



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, September 10, 2012
7:00 p.m.

Pg. # ITEM

MINUTES

1. *Motion to adopt:*

- CNCL-9 (1) *the minutes of the Regular Council Meeting held on Monday, July 23, 2012;*
- CNCL-25 (2) *the minutes of the Special Council Meetings held on Tuesday, July 24, 2012, and Tuesday, September 4, 2012; and*
- CNCL-33 (3) *the minutes of the Regular Council Meeting for Public Hearings held on Wednesday, September 5, 2012; and*
- CNCL-61 *To receive for information the Metro Vancouver 'Board in Brief' dated July 27, 2012.*



AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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



3. Delegations from the floor on Agenda items.

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Amendments to the Residential Tenancy Act Dispute Resolution Process
- London Landing Waterfront Park Plan
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, October 15, 2012):
 - 10180 Williams Road – Rezone from (RS1/E) to (RC2) (Pritpal Singh Randhawa – applicant)
 - 10471 No. 1 Road – Rezone from (RS1/E) to (RCH) (Anwer Kamal – applicant)
 - 7451 & 7491 Bridge Street – Rezone from (RS1/F) to (ZS14) (Joseph Yang – applicant)
- Housing Agreement Bylaw 8936 – to Secure Affordable Housing Units – 7731 & 7771 Alderbridge Way

5. *Motion to adopt Items 6 through 12 by general consent.*



Pg. # ITEM

Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-65 (1) *the Finance Committee meeting held on Tuesday, September 4, 2012;*
- CNCL-67 (2) *the General Purposes Committee meeting held on Tuesday, September 4, 2012;*
- CNCL-83 (3) *the Parks, Recreation & Cultural Services Committee meeting held on Tuesday, July 24, 2012;and*
- CNCL-99 (4) *the Planning Committee meeting held on Wednesday, September 5, 2012,*
- be received for information.* ☐

Consent
Agenda
Item

7. AMENDMENTS TO THE RESIDENTIAL TENANCY ACT DISPUTE RESOLUTION PROCESS

(File Ref. No.) (REDMS No.)

CNCL-103

See Page CNCL-103 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That Richmond City Council supports the following resolution in principle:*

“WHEREAS the Province of British Columbia has enacted legislation through the Residential Tenancy Act (RTA) to protect tenants from unacceptable living conditions;

AND WHEREAS Part 5 of the RTA outlines a process for resolving disputes that provides the Residential Tenancy Branch (RTB) with the authority to make any order necessary to give effect to the rights, obligations and prohibitions under the RTA, but in order to enforce an RTB order, it must be filed in the Court and enforced as a judgement or an order of the Court;

AND WHEREAS tenants who wish to enforce their rights under the RTA must navigate a complex bureaucratic and legal process and be prepared to spend significant amounts of time and money to engage with the process, creating barriers for tenants to access the RTA, especially tenants with low incomes or other vulnerabilities;

THEREFORE BE IT RESOLVED that the Union of BC municipalities urge the Province of British Columbia, in consultation with municipal governments, to establish minimum occupancy standards for rental properties and to increase the effectiveness and accessibility of the residential tenancy dispute resolution process by amending the Residential Tenancy Act such that the Residential Tenancy Branch enforces their dispute resolution decisions or orders, and does so within a reasonable timeframe.”

- (2) ***That a letter indicating Richmond City Council’s support of the resolution be sent to UBCM, local MLAs and the appropriate opposition critics requesting their support and request for immediate action; and***
- (3) ***That staff review Richmond’s experience with the Rental Premises Standard of Maintenance Bylaw No. 8159.***



Consent
Agenda
Item

8. **LONDON LANDING WATERFRONT PARK PLAN**
(File Ref. No. 06-2345-20-LLAN1) (REDMS No. 3614791 v. 3)

CNCL-113

See Page **CNCL-113** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That:

- (1) ***the design concept and program for the London Landing Waterfront Park as described in the staff report titled London Landing Waterfront Park Plan (dated August 10, 2012, from the Senior Manager, Parks) be endorsed;***
- (2) ***the Operating Budget Impact of \$20,000 for park maintenance of the new London Landing Park be considered in the 5 Year Financial Plan for commencement in 2016; and***
- (3) ***staff report back to Council through Committee regarding potential locations and configurations on the dirt bike terrain park prior to public consultation.***



Consent
Agenda
Item

9. **APPLICATION BY PRITPAL SINGH RANDHAWA FOR REZONING AT 10180 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**
(File Ref. No. 12-8060-20-8930, **RZ 12-610058**) (REDMS No. 3602857)

CNCL-125

See Page **CNCL-125** for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8930, for the rezoning of 10180 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.



Consent
Agenda
Item

10. **APPLICATION BY ANWER KAMAL FOR REZONING AT 10471 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH)**
(File Ref. No. 12-8060-20-8931, **RZ 12-610097**) (REDMS No. 3606033)

CNCL-141

See Page **CNCL-141** for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8931, for the rezoning of 10471 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.



