



**City Council
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road
Monday, February 28, 2022
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

CNCL-11

- (1) *adopt the minutes of the Regular Council meeting held on February 14, 2022; and*
- (2) *adopt the minutes of the Regular Council meeting for Public Hearings held on February 22, 2022 (distributed separately).*

AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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

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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. 15.

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.

RECOMMENDATIONS FROM COMMITTEE WILL APPEAR ON THE REVISED COUNCIL AGENDA, EITHER ON THE CONSENT AGENDA OR NON-CONSENT AGENDA DEPENDING ON THE OUTCOME AT COMMITTEE.

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- 2022 UBCM Poverty Reduction Planning and Action Program Grant Submission
- Community Poverty Reduction and Prevention Table - Draft Terms of Reference
- Housekeeping Amendments to Drainage, Dike and Sanitary Sewer System Bylaw No. 7551
- Housekeeping Amendments to Waterworks and Water Rates Bylaw No. 5637
- Proposed Amendments to Zoning Bylaw 8500 - Section 7 Parking and Loading
- Land use applications for first reading (to be further considered at the Public Hearing on March 21, 2022):
 - 6571 and 6591 No. 1 Road – Rezone from Single Detached (RS1/F) to Low Density Townhouses (RTL4) (0853803 BC LTD – applicant)

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- Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, 122, 126, And 128 in the Blundell, Seafair, and Steveston Areas and in the North Portion of City Centre (City of Richmond – applicant)
- Official Community Plan Targeted Update – Proposed Scope and Process

5. *Motion to adopt Items No. 6 through No. 14 by general consent.*



Consent
Agenda
Item

6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-23 (1) *the **Community Safety Committee** meeting held on February 15, 2022;*
- CNCL-32 (2) *the **General Purposes Committee** meeting held on February 22, 2022;*
- CNCL-35 (3) *the **Public Works and Transportation Committee** meeting held on February 23, 2022; and*
- (4) *the Planning Committee meeting held on February 23, 2022 (distributed separately);*

be received for information.



Consent
Agenda
Item

7. **2022 UBCM POVERTY REDUCTION PLANNING AND ACTION PROGRAM GRANT SUBMISSION**

(File Ref. No. 07-3190-01) (REDMS No. 6814818)

CNCL-39

See Page CNCL-39 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That staff be authorized to submit an application to the UBCM Poverty Reduction Planning and Action Program as described in the report titled “2022 UBCM Poverty Reduction Planning and Action Program Grant Submission,” dated February 1, 2022, from the Director, Community Social Development; and*

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- (2) *That should the funding application be successful, that the Chief Administrative Officer and the General Manager, Planning and Development be authorized on behalf of the City to enter into an agreement with UBCM for the above mentioned project and that the Consolidated 5 Year Financial Plan (2022–2026) be amended accordingly.*

Consent
Agenda
Item

- 8. **COMMUNITY POVERTY REDUCTION AND PREVENTION TABLE - DRAFT TERMS OF REFERENCE**
(File Ref. No. 07-3190-01/) (REDMS No. 6799850)

CNCL-50

[See Page CNCL-50 for full report](#)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the Terms of Reference for the Community Poverty Reduction and Prevention Table as outlined in the report titled “Community Poverty Reduction and Prevention Table – Draft Terms of Reference,” dated January 17, 2022 from the Director, Community Social Development, be endorsed.

Consent
Agenda
Item

- 9. **HOUSEKEEPING AMENDMENTS TO DRAINAGE, DIKE AND SANITARY SEWER SYSTEM BYLAW NO. 7551**
(File Ref. No. 12-8060-20-010331) (REDMS No. 6831343)

CNCL-56

[See Page CNCL-56 for full report](#)

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

That each of the following bylaws be introduced and given first, second, and third readings:

- (1) *Drainage, Dike and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No.10331; and*
- (2) *Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10353.*

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Consent
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Item

10. **HOUSEKEEPING AMENDMENTS TO WATERWORKS AND WATER RATES BYLAW NO. 5637**
(File Ref. No. 10-6060-01) (REDMS No. 6782655)

CNCL-66

See Page CNCL-66 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That each of the following bylaws be introduced and given first, second, and third readings:

- (1) *Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10330; and*
- (2) *Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10333.*

Consent
Agenda
Item

11. **PROPOSED AMENDMENTS TO ZONING BYLAW 8500 - SECTION 7 PARKING AND LOADING**
(File Ref. No. 08-4430-00) (REDMS No. 5081600)

CNCL-82

See Page CNCL-82 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That Zoning Bylaw No. 8500, Amendment Bylaw No. 10077, to increase the implementation of transportation demand management measures and reduce the requirement for large size loading bays on residential sites, be introduced and given first reading.

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Consent
Agenda
Item

12. **APPLICATION BY 0853803 BC LTD. AND 1121648 BC LTD. FOR REZONING AT 6571 AND 6591 NO. 1 ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**
(File Ref. No. RZ 16-731275 12-8060-20-010288) (REDMS No. 6675660)

CNCL-93

[See Page CNCL-93 for full report](#)

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10288, for the rezoning of 6571 and 6591 No. 1 Road from the “Single Detached (RS1/F)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.



Consent
Agenda
Item

13. **ESTABLISHMENT OF UNDERLYING ZONING FOR PROPERTIES DEVELOPED UNDER LAND USE CONTRACTS 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, 122, 126, AND 128 IN THE BLUNDELL, SEAFAIR, AND STEVESTON AREAS AND IN THE NORTH PORTION OF CITY CENTRE**
(File Ref. No. 08-4430-03-09) (REDMS No. 6781543)

CNCL-127

[See Page CNCL-127 for full report](#)

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10314, to establish underlying zoning for the property developed under Land Use Contract 004, be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10315, to establish underlying zoning for the property developed under Land Use Contract 005, be introduced and given first reading;*
- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10316, to establish underlying zoning for the property developed under Land Use Contract 024, be introduced and given first reading;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10317, to establish underlying zoning for the property developed under Land Use Contract 026, be introduced and given first reading;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10318, to establish underlying zoning for the property developed under Land Use Contract 028, be introduced and given first reading;*

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- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10319, to establish underlying zoning for the property developed under Land Use Contract 029, be introduced and given first reading;*
- (7) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10320, to establish underlying zoning for the property developed under Land Use Contract 045, be introduced and given first reading;*
- (8) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10321, to establish underlying zoning for the property developed under Land Use Contracts 047 and 075, be introduced and given first reading;*
- (9) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10322, to establish underlying zoning for the property developed under Land Use Contract 056, be introduced and given first reading;*
- (10) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10323, to establish underlying zoning for the property developed under Land Use Contract 070, be introduced and given first reading;*
- (11) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10324, to establish underlying zoning for the property developed under Land Use Contract 087, be introduced and given first reading;*
- (12) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10325, to establish underlying zoning for the property developed under Land Use Contract 092, be introduced and given first reading;*
- (13) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10326, to establish underlying zoning for the property developed under Land Use Contract 122, be introduced and given first reading;*
- (14) *That,*
 - (a) *Richmond Zoning Bylaw 8500, Amendment Bylaw 10351, to establish underlying zoning for properties developed under Land Use Contract 126 and to create the “Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)” zone, be introduced and given first reading; and*
 - (b) *Upon adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10351, the Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, which is at third reading, be understood to:*
 - (i) *rezone the subject properties (8320, 8340, 8360, 8440 Bridgeport Road and 8311, 8351 Sea Island Way) from “Auto-Oriented Commercial (CA)”, “Land Use Contract 126” and “Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)”, to the new “High Rise Commercial (ZC29) – Bridgeport Gateway” zone; and*
 - (ii) *discharge “Land Use Contract 126”;*

(15) *That,*

- (a) *Richmond Zoning Bylaw 8500, Amendment Bylaw 10352, to establish underlying zoning for the property developed under Land Use Contract 128 and to create the “Neighbourhood Pub (ZC52) – Blundell Road (Blundell)” zone”, be introduced and given first reading; and*
- (b) *Upon adoption of Amendment Bylaw 10352, the Richmond Zoning Bylaw 8500, Amendment Bylaw 9891, which is at third reading, be understood to:*
 - (i) *rezone the subject property (6031 Blundell Road) from “Land Use Contract 128” and “Neighbourhood Pub (ZC52) – Blundell Road (Blundell)”, to the new “Community Commercial (CC)” zone; and*
 - (ii) *discharge “Land Use Contract 128”.*



Consent
Agenda
Item

14. **OFFICIAL COMMUNITY PLAN TARGETED UPDATE – PROPOSED SCOPE AND PROCESS**

(File Ref. No. 08-4045-01) (REDMS No. 6757895)

CNCL-243

See Page CNCL-243 for full report

PLANNING COMMITTEE RECOMMENDATION

That Council endorse the proposed scope and process to update the Official Community Plan as outlined in the staff report dated February 7, 2022 from the Director, Policy Planning titled, “Official Community Plan Targeted Update - Proposed Scope and Process”.



CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- | | | |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| CNCL-265 | Tree Protection Bylaw No. 8057, Amendment Bylaw No. 10343
Opposed at 1 st /2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-284 | Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10347
Opposed at 1 st /2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-286 | Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10348
Opposed at 1 st /2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-288 | Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9834
(10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road, RZ 16-754158)
Opposed at 1 st Reading – None.
Opposed at 2 nd /3 rd Readings – None. | <input type="checkbox"/> |

DEVELOPMENT PERMIT PANEL

15. RECOMMENDATION

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

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- CNCL-291 (1) *That the **Chair's report** for the Development Permit Panel meeting held on April 14, 2021, be received for information; and*
- (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-828900) for the property located at 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road, be endorsed and the Permit so issued.*

ADJOURNMENT



Regular Council

Monday, February 14, 2022

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au (by teleconference)
Councillor Carol Day
Councillor Andy Hobbs
Councillor Alexa Loo (by teleconference)
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves (by teleconference)
Councillor Michael Wolfe (by teleconference)

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

- R22/3-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on January 24, 2022, be adopted as circulated;*
 - (2) *the Metro Vancouver 'Board in Brief' dated January 28, 2022, be received for information.*

CARRIED



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AGENDA ADDITIONS & DELETIONS

R22/3-2

It was moved and seconded

That Item No. 12 - Recommendation 1, on the consent agenda be amended to include the following additions:

- (a) Multicultural Helping House Society to receive \$5000;*
- (b) Parish of St. Albans grant increased by \$6348 for the purchase of a new commercial refrigerator;*
- (c) Canadian Mental Health Association grant increased by \$1130;*
- (d) Community Mental Wellness Association of Canada grant increased by \$1565;*
- (e) Richmond Mental Health Consumer and Friends Society grant increased by \$1022;*
- (f) The Kehila Society of Richmond grant increased by \$1931;*
- (g) Big Sisters of BC Lower Mainland grant increased by \$1500;*
- (h) Richmond Women's Resources Centre grant increased by \$2402.; and*

CARRIED

PRESENTATION

With the aid of a PowerPoint presentation, (attached to and forming part of these minutes as Schedule 1) Camilla Tibbs, Executive Director, Gateway Theatre, Diane Purvey, the Chair Gateway Theatre Society Board and Barbara Tomasic, Director of Artistic Programs presented a review of the Gateway Theatre's activities and operations in 2021. Ms. Tibbs spoke on the various programming that was offered during the year as well as the upcoming programming in 2022.

Discussion ensued with regards to the Gateway Theatre's current financial position and Council commended the Theatre for their work in the community.



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COMMITTEE OF THE WHOLE

- R22/3-3 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:13 p.m.).

CARRIED

3. Delegations from the floor on Agenda items –

Item No. 17 – Referral Response on Public Access Along the Steveston Waterfront and Proposed Amendments to the Steveston Area Plan

Brian Veljacic, Richmond resident spoke about his application for a single residential unit at 3900 Bayview Street. He noted that his application is for a text amendment to the current zoning and asked that his application be allowed to proceed.

Item No. 15 – Enhanced Protections for Significant Trees

Sharon MacGougan, President, Garden City Conservation Society expressed support of all the proposed amendments to the Tree Bylaw and commented that it is very important to protect and preserve biodiversity of which significant trees are a key element.

- R22/3-4 4. It was moved and seconded
That Committee rise and report (7:19 p.m.).

CARRIED

CONSENT AGENDA

- R22/3-5 5. It was moved and seconded
That Items No. 7 through No. 17 be adopted by general consent.

CARRIED

3.



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Monday, February 14, 2022**

6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on January 25, 2022;*
- (2) *the General Purposes Committee meeting held on February 7, 2022*
- (3) *the Finance Committee meeting held on February 7, 2022 and*
- (4) *the Planning Committee meeting held on February 8, 2022*

CARRIED

7. APPLICATION BY THE CITY OF RICHMOND FOR A HERITAGE ALTERATION PERMIT AT 6511 DYKE ROAD (LONDON FARM)

(File Ref. No. 08-4105-20-HA 21-936123; 06-2025-20-007; 06-2345-20-LFAR1) (REDMS No. 6801185; 6808084)

That a Heritage Alteration Permit be issued to authorize landscape modifications to the park spaces and minor exterior modification to the London Farm house on the heritage designated lands at 6511 Dyke Road as outlined in the staff report titled, "Application by the City of Richmond for a Heritage Alteration Permit at 6511 Dyke Road (London Farm)," dated December 12, 2021, from the Director of Arts, Culture and Heritage Services.

ADOPTED ON CONSENT

8. COMMUNITY ENERGY AND EMISSIONS PLAN 2050

(File Ref. No. 10-6125-07-02; 12-8060-20-010328) (REDMS No. 6776452 v. 20; 6800814)

- (1) *That the Community Energy & Emissions Plan 2050 in Attachment 1 of the report titled "Community Energy and Emissions Plan 2050" from the Director, Sustainability and District Energy, dated January 21, 2022 be endorsed;*



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- (2) *That the Official Community Plan Bylaw 9000, Amendment Bylaw 10328, which would include accelerated greenhouse gas emission reduction targets for 2030 and 2050, consistent with limiting global average temperature rise to no more than 1.5 degrees Celsius by 2100, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10328, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10328, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (5) *That the Climate Action Programs included in Attachment 3 of the report titled "Community Energy and Emissions Plan 2050" from the Director, Sustainability and District Energy, dated January 21, 2022 be received for information; and*
- (6) *That copies of the Plan be sent to the Provincial and Federal Ministers of Environment, local Members of Parliament, and local Members of the Legislative Assembly.*

ADOPTED ON CONSENT



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9. 2022 PARKS, RECREATION AND COMMUNITY EVENTS GRANTS
(File Ref. No. 03-1085-01/2022-Vol 01;) (REDMS No. 6708493; 6708751, 6708488, 6708491, 6813071)

- (1) *That the 2022 Parks, Recreation and Community Events Grants, less the proposed grant to KidSport, be awarded for the total recommended amount of \$91,423, as identified in Attachment 1 of the staff report titled "2022 Parks, Recreation and Community Events Grants," dated January 6, 2022, from the Director, Recreation and Sport Services and the Director, Parks Services; and*
- (2) *That the grant funds be disbursed accordingly.*

ADOPTED ON CONSENT

10. 2022 ARTS AND CULTURE GRANTS PROGRAM
(File Ref. No. 03-1085-01/2022-Vol 01) (REDMS No. 6816834; 6819458)

- (1) *That the 2022 Arts and Culture Grants be awarded for the total recommended amount of \$119,502, as identified in Attachment 1 of the staff report titled "2022 Arts and Culture Grants Program," dated January 12, 2022, from the Director, Arts, Culture and Heritage Services; and*
- (2) *That the grant funds be disbursed accordingly.*

ADOPTED ON CONSENT

11. 2022 CHILD CARE GRANTS
(File Ref. No. 07-3070-01/2021-Vol 01; 03-1085-01) (REDMS No. 6795546; 6353944, 6520027, 6778222)

- (1) *That the Child Care Capital Grants be awarded for the total recommended amount of \$50,000.00 as identified in the staff report titled "2022 Child Care Grants," dated December 15, 2021, from the Director, Community Social Development;*
- (2) *That the Child Care Professional and Program Development Grants be awarded for the total recommended amount of \$7,400.00; and*
- (3) *That the grant funds be disbursed accordingly.*

ADOPTED ON CONSENT



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12. 2022 HEALTH, SOCIAL AND SAFETY GRANTS

(File Ref. No. 08-4055-01/2021-Vol 01; 03-1085-01) (REDMS No. 6796607; 6353944, 6520027, 6778222)

- (1) *That the 2022 Health, Social and Safety Grants be awarded for the total recommended amount as identified in Attachment 1 of the report titled “2022 Health, Social and Safety Grants,” dated December 14, 2021 from the Director, Community Social Development, with adjustments, for a total of \$630,975; and that includes the following additions:*
- (a) *Multicultural Helping House Society to receive \$5000;*
 - (b) *Parish of St. Albans grant increased by \$6348 for the purchase of a new commercial refrigerator;*
 - (c) *Canadian Mental Health Association grant increased by \$1130;*
 - (d) *Community Mental Wellness Association of Canada grant increased by \$1565;*
 - (e) *Richmond Mental Health Consumer and Friends Society grant increased by \$1022;*
 - (f) *The Kehila Society of Richmond grant increased by \$1931;*
 - (g) *Big Sisters of BC Lower Mainland grant increased by \$1500;*
 - (h) *Richmond Women’s Resources Centre grant increased by \$2402.; and*
- (2) *That the grant funds be disbursed accordingly.*

ADOPTED ON CONSENT

13. CESSATION OF CASH TRANSACTIONS AT CITY HALL

(File Ref. No. 03-0905-01) (REDMS No. 6771220)

That the City no longer accept cash payments for transactions at City Hall effective immediately.

ADOPTED ON CONSENT



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14. FOURSQUARE GOSPEL CHURCH OF CANADA - APPLICATION

(File Ref. No. TU 20-901466) (REDMS No. 6806554)

- (1) *That the application by Foursquare Gospel Church of Canada for a Temporary Commercial Use Permit (TCUP) for the property at Unit 140 - 11300 No. 5 Road to permit "Religious Assembly" use be considered for three years from the date of issuance; and*
- (2) *That this application be forwarded to the March 21, 2022 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

ADOPTED ON CONSENT

15. ENHANCED PROTECTIONS FOR SIGNIFICANT TREES

(File Ref. No 12-8060-20-010339/10343/10347/10348; 10-6550-01.) (REDMS No. 6824071; 6817074 , 6812663 , 6819461 , 6819469)

- (1) *That Tree Protection Bylaw No. 8057, Amendment Bylaw No. 10343 amending regulations for the enhanced protections of significant trees be introduced and given first, second and third reading;*
- (2) *That Consolidated Fees Bylaw 8636, Amendment Bylaw No. 10347 introducing the security deposit amounts for tree survival and tree replacement related to building permit and subdivision be introduced and given first, second and third reading;*
- (3) *That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No.10348 introducing tickets related to the amendments to the tree protection bylaw be introduced and given first, second and third reading;*
- (4) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10339, which would amend provisions for the protection of trees, be introduced and given first reading;*
- (5) *That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10339, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*



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is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act; and

- (6) *That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10339, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.*

ADOPTED ON CONSENT

16. BC HOUSING'S SAFER PROGRAM

(File Ref. No. 08-4057-05) (REDMS No. 6772537)

- (1) *That the staff report titled "BC Housing's SAFER program," dated January 5, 2022 from the Director, Community Social Development, be received for information;*
- (2) *That the City of Richmond write to the provincial government, including the Attorney General and Minister Responsible for Housing, Richmond's Members of the Legislative Assembly and BC Housing to advocate for an increase to the maximum rent ceilings and monthly payment amounts provided by the BC Housing Shelter Aid for Elderly Renters (SAFER) program; and*
- (3) *That the City of Richmond send a resolution to the LMLGA (Lower Mainland Local Government Association) requesting that UBCM request the Provincial Government and BC Housing for an increase to the maximum rent ceiling and monthly payment amounts provided by the BC Housing Shelter Aid for Elderly Renters (SAFER) program.*

ADOPTED ON CONSENT



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17. REFERRAL RESPONSE ON PUBLIC ACCESS ALONG THE STEVESTON WATERFRONT AND PROPOSED AMENDMENTS TO THE STEVESTON AREA PLAN

(File Ref. No. 08-4060-05-01; 08-4045-20-04; 12-8060-20-010344) (REDMS No. 6773172; 6820187)

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10344, to revise policies on public access to and along the waterfront in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading.*
- (2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10344, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said programs and plans, in accordance with Section 477(3)(a) of the Local Government Act.

- (3) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10344, having been considered in accordance with Section 475 of the Local Government Act and the City’s Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.*

ADOPTED ON CONSENT

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair



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**18. 2022 PARKS, RECREATION AND COMMUNITY EVENTS GRANTS
- KIDSPORT**

(File Ref. No. 03-1085-01/2022-Vol 01) (REDMS No. 6708493)

In accordance with Section 100 of the *Community Charter*, Cllr. Loo declared to be in a conflict of interest as she is involved in KidSport fundraising activities, and Cllr. Loo left the meeting –8:16 p.m.

R22/3-6

It was moved and seconded

- (1) *That the grant to KidSport be awarded and a cheque disbursed for the amount of \$19,000; and*
- (2) *That \$5,000 be held back and allocated to sports groups not recognized by KidSport and that this be administered by staff, and at the end of the year any remaining funds be given to KidSport.*

CARRIED

Cllr. Loo returned to the meeting – 8:18 p.m.

PUBLIC ANNOUNCEMENTS

Trustee Ken Hamaguchi was appointed as the Richmond Board of Education liaison to the Richmond Child Care Development Advisory Committee for a one-year term to expire on December 31, 2022, with Trustee Heather Larson as alternate.

Mayor Brodie advised that the Wednesday, March 2, 2022 Development Permit Panel meeting has been cancelled.

Mayor Brodie announced that he will be delivering his Annual Address on February 17, 2021 through an online presentation starting at 12:00 p.m.

BYLAWS FOR ADOPTION



**Regular Council
Monday, February 14, 2022**

R22/3-7

It was moved and seconded

That the following bylaws be adopted:

Water Use Restriction Bylaw No. 7784, Amendment Bylaw No. 10329;

*Steveston Community Centre and Branch Library Loan Authorization
Bylaw No. 10334;*

*Municipal Ticket information Authorization Bylaw No. 7321, Amendment
Bylaw No. 10337;*

*Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,
Amendment Bylaw No. 10338; and*

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10107.

CARRIED

DEVELOPMENT PERMIT PANEL

R22/3-8

19. It was moved and seconded

(1) *That the minutes and the Chair's report for the Development Permit
Panel meeting held on May 13, 2020, be received for information.*

(2) *That the recommendations of the Panel to authorize the issuance of
Development Permit (DP 18-821292) for the properties at 3208
Carscallen Road and 3200 No. 3 Road (formerly 3208 and 3211
Carscallen Road) be endorsed, and the Permit so issued.*

CARRIED

ADJOURNMENT

R22/3-9

It was moved and seconded

That the meeting adjourn (8:25 p.m.).

CARRIED



Community Safety Committee

Date: Tuesday, February 15, 2022

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Carol Day
Councillor Andy Hobbs
Councillor Alexa Loo (by teleconference)
Councillor Bill McNulty
Councillor Harold Steves (by teleconference)

Also Present: Councillor Chak Au (by teleconference)
Councillor Michael Wolfe (by teleconference)

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 Community Safety Committee held on January 11, 2022, be adopted.

CARRIED

DELEGATIONS

1. Vedanshi Vala, Co-founder and Executive Director, and Shreyanshi Vala, Operations Director, BOLT Safety Society (BOLT), were in attendance to present on the youth-led non-profit, that aims to foster safer, equitable and more inclusive communities through various community-focused initiatives, and to propose avenues for working in partnership with the City. A PowerPoint presentation was given (attached to and forming part of these minutes as Schedule 1), providing an overview of BOLT's strategic programming that focuses on education on pertinent topics, accessibility to resources and tangible help and support.

1.

Community Safety Committee
Tuesday, February 15, 2022

The delegation discussed the various BOLT initiatives and ideas for a Richmond-focussed approach, with the goal to making the programs easily available on a city-wide scale.

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

It was moved and seconded

- (1) *That the presentation be received for information; and*
- (2) *That staff analyze the presentation of the BOLT Safety Society and investigate potential partnership opportunities, and report back.*

CARRIED

It was suggested that the presentation by BOLT Safety Society be forwarded to the Richmond RCMP community engagement team.

COMMUNITY SAFETY DIVISION

2. **BUSINESS LICENSE ACTIVITY REPORT – 2021 YEAR IN REVIEW**
(File Ref. No. 12-8375-03) (REDMS No. 6804963)

A brief discussion ensued regarding the decrease in Business Licenses, noting that a general analysis of the decrease, including types of business, would be informative.

It was moved and seconded

That the staff report titled “Business Licence Activity Report – 2021 Year in Review”, dated January 24, 2022, from the General Manager, Community Safety, be received for information.

CARRIED

3. **PROPERTY USE ACTIVITY REPORT – 2021 YEAR IN REVIEW**
(File Ref. No. 12-8060-00) (REDMS No. 6827109)

Staff noted an amendment to the tables numbered “Table 1”, “Table 2” and “Table 3” on pages CS55 and CS56, to be amended to “Table 3”, “Table 4” and “Table 5”.

With respect to the significant fines applied to illegal ride hailing operators noted in the report on page CS54, staff noted that typically the fines range in the thousands of dollars, usually under \$4,000, and compounded between the fines that can be issued at the City level as well as the Passenger Transportation Branch fines that are issued under provincial statute. Staff will provide further information on the total value of the fines applied to date. Staff further noted the enforcement lead agency is the Passenger Transportation Branch, and will reach out to them to see how many cases they

2.

Community Safety Committee
Tuesday, February 15, 2022

have taken before the court.

It was moved and seconded

That the staff report titled “Property Use Activity Report – 2021 Year in Review”, dated January 24, 2022, from the General Manager, Community Safety, be received for information.

CARRIED

4. **COMMUNITY BYLAWS PARKING ENFORCEMENT AND ANIMAL SERVICES MONTHLY ACTIVITY REPORT – 2021 IN REVIEW**
(File Ref. No. 12-8060-01) (REDMS No. 6812620)

Staff noted the 125 calls for service by the BC SPCA Officers outlined in the report, range from a barking dog to a dog at large or a bite. The result of those calls can range anywhere from providing information to ticketing; repeat offenders curtail fairly quickly once ticketed. It was further noted that the barking dog process is handled under the noise bylaw, wherein the noise must affect more than just the complainant, and a log is required to be kept by the complainant for so many days and hours, stating the times and days the dog is barking. SPCA Officers will then visit the home and advise there has been a complaint and provide tips on how to curtail the barking. However, a guard dog does not fall under those circumstances unless it was disrupting the enjoyment of multiple individuals within the area.

It was moved and seconded

That the staff report titled “Community Bylaws Parking Enforcement and Animal Services Monthly Activity Report – 2021 in Review”, dated January 10, 2022, from the General Manager, Community Safety, be received for information.

CARRIED

5. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – DECEMBER 2021 AND YEAR IN REVIEW**
(File Ref. No. 09-5140-01) (REDMS No. 6815910)

With respect to the estimated commercial/industrial content value losses set out in the report, Acting Fire Chief Jim Wishlove noted he will follow up with a further analysis to determine the value breakdown for each of the six reported commercial loss incidents.

A brief discussion ensued with respect to fires caused by discarded cigarettes. Acting Fire Chief Jim Wishlove noted that typically the majority of discarded cigarettes cause fires in roadway medians and on the side of roads where there is bark mulch or dried grass, and sometimes in small garbage containers.

3.

Community Safety Committee
Tuesday, February 15, 2022

It was moved and seconded

That the staff report titled "Richmond Fire-Rescue Monthly Activity Report – December 2021 and 2021 in Review", dated January 10, 2022, from the Acting Fire Chief, be received for information.

CARRIED

6. FIRE CHIEF BRIEFING

(Verbal Report)

Items for discussion:

None

7. RCMP MONTHLY ACTIVITY REPORT – DECEMBER 2021

(File Ref. No. 09-5000-01) (REDMS No. 6802689)

Acting OIC Supt. Julie Drotar noted that in 2021 property crime numbers were the lowest they have been in a decade and that for the month, Richmond remains in the top for the lowest most violent crime, as well as the second lowest property crime, in all major lower mainland cities.

Acting OIC Supt. Julie Drotar further noted that Richmond RCMP has been assisting Surrey RCMP with the protest at 176 Street and 8 Avenue (near Pacific Highway border crossing), maintaining two people per shift (two day/two night shift) in order to support them, which has not affected any of the Richmond operations and priorities to the service of the community. More information and directives from the Commanding Officer is anticipated with respect to the Prime Minister recently invoking the Emergencies Act.

Councillor Day left the meeting (4:55 p.m.).

It was moved and seconded

That the staff report titled "RCMP Monthly Activity Report - December 2021", dated January 12, 2022, from the Acting Officer in Charge, Richmond RCMP Detachment, be received for information

CARRIED

8. RCMP/OIC BRIEFING

(Verbal Report)

Items for discussion:

None

Community Safety Committee
Tuesday, February 15, 2022

9. **MANAGER'S REPORT**

(i) *Policing Partnership Survey*

Staff noted that proposed responses to the RCMP Stakeholder Survey 2021-2022 have been drafted for submission.

A brief discussion ensued regarding the consideration of a voluntary participation program for residents to share video footage from their home security system as a way of assisting the police with any criminal behaviour in their area. Staff noted they will follow up with the RCMP.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:01p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, February 15, 2022.

Councillor Linda McPhail
Chair

Lorraine Anderson
Legislative Services Associate



VISION

Safer and equitable communities.

APPROACH

Education.
Accessibility.
Tangible support.

PROJECTS

Platform & The Hub.
Safe Hubs.
Backyards With Bolt.
Safe Buddies.
Project LyghtNyng.



PLATFORM & THE HUB

Free resources for safety and well-being, at your fingertips. Our platform can be accessed on the WIX mobile app or via desktop browser.

- Info on crisis and support services
- Safety tips + Self-defense video tutorials
- Educational articles to flip stigma + harmful narratives
- Centralized access to BOLT Safety resources (Safe Hubs, Safe Buddies, etc)

boltsafety.org/platform

SAFE HUBS

A network of safe places in partnership with local businesses and organizations. Supports local women's shelters with donations of essential supplies and 'Wellness Kits'.

- Resources for victims and survivors of domestic abuse
- Supported:
 - Downtown Eastside Women's Shelter
 - Vancouver Rape Relief and Women's Shelter
 - CHIMO Community Services' Nova Transition House

boltsafety.org/safehubs

BACKYARDS WITH BOLT

Two seasons of open conversations with members of our community on topics related to personal safety and well-being.

- Featuring interviews with experts from:
 - UBC
 - Vancouver Police Department
 - CHIMO Community Services
 - And more!
- Available on YouTube + IGTV

boltsafety.org/backyardswithbolt

SAFE BUDDIES

'Safe Buddies' are volunteers who help individuals feeling unsafe get to their destination safely. This includes seniors, non-binary people, and women, and is inclusive of transgender and cisgender people.

- Started in response to stalking and racial crimes
- Canada-wide hotline, operating on weekdays
- Safe Buddies covered in-person event of 700+ guests

boltsafety.org/safebuddies

PROJECT LYGHTNYNG

Series of educational workshops aiming to decrease violence and abuse through informing a culture of consent, promoting inclusion by flipping victim-blaming narratives, increasing access to resources, and fostering allyship.

- Currently in pilot stage
- Already presented at multiple organizations:
 - YWCA Metro Vancouver
 - St. John Ambulance
 - UBC Campus Lightbox

boltsafety.org/ **COMING SOON**

TEAM

Youth-founded.
Volunteer-run.



MEDIA

Meaningful
advocacy.



CONNECT

@boltsafety

boltsafety.org

boltsafety@gmail.com





General Purposes Committee

Date: Tuesday, February 22, 2022

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Andy Hobbs
Councillor Alexa Loo (by teleconference)
Councillor Bill McNulty
Councillor Linda McPhail (by teleconference)
Councillor Harold Steves (by teleconference)
Councillor Michael Wolfe (by teleconference)

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 General Purposes Committee held on February 7, 2022, be adopted as circulated.

CARRIED

General Purposes Committee
Tuesday, February 22, 2022

PLANNING AND DEVELOPMENT DIVISION

1. **2022 UBCM POVERTY REDUCTION PLANNING AND ACTION PROGRAM GRANT SUBMISSION**

(File Ref. No. 07-3190-01) (REDMS No. 6814818)

It was moved and seconded

- (1) *That staff be authorized to submit an application to the UBCM Poverty Reduction Planning and Action Program as described in the report titled “2022 UBCM Poverty Reduction Planning and Action Program Grant Submission,” dated February 1, 2022, from the Director, Community Social Development; and*
- (2) *That should the funding application be successful, that the Chief Administrative Officer and the General Manager, Planning and Development be authorized on behalf of the City to enter into an agreement with UBCM for the above mentioned project and that the Consolidated 5 Year Financial Plan (2022–2026) be amended accordingly.*

CARRIED

2. **COMMUNITY POVERTY REDUCTION AND PREVENTION TABLE - DRAFT TERMS OF REFERENCE**

(File Ref. No. 07-3190-01/) (REDMS No. 6799850)

Discussion ensued with regard to the selection process of Committee members, and staff noted that the City will be working with Community groups to include appropriate members, including those with lived experience.

It was moved and seconded

That the Terms of Reference for the Community Poverty Reduction and Prevention Table as outlined in the report titled “Community Poverty Reduction and Prevention Table – Draft Terms of Reference,” dated January 17, 2022 from the Director, Community Social Development, be endorsed.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:04 p.m.).

CARRIED

General Purposes Committee
Tuesday, February 22, 2022

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, February 22, 2022.

Mayor Malcolm D. Brodie
Chair

Evangel Biason
Legislative Services Associate



Public Works and Transportation Committee

Date: Wednesday, February 23, 2022

Place: Council Chambers
Richmond City Hall

Present: Councillor Chak Au, Chair
Councillor Alexa Loo (by teleconference)
Councillor Andy Hobbs (by teleconference)
Councillor Michael Wolfe (by teleconference)

Absent: Councillor Linda McPhail

Also Present: Councillor Carol Day (entered at 4:02 p.m.)
Councillor Bill McNulty

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 Public Works and Transportation Committee held on January 19, 2022, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

March 23, 2022, (tentative date) at 4:00 p.m. in the Council Chambers

AGENDA ADDITION

The Chair advised that Buses on Chatham Street will be considered as Item No. 4A.

Public Works & Transportation Committee
Wednesday, February 23, 2022

ENGINEERING AND PUBLIC WORKS DIVISION

1. **HOUSEKEEPING AMENDMENTS TO DRAINAGE, DIKE AND SANITARY SEWER SYSTEM BYLAW NO. 7551**

(File Ref. No. 12-8060-20-010331) (REDMS No. 6831343)

It was moved and seconded

That each of the following bylaws be introduced and given first, second, and third readings:

- (1) *Drainage, Dike and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No.10331; and*
- (2) *Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10353.*

CARRIED

2. **HOUSEKEEPING AMENDMENTS TO WATERWORKS AND WATER RATES BYLAW NO. 5637**

(File Ref. No. 10-6060-01) (REDMS No. 6782655)

It was moved and seconded

That each of the following bylaws be introduced and given first, second, and third readings:

- (1) *Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10330; and*
- (2) *Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10333.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

Cllr. Day entered the meeting (4:02 p.m.).

3. **TRAFFIC OPERATIONS AT NO. 2 ROAD-STEVESTON HIGHWAY AND NO. 1 ROAD-FRANCIS ROAD - REPORT BACK ON REFERRAL**

(File Ref. No. 10-6450-07-01) (REDMS No. 6819058)

Discussion ensued with regard to vehicle accident crash data and the current left-turn configuration in the No. 2 Road and Steveston Highway and No. 1 Road and Francis Road intersections. Staff noted that vehicle accident crash data is received from the RCMP. Staff added that staff do not recommended lowering the threshold to activate the left-turn signaling at the No. 2 Road and Steveston Highway and No. 1 Road and Francis Road intersections as it may adversely affect traffic flow in the opposite direction.

2.

Public Works & Transportation Committee
Wednesday, February 23, 2022

It was moved and seconded

That the staff report titled "Traffic Operations at No. 2 Road- Steveston Highway and No. 1 Road-Francis Road - Report Back on Referral" dated January 17, 2022, from the Director, Transportation, be received for information.

CARRIED

4. PROPOSED AMENDMENTS TO ZONING BYLAW 8500 - SECTION 7 PARKING AND LOADING

(File Ref. No. 08-4430-00) (REDMS No. 5081600)

Discussion ensued with regard to reviewing road space used by construction vehicles to load and unload materials.

In reply to queries from Committee, staff noted that (i) developments are required to provide a traffic plan prior to approval, (ii) the City uses analytical data to calculate the appropriate amount of parking spaces required on development sites, and (iii) a further review of parking requirements for developments can be conducted at a future Official Community Plan review.

It was moved and seconded

That Zoning Bylaw No. 8500, Amendment Bylaw No. 10077, to increase the implementation of transportation demand management measures and reduce the requirement for large size loading bays on residential sites, be introduced and given first reading.

CARRIED

4A. BUSES ON CHATHAM STREET

(File Ref. No.)

Discussion ensued with regard to the traffic configuration of transit buses along Chatham Street, and as a result, the following **referral motion** was introduced:

It was moved and seconded

That staff examine the positioning of transit buses on Chatham Street, east of 4th Avenue to No. 1 Road and opportunities to discuss the matter with TransLink, and report back.

CARRIED

Public Works & Transportation Committee
Wednesday, February 23, 2022

5. **MANAGER’S REPORT**

(i) Capstan Station Construction

Staff updated Committee on the Capstan Station Construction, noting that (i) lane closures have commenced with one-lane traffic along No. 3 Road during 7:00 a.m. to 7:00 p.m., (ii) TransLink personnel have been assigned to assist in traffic management, and (iii) nearby businesses have been advised of the construction and signage has been installed in the area.

(ii) Extreme Weather and Flood Control

Discussion ensued with regard to flood control along the West dike and in the Hamilton Area during extreme weather events. In reply to queries, staff noted that the City monitors dike activity and dike management review is on-going. Staff added that a memorandum on flood control along No. 10 Road area has been distributed.

(iii) Hamilton Area Street Banners

In reply to queries to Committee, it was noted that Parks staff can provide an update on the installation of lamp standard street banners in the Hamilton Area.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:31 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Wednesday, February 23, 2022.

Councillor Chak Au
Chair

Evangel Biason
Legislative Services Associate



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** February 1, 2022
From: Kim Somerville **File:** 07-3190-01/2022-Vol 01
 Director, Community Social Development
Re: **2022 UBCM Poverty Reduction Planning and Action Program Grant Submission**

Staff Recommendations

1. That staff be authorized to submit an application to the UBCM Poverty Reduction Planning and Action Program as described in the report titled "2022 UBCM Poverty Reduction Planning and Action Program Grant Submission," dated February 1, 2022, from the Director, Community Social Development; and
2. That should the funding application be successful, that the Chief Administrative Officer and the General Manager, Planning and Development be authorized on behalf of the City to enter into an agreement with UBCM for the above mentioned project and that the Consolidated 5 Year Financial Plan (2022–2026) be amended accordingly.

Kim Somerville
 Director, Community Social Development
 (604-247-4671)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Richmond Public Library	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

In 2020, the Poverty Reduction Planning and Action Program was introduced by the provincial government to provide funding through the Union of BC Municipalities (UBCM) over three years for local governments to engage in projects that reduce poverty at the local level and to support TogetherBC: British Columbia's Poverty Reduction Strategy. That same year, the City received a grant through the program to develop a poverty reduction and prevention action plan that resulted in the 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond. The 2022 intake is now accepting submissions for Stream 2 of the program, which is designed to support projects that reduce poverty (Attachment 1).

The grant application requires a Council resolution indicating support for the proposed project as well as a willingness to provide overall grant management. The purpose of this report is to seek Council approval for submission of a UBCM 2022 Poverty Reduction Planning and Action Program grant application.

This report supports Council's Strategic Plan 2018–2022 Strategy #4—An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

This report supports Council's Strategic Plan 2018–2022 Strategy #6—Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.6 Growth includes supports and/or services for Richmond's vulnerable populations, including youth, seniors, individuals with health concerns, and residents experiencing homelessness.

This report also supports the following actions in the City's 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond:

1.2 Pursue funding opportunities to advance poverty reduction and prevention initiatives;

2.9 Develop programs and services that respond to the specific needs of demographics at risk of or living in poverty; and

3.2 Implement targeted outreach that facilitates connections to community programs and services for residents at risk of or living in poverty.

Analysis

The UBCM Poverty Reduction Planning and Action Program provides funding in two streams: Stream 1: Poverty Reduction Plans and Assessments and Stream 2: Poverty Reduction Action. Stream 2 provides funding of up to \$50,000 to fund local projects that work to reduce poverty in the community. To apply for Stream 2 funding, municipalities must have a poverty reduction plan and the proposed project's outcomes must be linked to identified actions within the municipality's plan.

On December 6, 2021, City Council adopted the 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond, which will guide the City's approach, in collaboration with the community, to reduce and prevent poverty in Richmond over the next ten years. During community engagement to support the development of the plan, both residents and stakeholder organizations reported that they are not always aware of the types of services available in Richmond or how to access these services. The need to help connect residents at risk of or living in poverty to resources as well as programs and services in the community was frequently noted during engagement sessions.

Staff are in the process of preparing a grant application for Stream 2: Poverty Reduction Action of the UBCM 2022 Poverty Reduction Planning and Action Program for \$50,000 to submit by the February 11, 2022 deadline. A Council resolution supporting the grant application is required for the submission. Due to the short timeline, a Council resolution in support of the grant application can be provided to UBCM after the grant deadline. Should Council authorize staff to submit the grant application, staff will provide UBCM with a copy of the Council resolution to support the City's submitted application. Should the grant application be successful, the City would be required to enter into a funding agreement with UBCM.

The proposed project for the grant aims to develop and implement monthly outreach sessions that will connect residents who are at risk of or living in poverty to community-based resources and supports, including community-based skill building programs in key areas of digital literacy and employment readiness. Focusing on vulnerable population groups, including recent newcomers, refugees and lone-parent families, the main goals of the project are to increase community connections and social supports for vulnerable residents and to build capacity within Richmond's social support framework to help reduce poverty. Additionally, the project will work to reduce and prevent poverty in the community by increasing access to the resources and supports that residents need to move out of poverty. The proposed project will further actions within the 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond, specifically Actions 2.9 and 3.2 that relate to the development of program and service delivery, and the implementation of targeted outreach programs to support residents at risk of or living in poverty.

The Richmond Public Library has agreed to host the outreach sessions and work with City staff to co-lead the project. A project coordinator will be hired on contract to implement the project and will be funded through a portion of the grant funding. As part of the project implementation, a communication and marketing plan, including a plan to reach isolated/hard to reach residents, will be developed using existing City tools and those available from project stakeholders. The Community Poverty Reduction and Prevention Table will act as the Steering Committee for the

project and persons with lived/living experience will participate in the development and implementation of the project. Further consultation will be held with community organizations and residents, including residents with lived/living experience, as appropriate.

Staff will evaluate and monitor the project throughout implementation to address emerging community needs and to ensure demand for the program is manageable within the scope of the monthly sessions. If the COVID-19 pandemic is still impacting service delivery, the program delivery will be modified to ensure it meets Provincial Health Orders.

When households who are at risk or living in poverty are not connected to community supports, they often have limited or no resources to create opportunities to advance themselves, which can leave them in a cycle of poverty. By capitalizing on the library's recognized role in the community as a welcoming place to access information and services, this project will work to connect these households to available supports and resources in the community. It will also further stakeholders understanding of emerging and changing needs in the community and create a framework that can address gaps in service delivery in collaboration with community organizations.

Financial Impact

The proposed project expenses will be fully covered by the grant. Should the application be successful, the Consolidated 5 Year Financial Plan (2022–2026) will be amended accordingly.

Conclusion

The UBCM Poverty Reduction Planning and Action Program grant provides an opportunity for the City of Richmond, the Richmond Public Library and community stakeholders to further actions in the 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond. Staff recommend the application to the UBCM 2022 Poverty Reduction Planning and Action Program be approved.



Melanie Burner
Accessibility Coordinator
(604-276-4390)

Att. 1: UBCM Poverty Reduction Planning & Action Program, 2022 Program & Application Guide

Poverty Reduction Planning & Action Program

2022 Program & Application Guide

1. Introduction

In March 2019, the Province of BC released their poverty reduction strategy: [*TogetherBC: British Columbia's Poverty Reduction Strategy*](#). Mandated through the *Poverty Reduction Strategy Act*, the strategy set targets to reduce the overall poverty rate in British Columbia by at least 25%, and the child poverty rate by at least 50%, by 2024. *TogetherBC* is based on four principles: affordability, opportunity, reconciliation, and social inclusion. These principles guided the priority action areas that form the core of the strategy.

With investments from across government, *TogetherBC* reflects government's commitment to reduce poverty and make life more affordable for British Columbians. It includes policy initiatives and investments designed to lift people up, break the cycle of poverty, and build a better BC for everyone.

Local governments have long-advocated for a provincial poverty reduction strategy and are crucial partners in this work. They are at the front-line of seeing the impacts of poverty in their communities and play a central role in developing local solutions with community partners and other levels of government.

Poverty Reduction Planning & Action program

The intent of the Poverty Reduction Planning & Action program is to support local governments in reducing poverty at the local level and to support the Province's poverty reduction strategy. In 2020, the Province provided \$5 million over three years and the program is administered by the Union of BC Municipalities (UBCM). The first two intakes of the program in Spring 2020 and Spring 2021 awarded over \$2 million to more than 70 local governments across the province.

2. Eligible Applicants

All local governments (municipalities, regional districts, and the Islands Trust) in BC are eligible to apply.

Eligible applicants can submit one application per intake, including regional applications or participation as a partnering applicant in a regional application.

3. Grant Maximum

The 2022 Poverty Reduction Planning & Action program provides two streams of funding. Projects funded under Stream 1 may receive up to 100% of the cost of eligible activities to a maximum of \$25,000. Projects funded under Stream 2 may receive up to 100% of the cost of eligible activities to a maximum of \$50,000. Regional projects under either Stream 1 or Stream 2 may receive up to 100% of the cost of eligible activities to a maximum of \$150,000.

In order to ensure transparency and accountability in the expenditure of public funds, all other grant contributions for eligible portions of the project must be declared and, depending on the total value, may decrease the value of the grant.

4. Requirements for Funding

As part of the approval agreement, approved projects must meet the following requirements for funding:

- Any in-person activities, meetings, or events must meet public health orders and/or guidance in relation to COVID-19.
- Activities must comply with all applicable privacy legislation under the *Freedom of Information and Protection of Privacy Act* in relation to the collection, use, or disclosure of personal information while conducting funded activities. Personal information is any recorded information about an identifiable individual other than their business contact information. This includes information that can be used to identify an individual through association or inference.

5. Eligible Projects

To qualify for funding, applications must demonstrate the extent to which proposed activities will reduce poverty at the local level.

To qualify for funding, projects must:

- Focus on one or more of the six priority action areas identified in *TogetherBC*:
 - Housing
 - Education and training
 - Income supports
 - Families, children and youth
 - Employment
 - Social supports
- Be a new project (retroactive funding is not available);
- Be capable of completion by the applicant within one year from the date of grant approval;
- Involve key sectors of the community including community-based poverty reduction organizations, people with lived experience of poverty, businesses, local First Nations and/or Indigenous organizations.

Within the six priority areas, eligible projects may also address one or more of the other key priorities identified in *TogetherBC*: mental health and addictions, food security, transportation, and/or access to health care.

Regional Projects

Funding requests from two or more eligible applicants for regional projects may be submitted as a single application for eligible, collaborative projects. In this case, the maximum funding available would be based on the number of eligible applicants included in the application. It is expected that regional projects will demonstrate cost-efficiencies in the total grant request.

The primary applicant submitting the application for a regional project is required to submit a resolution as outlined in Section 6 of this guide. Each partnering applicant is required to submit a resolution that clearly states their approval for the primary applicant to apply for, receive, and manage the grant funding on their behalf.

The total funding request for regional projects cannot exceed \$150,000.

6. Eligible & Ineligible Costs & Activities

Eligible Costs & Activities

Eligible costs are direct costs that are approved for funding, properly and reasonably incurred, and paid by the applicant to carry out eligible activities. Eligible costs can only be incurred from the date of application submission until the final report is submitted.

Stream 1: Poverty Reduction Plans and Assessments

The intent of this funding stream is to support communities to develop or update assessments or plans in order to reduce poverty at the local level. The funding maximum under Stream 1 is \$25,000 for a single applicant and \$150,000 for regional applications.

Under Stream 1, eligible activities must be cost-effective and include:

- Development of a local Poverty Reduction plan or assessment that addresses one or more of the six priority action areas as identified in *TogetherBC*;
- Engagement of people living in poverty or with a lived experience of poverty in planning activities;
- Adding a poverty reduction lens including specific activities and outcomes to support people living in poverty, to existing plans or policies, such as:
 - Official Community Plans or community or neighbourhood plans;
 - Zoning and other policies;
 - Development permit requirements;
 - Emergency response, evacuation, and/or emergency support services plans;
 - Food security and food systems planning;
 - Community planning processes related to social determinants of health (e.g. affordable housing, homelessness, etc.).

Stream 2: Poverty Reduction Action

The intent of this funding stream is to support communities to undertake local projects in order to reduce poverty at the local level. The funding maximum under Stream 2 is \$50,000 for a single applicant and \$150,000 for regional applications.

In order to be eligible for Stream 2 funding, eligible applicants are required to have completed a Poverty Reduction plan or assessment, or demonstrate that their Official Community Plan, or an equivalent plan, is inclusive of poverty reduction principles.

Under Stream 2, eligible activities must be cost-effective and may include:

- Pilot projects to evaluate the impact of providing supports such as reduced-fare transit, recreation passes, or other service opportunities for low-income residents;
- Supporting financial security through tax-filing programs;
- Awareness campaigns to reduce stigma around poverty and promote social inclusion;
- Social enterprise initiatives that provide supported employment opportunities for people with multiple barriers to employment;
- Local food security initiatives including food-waste diversion projects and community kitchens that support training and social inclusion, as well as access to food;
- Pilot projects to assist key populations living with low income as identified in *TogetherBC*;

Stream 2 of the 2022 Poverty Reduction Planning & Action program is not intended to be a capital funding program. However, minor capital expenditures for eligible activities that have a clear and definable benefit to people living in poverty, that are clearly linked to activities identified in the application, and that are intended to reduce poverty at the local level will be considered for funding under Stream 2.

Capital costs cannot exceed 25% of the total requested Stream 2 grant (i.e. an application for a \$50,000 grant cannot include more than \$12,500 in capital costs).

Eligible Activities Applicable to Both Funding Streams

The following expenditures are also eligible, provided they relate directly to the eligible activities identified above:

- Honoraria for community member participants who are living in poverty. It is expected that the payment of honoraria should align with current best practices and that any honoraria paid for the ongoing participation of people living in poverty should be at least the current provincial minimum wage;
- Consultant costs;
- Incremental staff and administration costs;
- Public information costs.

Ineligible Costs & Activities

Any activity that is not outlined above or is not directly connected to activities approved in the application by the Evaluation Committee is not eligible for grant funding. This includes:

- Development of funding application package;
- Development of feasibility studies and/or business cases;
- Development of architectural, engineering, or other design drawings for the construction or renovation of facilities providing services to people living in poverty;
- Long-term, permanent capital investments including the purchase of land and/or buildings;
- Major capital improvements to existing facilities and/or construction of new, permanent facilities;
- Regular salaries of applicant staff or partners;
- Routine or ongoing operating (e.g. heating and lighting; security; telephone; internet) and/or planning costs or activities that are not incremental to the project;
- Purchase of software, software licences, service subscriptions, or membership fees;
- Legal, audit, or interest fees or fees to incorporate a society;
- Project-related fees payable to the eligible applicant(s) (e.g. permit fees, DCCs, etc.);
- Existing programs with established, designated funding from other partners;
- Purchase of promotional items, door/raffle prizes, give-away items, and/or gifts for community members;
- Fundraising, lobbying, or sponsorship campaigns.

7. Application Requirements & Process

Application Deadline

The application deadline is February 11, 2022.

Applicants will be advised of the status of their application within 90 days of the application deadline.

Required Application Contents

- Completed Application Form;
- Detailed project budget, including itemized costs/activities that will be funded by the grant and separating out any in-kind and/or cash contributions from the applicant(s) or other grant funding;
- Council, Board, or Local Trust Committee resolution, indicating support for the current proposed activities and willingness to provide overall grant management;
- **For regional projects only:** Each partnering eligible local government must submit a Council, Board, or Local Trust Committee resolution that clearly indicates support for the primary applicant to *apply for, receive, and manage the grant funding on their behalf*.

Resolutions from partnering applicants must include the specific language above.

- Optional: Up to three letters of support as evidence of partnership or collaboration with community-based poverty reduction organizations, people with lived experience of poverty, businesses, local First Nations and/or Indigenous organizations.

Submission of Applications

Applications should be submitted as Word, Excel, or PDF files. Total file size for email attachments cannot exceed 20MB.

All applications should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: lgps@ubcm.ca

Review of Applications

UBCM will perform a preliminary review of applications to ensure the required application elements have been submitted and to ensure that eligibility criteria have been met. Only complete application packages will be reviewed.

Following this, all eligible applications will be reviewed and scored by the Evaluation Committee. Scoring considerations and criteria include the following:

- Alignment with the intent and objectives of the Poverty Reduction Planning & Action program;
- Demonstration of direct participation in the proposed activities by people living in poverty or with a lived experience of poverty;
- Anticipated outcomes and a clear and achievable evaluation framework on how the success of the project or plan will be measured;
- Demonstrated clear and definable benefit to the community as a whole;
- Partnerships and demonstrated community support, including community-based poverty reduction organizations, people with lived experience of poverty, businesses, local First Nations, and/or Indigenous organizations;
- Cost-effectiveness of the project, including in-kind or cash contributions to the project from the eligible applicant(s), community partners, or other grant funding.

Point values and weighting have been established within each of these scoring criteria. Only those applications that meet a minimum threshold point value will be considered for funding.

The Evaluation Committee will consider the population and provincial, regional, and urban/rural distribution of proposed projects. Recommendations will be made on a provincial priority basis. All funding decisions will be made by UBCM.

All application materials will be shared with the Province of BC

8. Grant Management & Applicant Responsibilities

Please note that grants are awarded to eligible applicants only and, as such, the applicant is responsible for completion of the project as approved and for meeting reporting requirements.

Applicants are also responsible for proper fiscal management, including maintaining acceptable accounting records for the project. UBCM reserves the right to audit these records.

Notice of Funding Decision & Payments

All applicants will receive written notice of funding decisions. Approved applicants will receive an Approval Agreement, which will include the terms and conditions of any grant that is awarded, and that is required to be signed and returned to UBCM within 30 days.

Grants under the Poverty Reduction Planning & Action program will be awarded in two payments: 50% at the approval of the project and when the signed Approval Agreement has been returned to UBCM, and 50% when the project is complete and the final reporting requirements have been met.

Please note that in cases where revisions are required to an application, or an application has been approved in principle only, the applicant has 30 days from the date of the written notice of the status of the application to complete the application requirements. Applications that are not completed within 30 days may be closed.

Progress Payments

In exceptional circumstances, to request a progress payment, approved applicants are required to submit:

- Written rationale for receiving a progress payment;
- Description of activities completed to date; and
- Description of funds expended to date.

Changes to Approved Projects

Approved grants are specific to the project as identified in the application, and grant funds are not transferable to other projects. Approval from UBCM will be required for any significant variation from the approved project.

To propose changes to an approved project, approved applicants are required to submit:

- Amended application package, including updated, signed application form, budget, and an updated Council, Board, or Local Trust Committee resolution (including resolution(s) from regional application partners in the case of a regional application); and
- Written rationale for proposed changes to activities and/or expenditures.

Applicants are responsible for any costs above the approved grant unless an amended application is submitted and approved prior to work being undertaken.

Extensions to Project End Date

All approved activities are required to be completed within the timeframe identified in the Approval Agreement and all extensions beyond this date must be requested in writing and be approved by UBCM. Extensions will not exceed one year.

9. Final Report Requirements

Final Reports are required to be submitted within 30 days of the completion of the project. Applicants are required to submit an electronic copy of the complete final report, including the following:

- Completed Final Report Form with all required attachments;
- Detailed financial summary that includes the actual expenditures from the Poverty Reduction Planning & Action program and other sources of funding (if applicable) and that aligns with the actual activities outlined in the final report form;
- For Stream 1 only: electronic copy of the completed plan or assessment;
- Copies of any materials that were produced with grant funding;
- Optional: photos of the project, media clippings, and/or any reports or documents developed or amended with grant funding.

Submission of Final Reports

All final reports should be submitted as Word, Excel, or PDF files. Total file size for email attachments cannot exceed 20MB.

All final reports should be submitted to:

Local Government Program Services, Union of BC Municipalities E-mail: lgps@ubcm.ca

All final reports will be shared with the Province of BC

10. Additional Information

For enquiries about the application process or general enquiries about the program, please contact:

Union of BC Municipalities

E-mail: lgps@ubcm.ca

Phone: (250) 952-9177

For more information on BC's Poverty Reduction Strategy, please refer to [TogetherBC](#).



To: Planning Committee **Date:** January 17, 2022
From: Kim Somerville **File:** 07-3190-01/2022-Vol 01
 Director, Community Social Development
Re: **Community Poverty Reduction and Prevention Table - Draft Terms of Reference**

Staff Recommendation

That the Terms of Reference for the Community Poverty Reduction and Prevention Table as outlined in the report titled “Community Poverty Reduction and Prevention Table – Draft Terms of Reference,” dated January 17, 2022 from the Director, Community Social Development, be endorsed.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO	

Staff Report

Origin

On December 6, 2021, City Council approved the *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*, which defines a range of actions designed to reduce and prevent poverty in Richmond. Action 1.1 of the plan provides for the establishment of a Community Poverty Reduction and Prevention Table to support the implementation of actions as outlined in the plan.

The purpose of this report is to present the proposed plans for implementation of the community table and to seek Council’s endorsement of the draft Terms of Reference. Pending Council endorsement, the initiative will be launched in February of 2022.

This report supports Council’s Strategic Plan 2018–2022 Strategy #6–Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond’s physical and social needs.

6.6 Growth includes supports and/or services for Richmond’s vulnerable populations, including youth, seniors, individuals with health concerns, and residents experiencing homelessness.

This report supports Council’s Strategic Plan 2018–2022 Strategic Focus Area #8–An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.1 Increased opportunities for public engagement.

This report also supports the following action in the *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*:

1.1 Create a Community Poverty Reduction and Prevention Table to support implementation of the Collaborative Action Plan.

Analysis

Poverty is a complex issue and cannot be solved by any single organization or level of government. Many stakeholders, including senior levels of government, non-profit community service organizations, public-sector agencies, the business community and residents, including residents with lived/living experience, have important roles to play in addressing the needs of Richmond residents at risk of or living in poverty. Within this context, the City is committed to playing a proactive leadership role in building partnerships and collaboration between key community stakeholders.

Community Poverty Reduction and Prevention Table

To enable continued collaboration, City staff propose that a Community Poverty Reduction and Prevention Table be created, as identified in Action 1.1 of the *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*. The community table will build on the work accomplished during the development of the Plan and will engage in a collective approach to addressing the complex range of social and economic factors that contribute to poverty.

Specific activities of the community table will include:

- Providing input regarding the development of initiatives to further actions identified in the *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*;
- Pursuing opportunities for collaboration between key stakeholders;
- Identifying emerging issues, trends, and best practices relevant to poverty in Richmond;
- Supporting data collection processes;
- Monitoring relevant funding programs offered by senior levels of government and other funding agencies and discussing plans for funding applications; and
- Hosting presentations from other groups in the community to learn about other initiatives and perspectives that relate to poverty reduction and prevention in Richmond.

City staff propose that the community table be comprised of representatives from stakeholder organizations that support residents at risk of or living in poverty and residents with lived/living experience. Membership for the community table will be finalized in March 2022 and will consist of approximately 12 members. Efforts will be made to recruit members who represent the diversity of Richmond’s population and reflect the broad range of population groups who are vulnerable to living in poverty. As appropriate, sub-committees that engage additional stakeholders and community members will be established to support the implementation of specific initiatives that advance actions in the Plan.

Proposed stakeholder organizations for the community table include representatives of not-for-profit community organizations that support residents at risk of or living in poverty (e.g. Richmond Food Bank, CHIMO and the Richmond Poverty Reduction Coalition) and public-sector agencies (e.g. Vancouver Coastal Health and the Richmond School District). Staff recommend that three positions on the community table be held by residents with lived/living experience, including one Indigenous community member. Residents with lived/living experience will hold a two-year term and will receive honorariums to recognize their time, effort and commitment on the community table.

A draft Terms of Reference has been developed for the community table for Council’s endorsement (Attachment 1).

Financial Impact

None. Any expenses will be managed within existing department budgets.

Conclusion

A collaborative approach that includes a wide range of stakeholder organizations and residents, including residents with lived/living experience is needed to reduce and prevent poverty in the community. By establishing the Community Poverty Reduction and Prevention Table, the City of Richmond will build on its ongoing commitment to work with stakeholders in the community to reduce and prevent poverty in Richmond over the next ten years.



Melanie Burner
Accessibility Coordinator
(604-276-4390)

Att. 1: Community Poverty Reduction and Prevention Table – Draft Terms of Reference

Community Poverty Reduction and Prevention Table – Draft Terms of Reference

Mandate

To support the implementation of the *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*.

Activities

The community table's main responsibilities are to:

- Support the implementation of actions identified in the Plan;
- Provide information and input to monitor the progress of the Plan;
- Assist in community data collection;
- Identify emerging issues, trends and best practices regarding poverty reduction and prevention and discuss potential application to Richmond;
- Provide advice regarding the development of new initiatives that meet the needs of individuals at risk of or living in poverty in Richmond;
- Monitor relevant funding programs offered by senior levels of government and other funding agencies and discuss plans for funding applications;
- Contribute to the development of key messages to guide community-wide advocacy initiatives that target the provincial and federal governments; and
- Organize and host presentations from other groups in the community, including representation from people with lived experience, faith-based organizations, and advocacy groups to learn more about the experiences of residents at risk of or living in poverty in Richmond.

Membership

Membership for the community table will consist of approximately 12 members and will be comprised of representatives from stakeholder organizations that support residents at risk of or living in poverty, including not-for-profit community organizations and public-sector agencies. Additionally, three positions on the community table will be held by residents with lived/living experience, including one Indigenous community member. Residents will hold a two-year term and will receive honorariums to recognize their time, effort and commitment to participating on the community table. Efforts will be made to recruit members who represent the diversity of Richmond's population and reflect the broad range of population groups who are vulnerable to living in poverty. As appropriate, sub-committees that engage additional stakeholders and

community members will be created to support the implementation of specific initiatives that advance actions in the Plan.

Governance and Administration

City of Richmond staff will lead the administration of the Community Poverty Reduction and Prevention Table and prepare agendas and meeting minutes. Community table meetings will be co-chaired by the City representative and a member from the community table. The specific role of the community table co-chairs is to facilitate meetings, to support preparation of meeting agendas and to help ensure that all community table members are engaged, reflect the terms of reference in their actions and support other related duties as needed.

Meeting Frequency

The Community Poverty Reduction and Prevention Table will meet bimonthly.

Code of Conduct

The following principles will govern the community table's code of conduct:

- **Respect:** Recognizing the unique strengths each individual and organization brings to the project. Acting in accordance with the City's Respectful Workplace Policy (Policy 6800);
- **Collaboration:** Fostering an inclusive and collaborative environment that encourages respectful dialogue and innovation. Actively participating in the implementation of actions as identified in the Plan. Building connections and partnerships to advance poverty reduction and prevention;
- **Transparency:** Ensuring that decisions and procedures can be explained and understood by all members;
- **Engaged:** Devoting the necessary time and effort to prepare for and attend meetings and provide feedback consistent with the community table's mandate; and
- **Confidentiality:** Not disclosing confidential information discussed at community table meetings—for example, confidential business matters pertaining to the community table or any of the member organizations or individuals.



