLAW YEAR - 2015****MISCELLANEOUS CHARGES**

1.	For an inaccessible meter as set out in Section 7	\$165 per quarter
2.	For each turn on or turn off	\$95
3.	For each non-emergency service call outside regular hours	Actual Cost
4.	Fee for testing a water meter	\$355
5.	Water Service Disconnections:	
	(a) when the service pipe is temporarily disconnected at the property line for later use as service to a new building	\$165
	(b) when the service pipe is not needed for a future development and must be permanently disconnected at the watermain, up to and including 50mm	\$1,100
	(c) if the service pipe is larger than 50mm	Actual Cost
6.	Trouble Shooting on Private Property	Actual Cost
7.	Fire flow tests of a watermain:	
	First test	\$250
	Subsequent test	\$150
8.	Locate or repair of curb stop service box or meter box	Actual Cost
9.	Toilet rebate per replacement	\$100
10.	Fee for water meter verification request	\$50

SCHEDULE "G" to BYLAW 5637**BYLAW YEAR - 2015****RATES FOR VANCOUVER INTERNATIONAL AIRPORT AUTHORITY (YVR)**

Applicable rate is \$0.7345 per cubic meter of water consumed, plus the following amounts:

- YVR's share of future water infrastructure capital replacement calculated at \$0.3372 per m³
- 50% of the actual cost of operations and maintenance activities on water infrastructure shared by the **City** and YVR, as shown outlined in red on the plan attached as Schedule H
- 100% of the actual cost of operations and maintenance activities on water infrastructure serving only YVR, as shown outlined in red on the plan attached as Schedule H
- 100% of the actual cost of operations and maintenance activities on a section of 1064 m water main, as shown outlined in green on the plan attached as Schedule H from the date of completion of the Canada Line public transportation line for a period of 5 years. After the 5 year period has expired, costs for this section will be equally shared between the **City** and YVR
- 76 m³ of water per annum at rate of \$0.7345 per cubic meter for water used annually for testing and flushing of the tank cooling system at Storage Tank Farm TF2 (in lieu of metering the 200 mm diameter water connection to this facility)

(Note: water infrastructure includes water mains, pressure reducing valve stations, valves, hydrants, sponge vaults and appurtenances)



Drainage, Dyke and Sanitary Sewer Bylaw No. 7551, Amendment Bylaw No. 9193

The Council of the City of Richmond enacts as follows:

- 1. The Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, as amended, is further amended at Part Two by deleting section 2.1.2 and substituting the following:
2.1.2 Every property owner whose property has been connected to the City drainage system must pay the drainage system infrastructure replacement fee of \$144.79 per property for the period January 1 to December 31 of each year.
2. The Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, as amended, is further amended by deleting Schedule B in its entirety and substituting the schedule attached to and forming part of this Bylaw.
3. This Bylaw comes into force and effect on January 1, 2015.
4. This Bylaw is cited as "Drainage, Dyke and Sanitary Sewer Bylaw No. 7551, Amendment Bylaw No. 9193".

FIRST READING

OCT 27 2014

SECOND READING

OCT 27 2014

THIRD READING

OCT 27 2014

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

SCHEDULE to Bylaw 9193**SCHEDULE B to BYLAW NO. 7551****SANITARY SEWER USER FEES****1. FLAT RATES FOR NON-METERED PROPERTIES**

(a) Residential Dwellings	Annual Fee Per Unit
(i) One-Family Dwelling or Two-Family Dwelling with ¾-inch water service	\$443.77
(ii) One-Family Dwelling or Two-Family Dwelling with 1-inch or greater water service	See metered rates
(iii) Multiple-Family Dwellings of less than 4 storeys in height	\$406.03
(iv) Multiple-Family Dwellings 4 or more storeys in height	\$338.17
(b) Public School (per classroom)	\$411.23
(c) Shops and Offices	\$347.28

2. RATES FOR METERED PROPERTIES

Regular rate per cubic metre of water delivered to the property: \$ 1.0823

3. RATES FOR COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND AGRICULTURAL

Minimum charge in any quarter of a year: \$ 86.00

SCHEDULE B to BYLAW NO. 7551**SANITARY SEWER USER FEES****4. CONSTRUCTION PERIOD – PER DWELLING UNIT**

Month (2015)	Single-Family Dwellings & Each Unit in a Duplex Dwelling (rate per unit)	Start Bill Year	Multi-Family Dwelling Less than 4 Storeys (rate per unit)	Start Bill Year	Multi-Family Dwelling 4 Storeys or More (rate per unit)	Start Bill Year
January	\$444	2016	\$406	2016	\$693	2017
February	\$407	2016	\$799	2017	\$665	2017
March	\$370	2016	\$765	2017	\$637	2017
April	\$333	2016	\$731	2017	\$609	2017
May	\$296	2016	\$697	2017	\$581	2017
June	\$259	2016	\$663	2017	\$552	2017
July	\$222	2016	\$629	2017	\$524	2017
August	\$649	2017	\$596	2017	\$869	2018
September	\$610	2017	\$562	2017	\$841	2018
October	\$571	2017	\$528	2017	\$812	2018
November	\$533	2017	\$494	2017	\$784	2018
December	\$494	2017	\$460	2017	\$756	2018



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: November 4, 2014
File: 01-0100-20-DPER1-
01/2014-Vol 01
Re: **Development Permit Panel Meeting Held on December 15, 2010**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

1. A Development Permit (DP 10-534599) for the property at 9840 Alberta Road be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to read "Joe Erceg".

Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on December 15, 2010.