Consent
Agenda
Item

11. **APPLICATION BY JOSEPH YANG FOR REZONING AT 7451 AND 7491 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)**
(File Ref. No. 12-8060-20-8934, **RZ 09-496160**) (REDMS No. 3156215)

CNCL-153

See Page **CNCL-153** for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8934, for the rezoning of 7451 and 7491 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.



Pg. # ITEM

Consent
Agenda
Item

12. **HOUSING AGREEMENT (ONNI 7731 ALDERBRIDGE HOLDING CORP. AND ONNI 7771 ALDERBRIDGE HOLDING CORP.) BYLAW 8936 – TO SECURE AFFORDABLE HOUSING UNITS LOCATED IN 7731 AND 7771 ALDERBRIDGE WAY**
(File Ref. No.) (REDMS No. 3617448)

CNCL-171

See Page CNCL-171 for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8936 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8936 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application 11-585209.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

13. *Motion to resolve into Committee of the Whole to hear delegations on non-agenda items.*



CNCL-197

Christopher Libby, Regional Manager Lower Mainland, BC Canadian Red Cross, to thank Council for its support in the past year and to describe the services provided by the Red Cross to the citizens of Richmond.

14. *Motion to rise and report.*



RATIFICATION OF COMMITTEE ACTION

☐

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- CNCL-199** Richmond Official Community Plan Bylaw No. 7100, Amendment **Bylaw No. 8791**
(6780 No. 4 Road, RZ 10-552527)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

- CNCL-201** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8792**
(6780 No. 4 Road, RZ 10-552527)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

- CNCL-205** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8825**
(4820 Garry Street, RZ 11-582830)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

Pg. # ITEM

CNCL-207 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8895**
(11340 Williams Road, RZ 10-522194)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.



DEVELOPMENT PERMIT PANEL

15. RECOMMENDATION

See DPP Plan Package (distributed separately) for full hardcopy plans
or Page **CNCL-209** in the Council eAgenda

- CNCL-209**
CNCL-215
CNCL-239
CNCL-243
- (1) *That the minutes of the Development Permit Panel meetings held on July 25, 2012 and August 22, 2012, and the Chair's reports for the Development Permit Panel meetings held on July, 25, 2012, April 11, 2012, and May 30, 2012, be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of:*
- (a) *a Development Permit (DP 12-601582) for the property at 8311 Lansdowne Road;*
- (b) *a Development Permit (DP 11-589490) for the property at 6780 No. 4 Road (now 10019 Granville Avenue); and*
- (c) *a Development Variance Permit (DV 12-603451) for the property at 11000 Twigg Place (formerly part of 11060 and 11200 Twigg Place),*
- be endorsed, and the Permits so issued.*



ADJOURNMENT





Regular Council Meeting

Monday, July 23, 2012

Time: 7:00 p.m.

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Corporate Officer – David Weber

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

RES NO. ITEM

MINUTES

- R12/13-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council Meeting held on Monday, July 9, 2012,*
 - (2) *the minutes of the Special Council Meeting held on Monday, June 25, 2012, and*
 - (3) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, July 16, 2012,*



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

each be adopted as circulated.

CARRIED

AGENDA ADDITIONS & DELETIONS

R12/13-2

It was moved and seconded

- (1) *That the Public Delegation on Non-Agenda Items from Dr. Jan Knapp be deleted from the Council Agenda;*
- (2) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8869 (4771 Dunccliffe Road, RZ 11-577322) be added to the Council Agenda under Bylaws for Adoption; and*
- (3) *That resolutions from the Closed Council meeting of July 23, 2012 relating to the "Road Closure and Removal of Road Dedication Bylaw 8240 (Road Adjacent To 9871 River Drive) and Sale to South Coast British Columbia Transportation Authority ("Translink") and Purchase of 9851 River Road From Translink" be added to the Council Agenda as Item No. 25A.*

CARRIED

PRESENTATION

2011 Annual Water Quality Report

Tom Stewart, Director, Public Works Operations, introduced Doug Anderson, Manager, Water Services. With the aid of a PowerPoint presentation (on file City Clerk's Office), Mr. Anderson provided the highlights of the 2011 Annual Water Quality Report, including the following:

- 1,936 water samples were collected from 39 sampling sites to ensure water quality, and test results confirmed high quality water and demonstrated continuous improvement;
- Richmond provides high quality tap water through: (i) continuous preventative maintenance and monitoring, (ii) proactive water main replacement projects, and (iii) ensuring the water system is handled with the highest degree of care;



**Regular Council Meeting
Monday, July 23, 2012**

RES NO. ITEM

- Richmond has a "Mult-Barrier Approach" which includes disinfection of the water at the source, weekly microbiological testing, system operators that are certified by the Environmental Operators Certification Program of B.C., and employment of maintenance practices that are the highest standard; and
- Richmond has two mobile water supply units that are used in many community events to provide the public with portable tap water and to promote tap water usage.

During his presentation, Mr. Anderson also spoke about heterotrophic plate counts, Richmond's decrease in water consumption, and the annual maintenance program. In conclusion, he stated that Richmond residents will continue to enjoy drinking water that is fresh, of high quality and reliable.

COMMITTEE OF THE WHOLE

- R12/13-4 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:10 p.m.).