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** January 27, 2022
From: Milton Chan, P.Eng.
 Director, Engineering **File:** 12-8060-20-010331/Vol 01
Re: **Housekeeping Amendments to Drainage, Dike and Sanitary Sewer System Bylaw No. 7551**

Staff Recommendation

That each of the following bylaws be introduced and given first, second, and third readings:

- a) Drainage, Dike and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 10331; and,
- b) Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10353.

Milton Chan, P.Eng.
 Director, Engineering
 (604-276-4377)

Att. 2

REPORT CONCURRENCE		
ROUTED TO: Law Sewer and Drainage Services	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

Drainage, Dike and Sanitary Sewer System Bylaw No. 7551 governs the use of, and access to, the City's drainage, dike, and sanitary sewer systems. The Consolidated Fees Bylaw No. 8636 allows for the annual adjustment of fees and charges imposed through the City's bylaws, to account for cost inflation. Bylaw updates are required periodically to adapt to new or emerging issues.

This report supports the following strategies within Council's 2018-2022 Strategic Plan:

Strategy #1. A Safe and Resilient City:

Enhance and protect the safety and well-being of Richmond.

- 1.2 *Future-proof and maintain city infrastructure to keep the community safe.*
- 1.3 *Ensure Richmond is prepared for emergencies, both human-made and natural disasters.*

Strategy #4. An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

- 4.2 *Ensure infrastructure meets changing community needs, current trends, and best practices.*

Strategy # 5. Sound Financial Management

Accountable, transparent, and responsible financial management that supports the needs of the community into the future.

- 5.1 *Maintain a strong and robust financial position.*
- 5.2 *Clear accountability through transparent budgeting practices and effective public communication.*
- 5.3 *Decision-making focuses on sustainability and considers circular economic principles.*

Analysis

The following is a summary of the recommended changes to the existing Bylaw No.'s 7551 and 8636, as proposed in Amendment Bylaw No.'s 10331 and 10353 (Attachments 1 and 2):

- Properties require a Metro Vancouver Waste Discharge Permit to dispose of non-domestic waste in the sanitary system. Non-domestic waste is most often produced from industrial processes, and these permit fees are paid directly by the permit holder to Metro Vancouver. Under these permits, the volume of sanitary sewage is measured. Metro Vancouver consults with staff prior to issuing permits to confirm that the sanitary system can accommodate the proposed amount of sewage.

The City's sanitary utility fees are based on the volume of water delivered to a property via its metered water connection. In cases where the Metro Vancouver Waste Discharge Permit allows for a higher volume of sewage than this, the City does not currently collect any utility revenue for the volume of sewage over and above the metered water reading.

Since the City's metered sewer rate also captures Metro Vancouver fees, charging the City's full metered sewer rate on this excess volume would effectively double-bill permit holders. Therefore, a discounted sewer rate equal to 34% of the metered sewer rate is proposed, as this represents the City's portion of the current sewer rate. The full rate would apply up to the metered water volume, and the discounted rate would apply to the volume of sewage that exceeds the metered water volume.

- Aligning Bylaw No. 7551 with the proposed amendments to the Waterworks and Water Rates Bylaw No. 5637, as discussed in the report titled "Housekeeping Amendments to Waterworks and Water Rates Bylaw No. 5637" from the Director, Engineering, dated January 27, 2022.
- Increasing construction-related fees to account for construction cost inflation since the last update. The updated fees better reflect the current value of labour for the respective services.
- Transferring certain fees to the Consolidated Fees Bylaw No. 8636, to allow for annual adjustment of fees using the Consumer Price Index, without the need for individual amendment of Bylaw No. 7551.
- Replacing the word "dyke" with "dike" where it appears in Bylaw No. 7551, including the bylaw name, to provide consistency with other City documents.

Financial Impact

The changes in the proposed amending bylaws are intended to represent full cost recovery for the associated services.

Conclusion

Proposed Bylaw No. 10331 is an amendment bylaw for the Drainage, Dike and Sanitary Sewer System Bylaw No. 7551. Proposed changes include a discounted fee structure for Metro Vancouver discharge permit holders who discharge sewage that is produced from water sources other than the City's water system, and update of fees based on the current value of services to ensure full cost recovery. Bylaw No. 10353 proposes transfer of certain fees from the Drainage, Dike and Sanitary Sewer System Bylaw No. 7551 to the Consolidated Fees Bylaw No. 8636.

The amending bylaws presented with this report require Council's approval to maintain proper use of various utility services and recover costs incurred by the City to provide these services.



Jason Ho, P.Eng.
Manager, Engineering Planning
(604-244-1281)



Stephenie Wong, P.Eng.
Project Manager
(604-204-8516)

JH:sw

- Att. 1: Drainage, Dike and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 10331
- Att. 2: Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10353



**Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551,
Amendment Bylaw No. 10331**

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 by deleting subsection 1.2.1(d) and replacing it with the following:

“(d) at the request of the **property owner** of a **one-family dwelling** or **two-family dwelling**, a design plan or drawing referred to in paragraph (c) may be prepared by the **City** for the fee specified in Consolidated Fees Bylaw No. 8636.”

2. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting subsection 2.1.1(d) in its entirety and replacing it with the following:

“(d) for industrial, commercial, and institutional properties which are **metered properties** and operate under a Metro Vancouver permit and do not receive fee reductions in accordance with section 2.1.1A(b) or 2.3.2 of this Bylaw, 75% of the rates specified in subsection 2.1.1(c).”

3. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by adding section 2.1.1A as follows:

“2.1.1A Every **property owner** whose property has been connected to the **sanitary sewer** system, discharges **sewage** under an issued Metro Vancouver permit, and discharges greater volumes of **sewage** into the **sanitary sewer** system than the metered volume of water delivered to the property (e.g. sewage produced using a water source other than that provided by the **City**), must pay user fees as follows:

- (a) User fees as imposed in section 2.1.1; and,
- (b) User fees at 34% of the **sanitary sewer** metered rate specified in Part 2 of Schedule B for the volume of **sewage** discharged to the **sanitary sewer** system less the metered volume. The volume of **sewage** discharged shall be determined as the lesser of:
 - (i) the maximum daily discharge rate listed on the issued Metro Vancouver permit applied across the duration of the permit (if applicable);

- (ii) the **sewage** discharge volumes listed in the quarterly monitoring reports submitted to Metro Vancouver as a condition of a Metro Vancouver permit (if applicable); and
 - (iii) the sewage discharge volume measured using an alternative method proposed by the property and approved in writing by the **General Manager, Engineering & Public Works.**”
- 4. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting subsection 2.1.2(a) in its entirety and replacing it with the following:
 - “(a) pursuant to the universal or voluntary water metering program under section 14(b), 14(d) or 22A of the *Waterworks and Water Rates Bylaw No. 5637.*”
- 5. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting section 2.1.3 in its entirety and replacing it with the following:
 - “2.1.3 Every owner of a multi-family dwelling which has a water meter installed pursuant to section 9(b) or section 14(b) of the *Waterworks and Water Rates Bylaw No. 5637* will receive a credit to be applied to future sewer charges equal to the difference between the metered charges for the first 60 months of consumption subsequent to the initial meter reading for billing purposes and the amount that would have been payable on a flat rate, provided:
 - (a) the metered charges exceed the flat rate by more than \$10; and,
 - (b) the **property owner** or **property owners** submits a request for the credit to the City in writing within 15 months of the calendar year over which the credit shall be applied. The credit will be the difference of the metered charges and the flat rate charge for the applicable calendar year.”
- 6. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting section 2.6.1 and replacing it with the following:
 - “2.6.1 Where the **City** responds to a request for maintenance or emergency service to the **sanitary sewer** system or **drainage system** and the **City** determines that the problem originates on private property, the **property owner** must pay the fees specified in Consolidated Fees Bylaw No. 8636.”
- 7. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended at section 3.3.2 by deleting the reference to “Ten Thousand Dollars (\$10,000)” where it appears and replacing it with “Fifty Thousand Dollars (\$50,000)”.

8. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by amending the following definition to Section 5.1:

“SEWAGE means human excretion, water-carried wastes from drinking, culinary purposes, ablutions, laundering, food processing, or ice producing activities, or other water-carried wastes discharged into the **sanitary sewer** system.”

9. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting Schedule A in its entirety and inserting Schedule A attached to and forming part of this bylaw.

10. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by replacing the word “dyke” with “dike” where it appears.

FIRST READING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW NO. 10331**SCHEDULE A to BYLAW NO. 7551****SANITARY SEWER AND DRAINAGE SYSTEM CONNECTION CHARGES****1. DEMOLITION CHARGES**

- | | |
|-------------------------------------------------------------------------------|--------------|
| a) Cap and abandon existing service | \$1,300 each |
| b) Adjustment to top elevation of inspection chamber or manhole | \$1,300 each |
| c) Repair of inspection chamber | \$1,300 each |

2. INSPECTION CHAMBERS

- | | |
|---------------------------------------------------------|--------------|
| a) Supply and installation of inspection chamber | \$3,300 each |
| b) Adjust existing inspection chamber | \$1,000 each |

3. CONNECTION TO MAIN

- | | |
|---------------------------------------------------|--------------|
| a) Connection to sewer main up to 1.5 metres deep | \$4,000 each |
| b) Connection to sewer main over 1.5 metres deep | By Estimate |

4. SERVICE PIPE

- | | |
|-------------------------------------------------------------------------------------------------|-----------------|
| a) Supply and install 100 to 150 mm dia lateral pipe, up to 1.5 m in depth | \$500 per metre |
| b) Supply and install 200 mm dia lateral pipe, up to 1.5 metres in depth | \$600 per metre |
| c) Supply and install lateral pipes greater than 200mm dia or greater than 1.5 metres in depth. | By Estimate |

5. MANHOLES

- | | |
|----------------------------------------------------------------------|---------------|
| a) Supply and install 1050 mm dia manhole, up to 1.5 metres in depth | \$8,000 each |
| b) Supply and install 1200 mm dia manhole, up to 1.5 metres in depth | \$8,700 each |
| c) Supply and install 1500 mm dia manhole, up to 1.5 metres in depth | \$9,400 each |
| d) Supply and install 1800 mm dia manhole, up to 1.5 metres in depth | \$10,000 each |
| e) Supply and install manholes over 1800 mm dia | By Estimate |
| f) Supply and install manholes over 1.5 metres deep | By Estimate |



Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10353

The Council of the City of Richmond enacts as follows:

- 1. The Consolidated Fees Bylaw No. 8636, as amended, is further amended by inserting Schedule A attached to and forming part of this bylaw, in appropriate alphabetical order.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signatures

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

MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW No. 10353**SCHEDULE – DRAINAGE, DIKE, AND SANITARY SEWER SYSTEM****Drainage, Dike, and Sanitary Sewer System Bylaw No. 7551**

Description [Section]	Fee
<u>Design Plan Prepared by City [s. 1.2.1(d)]</u> a) Design plan prepared by City for One-Family Dwelling or Two-Family Dwelling b) Design plan prepared by City for all other buildings	\$1,000 each \$2,000 each
<u>Service Requests [s. 2.6.1]</u> For responses by the City in connection with a request for maintenance or emergency services.	\$300 each



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** January 27, 2022
From: Milton Chan, P.Eng.
 Director, Engineering **File:** 10-6060-01/2021-Vol 01
Re: **Housekeeping Amendments to Waterworks and Water Rates Bylaw No. 5637**

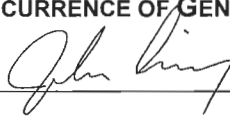

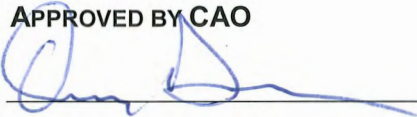
Staff Recommendation

That each of the following bylaws be introduced and given first, second, and third readings:

- a) Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10330; and,
- b) Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10333.

Milton Chan, P.Eng.
 Director, Engineering
 (604-276-4377)

Att. 2

REPORT CONCURRENCE		
ROUTED TO: Law Water Services	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

Waterworks and Water Rates Bylaw No. 5637 governs the use of, and access to, the City's water system. The Consolidated Fees Bylaw No. 8636 allows for the annual adjustment of fees and charges imposed through the City's bylaws, to account for cost inflation. Bylaw updates are required periodically to adapt to new or emerging issues.

This report supports the following strategies within Council's 2018-2022 Strategic Plan:

Strategy #1. A Safe and Resilient City:

Enhance and protect the safety and well-being of Richmond.

- 1.2 *Future-proof and maintain city infrastructure to keep the community safe.*
- 1.3 *Ensure Richmond is prepared for emergencies, both human-made and natural disasters.*

Strategy #4. An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

- 4.2 *Ensure infrastructure meets changing community needs, current trends, and best practices.*

Strategy # 5. Sound Financial Management

Accountable, transparent, and responsible financial management that supports the needs of the community into the future.

- 5.1 *Maintain a strong and robust financial position.*
- 5.2 *Clear accountability through transparent budgeting practices and effective public communication.*
- 5.3 *Decision-making focuses on sustainability and considers circular economic principles.*

Analysis

The following is a summary of the recommended changes to the existing Bylaw No.'s 5637 and 8636, as proposed in Amendment Bylaw No.'s 10330 and 10333 (Attachments 1 and 2):

- Clarifying that the addition of one or more plumbing fixtures will result in the need to renew service pipes smaller than 25mm, when works proposed under a building permit is valued at \$75,000 or more. This change provides clarity when determining if service pipes require renewal.
- Specifying a minimum setback distance of 1m for meter boxes from surfaces that may present an obstruction to meter boxes. To provide further clarity, pavers and other surfaces intended for pedestrian or vehicle traffic are added as objects from which setback is required.
- Specifying a minimum setback distance of 1m for service pipes and curb stops from obstructions. To provide further clarity, retaining wall foundation and fence foundations are added as structures from which setback is required.
- Prohibiting changes or adjustments to service or meter boxes unless authorized by the City, preventing property owners from making modifications that do not meet the City's installation, operations, or maintenance requirements. City costs to address unauthorized changes or adjustments may be billed to the property owner as part of their property taxes.
- Including universal water metering for multi-family dwellings, which was endorsed by Council at the November 8, 2021 Regular Council Meeting. Similar to participants of the voluntary multi-family water metering program, the universal multi-family water metering program will be eligible for a rebate on metered water utility fees exceeding the flat rate for a period of five years. The rebate provides newly metered dwellings with the opportunity to address leaks and other sources of high consumption.
- Removing references to voluntary water metering for single-family dwellings, which are now all metered.
- Increasing construction-related fees to account for construction cost inflation since the last update. The updated fees better reflect the current value of labour for the respective services.
- Transferring certain fees from Bylaw No. 5637 to the Consolidated Fees Bylaw No. 8636, to allow for annual adjustment of fees using the Consumer Price Index, without the need for individual amendment of Bylaw No. 5637.
- Reorganizing certain fees to more appropriate locations within the bylaw.

Staff will also be reviewing the temporary fire hydrant use procedures and fee structure in Bylaw No. 5637 in order to improve operational efficiency, ratepayer equity, and cost recovery for the City, and will present options and recommendations for Council consideration in a future report.

Financial Impact

The changes in the proposed amending bylaw are intended to represent full cost recovery for the associated services.

Conclusion

Proposed Bylaw No. 10330 is an amendment bylaw for Waterworks and Water Rates Bylaw No. 5637. Proposed changes include amended fees based on the current value of services to ensure full cost recovery, changes to support the implementation of universal multi-family water metering, and clarifying installation and maintenance requirements for water infrastructure to align with best practices. Bylaw No. 10333 proposes transfer of certain fees from Waterworks and Water Rates Bylaw No. 5637 to the Consolidated Fees Bylaw No. 8636.

The amending bylaws presented with this report require Council's approval to maintain proper use of various utility services and recover costs incurred by the City to provide these services.



Jason Ho, P.Eng.
Manager, Engineering Planning
(604-244-1281)



Stephenie Wong, P.Eng.
Project Manager
(604-204-8516)

JH:sw

- Att. 1: Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10330
- Att. 2: Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10333



**Waterworks and Water Rates Bylaw No. 5637,
Amendment Bylaw No. 10330**

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 adding the following definitions to section 1 in appropriate alphabetical order, reordering remaining definitions, and bolding such terms where they appear in **Waterworks and Water Rates Bylaw No. 5637**:

“**METER BOX** means the structure used to contain a **water meter** when used in relation to underground structures and the appurtenance which provides above-ground access to the **water meter** when used in relation to objects or structures that are above ground.”

2. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 2(d) in its entirety and replacing it with the following:

“(d) At the request of the **property owner**, a design plan or drawing referred to in subsection 2(a)(iii) may be prepared by the **City** for the fee specified in Consolidated Fees Bylaw No. 8636.”

3. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 4(b) in its entirety and replacing it with the following:

“(b) Where an application for a **building permit** has been made for works valued at \$75,000 or greater and the existing **service pipe** to the building(s) for which works are proposed, from the **curb stop** at the property line to the **City’s** watermain, is either:

- (i) more than 25 years old; or
- (ii) smaller than 25 mm and the works include the addition of one or more plumbing fixtures,

the **property owner** must install a new **service pipe**, including a **water meter** if one does not exist on the **service pipe**, and pay the applicable water connection fee set-out in Schedule “D”.”

4. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 6(c) in its entirety and replacing it with the following:

“(c) The **meter box** for a new connection shall be set back at least 1 m clear from sidewalks, driveways, brick walkways, pavers, or any other surface that is intended for pedestrian or vehicle traffic.”

5. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting section 7 in its entirety and replacing it with the following:

“7. **Inaccessibility of Meters**

The **City** will notify the **customer** if the **customer’s** privately located meter or accessory thereof is found to have become inaccessible for reading or maintenance. If the **customer** does not make the meter or accessory accessible within 96 hours of receipt of notice, the **customer** shall pay, in addition to the metered rates and water meter fixed charge amounts set out in Schedule B or C as applicable, the fee for an inaccessible meter as set out in Section 3 of Schedule B or C as applicable and not pro-rated while the said meter or accessory remains inaccessible. If the **customer** does not make the meter or accessory accessible within 96 hours of receipt of notice, the **City** may also choose to reinstate access to the meter or accessory at the cost of the **customer**.”

6. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 9(a) in its entirety and replacing it with the following:

“(a) For all new **multi-family dwelling** properties, existing **multi-family dwelling** properties that apply for **meter service** pursuant to 9(b), or existing **multi-family dwellings** required to have a meter water service pursuant to section 14:

- (i) a **water meter** will be installed at each of the **service pipe** connections at or near the property line; or
- (ii) if the **General Manager, Engineering & Public Works** determines that separate metering for water usage by different dwellings, buildings or areas within a **multi-family dwelling** property would:
 - A) be cost-efficient;
 - B) capture all water usage by the property; and
 - C) provide the City with readily available access to the **water meter** or **water meters**,

the **General Manager, Engineering & Public Works** may permit, in addition to or in place of **water meters** installed pursuant to subsection 9(a)(i), **water meters** to be installed in the following locations:

- D) at all **service pipe** connections in the mechanical room or the **service pipe** junction of one or more buildings within the **multi-family dwelling** property; or
 - E) at the water connection for each dwelling unit and each common area within the **multi-family dwelling** property.”
7. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 10(a) and 10(b) in their entirety and replacing them with the following:
- “(a) Every **property owner** shall locate all **service pipes** and **curb stops** at least one (1) metre clear of any structure, driveway, curb, sidewalk, retaining wall foundation or fence foundation.
 - (b) Every **property owner** shall locate the top of the **service box** and/or **meter box** at finished ground level, at least one (1) metre clear of any structure, driveway, curb, or sidewalk.”
8. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by adding the following new subsection 10(e):
- “(e) **Service boxes** and **meter boxes** shall not be moved, adjusted, or otherwise modified unless completed by the **City** or with the written approval from the **General Manager, Engineering & Public Works**. If the **General Manager, Engineering & Public Works** determines any unauthorized modifications were completed, the **City** may reinstate the **service box** and or **meter box** without the **property owner’s** permission and at the cost of the **property owner**.”
9. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 11(a)(iii) in its entirety and replacing it with the following:
- “(iii) The **property owner** shall pay the charges set out in Consolidated Fees Bylaw No. 8636 for each turn on or turnoff.”
10. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 11(b)(i) in its entirety and replacing it with the following:
- “(i) A **property owner** requesting non-emergency service calls to turn water off or on outside regular working hours shall pay the charges set out in Consolidated Fees Bylaw No. 8636.”
11. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 11(c)(i) in its entirety and replacing it with the following:
- “(i) A **customer** requesting an **emergency service call** to turn water off or on must pay the charges set out in Consolidated Fees Bylaw No. 8636.”

12. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 13(e) in its entirety and replacing it with the following:

“(e) Every **property owner** of a **multi-family dwelling** which has a **water meter** installed pursuant to section 9(b) or section 14(b) of this Bylaw will receive a credit to be applied to future water charges equal to the difference between the metered charges for the first 60 months of consumption subsequent to the initial meter reading for billing purposes and the amount that would have been payable on a flat rate basis, provided:

- (i) the metered charges exceed the flat rate by more than \$10; and
- (ii) the **property owner(s)** submits a request for the credit to the City in writing within 15 months of the calendar year over which the credit shall be applied. The credit will be the difference of the metered charges and the flat rate charge for the applicable calendar year.”

13. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 14(b) in its entirety and replacing it with the following:

“(b) Commencing January 1, 2022, the **General Manager, Engineering & Public Works** shall establish a schedule for substituting a **meter service** in lieu of an ordinary service for **multi-family dwellings** in the **City** that do not have **meter service**, and the **City** will supply and install **water meters** at these **properties** at no charge to the **property owner**.”

14. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by adding the following new subsection 14(d):

“(d) Notwithstanding the schedule established in subsection 14(b), owners of **multi-family dwellings** may continue to apply to the **City** for a **meter service** in accordance to subsection 9(b).”

15. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 19(a) in its entirety and replacing it with the following:

“(a) All persons shall install all underground pipes such that the top of pipe is not less than 500 mm (20 inches) below the surface of the ground, and all other pipes where so fitted as to be exposed to frost shall be properly protected.”

16. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 22(a) in its entirety and replacing it with the following:

“(a) No person shall obtain water from a watermain by means other than a metered connection for the purpose of serving any **one-family dwelling**, commercial or industrial establishment, or farm. Nothing in this Section shall apply to the fighting of fires.”

17. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 22(b)(ii) in its entirety and replacing it with the following:
 - “(ii) pay, prior to installation, the applicable connection charge and water meter installation fee specified in Schedule “D”, notwithstanding **water meters** installed as an outcome of 9(b) or 14(b) or 22A(b).”
18. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 22A(a) in its entirety.
19. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 22B(b) in its entirety and replacing it with the following:
 - “(b) The **City** will rebate the **property owner** \$100 for each replacement toilet, up to a maximum of two replacement toilets per property, provided that the **City** is satisfied that the rebate application meets the criteria set-out in subsection 22B(a).”
20. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting section 26(a) in its entirety and replacing it with the following:
 - “(a) The **General Manager, Engineering and Public Works** will, upon written request and the payment of the fee as set out in Consolidated Fees Bylaw No. 8636 by the **customer**, test a **water meter** for accuracy.”
21. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting section 26(d) in its entirety and replacing it with the following:
 - “(d) Where a **customer** requests verification that a **water meter** at a property is functioning properly, the **City** will conduct an on-site inspection of the **water meter** after the **customer** has paid the fees set out in Consolidated Fees Bylaw No. 8636. The fee(s) will be refunded to the **customer** if the **City** determines that the **water meter** fails to register or properly indicate the flow of water. In no other circumstance will the fee be refunded to the **customer**.”
22. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting Schedules “B”, “C”, and “D” to Bylaw 5637 in their respective entireties and substituting therefor Schedule A attached to and forming part of this Bylaw.
23. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting Schedule “F” to Bylaw 5637 in its entirety.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW No. 10330**SCHEDULE "B" TO BYLAW NO. 5637**

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

1. RATES

Consumption per cubic metre:	\$1.5082
Minimum charge in any 3-month period (not applicable to Farms)	\$114.00

2. WATER METER FIXED CHARGE

Fixed charge per **water meter** for each 3-month period:

<u>Meter Size</u>	<u>Fixed Charge</u>
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

3. FEE FOR AN INACCESSIBLE METER AS SET OUT IN SECTION 7

Per quarter that the meter is in accessible (not to be pro-rated)	\$200
-------------------------------------------------------------------	-------

SCHEDULE "C" TO BYLAW NO. 5637

**METERED RATES FOR
ONE-FAMILY DWELLING AND TWO-FAMILY DWELLING**

1. **RATES**
Consumption per cubic metre: \$1.5082

2. **WATER METER FIXED CHARGE**
Fixed charge per **water meter** for each 3-month period:

<u>Meter Size</u>	<u>Fixed Charge</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

3. **FEE FOR AN INACCESSIBLE METER AS SET OUT IN SECTION 7**
Per quarter that the meter is in accessible (not to be pro-rated) \$200

SCHEDULE “D” to BYLAW 5637*

1. WATER CONNECTION CHARGE

One-Family, Two-Family, Multi-Family, Industrial, Commercial Water Connection Size	Connection Charge	
	Tie In Charge	Price Per Metre of Service Pipe
25 mm (1”) diameter	\$3,400	\$200
40 mm (1 ½”) diameter	\$4,700	\$200
50 mm (2”) diameter	\$4,900	\$200
100 mm (4”) diameter or larger	in accordance with Section 38	in accordance with Section 38

2. WATER METER INSTALLATION FEE

- a. Install water meter 25 mm (1”) or smaller on water connection 25 mm (1”) or smaller for One-Family Dwelling or Two-Family Dwelling [s. 3A(a), s. 22(b)(ii)] \$1,300 each
- b. Install water meter not covered under Schedule D Item 2a. [s. 3A(a), s. 22(b)(ii)] Actual Cost

3. WATER SERVICE DISCONNECTIONS

- a. When the service pipe is temporarily disconnected at the property line for later use as service to a new building \$200 each
- 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 \$1,500 each
- c. If the service pipe is larger than 50mm Actual Cost



City of Richmond

Bylaw 10333

Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10333

The Council of the City of Richmond enacts as follows:

1. The **Consolidated Fees Bylaw No. 8636**, as amended, is further amended by inserting Schedule A attached to and forming part of this bylaw, in appropriate alphabetical order.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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

SCHEDULE A TO BYLAW No. 10333**SCHEDULE – WATERWORKS****Waterworks and Water Rates Bylaw No. 5637**

Description [Section]	Fee
<u>Design Plan Prepared by City [s. 2(d)]</u>	
a) Design plan prepared by City for One-Family Dwelling or Two-Family Dwelling	\$1,000 each
b) Design plan for all other buildings	\$2,000 each
For each turn on or turn off [s. 11(a)(iii), s. 11(c)(i)]	\$108
For each non-emergency service call outside regular hours [s. 11(b)(i)]	Actual Cost
Fee for testing a water meter [s. 26(a)]	\$377
Fee for water meter verification request [s.26(d)]	\$50
Troubleshooting on private property	Actual Cost
<u>Fire flow tests of a watermain</u>	
(a) First test.	\$250
(b) For each subsequent test	\$150
Locate or repair of curb stop service box or meter box	Actual Cost
<u>Fee for use of City fire hydrants [s. 37]:</u>	
(a) Where the installation of a water meter is required:	
(i) Refundable Deposit	\$340
(ii) Consumption fee: the greater of the rates set out in Item 1 of Bylaw No. 5637 Schedules “B” or “C”, or	\$218
(b) Where the installation of a water meter is not required:	
(i) First day	\$218
(ii) Each additional day of use beyond the first day	\$72

Description [Section]	Fee
<p><u>Fee for use of Private fire hydrants [s. 37.1]:</u></p> <p>(a) Where the installation of a water meter is required:</p> <p style="padding-left: 20px;">(i) Refundable Deposit</p> <p style="padding-left: 20px;">(ii) Consumption fee: the greater of the rates set out in Item 1 of Bylaw No. 5637 Schedules “B” or “C”, or</p> <p>(b) Where the installation of a water meter is not required:</p> <p style="padding-left: 20px;">(i) First day</p> <p style="padding-left: 20px;">(ii) Each additional day of use beyond the first day</p>	<p></p> <p></p> <p>\$360</p> <p>\$210</p> <p></p> <p>\$100</p> <p>\$65</p>



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** January 19, 2022
From: Lloyd Bie, P. Eng.
 Director, Transportation **File:** 08-4430-00/Vol 01
Re: **Proposed Amendments to Zoning Bylaw 8500 - Section 7 Parking and Loading**

Staff Recommendation

That Zoning Bylaw No. 8500, Amendment Bylaw No. 10077, to increase the implementation of transportation demand management measures and reduce the requirement for large size loading bays on residential sites, be introduced and given first reading.

Lloyd Bie, P. Eng.
 Director, Transportation
 (604-276-4131)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering	<input checked="" type="checkbox"/>	
Sustainability & District Energy	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

Section 7 (Parking and Loading) of Zoning Bylaw 8500 (the Bylaw) identifies the requirements for off-street parking (motor vehicles and bicycles) and loading spaces for residential, commercial and other land uses. This report presents proposed amendments to Section 7 in order to:

- incorporate the findings of recent parking utilization studies in Metro Vancouver;
- respond to feedback from the development community; and
- achieve a better alignment of the requirements with the goals and objectives of the Official Community Plan (OCP) and Community Energy and Emissions Plan (CEEP).

Upon completion of the update of the Cycling Network Plan and cycling-related policies anticipated in Q2 2022, a future staff report anticipated in Q4 2022 will propose updated off-street bicycle parking requirements and respond to the following Council referral made at the May 19, 2015 Public Hearing meeting:

That staff examine the bicycle parking stall requirements for multi-residential units in Richmond Zoning Bylaw 8500.

In the interim, staff will continue to pursue additional long-term on-site bike parking in excess of Bylaw requirements for larger multi-family units.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 Ensure an effective OCP and ensure development aligns with it.

Analysis

Proposed Amendments to Section 7: Parking and Loading

The proposed amendments to Section 7 are intended to:

- streamline and align requirements with current practices; and
- increase the implementation of Transportation Demand Management (TDM) measures to encourage the use of alternative travel modes.

Collectively, the proposed amendments will:

- improve utilization of parking spaces;
- improve site design and increase available floor space for urban space in residential developments;

- reduce the costs of the provision of off-street parking facilities; and
- achieve parking provisions that respond to the sustainability goals of the OCP and CEEP.

For each of the proposed Zoning Bylaw amendments, the following sections outline the current bylaw, the proposed changes and the rationale for the respective amendment. In addition, the terminology used Section 7 will be updated (i.e., use “people with disabilities” instead of “disabled persons” in Sections 7.5.14 and 7.15.5).

Section 7.4.4: Transportation Demand Management (TDM) Measures

The City secures TDM measures through redevelopment to manage traffic and parking demand. TDM measures are an effective approach to maximize travel through sustainable transportation choices. The current Bylaw wording states that the minimum on-site parking requirements contained in the bylaw may be reduced by up to a maximum of 10% where:

- the City implements transportation demand management measures, including the use of car co-operatives, transit passes, private shuttles, carpools or enhanced end-of-trip cycling facilities; and
- the minimum on-site parking requirements are substantiated by a parking study that is prepared by a registered professional transportation engineer and subject to review and approval of the City.

The proposed amendment will increase the reduction in minimum off-street parking requirements that can be allowed with the implementation of TDM measures from a maximum of 10% to a maximum of 20%. Similar to the application of the existing clause, the proposed TDM reduction will be applicable to all uses identified with parking requirements in the Bylaw. TDMs will continue to be secured and implemented through the redevelopment process.

The proposed increase in eligible parking reduction reflects the results of the City’s parking study utilization counts for sites within City Centre (Attachment 1) and is also consistent with the results of the Metro Vancouver 2019 Apartment Study results (Attachment 2). Even with the proposed maximum 20% reduction from the current Bylaw rates for residential use, the resultant parking rates will still be within the observed on-site parking utilization rates from both studies. The proposed further reduction will more closely match the on-site parking provisions for future residential developments to the observed parking demands in the City Centre.

The list of eligible TDM measures will also be broadened to include those commonly applied in the industry:

- enhancements to cycling and walking facilities in the vicinity of the development;
- implementation of pedestrian-friendly pavement and sidewalk treatments; and
- the development makes provision for emerging and innovative TDM measures in the future.

In addition, the monetary equivalent could be considered towards the City securing the TDM measures associated with the development.

An additional clause is proposed to deter an oversupply of on-site parking in excess of the Bylaw provisions or associated parking study requirements whereby through a development permit or

rezoning application, additional TDM measures may be sought by the City to offset the impacts created by additional vehicle trips to the site.

Currently the Bylaw does not permit staff to seek enhancements to encourage active modes of travel to a site when additional parking beyond required parking demand is provided. Application of the proposed clause will be reviewed on a case by case basis through the development applications process to determine if the level of parking oversupply is deemed to increase the reliance of the automobile use without any countermeasures that promote alternate modes of travel.

An example of a development application where consideration for the provision of TDMs may be secured is an apartment building with two parking stalls per unit proposed by the developer whereas the Bylaw parking provision requires 1.5 parking stalls per unit. Depending on the size and location of the development, staff may pursue requiring the developer to incorporate TDM measures to support sustainable transportation modes in order to better align the development with the objectives of the OCP and CEEP.

This clause will not preclude the provision of parking stalls on site that exceed the Bylaw provision for market or other reasons by a development. It will, however, allow the City to offset the impacts of additional automobile trips to the site by also supporting enhancements to alternate modes of travel. As additional vehicle trips have operational and maintenance impacts to the adjacent road network, expanding the availability of transportation choices for future residents, employees and visitors of a development will help mitigate these impacts.

Section 7.9.3.1: Residential Use City Centre Parking Requirements – Affordable Housing Use

Per the current Bylaw, the minimum parking spaces required for an affordable housing unit are 0.9 spaces per unit for residents. The proposed amendment will lower the minimum parking rate to 0.8 spaces per unit to align with the market rental apartment housing rate of 0.8 spaces per unit in City Centre Zone 1. Both affordable housing units and market rental apartment housing units would be eligible for the further 20% parking reduction with TDM measures as proposed for Section 7.4.4 described above.

A staff report in response to the Council referral that staff review the required parking ratios for 100% market rental buildings is anticipated to be presented to Council for consideration in the first quarter of 2022.

Section 7.4.3: Shared Parking Areas

The current Bylaw wording states that the sharing of on-site parking areas for two or more uses is permitted where:

- the maximum demand of such parking areas by the individual uses occurs at different periods of the day;
- the maximum demand of such parking areas is substantiated by a parking study that is prepared by a registered professional transportation engineer; and
- the parking study is subject to the review and approval of the City.

The changes proposed will allow the sharing of commercial/retail and residential visitor parking areas. This change will formalize a long standing practice for mixed use developments as the peak demands for each use occur at different times of the day. The additional change proposed is a new clause that the undertaking of a parking study is at the discretion of the City.

Initial Consultation with Urban Development Institute

At the January 29, 2020 meeting of the Richmond Committee of the Urban Development Institute (UDI), staff presented the proposed Zoning Bylaw amendments to seek input and feedback. Generally, there was support for reducing the off-street parking rates; however, the group did express some concern regarding TDM measures, especially with respect to the provision of transit passes. Staff explained that there is no mandatory provision for TDM measures and a development can still elect to provide the minimum parking required by the Bylaw should a reduction in parking supply not be sought. Similar to the current TDM clause in the Bylaw, TDM measures to support a parking reduction of up to 20% will be required to promote the use of alternate modes of travel to the site.

Although not presented as part of the proposed Zoning Bylaw amendments, UDI expressed concern regarding large truck loading requirements for residential developments. Staff have investigated this item and support changes to the current bylaw requirements. As described below, this amendment will formalize the current practice through the development application process to grant a variance for the need to accommodate larger trucks on site.

Section 7.13: On-Site Loading for Large Size Trucks

Under the current Zoning Bylaw, the general requirements for on-site large size truck (e.g., semi-trailer) loading spaces in residential developments are as follows:

- 81 or more dwelling units: required where the developments are fronting a public road where on-street parking is prohibited.
- 241 or more dwelling units: required where the developments are fronting a public road where on-street parking is permitted.

The proposed amendment would remove the requirements for on-site large size truck loading spaces for residential developments based on the following rationale:

- Feedback from the development industry indicates that on-site large size truck loading spaces are very infrequently used and in some cases never used. The provision of such loading facilities therefore is not the best utilization of urban space.
- Because of the large foot print required to accommodate the on-site turning movements, the design of loading facilities for large size trucks is often very challenging and in some cases not possible.
- Removing the large size truck loading requirements is expected to result in improved design of site layout and more optimal utilization of limited urban space for residential developments.
- Any developments that need on-site large size truck loading spaces would typically be provided by the developer at its own initiative to meet the tenant's needs. If any large size truck loading spaces are required in special cases, the requirements would be addressed on a

case by case basis jointly by staff and the applicants to ensure that all on-site loading demand can be accommodated.

Follow-up Consultation with Urban Development Institute

At a meeting with the Richmond Committee of UDI held on January 13, 2022, staff presented the suite of proposed bylaw amendments, including the removal of the on-site large truck loading space requirement. UDI was supportive of all of the changes, the feedback received was positive and the group commended staff for the proposed amendments.

Financial Impact

None.

Conclusion

The proposed changes to Section 7 of the Zoning Bylaw are consistent with the findings in Metro Vancouver's 2019 apartment study, reflective of feedback from the development community, and are in alignment of the transportation-related goals, objectives and actions outlined in the Official Community Plan.

These amendments are intended to encourage the use of non-automobile based travel mode choices and provide a mechanism for the City to secure measures to promote non-automobile travel to a development.

Without these proposed amendments to reflect today's market conditions and regional sustainability goals, there would be a continued undesirable over-supply of parking and loading spaces thereby encouraging the increased use of private automobiles resulting in unnecessary traffic congestion and increased vehicle emissions in the city.



Sonali Hingorani, P. Eng.
Transportation Engineer
(604-276-4049)



Joan Caravan
Transportation Planner
(604-276-4035)

Att. 1: 2016 City Centre Parking Study

Att. 2: 2018 Metro Vancouver Apartment Study

2016 City Centre Parking Study

A parking survey study conducted during September-October 2016 in the City Centre confirmed that reduced residential and visitor parking rates are appropriate. The study observed on-site parking usage in 11 residential developments in all three City Centre parking zones (Attachment 1) as summarized in Table 1.

Table 1: Residential Parking Supply and Use at 11 Sites in Richmond

Residential Parking Rate (space/dwelling unit)	Zone 1	Zone 2	Zone 3
Current Rate	1.0	1.2	1.4
Average Observed Usage	0.77	0.74	0.78
Proposed Rate with TDM 20% Reduction	0.8	1.0	1.1

For resident parking, the proposed increase to a 20% parking rate reduction with TDM measures is still within the average observed parking demand.

In conjunction with undertaking the local parking survey, staff also reviewed the findings of the regional parking study conducted in 2018 by Metro Vancouver (Attachment 3). The findings of the local Richmond study are consistent with those generated by the Metro Vancouver study in terms of actual parking demand relative to Zoning Bylaw parking requirements. The Richmond specific parking study commissioned by staff did indicate high utilization of adjacent on-street parking.

Based on the findings of parking studies conducted locally and by Metro Vancouver, staff conclude that the proposed parking reduction of up to 20% with TDM measures is appropriate and can be supported based on the following rationale:

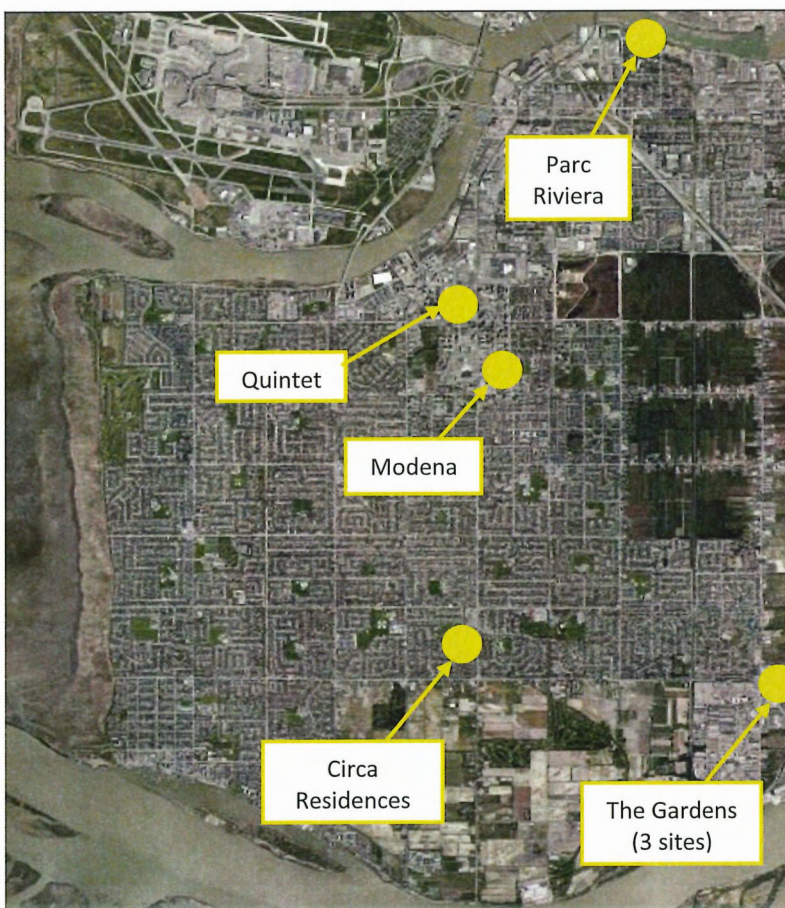
- A potential reduction of up to 20% with TDM measures will yield parking rates that are well within the range of actual parking demand generated by both residents and visitors.
- Reduced car parking supply and less reliance on the automobile as a travel choice are consistent with the City's sustainability goals and initiatives.
- The proposed reduction will achieve a balance between meeting parking demand and recognizing increasing transit usage as a result of improved transit services such as the Canada Line and the Frequent Transit Network.
- Discretion is available to staff regarding the extent of practical parking reduction with TDM measures based on the request for and results of a parking study and in consideration of site specific conditions. An outright parking reduction will not be recommended to Council without capturing benefits to the City.

2018 Metro Vancouver Apartment Study

A staff report titled “TransLink Metro Vancouver 2018 Regional Parking Study – Key Findings” was presented to Public Works and Transportation Committee on May 23, 2019 for information.¹ The key finding from the seven sites studied in Richmond is a consistent over supply of parking compared to the on-site utilization. Table 1 summarizes the findings for each site studied in Richmond.

Table 1: Residential Parking Supply and Use at Selected Sites in Richmond

Building Name	Tenure	Parking Supply (Stalls per DU)	Parking Use (Vehicles per DU)	Parking Oversupply Estimate
Azalea at the Gardens	Strata	1.41	0.82	+72%
Camellia at the Gardens	Market Rental	1.05	0.74	+42%
Magnolia at the Gardens	Strata	1.45	0.88	+65%
Circa Residences	Market Rental	1.28	0.85	+51%
Modena	Strata	1.29	0.75	+72%
Parc Riviera	Strata	1.70	1.10	+55%
Quintet Towers	Strata	1.16	0.69	+68%



Surveyed Apartment Sites in Richmond

¹ The report can be accessed at: https://www.richmond.ca/agendafiles/Open_PWT_6-19-2019.pdf.



**Zoning Bylaw No. 8500
Amendment Bylaw No. 10077**

The Council of the City of Richmond enacts as follows:

- (1) **Zoning Bylaw No. 8500**, as amended, is amended further by deleting Section 7.4.3 and replacing it with the following:

7.4.3 Shared on-site parking areas for two or more **uses** may be permitted where:

- (a) the maximum demand of such parking areas by the individual **uses** occurs at different time periods of the day;
- (b) the maximum demand of such parking areas for residential visitor and commercial **uses** occurs at different time periods of the day;
- (c) the maximum demand of such parking areas is substantiated by a parking study that is prepared by a registered professional transportation engineer and is subject to review and approval of the **City**; and
- (d) the undertaking of such studies is at the discretion of the Director, Transportation.

- (2) **Zoning Bylaw No. 8500**, as amended, is amended further by deleting Section 7.4.4 and replacing it with the following:

7.4.4 The minimum on-site parking requirements contained in this bylaw may be reduced by up to a maximum of 20% where:

- (a) the **City** secures transportation demand management measures, including but not limited to new or enhanced cycling and walking facilities in the vicinity of the development, the provision of car-sharing and bike-sharing, transit passes, increased bicycle parking, private shuttles, carpools, and end-of-trip cycling facilities, and other measures deemed acceptable by the **City**;
- (b) the minimum on-site parking requirements are substantiated by a parking study that is prepared by a registered professional transportation engineer and is subject to review and approval of the **City**; and
- (c) the undertaking of such studies is at the discretion of the Director, Transportation.

- (3) **Zoning Bylaw No. 8500**, as amended, is amended further by adding the following Section 7.4.5:

7.4.5 Should the minimum on-site parking requirements contained in this bylaw or substantiated by a parking study that is prepared by a registered professional transportation engineer that is subject to review and approval of the **City** be exceeded, the **City** may secure transportation demand management measures including but not limited to new or enhanced cycling and walking facilities in the vicinity of the development, the provision of car-sharing and bike-sharing, transit passes, increased bicycle parking, private shuttles, carpools, and end-of-trip cycling facilities, and other measures deemed acceptable by the **City**.

(4) **Zoning Bylaw No. 8500**, as amended, is amended further at Sections 7.5.14(b) and 7.5.15(a) by deleting the phrase “disabled persons” and replacing it with “persons with disabilities.”

(5) **Zoning Bylaw No. 8500**, as amended, is amended further at Table 7.9.3.1 Residential Use City Centre Parking Requirements by deleting the row for Affordable Housing Unit and replacing it with the following:

Residential Uses	Zone 1	Zone 2	Zone 3
Affordable Housing Unit	0.8 spaces for residents per affordable housing unit ; plus 0.2 spaces for visitors per affordable housing unit		

(6) **Zoning Bylaw No. 8500**, as amended, is amended further by deleting Table 7.13.6.1 Residential Use On-site Loading Space Requirements and replacing it with the following:

Number of Dwelling Units	Minimum Number of On-site Loading Spaces Required for Residential Uses			
	For developments fronting a public road where on-street parking is typically allowed, i.e. collector road , local road or City Centre minor street		For developments fronting a public road where on-street parking is or will be prohibited, i.e. provincial highway, arterial road or City Centre major street or thoroughfare	
	Medium Size ¹	Large Size ¹	Medium Size ¹	Large Size ¹
Up to 10	n/a	n/a	On-site ²	n/a
11 to 80	On-site ²	n/a	On-site ²	n/a
81 to 240	On-site designated: 1 space	n/a	On-site designated: 1 space	n/a

Number of Dwelling Units	Minimum Number of On-site Loading Spaces Required for Residential Uses			
	For developments fronting a public road where on-street parking is typically allowed, i.e. collector road, local road or City Centre minor street		For developments fronting a public road where on-street parking is or will be prohibited, i.e. provincial highway, arterial road or City Centre major street or thoroughfare	
	Medium Size ¹	Large Size ¹	Medium Size ¹	Large Size ¹
241 or more	On-site designated: 1 space plus 1 space per each additional 160 dwelling units over 240 dwelling units	For buildings that are 5 storeys or higher: n/a or Laneway: 1 space for every 2 buildings ³	On-site designated: 1 space plus 1 space per each additional 160 dwelling units over 240 dwelling units	For buildings that are 5 storeys or higher: n/a or On-street layby: 1 space for every 2 buildings or Laneway: 1 space for every 2 buildings ³

Notes:

- 1 On-site medium-size and large-size loading spaces could be shared.
- 2 Designated space not required provided that the (designated) loading vehicle would be able to manoeuvre on-site and not impact the public road (i.e., vehicles would manoeuvre via the drive aisle to reach the area intended to be served, as approved by the Director of Transportation).
- 3 Provision of a loading space in laneways can be considered if a 4.5 m lateral clearance is available on the travel portion of the laneway, clear of the parked loading vehicle and loading activities.

(7) This Bylaw is cited as “Zoning Bylaw No. 8500, Amendment Bylaw No. 10077”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 4, 2022
File: RZ 16-731275

Re: Application by 0853803 BC Ltd. and 1121648 BC Ltd. for Rezoning at 6571 and 6591 No. 1 Road from the "Single Detached (RS1/F)" Zone to the "Low Density Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10288, for the rezoning of 6571 and 6591 No. 1 Road from the "Single Detached (RS1/F)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604) 247-4625

WC/RP:blg
Att. 9

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

Staff Report

Origin

0853803 B.C. Ltd. and 1121648 B.C. Ltd. have applied to the City of Richmond for permission to rezone the properties at 6571 and 6591 No. 1 Road from the "Single Detached (RS1/F)" zone to the "Low Density Townhouses (RTL4)" zone in order to develop an eight-unit townhouse project, with access from No. 1 Road. A Location Map for the subject site is provided on Attachment 1. The Directors of 0853803 B.C. Ltd. are Simerjit and Gurjit Malhi. The Director of 1121648 B.C. Ltd. is Ajit Thaliwal.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Subject Site Existing Housing Profile

The subject site currently contains one single-family dwelling (on the lot at 6591 No 1 Road), which does not contain a secondary suite. The existing dwelling is currently being rented for residential use, and would be demolished.

Surrounding Development

Existing development immediately surrounding the subject site includes the following:

- To the North: A single detached residential property, containing an existing single detached dwelling, designated for arterial road townhouse development in the Official Community Plan (OCP) and zoned "Single Detached (RS1/F)".
- To the South: An existing 3-storey townhouse complex zoned "Town Housing (ZT27) – Robson Drive/Court (Terra Nova)".
- To the East: No. 1 Road, which is an Arterial Road with a public sidewalk on the east and west side, and across which are existing single detached residential properties that contain relatively new dwellings. Those lots are designated for arterial road single detached development in the OCP and zoned "Single Detached (RS2/C)".
- To the West: An existing 3-storey townhouse complex zoned "Town Housing (ZT27) – Robson Drive/Court (Terra Nova)".

Related Policies & Studies

Official Community Plan/Thompson Area Terra Nova Sub-Area Plan

The subject site is located in the Thompson planning area and has an Official Community Plan (OCP) designation of "Neighbourhood Residential" (Attachment 3). The "Neighbourhood Residential" designation accommodates single-family, two-family, and multiple family housing as principal uses, to which the proposed development is consistent.

The subject site is located in the Terra Nova Sub-Area, within which it is designated “Residential (Townhouse)”, which permits the establishment of townhouses and small-lot single-family residences.

The proposed zoning is consistent with the OCP, including the Terra Nova Sub-Area Plan.

Arterial Road Policy

The subject site is located in an area governed by the Arterial Road Land Use Policy, and is designated “Arterial Road Townhouse”. The subject site has a 40.2 m (132 ft.) frontage along No. 1 Road, which is less than the 50 m (164 ft.) minimum development site frontage on major arterial roads, such as No. 1 Road. The applicant has been successful in meeting the remaining guidelines for townhouse development on the site without the need for any variances.

In keeping with the Arterial Road Policy, staff requested that the applicant acquire the remnant lot at 6551 No. 1 Road. The applicant submitted a letter outlining his efforts to acquire the lot, which have been unsuccessful as of the date of this report (Attachment 4).

The applicant has provided a concept plan for 6551 No. 1 Road that demonstrates the ability to develop the lot in accordance with the OCP. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) to secure driveway access to a future development at 6551 No. 1 Road via the subject site will be secured as a rezoning consideration.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain covenant, identifying a minimum habitable elevation of 2.9 m GSC would be required to be registered on title prior to bylaw adoption.

Affordable Housing Strategy

Residential rezoning applications that include 60 units or less are required to provide a cash-in-lieu contribution towards the City’s Affordable Housing Reserve Fund. As per the City’s Affordable Housing Strategy, townhouse rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot. Consistent with the strategy, an \$88,867.50 contribution is required prior to final adoption of the rezoning bylaw.

A restrictive covenant prohibiting strata bylaw that would either prohibit any dwelling unit from being rented, or restrict occupants of any dwelling unit based on their age, would be registered on title prior to bylaw adoption.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received correspondence from the owner of the property at 6551 No. 1 Road, which is the remnant lot immediately north of the subject site. The author objects to the proposed development and outlines his concerns in a letter on Attachment 5.

The concerns noted in the letter relate to the potential impact of the proposed development on the value of his property, the potential difficulty in selling his property in the future, and the potential loss of enjoyment of his home as a result of being surrounded by higher-density development. Although the letter is dated from 2016, the author has confirmed recently that his comments remain unchanged since the letter was written. Staff note that the applicant has advised staff that they approached the author with an offer to purchase his lot multiple times since the letter was written, and most recently in November of 2021 (Attachment 4).

No other correspondence from the public has been received regarding this application.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the two properties into one development parcel with a total area of 1,619 m² (17,427 ft²), and construct eight townhouse units in three buildings. The townhouse buildings would be arranged on either side of a central north-south drive aisle, with two duplex buildings fronting No. 1 Road and one building along the rear (west side) of the site. The site plan and massing are generally consistent with the guidelines for the Terra Nova Sub-Area and for Arterial Road Townhouses. Conceptual development plans are provided in Attachment 6.

All of the units are proposed to have three storeys, with living space located only on the second and third storeys. The adjacent property to the west contains three-storey townhouses currently, eliminating the need to step the buildings down. The transition to the existing single detached lot to the north (at 6511 No. 1 Road) is provided as a 7.4 m setback within which the driveway, a visitor parking space and landscaping are proposed.

The four units that front directly onto No. 1 Road are located in two duplex buildings with direct pedestrian access to the sidewalk though landscaped front yards and pedestrian access between the front buildings from the sidewalk to the interior driveway. Private outdoor space for the front units are provided in the front yard of the site.

The four units at the rear of the site are located in a single building. Private outdoor space for the rear units are provided in the rear yard of the site, which would be raised by approximately 1.22 m, to match the proposed grades of the abutting property to the west (at 3711 Robson Court). Additional details are discussed in the 'Site Grading on the Subject Site' section below.

The buildings' architectural features are similar to the neighbouring townhouses to the south at 3711 Robson Court. Pitched roofs, projecting entry features, prominent bay windows and secondary eaves contribute to the look and feel of a traditional residential character, consistent with the design objectives for the neighbourhood contained in the Thompson Area Terra Nova Sub-Area Plan.

Further refinement of the site plan and architectural character of the proposed development will occur through the Development Permit process.

Site Grading on the Subject Site

The rear yards of Units 1 to 4 are proposed to be raised by approximately 1.22 m, to an elevation of 2.22 m GSC (to meet the proposed grade to the west at 6888 Robson Court along the shared property line at the west of the site), whereas on-site driveway areas and visitor parking spaces would remain at approximately 1.0 m GSC.

Therefore, two retaining walls, both 1.22 m in height, are proposed internally within the site. One is located between the raised rear yard of Unit 1 and the northerly visitor parking space, and the other is located between the raised rear yard of Unit 4 and the southerly visitor parking space.

Both of these retaining walls are proposed to be topped with a picket fence and screened with landscaping. The retaining wall and fencing details will be further explored via the Development Permit process.

The proposed backfill areas and retaining walls are demonstrated on Attachment 7.

Site Grading on the Adjacent Townhouse Site

Due to the existing sanitary sewer line along the west side of the rear property line, there is a retaining wall on the adjacent townhouse site to the west at 6888 Robson Court. This retaining wall results in a tiered yard with its lower portion abutting the shared lot line. As the majority of this sanitary sewer line will be removed as part of the site development, the applicant proposes to raise the grade of this depressed area by approximately 1.22 m. A new retaining wall at the north end of the proposed backfill area, west of the north lot line of the subject site, would be required. The proposed off-site backfill area and the existing and proposed retaining walls are likewise demonstrated on Attachment 7.

The applicant has submitted preliminary written approval from Strata LMS3191 (governing 3711 and 6888 Robson Court) reflected in their strata minutes. Final approval from Strata LMS3191 for the works on the adjacent townhouse site at 6888 Robson Court, including the replacement of a fence along the shared lot lines, will be provided as part of the Development Permit.

Existing Legal Encumbrances

There is an existing 3.0 m wide SRW along the rear (west) property line for a sanitary sewer (Plan LMP35491). The existing underground sanitary infrastructure is located on the abutting townhouse site at 6888 Robson Court, terminating at the south end of the site. Because that portion of the utility serves only the properties composing the subject site, and because the proposed development would tie into sanitary services via the proposed terminus and manhole at the northwest corner of the subject site, the sanitary infrastructure south of the proposed manhole would be removed prior to backfilling that area (as discussed in the 'Site Grading on the Adjacent Townhouse Site' section above).

Transportation and Site Access

Vehicle access to the subject site is proposed from a driveway crossing to No. 1 Road. The vehicle access will be shared and provide access to the future development to the north. A PROP SRW will be registered on title prior to adoption of the rezoning bylaw, along with an agreement to secure accommodation for wayfinding signage for the future development and an easement agreement to secure access to garbage and recycling facilities that would be shared by residents of both developments. On-site vehicle maneuvering is accommodated by an L-shaped drive aisle, with a maneuvering area at the interior 'elbow' of the driveway that leads to one of the two visitor parking spaces.

The sidewalk on the west side of No. 1 Road, fronting the subject site, would be retained, except where the existing southerly driveway is to be closed and the letdown replaced with sidewalk and curb; the existing northerly driveway letdown would be replaced, if necessary, to the satisfaction of the Director of Engineering and the Director of Transportation. A 0.41 m wide PROP SRW is required across the entire No. 1 Road frontage in order to accommodate future improvements to the fronting boulevard. This SRW is required to be registered prior to final adoption of the rezoning bylaw.

Vehicle and bicycle parking for residents are provided, consistent with Richmond Zoning Bylaw 8500. Each unit includes a two-car garage in a side-by-side arrangement, with an energized outlet capable of providing Level 2 EV charging outlet, consistent with Richmond Zoning Bylaw 8500, and space for Class 1 bicycle parking.

Visitor parking is provided, consistent with Richmond Zoning Bylaw 8500. Two visitor parking spaces, one at each of the north and south ends of the site. The northerly visitor parking space can be used as an accessible parking space but is not a dedicated accessible parking space. Class 2 bicycle parking is provided at the intersection of the interior driveway and the pedestrian access between units 6 and 7.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development.

The Report assesses one bylaw-sized tree on the subject property, 12 trees on neighbouring properties (one of which is dead), and two street trees on City property. The applicant has submitted a Tree Protection Plan, which is provided on Attachment 8.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and supports the Arborist’s findings, with the following comments:

- One tree (tag#835) located on the development site has been topped and exhibits historic limb failure. This tree is not a good candidate for retention and should be removed and replaced.
- One tree (tag #834) located on the neighbouring property is visibly dead. This tree should be removed and replaced under Permit with neighbouring property owner’s written permission.
- Two street trees (tags #A & B) located on City property are in good condition and should be retained and protected as per the Arborist Report recommendations. A tree survival security of \$10,000.00 is required for these two street trees (\$5,000.00 each) prior to bylaw adoption, along with a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones is required.
- 11 trees (tree #836 - #846) located on the adjacent neighbouring property to the rear (west) and south are identified to be retained as per the Arborist Report recommendations. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

Staff note that there is a Cedar hedge row along a portion of the front lot line for which the applicant has indicated a willingness to relocate elsewhere on-site. The relocation of the hedge would be addressed through the Development Permit process.

Tree Replacement

The applicant wishes to remove one on-site tree (tree #835) and one off-site tree on an adjacent private property (tree #834 at 6888 Robson Drive). The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to plant nine trees on the subject site, which exceeds the minimum number of replacement trees required via the OCP. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper/Height of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	8 cm (or 4 m in height)	4 m

Tree Protection

11 trees on the neighbouring property to the rear (west) and south are to be retained. Because the roots of these trees are protected by existing retaining walls and therefore additional protection is not required. The Tree Protection Plan (Attachment 8) demonstrates the trees to be retained and the measures taken to protect them during development stage.

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees is to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variance Requested

The RTL4 zone requires a minimum 50m frontage along major arterial roads such as No. 1 Road. As the subject site frontage is 40.3m a variance is required. The applicant has been able to demonstrate compliance with all remaining zoning bylaw and design guidelines on the site and provided a development concept for the adjacent property at 6551 No. 1 Road, therefore, staff are supportive of the proposed variance to relax the minimum required site frontage.

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that would be designed and built in accordance with Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4) in keeping with current City requirements. As part of a future Development Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed the City's required standards.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. The total cash contribution required for the proposed eight-unit townhouse development is \$14,440.00.

A 59.3 m² (638 ft²) outdoor amenity space is provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space exceeds the OCP minimum requirement of 6 m² per unit (48 m²). Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space generally meets the Development Permit Guidelines contained in the OCP.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Refinement of the landscape design, fencing and the interface with abutting lots.
- Further assessment of the potential relocation of the front yard hedge
- Refinement of the shared outdoor amenity area design to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features for the proposed convertible unit and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal and ensuring that the development meets or exceeds the City's required Energy Step Code for Part 9 construction (Climate Zone 4) applicable at time of construction.
- Review of retaining wall heights, and requirements for a guard rail via the BC Building Code. The Development Permit process should be used to explore options for reducing the retaining wall heights (such as terracing and landscaping the raised rear yard areas).

Site Servicing and Frontage Improvements

Prior to final adoption the rezoning bylaw, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 9.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this application is to rezone the site at 6571 and 6591 No. 1 Road from the "Single Detached (RS1/F)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of eight townhouse units with vehicle access from No. 1 Road.

The proposed rezoning and ensuing development of the site is generally consistent with the land use designations and applicable policies contained in the Official Community Plan (OCP) for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 9, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10288 be introduced and given first reading.