DP 10-534599 – YAMAMOTO ARCHITECTURE INC. – 9840 ALBERTA ROAD
(December 15, 2010)

The Panel considered a Development Permit application to permit the construction of eight (8) townhouse units on a site zoned “Town Housing (ZT60)”. Variances are included in the proposal for reduced front and rear yard setbacks for a porch projection, garbage and recycling enclosure and electrical closet.

Architect, Taizo Yamamoto, of Yamamoto Architecture Inc., and Landscape Architect, Masa Ito, of Ito Landscape Inc., gave a brief overview of the proposal, including the following information:

- Five (5) trees are being retained on the No. 4 Road frontage, ensuring greenery.
- Landscaping buffers the subject site from the single-family home to the west.
- The outdoor amenity area is provided in two (2) separate areas: (i) a multi-functional space includes a children’s sandbox and an open lawn area for casual play; and (ii) there is a shared community garden area with raised gardening beds for urban agriculture.
- Upper storeys are stepped back at the southeast corner of the subject site to better relate to the adjacent 12-unit townhouse complex.
- Sustainability features include: (i) the use of energy efficient appliances; (ii) the use of Low-E glass; and (iii) insulation beneath the ground floor slab.
- The proposal includes one (1) convertible townhouse units, and the other units include blocking inside washroom walls for future potential grab bar installation.

In response to Panel queries, Mr. Yamamoto and Mr. Ito advised:

- The trees retained along No. 4 Road include Birch trees.
- Three (3) of the proposed gardening plots are raised 30 inches above the grade of the walkway.
- The nearest active play equipment for children is located at Anderson Elementary School.
- The narrowness of the outdoor amenity area on the small subject site does not allow for the inclusion of required safety clearances for active play equipment.
- A lid for the sandbox would be provided.
- The mailbox and garbage/recycling enclosures are located just off the main vehicle entry.

In response to a Panel query, staff advised that the location of the garbage/recycle area was reviewed with City Transportation and Recycling staff, and agreement was reached that: (i) the location off the main vehicle entry was the preferred location for the garbage/recycling enclosures; and (ii) truck backing up was the acceptable solution. Staff further advised that when future development takes place at 9820 Alberta Road, there may be an option for trucks to enter, and turn around on-site without having to back out.

Staff supported the proposed Development Permit application and the proposed variances. Staff advised that the same rear yard setback variance for an electrical closet was granted to the adjacent 12-unit townhouse complex to the south and the electrical closet would be screened by a 6 ft. high fence.

No correspondence was submitted to the Panel regarding the Development Permit application.

Nolita Cheng, speaking on behalf of a family member who lives in the adjacent townhouse development, addressed the Panel expressing concern that the rear yard variance would be too close to their townhouse.

The Chair referred to the information provided by staff regarding the same variance having been granted for the existing townhouse development, and the planned 6 ft. high fence.

The Chair suggested that, when the property to the west of the subject site is developed, the size and the configuration of the drive aisle allow trucks to turn on-site. The Chair added that the variance to reduce a setback for an electrical closet is a common one sought by developers.

The Panel recommends that the Permit be issued.



To: Richmond City Council
From: Victor Wei
Development Permit Panel

Date: November 5, 2014
File: 01-0100-20-DPER1-
01/2014-Vol 01

Re: Development Permit Panel Meeting held on August 28, 2013

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

1. A Development Permit (DP 12-621941) for the property at 9000 General Currie Road be endorsed, and the Permit so issued.

Victor Wei
Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on August 28, 2013.

DP 12-621941 – MATTHEW CHENG ARCHITECT INC. – 9000 GENERAL CURRIE ROAD
(August 28, 2013)

The Panel considered a Development Permit application to permit the construction of an 8-unit townhouse development on a site zoned “Medium Density Townhouses (RTM3)”. The proposal includes a variance for a reduced setback to General Currie Road.

Architect, Matthew Cheng, of Matthew Cheng Architect Inc., and Landscape Architect, Denitsa Dimitrova, of PMG Landscape Architects, gave a brief overview of the proposal.

Staff supported the Development Permit application and requested variances and advised that the development team worked with staff and responded to City Urban Design objectives on this small orphan site. The setback variance to General Currie Road was primarily a function of the statutory right-of-way request for the future Garden City greenway which will be installed as part of this project. There is a Servicing Agreement for improvements along Garden City Road and General Currie Road. There is one (1) convertible unit with the proposal. This development will also provide cash-in-lieu of an indoor amenity space.

In reply to Panel queries, staff advised that the access to the site had been reviewed with the City’s Transportation Division. Although the access is relatively close to the intersection of General Currie Road and Garden City Road, the development is for a small number of units so traffic and safety concerns could not be accommodated within the existing roadway. Garbage disposal trucks may need to back onto General Currie Road from the property.

Richmond Resident, Anne Lerner, addressed the Panel expressing her concern that the City was selling its future heritage when allowing a reduced setback and accepting cash in-lieu-of indoor amenity space.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel supported the development with the recommendations to: (i) change the speed bump to a less abrupt speed hump and that the speed hump be relocated to align with the gate to the outdoor amenity space; and (ii) eliminate the walkway along the east property line and create an informal, 4 to 5 ft. wide, special pavement treatment along the east edge of the drive aisle.

Subsequent to the meeting, changes were made to the project design to: (i) provide a redesigned and relocated speed hump, (ii) eliminate the east walkway and provide instead an informal walkway along the east edge of the drive aisle to accommodate new entries for the east building that have been relocated to face the internal drive aisle.

The Panel recommends that the Permit be issued.