CARRIED

3. Delegations from the floor on Agenda items – None.

- R12/13-5 4. It was moved and seconded
That Committee rise and report (7:11 p.m.).

CARRIED

CONSENT AGENDA

Councillor Derek Dang advised that under Section 100 of the Community Charter he would be declaring himself to be in a potential conflict of interest for Item No. 17, as he owns property in the area. The Mayor then noted that Item No. 17 would be removed from the Consent Agenda and considered separately.



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

- R12/13-6 5. It was moved and seconded
*That Items 6 through 25A, with the removal of Item No. 17, be adopted by
general consent.*

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Community Safety Committee meeting held on Tuesday, July 10,
2012;*
- (2) *the General Purposes Committee meeting held on Monday, July 16,
2012;*
- (3) *the Planning Committee meeting held on Tuesday, July 17, 2012;*
- (4) *the Public Works & Transportation Committee meeting held on
Wednesday, July 18, 2012;*

be received for information.

ADOPTED ON CONSENT

7. BYLAW AMENDMENTS – SCRAP METAL DEALERS

(File Ref No. 12-8060-20-8919/8920) (RBDMS No. 3544971, 3543548, 3543486)

- (1) *That Business Licence Bylaw No. 7360, Amendment Bylaw No. 8919,
that provides for Business Licence requirements for scrap metal
dealers and recyclers and various housekeeping amendments, be
introduced and given first reading;*
- (2) *That Business Regulation Bylaw No. 7538, Amendment Bylaw No.
8920, that removes requirements relating to scrap metal dealers, be
introduced and given first reading; and*
- (3) *That a letter be written to the provincial Minister of Justice and local
MLAs requesting that:*
 - (a) *there be a retention period instituted as per the City's current
bylaw as there is a need for identification of the original source
of the scrap metal;*
 - (b) *more enforcement staff be assigned to conduct inspections; and*



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

(c) *police be permitted to enforce the legislation.*

ADOPTED ON CONSENT

8. **KITSILANO COAST GUARD STATION**
(File Ref. No.: 01-0140-20-FOCE1) (REDMS No.)

That a letter be written to the Prime Minister, the responsible Minister, and local MPs confirming that Richmond Council does not support the removal of the Kitsilano Coast Guard station and is concerned about the negative impact it is bound to have on the boating public and on the services of the Sea Island Coast Guard station.

ADOPTED ON CONSENT

9. **CEILI'S IRISH PUB (RICHMOND) LTD. 5991 ALDERBRIDGE WAY**
(File Ref. No.12-8275-30-051) (REDMS No. 3552264 v. 2)

That a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) *the application by Ceili's Irish Pub (Richmond) Ltd., to amend their hours of liquor service from Monday through Thursday 11:30 a.m. to 1:30 a.m. and Friday through Sunday Noon to 2:00 a.m. to Monday through Sunday 9:00 a.m. to 2:00 a.m., be supported;*
- (2) *Council comments on the prescribed considerations are:*
 - (a) *there is little potential for additional noise if the application is approved; and*
 - (b) *the amendment would not pose a negative impact on the community based on the lack of comments received from the public;*
- (3) *Council comments on the view of residents were gathered as follows:*
 - (a) *property owners and businesses within a 50 metre radius of the subject property were contacted by letter detailing the application and provided with instructions on how community concerns could be submitted; and*



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

- (b) *signage was posted at the subject property and three public notices were published in a local newspaper. The signage and notice provided information on the application and instructions on how community comments or concerns could be submitted; and*
- (4) *based on the lack of negative responses from residents and businesses in the nearby area, save for one letter received, and the lack of responses received from the community through notifications, Council considers that the application is acceptable to a majority of residents.*

ADOPTED ON CONSENT

10. **PERMISSIVE TAX EXEMPTION POLICY AND ADMINISTRATIVE PROCEDURE AMENDMENTS**

(File Ref. No. U3-0925-02-01) (REDMS No. 3541127 v.12, 1340537, 113544, 3566787, 3566850)

That Property Tax Exemption Policy 3561 and Property Tax Exemptions – Guidelines Administrative Procedure 3561.01 be amended, as set out in Attachment 2 of the staff report dated June 27, 2012 from the General Manager, Finance and Corporate Services titled Permissive Tax Exemption Policy and Administrative Procedure Amendments, with a further amendment to Section 2(c) of the Property Tax Exemptions – Guidelines Administrative Procedure 3561.01 to read as “land or halls held by the religious organization and used for fund raising events which are managed by the organization and the funds raised are applied to the organization”.