Robin Pallett, RPP, MCIP
Planner 2
(604-276-4200)

RP:blg

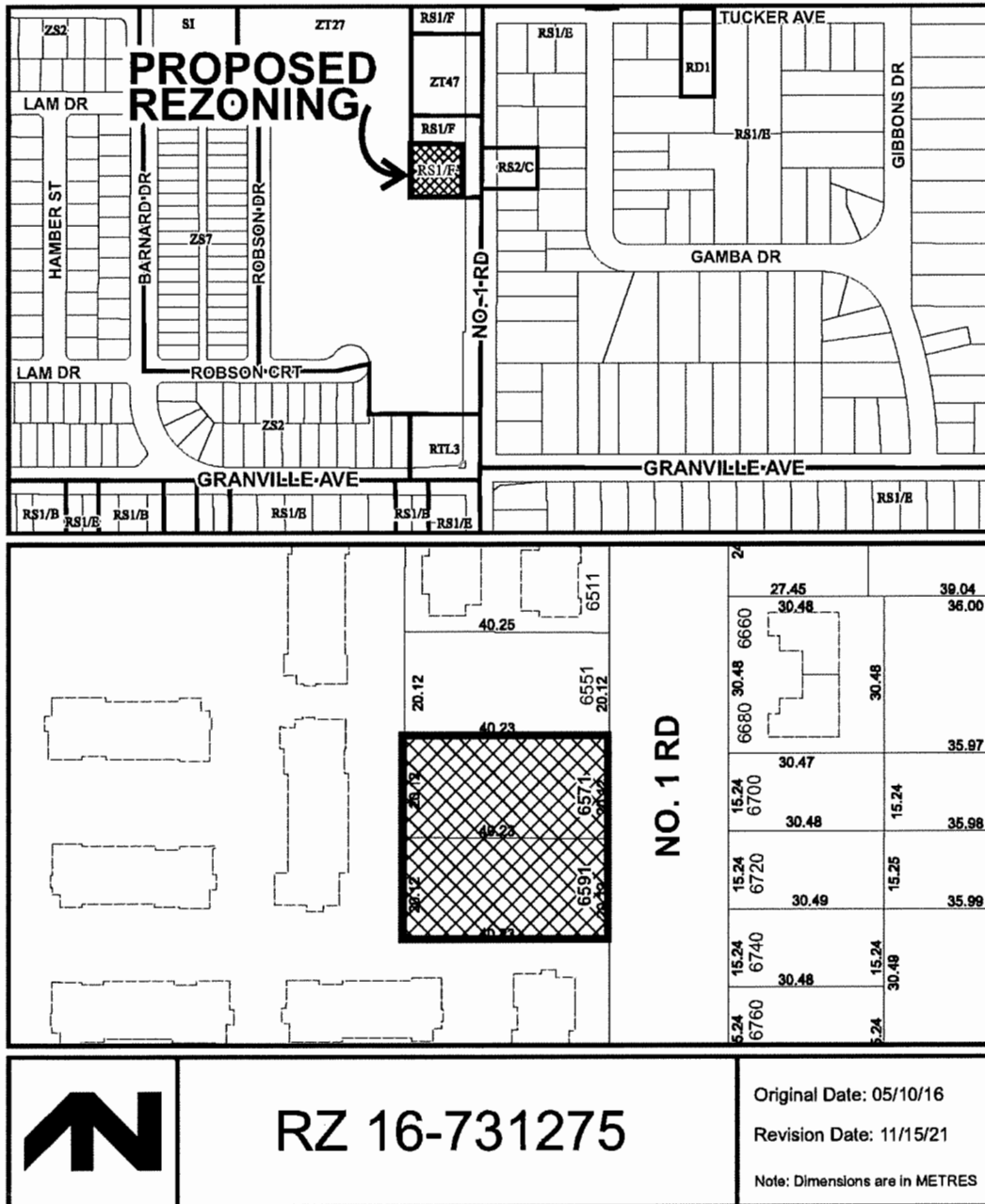
Attachments:

- Attachment 1: Location Maps
- Attachment 2: Development Application Data Sheet
- Attachment 3: Thompson Planning Area Map
- Attachment 4: Letter from the Applicant
- Attachment 5: Letter from Owner of 6551 No. 1 Road
- Attachment 6: Conceptual Development Plans
- Attachment 7: Grade-Raising Plan & Cross-Section
- Attachment 8: Tree Protection Plan
- Attachment 9: Rezoning Considerations

Location Map



City of
Richmond



Aerial Photo



City of
Richmond



	<p>RZ 16-731275</p>	<p>Original Date: 05/10/16 Revision Date: 11/15/21 Note: Dimensions are in METRES</p>
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RZ 16-731275

Attachment 2

Address: 6571 and 6591 No 1 Road

Applicant: 0853803 BC Ltd. and 1121648 BC Ltd.

Planning Area(s): Thompson (Terra Nova Sub-Area)

	Existing	Proposed
Site Area:	1,619.0 m ²	No change
Land Uses:	Single-family residential	Townhouses
OCP Designation:	Neighbourhood Residential (NRES)	No change
Zoning:	Single Detached (RS1/F)	Low Density Townhouse (RTL4)
Arterial Road Land Use Policy Designation	Townhouse	No change
Number of Units:	1 single-family dwelling	8 townhouse dwellings

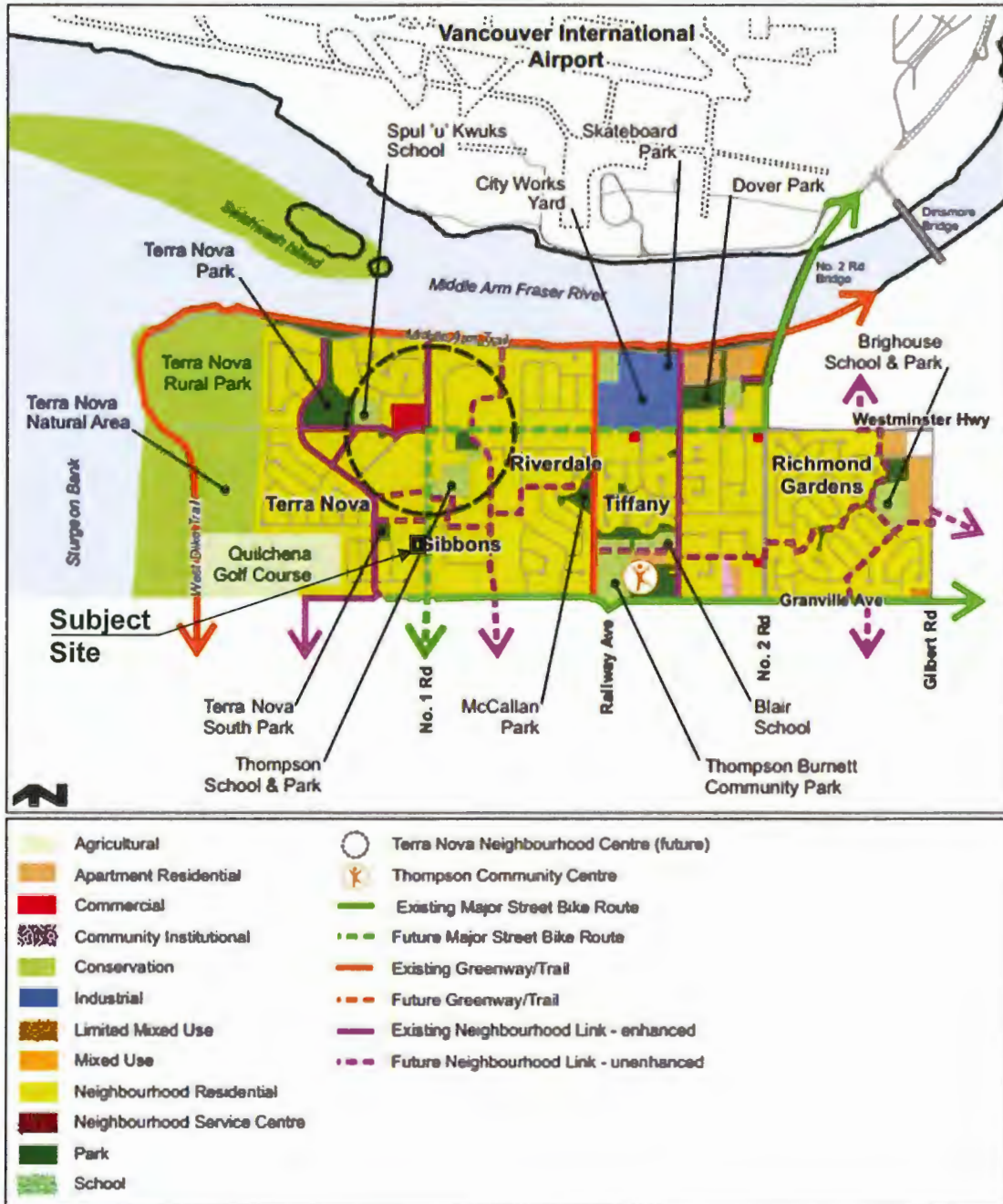
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.60	none permitted
Buildable (net) Floor Area	Max. 971.4 m ² (10,456 ft ²)	971.3 m ² (10,455 ft ²)*	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live plant material: Min. 25%	Building: 31.3% Non-porous Surfaces: 65% Live plant material: 25.1%	none
Lot Size:	None	1,619.0 m ²	none
Lot Dimensions (m):	Width: Min. 50 m Depth: Min. 35 m	Width: 40.3 m Depth: 40.2 m	Variance required to Lot Width
Setbacks (m):	Front: Min. 6 m Rear: Min. 3 m North Side: Min. 3 m South Side: Min. 3 m	Front: 6.1 m Rear: 4.4 m North Side: 7.4 m South Side: 3.4 m	none
Height (m):	12 m (13.7 m GSC)	10.4 m (12.1 m GSC)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) spaces per unit	16 (R) and 2 (V) spaces	none
Off-street Parking Spaces – Total:	18	18	none
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² per unit (i.e. 48 m ²)	59.3 m ²	none

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

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

Thompson Area Land Use Map

2. Thompson





Attn: City of Richmond
C/O Planning Dept
RZ 16-731275: 6571 & 6591 No 1 Rd

January 20th, 2022

I, Ajit Thaliwal, the owner & applicant of this property, confirm the following:

We purchased our 2 properties at 6571 & 6591 No 1 Road in March 2020 for \$1.4m each.

We approached the property owner at 6551 No 1 Road in October 2021 and sent a CASH OFFER of \$1.6m to purchase the property, the owner declined our offer.

We approached the property owner of 6551 No 1 Road again on the 22nd November 2021, in consideration of a recent sale directly on the same road as the owner (6471 No 1 Road)

We corresponded our new revised price based on the recent sale, to the owner at 6551 No 1 Road, the owner never replied back to me.

We believe the revised offer sent to the owner at 6551 No 1 Road was a very fair and accurate offer based on the recent sale on the same road and with the same potential to re-develop.

It is believed that the previous owners of our property had also approached the owner at 6551 No 1 Road several times to acquire the property but were never successful.

We have exhausted every venue and efforts in trying to acquire the property at 6551 No 1 Road and have provided Planning Staff a detailed log of all correspondence to date.

Thanks

A handwritten signature in black ink, appearing to read "Ajit Thaliwal", is written over a horizontal line.

Ajit Thaliwal PREC*

Personal Real Estate Corp
RE/MAX Westcoast
604 727-5166
ajitsthalawal@gmail.com

RE/MAX Westcoast

#110-6086 Russ Baker Way
Richmond, BC V7B 1B4
Bus: 604-273-2828 Fax: 604-279-8002
Email: info@richmondcrealty.com

Attachment 5

Shiraz & Almas Mohamed

6551 No. 1 Road

Richmond, BC V7C 1T4

shirazmohamed@hotmail.com

t: 604 275 5545

June 24, 2016

City of Richmond

Attn: Mr. Lee

6911 No. 3 Road

Richmond BC V6Y 2C1

Canada

RE: Rezoning Application of 6571/6591 No 1 Road, Richmond under Folder #16 731275 000 00 RZ

Dear Mr. Lee,

We are long-time residents of the City of Richmond. We have watched Richmond flourish under the careful management of City Hall and its officials. It is for this reason we come to you today to formally object to the rezoning application under Folder #16 731275 000 00 RZ.

The rezoning application that has been submitted to the City of Richmond by 0845785 B.C. Ltd., is to convert two lots located at 6571 No. 1 Road and 6591 No. 1 Road from single detached homes to medium density to allow a 9-unit townhouse complex. My wife and I own the property adjacent to the properties included in the rezoning application. We own a single detached home located at 6551 No. 1 Road.

My wife and I are semi-retired. We have a large family of children and grand-children who enjoy the use of our home on a regular basis. Though our original plan, when purchasing our home back in 1994 was to make 6551 No.1 Road our forever home, we became aware of the change in use of properties in our neighbourhood to accommodate the population growth in Richmond. We have seen many single family homes parcelled and redeveloped into townhomes and after much consideration came to terms with the notion that we too will have to one day sell our property and move on. This is why we are objecting to the rezoning application. We are not against selling our home and making it available for redevelopment and so do not understand why the developer has moved forward with an application which excludes our property.

If the rezoning application were to be approved, this would have a very negative impact to both my wife and I:

- The rezoning would immediately devalue our property causing unnecessary financial duress and hardship.
- The rezoning would make it very difficult to sell our property, once approved.
- The rezoning would greatly limit the redevelopment opportunities of our property and go against the City's Community Plan.
- The rezoning would interrupt the enjoyment of our property as we would now be sandwiched between two different townhouse developments.

The developer associated with 0845785 B.C. Ltd was aware of our interest to sell our property but instead of offering to purchase our home at the current market value, have purchased the two neighbouring properties and are now using the rezoning process as a means to bully us into taking a below-market value amount for our home.

Based on the points above, I strongly urge the City to reconsider and deny this application for rezoning.

Thank you for your time.

Kind Regards,

Shiraz & Almas Mohamed

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NO.	DESCRIPTION
1	2016/04/28 FOR ZONING APPLICATION
2	2016/12/11 FOR CIP REZONING PERM
3	2017/01/26 FOR CIP REZONING PERM
4	2017/01/26 FOR CIP REZONING PERM
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No. 1 ROAD

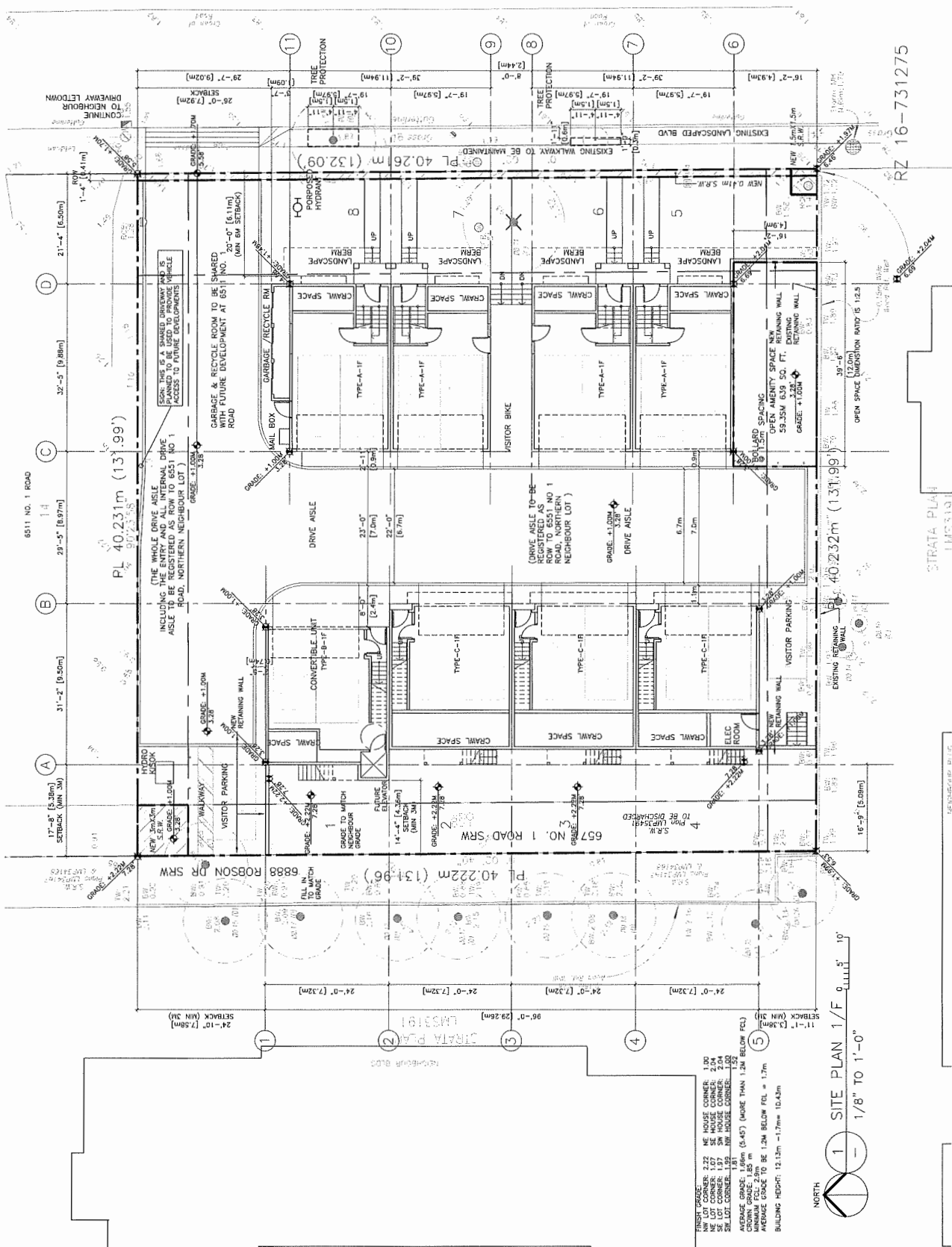
PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

SITE PLAN (1F)

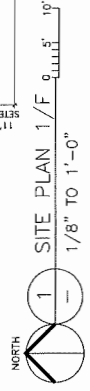
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ISSUED:	1/23/2022
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-03-3RD-2022-03-12.DWG

A2

REZONE



FINISH GRADE: 1.22
NEW LOT CORNER: 2.00
SE HOUSE CORNER: 2.04
SE LOT CORNER: 1.97
SW HOUSE CORNER: 2.04
SW LOT CORNER: 1.87
INT. LEVEL: 1.32
CEILING: 2.50
MINIMUM FCL: 2.00
ADDITIONAL FCL: 1.70
BUILDING HEIGHT: 12.13m - 11.70m = 10.43m



ERIC LAW ARCHITECT

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 VANCOUVER, BC V6C 2L4
 TEL: (604) 255-2999
 FAX: (604) 255-2991
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PROJECT: 6571-6591
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-CL-3RD-2020-REZING

NO.	DESCRIPTION
1	2024.04.20 FOR REZONING APPLICATION
2	2024.04.20 FOR CITY FEEDBACK REVIEW
3	2024.04.20 FOR CITY FEEDBACK REVIEW
4	2024.04.20 FOR CITY FEEDBACK REVIEW
5	2024.04.20 FOR CITY FEEDBACK REVIEW
6	2024.04.20 FOR CITY FEEDBACK REVIEW
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9	2024.04.20 FOR CITY FEEDBACK REVIEW
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11	2024.04.20 FOR CITY FEEDBACK REVIEW

ROAD 1 NO. 1

NO.	DESCRIPTION
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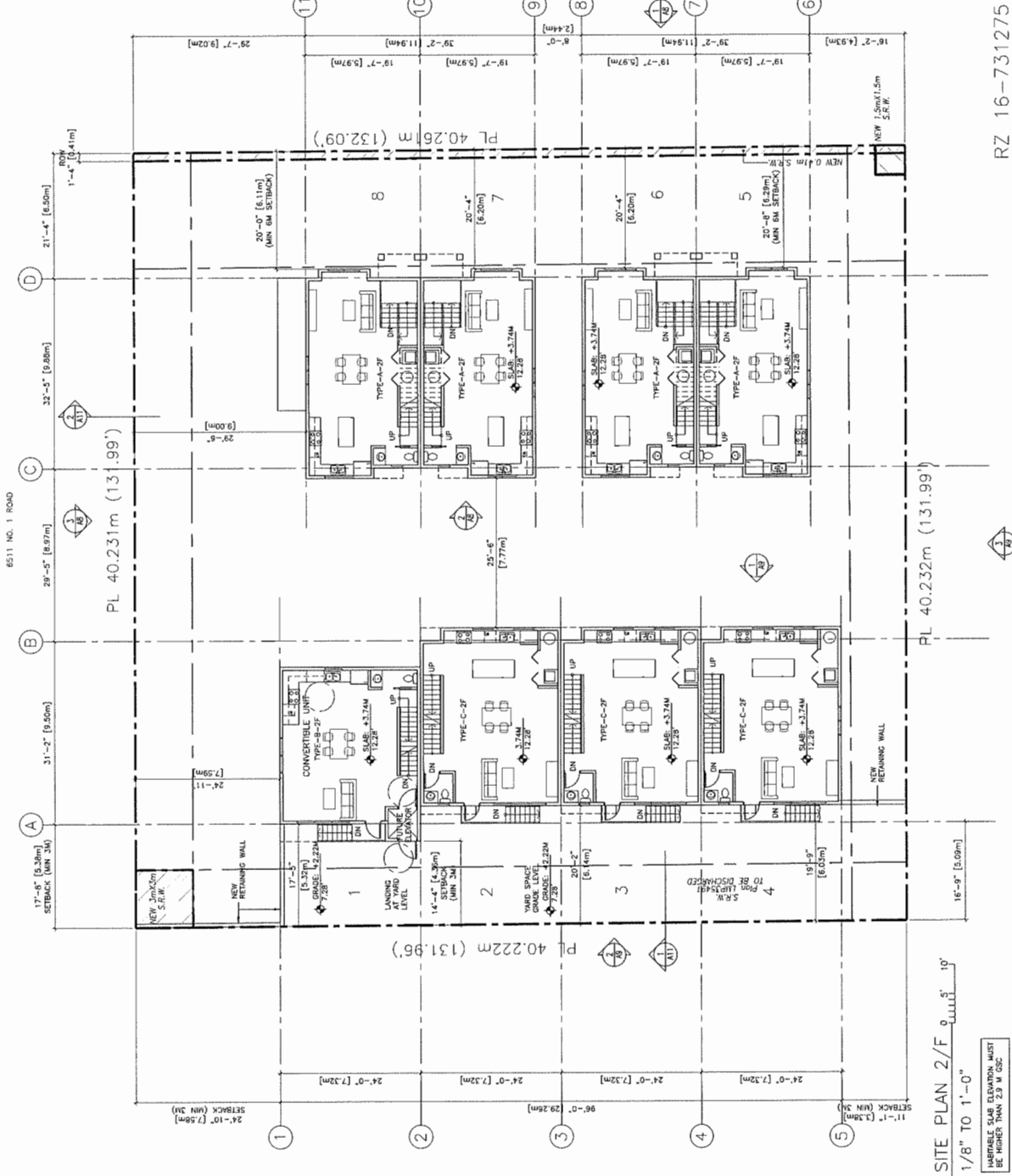
PROPOSED TOWNHOUSE
 6571-6591 NO. 1 ROAD
 RICHMOND BC

SITE PLAN (2F)

PROJECT NUMBER:	16-03
ISSUED:	1/20/2022
DRAWN BY:	EL
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FILENAME:	16-CL-3RD-2020-REZING

A3

REZONE



RZ 16-731275

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NO.	REVISION
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NO. 1 ROAD

NO.	REVISION
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PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

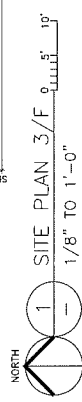
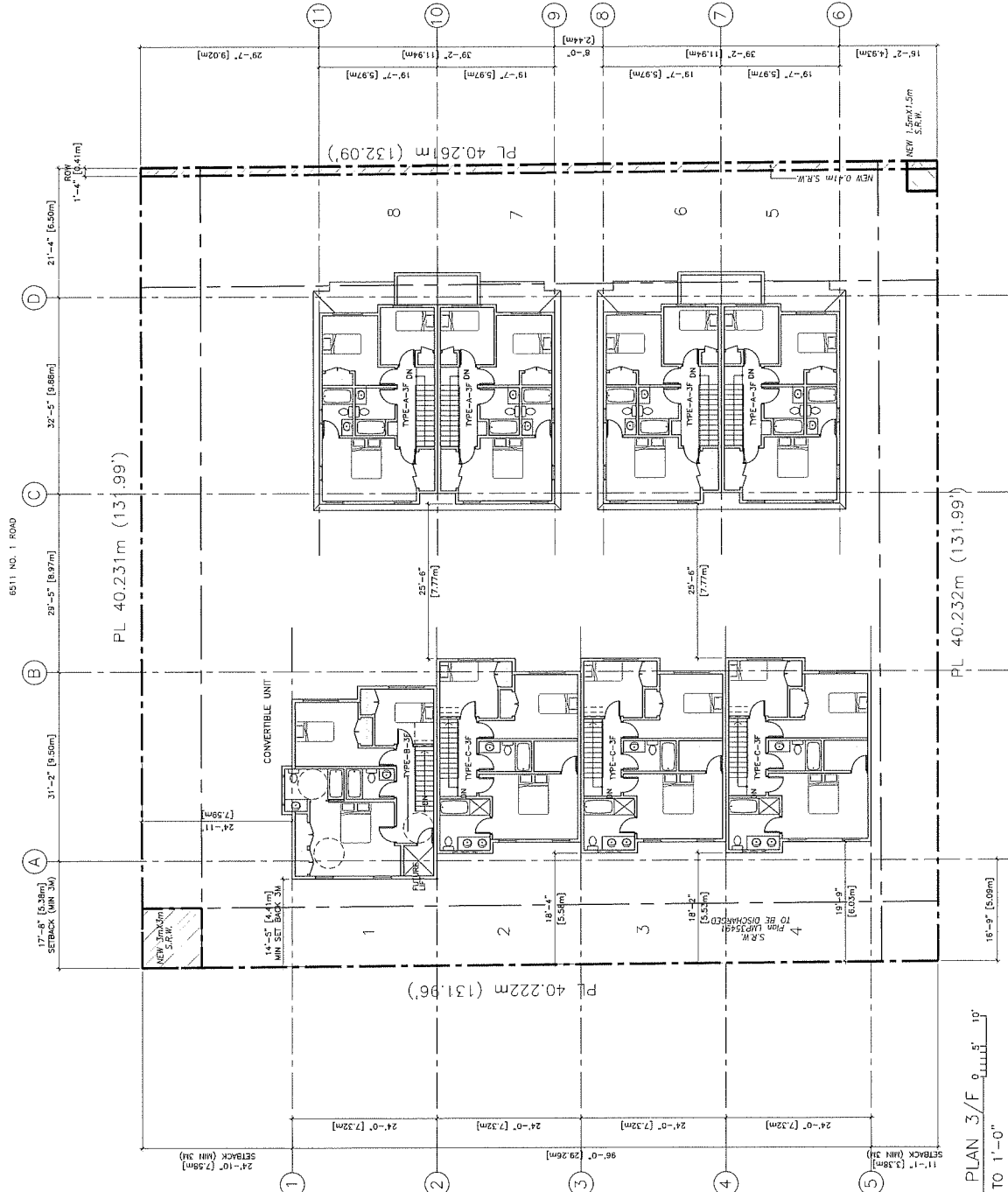
SITE PLAN (3F)

PROJECT NUMBER: 16-03
ISSUED: 1/26/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_ERIC_LAW_ARCH_20210126-REZONG

A4

REZONE

RZ 16-731275



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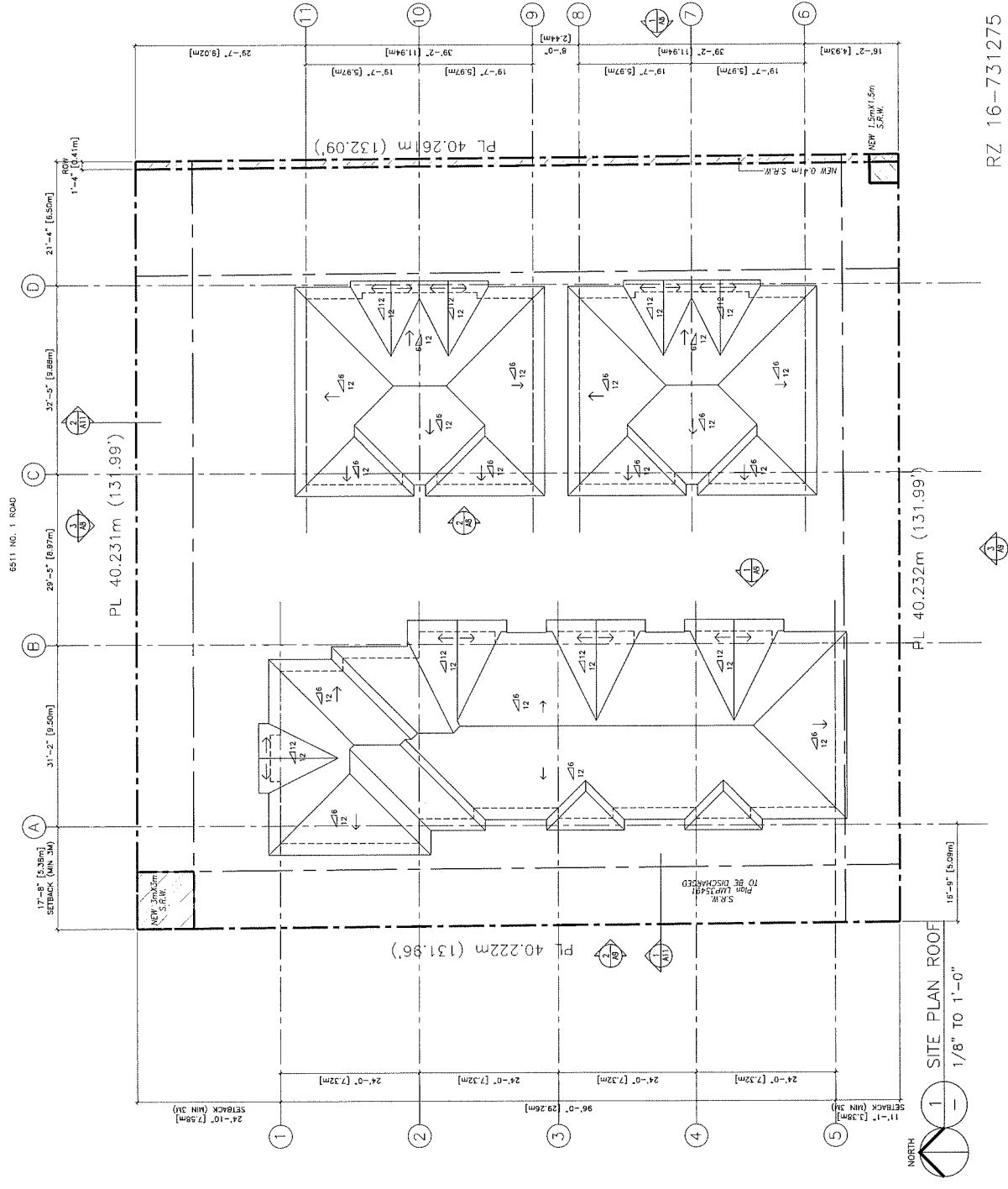
NO. 1 ROAD

NO.	DESCRIPTION
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11	PROPOSED FOR REZONING APPLICATION

PROPOSED TOWNHOUSE
 6571-6591 NO. 1 ROAD
 RICHMOND BC

SITE PLAN (ROOF)
 PROJECT NUMBER: 16-03
 ISSUED: 1/26/2022
 DRAWN BY: EL
 CHECKED BY: EL
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A5
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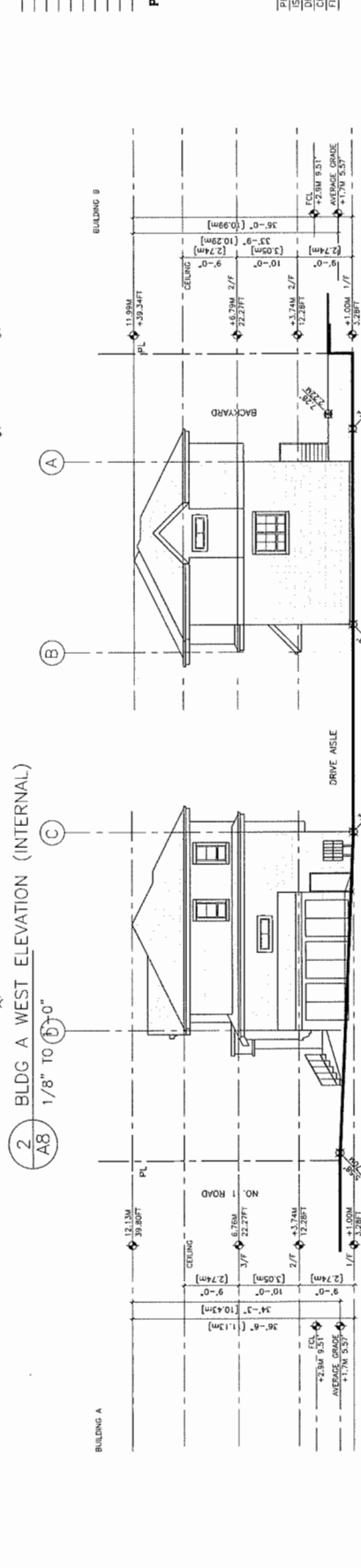
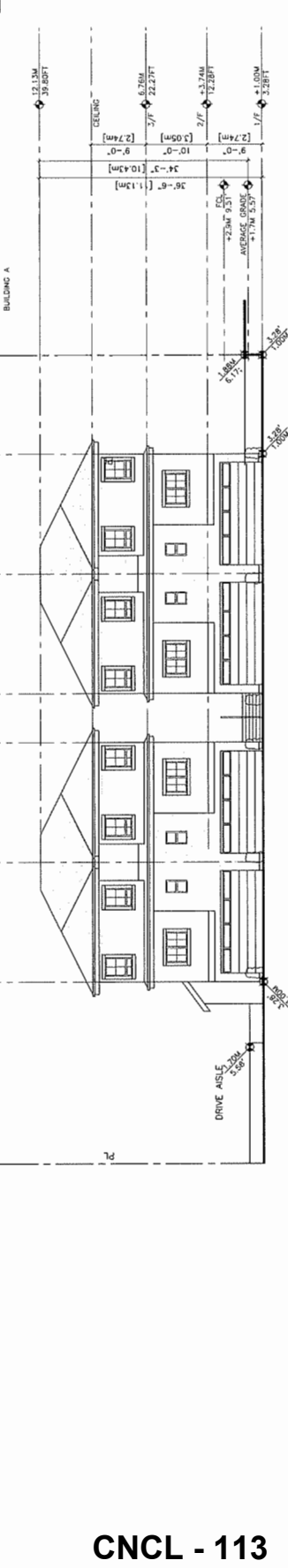
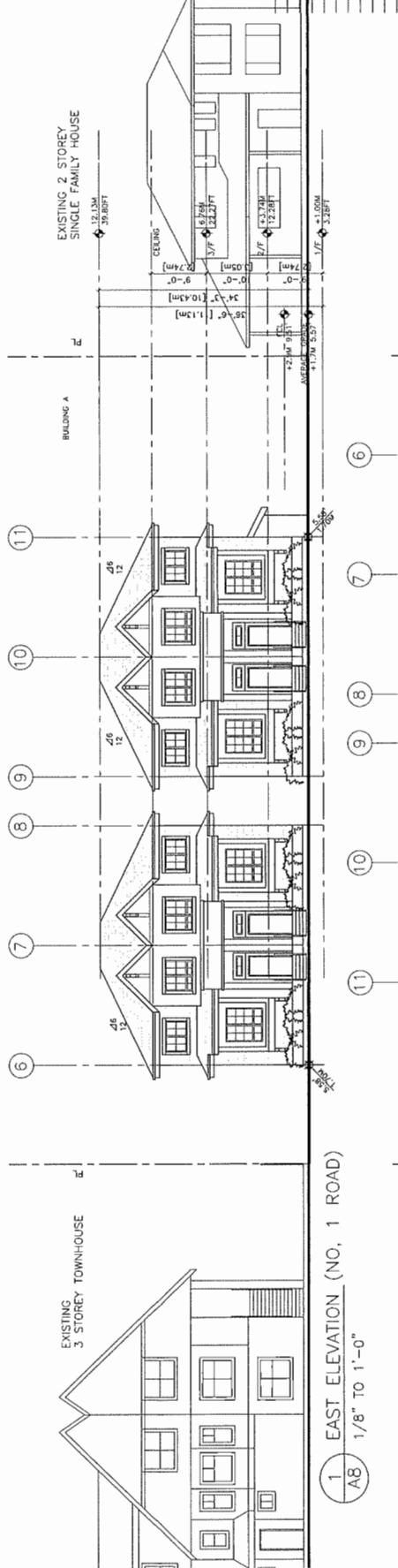


RZ 16-731275

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REZONE

PROPOSED TOWNHOUSE
 6571-6581 NO. 1 ROAD
 RICHMOND BC

ELEVATIONS

PROJECT NUMBER: 18-03
 ISSUED: 1/20/2022
 DRAWN BY: EL
 CHECKED BY: EL
 TITLE: REZONE: 18-03-03-01-201-201-42 DWG

1. PREPARED FOR THE ARCHITECT
 2. PREPARED FOR THE ARCHITECT
 3. PREPARED FOR THE ARCHITECT
 4. PREPARED FOR THE ARCHITECT
 5. PREPARED FOR THE ARCHITECT
 6. PREPARED FOR THE ARCHITECT

2. BLDG A WEST ELEVATION (INTERNAL)
 A8 1/8" TO 1'-0"

3. SITE NORTH ELEVATION
 A8 1/8" TO 1'-0"

1. EAST ELEVATION (NO. 1 ROAD)
 A8 1/8" TO 1'-0"

RZ 16-731275

CNCL - 113

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 V6J 1A7
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 FAX: (604) 268-2424
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PROJECT NO. 2020-0009
 DATE: 1/20/2022
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 1E-04-IND-20120-02.DWG

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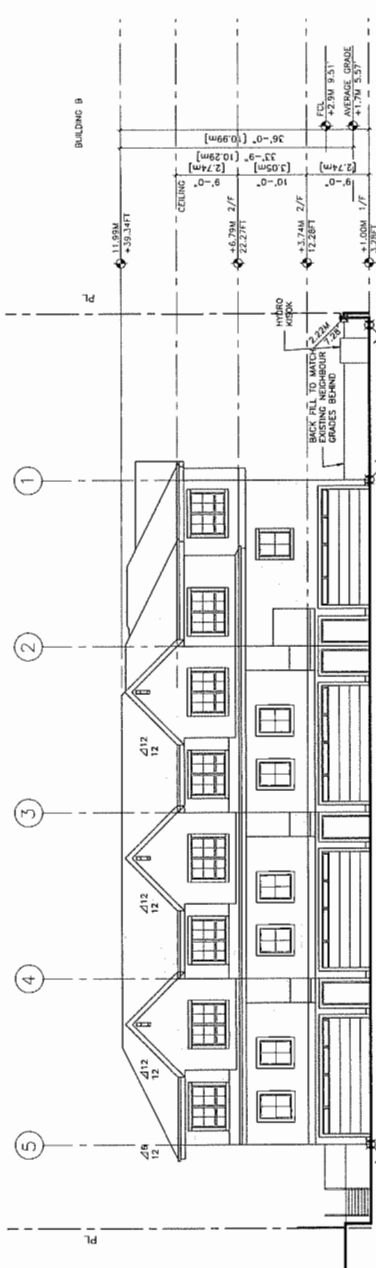
PROPOSED TOWNHOUSE
 6571-6581 NO. 1 ROAD
 RICHMOND BC

PROJECT NUMBER: 16-03
 ISSUED: 1/20/2022
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 CHECKED BY: EL
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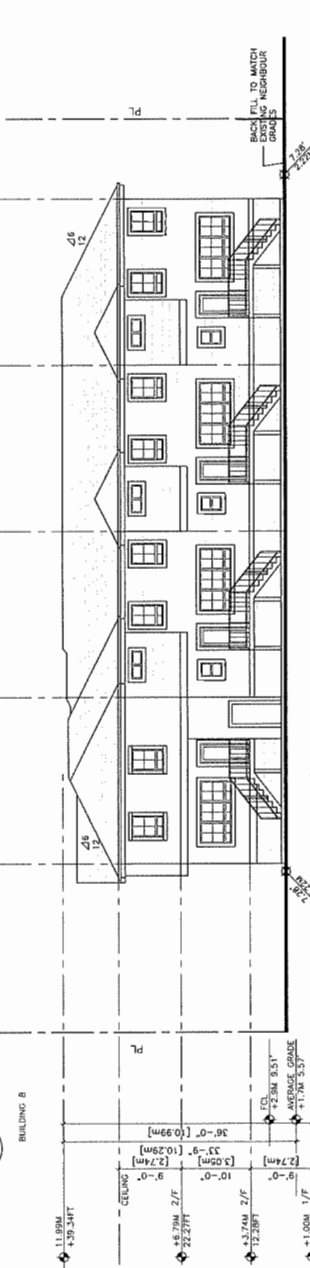
ELEVATIONS

A9

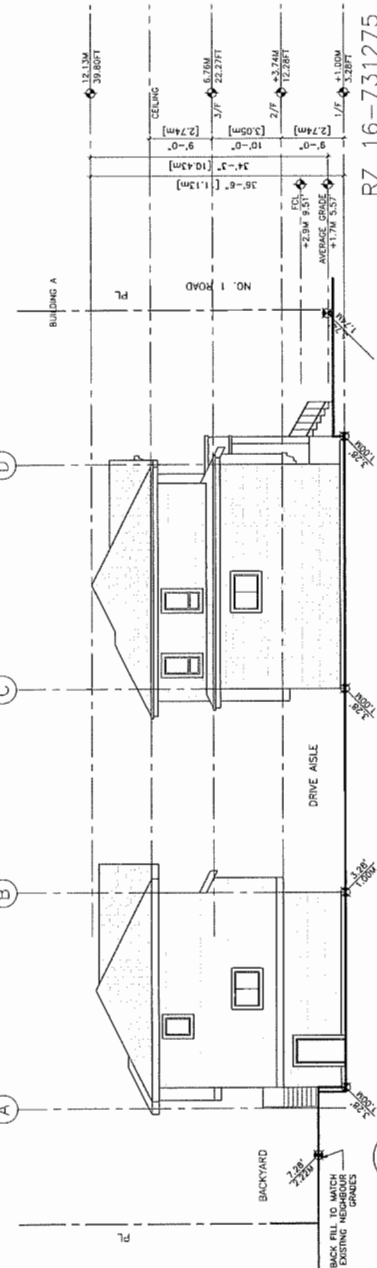
REZONE



1 BLDG B EAST ELEVATION (INTERNAL)
 1/8" TO 1'-0"



2 BLDG B WEST ELEVATION
 1/8" TO 1'-0"



3 SITE SOUTH ELEVATION
 1/8" TO 1'-0"

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 VANCOUVER, BC V6Z 1G1
 TEL: 604-278-2500
 FAX: 604-278-2501
 WWW.ERICLAWARCHITECT.COM

PROJECT NO. 16-03
 DATE: 1/26/2022
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-03-PLAN-10010-HZ.DWG

NO.	DESCRIPTION
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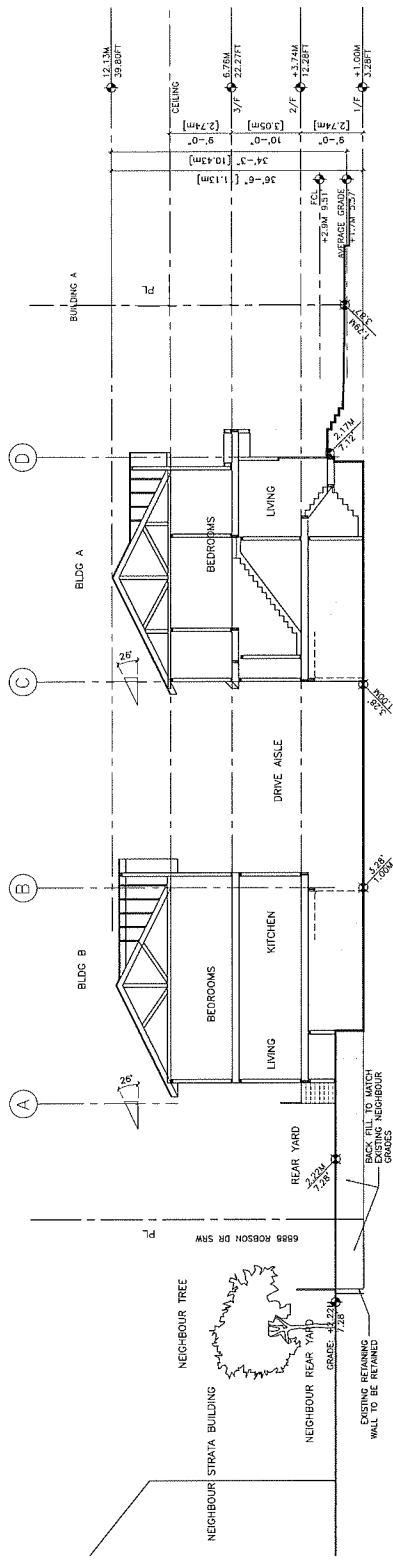
**PROPOSED TOWNHOUSE
 6571-6591 NO. 1 ROAD
 RICHMOND BC**

SECTION

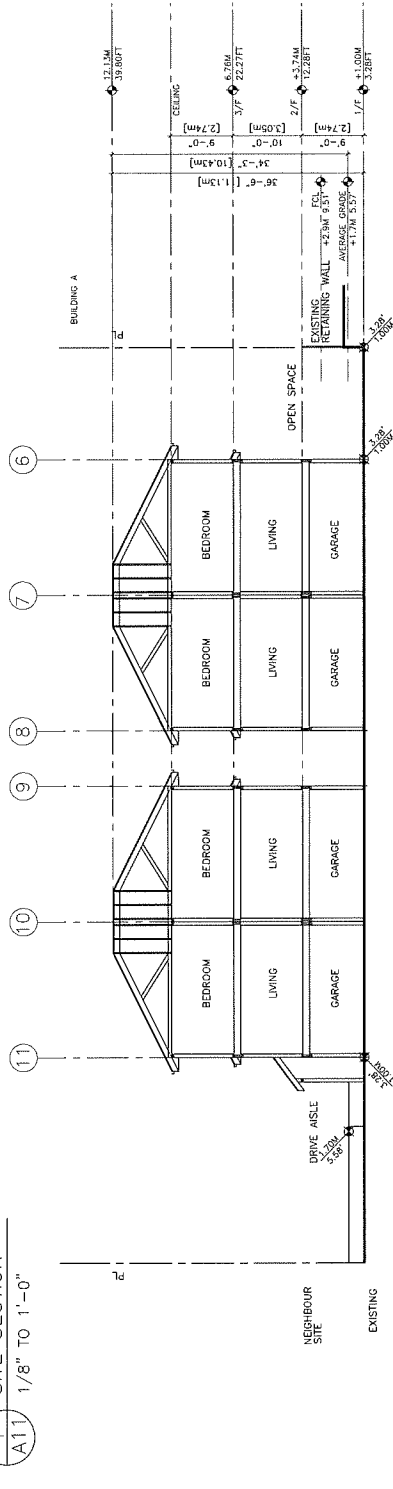
PROJECT NUMBER: 16-03
 ISSUED: 1/26/2022
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-03-PLAN-10010-HZ.DWG

A11

REZONE



1 SITE SECTION
 A11 1/8" TO 1'-0"



2 BLDG. A SECTION
 A11 1/8" TO 1'-0"

RZ 16-731275

ERIC LAW ARCHITECT

1000 W. UNIVERSITY BLVD. SUITE 100
 RICHMOND, BC V6V 1W1
 TEL: (604) 273-2899
 FAX: (604) 273-2899
 WWW.ERICLAWARCHITECT.COM

PROPOSED TOWNHOUSE DEVELOPMENT
 6571-6591 NO. 1 ROAD
 RICHMOND BC

DATE: 2021.03.11
 TIME: 12:00 PM
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-CL-2016-731275

SHADOW STUDY
 MARCH 21-10:00AM



SHADOW STUDY
 JUNE 21-10:00AM



CNCL - 116

SHADOW STUDY
 MARCH 21-12:00 NOON



SHADOW STUDY
 JUNE 21-12:00 NOON



SHADOW STUDY
 MARCH 21-3:00PM



SHADOW STUDY
 JUNE 21-3:00PM



- 1. 2016.04.29 FOR KEDDING APPLICATION
- 2. 2016.11.21 FOR CITY KEDDING REVIEW
- 3. 2017.04.24 FOR CITY KEDDING REVIEW
- 4. 2017.05.15 FOR CITY KEDDING COMMIT
- 5. 2017.05.15 FOR CITY KEDDING COMMIT
- 6. 2017.05.17 FOR CITY KEDDING COMMIT
- 7. 2017.05.20 FOR CITY KEDDING COMMIT
- 8. 2017.05.20 FOR CITY KEDDING COMMIT
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- 20. 2017.05.20 FOR CITY KEDDING COMMIT

PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

ADJACENT DEVELOPMENT

PROJECT NUMBER: 16-03
 ISSUED: 1/20/2022
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-CL-2016-731275

SHADOW

REZONE

RZ 16-731275

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PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT
6571 - 6591 NO. 1 ROAD
RICHMOND

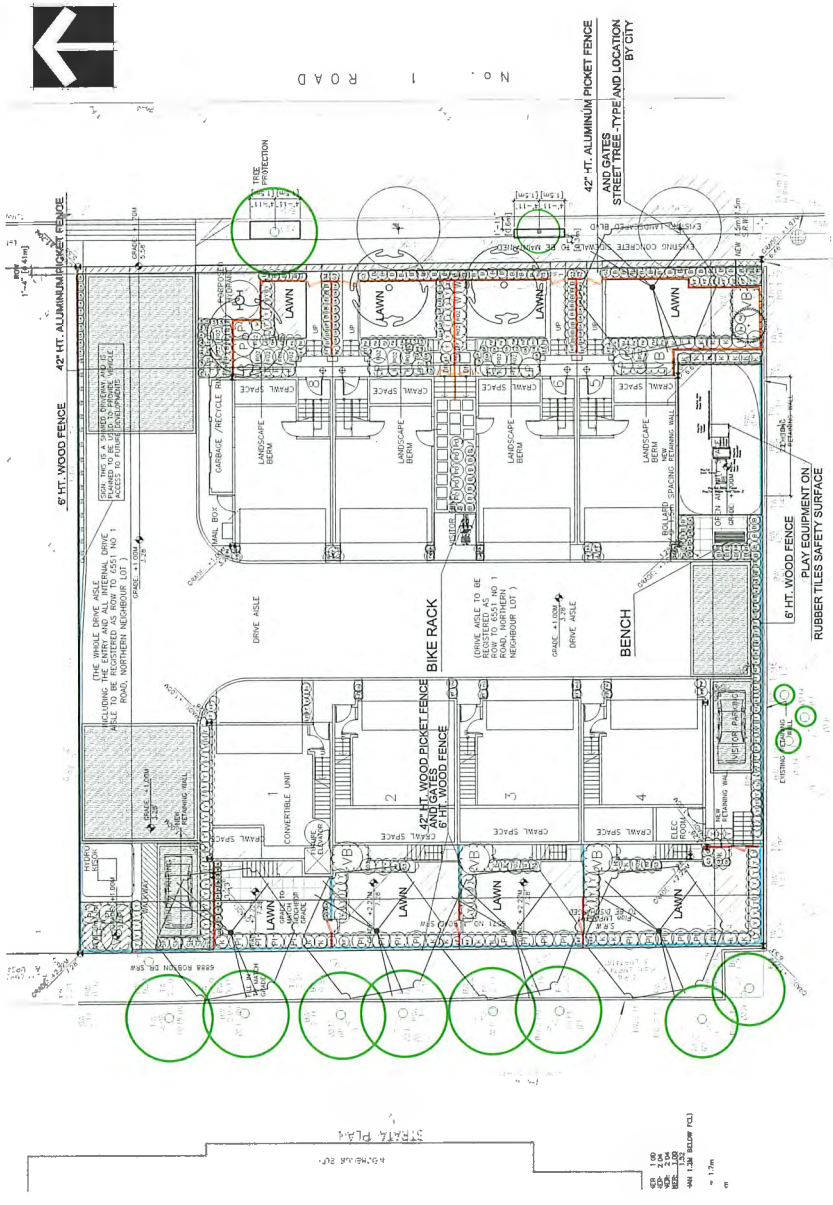
CLIENT: SUTTON GROUP - SEAFAR REALTY
VIRG. - 604 264 0022

DATE: February 01 2021
SCALE: 1/4" = 1'-0"
DRAWING NO: L1
DESIGNER: PGM
DATE: 01/21/21
PROJECT NUMBER: 21-014

HARDSCAPE LEGEND
ECO-PRIORIA PERMEABLE PAVERS BY MUTUAL MATERIALS
HERRINGBONE PATTERN;
HARVEST BLEND
LANDSCAPE MANUFACTURER: [REDACTED]
SPECIFICATIONS:
2'x2' 2x1"
Vancouver Bay Architectural Slabs
BY MUTUAL MATERIALS
RUBBER TILES
ON PLAYGROUND

FENCE LEGEND
42" HT. ALUMINUM PICKET FENCE AND GATES
42" HT. WOOD PICKET FENCE
6" HT. WOOD FENCE
RETAINING WALL

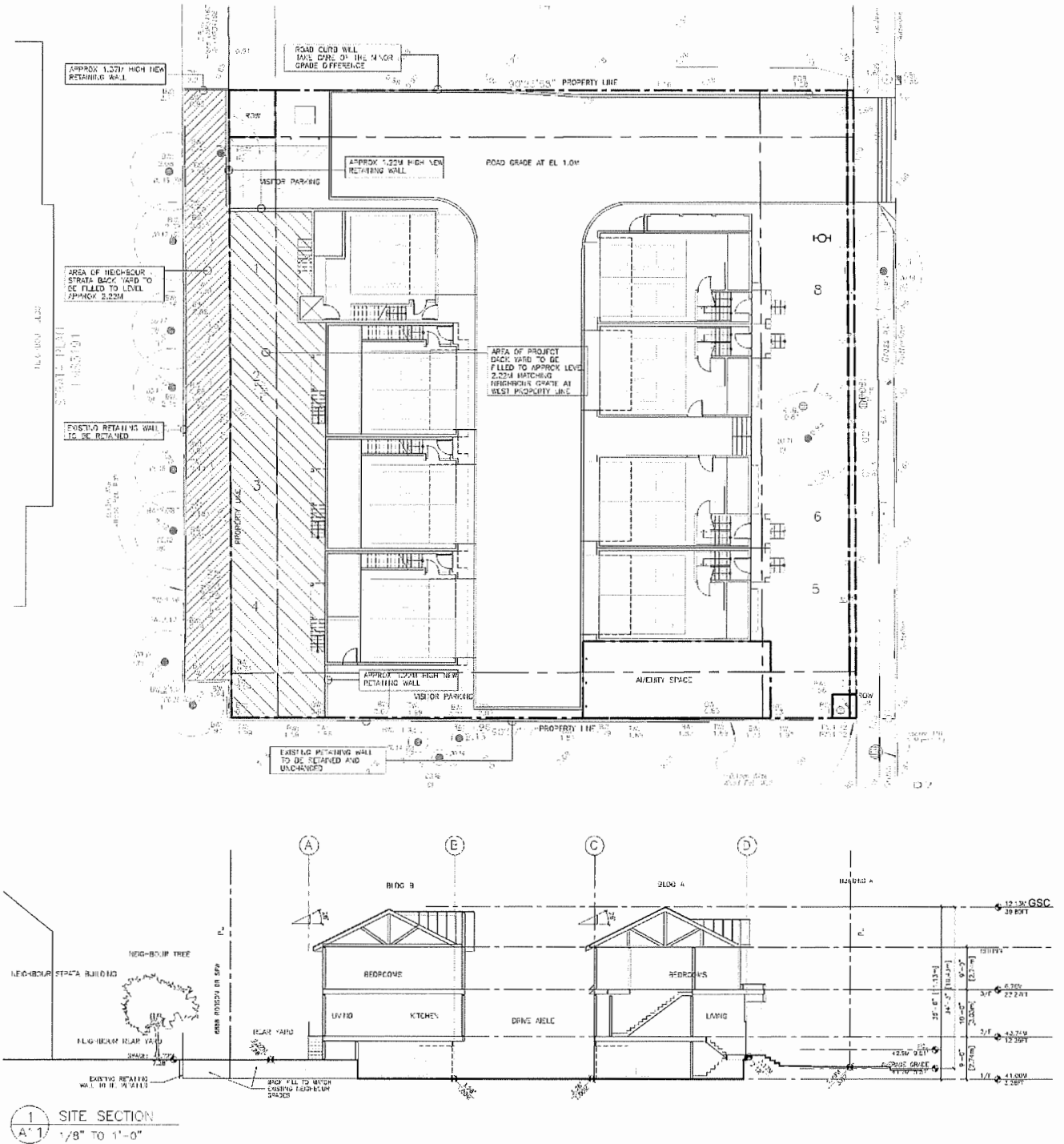
FURNITURE LEGEND
HENDERSON PLAY EQUIPMENT PT5000
VictorStanley bench Stiel
VictorStanley bike rack BRWA-101_black



PLANT SCHEDULE

NO.	SYM.	PLANT NAME	COMMON NAME
1	PAZ	PAZARIA SPANISH QUAIL	SPANISH QUAIL
2	ST	STREPTOCARPUS	STREPTOCARPUS
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Grade-Raising Plan & Cross-Section





Address: 6571 and 6591 No 1 Road

File No.: RZ 16-731275

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10288, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwelling).
2. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
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 \$10,000 for the two existing street trees to be retained.
5. 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.
6. Submission of signed letter from the owner confirming that construction of buildings will not commence prior to completion of sanitary works in the rear yard.
7. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future development to the north of the site, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
8. Registration of a legal agreement on title ensuring that:
 - a) Signage indicating civic addresses for a future adjacent residential development that is accessed through the subject site can be located on the subject property in the front yard on the south side of the driveway accessed from No. 1 Road; and
 - b) Wayfinding signage for a future adjacent residential development that is accessed through the subject site can be located on the subject site at the internal driveway junction.In both instances, the subject signage would be considered directional signage as per Sign Regulation Bylaw No. 9700.
9. Registration of a legal easement agreement on title ensuring access by residents of a future residential development at 6551 No. 1 Road to the shared refuse storage area on the subject site.
10. Granting of an approximately 0.41 m wide Public Right of Passage (PROP) statutory right-of-way (SRW) along the site's east property line for the purposes of accommodating future upgrades to the City boulevard that would locate a new sidewalk partially on the subject site.
11. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
12. Registration of a restrictive covenant prohibiting:
 - a) The imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and
 - b) The imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
13. Contribution of \$1,805 per dwelling unit (e.g. \$14,440) in-lieu of on-site indoor amenity space.

14. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$88,867.50) to the City's affordable housing fund.
15. Enter into a Servicing Agreement* for the design and construction of engineering and transportation infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works

- a) Using the OCP Model, there is 506 L/s of water available at a 20 psi residual at the No.1 Road frontage. Based on the proposed development, the site requires a minimum fire flow of 220 L/s.
- b) At the applicant's cost, the City is to:
 - i. Install 1 new water service connection, off of the existing 300 mm AC water main on No.1 Road. The meter must be located on-site (e.g. in a mechanical room).
 - ii. Cut and cap at main, the existing water service connections along the subject site's frontage.

Storm Sewer Works

- c) At the applicant's cost, the City is to:
 - i. Install a new storm service connection complete with inspection chamber off of the existing manhole STMH233 at the southeast corner of the development site. A new 1.5m x 1.5m Statutory Right-of-Way for the required storm inspection chamber is required.
 - ii. Cut, cap and remove all existing on-site storm service connections and inspection chambers STIC51980, STIC61350, STIC58276.

Sanitary Sewer Works

- d) The Applicant is required to not commence onsite building construction prior to completion of rear yard sanitary works.
- e) The Applicant is required to:
 - i. Install a new sanitary manhole onto the existing 200 mm sanitary sewer at the northwest corner of the development site.
 - ii. Install a new service connection to the new proposed manhole. This manhole will serve as the inspection chamber.
 - iii. Remove approximately 37m of existing 200mm PVC sanitary main, existing manhole SMH7218, service connection and inspection chamber SIC4250, located to the west of the development site. Prior to removal, the developer is to provide a signed and sealed letter from a professional engineer confirming that there are no connections to the sanitary sewer and that it can be safely removed.
 - iv. Provide an approximately 3 m x 3 m SRW at the northwest corner of the development site to provide access to the proposed manhole and service connection, at no cost to the City. A reminder that lot grading within SRWs must be supported by the City's Engineering Department and should not contain perimeter drainage if it can be avoided (suggesting that grades at this lot corner should be consistent that those of adjacent properties).

Frontage Improvements

- f) The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To underground Hydro service lines.
 - ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- g) At the applicant's cost, the City is to:
 - i. Permanently close the existing southerly driveway (at the development frontage for 6591 No. 1 Road).
- h) At the applicant's cost, the applicant is to:

Initial: _____

- i. Remove the existing southerly driveway let-down at 6591 No. 1 Road and reinstate the barrier curb/gutter, boulevard and concrete sidewalk per the dimensions of the adjacent existing boulevard treatments.
- ii. Design, remove (as needed) and construct the existing northerly driveway let-down at 6571 No. 1 Road, which shall continue to be shared with the adjacent lot at 6551 No. 1 Road, to the satisfaction of the Director of Transportation and Director of Engineering.

General Items

- i) The Applicant is required to:
 - i. Enter into, if required, 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, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, preloading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - ii. Provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.
 - iii. Discharge the existing SRW along the west property line of the development site (LMP35491), once the existing sanitary sewer has been removed. Prior to discharging the right-of-way, a letter from a professional engineer will be required confirming that the sanitary sewer has been removed and legally disposed offsite.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, together with a cost estimate for the landscaping works. 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 required replacement trees
2. Submission of written confirmation from the strata LMS3191, governing the townhouse development at 6888 and 3711 Robson Court, confirming approval of:
 - Removal of dead tree #834;
 - Works on the common property at 3711 Robson Court to backfill the lands between the west property line of the subject site and the existing retaining wall on 3711 Robson Court, increase grade in that location to approximately 2.22 m GSC (to meet adjacent existing grade west of the existing retaining wall on 3711 Robson Court), and to introduce a new retaining wall at the north end of the fill area;
 - Reinstatement of the fence along the west property line of the subject site; and
 - The proposed replacement fence type, materials and dimensions.

Written confirmation be provided in the form of strata minutes, but can also be provided as a letter from a representative of that strata.

3. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BCESC Step 3).