ADOPTED ON CONSENT

11. **SEMI-ANNUAL REPORT FROM CITY REPRESENTATIVES TO THE VANCOUVER INTERNATIONAL AIRPORT AERONAUTICAL NOISE MANAGEMENT COMMITTEE (YVR ANMC)**

(File Ref. No. 01-0153-04-01) (REDMS No. 3459945 v.4)

- (1) *That the staff report dated June 27, 2012 from the Director, Transportation and the memorandum dated June 26, 2012 from the City of Richmond citizen representatives to the YVR ANMC be received for information;*
- (2) *That the City explore with the Vancouver Airport Authority the opportunity to partner on the presentation of its “Fly Quiet Awards;”*
- (3) *That having fulfilled their mandate, the members of the Richmond Airport Noise Citizens Advisory Task Force be thanked by the City for their contributions.*

ADOPTED ON CONSENT



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

12. **CITY RESPONSE: VANCOUVER AIRPORT AUTHORITY (YVR)
PROPOSED RUSS BAKER WAY SHOPPING MALL**
(File Ref. No.:08-4105-10-14) (REDMS No. 3574630)

That:

- (1) the Vancouver Airport Authority Board be advised that the City of Richmond is opposed to this use of land for reasons set out in the staff report titled City Response: Vancouver Airport Authority (YVR) Proposed Russ Baker Way Shopping Mall, and the letter from Metro Vancouver;*
- (2) staff obtain a legal opinion regarding YVR's mandate to approve such use of land;*
- (3) a meeting be set up for Council and City staff to speak to the Vancouver Airport Authority Board regarding the City's opposition to the proposed development;*
- (4) letters with copies of the staff report and correspondence from Metro Vancouver be sent to the local MPs and the Federal Minister of Transport regarding the situation, and that requests be made that the local MPs and the Minister meet with members of City Council on this issue; and*
- (5) copies of the letters be sent to Metro Vancouver.*

ADOPTED ON CONSENT

13. **APPLICATION BY HOLLYBRIDGE LIMITED PARTNERSHIP FOR
REZONING AT 5440 HOLLYBRIDGE WAY FROM INDUSTRIAL
BUSINESS PARK (IB1) TO RESIDENTIAL/LIMITED
COMMERCIAL (RCL3)**

(File Ref. No. 12-8060-20-8879, RZ 09-506904) (REDMS No. 3555761, 3558010, 3486817)

- (1) That Bylaw No. 8879, which makes minor amendments to the "RCL3" zone specific to 5440 Hollybridge Way and rezones that property from "Industrial Business Park (IB1)" to "Residential/Limited Commercial (RCL3)", be introduced and given first reading.*



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

- (2) *That the child care contribution for the rezoning of 5440 Hollybridge Way (RZ 09-506904) be allocated entirely (100%) to the Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812, unless Council directs otherwise prior to the date of the owner's payment, in which case the payment shall be deposited as directed by Council.*

ADOPTED ON CONSENT

14. MATTHEW CHENG ARCHITECT INC. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9000 GENERAL CURRIE ROAD "SINGLE DETACHED (RS1/F)" TO "MEDIUM DENSITY TOWNHOUSES (RTM3)" IN ORDER TO DEVELOP AN 8 UNIT, 3 STOREY TOWNHOUSE DEVELOPMENT.
(File Ref. No. 12-8060-20-8906, RZ 11-588104) (REDMS No. 3517077, 3218459, 3532574)

That Bylaw No. 8906 for the rezoning of 9000 General Currie Road from "Single Detached, (RS1/F)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.

ADOPTED ON CONSENT

15. APPLICATION BY TRASCHET HOLDINGS LTD. FOR REZONING OF 9091, 9111 AND 9131 BECKWITH ROAD FROM "SINGLE DETACHED (RS1/F)" TO "INDUSTRIAL BUSINESS PARK (IB2)"
(File Ref. No. 12-8060-20-8918 RZ 11-591939) (REDMS No. 3560931, 3545673, 3562519)

That Bylaw No. 8918, for the rezoning of 9091, 9111 and 9131 Beckwith Road from "Single Detached (RS1/F)" to "Industrial Business Park (IB2)", be introduced and given first reading.

ADOPTED ON CONSENT

16. COTTER ARCHITECTS INC. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9691 ALBERTA ROAD FROM "SINGLE DETACHED (RS1/F)" TO "LOW DENSITY TOWNHOUSES (RTL4)" IN ORDER TO CREATE 24 TOWNHOUSE UNITS.
(File Ref. No. 12-8060-20-8925, RZ 11-590114) (REDMS No. 3517080, 2942426, 3561138)

That Bylaw 8925, for the rezoning of 9691 Alberta Road from "Single Detached (RS1/F)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

ADOPTED ON CONSENT



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

17. APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9040 AND 9060/9080 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)
(File Ref. No. 12-8060-20-8926, RZ 11-587764) (REDMS No. 3556876, 3565851, 3567114)

See Page 14 for action taken on this matter.

18. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8200, 8220, 8280 AND 8300 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)

(File Ref. No. 12-8060-20-8929, RZ 11-596490) (REDMS No. 3569379, 3570935)

That Bylaw No. 8929, for the rezoning of 8200, 8220, 8280 and 8300 No. 1 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

ADOPTED ON CONSENT

19. GRANNY FLATS AND COACH HOUSES IN EDMERE (2041 OCP UPDATE)

(File Ref. No. 12-8060-20-8922/8923/8924, XR:08-4045-00/Vol 01) (REDMS No. 3567420, 3548506, 3528805, 3549836, 3549928, 3499419, 3481999, 3521846)

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 8922 (Attachment 1), to create a new Single Detached with Granny Flat or Coach House (RE1) zone and rezone a portion of the EdmERE neighbourhood with lanes from Single Detached (RS1/E) to Single Detached with Granny Flat or Coach House (RE1):*

(a) be introduced and given first reading; and

(b) be referred to the same Public Hearing as the Richmond Official Community Plan Bylaw 7100, Amendment Bylaw for the 2041 OCP Update for consideration and approval;

- (2) *That the Richmond Official Community Plan Bylaw 7100, Amendment Bylaw for the 2041 OCP Update designate EdmERE as an intensive residential development permit area with guidelines (Attachment 2);*



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

- (3) *That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 8923 (Attachment 3), to not require Development Permit signage in Edgemere for granny flat and coach house applications:*
- (a) *be introduced and given first, second and third reading; and*
- (b) *be scheduled for adoption after the Richmond Official Community Plan Bylaw 7100, Amendment Bylaw for the 2041 OCP Update is adopted; and*
- (4) *That Development Application Fees Bylaw No. 7984, Amendment Bylaw 8924 (Attachment 4), to introduce a \$1,000 development permit application fee for granny flats and coach houses in Edgemere:*
- (a) *be introduced and given first, second, and third reading; and*
- (b) *be scheduled for adoption after the Richmond Official Community Plan Bylaw 7100, Amendment Bylaw for the 2041 OCP Update is adopted.*

ADOPTED ON CONSENT

20. REACHING CARBON NEUTRALITY – CORPORATE GREENHOUSE GAS EMISSIONS INVENTORY TO INCLUDE DIRECT EMISSIONS
(File Ref. No. 10-6125-07-02) (REDMS No. 3553494 v.6)

- (1) *That the City continues its current practice to only include emissions from direct activities in its corporate greenhouse gas emission inventory at this time; and*
- (2) *That a letter be sent to the Joint Provincial-UBCM Green Communities Committee, requesting that amendments be made to the "Guidance on Including Contracted Emissions in Local Government Corporate Inventories" to resolve inequities, ensure that no new costs are borne by local governments without adequate funding and that action is being directed towards appropriate priorities.*

ADOPTED ON CONSENT



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

21. **2011 ANNUAL WATER QUALITY REPORT**
(File Ref. No. 10-6650-08-01) (REDMS No. 3569613)

That the 2011 Annual Water Quality Report dated July 10, 2012 be received for information.

ADOPTED ON CONSENT

22. **DIKE MASTER PLAN – PHASE 1**
(File Ref. No. 10-6045-09-01) (REDMS No. 3553300 v.3)

That the public and key external stakeholders be consulted to provide feedback on the Steveston area and the West Dike flood protection concepts identified in the staff report titled Dike Master Plan – Phase 1 (dated June 27, 2012 from the Director, Engineering).

ADOPTED ON CONSENT

23. **CITY INFRASTRUCTURE PROTOCOL AGREEMENT AND CANADA LINE RICHMOND ACCESS AGREEMENT AMENDMENT NO. 3**
(File Ref. No. 03-1000-03-024) (REDMS No. 3417174 v.5)

(1) *That the City enter into the following attached agreements:*

- (a) *the City Infrastructure Protocol Agreement dated for reference May 1, 2011 between the City of Richmond, South Coast British Columbia Transportation Authority and Intransit BC Limited Partnership; and*
- (b) *the Canada Line Richmond Access Agreement Amendment No. 3 made as of August 12, 2009 between the City of Richmond and the South Coast British Columbia Transportation Authority; and*

(2) *That the Mayor and City Clerk be authorized to execute the above-mentioned agreements on the City's behalf.*

ADOPTED ON CONSENT



**Regular Council Meeting
Monday, July 23, 2012**

RES NO. ITEM

24. PROVINCIAL 2012-2013 BIKEBC PROGRAM – SUBMISSIONS FOR COST-SHARING

(File Ref. No. 01-0150-20-THIG1) (REDMS No. 3559232 v.4)

- (1) That the submission for cost-sharing to the Province's 2012-2013 BikeBC Program of the following two projects:
 - (a) the Railway Avenue Corridor Greenway; and*
 - (b) Phase I of the Parkside Neighbourhood Bike Route;*as described in the staff report titled Provincial 2012-2013 BikeBC Program – Submissions For Cost-Sharing (dated June 20, 2012 from the Director, Transportation and the Senior Manager, Parks) be endorsed; and*
- (2) That should the above applications be successful, the Chief Administrative Officer and the General Manager, Planning and Development, be authorized to execute the funding agreements as outlined in the staff report dated June 20, 2012.*

ADOPTED ON CONSENT

25. DEVELOPMENT OF NATIONAL RAILWAY-ROADWAY GRADE CROSSING STANDARDS AND REGULATIONS

(File Ref. No. 01-0140-20-TCAN1) (REDMS No. 3559698)

- (1) That a letter be sent to the Minister of Transport requesting that:
 - (a) the proposed Railway-Roadway Grade Crossings Standards be revised to be engineering guidelines, to allow for a risk-based approach that provides flexibility for owners of railway crossings, including road authorities, to address any identified safety concerns in light of limited financial resources and technical constraints;*
 - (b) a dedicated program be established to provide adequate funding support to owners of railway crossings, including municipalities, for any upgrades required to meet the new guidelines; and**
- (2) That a copy of the above letter be sent to all Richmond Members of Parliament and Lower Mainland municipalities affected by the proposed Regulations for support of the above request.*