Initial: _____

Prior to a Development Permit* being forwarded to Council for issuance, the developer is required to:

1. Submission of a Landscape Security to the City based on 100% of the cost estimate provided by the Landscape Architect plus a 10% contingency. Up to 90% of the security will be returned to the applicant after a City inspection, with the remainder held for up to one year to ensure that the planting survives.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Submission of a Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- 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.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10288 (RZ 16-731275)
6571 and 6591 No. 1 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 **“LOW DENSITY TOWNHOUSES (RTL4)”**

P.I.D. 006-845-452

Legal Lot 15, Section 10, Block 4N, Range 7, New Westminster Land District,
Plan 33370

P.I.D. 006-845-487

Legal Lot 16, Section 10, Block 4N, Range 7, New Westminster Land District,
Plan 33370

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10288”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

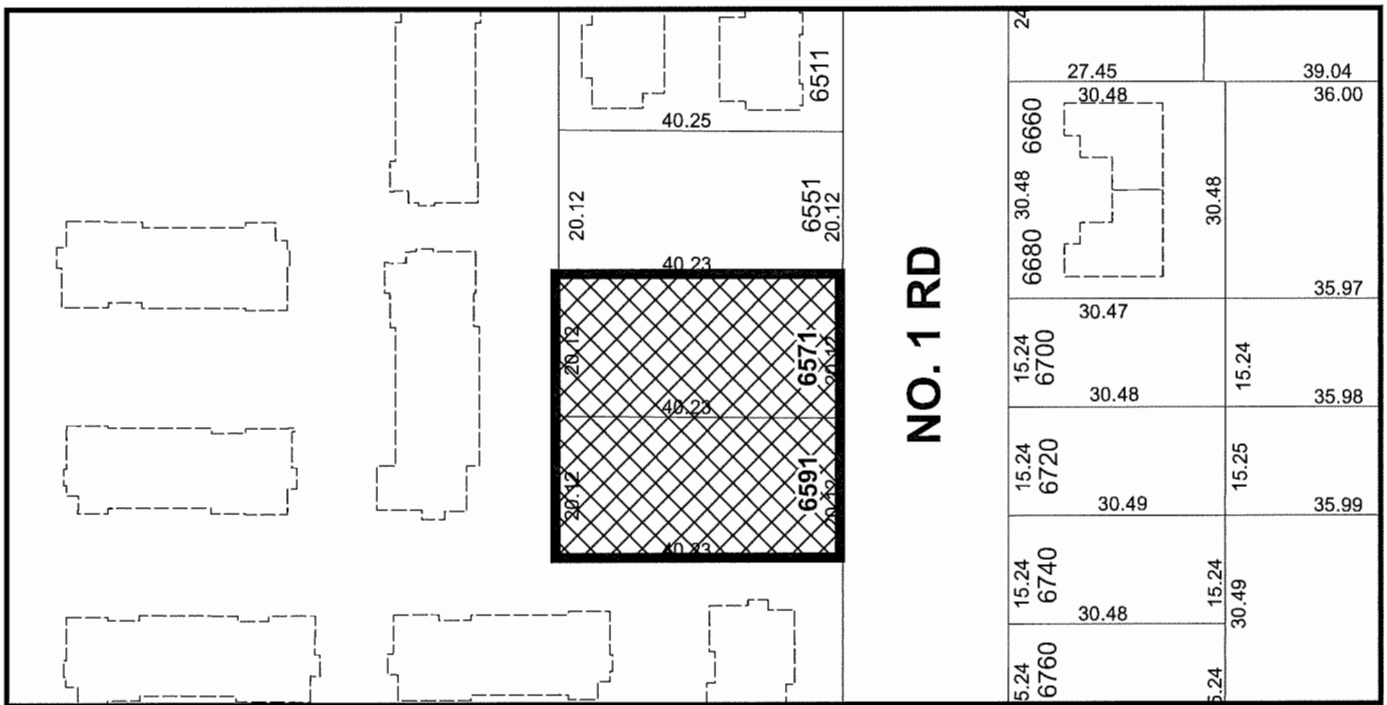
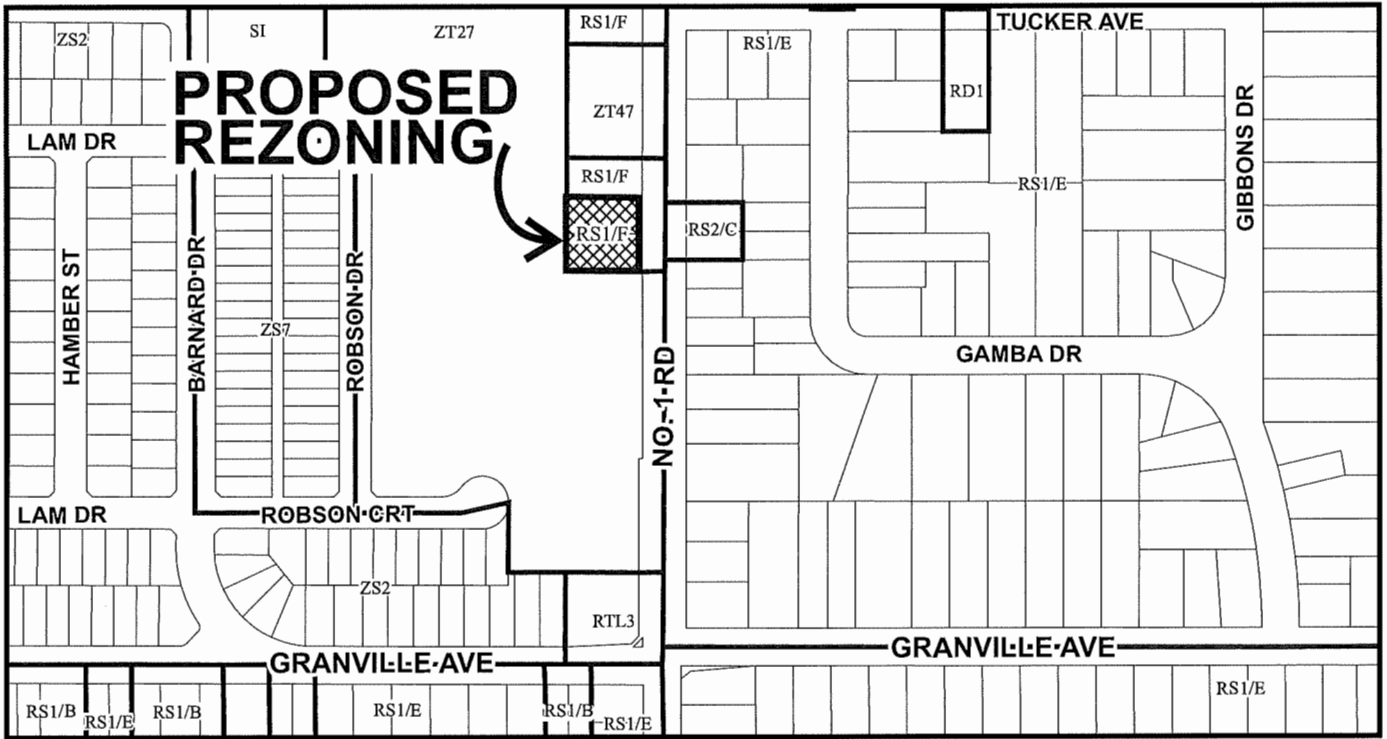
CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond



RZ 16-731275

Original Date: 05/10/16

Revision Date: 11/15/21

Note: Dimensions are in METRES

**INTENTIONALLY
DELETED PAGES PLN 39 –
PLN 44.**

COMMUNITY POVERTY
REDUCTION AND
PREVENTION TABLE
REPORT MOVED TO
FEB 22, 2022
GENERAL PURPOSES
COMMITTEE



To: Planning Committee
From: Wayne Craig
Director, Development
Date: January 24, 2022
File: 08-4430-03-09/2021-Vol 01
Re: **Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, 122, 126, and 128 in the Blundell, Seafair, and Steveston Areas and in the North Portion of City Centre**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10314, to establish underlying zoning for the property developed under Land Use Contract 004, be introduced and given first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10315, to establish underlying zoning for the property developed under Land Use Contract 005, be introduced and given first reading;
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10316, to establish underlying zoning for the property developed under Land Use Contract 024, be introduced and given first reading;
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10317, to establish underlying zoning for the property developed under Land Use Contract 026, be introduced and given first reading;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10318, to establish underlying zoning for the property developed under Land Use Contract 028, be introduced and given first reading;
6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10319, to establish underlying zoning for the property developed under Land Use Contract 029, be introduced and given first reading;
7. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10320, to establish underlying zoning for the property developed under Land Use Contract 045, be introduced and given first reading;

8. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10321, to establish underlying zoning for the property developed under Land Use Contracts 047 and 075, be introduced and given first reading;
9. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10322, to establish underlying zoning for the property developed under Land Use Contract 056, be introduced and given first reading;
10. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10323, to establish underlying zoning for the property developed under Land Use Contract 070, be introduced and given first reading;
11. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10324, to establish underlying zoning for the property developed under Land Use Contract 087, be introduced and given first reading;
12. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10325, to establish underlying zoning for the property developed under Land Use Contract 092, be introduced and given first reading;
13. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10326, to establish underlying zoning for the property developed under Land Use Contract 122, be introduced and given first reading;
14. That,
 - a) Richmond Zoning Bylaw 8500, Amendment Bylaw 10351, to establish underlying zoning for properties developed under Land Use Contract 126 and to create the “Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)” zone, be introduced and given first reading; and
 - b) Upon adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10351, the Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, which is at third reading, be understood to:
 - i. rezone the subject properties (8320, 8340, 8360, 8440 Bridgeport Road and 8311, 8351 Sea Island Way) from “Auto-Oriented Commercial (CA)”, “Land Use Contract 126” and “Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)”, to the new “High Rise Commercial (ZC29) – Bridgeport Gateway” zone; and
 - ii. discharge “Land Use Contract 126”;

15. That,

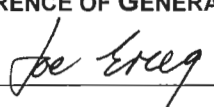

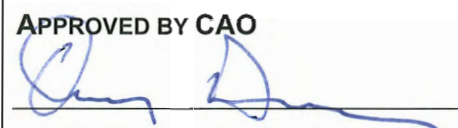
- a) Richmond Zoning Bylaw 8500, Amendment Bylaw 10352, to establish underlying zoning for the property developed under Land Use Contract 128 and to create the “Neighbourhood Pub (ZC52) – Blundell Road (Blundell)” zone”, be introduced and given first reading; and
- b) Upon adoption of Amendment Bylaw 10352, the Richmond Zoning Bylaw 8500, Amendment Bylaw 9891, which is at third reading, be understood to:
 - i. rezone the subject property (6031 Blundell Road) from “Land Use Contract 128” and “Neighbourhood Pub (ZC52) – Blundell Road (Blundell)”, to the new “Community Commercial (CC)” zone; and
 - ii. discharge “Land Use Contract 128”.



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

WC/CL:blg
 Att.6

Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO
		

Staff Report

Origin

This Staff Report brings forward underlying zoning bylaws for 14 of the remaining 45¹ Land Use Contracts (LUCs) in Richmond, which are applicable to multi-family and commercial properties in the Blundell, Seafair, and Steveston planning areas (LUCs 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, and 122) (Attachments 1 & 2).

The proposed underlying zoning bylaws aim to reflect the specific provisions contained in each LUC, as well as certain standard provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting additional development rights while still acknowledging current zoning norms. After the LUCs expire on June 30, 2024, where there are any inconsistencies between the provisions of the proposed bylaws and what actually exists on the subject properties, the provisions for non-conforming uses and buildings under the *Local Government Act* will apply.

Also proposed with this Staff Report are underlying zoning bylaws for the properties at 8320, 8340, 8360, 8440 Bridgeport Road, 8311, 8351 Sea Island Way (RZ 13-628557/ZT 19-875774), and 6031 Blundell Road (RZ 16-745849), which were developed under Land Use Contracts 126² and 128 in the Blundell and City Centre planning areas (Attachment 3). These properties are the subject of active rezoning applications with rezoning bylaws that have already been granted third reading by City Council, but which are not anticipated to obtain final adoption before the legislated deadline for municipalities to establish underlying zoning (i.e., June 30, 2022). Consistent with our approach for introducing underlying zoning for LUC sites city-wide, the site-specific zones proposed as the underlying zoning of these sites reflects the LUC provisions, and the potential redevelopment of these sites would be via the existing rezoning bylaws currently at third reading.

This Staff Report and the proposed bylaws are consistent with Policies from the 2041 Official Community Plan (OCP), which support exploring alternatives to LUCs to achieve better land use management over time.

This Staff Report supports Council's Strategic Plan 2018-2022 Strategy # 6 – Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs

6.1 Ensure an effective OCP and ensure development aligns with it.

¹ One of the prior 46 LUCs has since been rezoned through a separate development application; therefore, there are currently 45 remaining LUCs.

² Other properties developed under LUC 126 already have underlying zoning adopted by City Council in 2017 (i.e., 8260, 8280, 8300 Bridgeport Road and a portion of 8211 Sea Island Way).

This Staff Report also supports Council's Strategic Plan 2018-2022 Strategy # 8 – An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.1 Increased opportunities for public engagement.

Background

A LUC is a contract between a property owner (typically a developer) and a municipality addressing the use and development rights of a property. The Provincial legislation enabling LUCs was in effect for a short period of time between 1973 and 1979, and enabled the creation of tailor-made development contracts for specific sites.

The regulations contained in LUCs are similar to zoning in that they control the form of development. Typically, the same LUC was registered by a developer against all the properties in a particular geographic area, thereby creating consistent use and development rights for those properties. However, unlike zoning, some LUCs include detailed servicing requirements, and LUCs are registered on the Title of the property. Until recently, agreement from both the property owner and municipality was required to amend or discharge the contract from the Title of the property. As a result, LUCs have not changed over time as land use considerations have evolved. Unless discharged, LUCs registered during such period remain in place today governing the use and development rights of the affected properties.

In 2014, the Provincial Government amended the *Local Government Act* to require municipalities to adopt underlying zoning bylaws for all LUC properties by June 30, 2022, and to provide for the termination of all LUCs on June 30, 2024. The amending legislation also established an optional process to enable municipalities, by bylaw, to undertake early termination of LUCs, and provided expanded authority to Boards of Variance to hear appeals and grant time extensions to existing property owners for reasons of hardship.

On November 24, 2015, Richmond City Council adopted a set of bylaws that established underlying zoning for 93 separate LUCs that included single-family properties, as well as adopted bylaws to terminate these LUCs effective one year from the date of adoption (i.e., November 24, 2016). Since then, there remains 45¹ LUCs in the City on properties containing primarily multi-family, commercial, and industrial uses, which were not subject to the underlying zoning bylaws and early termination bylaws adopted in 2015. These remaining LUCs were to be dealt with separately at a later date because they were not subject to the same redevelopment pressures as that of the LUCs that included single-family properties.

Consistent with the *Local Government Act*, Richmond City Council must consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs prior to June 30, 2022. This involves the standard bylaw reading and adoption process, and includes holding a Public Hearing for all bylaws. The approach endorsed by City Council for dealing with the remaining LUCs is as follows:

- Underlying zoning bylaws for the remaining LUCs are to be brought forward separately on the basis of their geographic area (Attachment 4).
- Unlike the approach used for the LUCs that included single-family properties, no early termination bylaws are proposed to be brought forward for the remaining LUCs. Essentially, the existing remaining LUCs will remain effective and continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the underlying zoning will take precedence.

Since the Fall of 2017, City Council has adopted underlying zoning bylaws for 30 of the 45² remaining LUCs, applicable to 63 properties in the City Centre, East Richmond, and Broadmoor areas that included primarily commercial, light industrial, and multi-family residential uses (Attachment 4).

This report brings forward 13 underlying zoning bylaws for properties containing primarily multi-family residential and commercial uses in the Blundell, Seafair, and Steveston planning areas. This report also brings forward the two (2) additional underlying zoning bylaws for properties with pending rezoning bylaws that are not anticipated to be adopted before June 30, 2022. Should City Council adopt the 15 underlying zoning bylaws proposed with this report, the process for dealing with the City's remaining LUCs will be completed.

13 Proposed Underlying Zoning Bylaws for LUCs in Blundell, Seafair, and Steveston

Staff propose 13 bylaws that introduce underlying zoning for 13 properties developed under LUCs 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, and 122 in the Blundell, Seafair, and Steveston planning areas (Table 1).

Table 1. Properties Subject to the Proposed Underlying Zoning Bylaws

LUC #	# Properties	Address(es)	# Units
004	1	3051-3251 Springfield Drive	62 residential units
005	1	4460 Garry Street	28 residential units
024	1	7831-7891 No. 1 Road and 3851 Blundell Road	138 residential units
026	1	4151 Regent Street	110 residential units
028	1	12191 1 st Avenue	N/A
029	1	6600 Lucas Road	98 residential units
045	1	7300 Ledway Road	33 residential units
047	1	6871 Francis Road and 6877-6971 Lucas Road	101 residential units
075			
056	1	4120 Steveston Highway	12 residential units
070	1	3740 Chatham Street	17 non-residential units
087	1	6140 Blundell Road	N/A
092	1	3811 Chatham Street	8 non-residential units
122	1	3720-3740 Moncton Street	N/A
Totals:	14	13	607

In developing the underlying zoning for the subject properties, staff considered the specific provisions in each individual LUC, as well as the existing land use designations in the OCP for the subject site and adjacent properties within the immediate surrounding area.

For 13 of the LUCs, staff is not able to use any of the existing zones in Richmond Zoning Bylaw 8500 for the underlying zoning due to the very specific provisions contained in each LUC. For these 13 LUCs, staff propose 12 new site-specific zones for the underlying zoning (summarized in Table 2).

The proposed site-specific zones combine both the specific provisions from each LUC, as well as certain provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting additional use and development rights, while allowing some flexibility after LUCs expire on June 30, 2024 for landowners to make minor changes to their properties that would be consistent in character with what is permitted on similarly-zoned properties city-wide.

Where there are inconsistencies between the provisions of the proposed underlying zones and what actually exists on the subject properties, any continued use and existing development of the land that was lawful under the LUC will be protected in accordance with the provisions for non-conforming uses and buildings under the *Local Government Act* after the LUCs expire on June 30, 2024.

Table 2. Proposed Site-Specific Zones

LUC #	Proposed Bylaw #	Proposed Zone	Site Address(es)	Current Site Condition
004	10314	Town Housing (ZT95) – Springfield Drive (Steveston)	3051-3251 Springfield Drive	Low-density townhouses
005	10315	Town Housing (ZT96) – Garry Street (Steveston)	4460 Garry Street	Low-density townhouses
024	10316	Town Housing and Low Rise Apartment (ZT97) – No. 1 Road and Blundell Road (Seafair)	7831-7891 No. 1 Road and 3851 Blundell Road	Low-rise apartments and low-density townhouses
026	10317	Town Housing and Low Rise Apartment (ZT98) – Regent Street (Steveston)	4151 Regent Street	Low-density townhouses and low-rise apartments
028	10318	Steveston Commercial (ZMU48) – 1st Avenue (Steveston)	12191 1st Avenue	Commercial building
029	10319	Town Housing (ZT99) – Lucas Road (Blundell)	6600 Lucas Road	Low-density townhouses
045	10320	Town Housing (ZT100) – Ledway Road (Blundell)	7300 Ledway Road	Low-density townhouses
047 075	10321	Town Housing (ZT101) – Francis Road and Lucas Road (Blundell)	6871 Francis Road and 6877-6971 Lucas Road	Low-density townhouses
056	10322	Town Housing (ZT102) – Steveston Highway (Steveston)	4120 Steveston Highway	Low-density townhouses
070	10323	Steveston Commercial (ZMU49) – Chatham Street (Steveston)	3740 Chatham Street	Small-scale neighbourhood shopping centre with offices above
092	10325	Steveston Office Commercial (ZC53) – Chatham Street (Steveston)	3811 Chatham Street	Commercial health services building
122	10326	Steveston Commercial (ZMU50) – Moncton Street (Steveston)	3720-3740 Moncton Street	Financial Institution

For LUC 087 at 6140 Blundell Road, staff propose to use the “Neighbourhood Commercial (CN)” zone for the underlying zoning because the LUC served only to enable a subdivision that would have resulted in parcels that were smaller than the minimum size permitted to build a shopping centre under the “Neighbourhood Shopping Centre District” zone in the zoning bylaw at that time. Since most all other aspects of the zoning bylaw as it evolved are applicable to the property today, there is no need to develop a site-specific zone for this LUC. The proposed CN zoning does not provide any additional development potential beyond what the LUC provided for.

The proposed 13 underlying zoning bylaws do not affect the subject properties’ potential to redevelop in the future, consistent with the land use designations in the OCP.

Attachment 5 contains a series of summary tables that provide a comparison of the regulations under each of the 14 LUCs with those of the proposed underlying zones, and includes a map of each LUC. The summary tables in Attachment 5 are for reference purposes only and should not be interpreted as the actual LUC.

Two Proposed Underlying Zoning Bylaws for Sites with Rezoning Applications Granted Third Reading

In addition to the 13 proposed underlying zoning bylaws identified in the previous section of this report, staff also propose two underlying zoning bylaws for sites that are subject to active rezoning applications with rezoning bylaws that had been granted third reading (Bylaw 9629; Bylaw 9891), but which are not anticipated to be adopted before the municipal deadline date to establish underlying zoning (June 30, 2022). This is an interim measure to ensure that the subject sites still have underlying zoning established in the event that the rezoning applications fail to obtain final Council adoption before the LUCs expire on June 30, 2024. Details about the subject sites, their rezoning status, and the two proposed new underlying zones are included in Table 3.

Staff are not able to use any of the existing zones in Richmond Zoning Bylaw 8500 as underlying zones for the properties in these two LUCs, due to the very specific provisions contained in each LUC.

Table 3. LUC Sites with Rezoning Bylaws Pending Final Adoption

LUC #	# Properties	Site Address(es)	Proposed Rezoning Bylaw Pending Final Adoption	Current Site Condition and Rezoning Proposal	Proposed Underlying Zoning Bylaw #	Proposed Underlying Zone
126	6	8320, 8340, 8360, 8440 Bridgeport Road, and 8311, 8351 Sea Island Way	Bylaw 9629 granted third reading Dec 14, 2020	<ul style="list-style-type: none"> • Two-storey commercial building and surface parking • Rezoning to permit a high density commercial development 	10351	Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)
128	1	6031 Blundell Road	Bylaw 9891 granted third reading Mar 18, 2019	<ul style="list-style-type: none"> • Vacant lot • Rezoning to permit a two-storey retail and office building 	10352	Neighbourhood Pub (ZC52) – Blundell Road (Blundell)

Consistent with the approach used to develop all underlying zones, the proposed site-specific zones combine both the specific provisions from each LUC, as well as certain provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting

additional use and development rights, while allowing some flexibility after LUCs expire on June 30, 2024 for landowners to make minor changes to their properties that would be consistent in character with what is permitted on similarly zoned properties city-wide.

Where there are inconsistencies between the provisions of the proposed underlying zones and what actually exists on the subject properties, any continued use and existing development of the land that was lawful under the LUC will be protected in accordance with the provisions for non conforming uses and buildings under the Local Government Act after the LUCs expire on June 30, 2024.

Attachment 5 contains summary tables that provide a comparison of the regulations in the two LUCs with those of the proposed underlying zone, and includes a map of each LUC. The summary tables in Attachment 5 are for reference purposes only and should not be interpreted as the actual LUC.

Public Consultation and Public Hearing

Since the existing LUCs will remain in effect and continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the proposed underlying zoning will be in place, it is anticipated that the proposed approach will not generate a significant amount of public interest. Indeed this has been the case for the previous 30 underlying zoning bylaws for LUC sites that have been brought forward to date. However, in recognition that affected property owners and tenants may be unaware that their property is governed by a LUC and will likely be unfamiliar with the Provincial requirement for the City to establish underlying zoning for their property, City staff will be mailing an information package to the affected owners and tenants, with an invitation to contact City staff with any questions they may have about the process. The information package will include a cover letter, a map of the affected properties, a brochure containing Frequently Asked Questions (FAQ), and the LUC information phone line and e-mail address to direct inquiries. A sample of the letter, map, and the FAQ brochure is provided in Attachment 6.

Staff will keep a record of any inquiries received. To date, it is the experience of staff that once an explanation has been provided of the process involved with establishing the underlying zoning for a property, no additional concerns are raised by property owners and tenants.

Aside from the mailed information package, the standard bylaw adoption and associated public consultation processes are proposed to be followed. This is consistent with the approach used to establish the first four rounds of underlying bylaws for LUC sites brought forward for the City Centre, East Richmond and Broadmoor planning areas since 2017.

The standard bylaw adoption and public consultation process involves the underlying zoning bylaws being considered by City Council, the publication of the statutory Public Hearing Notice and newspaper ads, and includes the holding of a regular Public Hearing. This approach does not require additional financial or staff resources beyond that of the standard rezoning and Public Hearing processes.

Should Council grant first reading to the proposed underlying zoning bylaws, the bylaws will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to provide comments. Prior to the Public Hearing at which underlying zoning bylaws are to be considered, a press release will be issued to publicize Council's decision to establish underlying zoning bylaws for the affected properties and to direct further inquiries to the City's LUC webpage, and general LUC inquiry e-mail address and phone number.

Following the Public Hearing, Council may consider adoption of the underlying zoning bylaws. Following adoption of the underlying zoning bylaws, the existing LUCs on the affected properties will remain effective until June 30, 2024, after which time the underlying zoning bylaws will be in place to govern the use and development of the properties.

Ministry of Transportation and Infrastructure (MOTI) Approval

As 8320, 8340, 8360, 8440 Bridgeport Road, 8311, 8351 Sea Island Way under LUC 126 are located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, final approval from MOTI is required prior to final adoption of the underlying zoning bylaw for LUC 126 (Bylaw 10351).

Financial Impact

None.

Conclusion

Consistent with the *Local Government Act*, Council will have to consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs in the city prior to June 30, 2022.

Since 2017, staff have brought forward the underlying zoning bylaws for 30 LUCs as separate items on the basis of their geographic area for consideration by Council, and at Public Hearings.

This Staff Report brings forward:

- 13 proposed underlying zoning bylaws for multi-family and commercial properties developed under Land Use Contracts LUCs 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, and 122 located in the Blundell, Seafair, and Steveston planning areas.
- Two (2) proposed underlying zoning bylaws for sites under LUC 126 and 128 that are the subject of active rezoning applications pending final approval at 8320, 8340, 8360, 8440 Bridgeport Road, 8311, 8351 Sea Island Way, and 6031 Blundell Road.

Should City Council adopt the 15 underlying zoning bylaws proposed with this report, the process for dealing with the City's remaining LUCs will be completed.

January 24, 2022

- 12 -

Staff recommends that Richmond Zoning Bylaw 8500, Amendment Bylaws 10314, 10315, 10316, 10317, 10318, 10319, 10320, 10321, 10322, 10323, 10324, 10325, 10326, 10351, 10352, be introduced and given first reading.

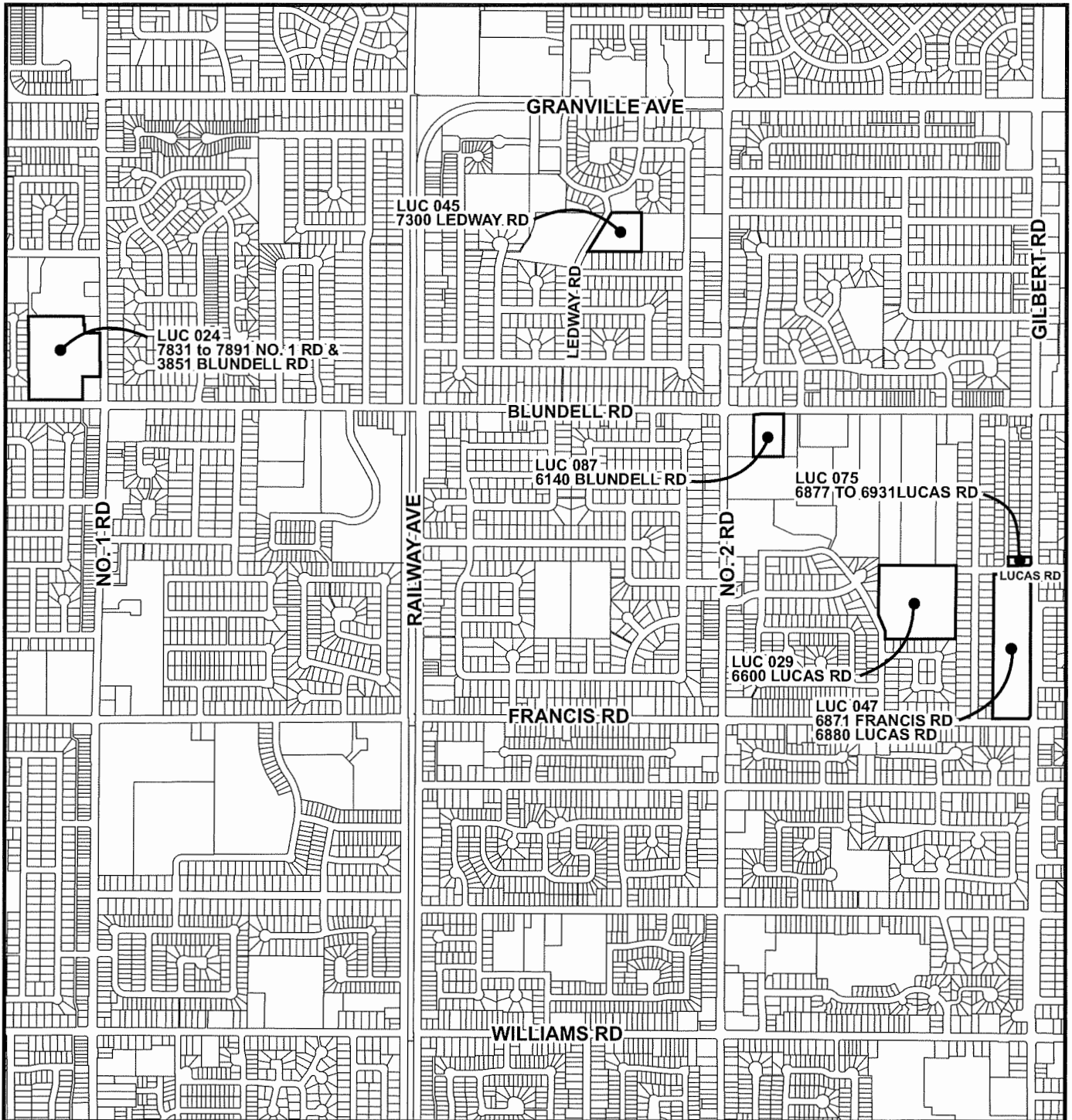


Cynthia Lussier
Planner 2
(604-276-4108)

CL:blg

Attachments:

- Attachment 1: LUCs on Properties in Blundell and Seafair
- Attachment 2: LUCs on Properties in Steveston
- Attachment 3: LUCs on Properties Subject to Pending Rezoning Bylaws
- Attachment 4: Land Use Contracts by Geographic Area
- Attachment 5: Land Use Contract Summary and Comparison Tables
- Attachment 6: Sample of Information Package for Affected Owners/Tenants



Land Use Contracts in Blundell/Seafair

Original Date: 11/22/21

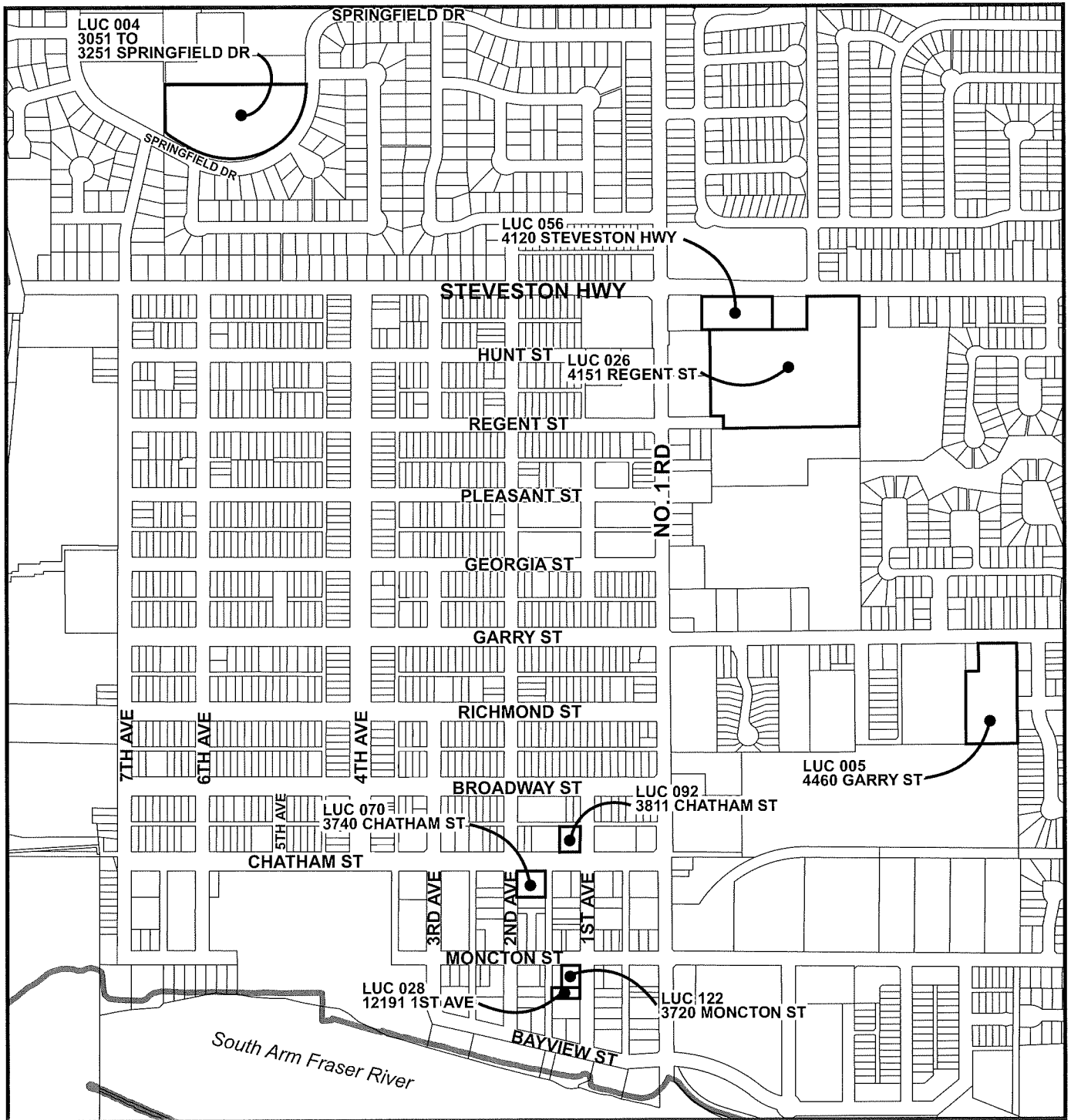
Revision Date: 01/24/22

Note: Dimensions are in METRES



City of Richmond

ATTACHMENT 2



Land Use Contracts in Steveston

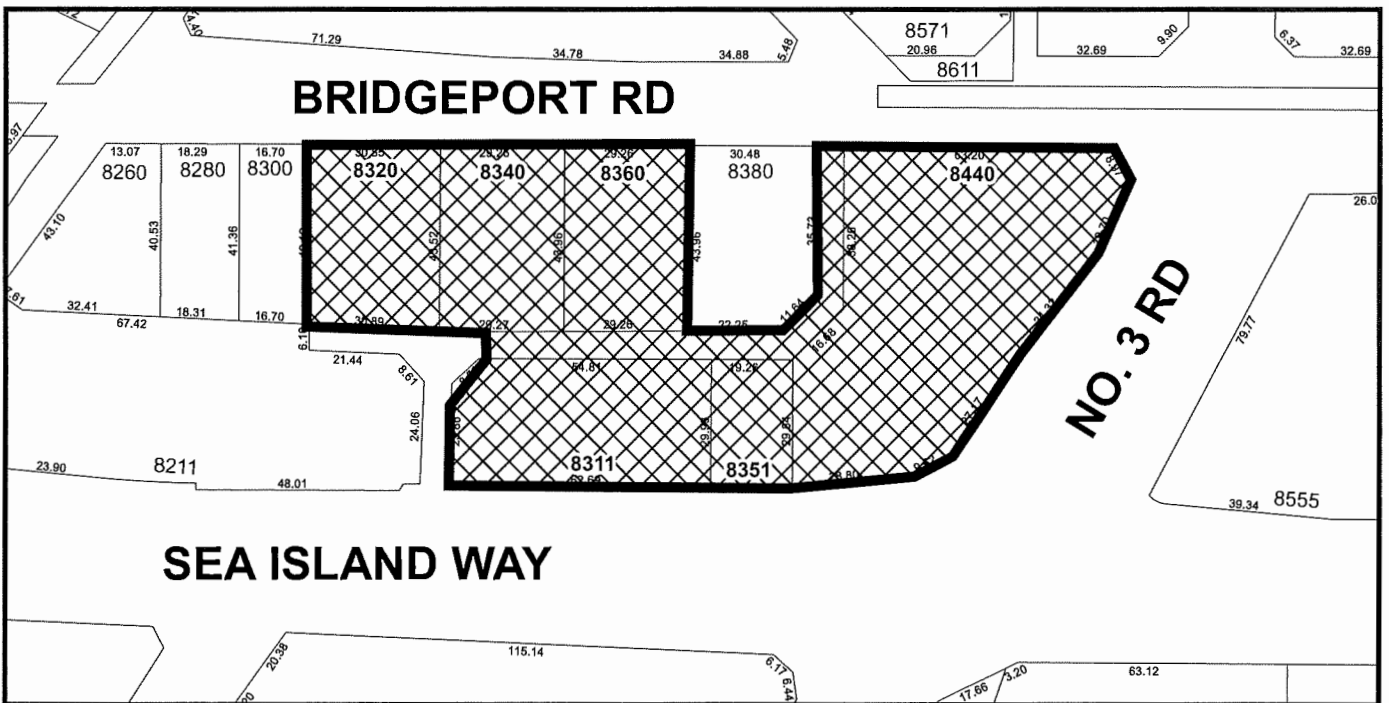
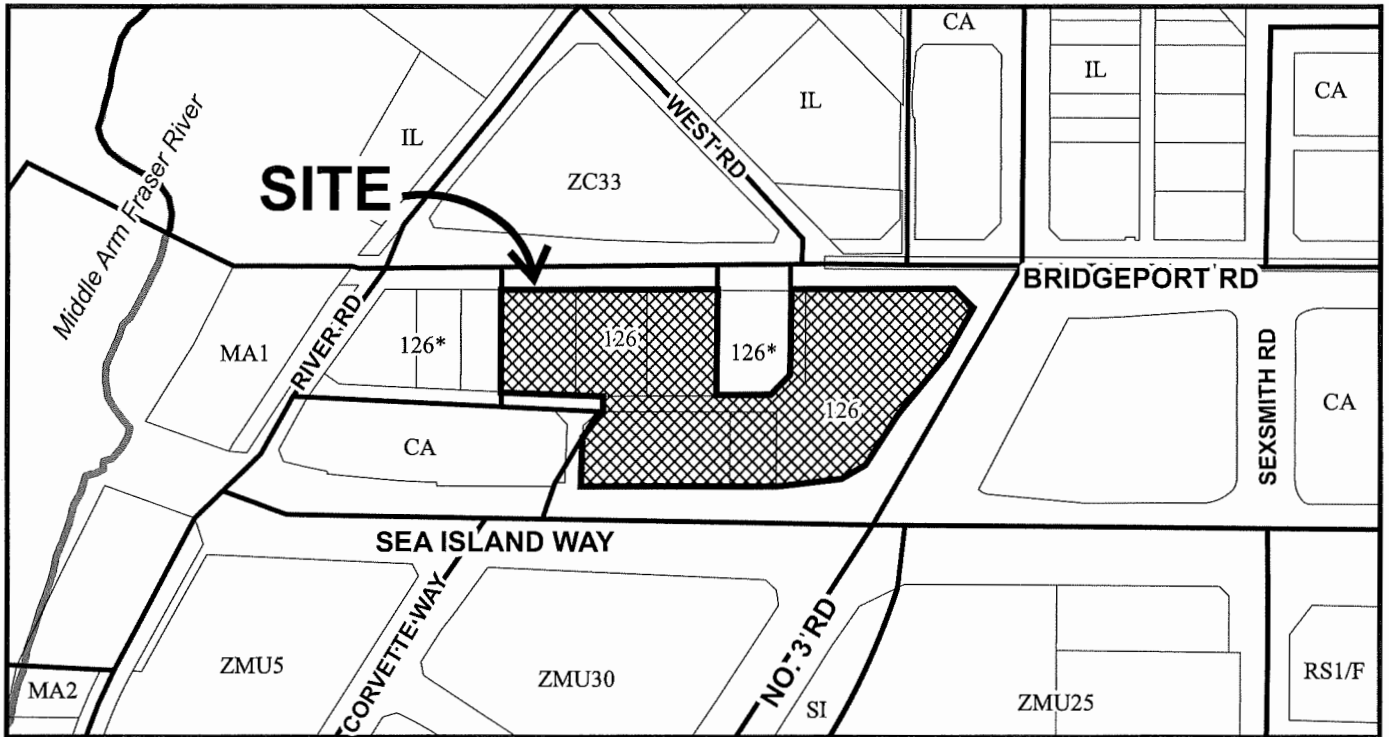
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Revision Date: 11/24/21

Note: Dimensions are in METRES



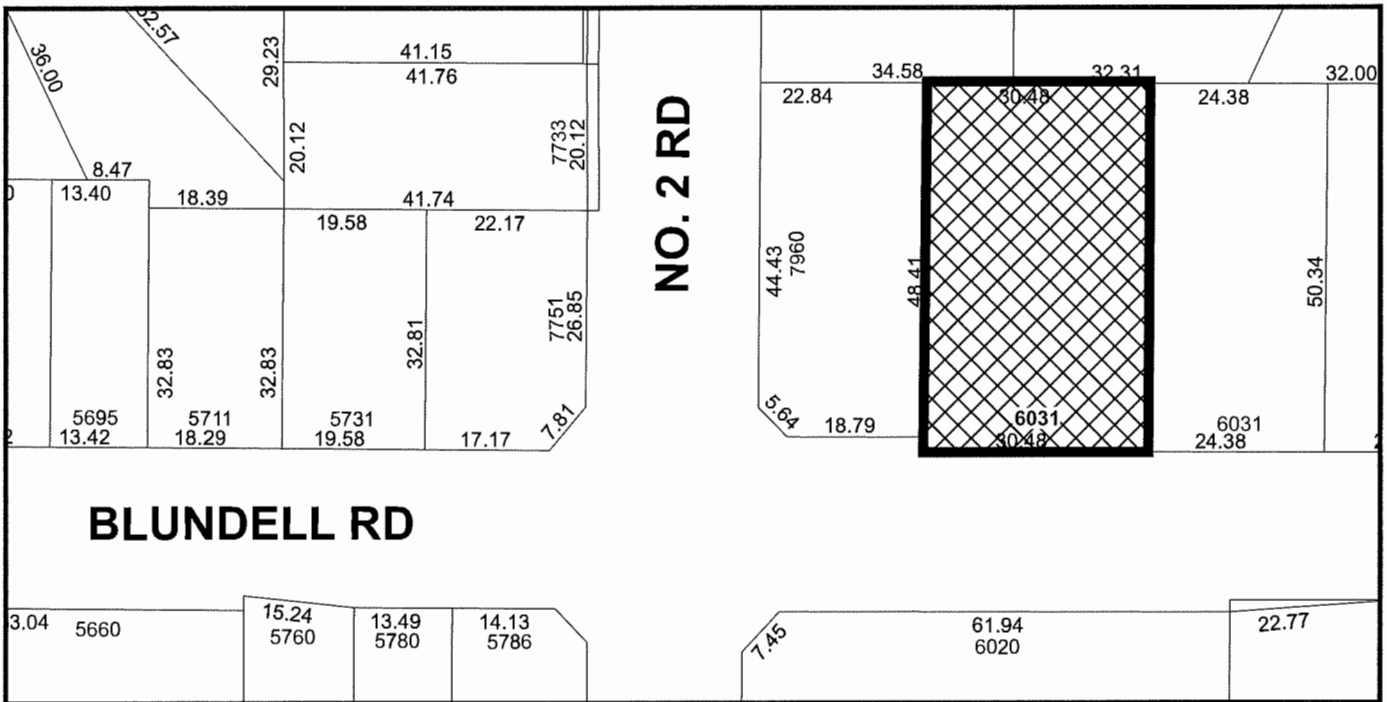
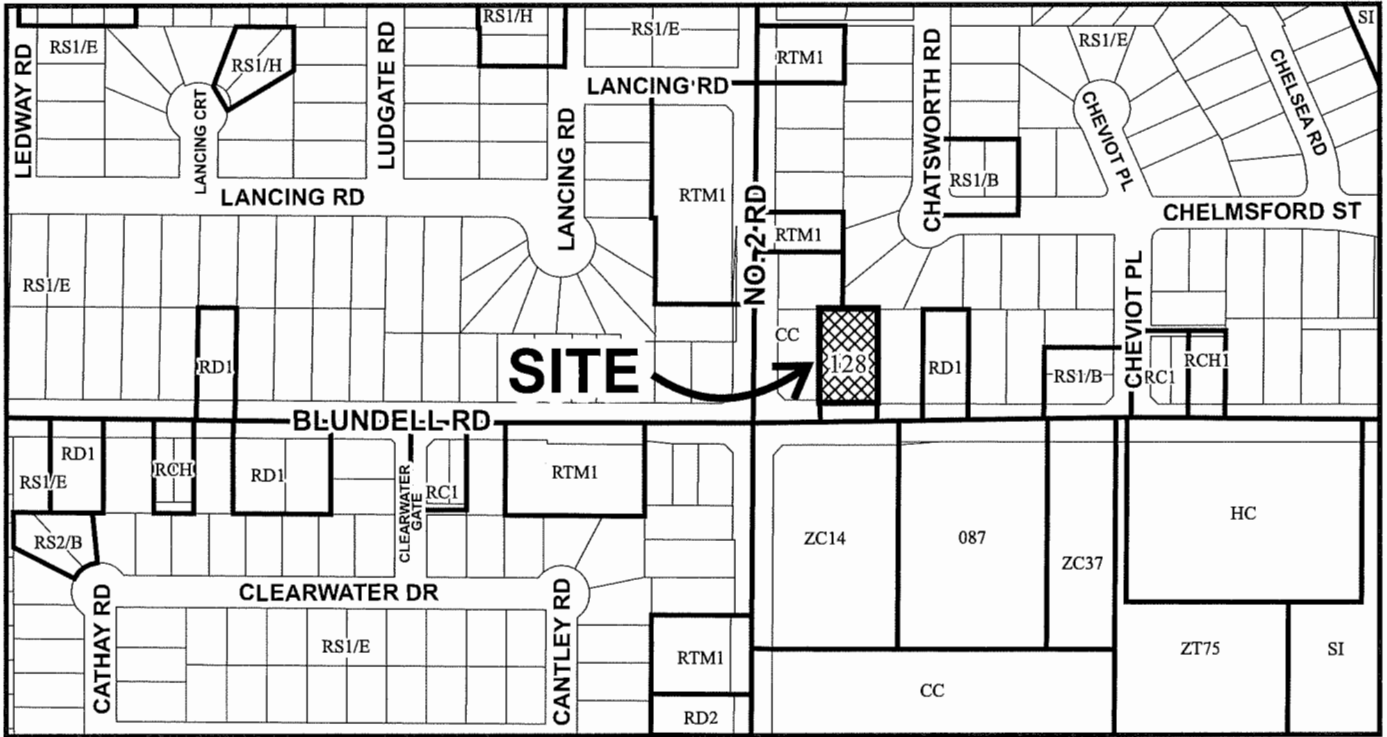
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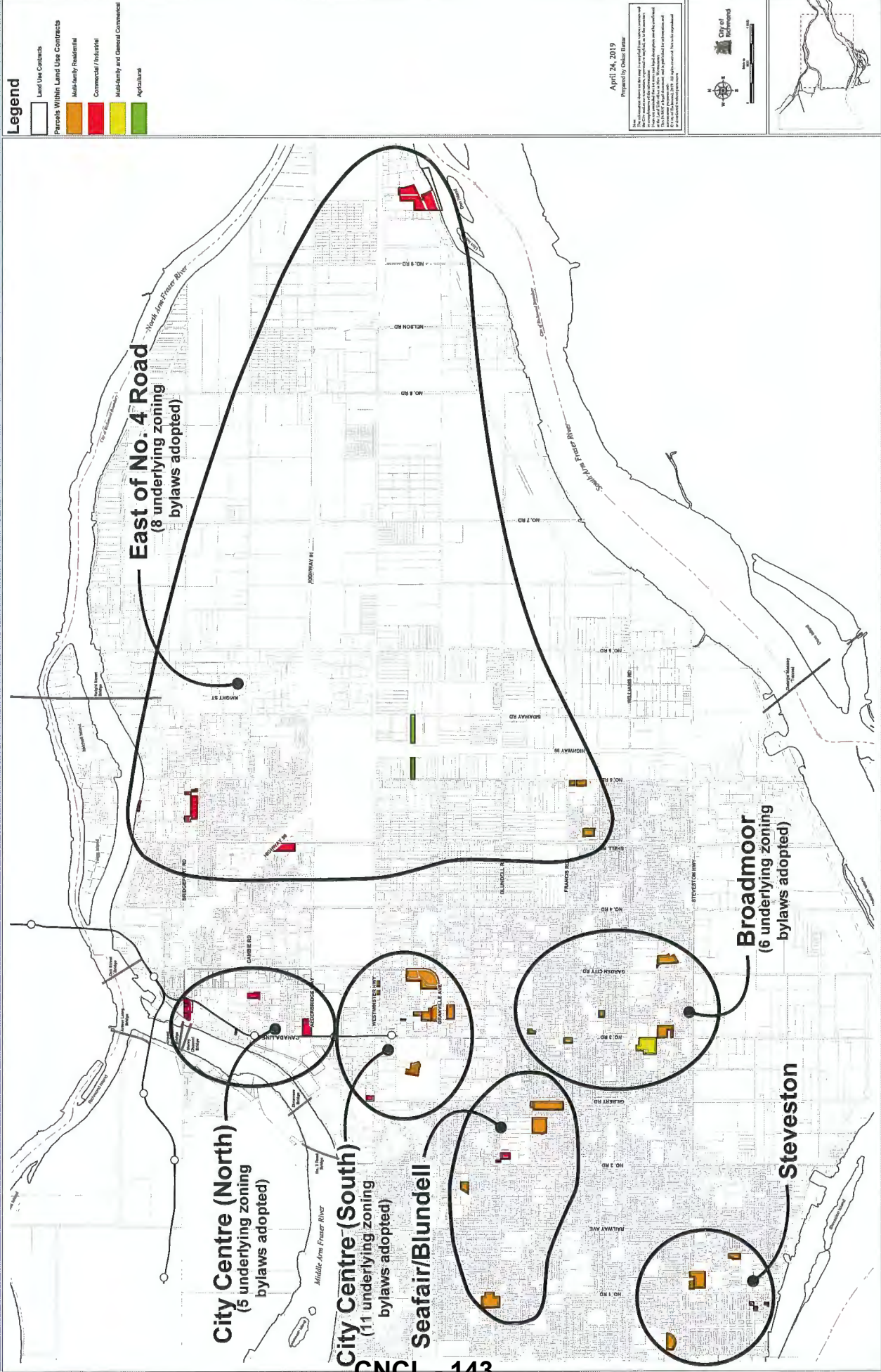
	<p>LUC 126 8320-8440 Bridgeport Road and 8311, 8351 Sea Island Way under Bylaw 9629 at 3rd Reading</p>	<p>Original Date: 01/20/22 Revision Date: Note: Dimensions are in METRES</p>
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City of Richmond



	<p>LUC 128 6031 Blundell Road under Bylaw 9891 at 3rd Reading</p>	<p>Original Date: 01/20/22 Revision Date: Note: Dimensions are in METRES</p>
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Land Use Contract Summary & Comparison Tables

LUC Sites in Blundell, Seafair and Steveston

LUC 004, 005, 024, 028, 029, 045,
047, 075, 056, 070, 087, 092, 122

LUC Sites with Rezoning Bylaws
Pending Final Adoption

LUC 126 and 128

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 004

(3051, 3071, 3111, 3151, 3171, 3211, 3231, 3251 Springfield Drive)

Number of Properties: 1

Number of Units: 62 residential units

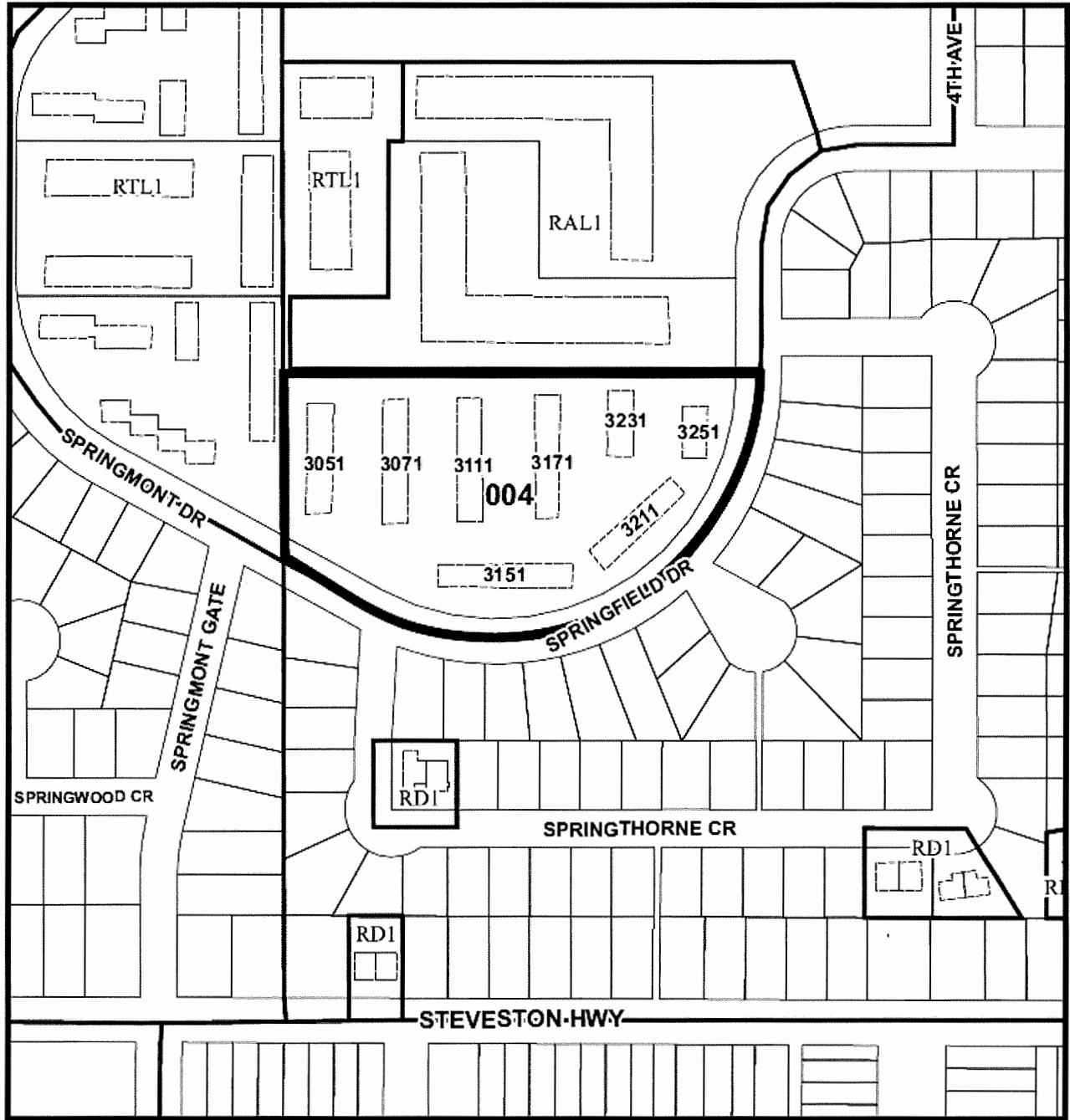
Proposed Zone: Town Housing (ZT95) – Springfield Drive (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 004	ZT95
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> • child care • housing, town Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	N/A (as per drawings)	0.47, together with an additional 0.03 provided it is entirely used to accommodate amenity space
Lot Coverage (max.)	22.6% for buildings	<ul style="list-style-type: none"> • 22.6% for buildings • 50% for buildings, structures, and non-porous surfaces • A minimum of 25% for landscaping with live plant material
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	2 storeys	9.0 m for a building with pitched roof and 7.5 m for a building with a flat roof, but in either case containing no more than 2 storeys

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 004

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 005 (4460 Garry Street)

Number of Properties: 1

Number of Units: 28 residential units

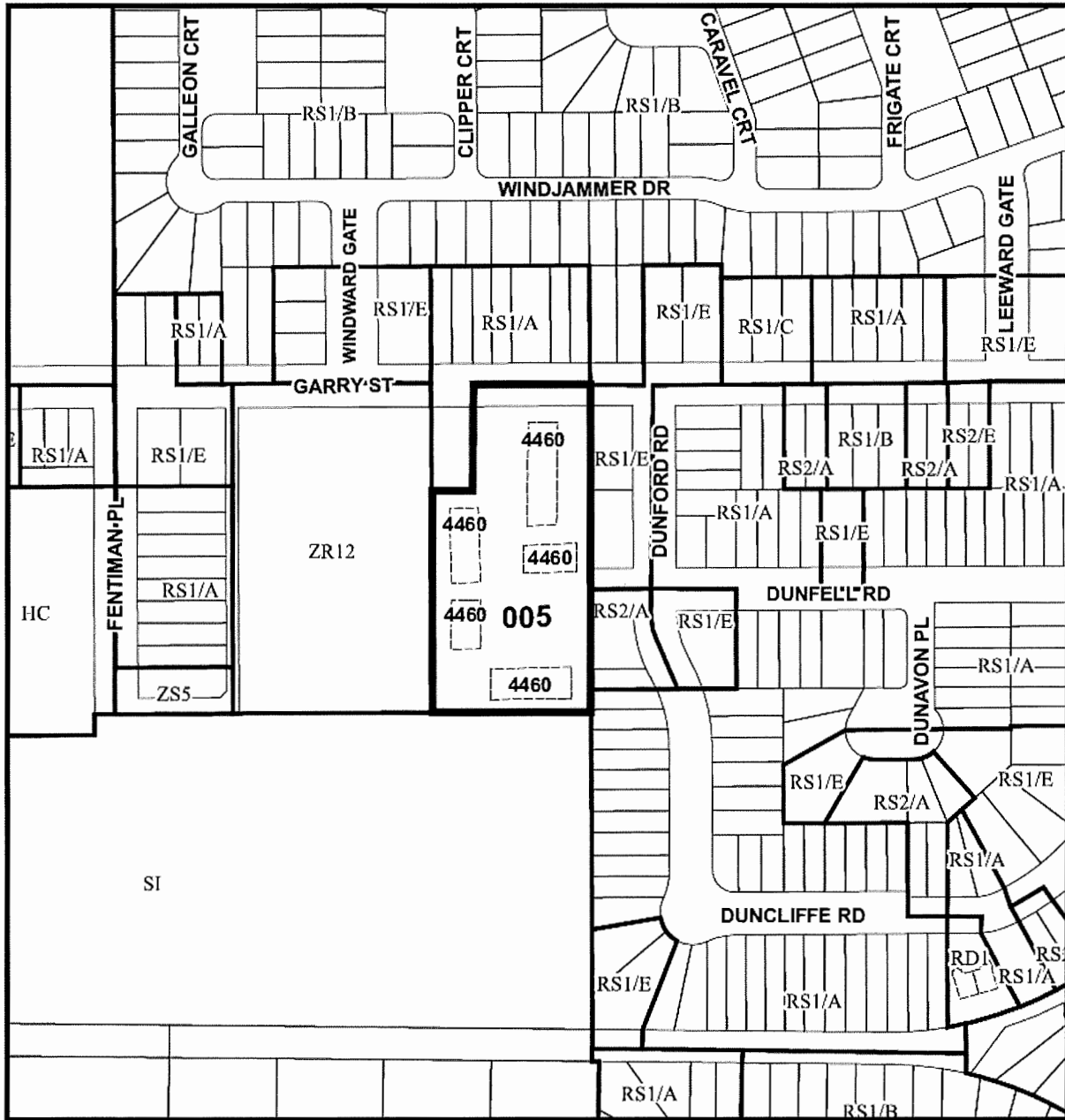
Proposed Zone: Town Housing (ZT96) – Garry Street (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 005	ZT96
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> • child care • housing, town Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	0.34, plus carports and accessory buildings as per drawings	0.34 not including a carport (to a maximum of 18.5 m ² per unit) and three accessory buildings (to a maximum total of 12.0 m ²)
Lot Coverage (max.)	21% for buildings	<ul style="list-style-type: none"> • 21% for buildings • 43% for buildings, structures, and non-porous surfaces • A minimum of 25% landscaping with live plant material
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	2 storeys	8.4 m, but containing no more than 2 storeys

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 005

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 024

(7831, 7851, 7891 No 1 Road & 3851 Blundell Road)

Number of Properties: 1

Number of Units: 138 residential units

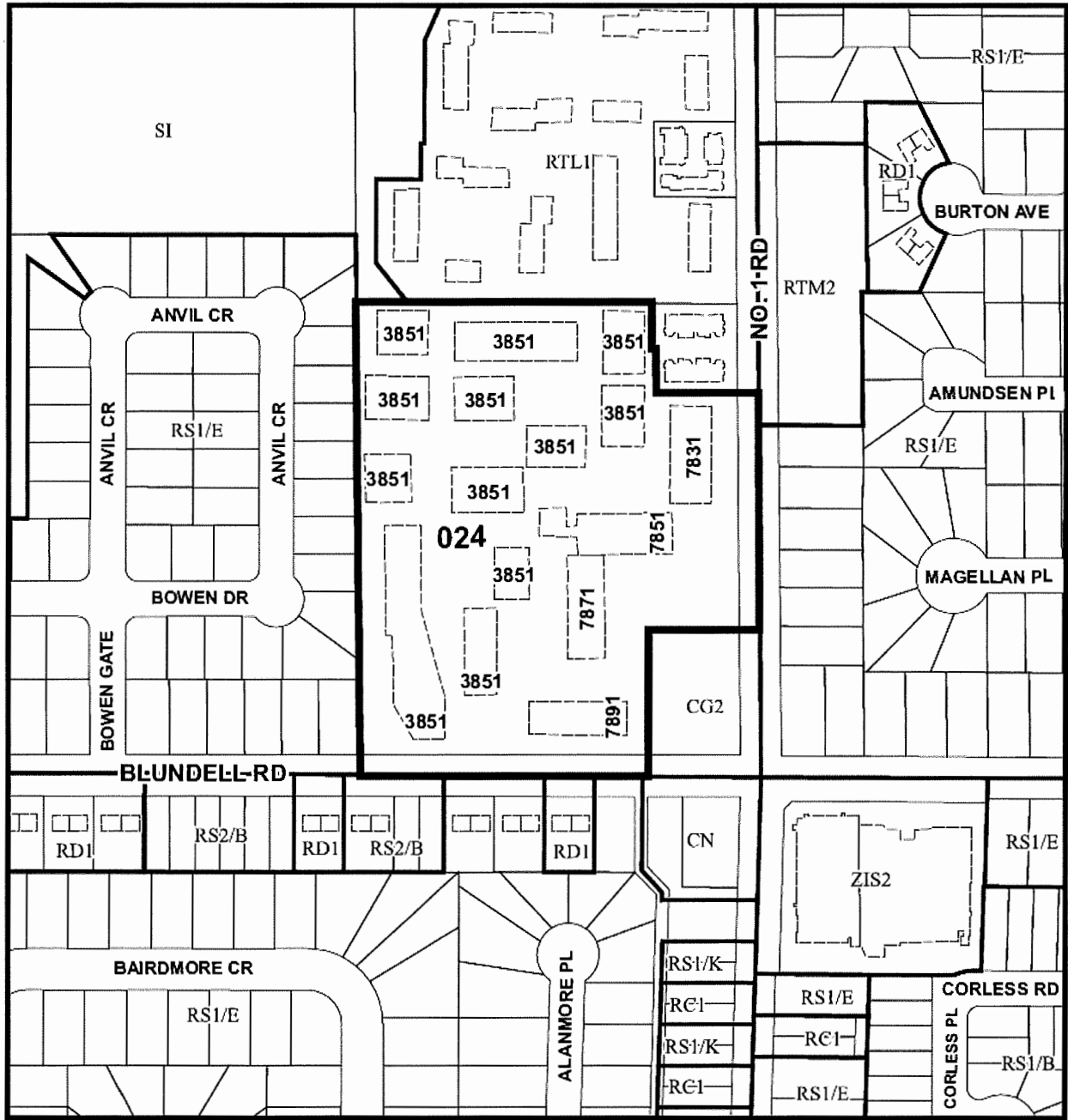
Proposed Zone: **Town Housing and Low Rise Apartment (ZT97) – No. 1 Road & Blundell Road (Seafair)**

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 024	ZT97
Permitted Uses	<ul style="list-style-type: none"> • Horizontal multiple family dwellings • Residential apartments 	<p>Permitted Uses</p> <ul style="list-style-type: none"> • child care • housing, apartment • housing, town <p>Secondary Uses</p> <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	N/A	0.54 (inclusive of amenity space and all parts of buildings used for on-site parking purposes)
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> • 28% for buildings • 65% for buildings, structures, and non-porous surfaces • A minimum of 25% landscaping with live plant material
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	As per drawings (varies per building)	Diagram 1 (varies per building)

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 024

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 026 (4151 Regent Street)

Number of Properties: 1

Number of Units: 110 residential units

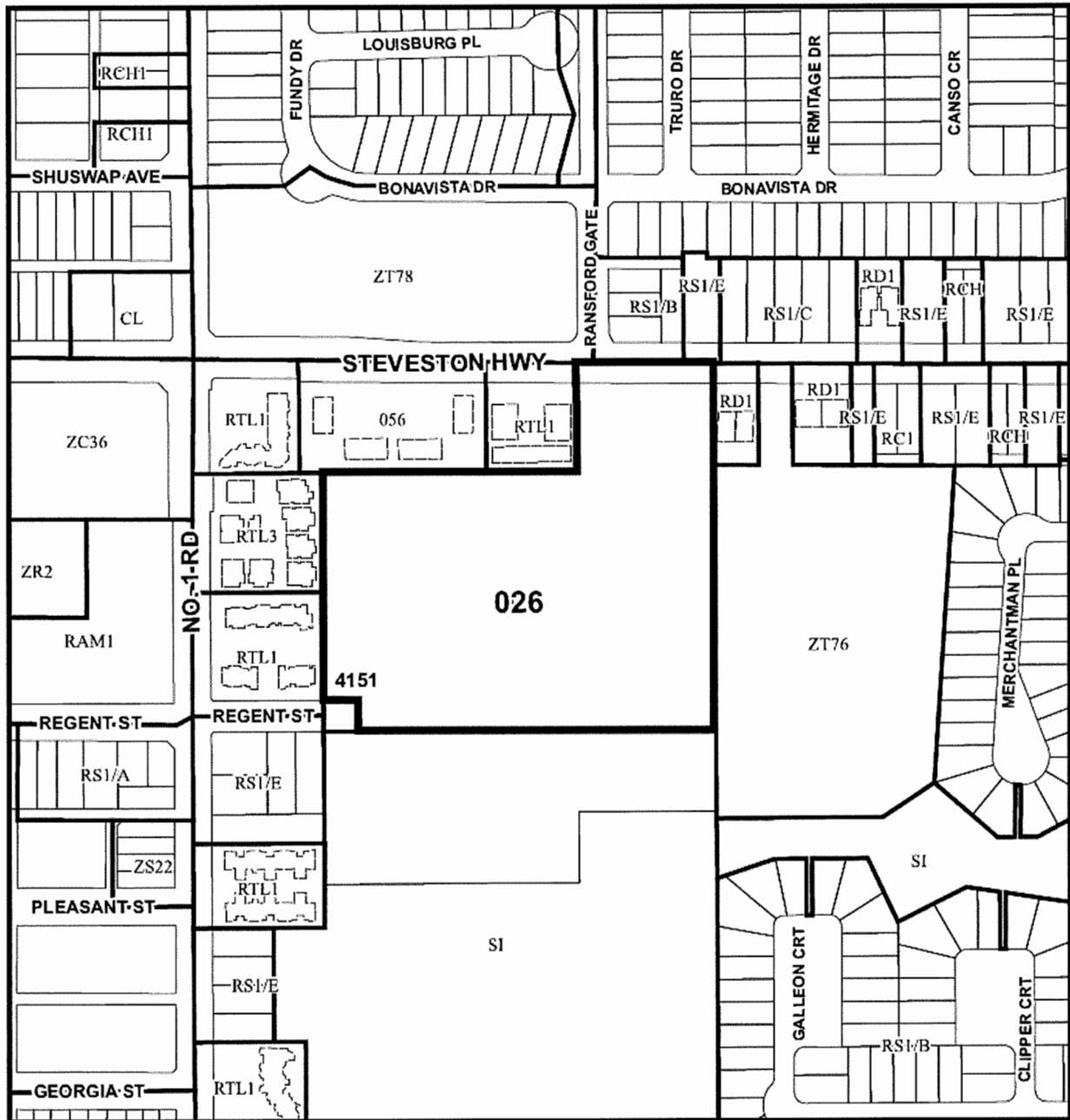
Proposed Zone: Town Housing and Low Rise Apartment (ZT98) – Regent Street (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 026	ZT98
Permitted Uses	<ul style="list-style-type: none"> • Horizontal multiple family dwellings • Residential apartments 	<p>Permitted Uses</p> <ul style="list-style-type: none"> • child care • housing, apartment • housing, town <p>Secondary Uses</p> <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	N/A	1.11 (inclusive of all parts of buildings used for on-site parking purposes)
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> • 53% for buildings • 65% for buildings, structures, and non-porous surfaces • A minimum of 25% landscaping with live plant materials
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	<ul style="list-style-type: none"> • 10.7 for town housing, but containing no more than 2 stories • 13.8 m for apartment housing, but containing no more than 3 storeys 	<ul style="list-style-type: none"> • 10.7 for town housing, but containing no more than 2 stories • 13.8 m for apartment housing, but containing no more than 3 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 026

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 028 (12191 1st Avenue)

Number of Properties: 1

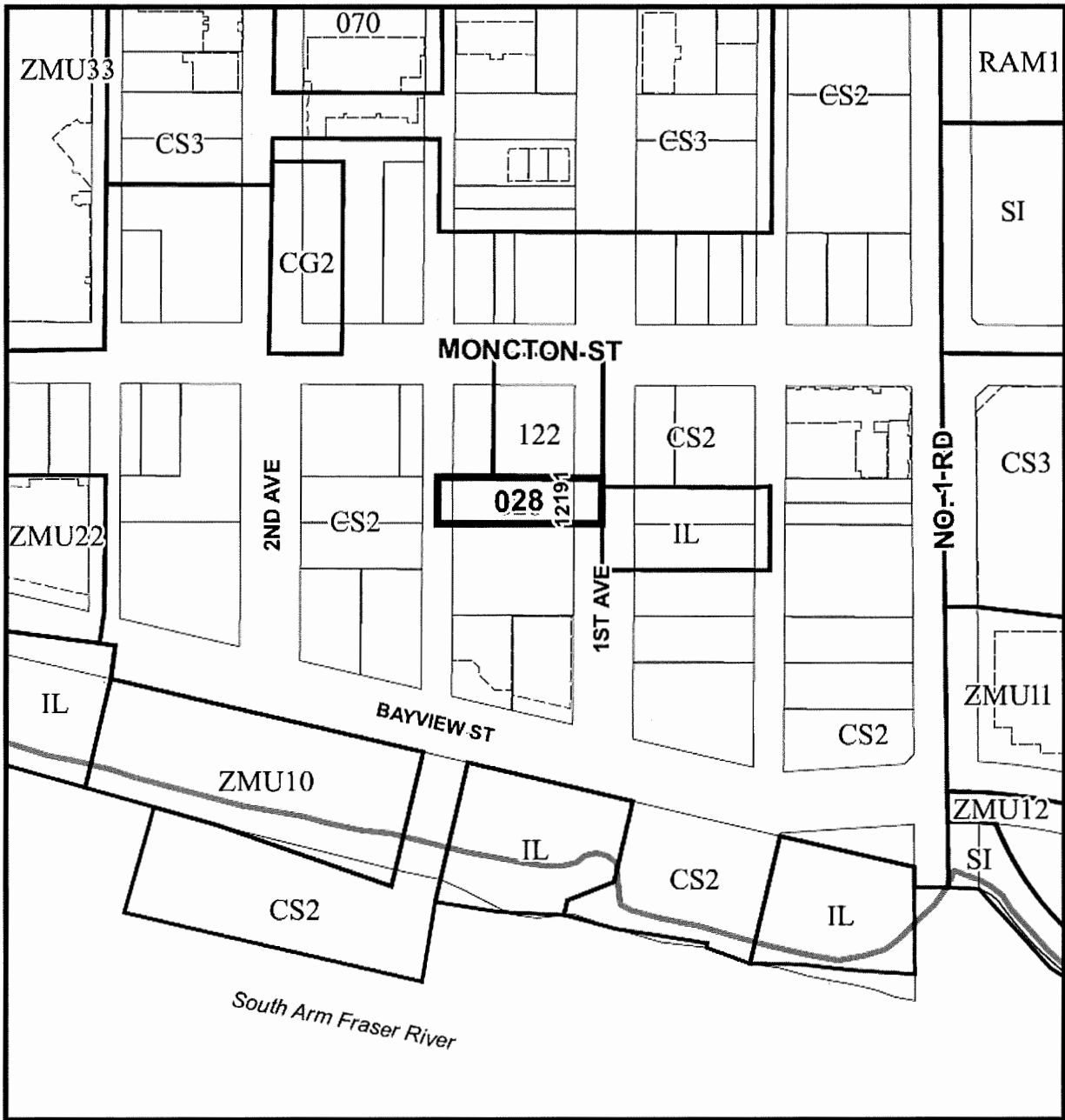
Number of Units: N/A

Proposed Zone: Steveston Commercial (ZMU48) – 1st Avenue (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 028	ZMU48
Permitted Uses	As per the “General Commercial District” of then Richmond Zoning Bylaw 1430 as at the time the LUC was registered on title, plus Auction Sales, Storage, and Workshop	<p>Permitted Uses</p> <ul style="list-style-type: none"> • auction, minor • child care • education, commercial • entertainment, spectator • government service • greenhouse & plant nursery • health service, minor • hotel • housing, apartment* • industrial, general • manufacturing, custom indoor • office • private club • recreation, indoor • restaurant • retail, convenience • retail, general • service, business support • service, financial • service, household repair • service, personal • transportation depot <p>Secondary Uses</p> <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business <p>* limited to the 2nd storey</p>
FAR (max.)	N/A	1.0
Lot Coverage (max.)	N/A	100% for buildings
Front Yard Setback (min.)	N/A	There is no minimum front yard, side yard or rear yard
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	N/A	9.0 m but containing no more than 2 storeys

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 028

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 029 (6600 Lucas Road)

Number of Properties: 1

Number of Units: 98 residential units

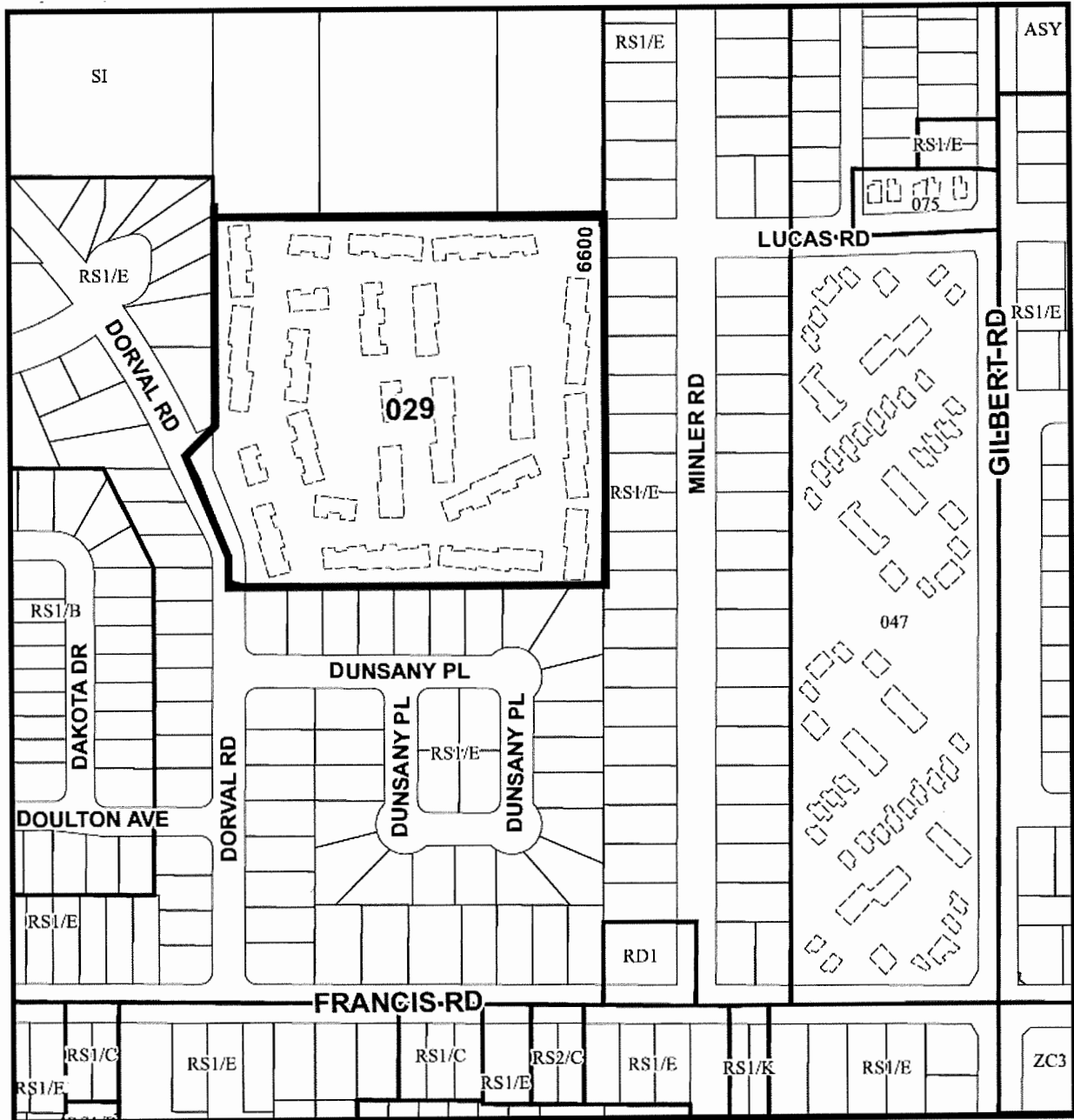
Proposed Zone: Town Housing (ZT99) – Lucas Road (Blundell)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 029	ZT99
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> • child care • housing, town Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	N/A	0.47, together with an additional 0.02 provided it is entirely used to accommodate amenity space
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> • 40% for buildings • 65% for buildings, structures and non-porous surfaces • A minimum of 25% landscaping with live plant material
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	10.7 m, but containing no more than 2 storeys	10.7 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 029

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 045 (7300 Ledway Road)

Number of Properties: 1

Number of Units: 33 residential units

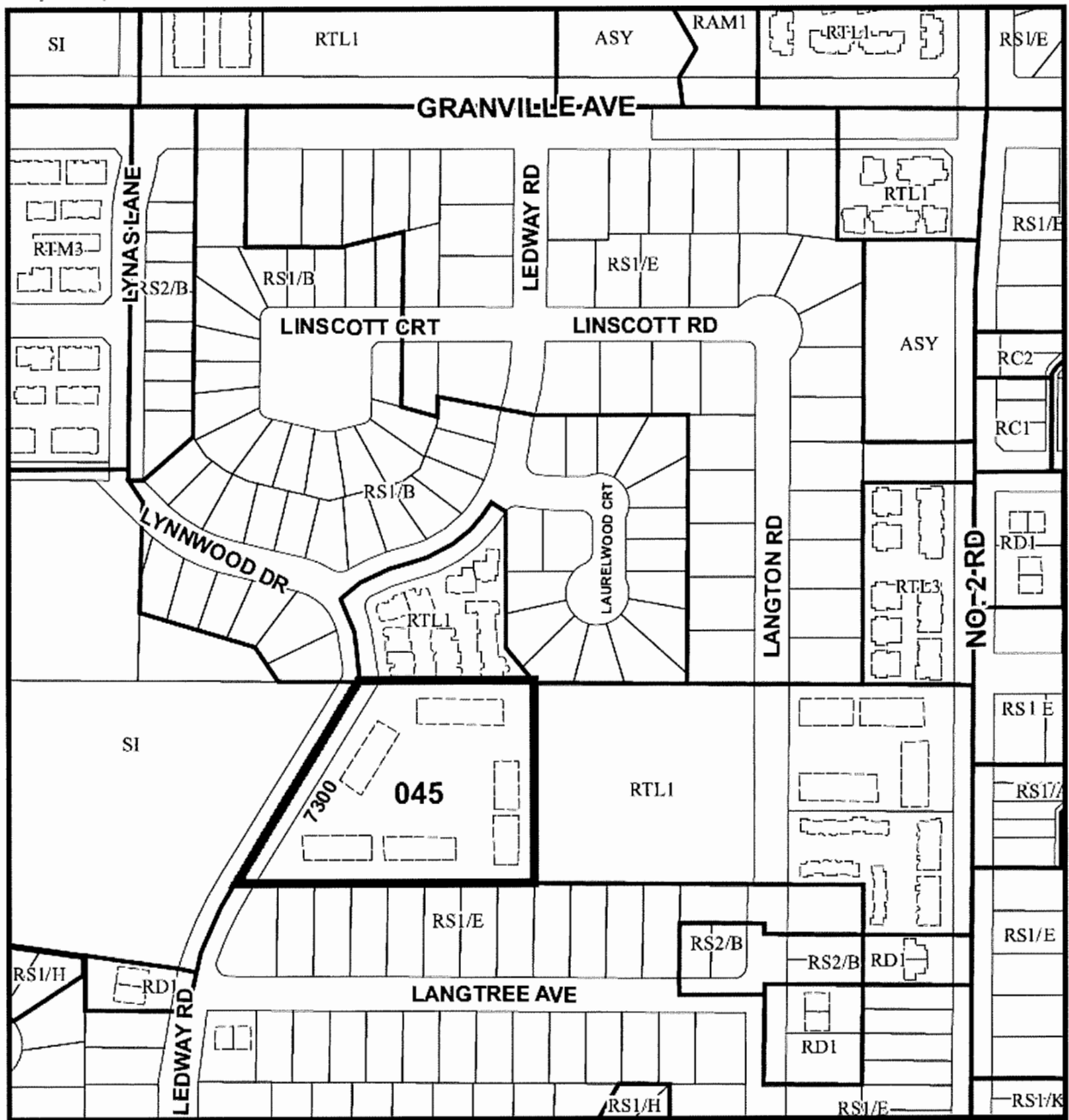
Proposed Zone: Town Housing (ZT100) – Ledway Road (Blundell)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 045	ZT100
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> • child care • housing, town Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	N/A	0.43 not including on-site parking and accessory storage within a carport (to a maximum of 25 m ² per unit)
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> • 43% for buildings • 65% for buildings, structures, and non-porous surfaces • A minimum of 25% landscaping with live plant material
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	10.7 m, but containing no more than 2 storeys	10.7 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 045

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 047 & 075

(6871 Francis Road & 6877, 6880, 6887, 6897, 6931, 6971 Lucas Road)

Number of Properties: 1

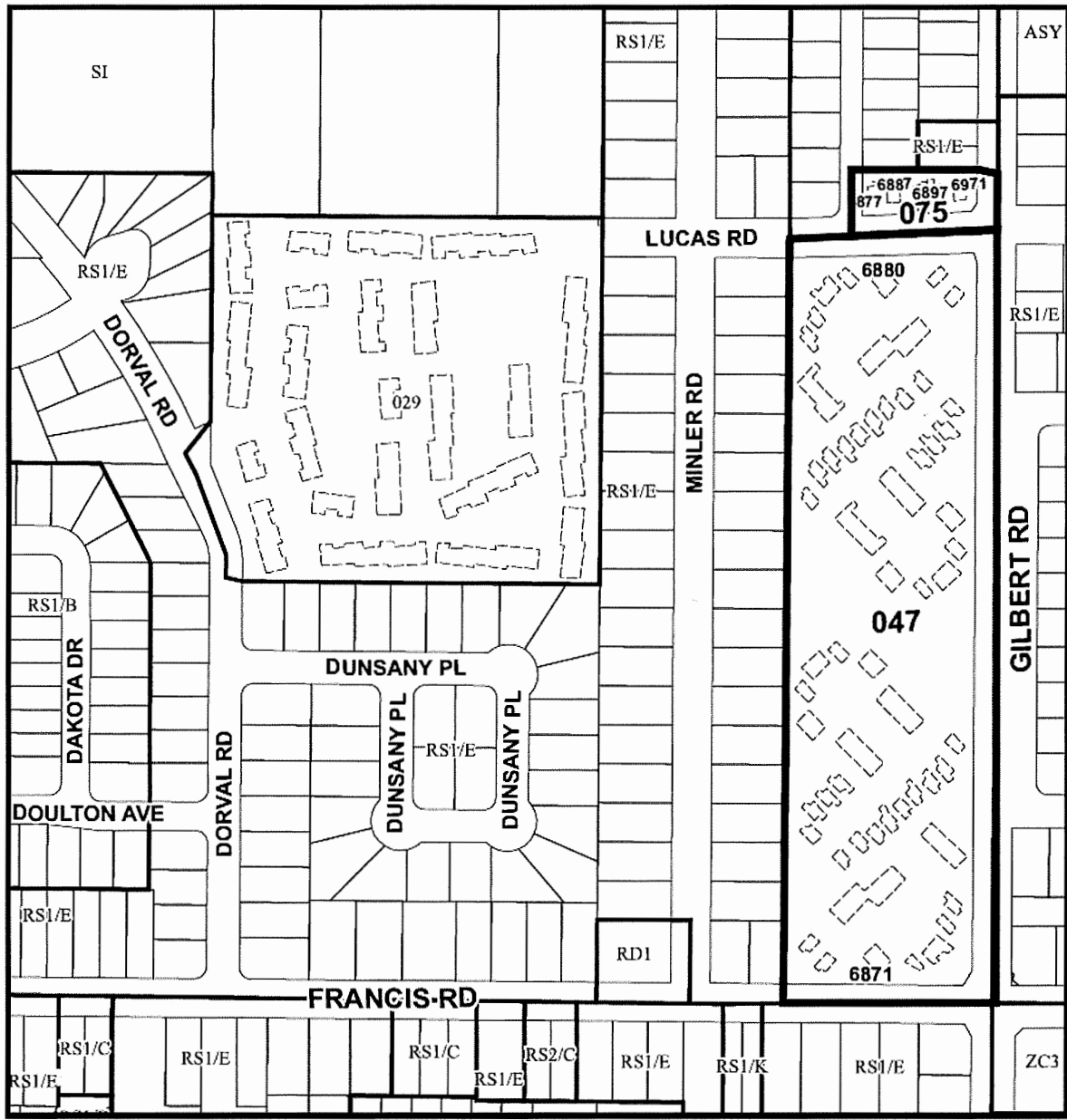
Number of Units: 101 residential units

Proposed Zone: Town Housing (ZT101) – Francis Road and Lucas Road (Blundell)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 047 & LUC 075	ZT101
Permitted Uses	Horizontal multiple family dwellings	<p>Permitted Uses</p> <ul style="list-style-type: none"> • child care • housing, town <p>Secondary Uses</p> <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	N/A	0.45 (inclusive of all parts of buildings used for on-site parking purposes)
Lot Coverage (max.)	N/A	<p><u>Area A</u></p> <ul style="list-style-type: none"> • 29% for buildings <p><u>Area B/C</u></p> <ul style="list-style-type: none"> • 26% for buildings • 65% for buildings, structures, and non-porous surfaces • A minimum of 25% landscaping with live plant material
Setbacks (min.)	As per drawings	<p>As per drawings</p> <p><u>Area A</u></p> <ul style="list-style-type: none"> • 4.0 m to Lucas Road • 4.3 m to the west lot line • 4.6 m to the north lot line and to Gilbert Road <p><u>Area B/C</u></p> <ul style="list-style-type: none"> • 4.0 m to the west lot line, to Francis Road, and to Lucas Road • 4.6 m to Gilbert Road
Building Height (max.)	10.7 m, but containing no more than 2 storeys	10.7 m, but containing no more than 2 storeys

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 047 & 075

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 056 (4120 Steveston Highway)

Number of Properties: 1

Number of Units: 12 residential units

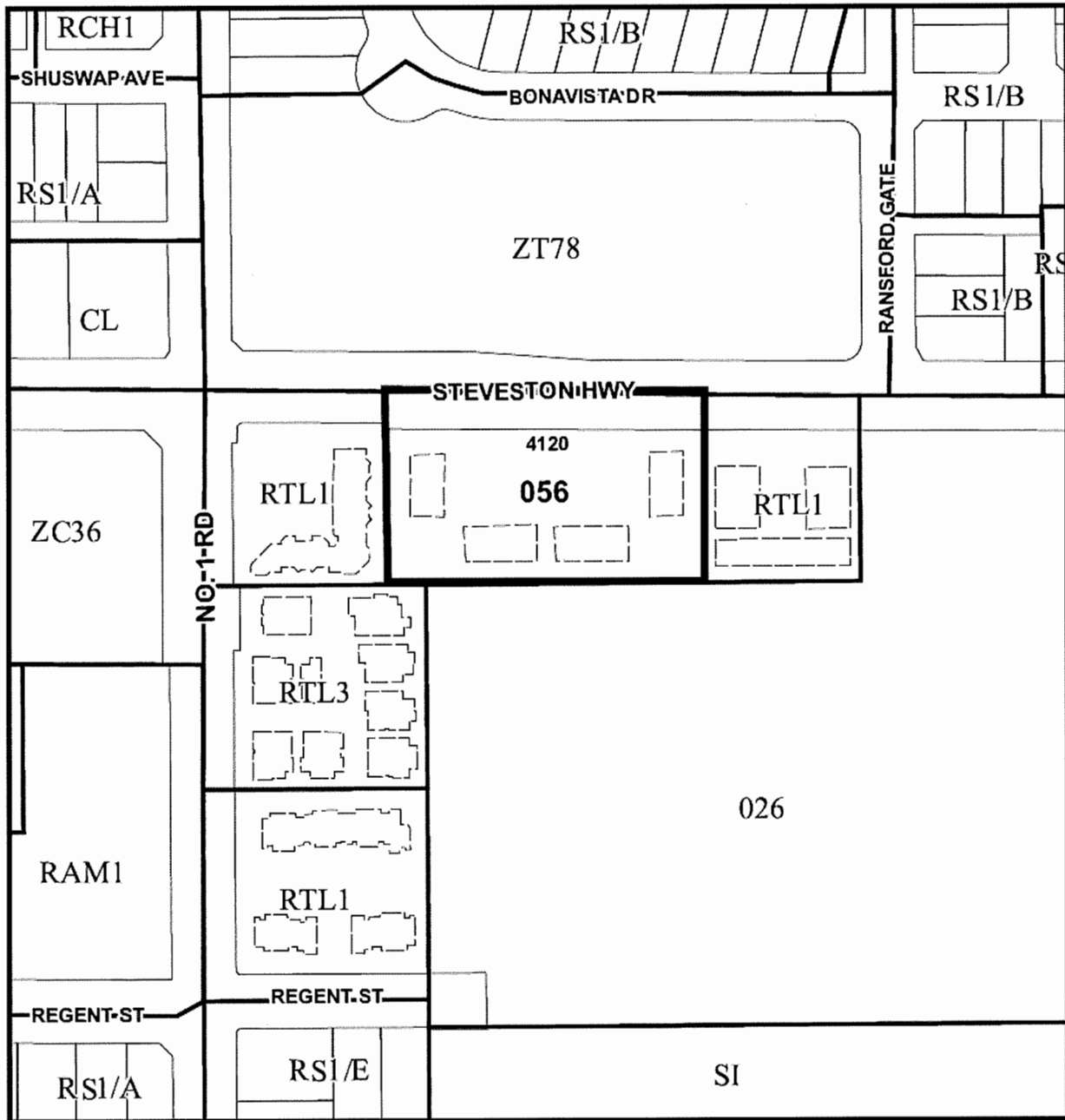
Proposed Zone: Town Housing (ZT102) – Steveston Highway (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 056	ZT102
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> • child care • housing, town Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	N/A (as per drawings)	0.27
Lot Coverage (max.)	N/A (as per drawings)	<ul style="list-style-type: none"> • 20% for buildings • 65% for buildings, structures, and non-porous surfaces • A minimum of 25% landscaping with live plant material
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	2 storeys	9.0 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 056

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 070 (3740 Chatham Street)

Number of Properties: 1

Number of Units: 17 non-residential units

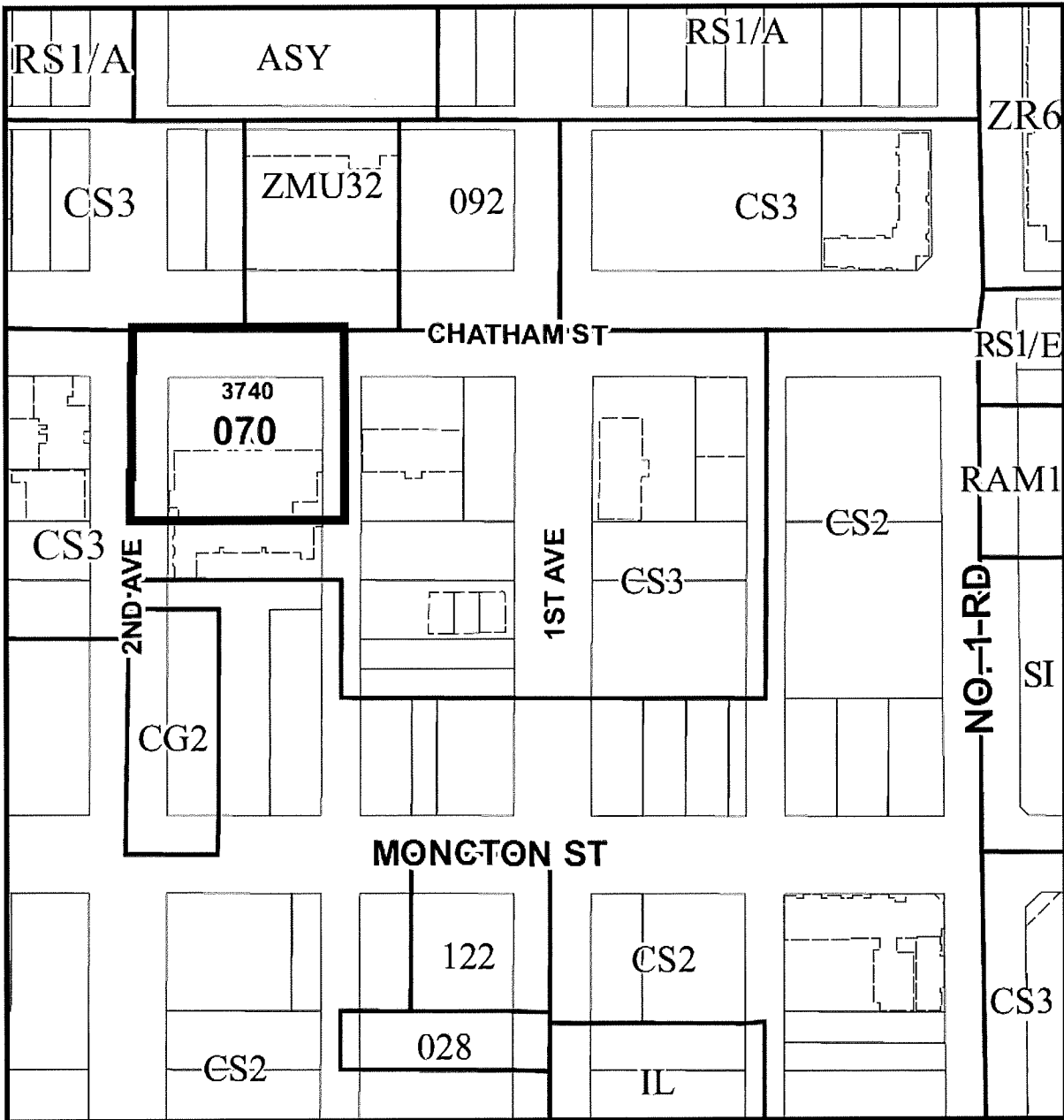
Proposed Zone: Steveston Commercial (ZMU49) – Chatham Street (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 070	ZMU49
Permitted Uses	As per the “General Commercial District” of then Richmond Zoning Bylaw 1430 as at the time the LUC was registered on title	<p>Permitted Uses</p> <ul style="list-style-type: none"> • child care • education, commercial • entertainment, spectator • government service • greenhouse & plant nursery • health service, minor • hotel • housing, apartment* • manufacturing, custom indoor • office • private club • recreation, indoor • restaurant • retail, convenience • retail, general • service, business support • service, financial • service, household repair • service, personal • transportation depot <p>Secondary Uses</p> <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business <p>* limited to the 2nd storey</p>
FAR (max.)	N/A	0.82
Lot Coverage (max.)	N/A	42% for buildings
Setbacks (min.)	As per drawings	As per drawings <ul style="list-style-type: none"> • 18.5 m front yard • There is no minimum side yard or rear yard
Building Height (max.)	N/A	9.0 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 070

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 087 (6140 Blundell Road)

Number of Properties: 1

Number of Units: N/A

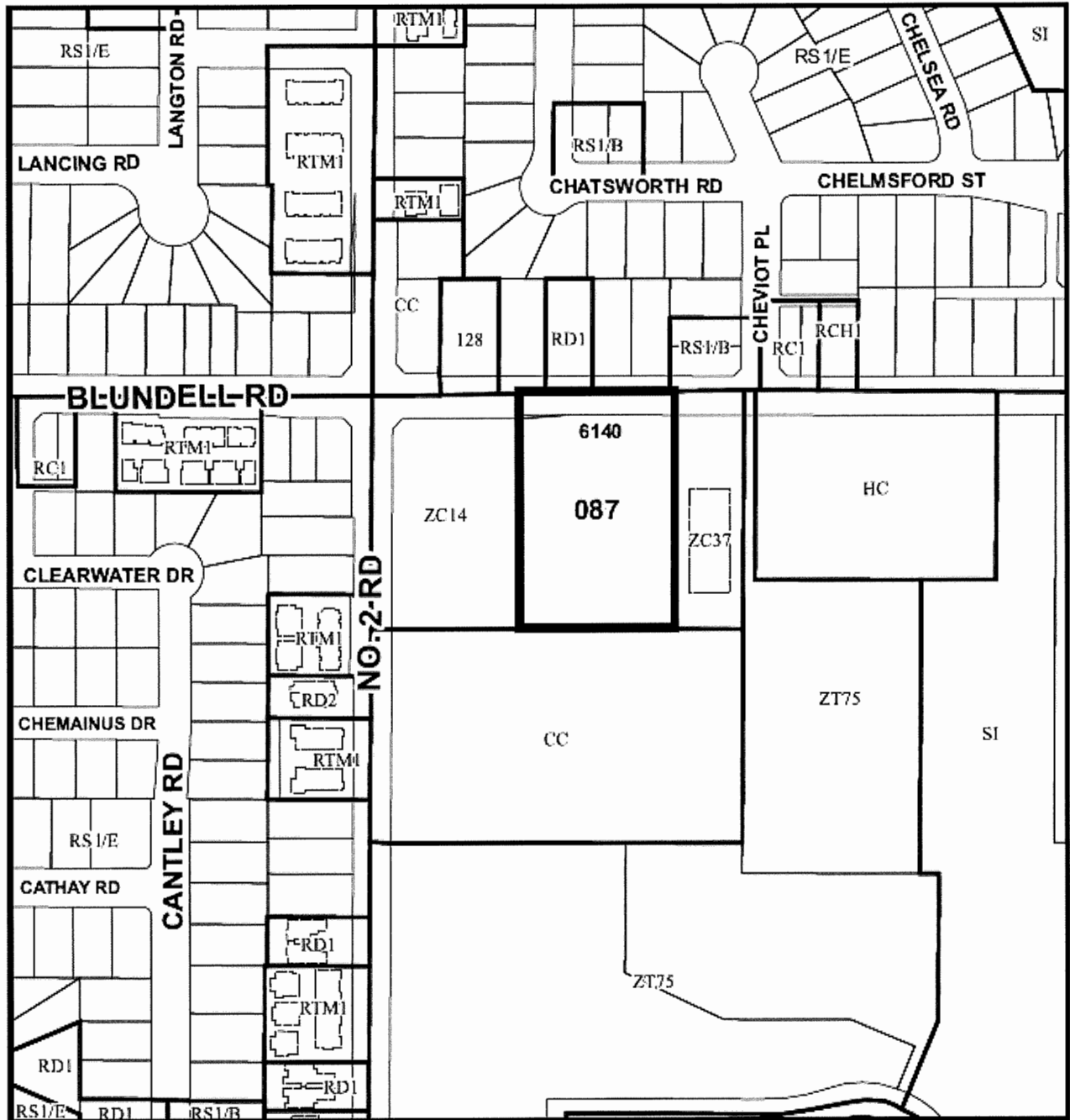
Proposed Zone: Neighbourhood Commercial (CN)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 087	CN
Permitted Uses	As per Neighbourhood Commercial zone	As per Neighbourhood Commercial zone Permitted Uses <ul style="list-style-type: none"> • animal grooming • child care • government service • health service, minor • office • restaurant • retail, convenience • retail, general • service, business support • service, financial • service, household repair • service, personal • veterinary service Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business • housing, apartment
FAR (max.)	As per Neighbourhood Commercial zone, except that the subject site may be subdivided and used as the site of a building	As per Neighbourhood Commercial zone (0.50 FAR)
Lot Coverage (max.)	As per Neighbourhood Commercial zone	As per Neighbourhood Commercial zone (35%)
Setbacks (min.)	As per Neighbourhood Commercial zone	As per Neighbourhood Commercial zone (3.0 m)
Building Height (max.)	As per Neighbourhood Commercial zone	As per Neighbourhood Commercial zone (9.0 m)

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 087

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 092 (3811 Chatham Street)

Number of Properties: 1

Number of Units: 8 non-residential units

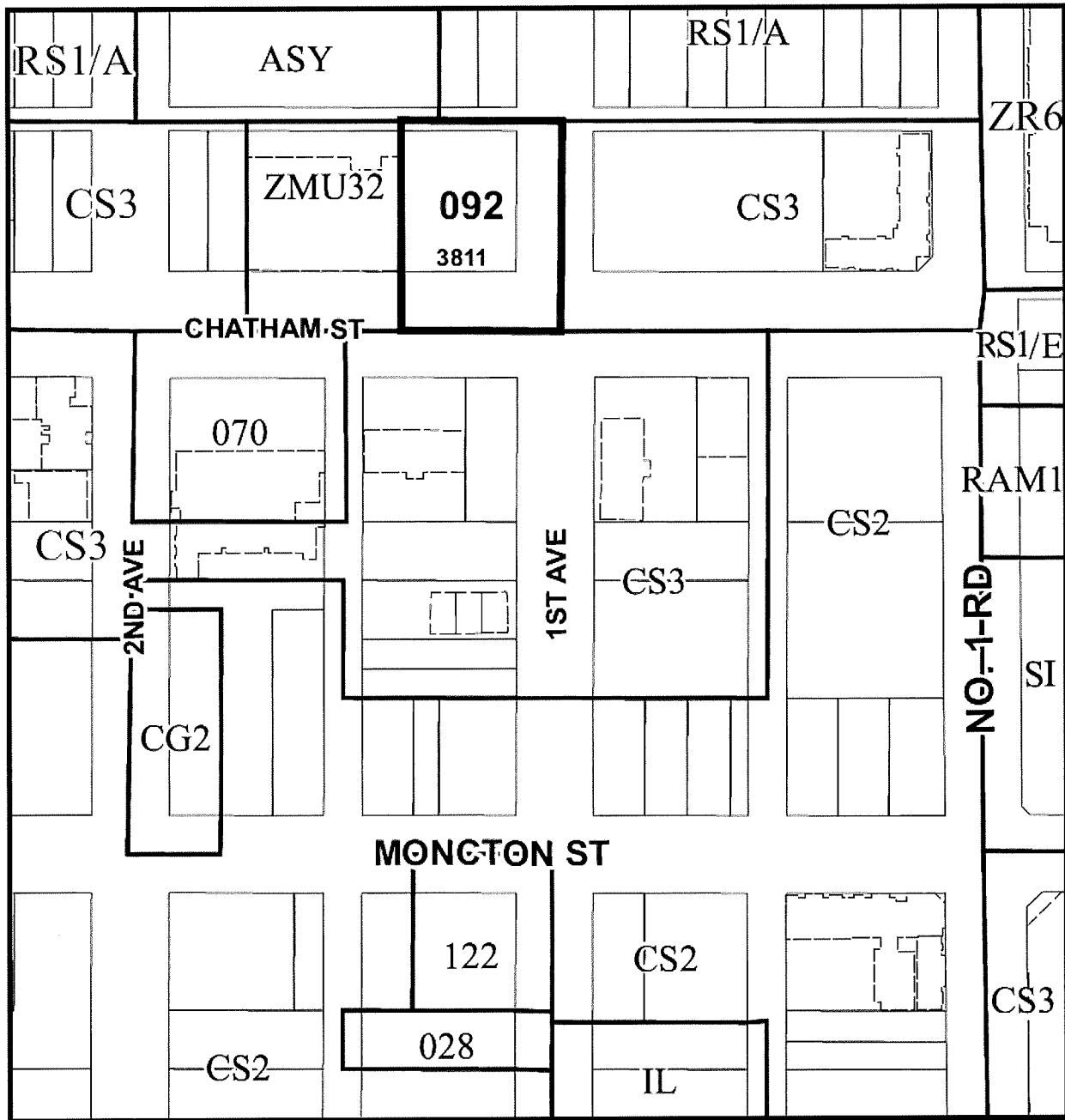
Proposed Zone: Steveston Office Commercial (ZC53) – Chatham Street (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 092	ZC53
Permitted Uses	<ul style="list-style-type: none"> • Retail • Office 	<p>Permitted Uses</p> <ul style="list-style-type: none"> • health service, minor • office • retail, convenience • retail, general <p>Secondary Uses</p> <ul style="list-style-type: none"> • n/a
FAR (max.)	N/A	0.84
Lot Coverage (max.)	N/A	47%
Front Yard Setback (min.)	As per drawings	8.5 m
Interior Side Yard Setback (min.)		There is no interior side yard
Exterior Side Yard Setback (min.)		6.6 m
Rear Yard Setback (min.)		6.0 m
Building Height (max.)		2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 092

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 122 (3720 & 3740 Moncton Street)

Number of Properties: 1
Number of Units: N/A

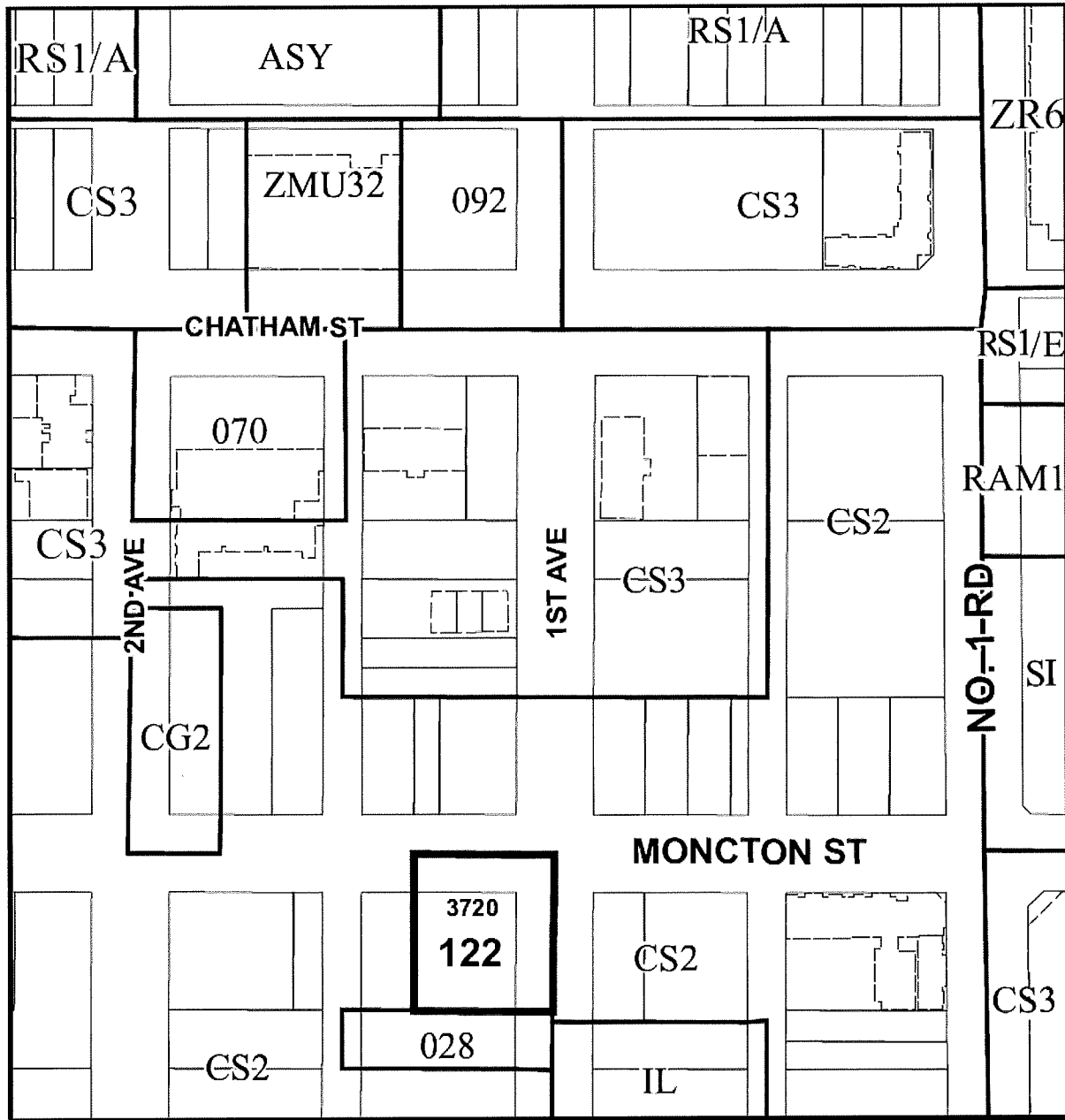
Proposed Zone: Steveston Commercial (ZMU50) – Moncton Street (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 122	ZMU50
Permitted Uses	As per the “General Commercial District” of then Richmond Zoning Bylaw 1430 as at the time the LUC was registered on title	<p>Permitted Uses</p> <ul style="list-style-type: none"> • child care • education, commercial • entertainment, spectator • government service • greenhouse & plant nursery • health service, minor • hotel • housing, apartment* • manufacturing, custom indoor • office • private club • recreation, indoor • restaurant • retail, convenience • retail, general • service, business support • service, financial • service, household repair • service, personal • transportation depot <p>Secondary Uses</p> <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business <p>* limited to the 2nd storey</p>
FAR (max.)	N/A	0.51
Lot Coverage (max.)	N/A	100% for buildings
Setbacks (min.)	N/A	There is no minimum front yard, side yard or rear yard
Building Height (max.)	N/A	9.0 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 122

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 126

(8320, 8340, 8360, 8440 Bridgeport Road, and 8311, 8351 Sea Island Way)

Number of Properties: 6

Number of Units: N/A

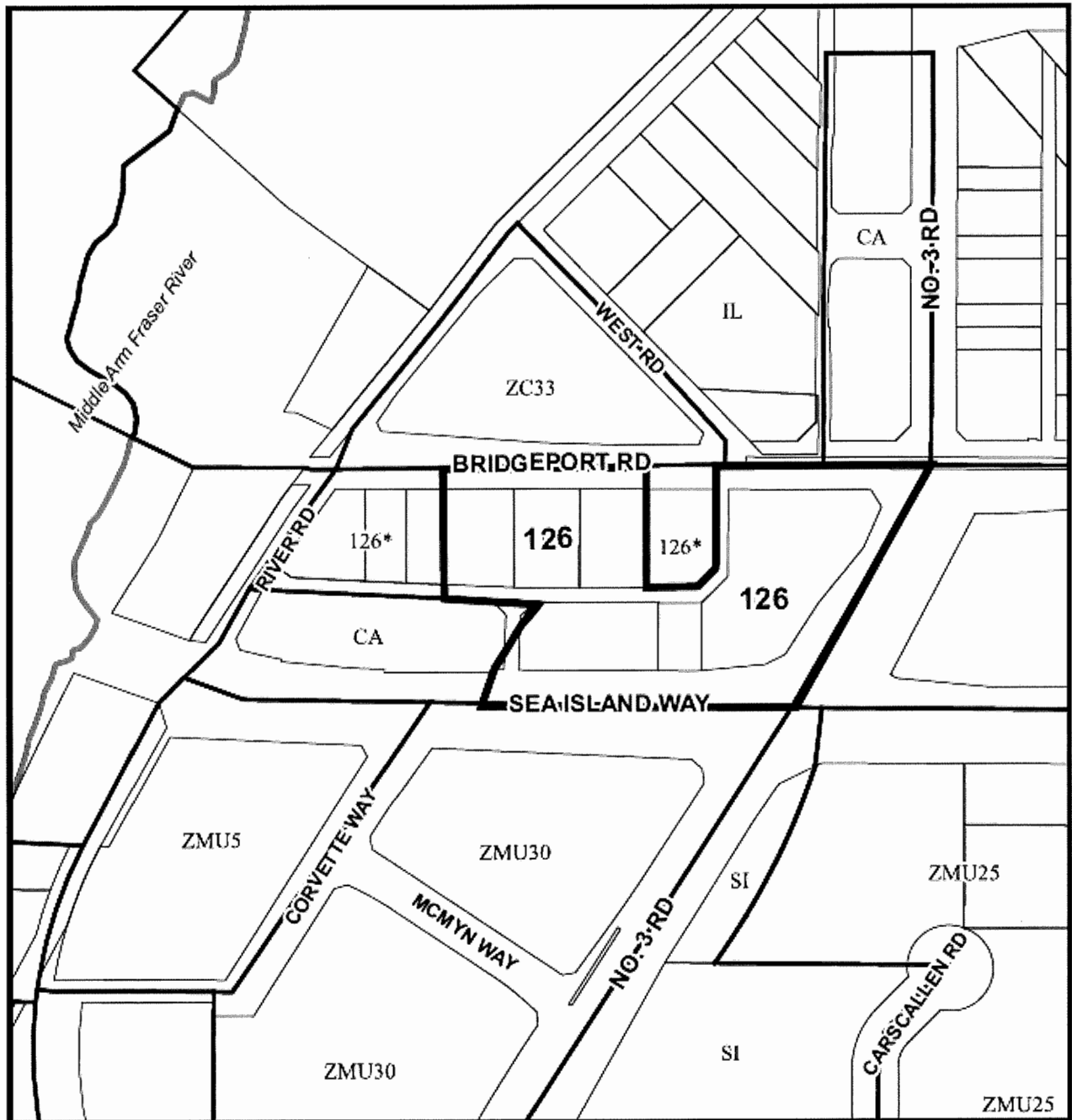
Proposed Zone: Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 126	ZC51
Permitted Uses	<ul style="list-style-type: none"> Professional and Mercantile Offices, excluding medical and dental offices Recreation including Commercial Entertaining provided that any such activity shall be entirely contained and carried on within a building Food Catering Establishments Custom Workshops, Trades and Services Service Retail Trade, where the nature of the product or products sold requires the retailer to provide the customer with special information or significant service at the time of sale, or to maintain product service facilities 	<p>Permitted Uses</p> <ul style="list-style-type: none"> contractor service entertainment, spectator equipment, minor manufacturing, custom indoor office recreation, indoor restaurant retail, general service, business support service, household repair <p>Secondary Uses</p> <ul style="list-style-type: none"> n/a <p>Additional Uses</p> <ul style="list-style-type: none"> restaurant, drive-through only at 8440 Bridgeport Road and 8311 Sea Island Way
FAR (max.)	N/A, except that a lot with an area of less than 450 m ² shall not be used as the site of a building	0.65, except that a lot with an area of less than 450 m ² shall not be used as the site of a building
Lot Coverage (max.)	N/A	46%
Setbacks (min.)	<ul style="list-style-type: none"> 7.5 m to a road There is no minimum interior side yard 3.0 m rear yard 	<ul style="list-style-type: none"> 7.5 m to a road There is no minimum interior side yard 3.0 m rear yard
Building Height (max.)	11.0 m, but containing no more than 3 storeys	11.0 m, but containing no more than 3 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 126

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 128 (6031 Blundell Road)

Number of Properties: 1

Number of Units: N/A

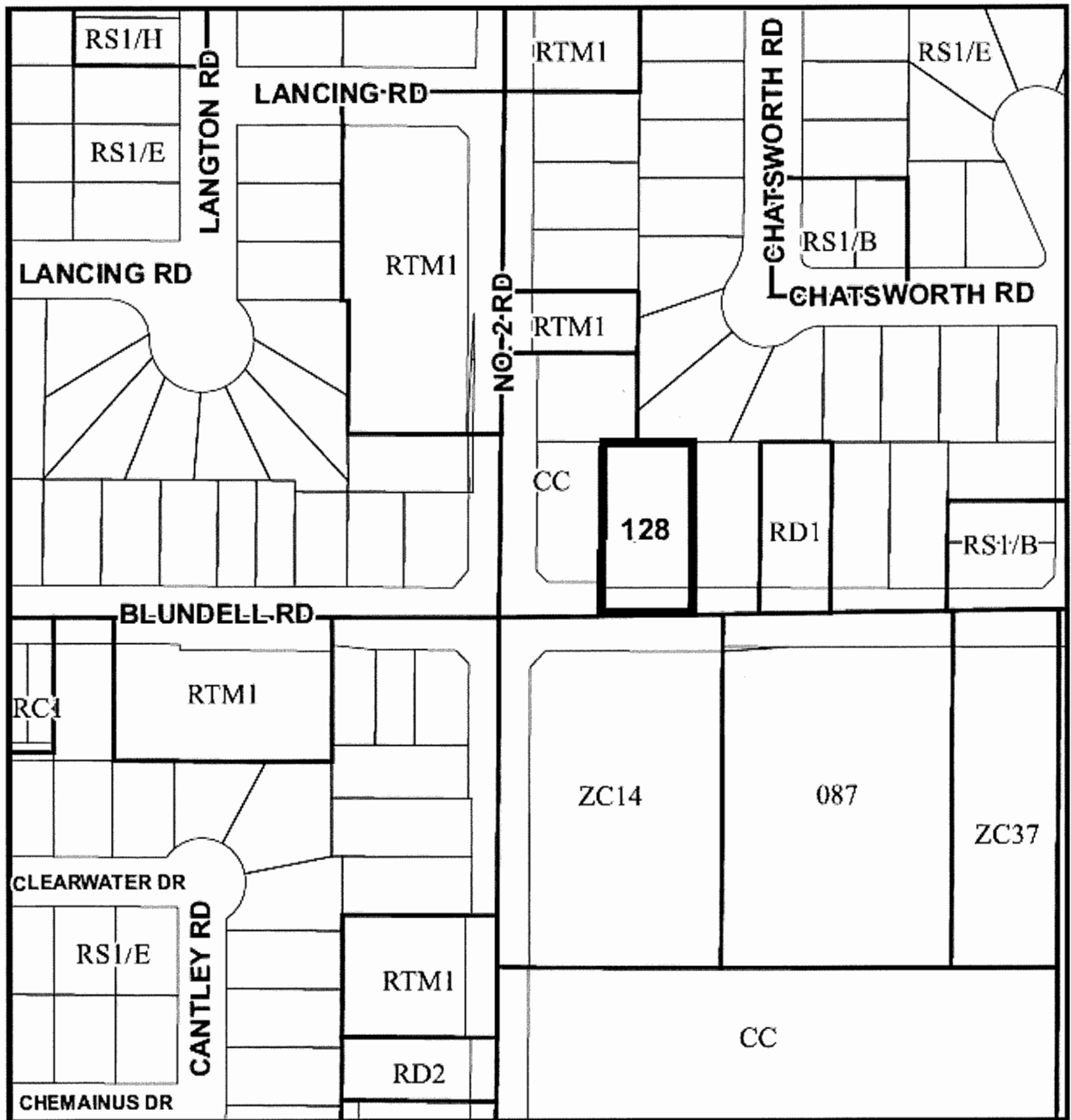
Proposed Zone: Neighbourhood Pub (ZC52) – Blundell Road (Blundell)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 128	ZC52
Permitted Uses	A neighbourhood pub with a maximum gross area of 276.3 m ² and a seating and standing area of 123.5 m ² , used for a maximum of 60 seats and 10 standing	Permitted Uses <ul style="list-style-type: none"> • neighbourhood public house Secondary Uses <ul style="list-style-type: none"> • n/a
FAR (max.)	N/A	0.18
Lot Coverage (max.)	N/A	18%
Setbacks (min.)	As per drawings	As per drawings <ul style="list-style-type: none"> • 7.6 m front yard • There is no setback to the west property line • 19.8 m to the east property line • 15.2 m rear yard
Building Height (max.)	As per drawings	4.0 m

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 128



City of Richmond

ATTACHMENT 6

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

January 2022
File: 08-4430-03-09/2020-Vol 01

Planning and Development Division
Development Applications
Fax: 604-276-4052

Property Owner/Occupant
3051-3251 Springfield Drive
Richmond BC V7E 1Y9

Dear Sir/Madam:

Re: Land Use Contract 004
3051, 3071, 3111, 3151, 3171, 3211, 3231, 3251 Springfield Drive (see map on reverse)

Why am I receiving this letter?

You are receiving this letter because the City of Richmond's records indicate that you own or occupy property that is governed by a Land Use Contract (LUC). All municipalities in BC are required to adopt underlying zoning bylaws for properties governed by LUCs by June 20, 2022. This is to ensure there is zoning in place well in advance of the province-wide LUC termination date of June 30, 2024.

This letter and enclosures provides details on what you can do to obtain more information about this process and to determine whether it will affect you.

You're invited to contact City staff

Before underlying zoning bylaws for your property are brought forward to Richmond City Council next month, you are invited to contact City staff so that we can answer any questions you may have about this process. City staff can respond to your questions by phone or by email.

Enclosed is a list of **Frequently Asked Questions** and answers related to LUCs and the establishment of underlying zoning, which you may wish to review in advance of contacting us.

For more information, please call 604-204-8626 or email luc@richmond.ca.

If you do not have any questions or concerns, then no action on your part is required.

Sincerely,

Cynthia Lussier
Planner 2

CL:cl

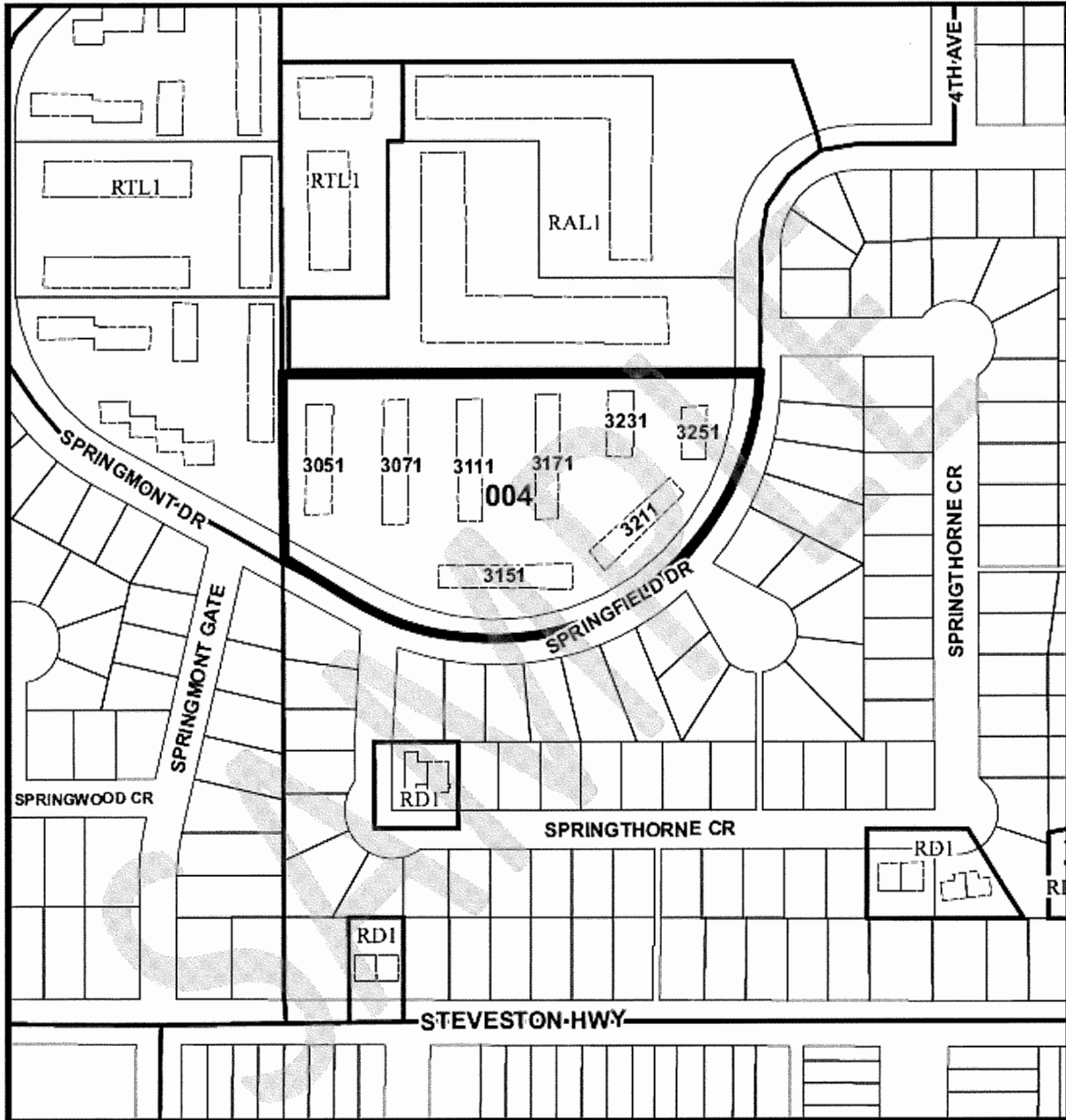
Enc. 2

6827235





City of
Richmond



Land Use Contract 004
3051-3251 Springfield Drive

Original Date: 01/04/22

Revision Date: 01/24/22 CL

Note: Dimensions are in METRES



List of Frequently Asked Questions

This Frequently Asked Question (FAQ) document provides you with essential background information on Land Use Contracts (LUCs) and the process that the City of Richmond must undertake to establish underlying zoning bylaws prior to the termination of the City's remaining LUCs on June 30, 2024 when all LUCs will be extinguished by Provincial legislation. The FAQs have been organized under the following categories:

1. General Information
2. Underlying Zoning
3. Potential Implications of Underlying Zoning
4. Other Information

Please take a moment to review this information.

1. General Information

1.1 What is a Land Use Contract?

A Land Use Contract (LUC) is a contract that was typically entered into between the original developer of land and a local government addressing the use and development rights of a property. LUCs, which are similar to zoning regulations, are registered on the title of each property and remain in force today. Until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

1.2 When were Land Use Contracts used?

The provincial legislation enabling LUCs was in effect for a short period of time during the 1970s and allowed the ability to create tailor-made development contracts for specific sites.

1.3 Do Land Use Contracts continue to affect the use and development rights of a property?

Yes. Even though the legislation that enabled LUCs was repealed in 1978, LUCs still affect the use and development rights of a property until the LUC is terminated.

1.4 Why have Land Use Contracts not changed over time like the City's Zoning Bylaw?

As LUCs are legal contracts registered on the title of the property, LUCs could only be amended or discharged with the property owner's consent. The City's Zoning Bylaw in contrast has had multiple amendments over time to address various land and building issues such as building interface, landscaping, sustainability and overall building form. Bringing the LUC properties under the City's Zoning Bylaw will ensure consistent land use regulations are applied throughout the City.

1.5 How many Land Use Contracts are there in Richmond?

Today, there are 45 separate LUCs remaining in the City of Richmond affecting properties which include multi-family residential, commercial, industrial, and agricultural properties.

1.6 Why is the City establishing underlying zoning for properties governed by Land Use Contracts?

In 2014, the Province adopted new legislation which will terminate all LUCs in British Columbia by June 30, 2024. The new legislation also requires that local governments establish underlying zoning bylaws for all LUCs prior to June 30, 2022.

2. Underlying Zoning

2.1 How will the underlying zoning for my property be determined?

City staff reviewed the permitted uses and development regulations in each LUC and compared them to the regulations for those types of uses in the City's current Zoning Bylaw. City staff also reviewed what the zoning is within the immediate surrounding area of the affected LUC to get a sense of whether the proposed underlying zoning is generally consistent with what exists in the area.

Generally speaking, due to the very specific uses and regulations contained within the majority of the LUCs, City staff is not able to use any of the existing zones in the current Zoning Bylaw as the underlying zone for the affected properties. Specifically:

- For LUCs 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 092, 122, 126 and 128, a site-specific zone will need to be created for each LUC. The site-specific zone will generally be designed to reflect the specific uses and regulations contained in the LUC to ensure that the existing uses on the property continue to be permitted without granting additional development rights. Basically, the underlying zoning will mirror what is currently contained in the LUC.

However, there is one LUC for which City staff is able to use an existing zone in the current Zoning Bylaw as the permitted uses and development regulations are consistent. Specifically:

- For LUC 087, the "Neighbourhood Commercial (CN)" zone is proposed for the affected property.

2.2 What will be the process involved with establishing the underlying zoning for my property?

Underlying zoning bylaws for each LUC will be brought forward to Richmond City Council for consideration at a regular Council meeting. The set of underlying zoning bylaws will be introduced and potentially granted first reading.

Subject to granting first reading to the underlying zoning bylaws, a Public Hearing will be held to consider the proposed bylaws. The Public Hearing will provide an opportunity for those who believe that their interest in property is affected by the proposed bylaws to be heard or to present written submissions. Following the Public Hearing, City Council may consider adoption of the bylaws.

2.3 How will I find out about the Public Hearing?

Approximately 10 days prior to the Public Hearing at which the underlying zoning bylaws will be considered, a Notice of Public Hearing and a map will be sent by regular mail to all affected property owners and tenants, in addition to surrounding property owners and tenants. The Notice will include instructions on how to obtain further information and on how to participate in the Public Hearing.