ADOPTED ON CONSENT



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

- 25A. **ROAD CLOSURE AND REMOVAL OF ROAD DEDICATION BYLAW 8240 (ROAD ADJACENT TO 9871 RIVER DRIVE) AND SALE TO SOUTH COAST BRITISH COLUMBIA TRANSPORTATION AUTHORITY ("TRANSLINK") AND PURCHASE OF 9851 RIVER ROAD FROM TRANSLINK**
(File Ref. No. 06-2290-20-090, 12-8060-20-8240, 06-2275-20-356) (REDMS No.3543617, 3543617v2)

R12/13-7

It was moved and seconded

That:

- (1) Road Closure and Removal of Road Dedication Bylaw 8240 (Road Adjacent to 9871 River Drive) be introduced and given first, second, and third readings;*
- (2) the required notice of road closure and disposition of the closed road be advertised prior to the final adoption of Bylaw 8240;*
- (3) staff be authorized to file a certifying statement executed by the Corporate Officer at the Land Title Office cancelling the right of resumption pursuant to the Resumption of Highways Regulation; and*
- (4) staff be authorized to take all necessary steps to:*
 - (a) raise title to the area of road to be closed to be known as Parcel 1 ($\pm 1,360 \text{ m}^2$, or $14,639 \text{ ft}^2$) and dispose of it to South Coast British Columbia Transportation Authority ("TransLink") for nominal consideration of \$1.00;*
 - (b) acquire 9851 River Road ($\pm 1,866 \text{ m}^2$ or $20,085 \text{ ft}^2$) from TransLink for nominal consideration of \$1.00;*
 - (c) grant a statutory right of way (SRW) in favour of the City for dike and public rights of passage purposes over a portion of Parcel 1 as shown on Plan EPP12114 ($\pm 1,200 \text{ m}^2$ or $\pm 12,916 \text{ ft}^2$);*
 - (d) grant a statutory right of way in favour of TransLink for a Canada Line overhead guideway and related purposes over a portion of Parcel 1 as shown on Plan EPP12113 ($\pm 143.8 \text{ m}^2$ or $\pm 1,548 \text{ ft}^2$) for nominal consideration of \$1.00;*
 - (e) advertise notices of proposed dispositions in connection with the grants of the SRWs referred to in Recommendations 4(c) and 4(d); and*



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

- (5) *staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Manager, Real Estate Services, to negotiate and execute all documentation to effect the transactions, including all required Land Title Office documentation.*

CARRIED

**CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA**

PLANNING COMMITTEE –
Councillor Bill McNulty, Chair

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a potential conflict of interest as he owns property in the area and left the meeting (8:08 p.m.).

17. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR
REZONING AT 9040 AND 9060/9080 NO. 2 ROAD FROM SINGLE
DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**
(File Ref. No. 12-8060-20-8926, RZ 11-587764) (REDMS No. 3556876, 3565851, 3567114)

R12/13-8

It was moved and seconded

That Bylaw No. 8926, for the rezoning of 9040 and 9060/9080 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

Councillor Dang returned to the meeting (8:09 p.m.).



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R12/13-9 26. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:10 p.m.).

CARRIED

Roland Hoegler, 6560 No. 4 Road, expressed his opinion regarding the property rights of those who own property with Agricultural Land Reserve (ALR) or Environmentally Sensitive Area (ESA) designation.

- R12/13-10 27. It was moved and seconded
That Committee rise and report (8:14 p.m.).

CARRIED

BYLAWS FOR ADOPTION

- R12/13-11 It was moved and seconded
That the following bylaws be adopted:
Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8836
(10131 Bridgeport Road, RZ 11-578325)
Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8869
(4771 Duncliffe Road, RZ 11-577322)
Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 8900
(7431 Francis Road, RZ 11-596457)
Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8901
(7431 Francis Road, RZ 11-596457)

CARRIED



Regular Council Meeting
Monday, July 23, 2012

RES NO. ITEM

DEVELOPMENT PERMIT PANEL

- R12/13-12 28. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meetings held on July 11, 2012, and July 27, 2012, and the Chair's report for the Development Permit Panel meetings held on July 11, 2012, June 27, 2012, April 11, 2012, and September 14, 2011, be received for information; and*
 - (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Permit (DP 12-605110) for the property at 10511 Springwood Crescent;*
 - (b) *a Development Permit (DP 11-595288) for the property at 10688 No. 6 Road; and*
 - (c) *a Development Permit (DP 10-553531) for the property at 4340 No. 3 Road;*
- be endorsed, and the Permits so issued.*

CARRIED

ADJOURNMENT

- R12/13-13 It was moved and seconded
That the meeting adjourn (8:20 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting of the Council of the City of Richmond held on Monday, July 23, 2012.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)



Special Council Meeting

Tuesday, July 24, 2012

Time: 4:00 p.m.

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Harold Steves

Corporate Officer – David Weber

Absent: Councillor Chak Au
Councillor Derek Dang
Councillor Linda McPhail

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

The meeting was recessed at 4:01 p.m.