2.4 How Can I Participate in the Public Hearing?

The health and wellness of our residents, City staff and Council remain our priority. Please be advised that measures will be taken at the meeting to respect physical distancing requirements and adhere to recommended preventative measures to limit the spread of COVID-19.

During the COVID-19 Pandemic, the Public Hearing is open to members of the public who may be affected by the proposed bylaws and wish to make a presentation. Due to the public health concerns and physical distancing requirements, the public is encouraged to submit written comments in advance of the Public Hearing, or register to participate remotely via telephone, instead of attending the meeting in person if possible. Registration to participate remotely via telephone is available starting on the Friday prior to the Public Hearing until 1:00 pm on the date of the Hearing. Information on how to register is available on the City website: <https://www.richmond.ca/cityhall/council/phone-participation.htm>. If you are unable to attend or choose to not attend due to COVID-19, you may send your written comments to the City Clerk's Office by 4:00 pm on the date of the Public Hearing, as follows:

- By E-mail: using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm> ;
- By Standard Mail: to 6911 No. 3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office;
- By Fax: to 604-278-5139, Attention: Director, City Clerk's Office.

For information on public hearing rules and procedures, please consult the City website at: <http://www.richmond.ca/cityhall/council/hearings/about.htm> or call the City Clerk's Office at 604-276-4007.

All submissions become part of the public record.

3. Potential Implications of Underlying Zoning

3.1 What effect does the underlying zoning have on my property while the Land Use Contract is still in effect?

As long as the LUC remains in place, the underlying zoning will have no effect on a property, and the property may be developed in keeping with the LUC regulations.

3.2 What effect does the underlying zoning have on my property, when the Land Use Contract is terminated?

After June 30, 2024, the LUC is no longer effective on the property. Any new construction must then conform to the zoning established for the property.

3.3 What are some of the key differences between a Land Use Contract and the underlying zoning to be established?

Although the underlying zoning will generally mirror what is contained in the LUC, some key differences are necessary to reflect certain regulations contained within the current Zoning Bylaw for aspects not anticipated by the LUC. This includes the following:

- a) Secondary Uses (subject to certain regulations) – For multi-family residential properties, the proposed underlying zoning will allow a range of secondary uses, including boarding and lodging, and home businesses.
- b) Lot Coverage – The underlying zoning will provide greater detail about the amount of the lot that can be covered with buildings, structures, and other non-porous surfaces, as well as the minimum amount of live plant material.
- c) Floor Area – In addition to any maximum floor area identified in the LUC, the underlying zoning will explicitly identify the maximum floor area ratio (FAR) permitted on the property, which is determined by multiplying the prescribed FAR by the size of the lot.
- d) Building and Structure Height – In addition to storey height, the underlying zoning will identify a maximum dimensional height for buildings and structures.

3.4 What is the implication of the underlying zoning on my property if there are any aspects of my building, structure or lot that does not meet today's zoning regulations?

Existing buildings and structures which were lawfully built will have legal non-conforming protection. The retention of these buildings and structures would include the ability to renovate, subject to certain provisions. All new buildings and structures will have to comply with the underlying zoning regulations in place when a Building Permit application is submitted.

4. How can I obtain other information?

To learn more about obtaining a copy of the LUC registered on title to the affected properties, please go to the BC Land Title and Survey Authority website at <https://ltsa.ca/>.

To learn more about the process the City of Richmond must undertake to establish underlying zoning for LUCs, go to <https://www.richmond.ca/plandev/planning2/projects/LUC.htm>. More information is also available by emailing luc@richmond.ca, or by calling 604-204-8626.

Please note this brochure provides general information only; a property owner may wish to obtain more detailed information about any relevant LUC or proposed zoning bylaw.



Richmond Zoning Bylaw 8500, Amendment Bylaw 10314 to Establish Zoning for the Property Developed under Land Use Contract 004

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

17.95 Town Housing (ZT95) – Springfield Drive (Steveston)

17.95.1 Purpose

The zone provides for town housing, and compatible uses. This zone is for the property developed under Land Use Contract 004 on Springfield Drive in the Steveston area.

- 17.95.2 Permitted Uses
• child care
• housing, town

- 17.95.3 Secondary Uses
• boarding and lodging
• community care facility, minor
• home business

17.95.4 Permitted Density

- 1. The maximum number of dwelling units for town housing in this zone is 62, each of which shall contain three bedrooms.
2. The floor area for each dwelling unit for town housing shall be 125.6 m².
3. The maximum floor area ratio (FAR) is 0.47, together with an additional 0.03 floor area ratio provided that it is entirely used to accommodate amenity space, which may include a sauna and changing rooms to accommodate an outdoor swimming pool on the lot.

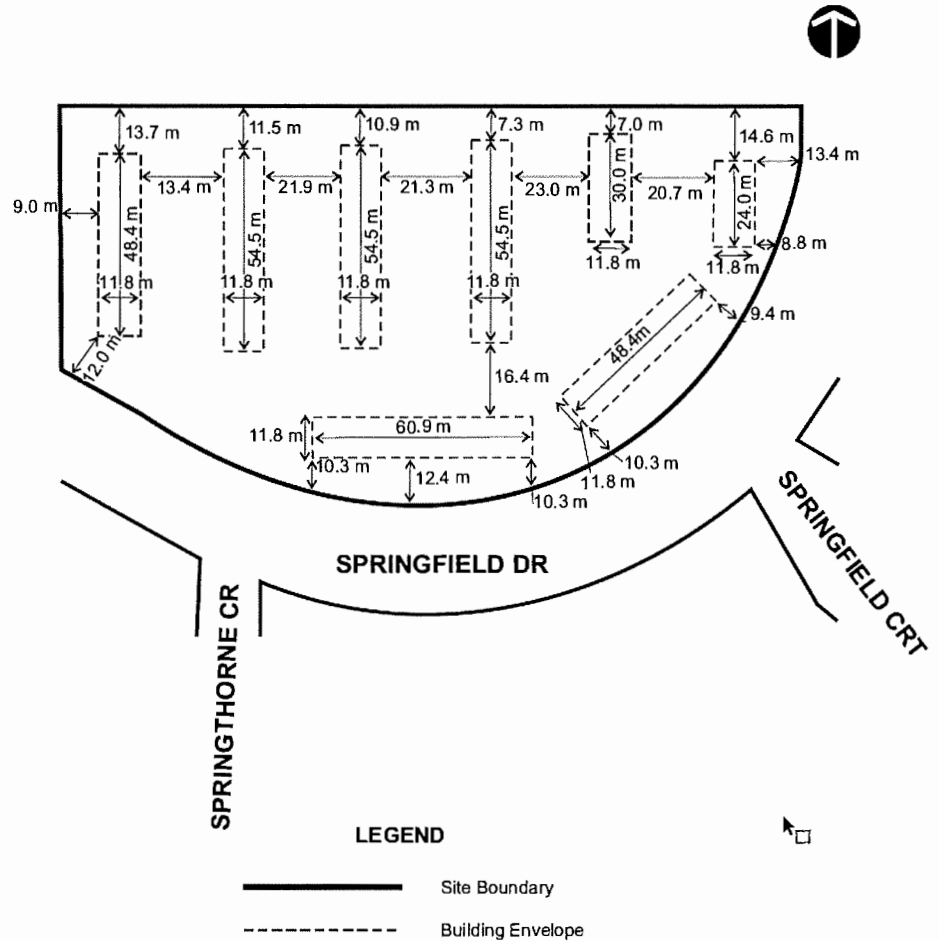
17.95.5 Permitted Lot Coverage

- 1. The maximum lot coverage is 22.6% for buildings.
2. The maximum lot coverage is 50% for buildings, structures, and non-porous surfaces.
3. A minimum of 25% of the lot area is restricted to landscaping with live plant material.

17.95.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** for residential **buildings** shall be as shown in Diagram 1 in Section 17.95.6.1.a).

- a) Diagram 1



17.95.7 Permitted Heights

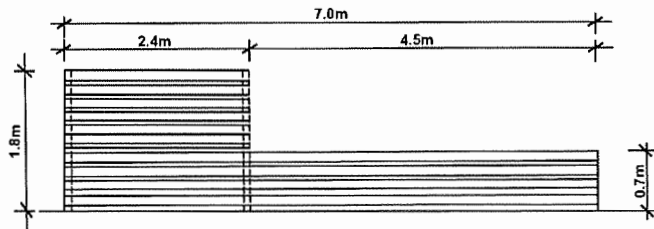
1. The maximum **height** for **buildings** is 9.0 m for a **building** with a pitched roof and 7.5 m for a **building** with a flat roof, but in either case containing no more than 2 **storeys**.

17.95.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 16,592.0 m².

17.95.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that a privacy **fence** with the maximum **height** as shown in Diagram 2 in Section 17.95.9.1.a) shall be provided on the **site** to define the side boundaries of each **dwelling unit's** outdoor space.
- a) Diagram 2



17.95.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 2 unenclosed surface **vehicle parking spaces** per **dwelling unit** for a total of 124 unenclosed surface **vehicle parking spaces**.

17.95.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10314” as “**Town Housing (ZT95) – Springfield Drive (Steveston)**”.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10314”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

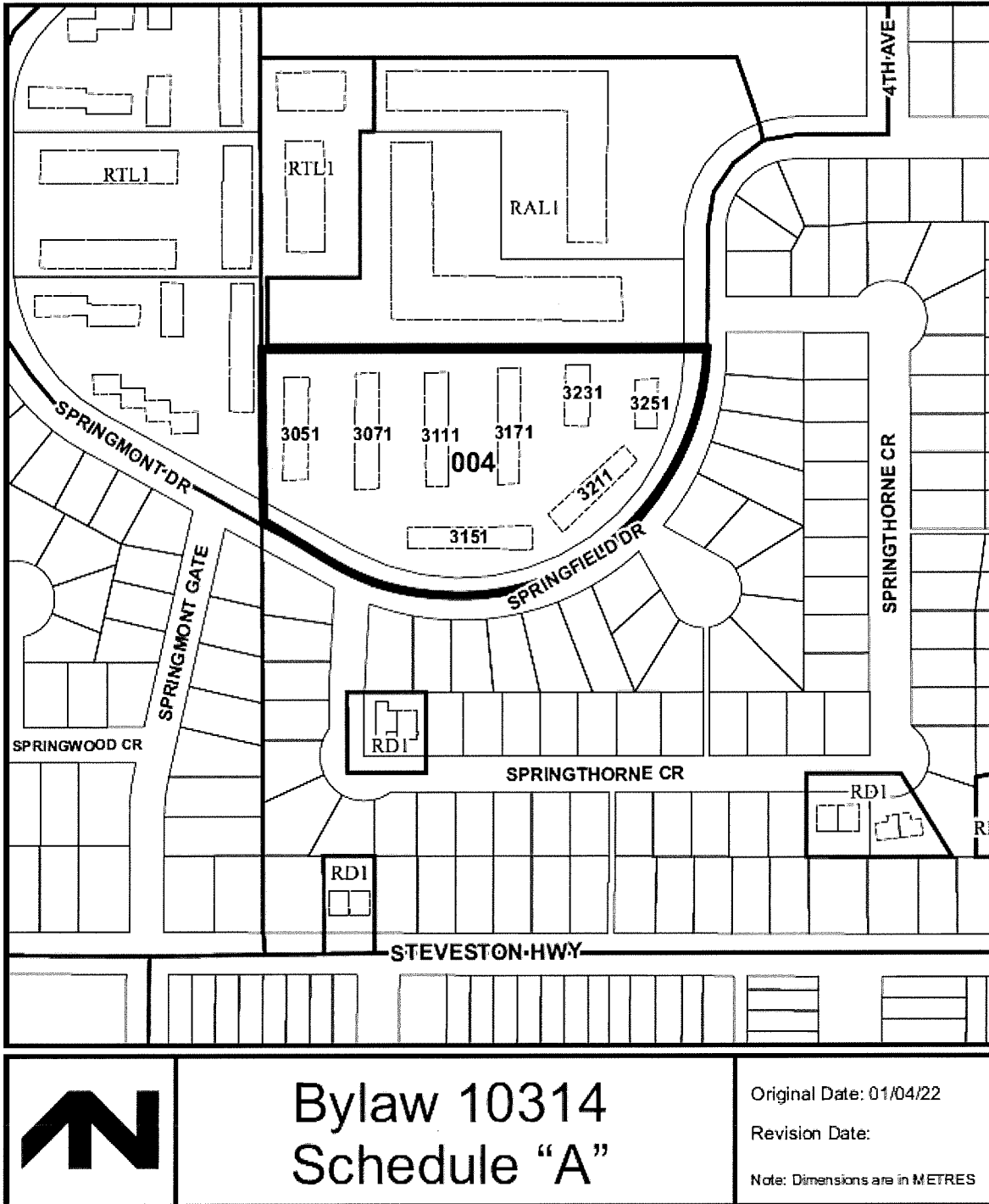

MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10314



City of Richmond



Bylaw 10314 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES

INTENTIONALLY DELETED

PAGES PLN 104 – PLN 107



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10315
to Establish Zoning for the Property Developed under
Land Use Contract 005**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“ 17.96 Town Housing (ZT96) – Garry Street (Steveston)

17.96.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 005 on Garry Street in the Steveston area.

- 17.96.2 Permitted Uses**
- child care
 - housing, town

- 17.96.3 Secondary Uses**
- boarding and lodging
 - community care facility, minor
 - home business

17.96.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in the **zone** is 28, each of which shall contain three **bedrooms**.
2. The maximum **floor area** permitted is 3,364 m².
3. The maximum **floor area ratio** (FAR) is 0.34.
4. Notwithstanding Section 4.4.1.b), the following items are not included in the calculation of maximum **floor area ratio**:
 - a) on-site parking within a **carport**, subject to a maximum of 18.5 m² per **dwelling unit**; and
 - b) three **accessory buildings**, subject to a maximum total of 12.0 m².

17.96.5 Permitted Lot Coverage

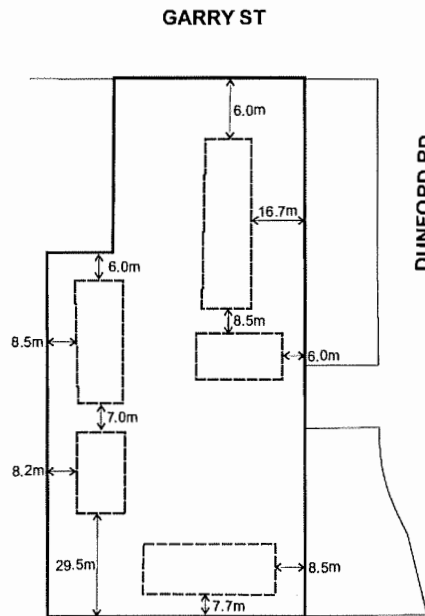
1. The maximum **lot coverage** is 21% for **buildings**.
2. The maximum **lot coverage** is 43% for **buildings, structures, and non-porous surfaces**.

3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.96.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.96.6.1.a).

a) Diagram 1



LEGEND

- Site Boundary
- - - - - Building Envelope

17.96.7 Permitted Heights

1. The maximum **height** for **buildings** is 8.4 m, but containing no more than 2 **storeys**.

17.96.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 9,894.0 m².

17.96.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

- 2. In addition to Section 17.96.9.1:
 - a) a 3.3 m wide hardscaped public walkway shall be provided along the east **property line** from the Dunfell Road extension to Steveston Community Park; and
 - b) an outdoor **amenity space** including children’s play structures shall be provided in the southwest corner of the **site**.

17.96.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 1 **vehicle parking space** per **principal dwelling unit** within a **carport**, and 28 unenclosed surface **vehicle parking spaces**.

17.96.11 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10315” as “**Town Housing (ZT96) – Garry Street (Steveston)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10315**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



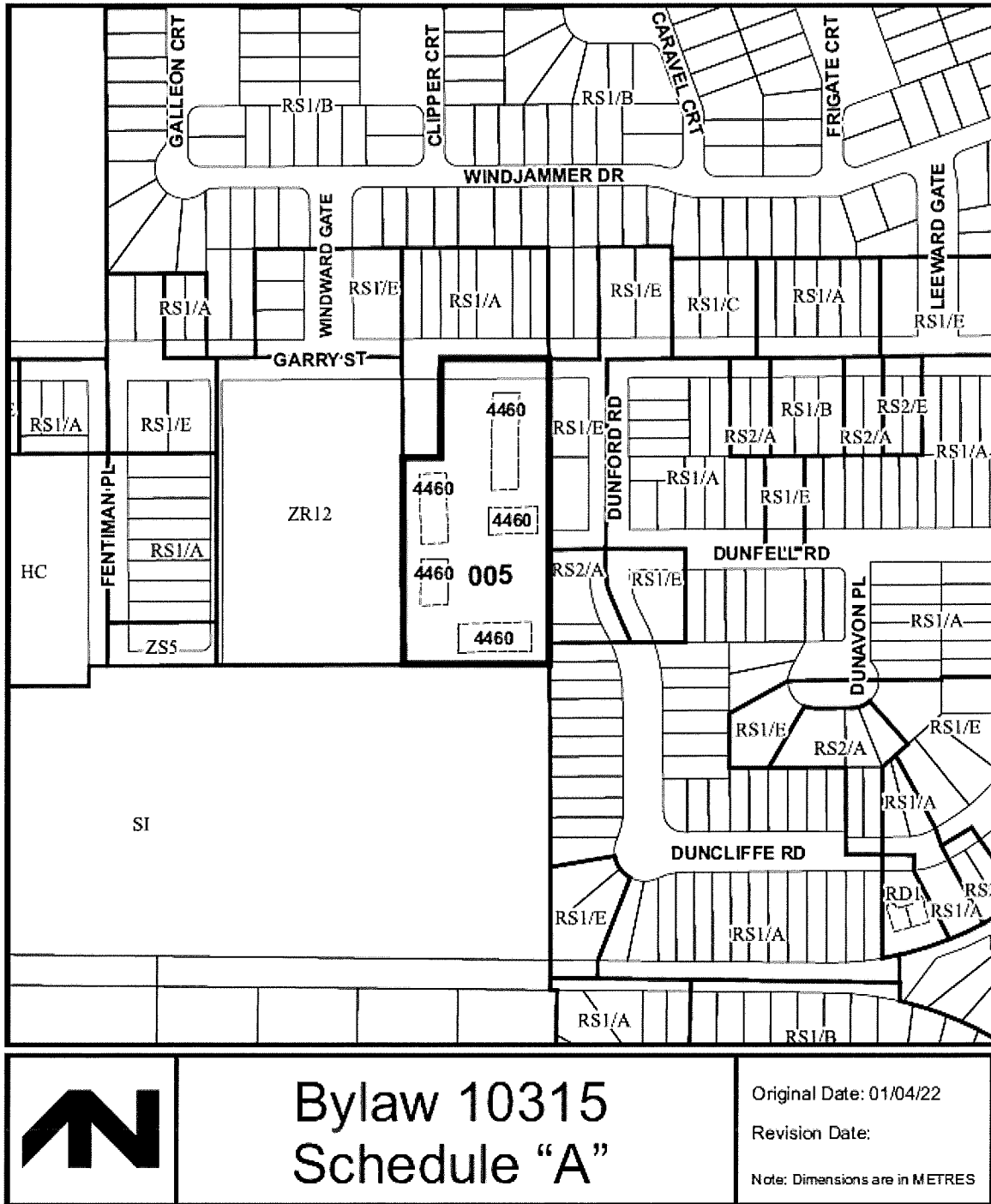
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10315



City of Richmond



Bylaw 10315 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 10316 to Establish Zoning for the Property Developed under Land Use Contract 024

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 18 [Site Specific Residential (Low Rise Apartment) Zones], in numerical order:

17.97 Town Housing and Low Rise Apartment (ZT97) – No. 1 Road and Blundell Road (Seafair)

17.97.1 Purpose

The zone provides for low rise apartment housing and town housing, and compatible uses. This zone is for the property developed under Land Use Contract 024 on No. 1 Road and Blundell Road in the Seafair area.

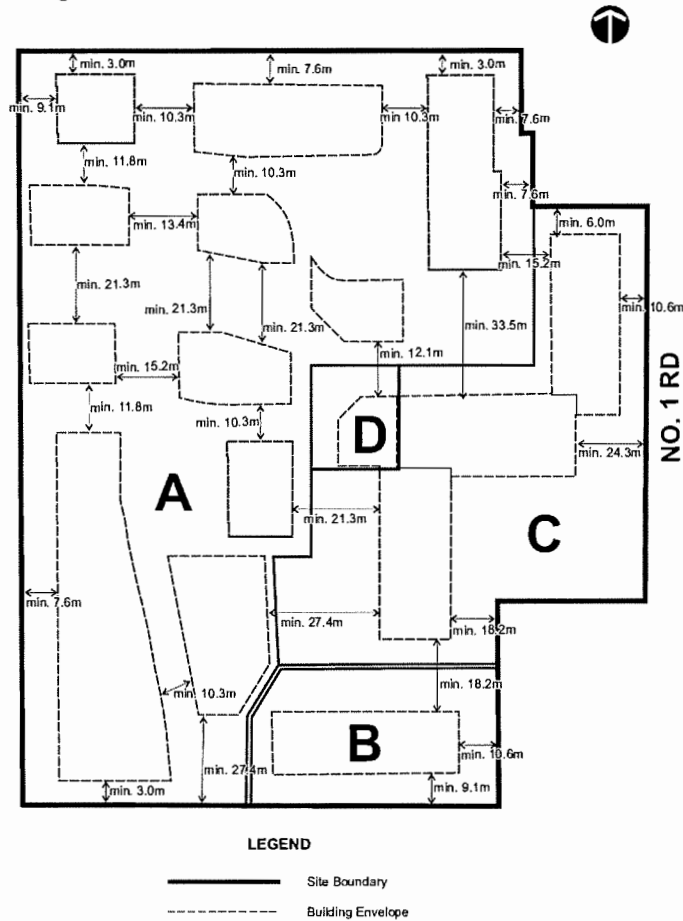
- 17.97.2 Permitted Uses
• child care
• housing, apartment
• housing, town

- 17.97.3 Secondary Uses
• boarding and lodging
• community care facility, minor
• home business

17.97.4 Permitted Density

- 1. In the area identified as "A" on Diagram 1, Section 17.97.4.7:
a) the maximum number of dwelling units for town housing is 63, each of which shall contain 3 bedrooms; and
b) the maximum number of buildings for town housing is 12.
2. In the areas identified as "B" and "C" on Diagram 1, Section 17.97.4.7, the maximum total number of dwelling units for town housing and apartment housing is 75, of which 53 shall contain 2 bedrooms and 22 shall contain 1 bedroom.
3. In the area identified as "B" on Diagram 1, Section 17.97.4.7, the maximum number of buildings for town housing and apartment housing combined is 1.
4. In the area identified as "C" on Diagram 1, Section 17.97.4.7, the maximum number of buildings for apartment housing is 3.

5. In the area identified as “D” on Diagram 1, Section 17.97.4.7, a minimum **floor area** of 223 m² must be provided and used exclusively to accommodate **amenity space**.
6. The maximum **floor area ratio (FAR)** is 0.54 (inclusive of **amenity space** and all parts of **buildings** used for on-site parking purposes).
7. Diagram 1



17.97.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 28% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant materials.

17.97.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1, Section 17.97.4.7.

17.97.7 Permitted Heights

1. The maximum **building height** for **town housing** in the area identified as "A" in Diagram 1, Section 17.97.4.7 is 9.0 m, but containing no more than 2 **storeys**.
2. The maximum **building height** for **town housing** and **apartment housing** in the areas identified as "B" and "C" in Diagram 1, Section 17.97.4.7 is 15.0 m, but containing no more than 4 **storeys** including ground level covered parking.
3. The maximum **height** for **accessory buildings** is 5.0 m, except that the maximum **building height** in the area identified as "D" on Diagram 1, Section 17.97.4.7 is 9.0 m for a **building** with a pitched roof and 7.5 m for a **building** with a flat roof, but in either case containing no more than 2 **storeys**.

17.97.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 36,140.0 m².

17.97.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.97.9.1, an outdoor **amenity space** including children's play structure shall be provided on the **site** within the immediate vicinity of the **building** containing **amenity space** located in the area identified as "D" on Diagram 1, Section 17.97.4.7.
3. In addition to Section 17.97.9.1, a privacy **screen** up to a maximum of 1.8 m in height may only be constructed along **lot lines** not abutting a road.

17.97.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 2 **vehicle parking spaces** per **dwelling unit**, of which there shall be 104 unenclosed surface **vehicle parking spaces**.

17.97.11 Other Regulations

1. **Buildings** containing only **Town housing** shall be limited to the area identified as "A" on Diagram 1, Section 17.97.4.7.
2. A **building** in the area identified as "B" on Diagram 1, Section 17.97.4.7, shall consist of 14 **dwelling units** for **town housing** on lower floor levels, and shall consist of 7 **dwelling units** for **apartment housing** on the uppermost floor level.

- 3. **Buildings** containing only **Apartment housing** shall be limited to the area identified as "C" on Diagram 1, Section 17.97.4.7.
- 4. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply."
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10316" as "**Town Housing and Low Rise Apartment (ZT97) – No. 1 Road and Blundell Road (Seafair)**".
- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10316**".



FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED by
_____	
_____	APPROVED by Director or Solicitor
_____	

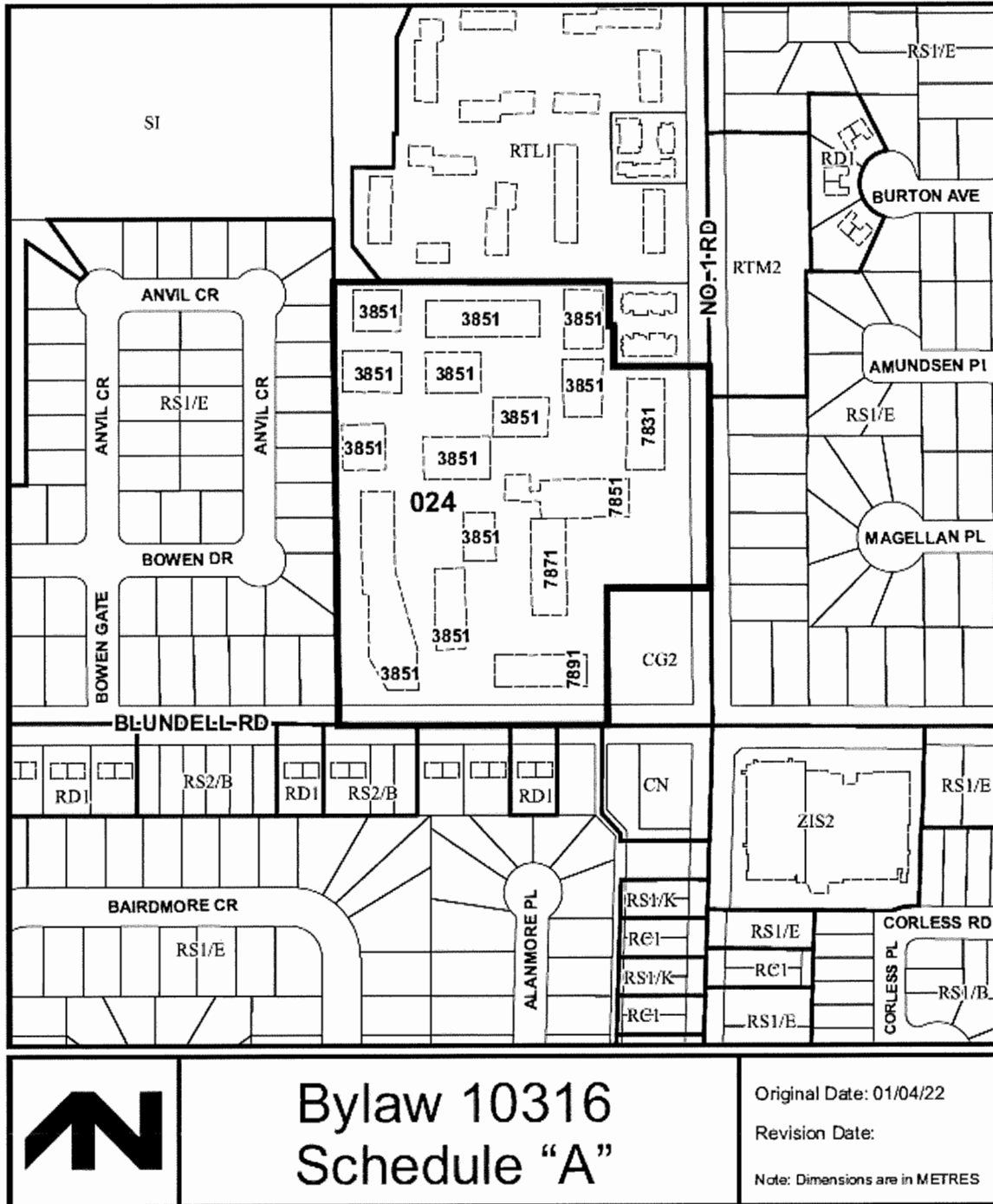
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10316



City of Richmond



Bylaw 10316 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 10317 to Establish Zoning for the Property Developed under Land Use Contract 026

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“ 17.98 Town Housing and Low Rise Apartment (ZT98) – Regent Street (Steveston)

17.98.1 Purpose

The zone provides for town housing, and compatible uses. This zone is for the property developed under Land Use Contract 026 on Regent Street in the Steveston area.

17.98.2 Permitted Uses

- child care
• housing, apartment
• housing, town

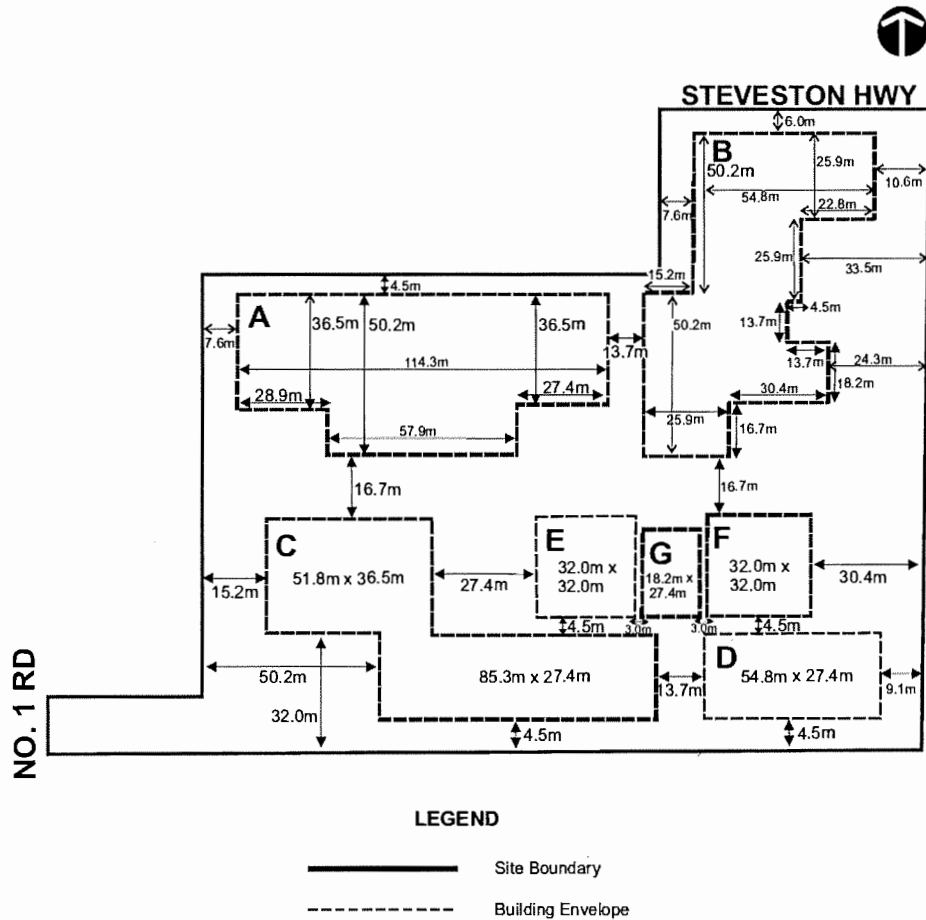
17.98.3 Secondary Uses

- boarding and lodging
• community care facility, minor
• home business

17.98.4 Permitted Density

- 1. The maximum number of dwelling units for town housing in this zone is 80, each of which shall contain either 2 or 3 bedrooms.
2. The maximum number of dwelling units for apartment housing in this zone is 30.
3. The maximum number of buildings for apartment housing is 2.
4. In the area identified as “A” on Diagram 1 in Section 17.98.4.10, buildings for town housing shall contain a maximum total of 26 dwelling units.
5. In the area identified as “B” on Diagram 1 in Section 17.98.4.10, buildings for town housing shall contain a maximum total of 24 dwelling units.
6. In the area identified as “C” on Diagram 1 in Section 17.98.4.10, buildings for town housing shall contain a maximum total of 22 dwelling units.
7. In the area identified as “D” on Diagram 1 in Section 17.98.4.10, buildings for town housing shall contain a maximum total of 8 dwelling units.

8. A **building** having a minimum **floor area** of 185.8 m² shall be provided on the **site** in the area identified as "G" in Diagram 1 in Section 17.98.4.10, and shall be exclusively used to accommodate **amenity space**.
9. The maximum **floor area ratio** (FAR) is 1.11 (inclusive of all parts of **buildings** used for on-site parking purposes).
10. Diagram 1



17.98.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 53% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant materials.

17.98.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.98.4.10

17.98.7 Permitted Heights

1. The maximum **height** for **buildings** for **town housing** is 10.7 m, but containing no more than 2 **storeys**.
2. The maximum **height** for **buildings** for **apartment housing** is 13.8 m, but containing no more than 3 **storeys**.

17.98.8 Subdivision Provisions/Minimum Lot Size

2. The minimum **lot area** is 32,500.0 m².

17.98.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.98.9.1, a 3.0 m wide hardscaped public walkway shall be provided on the **site** along the east **property line**.

17.98.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a) the minimum basic on-site parking requirement shall be:
 - i. 1.5 **vehicle parking spaces** per **dwelling unit** for **town housing**; and
 - ii. 1.0 **vehicle parking space** per **dwelling unit** for **apartment housing**; and
 - b) the minimum visitor parking requirement shall be 17 **vehicle parking spaces**.

17.98.11 Other Regulations

1. **Town housing** shall be limited to the areas identified as "A", "B", "C", and "D" on Diagram 1 in Section 17.98.4.10.
2. **Apartment housing** shall be limited to the areas identified as "E" and "F" on Diagram 1 in Section 17.98.4.10.
3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10317" as "**Town Housing (ZT98) – Regent Street (Steveston)**".
- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10317**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



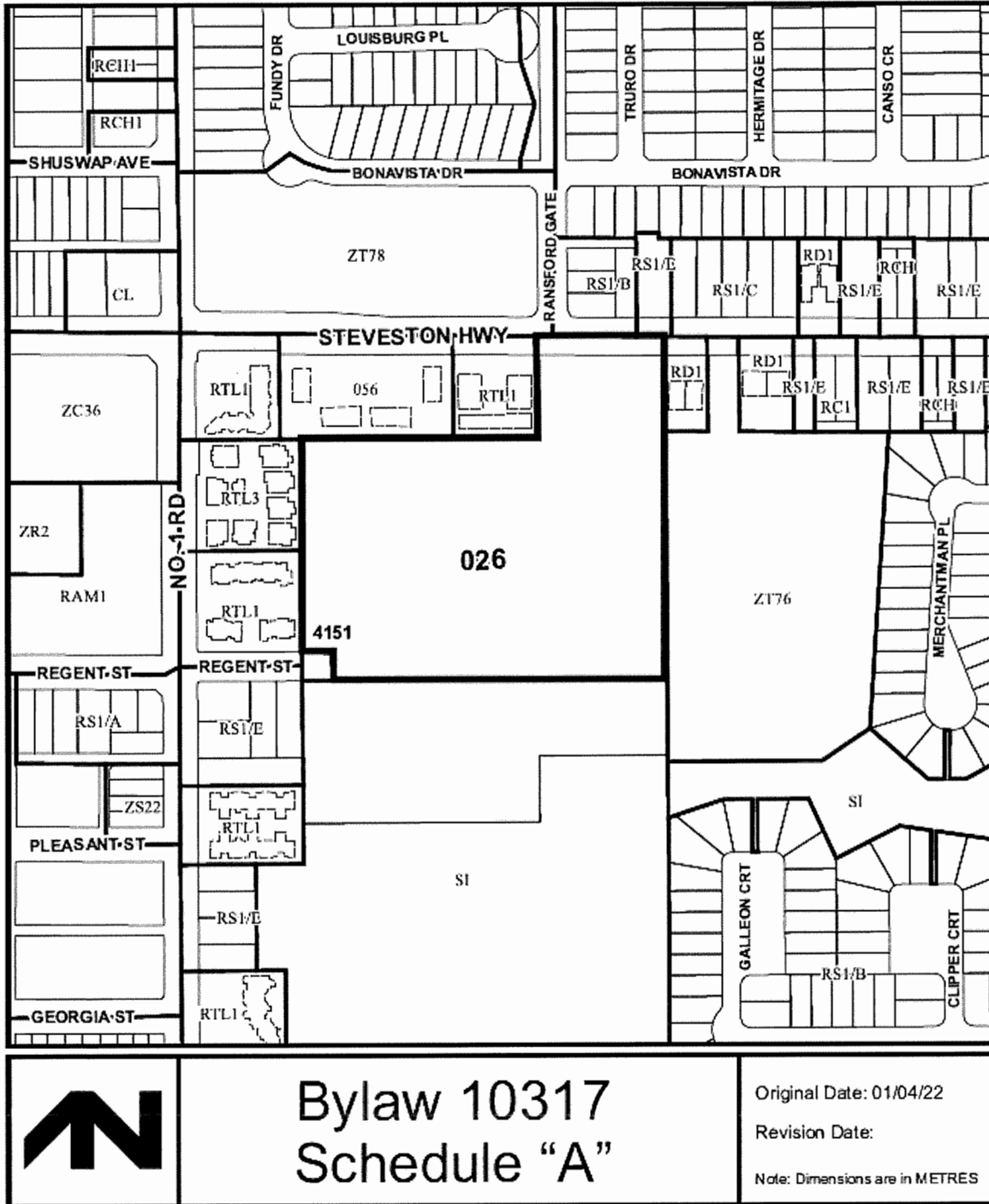
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10317



City of Richmond



Bylaw 10317 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 10318 to Establish Zoning for the Property Developed under Land Use Contract 028

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

“ 20.48 Steveston Commercial (ZMU48) – First Avenue (Steveston)

20.48.1 Purpose

This zone provides for limited commercial and compatible uses. This zone is for the property developed under Land Use Contract 028 on First Avenue.

20.48.2

Permitted Uses

- auction, minor
• child care
• education, commercial
• entertainment, spectator
• government service
• greenhouse & plant nursery
• health service, minor
• hotel
• housing, apartment
• industrial, general
• manufacturing, custom indoor
• office
• private club
• recreation, indoor
• restaurant
• retail, convenience
• retail, general
• service, business support
• service, financial
• service, household repair
• service, personal
• transportation depot

20.48.3

A. Secondary Uses

- boarding and lodging
• community care facility, minor
• home business

20.48.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.0.
2. For the purposes of this **zone** only, **floor area ratio** shall not include those parts of the **building** used for public pedestrian passage **right-of-way**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.48.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.48.6 Yards & Setbacks

1. There is no minimum **front yard, side yard** or **rear yard**.

20.48.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

20.48.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 610.0 m².

20.48.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

20.48.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

20.48.11 Other Regulations

1. For **apartment housing**, no portion of the **first storey** of a **building** shall be used for residential purposes.
2. Notwithstanding Section 20.48.11.1, for **apartment housing**, an entrance to the residential **use** is permitted on the **first storey** of a **building** provided it does not exceed 2.0 m in width.
3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10318" as "**Steveston Commercial (ZMU48) – First Avenue (Steveston)**".
- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10318**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



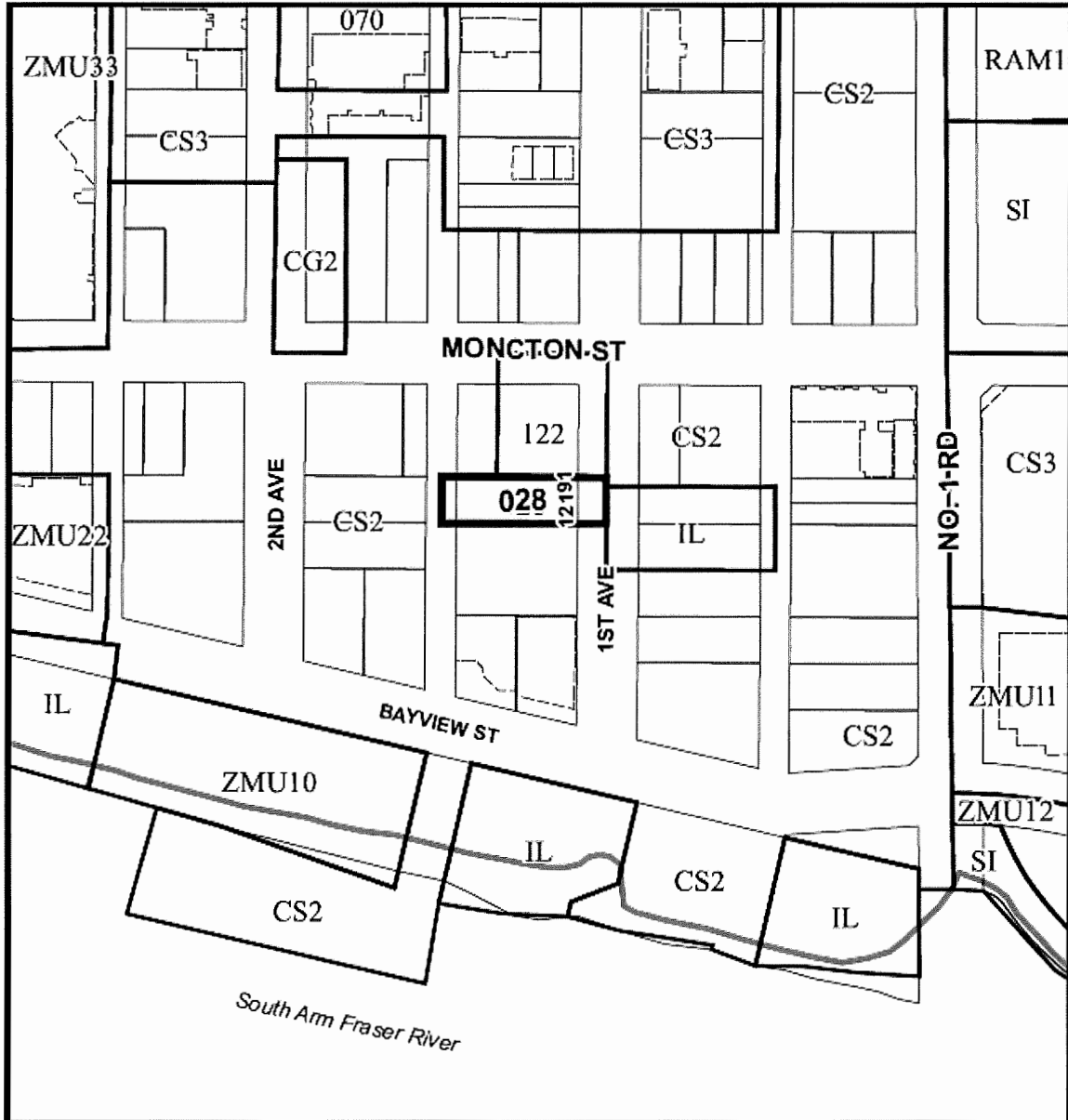
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10318



City of Richmond



	<h2>Bylaw 10318 Schedule "A"</h2>	<p>Original Date: 01/04/22 Revision Date: 01/12/22 Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw 10319
to Establish Zoning for the Property Developed under
Land Use Contract 029**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“ 17.99 Town Housing (ZT99) – Lucas Road (Blundell)

17.99.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 029 on Lucas Road in the Blundell area.

- 17.99.2 Permitted Uses**
- child care
 - housing, town

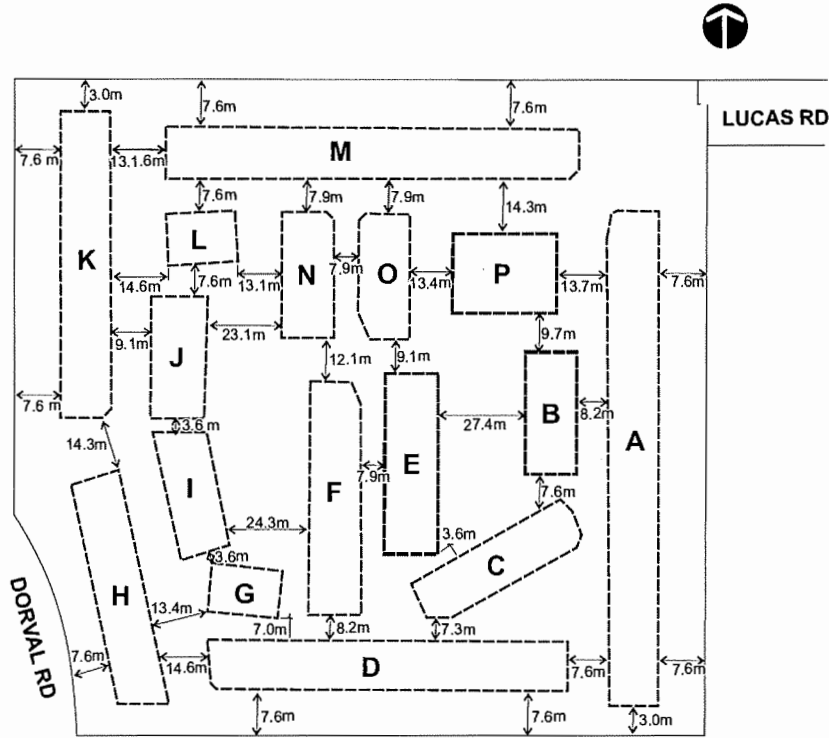
- 17.99.3 Secondary Uses**
- boarding and lodging
 - community care facility, minor
 - home business

17.99.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 98, each of which shall contain 2 or more **bedrooms**.
2. In the area identified as “A” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 16.
3. In each of the areas identified as “B”, “I”, “J”, “N”, and “O” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 4.
4. In each of the areas identified as “C”, “E”, “F”, and “H” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 6.
5. In each of the areas identified as “D”, “K”, and “M” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 12.
6. In each of the areas identified as “G” and “L” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 2.
7. A **building** having a minimum **floor area** of 464.5 m² shall be provided on the **site** in the area identified as “P” on Diagram 1 in Section 17.99.4.9, and shall be used entirely to accommodate **amenity space**.

8. The maximum **floor area ratio (FAR)** is 0.47, together with an additional 0.02 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

9. Diagram 1



LEGEND

- Site Boundary
- - - - - Building Envelope

17.99.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.99.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.99.4.9.

17.99.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.7 m but containing no more than 2 **storeys**.

17.99.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 37,300.0 m².

17.99.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.99.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum basic on-site parking requirement shall be 98 enclosed **vehicle parking spaces** and 98 unenclosed surface **vehicle parking spaces**.

17.99.11 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.”
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10319” as “**Town Housing (ZT99) – Lucas Road (Blundell)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10319**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



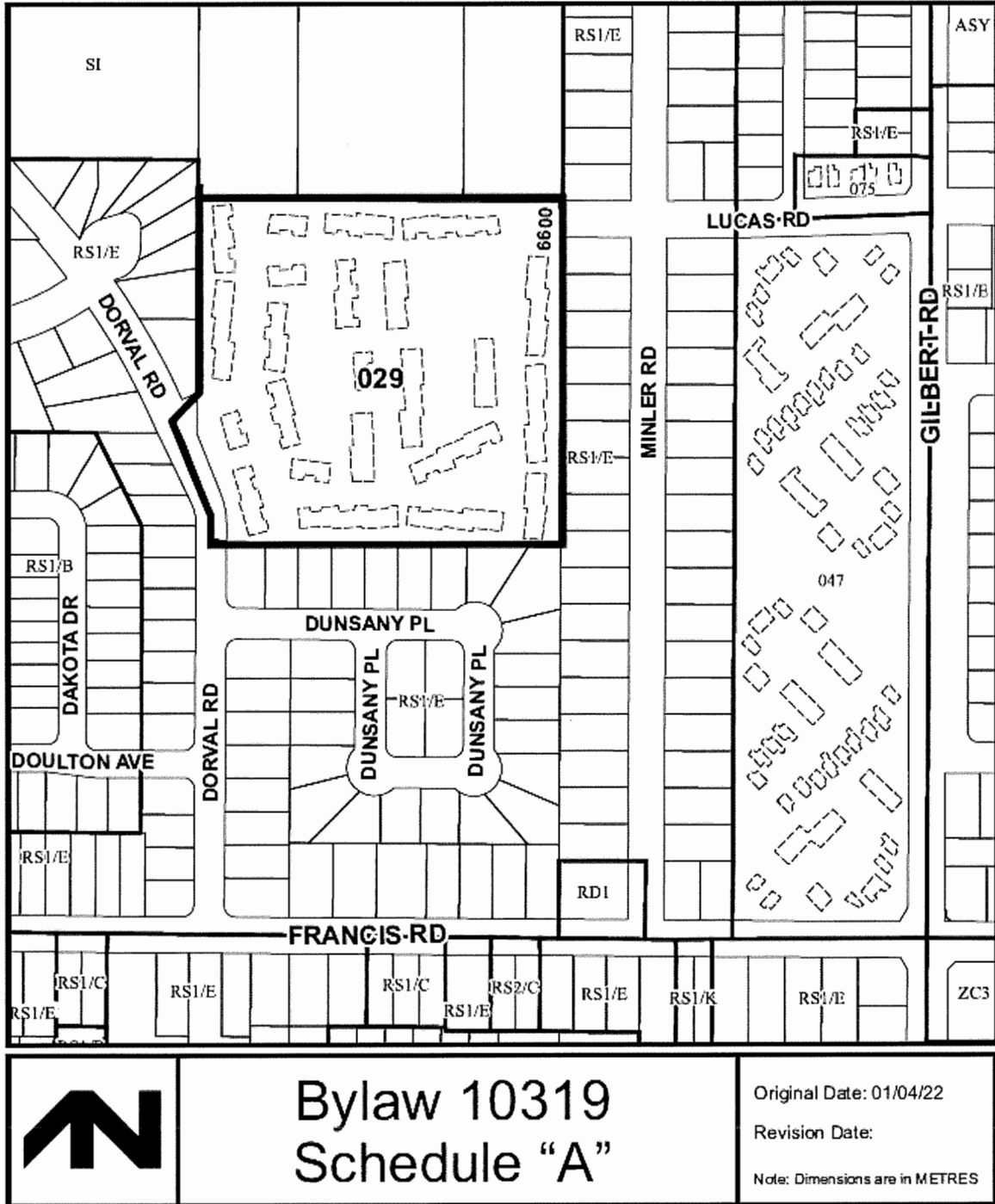
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10319



City of Richmond



Bylaw 10319 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10320
to Establish Zoning for the Property Developed under
Land Use Contract 045**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“ 17.100 Town Housing (ZT100) – Ledway Road (Blundell)

17.100.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 045 on Ledway Road in the Blundell area.

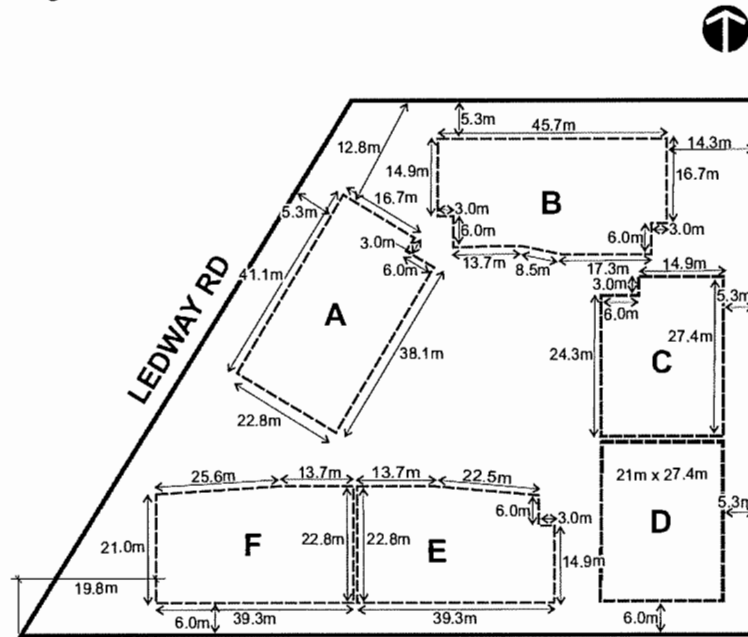
- 17.100.2 Permitted Uses**
- child care
 - housing, town

- 17.100.3 Secondary Uses**
- boarding and lodging
 - community care facility, minor
 - home business

17.100.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 33.
2. In each of the areas identified as “A”, “E”, and “F” on Diagram 1 in Section 17.100.4.7, the maximum number of **dwelling units** is 6.
3. In the area identified as “B” on Diagram 1 in Section 17.100.4.7, the maximum number of **dwelling units** is 7.
4. In each of the areas identified as “C” and “D” on Diagram 1 in Section 17.100.4.7, the maximum number of **dwelling units** is 4.
5. The maximum **floor area ratio** (FAR) is 0.43.
6. Notwithstanding Section 4.4.1.b), the following is not included in the calculation of maximum **floor area ratio**:
 - a) on-site parking and accessory storage within a **carport**, subject to a maximum of 25 m² per **dwelling unit**.

7. Diagram 1



LEGEND

- Site Boundary
- - - - Building Envelope

17.100.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 43% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.100.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.100.4.7.

17.100.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.7 m but containing no more than 2 **storeys**.

17.100.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 10,780.0 m².

17.100.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
- 2. In addition to Section 17.100.9.1, an outdoor **amenity space** including children’s play structure(s) shall be provided in the middle of the **site**.

17.100.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that 33 of the required **vehicle parking spaces** shall be unenclosed surface **parking spaces**.

17.100.11 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10320” as “**Town Housing (ZT100) – Ledway Road (Blundell)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10320**”.



FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

	CITY OF RICHMOND
	APPROVED by
	
	APPROVED by Director or Solicitor
	

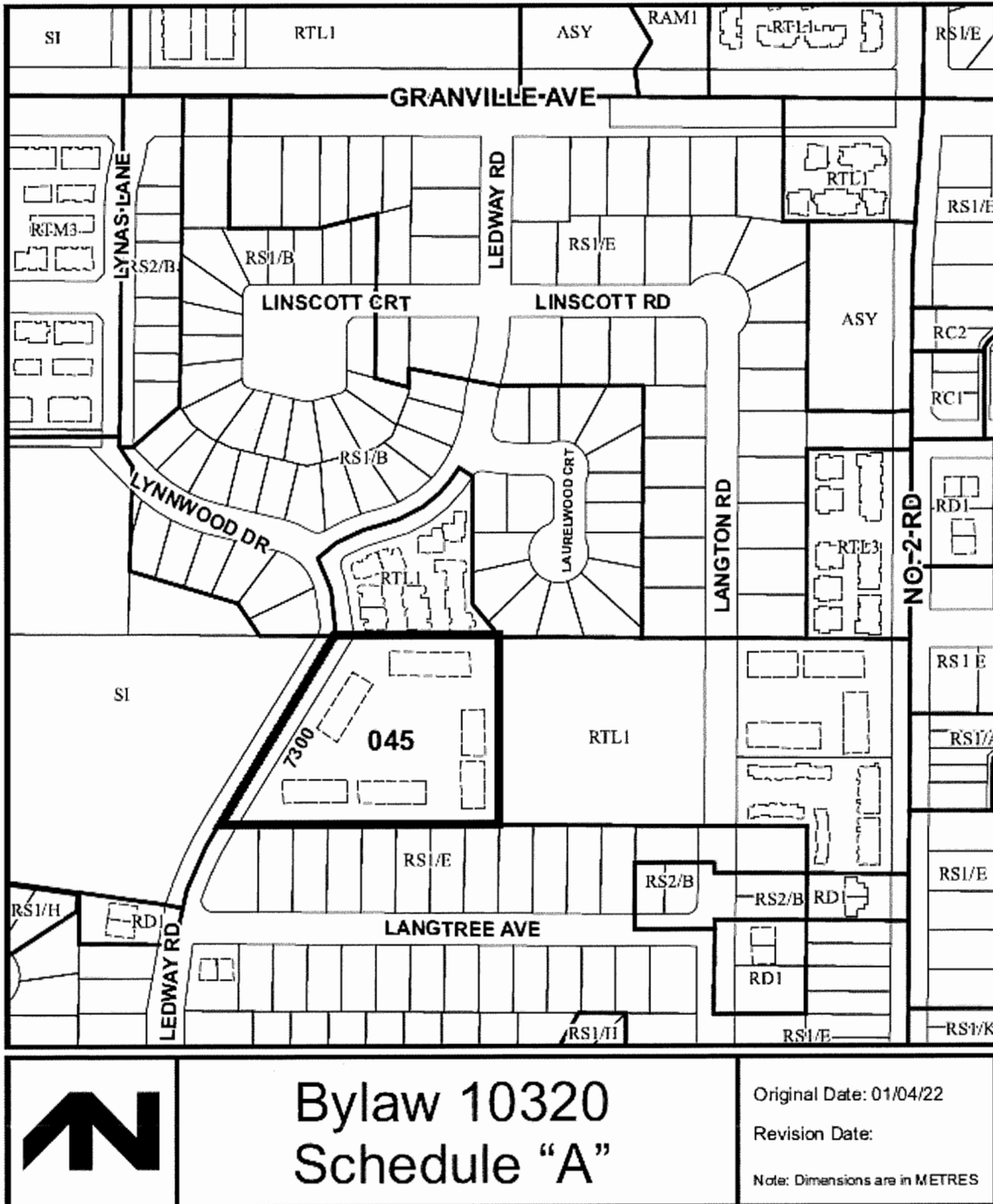
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10320



City of Richmond



Bylaw 10320 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10321
to Establish Zoning for the Property Developed under
Land Use Contracts 047 and 075**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“ 17.101 Town Housing (ZT101) – Francis Road & Lucas Road (Blundell)

17.101.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contracts 047 and 075 on Francis Road and Lucas Road in the Blundell area.

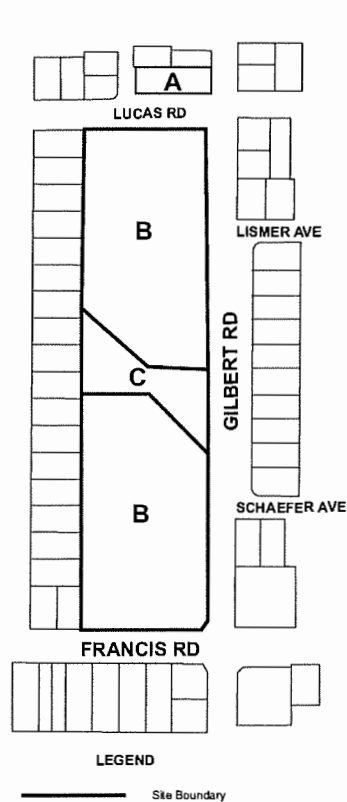
- 17.101.2 Permitted Uses**
- **child care**
 - **housing, town**

- 17.101.3 Secondary Uses**
- **boarding and lodging**
 - **community care facility, minor**
 - **home business**

17.101.4 Permitted Density

1. In the area identified as “A” on Diagram 1 in Section 17.101.4.5:
 - a) the maximum number of **dwelling units** for **town housing** is 5; and
 - b) the maximum number of **buildings** for **town housing** is 3.
2. In the combined area identified as “B” on Diagram 1 in Section 17.101.4.5:
 - a) the maximum number of **dwelling units** for **town housing** is 96; and
 - b) the maximum number of **buildings** for **town housing** is 50.
3. A **building** having a minimum **floor area** of 185.8 m² shall be provided on the **site** in the area identified as “C” on Diagram 1 in Section 17.101.4.5, and shall be used exclusively to accommodate **amenity space**.
4. The maximum **floor area ratio** (FAR) in this **zone** is 0.45 (inclusive of all parts of **buildings** used for on-site parking purposes).

5. Diagram 1

**17.101.5 Permitted Lot Coverage**

1. The maximum **lot coverage** for **buildings** is:
 - a) 29% in the area identified as "A" on Diagram 1 in Section 17.101.4.5;
 - b) a total of 26% for the combined areas identified as "B" and "C" on Diagram 1 in Section 17.101.4.5.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.101.6 Yards & Setbacks

1. In the area identified as "A" on Diagram 1 in Section 17.101.4.5:
 - a) the minimum **setback** to Lucas Road is 4.0 m;
 - b) the minimum **setback** to the west **lot line** is 4.3 m; and
 - c) the minimum **setback** to the north **lot line** and to Gilbert Road is 4.6 m.

2. In the areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5:
 - a) the minimum **setback** to the west **lot line**, to Francis Road, and to Lucas Road is 4.0 m; and
 - b) the minimum **setback** to Gilbert Road is 4.6 m.

17.101.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.7 m but containing no more than 2 **storeys**.

17.101.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for the area identified as “A” on Diagram 1 in Section 17.101.4.5 is 1,300.0 m².
2. The minimum **lot area** for the combined areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5 is 36,170.0 m².

17.101.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.101.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a) In the area identified as “A” on Diagram 1 in Section 17.101.4.5, a total of 4 of the required **vehicle parking spaces** shall be unenclosed surface **parking spaces**; and
 - b) In the combined areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5, a total of 48 of the required **vehicle parking spaces** shall be unenclosed surface **parking spaces**.

17.101.11.1 Other Regulations

1. In the area identified as “A” on Diagram 1 in Section 17.101.4.5, 1 **dwelling unit** for **town housing** must be detached.
2. In the combined area identified as “B” on Diagram 1 in Section 17.101.4.5, a minimum of 30 **dwelling units** for **town housing** must be detached.
3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.”

- 3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10321" as "**Town Housing (ZT101) – Francis Road & Lucas Road (Blundell)**".
- 4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10321**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

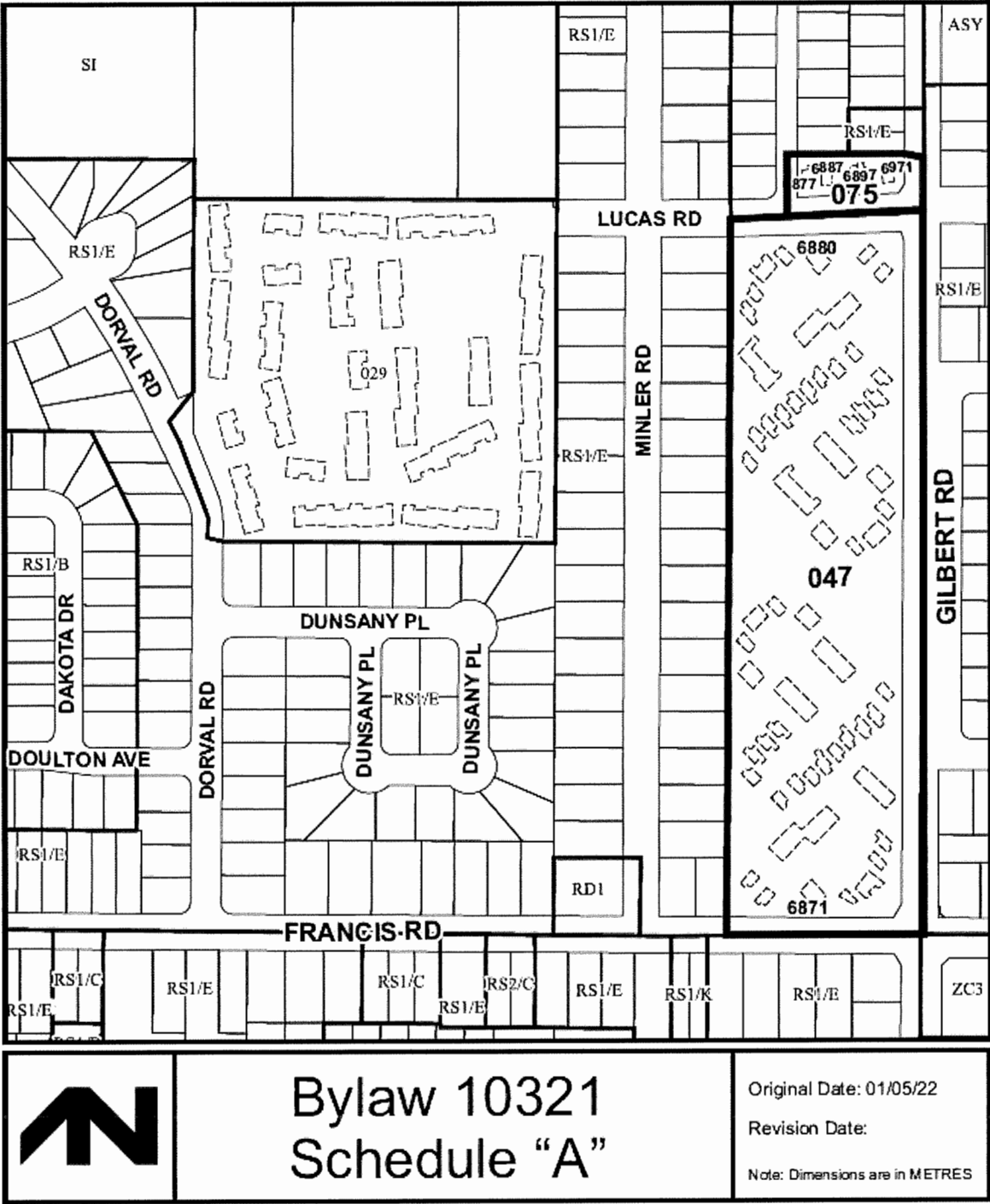

MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10321



City of Richmond



Bylaw 10321 Schedule "A"

Original Date: 01/05/22
Revision Date:
Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10322
to Establish Zoning for the Property Developed under
Land Use Contract 056**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“17.102 Town Housing (ZT102) – Steveston Highway (Steveston)

17.102.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 056 on Steveston Highway in the Steveston area.

17.102.2 Permitted Uses

- child care
- housing, town

17.102.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

17.102.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 12, six of which shall contain three **bedrooms** and six of which shall contain four **bedrooms**.
2. The minimum **floor area** permitted per **dwelling unit** is 102.19 m².
3. The maximum **floor area ratio** (FAR) is 0.27.
4. Notwithstanding Section 4.4.1.b), the following items are not included in the calculation of maximum **floor area ratio**:
 - a) on-site parking within a **carport**, subject to a maximum of 21.4 m² per **dwelling unit**.

17.102.5 Permitted Lot Coverage

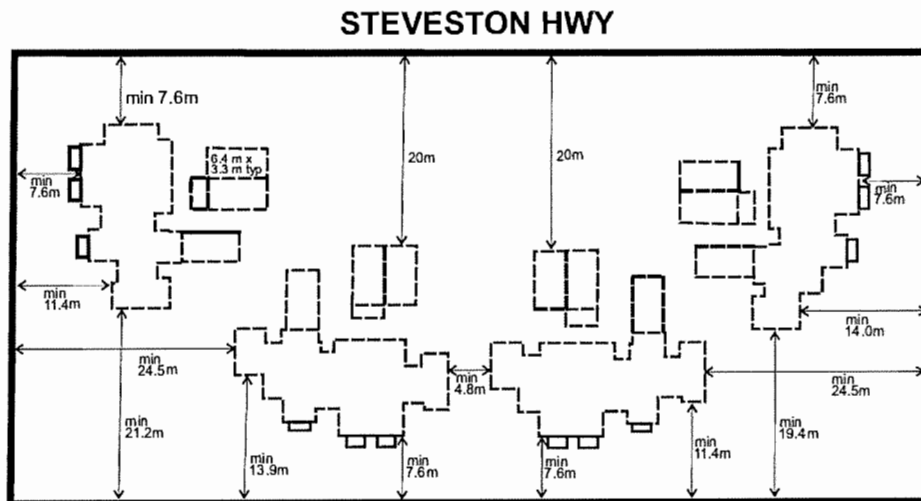
1. The maximum **lot coverage** is 20% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.

3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant materials.

17.102.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.102.6.1.a).

a) Diagram 1



LEGEND

- Site Boundary
- - - - - Building Envelope

17.102.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

17.102.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 100.0 m.
2. The minimum **lot depth** is 48.0 m.
3. The minimum **lot area** is 4900.0 m².

17.120.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

- 2. In addition to Section 17.102.9.1, two outdoor **amenity spaces** including children’s play structures shall be provided on the **site**.

17.102.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 12 **vehicle parking spaces** within carports and 8 unenclosed surface **vehicle parking spaces**.

17.102.11 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10322” as “**Town Housing (ZT102) – Steveston Highway (Steveston)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10322**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



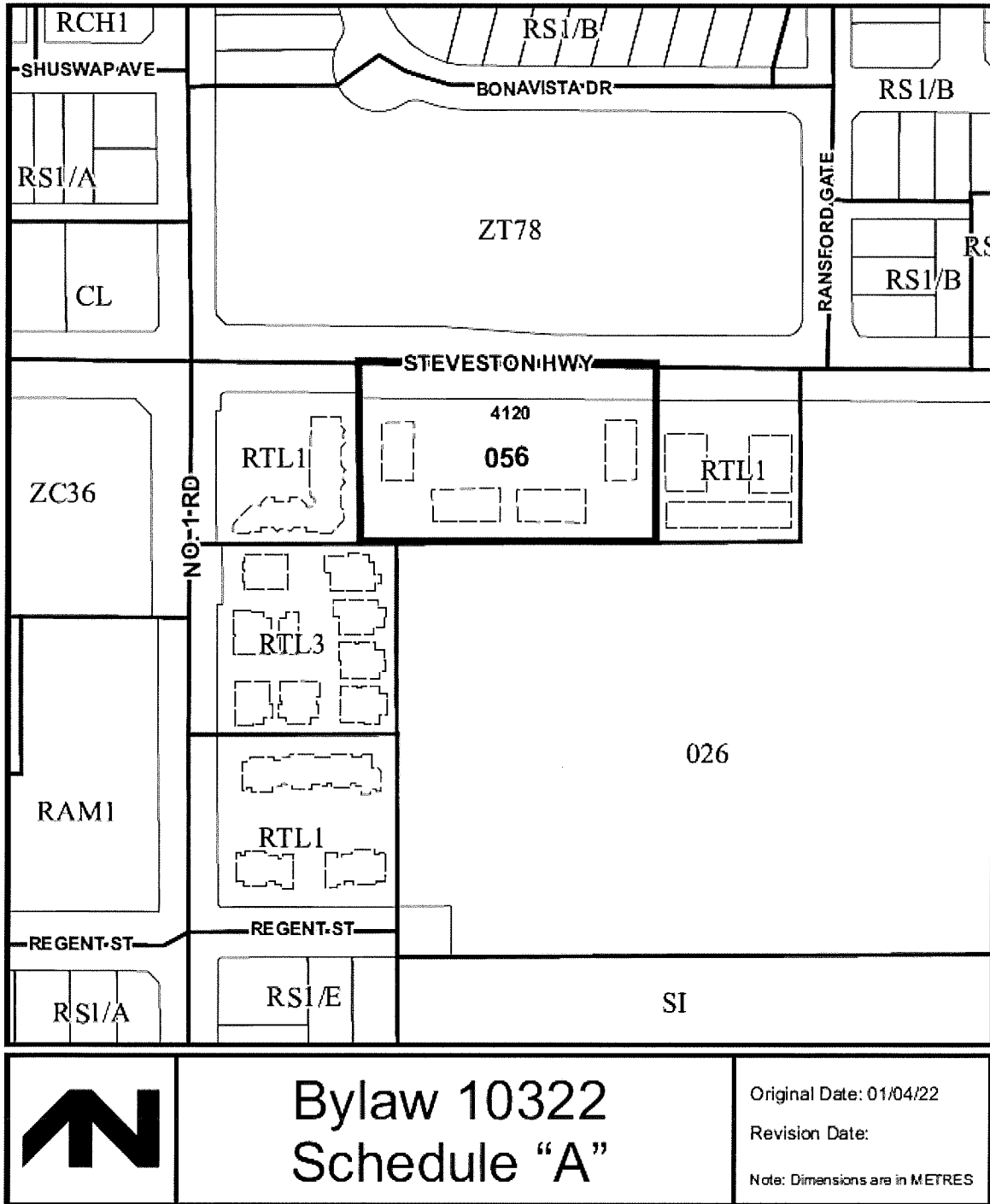
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10322



City of Richmond



Bylaw 10322 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 10323 to Establish Zoning for the Property Developed under Land Use Contract 070

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

“ 22.49 Steveston Office Commercial (ZMU49) – Chatham Street (Steveston)

22.49.1 Purpose

This zone provides for limited commercial and compatible uses. This zone is for the property developed under Land Use Contract 070 on Chatham Street.

22.49.2 Permitted Uses

- child care
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- housing, apartment
- manufacturing, custom indoor
- office
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- transportation depot

22.49.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

22.49.4 Permitted Density

1. The maximum number of **principal buildings** is one.
2. The maximum **floor area** permitted on the **lot** is 1,245.6 m²
3. The maximum **floor area ratio** (FAR) is 0.82.
4. The **first storey** of the **building** shall be limited to a maximum **gross leasable floor area** of 506.3 m²:
5. The second **storey** of the **building** shall be limited to a maximum **gross leasable floor area** of 487.1 m²:

22.49.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.

22.49.6 Yards & Setbacks

1. The minimum **front yard** is 18.5 m.
2. There is no minimum **side yard** or **rear yard**.

22.49.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

22.49.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,500.0 m².

22.49.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.49.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 33 **vehicle parking spaces**.

22.49.11 Other Regulations

1. Retail **uses** shall be limited to the **first storey** of a **building**.
2. For **apartment housing**, no portion of the **first storey** of a **building** shall be used for residential purposes.

- 3. Notwithstanding Section 22.49.11.2, for **apartment housing**, an entrance to the residential use is permitted on the **first storey** of a **building** provided it does not exceed 2.0 m in width.
- 4. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10323” as “**Steveston Office Commercial (ZC49) – Chatham Street (Steveston)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10323**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



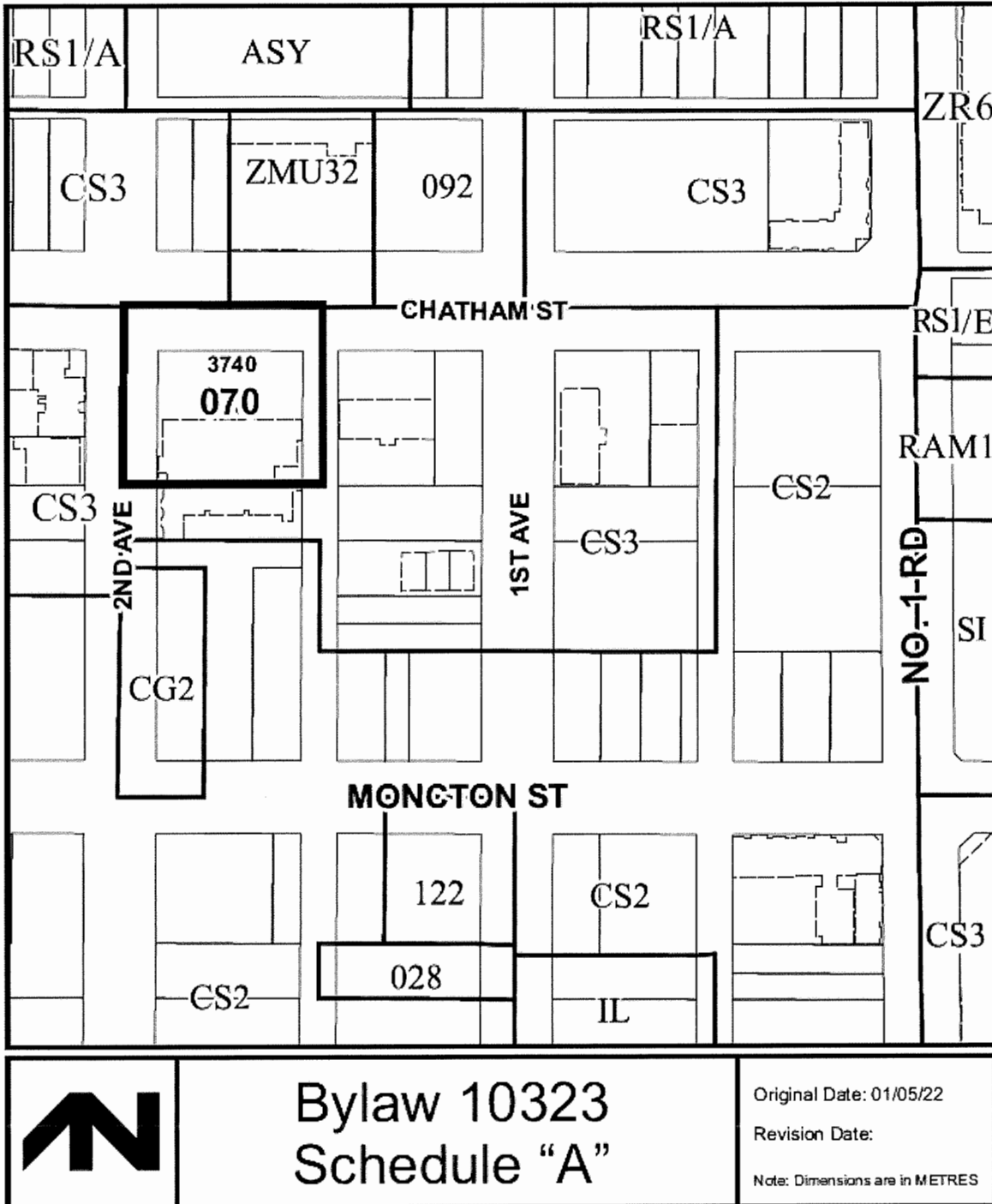
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10323



City of Richmond



Bylaw 10323 Schedule "A"

Original Date: 01/05/22

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 10324 to Establish Zoning for the Property Developed under Land Use Contract 087

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, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10324" as "NEIGHBOURHOOD COMMERCIAL (CN)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10324".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

Five horizontal lines for recording readings and dates.

Approval box with fields for 'CITY OF RICHMOND APPROVED by' and 'APPROVED by Director or Solicitor' with handwritten signatures.

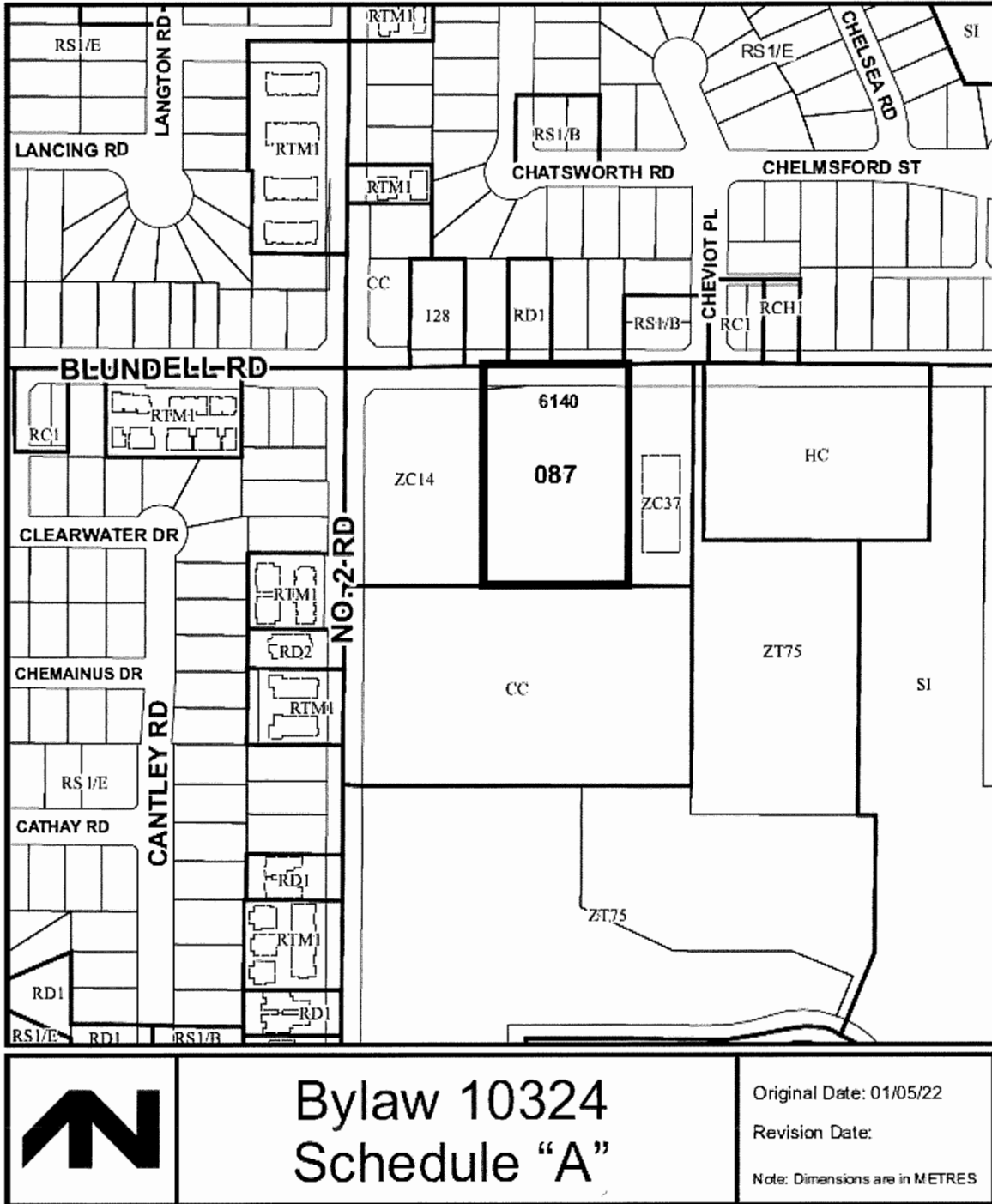
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10324



City of Richmond



Bylaw 10324 Schedule "A"

Original Date: 01/05/22
Revision Date:
Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10325
to Establish Zoning for the Property Developed under
Land Use Contract 092**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

“ 22.53 Steveston Office Commercial (ZC53) – Chatham Street (Steveston)

22.53.1 Purpose

This **zone** provides for limited **commercial** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 092 on Chatham Street.

22.53.2

Permitted Uses

- health service, minor
- office
- retail, convenience
- retail, general

22.53.3

Secondary Uses

- n/a

22.53.4

Permitted Density

1. The maximum number of **principal buildings** is one.
2. The maximum **floor area** permitted on the **lot** is 930.2 m².
3. The maximum **floor area ratio** (FAR) is 0.84.
4. The maximum size of **gross leasable floor area** for **convenience retail**, and **general retail** is 288.0 m².

22.53.5

Permitted Lot Coverage

1. The maximum **lot coverage** is 47% for **buildings**.

22.53.6

Yards & Setbacks

1. The minimum **front yard** is 8.5 m.
2. There is no minimum **interior side yard**.

3. The minimum **exterior side yard** is 6.6 m.

3. The minimum **rear yard** is 6.0 m.

22.53.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.8 m, but containing no more than 2 **storeys**.

22.53.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,100.0 m².

22.53.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.53.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 24 **vehicle parking spaces** and 1 on-site loading space.

22.53.11 Other Regulations

1. **convenience retail**, and **general retail** uses shall be limited to the **first storey** of a **building**.

2. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10325” as “**Steveston Office Commercial (ZC53) – Chatham Street (Steveston)**”.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10325”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

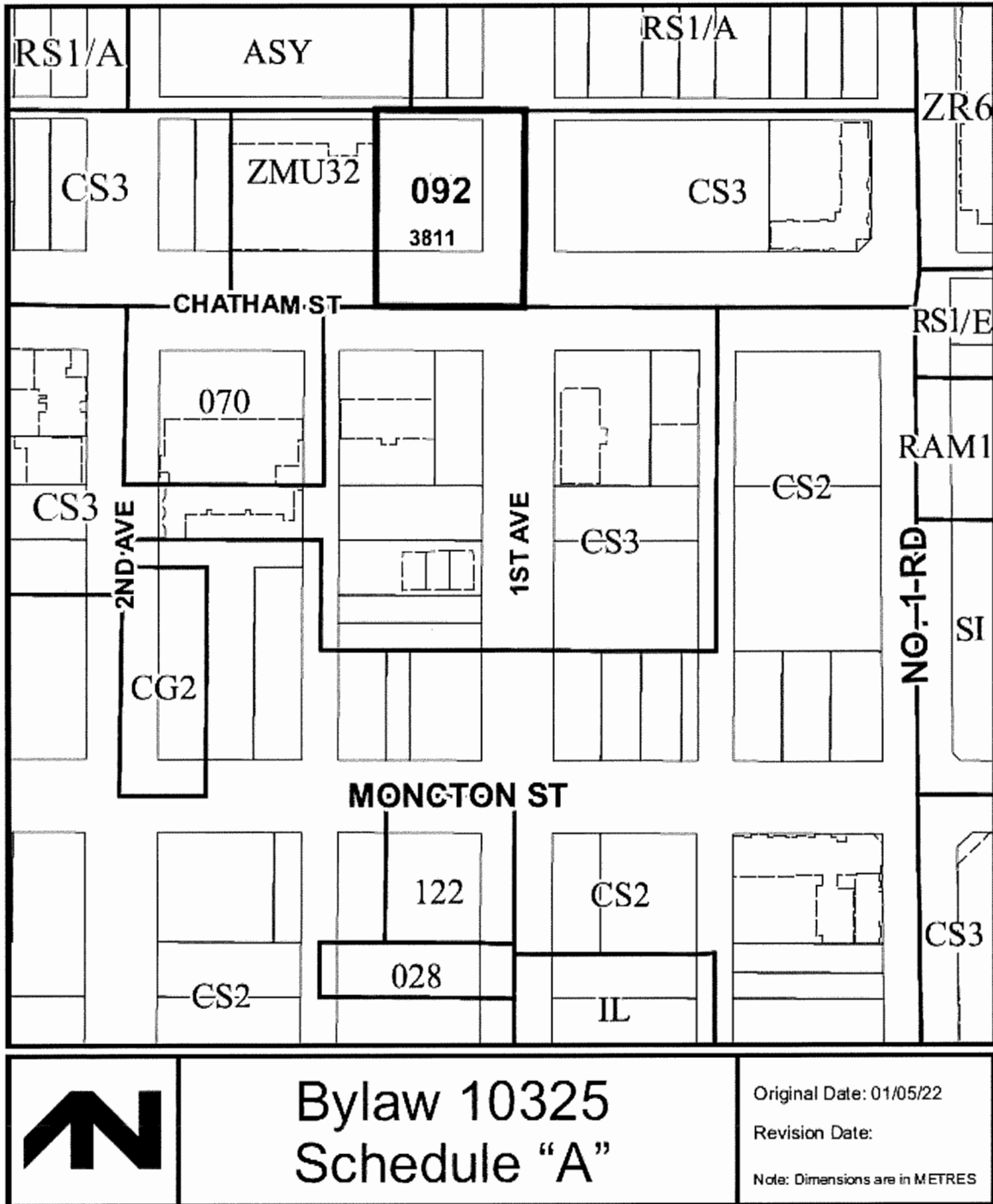
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10325



City of Richmond



Bylaw 10325 Schedule "A"

Original Date: 01/05/22
 Revision Date:
 Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 10326 to Establish Zoning for the Property Developed under Land Use Contract 122

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

“ 20.50 Steveston Commercial (ZMU50) – Moncton Street (Steveston)

20.50.1 Purpose

This zone provides for limited commercial and compatible uses. This zone is for the property developed under Land Use Contract 122 on Moncton Street.

20.50.2 Permitted Uses

- child care
• education, commercial
• entertainment, spectator
• government service
• greenhouse & plant nursery
• health service, minor
• hotel
• housing, apartment
• manufacturing, custom indoor
• office
• private club
• recreation, indoor
• restaurant
• retail, convenience
• retail, general
• service, business support
• service, financial
• service, household repair
• service, personal
• transportation depot

20.50.3 Secondary Uses

- boarding and lodging
• community care facility, minor
• home business

20.50.4 Permitted Density

- 1. The maximum floor area permitted is 418 m².

2. The maximum floor area ratio is (FAR) is 0.51.

20.50.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.50.6 Yards & Setbacks

1. There is no minimum **front yard, side yard** or **rear yard**.

20.50.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

20.50.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 815.0 m².

20.50.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

20.50.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum on-site parking requirement shall be 8 **vehicle parking spaces**.

20.50.11 Other Regulations

1. For **apartment housing**, no portion of the **first storey** of a **building** shall be used for residential purposes.
 2. Notwithstanding Section 20.50.11.1, for **apartment housing**, an entrance to the residential **use** is permitted on the **first storey** of a **building** provided it does not exceed 2.0 m in width.
 3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10326” as “**Steveston Commercial (ZMU50) – Moncton Street (Steveston)**”.

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10326”**.


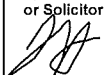
FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

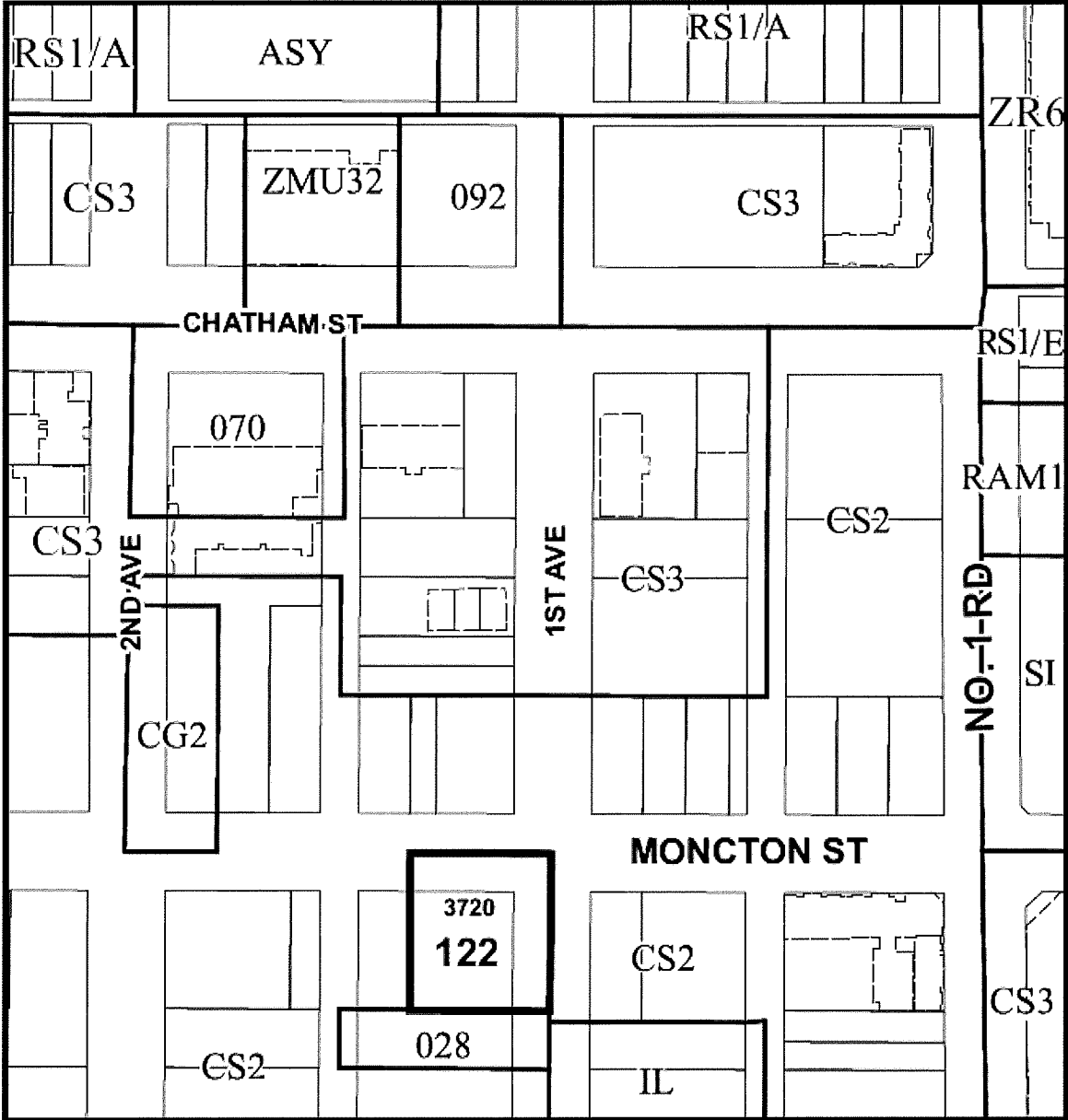
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10326



City of Richmond



	<p>Bylaw 10326 Schedule "A"</p>	<p>Original Date: 01/05/22 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw 10351
to Establish Zoning for the Properties at 8320, 8340, 8360, 8440
Bridgeport Road and 8311, 8351 Sea Island Way,
which were Developed under Land Use Contract 126**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

“ 22.51 Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)

22.51.1 Purpose

The **zone** provides for **commercial uses**. This **zone** is for properties developed under Land Use Contract 126 on Bridgeport Road and Sea Island Way in the north portion of City Centre.

22.51.2 Permitted Uses

- contractor service
- entertainment, spectator
- equipment, minor
- manufacturing, custom indoor
- office
- recreation, indoor
- restaurant
- retail, general
- service, business support
- service, household repair

22.51.3 A. Secondary Uses

- n/a

22.51.3 B. Additional Uses

- restaurant, drive-through

22.51.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, except that a **lot** with a **lot area** of less than 450 m² shall not be used as the **site** of a **building**.

22.51.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 46% for **buildings**.

22.51.6 Yards & Setbacks

1. The minimum **setback** to Bridgeport Road, No. 3 Road and Sea Island Way is 7.5 m.
2. There is no minimum **interior side yard**.
3. The minimum **rear yard** is 3.0 m.

22.51.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

22.51.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,270.0 m².
2. The minimum **lot width** is 15.0 m.
3. There is no minimum **lot depth** requirement.

22.51.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that on the following listed sites, the portion of the **lot** which is within 7.5 m of a **property line** abutting a **road** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn:
 - a) 8440 Bridgeport Road
P.I.D. 000-541-362
Lot 90 Section 28 Block 5 North Range 6 West New Westminster District
Plan 57164
 - b) 8311 Sea Island Way
P.I.D. 003-727-246
Lot 85 Except Part Subdivided by Plan 57164 Section 28 Block 5 North
Range 6 West New Westminster District Plan 56425
 - c) 8351 Sea Island Way
P.I.D. 024-947-989
Lot 4 Section 28 Block 5 North Range 6 West New Westminster District
Plan LMP48700

22.51.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

22.51.11 Other Regulations

- 2. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
- 3. **Restaurant, drive-through** is only permitted on the following listed sites:
 - a) 8440 Bridgeport Road
P.I.D. 000-541-362
Lot 90 Section 28 Block 5 North Range 6 West New Westminster District Plan 57164
 - b) 8311 Sea Island Way
P.I.D. 003-727-246
Lot 85 Except Part Subdivided by Plan 57164 Section 28 Block 5 North Range 6 West New Westminster District Plan 56425”

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10351” as “**Commercial (ZC51) –Bridgeport Road and Sea Island Way (City Centre)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10351**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

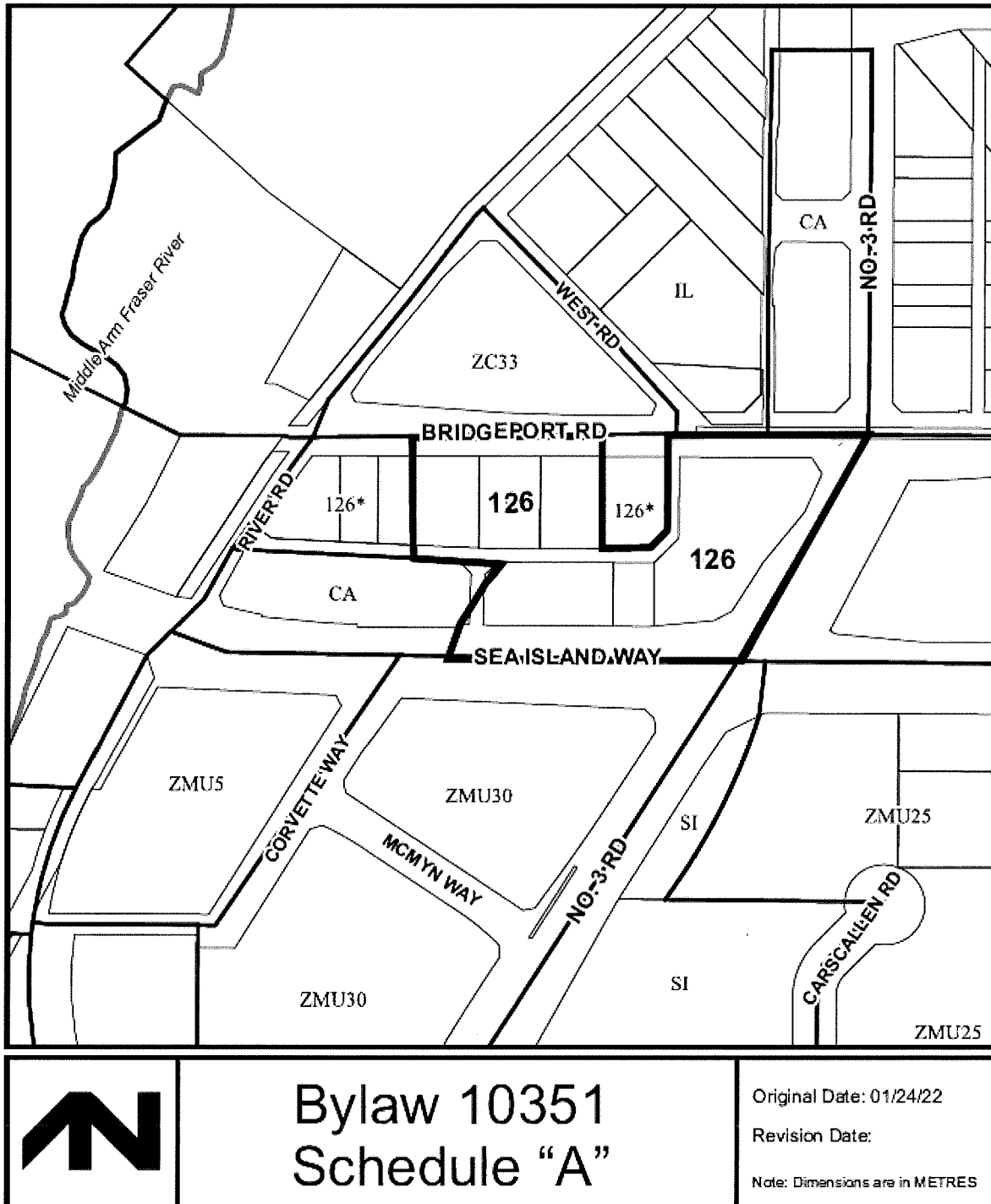
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 10351



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10351
to Establish Zoning for the Property at 6031 Blundell Road,
which was Developed under Land Use Contract 128**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

“ 22.52 Neighbourhood Pub (ZC52) – Blundell Road (Blundell)

22.52.1 Purpose

The **zone** provides for a **neighbourhood public house**. This **zone** is for the property developed under Land Use Contract 128 on Blundell Road.

22.52.2 Permitted Uses	22.52.3 Secondary Uses
<ul style="list-style-type: none"> • neighbourhood public house 	<ul style="list-style-type: none"> • n/a

22.52.4 Permitted Density

1. The maximum **floor area** permitted is 276.6 m².
2. The maximum **floor area ratio** (FAR) is 0.18.

22.52.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 18% for **buildings**.

22.52.6 Yards & Setbacks

1. The minimum **front yard** is 7.6 m.
2. There is no minimum **setback** to the west **property line**.
3. The minimum setback to the east **property line** is 19.8 m.
3. The minimum **rear yard** is 15.2 m.

22.52.7 Permitted Heights

1. The maximum **height** for **buildings** is 4.0 m.

22.52.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 1,530.0 m².

22.52.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that portions of the **lot** which are within 6.0 m of the **front** or **rear lot lines** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.

22.52.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum on-site parking requirement shall be 17 **vehicle parking spaces** and one on-site loading space.

22.52.11 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10351” as “**Neighbourhood Pub (ZC52) – Blundell Road (Blundell)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10352**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



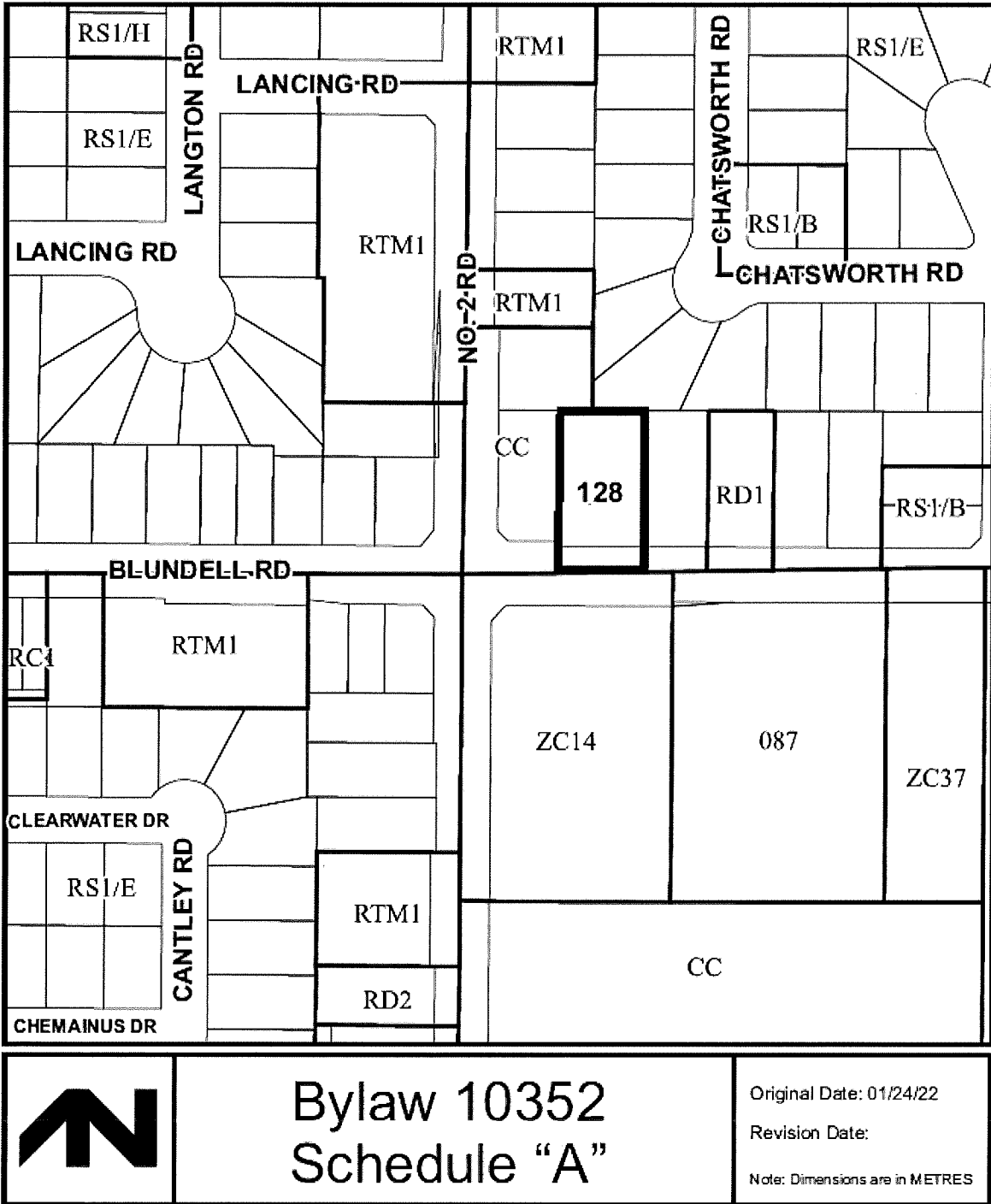
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10352



City of Richmond



Bylaw 10352 Schedule "A"

Original Date: 01/24/22
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 7, 2022
From: John Hopkins **File:** 08-4045-01/2022-Vol
01
 Director, Policy Planning
Re: **Official Community Plan Targeted Update – Proposed Scope and Process**

Staff Recommendation

That Council endorse the proposed scope and process to update the Official Community Plan as outlined in the staff report dated February 7, 2022 from the Director, Policy Planning titled, "Official Community Plan Targeted Update - Proposed Scope and Process".

John Hopkins
 Director, Policy Planning
 (604-276-4279)

JH:sg

Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Services	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

This report seeks Council's endorsement of the proposed scope and process for a targeted update to the Official Community Plan (OCP).

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

2.4 Increase opportunities that encourage daily access to nature and open spaces and that allow the community to make more sustainable choices.

This report supports Council's Strategic Plan 2018-2022 Strategy #3 One Community Together:

3.1 Foster community resiliency, neighbourhood identity, sense of belonging, and intercultural harmony.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

6.1 Ensure an effective OCP and ensure development aligns with it.

6.5 Ensure diverse housing options are available and accessible across the housing continuum.

6.6 Growth includes supports and/or services for Richmond's vulnerable populations, including youth, seniors, individuals with health concerns, and residents experiencing homelessness.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

8.1 Increased opportunities for public engagement.

8.2 Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

Findings of Fact

Background

Under the *Local Government Act*, an OCP is a statement of objectives and policies which enable the City to plan, co-ordinate and manage the City's sustainability, social, economic and land use interests, over the long term. In addition, an OCP must also include greenhouse gas (GHG) emission reduction targets and actions to achieve the targets. With an adopted Community Energy & Emissions Plan 2050 (CEEP), the revised CEEP defines detailed implementation actions that pertain to development, land use and environmental protection. An OCP reflects the overall values of the community by establishing a City vision, goals and objectives for future sustainability, development and servicing, supported by policies and urban design guidelines to achieve the vision.

Although the Province does not mandate how often an OCP is to be reviewed, Richmond City Council has reviewed and updated the OCP, and various Area Plans, on a regular basis since the adoption of the first city wide OCP in 1986. Over the past 5 years, the OCP has undergone several major amendments to keep it relevant and effective in light of social, demographic, environmental, and economic trends and changes in community values. Key updates to the OCP have included:

- **Industrial Land Intensification Initiative** to further protect and encourage the intensification of industrial lands in Richmond;
- **Farming First Strategy** to support the role that agriculture plays in the local and regional economy;
- **BC Energy Step Code Policies** to encourage zero emissions development and identify planned future Step Code considerations;
- **Arterial Road Land Use Policy** to introduce new housing typologies along arterial roads (i.e., townhouses, row houses, duplexes, tri-plexes, coach houses);
- **No. 5 Road Backlands Policies** to clarify acceptable land uses and prioritize farming along No. 5 Road;
- **Market Rental Housing Policies** to protect the existing stock of market rental housing, support tenants of market rental housing at the time of redevelopment, and encourage the development of new purpose built market rental housing through density bonusing and other incentives;
- **Community Energy & Emissions Plan 2050** which includes recommendations to update the OCP with revised GHG reduction targets; and
- **Multi-Modal Mobility Hub Policies** to establish transportation network nodes that seamlessly integrate multiple travel options, supportive infrastructure, and placemaking strategies to create pedestrian-friendly centres that help to maximize first-to-last kilometre connectivity without need for private motor vehicles.

The overall vision of becoming a more sustainable city and the policy direction in the OCP which aims to concentrate growth in the City Centre, near Neighbourhood Service Centres and along Arterial Roads, and protect employment and agricultural land and environmentally sensitive areas, continues to serve as a strong foundation to guide planning and development in Richmond.

Proposed Scope of Update

Periodically, a deeper dive into specific issues is required to strengthen the OCP policy framework. Staff are proposing a review and update to the OCP that would include a targeted and measured approach for preparing the community for the challenges and opportunities that are facing Richmond today and into the future. This includes an in depth analysis to create a more robust policy framework for the provision of affordable housing, addressing issues as they relate to social equity from a land use perspective, improved environmental protection and enhancement, and addressing the challenges of climate mitigation and adaptation. Also, the OCP scope needs to consider long-term planning (e.g., greater than 30 years) to take into account emerging trends and transformation technologies.

The proposed overarching themes for the 2022 update are “**Resiliency, Equity and Adaptation.**” Over the last few years, resiliency, equity and adaptation have emerged as important considerations for local governments across Canada, and the ideas of resiliency, equity and adaptation have also gained prominence as an essential characteristic of strong and successful communities. These priorities are

reflected in recent strategies and plans including the Affordable Housing Strategy (2017-2027), Community Energy and Emissions Plan (2014 and 2022), Cultural Harmony Plan (2019-2029), Resilient Economy Strategy (2014) and others. In particular, the Community Wellness Strategy (2018) provides guidance for the OCP update in terms of equity.

To further incorporate these themes into the OCP, the OCP update is proposed to be organized around six target areas, including:

1. Housing Affordability
2. Social Equity
3. Environmental Protection & Enhancement
4. Climate Mitigation & Adaptation
5. Long-Term Planning for Emerging Trends & Transformational Technologies
6. Administrative Updates

Target Area 1: Housing Affordability

As in all communities throughout Metro Vancouver, housing affordability is a challenge in Richmond. Safe, adequate, and affordable housing is a key component of a complete and inclusive community. Stable housing helps people stay healthy, raise families, and maintain employment. Therefore, the major focus of the OCP update will be a 'deep dive' into housing affordability in Richmond with two key objectives:

1. Fostering Housing Affordability Through Innovation
2. Promoting Affordable Living

Rather than the conventional approach to an OCP update, staff are proposing to undertake a comprehensive rethink of traditional approaches to improve housing affordability (e.g. zoning and land use designations), which will involve exploring and considering bold solutions and new tools that the City could employ. For example, rather than focusing on the provision of smaller housing units that can be treated as a speculative commodity, the policy focus will be on managing the cost of housing particularly for those making less than the median income. It is critical to liveability and equity to provide a range of housing for all income ranges. Further, the provision of affordable housing would address climate mitigation as many people who are making less than the median income, such as in the service and retail sectors, are forced to commute from different parts of the Greater Vancouver region.

Richmond has a long history of being successful in using all of the tools that are available for municipalities (e.g. inclusionary zoning, density bonusing, rental tenure zoning) to create and retain affordable housing units. Despite this, addressing the affordable housing crisis has been challenging not only in Richmond, but in other jurisdictions around the Lower Mainland and in Canada as the cost of housing has increased at a much higher rate compared to average income levels.

Staff intend to look at a number of models, not only nationally, but internationally, to understand what could be employed in the Richmond context. This would include investigating methods that can control the escalation of land prices such as establishing a housing authority, or using density based criteria where any additional residential density beyond the base density is required to be built as affordable (i.e., monthly rent or mortgage payment is no more than 30% of the median income).

A density based criteria is currently being examined for the Spires Road neighbourhood as part of a referral from Planning Committee where all additional residential density would be provided as affordable housing units. It is intended to examine the economics of this model to determine the effectiveness and applicability to the entire Richmond housing market.

While there may not be one model that can address the needs of Richmond residents on its own, a combination of models, in addition to regular sustained funding from higher levels of government, would assist in making Richmond a more affordable city to live in for all residents and curb the rampant real estate speculation that has priced out many people from the real estate and rental housing market. Examples of models in the delivery of housing affordability to be considered can be found in Attachment 1.

Housing Needs, Supply and Demand

Richmond has a long history of creating affordable housing through direct investment (e.g., land and funding contributions) and regulatory approaches that secure contributions from the private market (e.g. Low End Market Rental program). While the City has achieved significant success, there are opportunities to expand the City's approach to affordable housing. In particular, there may be opportunities to further incentivize or require housing affordability provisions from private market developers. There may also be opportunities to explore new program models that leverage City resources, including land and funding. This would include engaging with federal and provincial ministries and organizations to advocate for more grants, financing and direct construction of affordable housing units.

A starting point for the housing affordability review is the City of Richmond's Housing Needs Report (HNR). Overall, the HNR found that the supply of housing is not meeting the needs of many residents, particularly those residents who have a lower income. Key findings of the report include the following:

- Housing demand is growing.
- Affordability has become critical. Median shelter costs for renters increased 4.5 times faster than median household income and the cost to buy a home rose 77% from 2006-2016, while incomes remained virtually unchanged.
- Substantial non-market and low end market rental housing is needed.
- There is strong demand for market rental housing.
- The need for housing for seniors is growing rapidly.
- The number of individuals that are either experiencing homelessness or at risk of experiencing homelessness is increasing.

It's also important to note that it has been demonstrated that private-market housing solutions that only focus on the supply side have limited capacity to solve the housing affordability crisis. For example, over the past 10 years, the supply of new residential housing units in Richmond has exceeded population growth by over 50%. However, during the same period, the average sale price of a single-detached house increased by 67%. This trend suggests that increasing the supply of market ownership housing has limited capacity to address the affordability crisis and a more comprehensive range of policies should be investigated.

Focus of the Housing Affordability Review

The HNR provides important insights into Richmond's housing needs, which reflect affordability trends common in the region and across the country, as well as conditions unique to Richmond. Based on the findings of the HNR, the 'deep dive' into housing will focus on the following housing categories and income levels along the housing continuum (Attachment 2):

1. **Housing with Supports** (housing with on-site supports for individuals who are homeless or at risk of homelessness);
2. **Non-Market Housing** (rental units managed by BC Housing, Metro Vancouver Housing, or another non-profit made available at low rental rates);
3. **Housing for households with low to moderate incomes** (this would include moderate-income rental units, units secured through the City's Low End Market Rental program and co-operative housing);
4. **Affordable Home Ownership** (housing at below market value for purchase by moderate income households and rent-to-own); and
5. **Market Rental Housing** (units rented at market rates, including secured and privately owned rental apartments, and rented privately owned condos & secondary suites).

Homeless shelters are not proposed to be included in this review as Council recently adopted the Richmond Homeless Strategy 2019-2029, which guides the community's actions regarding homelessness service provision over the next 10 years.

Analyzing Housing Affordability

Housing affordability throughout Metro Vancouver is a complicated issue that is influenced by many factors at the federal, provincial, regional, local and household levels. To explore the complex issues associated with housing affordability, policy papers will be prepared at key stages of the OCP review. Policy papers provide an opportunity to take a detailed look into the issues and trends that impact housing affordability and to explore innovative options that go beyond traditional land use planning. This will include an examination of regional, national and international models that support housing affordability and their viability to the Richmond-context. These analyses will include a review of initiatives led by governments, non-market housing providers and private enterprise. The outcomes of these analyses will be a series of policy and program options that Richmond can realistically employ to address housing affordability.

The 'deep dive' into housing affordability is proposed to be undertaken over three steps:

Step 1: Contextual Understanding of Richmond's Housing Market

The initial step will involve a thorough examination of Richmond's housing market, considering the relationships between supply, demand and need, as identified in the Housing Needs Report (HNR). This will include gaining an understanding of the City's ability to affect changes that match housing supply to community need. Further, a goal of this review is to better understand the financial drivers (e.g. banks, investors), potentially new investors (e.g. pension plans) in the housing market and how the City can partner in some of the solutions to the affordability crisis.

Through the rezoning and development process, Richmond has been successful in increasing housing supply. However, it is unclear whether the increase in supply has had a positive impact on

housing affordability or whether the housing that is being provided is meeting the affordability needs of the community as identified in the HNR. As a result, the commonly accepted relationship between supply and demand warrants additional study.

While local government can be effective at supporting an increase in the supply of housing, as Richmond has, there are limits to the traditional tools that are available to a local government (e.g. zoning and land use designations) to match supply to the Richmond-specific housing needs outlined in the HNR (i.e. providing enough non-market and rent controlled housing). As a result, further analysis is required to gain a comprehensive understanding of the factors impacting housing affordability in Richmond.

As a first step, staff will undertake a detailed review into Richmond's housing market as well as what is occurring at both the federal and the provincial levels that impact housing affordability in Richmond. In order to gain an understanding of the relationship between supply, demand and need, the contextual analysis will move beyond the findings of the HNR.

A key component of Step 1 will be an examination of what role land prices play in affordability. Specifically, who is benefiting from land price appreciation as a result of rezoning (i.e. landowner, home purchaser or renter)? And, what contextually-specific policies could the City employ to control land-price escalation? Further analysis from land economists will be required, in addition to liaising with housing policy experts, and the real estate and development community. Staff will also look into how residential development is marketed as little is known about this.

Step 2: Policy & Program Options

Based on the findings from Step 1, this step will explore the pros, cons and feasibility of policy and program options that may be applicable to Richmond, including identifying specific policies and programs to affect change.

Municipalities can use a range of approaches to address housing affordability, including, but not limited to:

- **Density-based criteria** that links increased development capacity to meeting community needs. For instance, investigate the feasibility of requiring that all new residential development potential beyond existing base densities as permitted in the OCP or Area Plans be mandated to be affordable housing units (i.e., monthly rent or mortgage payments are no more than 30% of median income). As indicated in Attachment 1, a recent example of this is in Cambridge, Massachusetts where they implemented a policy to address the escalation of land prices resulting from rezoning by allowing only affordable housing units (rent is at 30% of income levels) above the density permitted under base zoning. This is a similar approach to the referral for the Spires Road neighbourhood.
- **Maximizing affordable housing contributions** from the private sector through regulatory approaches (e.g. mandatory market rental), housing agreements, inclusionary zoning (e.g., low end market rental program) and other approaches.
- **Provision of grant funding, land contributions and other incentives** to subsidize construction of non-market housing.
- **Advocacy** to achieve increased funding allocations and new revenue tools from other levels of government. Example tools include revenue from the Province's Speculation and Vacancy Tax program.

- **Direct management and ownership of housing units** through a municipal housing authority or similar organization. This approach requires significant resourcing requirements but is used in some municipalities to create housing types not provided within the private market, such as affordable home ownership models.
- **Provision of financial incentives** to encourage housing affordability, such as reviewing density bonusing, development cost charges and property tax incentives along with access to grant and loan programs.

A significant portion of Step 2 is to review the City's long standing Single Family Lot Size Policy. Simply allowing two-lot subdivisions does not address housing affordability and could potentially destabilize existing neighbourhoods. Rather than removing the Single Family Lot Size Policy, staff intend to investigate various alternative housing forms (e.g. duplexes, triplexes, detached suites) that could be considered in an effort to increase housing affordability through strata titling, housing agreement, or other means. The review is expected to look at what, if any, alternative types of housing could be considered within established subdivisions including an assessment of potential implications to the City's existing Lot Size Policies. This would include looking at existing large single family buildings and how they could be modified to include additional dwelling units, in addition to reviewing new building design templates that would allow for multiple dwelling units but be in scale with a single-family neighbourhood design.

The Single Family Lot Size Policy review would also look at ways to redevelop certain areas that are close to community centres, Neighbourhood Service Centres and Arterial Roads to assess the financial feasibility of requiring any additional residential density to be affordable (i.e., monthly rent or mortgage payments that are no more than 30% of median income). In addition to assessing the financial feasibility of this model to determine if this can be achieved, a review of incentives and regulations would be required. Following the adoption of the updated OCP, it is intended that a new policy context will be in place to review such applications with a goal to address housing affordability.

As part of the new Single Family Lot Size Policy framework, the scope would look into providing some form of flexibility for existing residents the ability to provide inter-generational housing options which may require an increase in housing density on their single-family lot (e.g. small lot single-family, duplex). It is envisioned that this would be an option for existing residents only who have a demonstrated need and not for speculators.

Each approach described above has benefits and challenges, which will be explored in detail through Step 2 in order to determine the pros, cons and feasibility of the approach in the Richmond context.

Step 3: Charting Courses of Action to Improve Housing Affordability

Following the findings from Steps 1 and 2, staff will be in a position to suggest feasible options to improve housing affordability in Richmond, as well as next steps. It is anticipated that this will include a package of policies, programs and housing delivery models that move beyond traditional or standard land use planning approaches.

The outcomes of Step 3 will form the housing affordability component of the OCP update, as well as strengthen the housing policy linkages between the OCP and the City's Affordable Housing

Strategy (2017-2027). Charting viable courses for action that improve housing affordability in Richmond will provide direction and guidance to the OCP update.

Target Area 2: Social Equity

The City's Social Development Strategy: Building our Social Future defines social equity as "ensuring that all segments of the population have equal opportunity and that their needs are recognized and addressed in a fair manner". In addition, the City's Sustainability Policy defines social sustainability as "basic needs are met, wealth and resources are distributed justly, equitable opportunities exist for social enrichment at the individual and community level and resiliency exists to address challenges." Social equity ensures that basic needs (e.g. food, clothing, housing, income), social supports (e.g. education, health care, child care) and community services (e.g. parks, recreation, arts & culture, social services) are available to and accessible by all citizens, regardless of age, gender, ethnicity, income or ability. In short, social equity involves the removal of systematic barriers that cause the disparities experienced by different groups of people. An equitable society is an inclusive one, where participation by all residents is welcomed, encouraged and facilitated.

Drawing from these perspectives, the current OCP provides a policy framework for social inclusion and accessibility. Given that the scope of the OCP is primarily land use and physical development, the OCP update provides an opportunity to incorporate policies that apply a social equity lens to land use planning and design; and, to identify gaps in, and further strengthen, existing social equity policies from the perspectives of resiliency, equity and adaptation. This will include a policy review of strategies to examine age, income and ability, along with ethnicity, race, gender and indigeneity, which affect an individual's experience of life in a community. The analysis would consider ethnicity, race, gender, age, indigeneity, disability, class and other factors that could apply to Richmond's private and public spaces.

Both the CEEP and the Community Wellness Strategy (2018) provide guidance for the OCP update in terms of equity, and both can serve as a model for the OCP update. In addition, the update of the Social Development Strategy is scheduled to commence this year, which will provide opportunities to share learnings between the update of the Strategy and the OCP update.

Topics to be addressed, for example, include:

- A review of City planning concepts to employ a social equity lens to land use and physical planning, such as an analysis of how various segments of Richmond's population experience these spaces and removing barriers to their use of these spaces, which will also include an analysis of prioritizing moving people not cars;
- Reviewing and updating, where necessary, the City's universal accessibility policies; and
- Identifying opportunities to strengthen the involvement of underrepresented groups in shaping the future of Richmond.

Target Area 3: Environmental Protection & Enhancement

The City is surrounded by Environmentally Sensitive Areas (ESA), as defined in Development Permit Areas, including marshes, wetlands, forested areas, beaches and open spaces. To protect and enhance these areas, the current OCP has guidelines which are used to implement the protection and enhancement of ESAs.

In order to further enhance, expand, and connect Richmond's diverse ecological network, in 2015, Council adopted the Ecological Network Management Strategy. The strategy provides a framework for managing and guiding decisions regarding the city-wide system of natural areas in Richmond and the ecosystem services they provide on City, public and private lands.

The CEEP also notes that green infrastructure, such as natural and built biological environments that provide functions similar to traditional civic infrastructure, can enhance Richmond's resiliency and adaptability to climate change by managing and filtering stormwater, reducing 'urban heat island' effects, improving local air quality, and supporting biodiversity. Richmond's green infrastructure includes its urban forest, soils, agricultural areas with peatland soils, and the saltwater marshlands of Sturgeon Banks, which already contain large amounts of sequestered carbon. Carbon-smart land management has potential to sequester additional CO₂, thereby helping reduce the City's net emissions.

As part of the OCP update, the policy linkages between ESAs and the Ecological Network Management Strategy are proposed to be reviewed and updated to further advance the protection and enhancement of natural areas. This will include:

- Enhancing policy linkages between ESAs and the Ecological Network Management Strategy;
- Updating, 'ground truthing' and monitoring the City's ESA map and inventory using a science-based approach;
- Undertaking a 'best practices' review of innovative ESA management policies and guidelines and potential for carbon sequestration; and
- Reviewing the ESA Development Permit process and methodology, including 'best practices' models for the delivery of Qualified Environmental Professionals (QEP) reports.

Target Area 4: Climate Mitigation and Adaptation

In January 2020, Council approved 8 Strategic Directions to guide the development of the CEEP. The CEEP supports many current and planned OCP target areas. Specific to land use and development, Direction 4: Complete Communities states 'Implement OCP and Local Area Plan objectives for compact, complete neighbourhoods in Richmond, with a range of services, amenities and housing choices, and sustainable mobility options within a five-minute walk of home'. Urban form has significant influence on the amount of energy used by transportation as well as heating and cooling of buildings. Policies in Richmond's OCP and the City Centre Area Plan encourage compact development and have facilitated the extension of high-frequency rapid transit to Richmond, helping the City reduce overall greenhouse gas (GHG) emissions since 2007, even with continued population growth and economic expansion. Most notably, the forthcoming CEEP includes an action to 'Assess the impacts on energy use and GHG emissions as new local area plans are introduced, and when there are amendments or updates to the OCP'. Land use and policy scenarios developed as part of the OCP review will be assessed accordingly and reported to Council when brought forward for consideration.

This target area will aim to apply a 'climate lens' to OCP policy development to support decision making. Appropriate criteria will be developed when assessing OCP and Area Plan policy updates and their potential impacts to energy and GHGs.

OCP flood protection management and agricultural land policies and practices, as they relate to the impacts of fill, will also be reviewed and updated from a climate adaptation, resiliency and climate

change perspective. This would include exploring opportunities to fill certain areas which may include land in the Agricultural Land Reserve. In the short-term, criteria could be established for fill requests to improve the viability of farm land. In the long-term, this would provide long-term flood protection in the face of climate change. These strategies would have to ensure there is minimal negative impact to the existing Ecological Network and not conflict with strategies and policies as identified in Target Area 3 (Environmental Protection & Enhancement).

Target Area 5: Long-Term Planning for Emerging Trends & Transformational Technologies

As a typical OCP has a 30-year planning horizon, a proposed objective of this OCP update is to set up and start a process to identify and monitor the emergence of significant trends that may affect the City's ability to achieve the OCP vision over the long term. These potential trends may include demographic shifts (e.g., climate-driven migration), technological advances (e.g., data analytics, autonomous vehicles, and artificial intelligence), economic shifts (e.g., circular economy, knowledge economy), social factors (e.g., social equity and justice), and environmental changes (e.g., climate change). Recognizing these trends and anticipating those that will impact Richmond will ensure that OCP planning is proactive. An early and continued consideration of emerging trends and transformational technologies will ensure the City is well positioned to address any potential impacts. The challenge will be to incorporate potential trends and technological advancements into long-range planning. Consequently, balance will need to be given to the breadth and length of the OCP vision and how to ensure responsiveness to change.

The analysis of emerging trends and transformational technologies will consider:

- Policy approaches and timing for incorporating land use and built form policies in the OCP to support autonomous vehicles (e.g., land use and design implications to parking and infrastructure, and minimizing the growth of car dependency);
- Leveraging opportunities for artificial intelligence and data analytics to contribute to data-driven land use planning approaches; and
- A review of the impacts that climate-related environmental and socio-economic changes could have on migration and immigration patterns.

Additional emerging trends and transformational technologies may be identified through a 'future foresight' approach. Undertaking the long-term planning for emerging trends and technologies will ensure that the updated OCP is a living document that is resilient and adaptable to evolving lifestyles, technologies and community needs.

Target Area 6: Administrative Updates

It is proposed that the final target area consist of administrative updates to the OCP. Metro Vancouver is currently in the process of updating the Regional Growth Strategy (Metro 2050). For Richmond, an outcome of this process will be the need to update the City's Regional Context Statement (RCS) which forms part of the OCP. This will involve updating the City's growth projections for the next several decades.