The meeting was reconvened at 5:57 p.m. following the Open and Closed Parks, Recreation and Cultural Services Committee meetings, with all members of Council present except for Councillors Au, Dang, and McPhail.



Special Council Meeting
Tuesday, July 24, 2012

RES NO. ITEM

PARKS, RECREATION AND CULTURAL SERVICES
COMMITTEE

1. **CITY OF RICHMOND PUBLIC ART PROGRAM PARTICIPATION IN THE VANCOUVER INTERNATIONAL SCULPTURE BIENNALE 2013-2015**

(File Ref. No. 11-7400-09-20-099) (REDMS No. 3542961)

SP12/6-1

It was moved and seconded

- (1) *That the City of Richmond Public Art Program participation in the 2013-2015 Vancouver International Sculpture Biennale, conditional on securing sponsorship funding as outlined in the staff report from the Director, Arts, Culture & Heritage Services dated July 10, 2012, be approved; and*
- (2) *That staff report back for approval of the proposed artists, artworks, locations and funding sponsors before entering into an agreement with the Vancouver Biennale.*

CARRIED

2. **BC SUMMER GAMES BID 2016**

(File Ref. No. 11-7400-20-BCGA1) (REDMS No. 3560670 v. 3)

Please refer to the Minutes of the July 24, 2012 Parks, Recreation and Cultural Services Committee meeting for action on this item.

3. **KWANTLEN FARM SCHOOL INCUBATOR FARMING AT 10640 NO. 5 ROAD**

(File Ref. No. 03-1000-14-220 / Xr. 08-4040-08-01) (REDMS No. 3570740 v. 5)

SP12/6-2

It was moved and seconded

- (1) *That approximately 1.5 acres at 10640 No. 5 Road (the Gardens Park), as identified in the staff report titled Kwantlen Farm School Incubator Farming At 10640 No. 5 Road (dated July 4, 2012 from the General Manager, Community Services), be licensed to Kwantlen Polytechnic University for the purposes of Incubator Farming at a rental rate of \$250 per acre per year for a three-year term; and*



Special Council Meeting
Tuesday, July 24, 2012

RES NO. ITEM

- (2) *That staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Chief Administrative Officer and the General Manager, Community Services to negotiate and execute all documentation required to effect the transaction.*

CARRIED

4. **COMMUNITY INFRASTRUCTURE IMPROVEMENT FUND GRANTS
– GOVERNMENT OF CANADA**
(File Ref. No. 03-1000-03-015) (REDMS No. 3576717)

SP12/6-3

It was moved and seconded

- (1) *That the following projects be endorsed for submission to the Community Infrastructure Improvement Fund (CIIF) and other eligible grant funding programs:*
- (a) *Richmond Olympic Experience Project;*
 - (b) *Japanese Benevolent Society Building Rehabilitation and Restoration;*
 - (c) *Britannia Heritage Shipyard Seine Net Loft Rehabilitation and Adaptive Reuse to Exhibit and Open Storage;*
 - (d) *Gateway Theatre Energy Retrofit Project;*
 - (e) *Wireless Access Upgrade to Library and Adjacent City Facilities; and*
- (2) *That letters be sent to Richmond MPs enclosing copies of the submissions for their information.*

CARRIED

DEVELOPMENT PERMIT PANEL

5. RECOMMENDATION

SP12/6-4

It was moved and seconded

- (1) *That the Chair's report for the Development Permit Panel meeting held on April 11, 2012, be received for information; and*



Special Council Meeting
Tuesday, July 24, 2012

RES NO. ITEM

- (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 11-564405) for the property at 10011 & 10111 River Drive and portion of 10199 River Drive (Phase 1) be endorsed, and the Permit so issued.*

CARRIED

ADJOURNMENT

SP12/6-5

It was moved and seconded
That the meeting adjourn (6:01 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Special Meeting of the Council of the City of Richmond held on Tuesday, July 24, 2012.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)



**Special Council Meeting
Tuesday, September 4, 2012 and
Wednesday, September 5, 2012**

Time: 4:00 p.m.

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail

Corporate Officer – David Weber

Absent: Councillor Harold Steves

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

The meeting was recessed at 4:01 p.m.

The meeting reconvened at 5:50 p.m., following the Open General Purposes Committee meeting with all members of Council present, except Councillor Steves.

SP12/7-1 It was moved and seconded
*That the Special Open Council Meeting be adjourned until 6:30 p.m., on
Wednesday, September 5, 2012 in the Anderson Room, Richmond City Hall.*

CARRIED



Special Council Meeting
Tuesday, September 4, 2012 and Wednesday, September 5, 2012

RES NO. ITEM

The meeting reconvened at 6:30 p.m., on Wednesday, September 5, 2012, with all members of Council present, including Councillors Halsey-Brandt (6:38 p.m.) and Steves, who participated via teleconferencing.

Gail Johnson was present as Acting Corporate Officer.

SP12/7-2

It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (6:31 p.m.).

CARRIED

Delegations from the floor on Agenda items.