As part of the administrative updates, staff are also proposing to review linkages between Sub-Area Plans, Area Plans and the OCP. This will ensure policy alignment between Sub-Area Plans, Area Plans and the policy framework of the updated OCP. Staff are proposing to establish an action plan to guide the planning and development of the City's neighbourhood service centres (Attachment 3). The

Neighbourhood Service Centres Action Plan will serve as a catalyst for updating the existing plans, or where required, creating new plans, for the City's neighbourhood services centres.

The action plan will establish:

- A neighbourhood service centres planning process that includes clearly defined planning goals (e.g., the delivery of affordable housing), along with an administrative structure and delivery mechanisms.
- A public engagement strategy that provides a variety of opportunities for residents, business, landowners and other stakeholders to provide input into the planning process; and,
- Criteria for prioritizing the order in which specific neighbourhood service centres will undergo area planning.

The overarching goal of the Neighbourhood Service Centres Action Plan is to plan resilient, equitable and adaptable neighbourhood services centres throughout the City that provide residents with a variety of housing, jobs, and services, and function as the public heart of the neighbourhood. Planning and redeveloping the City's neighbourhood service centres will help the environment by reducing the need to travel long distances from home to jobs and services, as well as contribute to increasing Richmond's affordable housing stock.

Finally, it is proposed that the implementation strategy of the current OCP be updated to establish priorities, monitor progress and provide annual progress reports to Council.

Concurrent OCP Initiatives

Beyond the six target areas noted above, several City initiatives are currently underway that may result in amendments to the OCP during the OCP review which include:

- Low-End Market Rental Housing Review and related Council referrals to market rental housing;
- BC Building Code updates and local application of the BC Energy Step Code in bylaw; and
- Resilient Economy update.

As these initiatives are at various stages of undertaking, these projects will continue to run parallel to the OCP update process.

Public Consultation Approach

Community and stakeholder involvement will be an integral and vital component in updating the OCP target areas. In order to ensure that the public and key stakeholders contribute to the OCP update process, as well as simultaneously dealing with the ongoing uncertainty created by the COVID-19 pandemic, a focused public and stakeholder engagement strategy is proposed. This approach will ensure both the general public and specific stakeholders associated with each of the six target areas are able to provide meaningful contributions to the OCP update process. In addition, a cross-departmental approach to coordinating public consultation efforts will be undertaken.

Details of the public and stakeholder engagement strategy include:

- The extensive use of digital consultation that will include interactive online activities (i.e., Let's Talk Richmond surveys, and social media engagement);
- Engagement with relevant Council Advisory Committees, external agencies, and neighbouring municipalities; and
- Distribution of information through electronic and print media.

Further details on the approach to consultation are provided in Attachment 4.

Phasing & Timeline

Because of the diversity and breadth of topics addressed through the six target areas, the OCP update is proposed to be undertaken over three phases beginning in early 2022 with bylaw adoption scheduled for mid-2024. Over the three phase process, staff will update Council at key milestones.

Phase 1: Background & Contextual Research (Q2 & 3 of 2022)

The first phase will involve undertaking background and contextual research related to the six target areas:

1. Housing Affordability;
2. Social Equity,
3. Environmental Protection & Enhancement
4. Climate Mitigation & Adaptation,
5. Long-Term Planning for Emerging Trends & Transformational Technologies
6. Administrative Updates (e.g., Regional Context Statement)

Key Tasks include:

- Initiate background research for six target areas.
- Undertaking a contextual analysis of Richmond's housing market (i.e., supply, demand and need).
- Stakeholder consultation with key players in the delivery of affordable housing (e.g., Federal and Provincial governments, non-profits, and pension funds)

Phase 2: Resiliency, Equity and Adaptation - Policy & Program Options (Q4 2022 to Q2 2023)

The second phase will involve pulling the information gathered in Phase 1 into a series of policy options for Council's consideration. The policy options will be developed based on their applicability to the Richmond context. The preparation of the policy options will be organized around the themes of "Resiliency, Equity and Adaptation." This phase will also involve public and stakeholder consultation that will include Let's Talk Richmond and consultation with Council Advisory Committees. The details of this consultation will be finalized with Council as part of Phase 2.

Key Tasks include:

- Undertake policy review for the six target areas.
- Report back to Council on research through a series of policy papers for the target areas.
- Seek Council direction for the next round of consultation with stakeholders and the public.
- Undertake public consultation and present findings to Council.

Phase 3: Pulling the Plan Together (Q3 2023 to Q3 2024)

The final phase of work will involve synthesizing the materials, information, and public feedback gathered during Phases 1 and 2 into an updated OCP. The research, analysis, and engagement activities carried out in the earlier phases will be structured to enable a clear translation into policy directions and implementation actions for the six target areas.

Key Tasks include:

- Draft of updated OCP presented to Council.
- Public consultation on draft OCP. Details of the public consultation approach will be finalized with Council prior to consultation being undertaken.
- Bylaw consideration for updated OCP and accompanying Implementation Strategy.

Financial Impact

The existing OCP review budget will have no financial impact on existing budgets or have any tax implications. Funding for OCP and Area Plan reviews has been collected through a community amenity levy funded by development contributions. Subject to Council endorsement on the scope of the OCP, staff will prepare a work plan that would include the hiring of consultants, experts in the fields of affordable housing, social equity, and environmental projection, and public and stakeholder consultation. At this point, staff anticipate expenditures to range from \$400,000 to \$600,000 over a two-year time frame. As indicated above, this would have no impact on existing budgets.

Conclusion

Based on staff's recommendations, the upcoming OCP review would be a targeted review focusing on six key areas including:

1. Housing Affordability
2. Social Equity
3. Environmental Protection & Enhancement
4. Climate Mitigation & Adaptation,
5. Long-Term Planning for Emerging Trends & Transformational Technologies
6. Administrative Updates (e.g., Regional Context Statement)

A summary of key tasks by Target Area is provided as Attachment 5.

The OCP update is proposed to be undertaken in three phases starting in early-2022 with a targeted completion of mid-2024. The OCP update will involve extensive digital public consultation alongside engagement with Council Advisory Committees, neighbouring municipalities, external stakeholders and the general public.

February 7, 2022

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The proposed overarching themes to guide the update are “Resiliency, Equity and Adaptation.”

Steve Gauley

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SG:cas

- Att. 1: Examples of Housing Affordability Models
- Att. 2: Housing Continuum
- Att. 3: Neighbourhood Service Centres
- Att. 4: Proposed Public & Stakeholder Engagement Approach
- Att. 5: Summary of Key Tasks by Target Area

Official Community Plan Targeted Update

Examples of Housing Affordability Models

- **Implementation policy to control land-price escalation:** In October 2020, Cambridge Massachusetts implemented a policy to address the escalation of land prices resulting from rezoning by approving a 100% Affordable Housing Overlay (AHO) for the city. The AHO allows for the creation of new affordable housing units above the density permitted under base zoning. All of the units created above the base density are required to be rented at rents pegged at 30% of gross household income, which matches with local income. To date, Cambridge has 4 projects that are participating in the program.
- **Municipal Housing Authorities:** This can include an independent, City-controlled, or non-profit entity dedicated to providing and managing non-market housing stock that is for rent or purchase by qualified individuals and facilities. Examples include the Whistler Housing Authority, the Metro Vancouver Housing Corporation, Capital Region Housing Corporation, and the Tofino Housing Corporation.
- **Affordable Home Ownership:** Rent-to-own is an alternative route to homeownership for households or individuals who do not have the financial resources for a down payment or lack good credit to secure a mortgage. Although rent-to-own agreements vary, they typically provide the tenant with the option to purchase the residential unit at the end of the lease term, with rent contributing to the purchase price or down payment amount. During the lease term, it is expected that the tenant will have improved their credit as well as saved enough money to afford a down payment. An example of this is in Langford where qualified renters in the Belmont Residences project can apply 25% of their rent towards the future purchase of a home; or Athem's proposed rent to own project in the District of North Vancouver which is intended to provide entry to the housing market for the "missing middle" segment who would like to transition to home ownership. Another example is the Panatch Group's 50 Electronic Avenue project in Port Moody that includes 30 units in a 358 unit development as part of a developer initiated and administered rent-to-own opportunity geared toward first time homebuyers in Port Moody. The City of Calgary established a non-profit organization, Attainable Homes Calgary, to assist moderate income residents to attain homeownership. The program assists the purchaser with the purchase down payment. At the time the home is sold, the no interest down payment is returned and if the value of the property has increased, the owner provides a portion of appreciation to the non-profit organization, which is used to assist others interested in the program.
- **Community Land Trusts:** Community Land Trusts (CLT) are non-profit, community-based organizations that obtain and manage land for the communities that they serve. Typically, Community Land Trusts are based on a dual-ownership model where the land is owned by the CLT and the buildings on the land are owned by an individual or non-profit organization.

- ***Municipal Land Contributions:*** Municipalities across British Columbia provide land contributions to support affordable housing developments. A successful model is releasing calls for expressions of interest for affordable housing proposals for City-owned properties. For example, in 2018, the City of Vancouver issued a call for seven City-owned sites. Successful proponents were responsible for all project activities, including designing, building, funding and operating the new developments. This approach enabled housing organizations to begin the planning phase for new developments and to seek zoning approvals prior to seeking funding. The model ensures that projects are shovel-ready in advance of funding calls from the provincial and federal governments.
- ***Municipal Funding Contributions:*** While the provincial and federal governments have the primary responsibility for funding affordable housing developments, municipalities can deliver partial funding contributions to support new projects. For example, the City of Vancouver delivers the Community Housing Incentive Program, which provides up to \$100,000 per unit to offset construction costs.
- ***Pre-zoned rental properties:*** Through the use of rental tenure zoning and other approaches, municipalities have the ability to permit multi-family rental construction without the need for a rezoning. For example, the City of Vancouver approved policy changes that permit additional density for rental developments in all C-2 commercial zones on arterial streets. Greater density is provided for below-market and non-market housing. This approach incentivizes the provision of rental housing, avoids the time and money associated with a rezoning process, and provides certainty about the density that is permitted for rental developments.

*Additional models for the delivery of housing affordability will be identified as part of the housing affordability review. Each example will be analyzed to determine its pros, cons and feasibility to the Richmond context.

Official Community Plan Targeted Update
Housing Continuum

Housing Continuum



Target Groups: Individuals experiencing homelessness or at risk of homelessness.

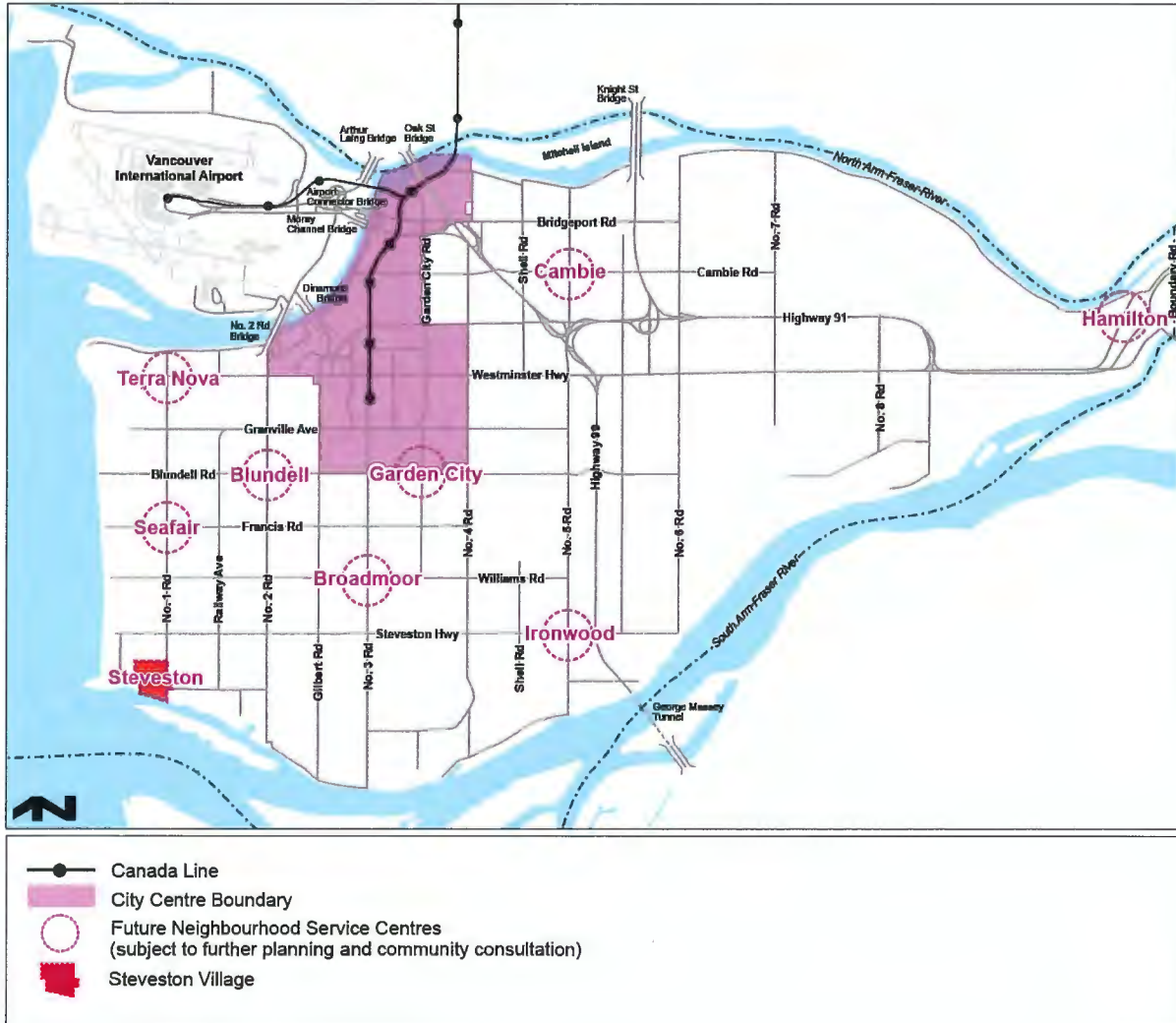
Target groups: Very low to moderate income households.

Target groups: Moderate to high income households.

*Adapted from the 2017 Affordable Housing Strategy

Official Community Plan Targeted Update
Neighbourhood Service Centres

Neighbourhood Service Centres



Official Community Plan Targeted Update
Proposed Public & Stakeholder Engagement Approach

Key elements of the proposed engagement strategy are summarized below:

- Digital consultation to offer the public opportunity to comment online, including the use of the City's online survey platform, Lets Talk Richmond (e.g., surveys). The City's social media platforms (e.g., Twitter, Facebook, YouTube, Instagram) may also be used to further engage the public (e.g., an online discussion on policy directions).
- Electronic and print media to provide the public with access to project information and notification of opportunities for involvement. This may include mail outs, newspaper advertisements, newsletters, a project webpage, social media, and email updates.
- Council Advisory Committees will be consulted at key points throughout the process, including:
 - Advisory Committee on the Environment,
 - Community Services Advisory Committee,
 - Intercultural Advisory Committee,
 - Food Security and Agricultural Advisory Committee,
 - Seniors Advisory Committee, and
 - Economic Advisory Committee.
- Neighbouring municipalities Vancouver, New Westminster, and Delta, will be informed and consulted at key milestones in the process; and
- Stakeholders representing a broad range of interests in Richmond will be consulted:
 - Community Associations
 - Urban Development Institute (UDI),
 - TransLink,
 - Metro Vancouver,
 - School District No. 38,
 - Agricultural Land Commission,
 - Steveston Harbour Authority,
 - Ministry of Transportation & Infrastructure,
 - Port of Vancouver,
 - Richmond Chamber of Commerce,
 - Vancouver International Airport, and
 - Youth Aged 13-24 (e.g., Green Ambassadors Symposium).

Official Community Plan Targeted Update
 Summary of Key Tasks by Target Area

Target Area	Key Tasks
1: Housing Affordability	<ul style="list-style-type: none"> • Research and investigate housing models locally, nationally and internationally. • Liaise with housing policy experts. • Meet with representatives of the real estate and development community (e.g., Urban Development Institute, BC Real Estate Association, BC Non-Profit Housing, BC Housing). • Meet with representatives of the finance industry, in addition to potential investors of rental housing. • Retain land economist to assess financial feasibility of proposed housing models. • Retain housing consultant to prepare policy papers. • Prepare policy & program options for Council consideration.
2: Social Equity	<ul style="list-style-type: none"> • Review current City policies to employ a social equity lens • Meet with representatives to understand more fully on how to eliminate systemic barriers as they relate to city planning. • Reviewing and updating, where necessary, the City’s transportation and universal accessibility policies. • Identifying opportunities to strengthen underrepresented groups in shaping the future of Richmond. • Prepare policy & program options for Council consideration.
3: Environmental Protection & Enhancement	<ul style="list-style-type: none"> • Review existing policy with respect to ESAs and the Ecological Network and investigate how they can be better linked. • Retain consultant to update and ‘ground truth’ the City’s ESA mapping. • Review ESA Development Permit process.
4: Climate Mitigation & Adaptation	<ul style="list-style-type: none"> • Investigate ways to incorporate direction in the CEEP into the OCP. • Establish criteria that would provide a ‘climate lens’ to upcoming amendments to the OCP, Area Plans and Sub-area Plans. • Retain consultant to review a long-term fill strategy that would address flood protection management and agricultural viability, but at the same time, minimize negative impacts to the existing Ecological Network. • Prepare policy options for Council consideration.

<p>5: Long-Term Planning for Emerging Trends & Transformational Technologies</p>	<ul style="list-style-type: none"> • Review policy approaches and timing for incorporating land use and built form policies in the OCP to support autonomous vehicles (e.g., land use and design implications to parking and infrastructure, and minimizing the growth of car dependency). • Identify opportunities for artificial intelligence and data analytics to contribute to data-driven land use planning approaches. • Review of the impacts that climate-related environmental and socio-economic changes could have on migration and immigration patterns. • Prepare policy options for Council consideration.
<p>6: Administrative Updates</p>	<ul style="list-style-type: none"> • Update the City’s Regional Context Statement to reflect the revised Regional Growth Strategy. • Establish a Neighbourhood Service Centre Action Plan. • Ensure that policies and land use maps are harmonized between Area Plans and Sub-Area Plans with OCP policies and mapping. • Update OCP implementation strategy and provide an annual progress report to Council.



**Tree Protection Bylaw No. 8057,
Amendment Bylaw No. 10343**

The Council of the City of Richmond enacts as follows:

1. **Tree Protection Bylaw No. 8057**, as amended, is further amended at Section 2.1 by adding the following definition in alphabetical order:

“CALIPER	means the diameter of a tree at 15 centimetres [6 inches] above the natural grade of the ground, measured from the base of the tree .
CONIFEROUS	means a cone bearing tree that has its seeds in a cone structure.
DAMAGE	means any action which will likely cause a tree to die or to decline, including, but not limited to, ringing, poisoning, burning, topping, root compaction, root cutting, excessive pruning, excessive crown lifting, or pruning in a manner not in accordance with "ISA Best Management Practices, Tree Pruning and ANSI A300 pruning standards". " Damaged " and " damaging " shall have the corresponding meaning.
DECIDUOUS	means a tree that sheds most or all of its foliage annually.
HAZARDOUS OR STANDING DEAD TREE	means a tree assessed by the City to be in a condition dangerous to people or property, a tree that is in imminent danger of falling, and/or to be dead notwithstanding the fact it is still standing.
LETTER OF UNDERTAKING	means a letter of undertaking from a certified tree risk assessor providing for the measures to be taken or preformed by the certified tree risk assessor to assist with and monitor tree protection treatments and compliance during site preparation and the construction phase on the parcel , to the satisfaction of the Director , including but not limited to: <ol style="list-style-type: none">(i) pre-construction treatment of trees including root and branch pruning;(ii) regular on-site inspections of the parcel and any retained trees during site preparation works and construction, and a statement that they will report any offence against this

bylaw on the **parcel** or adjacent to the **parcel** on **City** land to the **Director**;

- (iii) restorative landscape treatment, including soil renovation;
- (iv) selection and planting of any **replacement trees** required under this bylaw;
- (v) a post construction inspection of the **parcel** and any **retained trees**, and preparation of a certified report for submission, in a timely manner, to the **Director**; and
- (vi) a monitoring inspection of the **parcel**, any **retained trees** and any **replacement trees** one (1) year following the post-construction inspection, and preparation of a certified report for submission, in a timely manner, to the **Director**.

ORDER TO REMOVE means an order, which is substantially in the form of Schedule D attached to and forming a part of this bylaw.

OWNER means a person registered in the records of the Land Title Office as the fee simple owner of the **parcel**:

- a) to which the **permit** relates at the time of **permit** application,
- b) upon which a **tree** is located; or
- c) upon which a **retained tree** is located, or
- d) adjacent to a **City tree** that is a **retained tree**, where **works** are being undertaken on the **parcel**,

as applicable.

PERMIT HOLDER means the **owner** of the **parcel** subject to a **permit**, and if the applicant for the **permit** is not the **owner** of the **parcel**, includes the applicant.

RETAINED TREE means any **tree** or **trees** identified for retention and protection as part of a subdivision, or building permit approval process.

SECURITY DEPOSIT means a security deposit in the form of cash or a clean, unconditional, and irrevocable letter of credit drawn on a Canadian financial institution, in a form acceptable to the **Director**.

SIGNIFICANT TREE means any **tree** with a **dbh** of 92.0 cm caliper (36" diameter) or greater, which is not a **hazardous or standing dead tree**.

SUBDIVISION for the purposes of this bylaw subdivision shall not include subdivision by way of strata plan, or air space subdivision plan.

WORKS means any works pursuant to or related to a building permit, including demolition, excavation, and construction, any pre-construction site preparation works, any site servicing works, and any works and activities related to the subdivision of the **parcel**.”

2. **Tree Protection Bylaw No. 8057**, as amended, is further amended at Section 2.1 by:
 - (a) in the definition of “**Tree**”, deleting the following words “in Schedule “D”” and replacing them with the words “in Schedule “E””.
3. **Tree Protection Bylaw No. 8057**, as amended, is further amended at Section 3.1 by adding the following as new Section 3.1.1a and 3.1.1b following Section 3.1.1:
 - “3.1.1a A person must not **damage, cut or remove a retained tree**, or cause, suffer or permit any **retained tree** to be **damaged, cut or removed**.
 - 3.1.1b A person must not commence or carry on **works** on a **parcel** except in accordance with the requirements of this bylaw, any applicable **permit**, and any other applicable **City** bylaw.”.
4. **Tree Protection Bylaw No. 8057**, as amended, is further amended at Part Four: Permit Application Process by:
 - (a) adding the following to the end of section 4.1.2:

“For greater certainty, if the **owner** of the **parcel** changes after a **permit** is issued under this bylaw, said issued **permit** is not transferred to the new **owner** and the new **owner** wished to proceed with the **cutting or removal the new owner** must:

 - a) apply for a new **permit**;
 - b) must pay the non-refundable application fee as specified in the *Consolidated Fees Bylaw No. 8636*; and
 - c) deliver a new **security deposit**, upon such delivery the existing **security deposit** will be returned to the **owner** listed in the original **permit**. If, after making reasonable efforts to locate the original **owner**, said person cannot be located, a non-refundable administrative fee of \$500 will be charged by the **City** and paid from the original **security deposit** for each year that the **City** retains said **security deposit** commencing six (6) months after the original **security deposit** is replaced with the new **security deposit**.”;
 - (b) replacing subsection 4.2.1(a) with the following:

- “a) non-refundable application fee in the amount set from time to time in the *Consolidated Fees Bylaw No. 8636*, unless the application is for permission to remove a **hazard tree** or required pursuant to an **order to remove**.”;
- (c) inserting the following as new section 4.2.3:
 - “4.2.3 Each and every application for a **permit** will include written confirmation from the applicant and from the **owner(s)** that they will release, indemnify and save harmless the **City** and its elected officials, officers, employees, contractors and agents from and against all claims, demands, damages, losses, actions, costs and expenses related to or arising from the issuance of a **permit**, the breach of any **permit** conditions, the **security deposit** being provided to the **City**, the proposed **cutting or removal**, or the breach of any provisions of this bylaw by the applicant, the **owner(s)**, or those for whom they are responsible at law.”;
- (d) inserting the following as new section 4.4 and renumbering the existing subsequent sections accordingly:

“4.4 Security Deposits for Cutting or Removal Permits

4.4.1 Prior to the issuance of a **permit**, every **owner** must provide a **security deposit** to the Director in the amount specified in the Consolidated Fees Bylaw No. 8636. If the applicant is not the **owner**, then the applicant is deemed to provide the **security deposit** on behalf of and for the **owner**.

4.4.2 Notwithstanding the expiry of any **permit**, the **City** may immediately cash any letter of credit held as the **security deposit**, and, in the **Director’s** discretion, apply the proceeds of such letter of credit, or, if the **security deposit** is held as cash, apply said funds, to have **replacement trees** planted on the subject **parcel** by **City** staff, or a contractor engaged by the **City**, as a cash-in-lieu contribution on behalf of the **owner** to the **City’s** Tree Compensation Fund for off-site planting, or as the **Director** may otherwise decide, if:

- a) the **tree** or **trees** that are the subject of the **permit** are **cut or removed** and the **permit holder** fails to, or refuses to, plant the **replacement tree(s)** required under this bylaw or as a condition of a **permit**, which is issued independent of any works or subdivision, within two (2) years of the date of issuance of the **permit**;
- b) the **tree** or **trees** that are the subject of the **permit** are **cut or removed** and the **permit holder** fails to, or refuses to, plant the **replacement tree(s)** required under this bylaw or as a

condition of a **permit**, which is issued relating to a building permit or subdivision,

- (i) within one (1) year of the final building inspection permitting occupancy of the related **works**, building, or structure; or
 - (ii) if the related **works**, building, or structure does not obtain final building inspection permitting occupancy within four (4) years of the date of issuance of the **permit**, within five (5) years of the date of issuance of the **permit**;
- c) any **replacement tree** is **damaged**, dies or is reasonably likely to die, other than as a result of natural accidental causes such as lightning strike, or is **cut or removed**;
 - d) the **permit holder** fails to deliver to the **Director** any tree replacement completion report, or monitoring report within one (1) year of the time such report is required to be delivered to the **City** pursuant to this bylaw, and thus the **permit holder** is deemed not to have complied with their **permit** obligations.

4.4.3 Subject to Section 4.4.2, if the **permit holder** complies with the provisions of the bylaw and performs all of the terms and conditions of the applicable **permit**, the **City** will:

- a) return 90% of the remaining **security deposit**, with no interest, to the **owner**, or upon written request of the **owner** to the **owner's** agent, within six (6) months, after the completion of the planting of the **replacement trees** as demonstrated by a site inspection and/or by delivery to the **Director** of a tree replacement completion report from a **certified tree risk assessor**, to the satisfaction of the **Director**; and
- b) return the balance of the **security deposit** held by the City, with no interest, to the **owner**, or upon written request of the **owner** to the **owner's** agent, within six (6) months of a monitoring inspection of the applicable **tree(s)** and/or by delivery to the **Director** of a monitoring report from a **certified tree risk assessor** as to the health of the applicable **tree(s)**, to the satisfaction of the **Director**, conducted or delivered, as applicable, one (1) year after the later of the inspection and/or report that triggered the first return of **security deposit** funds under section 4.4.3(a).

- 4.4.4 Where the **security deposit** is drawn upon by the **City** for any reason prior to the expiry of the **permit**, the **owner** will, within 15 days of receipt of written notice from the **City**, replenish the **security deposit** to the amount required by Section 4.4.1, unless exempted in writing by the Director.
- 4.4.5 Notwithstanding the expiry of a **permit**, the **security deposit** will continue to secure the **owner's** obligations under the **permit** and this bylaw until it is either returned pursuant to Section 4.4.3, or used by or forfeited to the **City** pursuant to Section 4.4.2. Upon expiry of a **permit** (including any renewal thereof), the **owner** will undertake any activity required by the **Director** to ensure that the provisions of this bylaw, and the terms and conditions of the **permit**, have been complied with.
- 4.4.6 If the **security deposit** is not sufficient for the **City** to rectify any contravention or non-compliance with the **permit**, this bylaw, or any other **City** bylaw relevant to the matter that is the subject of the applicable **permit**, including but not limited to the planning of **replacement trees**, the **owner** will pay any deficiency to the **City** within seven (7) days of receiving a written demand for such amount from the **City**. Any such deficiency charges that remain unpaid on or before December 31st in the year in which the charges are incurred by the **City**, form part of the taxes payable on such **parcel**, as taxes in arrears.
- 4.4.8 If a **security deposit** is in the form of a letter of credit and it will expire prior to the **permit holder** complying with the provisions of this bylaw, or prior to the performance of all of the terms and conditions expressed in the applicable **permit**, the **owner** will deliver to the **City**, at least 30 days prior to its expiry, a replacement letter of credit on the same terms as the original letter of credit provided to the **City**, unless otherwise approved by the **Director**. If the **owner** fails to do so, the **City** may draw down upon the letter of credit and hold the resulting cash as the **security deposit** in lieu thereof.”;

(e) deleting and replacing Section 4.3.1 with the following

“4.3.1 For **parcels**:

- a) containing a one-family dwelling, as a condition of issuing a **permit** for **cutting or removal** under this bylaw, it is required that one (1) **replacement tree** be planted and maintained for each **tree cut or removed** on the applicant’s **parcel** in accordance with the requirements set out in Schedule “A”;

- b) other than those specified in 4.3.1(a) above, as a condition of issuing a **permit** for **cutting or removal** under this bylaw, it is required that one or more **replacement trees** be planted and maintained for each **tree cut or removed** on the applicant's **parcel** in accordance with the requirements of Schedule "A";
- c) where the **tree** or **trees** to be **cut or removed** pursuant to **permit** under this bylaw form part of a **hedge**, the **Director** may require that less than one **replacement tree** be planted and maintained for each **tree** that is **cut or removed**; and
- d) where a required **replacement tree** cannot, in the opinion of the **Director**, be accommodated on the **parcel**, the **Director** may require the applicant to plant the **replacement tree** on **City** owned property, including road, in a location designated by the **Director**.";
- (f) inserting the following words at the end of Section 4.3.3 "or a **tree** subject to an **order to remove**, unless said **tree** was **damaged** causing it to be a **hazardous or standing dead tree**."; and
- (g) inserting the following as new Section 4.7:

"4.7 Abandoned or Cancelled Applications

4.7.1 An application will be deemed to have been abandoned if the applicant fails to fully and completely respond to a request by the **Director** for documentation or information under this bylaw within one (1) year of the date the request is made. Once abandoned, all application fee(s) collected will be forfeited to the **City**, and if the applicant has delivered a **security deposit** to the City:

- a) it shall be returned to the applicant if no **tree** subject to the application has been **cut or removed**. If, after making reasonable efforts to locate the **owner**, said person cannot be located, a non-refundable administrative fee of \$500 will be charged by the **City** and paid from the **security deposit** for each year that the City retains the **security deposit** commencing six (6) months after the application is deemed abandoned; or
- b) if any **tree** subject to the application has been **cut or removed** other than in accordance with an issued **permit**, the **security deposit** shall be forfeited to the City for the planting of **replacement tree(s)** on the **parcel**, for contribution to the City's Tree Compensation Fund, or for use as otherwise determined by the Director.

If the applicant wishes to proceed with any **cutting or removal** after any such abandonment, the applicant must, unless exempted in writing by the **Director**, submit a new application for a **permit** and must pay an additional

non-refundable application fee as specified in the *Consolidated Fees Bylaw No. 8636*. If the **security deposit** has been forfeited a new **security deposit** will be required, and if the **security deposit** has been drawn down upon as provided in subsection 4.7.1(a) above the **owner** will be required to replace it with a new **security deposit** in the full amount required by this bylaw.

5.7.2 Where the applicant for a **permit** is not the **owner** of the subject **parcel**, the **owner**:

- a) may withdraw the application, or
- b) if the **permit** has been issued but the **tree cutting or removal** under said **permit** has not yet commenced, may cancel said **permit**;

upon not less than five (5) business day's written notice to the **Director**. If a **security deposit** has been delivered it will be returned to the **owner**.”.

5. **Tree Protection Bylaw No. 8057**, as amended, is further amended at Part Five by adding the following as a new Sections 5.2 and 5.3:

“5.2 Protection of Retained Trees During Construction and Site Preparation

5.2.1 With an application for issuance of a building permit or subdivision approval, the **owner**, or the applicant on behalf of the **owner**, must submit

- a) a survey, certified correct by a BC land surveyor who is a member of the Association of British Columbia Land Surveyors that shows:
 - i) each **tree** located on the **parcel**, on adjacent property within two metres of any boundary of the **parcel**, and on any City street adjacent to the **parcel**;
 - ii) the **tree** grade or **tree** elevation for each **tree** referred to in subsection (i);
 - iii) the **drip line** for each such **tree**; and
 - iv) the location, height, and diameter of each stump on the **parcel**.
- b) a certified report by a **certified tree risk assessor**, that sets out:
 - i) the condition, size, and species of **trees** on the **parcel**;
 - ii) the impact of the proposed **works** or subdivision on the health of **trees** on the **parcel**, and potential hazards to them during or after the **works**; and

- iii) recommended construction practices to protect **trees** during and after the **works**; and
 - c) a statement of purpose and rationale for the proposed **tree protection barrier(s)**;
 - d) a tree management plan drawn to approximate scale identifying:
 - i) the boundaries of the subject **parcel**;
 - ii) any abutting streets, lanes or public access rights of way;
 - iii) the location of existing buildings and structures;
 - iv) the location, species and **dbh** of those **trees** proposed to be **retained trees** and the location and specifications of any **tree protection barrier(s)**; and
 - v) the location of significant topographic and hydrographic features and other pertinent site information;
 - e) the street location and legal description of the **parcel**;
 - f) the consent, in writing, of the **owner(s)** of the **parcel**, if different from the applicant, authorizing the applicant to act as the **owner's** agent;
 - g) if any **tree protection barrier(s)** are to be located on any additional **parcel(s)**, the consent in writing of the registered owner(s) of such **parcel(s)**;
 - h) the proposed commencement and completion dates for the **works**; and
 - i) a **letter of undertaking**.
- 5.2.2 Despite anything contained in the **City's** bylaws, a person is not entitled to a building permit for demolition, excavation, or construction on a **parcel**, and the application for such building permit will not be deemed complete, and a person is not entitled to a subdivision approval, and the application for such subdivision is not deemed complete, except if:
- a) the **owner** has complied with Sections 5.2.1 and 5.2.2 of this bylaw; and
 - b) the **Director** has inspected and approved the **tree protection barrier(s)** on the **parcel**, on adjacent property, or the **City** street, as applicable.

- 5.2.3 If a building permit application is for alterations to only the interior of a building, and, in the opinion of the **Director**, none of the **work**, or storage, transport, or removal of materials, will affect any **tree** located on the **parcel**, sections 5.2.1 and 5.2.2 do not apply.
- 5.2.4 A person performing **works** on a **parcel** containing one or more **retained trees**, or where one or more **retained trees** are located on property or **City** street adjacent to the **parcel** shall:
- a) install a **tree protection barrier** around any **retained tree** or group of **retained trees** of size and location specified in the **City's** tree protection distance table, as approved and amended by the **Director** from time to time;
 - b) ensure that such **tree protection barrier** is constructed of mesh fencing on 2"x4" wood rails or equivalent framing with railings along the tops, sides and bottom, or is constructed of materials otherwise satisfactory to the **Director**;
 - c) display signage indicating that the area within the **tree protection barrier** is a "tree protection zone," and stating that no encroachment, storage of materials, excavation, or **damage** to **retained trees** is permitted within the "tree protection zone;"
 - d) arrange for inspection by the **Director** before any **works** commence, and refrain from commencing **works** until the **Director** has approved the **tree protection barrier(s)**; and
 - e) ensure that the **tree protection barrier(s)** remain in place until approval of its removal is received from the **Director**.
- 5.2.5 In addition to the requirements of Section 5.2.4, before and during **works** on a **parcel**, if one or more **retained tree** is located on **City** road, the **owner** must:
- a) comply with the requirements of the **Director** with respect to any tree on a boulevard or lane adjacent to the **parcel**;
 - b) ensure that each **tree protection barrier**:
 - i) allows for free and clear passage of pedestrians on the surrounding portion of the boulevard and on the sidewalk adjacent to the boulevard;
 - ii) allows for clear visibility of fire hydrants, driveway accesses, and crosswalks;

- iii) is 0.6 m or more from the curb to allow for the opening of car doors; and
- iv) is 0.3 m or more from the edge of any sidewalk located within a grass boulevard.

5.2.6 Security Deposit Required for Retained Trees

Prior to the issuance of a building permit or approval of a subdivision where one or more **retained trees** have been identified, the **owner**, or the applicant on behalf of the **owner**, must deliver a **security deposit** to the **Director** in the amount specified in the *Consolidated Fees Bylaw No. 8636* securing the preservation of the **retained tree(s)**. If the applicant provides the **security deposit**, the applicant is deemed to provide the **security deposit** on behalf of and for the **owner**.

5.2.7 The **security deposit** delivered pursuant to Section 5.2.6 above will be governed by the following provisions:

- a) The **City** may immediately cash any letter of credit held as the **security deposit**, and, in the **Director's** discretion, apply the proceeds of such letter of credit, or, if the **security deposit** is held as cash, apply said funds to have **replacement trees** planted on the subject **parcel** by **City** staff, or a contractor engaged by the **City**, as a cash-in-lieu contribution on behalf of the **owner** to the **City's** Tree Compensation Fund for off-site planting, or as the **Director** may otherwise decide, if:
 - i) any **retained tree** is **damaged**, or dies, other than as a result of natural accidental causes such as lightning strike, or is **cut or removed**;
 - ii) any **replacement tree**, to be planted by the **owner** as compensation for a **retained tree** that is **damaged**, dies, or is **cut or removed**, is:
 - (A) not planted within six (6) months of the **damage**, death, **cutting or removal** of the **retained tree**; or
 - (B) is planted but is itself **damaged**, or dies, or is **cut or removed**; or
 - iii) the **owner** fails to deliver to the **Director** any post-construction assessment report from the certified tree risk assessor within one (1) year of the substantial completion of the **works**, or the monitoring report from the certified tree risk assessor within two (2) years of the substantial completion of the **works**, and thus the **owner** is deemed not

to have complied with their obligations to preserve the **retained trees** under this bylaw.

b) Subject to subsection 5.2.7(a), if the **owner** complies with the provisions of the bylaw, the **City** will:

i) return 90% of the remaining **security deposit**, with no interest, to the **owner**, or upon written request of the **owner** to the **owner's** agent, within six (6) months after the later of:

(A) substantial completion of the **works** and confirmation that the **retained tree(s)** have been protected in accordance with the **permit**, as demonstrated by a site inspection and/or by delivery to the **Director** of post-construction assessment report from a **certified tree risk assessor**, to the satisfaction of the **Director** and

(B) completion of the planting of the **replacement trees** as demonstrated by a site inspection and/or by delivery to the **Director** of a tree replacement completion report from a **certified tree risk assessor**, to the satisfaction of the **Director**.

Notwithstanding the foregoing, if any or all of the **retained tree(s)** are a **significant tree**, the **City** will return 50% rather than 90% of the remaining **security deposit** upon the later of the above dates; and

iii) return the balance of the **security deposit** held by the **City**, with no interest, to the **owner**, or upon written request of the **owner** to the **owner's** agent, within six (6) months after the later of the one (1) year post substantial completion and planting monitoring inspection and/or delivery of a monitoring report from a **certified tree risk assessor** as to the health of the applicable **tree(s)**, to the satisfaction of the **Director**.

c) If the **security deposit** is not sufficient for the **City** to rectify any contravention or non-compliance with this bylaw, or any other **City** bylaw relevant to the matter that is the subject of the applicable **permit**, including the planting of any **replacement tree(s)**, the **owner** will pay any deficiency to the **City** within seven (7) days of receiving a written demand for such amount from the **City**. Any such deficiency charges that remain unpaid on or before December 31st in the year in which the charges are incurred by the **City**, form part of the taxes payable on such **parcel**, as taxes in arrears.

- d) If a **security deposit** is in the form of a letter of credit and it will expire prior to the **owner** complying with the provisions of this bylaw, the **owner** will deliver to the **City**, at least 30 days prior to its expiry, a replacement letter of credit on the same terms as the original letter of credit provided to the **City**, unless otherwise approved by the **Director**. If the **owner** fails to do so, the **City** may draw down upon the letter of credit and hold the resulting cash as the **security deposit** in lieu thereof.”

5.3 Hazardous or Standing Dead Trees

5.3.1 The **Director** may make the determination that a **tree** is a **hazardous or standing dead tree**, and, if such a determination is made, the **Director** may serve an **order to remove** on the **owner** of the **parcel** on which such **tree** is located which required the registered owner to:

- a) apply for a **permit**; and
- b) remove said **hazardous or standing dead tree**

within a specified time period.

5.3.2 The **order to remove** must be served on the **owner** of the **parcel** on which the **hazardous or standing dead tree** by either:

- a) personal service; or
- b) registered mail with acknowledgement of receipt, to the address of the **owner** of the **parcel** shown on the last real property assessment rolls, or

provided that where the **owner** is a registered company or society, service may be accomplished by leading it at, or mailing by it by registered mail to, the head office or attorney address shown on the corporate register or society register, as applicable.

5.3.3 Where an **order to remove** is not personally served in accordance with subsection 5.3.2(a) above, such order is deemed to have been served on the third (3rd) day after mailing.

5.3.4 The **Director** may make inspections pursuant to Section 6.1 at any time to determine if the directions of an **order to remove** and the required related **permit** are being complied with.

5.3.5 Where the **owner** of a **parcel** subject an **order to remove** fails to comply with that order, **City** staff, or a contractor engaged by the **City**, may enter on the **parcel**, at reasonable times and in a reasonable manner, to remove the **hazardous or standing dead tree** at the expense of the defaulting **owner**.

- 5.3.6 Where a **hazardous or standing dead tree** has been removed in accordance with Section 5.3.5, the charges for such removal if unpaid on or before December 31st in the year in which the charges are incurred by the **City**, form part of the taxes payable on such **parcel**, as taxes in arrears.
- 5.3.7 Where an **owner** is subject to an **order to remove**, they may apply to the **City Council** for reconsideration of the matter in accordance with Section 6.5, other than that the deadline to apply for such reconsideration. The application for such reconsideration shall be made at least 72 hours prior to the expiration of the time given in the **order to remove**.”.
6. **Tree Protection Bylaw No. 8057**, as amended, is further amended at Section 6.2 by adding the following as new Section 6.2.2:
- “6.2.2 The **Director** may give notice, in the form established in Schedule “C”, to any person of a breach of, or non-compliance with, any of the provisions of this bylaw or a **permit** issued under this bylaw, and such person shall immediately cease all **works** requiring the **tree protection barrier(s)** until such breach or non-compliance is remedied to the satisfaction of the **Director**, and every **owner** of lands shall refuse to suffer or permit further **works** upon the **owner’s parcel** until such time as the breach or non-compliance is remedied to the satisfaction of the **Director**.”.
7. **Tree Protection Bylaw No. 8057**, as amended, is further amended at Section 6.3 by adding the following as new Section 6.3.2:
- “6.3.2 In the event that the **City** has drawn down on a **security deposit** and has elected to plant any of the related **replacement trees** on the **parcel** pursuant to Section 4.4.2, 5.2.7(a), or 7.6(c), the **City** or its appointed agents may enter upon the **parcel** or any part thereof, or upon any adjacent property on which **retained trees** were **damaged, cut or removed**, as applicable, notwithstanding the expiry of any related **permit** or the change in ownership of any **parcel**, to carry out the planting of such **replacement trees**.”.
8. **Tree Protection Bylaw No. 8057**, as amended, is further amended at Section 6.4.1 by adding the words “and Section 4.4 (Security Deposit)” following after “Part Seven (Offences and Penalties)”.
9. **Tree Protection Bylaw No. 8057**, as amended, is further amended at Part Seven by deleting Section 7.1 and replacing it with the following:
- “7.1 Any person who: (a) violates or contravenes any provision of this bylaw or any **permit** issued under this bylaw, or who causes or allows any act or thing to be done in contravention or violation of this bylaw or any **permit** issued under this bylaw; or (b) fails to comply with any **permit** issued under this bylaw, or any of the provisions of this bylaw, any other **City** bylaw, or any applicable statute; or (c) neglects or refrains from doing anything required under the provisions of this bylaw or under any **permit** issued under this bylaw; or (d) obstructs, or seeks or

attempts to prevent or obstruct a person who is involved in the execution of duties under this bylaw, commits an offence, and where the offence is a continuing one, each day that offence is continued shall constitute a separate offence.”.

10. **Tree Protection Bylaw No. 8057**, as amended, is further amended at Part Seven by deleting Section 7.3 and replacing it with the following:

“7.3 Upon being convicted of an offence under this bylaw, a person shall be liable to pay a fine of not less than one thousand dollars (\$1,000.00) and not more than Fifty Thousand Dollars (\$50,000.00), in addition to the costs of the prosecution.”

11. **Tree Protection Bylaw No. 8057**, as amended, is further amended at Part Seven by adding the following as a new subsection 7.6(c):

“c) notwithstanding subsection 7.6(b) above, if the **tree** that is **cut or removed** is a **significant tree**:

i) deliver a **security deposit** to the **Director** in the amount specified in the *Consolidated Fees Bylaw No. 8636* securing the planting of **replacement trees** as compensation for the **damage, cutting or removal** of a **significant tree**, which shall be held, use and released by the City upon the same terms as if it was taken pursuant to Section 5.2; and

ii) plant and maintain on the same **parcel** in accordance with the approved **tree** cutting and replacement plan a minimum of three (3) **replacement trees** for each **significant tree** unlawfully **damaged, cut or removed** and in the event that the **Director** determines it is not feasible or practical to place any or all of the **replacement trees** on the same **parcel**, the **replacement trees** shall be planted on **City** land in a location designated by the **Director**.

d) where the **tree damaged, cut or removed** is identified as a **retained tree**, then the **Director** may require the **owner** to plant the **replacement trees** at the exact location as the **retained tree** that has been **damaged, cut or removed** and may require that any **works** shall not be located within the **drip line** of the **replacement trees** at full growth.”.

12. **Tree Protection Bylaw No. 8057**, as amended, is further amended by deleting Schedule A to Bylaw No. 8057 and replacing it with Schedule A attached to and forming part of this bylaw.

13. **Tree Protection Bylaw No. 8057**, as amended, is further amended by adding Schedule B attached to and forming part of this bylaw as a new Schedule D of Bylaw No. 8057 and renaming existing Schedule D to Bylaw No. 8057 as “Schedule E to Bylaw No. 8057”.

14. This Bylaw is cited as “**Tree Protection Bylaw No. 8057, Amendment Bylaw No. 10343**”.

SCHEDULE A to BYLAW NO. 10343

**SCHEDULE A to BYLAW NO. 8057
REPLACEMENT TREE REQUIREMENTS**

Where **replacement trees** are required to be provided pursuant to this bylaw, such **replacement trees** shall be provided and planted as follows:

- 1) Subject to Sections 3, 5 and 6 below, for **tree cutting or removals** not related to rezoning, development permit, subdivision, or **works on parcels** containing a one-family dwelling, such **replacement trees** shall be provided at a ratio of 1:1 and planted as follows:
 - a) deciduous **replacement trees** shall be a minimum of 6 cm caliper* or a minimum 3.5 m in height, and
 - b) coniferous **replacement trees** shall be a minimum of 3.5 m in height.
- 2) Subject to Sections 3, 5 and 6 below, for **tree cutting or removals** on all **parcels** other than those described in Section 1 above for **permits** related to rezoning, development permit, subdivision, or **works**, such **replacement trees** shall be provided at a ratio of 2:1 and planted as follows:
 - a) every **deciduous replacement tree** shall be a minimum of 8 cm **caliper** or a minimum of 4 m in height, and
 - b) every **coniferous replacement tree** shall be a minimum of 4 m in height.
- 3) Subject to Sections 4 and 5 below and notwithstanding Sections 1 and 2 above, on all **parcels** where the **permit** relates to the **cutting or removal** of a **significant tree**, the **replacement trees** shall be provided at a ratio of 3:1 and planted in compliance with the type and size requirements in Section 1 or 2 above, as applicable.
- 4) On all **parcels** where **replacement trees** are to be provided as compensation for a **significant tree** that is **damaged, cut or removed** other than pursuant to a **permit** issued under this bylaw, the **replacement trees** shall be provided at a ratio of 3:1 and planted as follows:
 - a) one **replacement tree** for each such **significant tree** shall be:
 - i) if a **deciduous replacement tree**, a minimum of 24 cm **caliper** or a minimum of 8 m in height, and
 - ii) if a **coniferous replacement tree**, a minimum of 8 m in height; and
 - b) every other **replacement tree** shall be planted in compliance with the type and size requirements in Section 1 or 2 above, as applicable.
- 5) Every **replacement tree** shall be spaced from existing **trees** and other **replacement trees** in accordance with an approved tree management plan or landscape plan and in all cases shall be

planted in accordance with the current BCSLA (British Columbia Society of landscape architects) or BCLNA (British Columbia Landscape & Nursery Association) Landscape Standards, and all **replacement trees** shall meet current BCSLA or BCLNA standards.

- 6) Notwithstanding the foregoing, the **Director** may, at their discretion, require larger **replacement trees** than those set out in Sections 1, 2, 3 and 4 above in this Schedule.

SCHEDULE B to BYLAW NO. 10343

SCHEDULE D to BYLAW NO. 8057

ORDER TO REMOVE

ADDRESS OF PROPERTY

DATE

NAME OF OWNER(S)

YOU ARE HEREBY NOTIFIED that the City of Richmond considers the tree described below as a hazardous or standing dead tree:

Hazardous or Standing
Dead Tree:

AND pursuant to *Tree Protection Bylaw Number 8057*, **YOU ARE HEREBY ORDERED** to:

- 1) Apply to the City for a permit to remove the tree; and
- 2) After receiving the required permit, to remove the hazardous or dead standing tree.

BEFORE _____, 20____.

EVERY PERSON WHO FAILS TO COMPLY WITH THIS ORDER TO REMOVE MAY, UPON CONVICTION FOR AN OFFENCE AGAINST THE SAID BYLAW, BE LIABLE TO A PENALTY AS STIPULATED IN THE BYLAW.

DIRECTOR

Persons affected by this Order to Remove may seek further information at the Building Approvals Department, Richmond City Hall, 6911 No. 3 Road, Richmond, British Columbia V6Y 2C1.

NO PERSON MAY REMOVE REVERSE, ALTER, DEFACE, COVER, REMOVE OR IN ANY WAY TAMPER WITH THIS ORDER WITHOUT AUTHORIZATION BY THE CITY OF RICHMOND.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

FEB 14 2022

FEB 14 2022

FEB 14 2022

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating Division
<i>S.C.</i>
APPROVED for legality by Solicitor
<i>JA</i>



**CONSOLIDATED FEES BYLAW NO. 8636,
AMENDMENT BYLAW NO. 10347**

The Council of the City of Richmond enacts as follows:

1. The **Consolidated Fees Bylaw No. 8636**, as amended, is further amended at “SCHEDULE – TREE PROTECTION” by deleting it and replacing it with Schedule A to this Bylaw.
2. This Bylaw is cited as “**Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10347**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

FEB 14 2022

FEB 14 2022

FEB 14 2022

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

MAYOR

CORPORATE OFFICER

SCHEDULE – TREE PROTECTION**Tree Protection Bylaw No. 8057****Permit Fees**

Section 4.2, 4.6

Description	Fee
<u>Permit application fee</u>	
To remove a hazard tree	No Fee
To remove a hazardous or standing dead tree	No Fee
One (1) tree per parcel during a 12 month period	\$63.50
Two (2) or more trees	\$76.75 per tree
Permit renewal, extension or modification fee	\$63.50

Tree Protection Bylaw No. 8057**Security Deposits**

Section 4.4.1, 5.2.6, 7.6(c)

Section	Description	Fee
Section 4.4.1	Security Deposit for replacement tree under a permit: <ul style="list-style-type: none"> - not related to works - related to a building permit - related to subdivision 	\$0 per replacement tree \$0 per replacement tree \$750 per replacement tree
Section 5.2.6	Security Deposit for retained tree that is not a significant tree: <ul style="list-style-type: none"> - related to a building permit - related to subdivision 	\$0 per retained tree \$1,000 per retained tree
Section 5.2.6	Security Deposit for retained tree, if significant tree	\$20,000 per significant tree
Section 7.6(c)	Security Deposit for replacement trees planted as compensation for a significant tree, if significant tree damaged, cut or removed without permit	\$20,000 per significant tree



**Municipal Ticket Information Authorization Bylaw No. 7321,
Amendment Bylaw No. 10348**

The Council of the City of Richmond enacts as follows:

1. **Municipal Ticket Information Authorization Bylaw No. 7321**, as amended, is further amended by:

- (a) deleting the following line:

“Failure to place or maintain a prescribed protection, barrier around trees to be cut or removed for the duration of all construction or demolition 5.1.1(c) \$1,000”,

and replacing it with the following:

“Failure to place or maintain a prescribed protection, barrier around trees not to be cut or removed for the duration of all construction or demolition 5.1.1(c) \$1,000”;

- (b) inserting the following offences in bylaw section order into Schedule B13 (Tree Protection Bylaw No. 8057) to Bylaw 7321:

Offence	Bylaw Section	Fine
Damage, cutting or removing any retained tree	3.1.1a	\$1,000
Works on a parcel without a permit and not in compliance with bylaw (i.e. security for retained trees)	3.1.1b	\$1,000
Failure to place or maintain a prescribed protection barrier around a retained tree for the duration of all works	5.2.4(a) and (e)	\$1,000
Failure to construct the prescribed protection barrier from materials satisfactory to the Director	5.2.4(b)	\$250
Failure to display tree protection signage for the duration of all works	5.2.4(c)	\$250
Failure to have tree protection barrier inspected prior to works commencing	5.2.4(d)	\$250
Failure to meet the conditions and/or deadlines specific in an Order to Remove	5.3.1	\$1,000
Failure to submit tree cutting and replacement plan	7.6(a)	\$500

Failure to plant a replacement tree (other than as related to a significant tree)	7.6(b)	\$750
Failure to provide a security deposit for replacement trees related to a damaged, cut or removed significant tree	7.6(c)	\$1,000
Failure to plant a replacement tree related to a significant tree	7.6(d)	\$1,000"

2. This Bylaw is cited as "Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10348".

FIRST READING

FEB 14 2022

SECOND READING

FEB 14 2022

THIRD READING

FEB 14 2022

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>S.C.</i>
APPROVED for legality by Solicitor
<i>JA</i>

MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 9834 (RZ 16-754158)
10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell 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 "MEDIUM DENSITY TOWNHOUSES (RTM3)".

P.I.D. 003-514-820
Lot 102 Section 26 Block 5 North Range 6 West New Westminster District Plan 34293

P.I.D. 003-666-921
Lot 105 Section 26 Block 5 North Range 6 West New Westminster District Plan 36053

P.I.D. 004-504-046
Lot 104 Section 26 Block 5 North Range 6 West New Westminster District Plan 36053

P.I.D. 000-495-956
Lot 106 Section 26 Block 5 North Range 6 West New Westminster District Plan 36053

P.I.D. 007-257-694
Parcel "B" (682835E) Lot 107 Section 26 Block 5 North Range 6 West New Westminster District Plan 36053

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9834".

FIRST READING

JUL 09 2018

A PUBLIC HEARING WAS HELD ON

SEP 04 2018

SECOND READING

SEP 04 2018

THIRD READING

SEP 04 2018

OTHER CONDITIONS SATISFIED

FEB 15 2022

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

MAY 30 2019



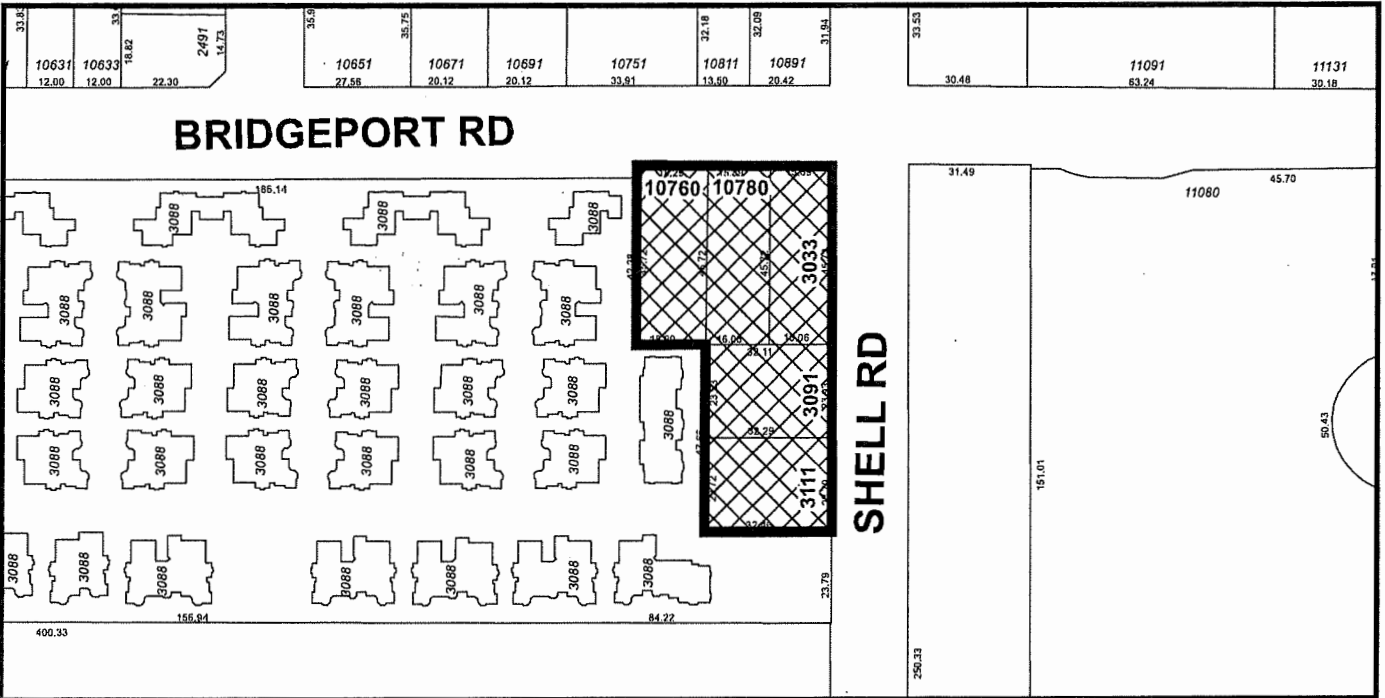
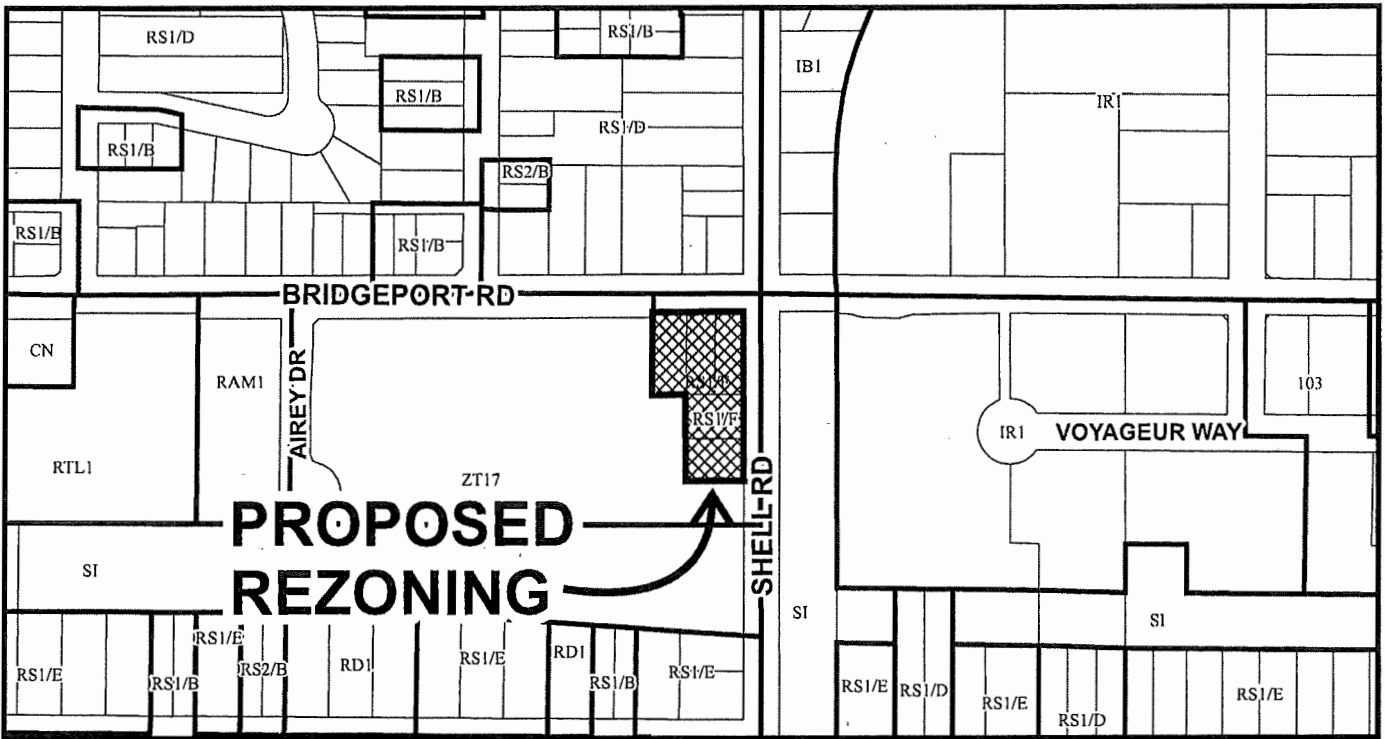
ADOPTED

MAYOR

CORPORATE OFFICER



City of Richmond



RZ 16-754158

Original Date: 01/04/17

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Report to Council

To: Richmond City Council

Date: February 14, 2022

From: Joe Erceg
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2022-Vol 01

Re: **Development Permit Panel Meeting Held on April 14, 2021**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-828900) for the property located at 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road, be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

WC/SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 14, 2021.

DP 18-828900 – 1082009 BC LTD. – 10760, 10780 BRIDGEPORT ROAD AND 3033, 3091, 3111 SHELL ROAD
(April 14, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of 19 townhouse units on a site zoned “Medium Density Townhouses (RTM3)”. Variances are included in the proposal for reduced lot width on a major arterial road, and reduced setbacks to Bridgeport Road and Shell Road.

Architect, Eric Law, of Eric Law Architect, and Landscape Architect, Donald Duncan, of Donald Duncan Development Consultant Landscape Architect, provided a brief presentation, including:

- The contemporary design of the proposed townhouse development responds to existing industrial developments across Shell Road.
- Vehicular access to the site is from Shell Road.
- Three-storey and two-storey townhouse buildings are proposed.
- The proposed building setback along Bridgeport Road will align with the building setback for the existing adjacent townhouse development to the west.
- A north-south private walkway is proposed along the west property line to provide pedestrian access to units in the townhouse building fronting onto the walkway.
- The proposed common outdoor amenity area is centrally located.
- Two secondary suites are proposed.
- The existing mature trees along the south property line will be retained and protected.
- The hammerhead area also serves as a public plaza space and compliments the proposed common outdoor amenity area.
- Permeable paving treatment is proposed for the private pedestrian walkway.
- Substantial planting is proposed at the north end of the internal drive aisle to screen headlight glare.

In reply to a Panel query, Donald Duncan noted that existing mature trees to be retained along the south property line will be protected during construction.

Staff noted that: (i) the three proposed variances associated with the project were identified at the rezoning stage and no concerns from the public were noted; (ii) the proposed setback variances are a function of significant road dedication required along Shell Road and Bridgeport Road; and (iii) an acoustical report has been provided by the applicant which confirmed that the proposed development will achieve CMHC interior noise standards.

No correspondence was submitted to the Panel meeting regarding the application.

The Panel recommends the Permit be issued.