Item No. 1 – 2016 BC Summer Games – Response To Referrals

Peter Mitchell, 6271 Nanika Crescent, read from his submission, attached to and forming part of these Minutes as Schedule 1.

SP12/7-3

It was moved and seconded

That Committee rise and report (6:33 p.m.).

CARRIED

Councillor Halsey-Brandt entered the meeting via teleconferencing.

GENERAL PURPOSES COMMITTEE

1. **2016 BC SUMMER GAMES – RESPONSE TO REFERRALS**
(File Ref. No.:) (REDMS No. 3639772 v.3)

SP12/7-4

It was moved and seconded

That:

- (1) *the report titled “2016 BC Summer Games – Response to Referrals” from the Senior Manager, Recreation be received for information;*



Special Council Meeting

Tuesday, September 4, 2012 and Wednesday, September 5, 2012

RES NO. ITEM

- (2) *the City of Richmond decline the opportunity to bid to host the 2016 BC Summer Games as requested by Richmond Sports Council; and*
- (3) *a letter be sent to Richmond Sports Council advising them of the decision and thanking them for their commitment to support hosting of multi-sport events such as the BC Summer Games.*

The question on Resolution SP12/7-4 was not called as there was agreement that Parts (1), (2) and (3) of the motion would be dealt with separately.

The question on Part (1) of Resolution SP12/7-4 was then called and it was **CARRIED**.

The question on Part 2 of Resolution SP12/7-4 was then called and it was **CARRIED** with Councillors Halsey-Brandt, Johnston, McNulty and McPhail opposed.

The question on Part (3) of Resolution SP12/7-4 was then called and it was **CARRIED**.

ADJOURNMENT

SP12/7-5

It was moved and seconded

That the meeting adjourn (6:42 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Special Meeting of the Council of the City of Richmond held on Tuesday, September 4, 2012 and Wednesday, September 5, 2012.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Gail Johnson)

Wednesday September 5, 2012

Mayor and Councillors:

Langley in 2010, Kelowna in 2008, and Kamloops in 2006 all recently successfully held the BC Summer Games in towns with only 1/3 to 1/2 Richmond's population. All these locations held successful Games and made money.

Nanaimo held them in 2002, and decided to bid for them again and will be holding them again in 2014.

Yet some in Richmond say the BC Summer Games are so demanding.

What skills and abilities do these locations have that we don't in Richmond? None. We can do it.

We have better highway access and the provinces airport to easily attract all the visitors here. We have more hotel rooms and shopping diversity than any of these locations, so we are better poised to keep visitors and their spending in Richmond.

Additionally, given these Games are during the school summer vacation, we are well located for families to spend a few days watching their children or grandchildren, before holidaying further south.

We have almost all the facilities locally, including volleyball for 1/20th the price in the staff budget. A month ago I pointed out that Surrey advertised for Games staff for 10 months for 1/3rd the staff budgeted here.

I also suggested last month that our sports fields and facilities are co-located well with adjacent schools for youth athlete accommodation. Our athletes would typically walk to sports saving significantly on transportation cost while also reducing our Games environmental footprint.

Our costs can be significantly lower than the exceedingly conservative staff estimate. Our BC Summer Games can be profitable just like our BC Seniors Games.

We held the 2009 BC Seniors Games financially successfully, and set the still standing participant record, despite 2009 being the deepest year of the recent recession. We did this even though the Winter Olympics and Firefighters Games were held in the area within 6 months of our Games, and they both had fundraising head starts.

When we bid for the Canada Games, or the Masters Games, or other large events, our bid will be competing with cities like those above whose resume will state they recently hosted the BC Summer Games recently. We should be able to make the same statement.

The 2016 BC Summer Games have the full support of Richmond Sports Council, and already have the support of many other parts of the community.

Richmond School District 38 already wholeheartedly endorsed our potential bid, and last night by a vote of 6-1 agreed to offer use of their facilities free of charge except for their additional operating costs.

We haven't hosted the BC Summer Games in over 30 years – over a generation. It is our turn to step up and give our communities youth this goal to strive toward.

Richmond Council tonight has an opportunity to show its confidence in its volunteers and residents. Please vote to bid on the 2016 BC Summer Games.

Sincerely,

Peter Mitchell 6271 Nanika Crescent, Richmond, BC V7C 2W6

petermitchell@shaw.ca



Regular Council Meeting for Public Hearings

Wednesday, September 5, 2012

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail

Gail Johnson, Acting Corporate Officer

Absent: Councillor Evelina Halsey-Brandt
Councillor Harold Steves

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

1. **Zoning Amendment Bylaw 8879 (RZ 09-506904)**
(Location: 5440 Hollybridge Way; Applicant: Hollybridge Limited Partnership)

Applicant's Comments:

David Jacobson, Development Manager, Intracorp, representing the applicant, spoke briefly about the proposed project and indicated he was available to answer questions.

Written Submissions:

- (a) David Jacobson, Development Manager, Intracorp (Schedule 1)

Submissions from the floor:

None.

PH12/8-1 It was moved and seconded

That Zoning Amendment Bylaw 8879 be given second and third readings.

CARRIED



**Regular Council Meeting for Public Hearings
Wednesday, September 5, 2012**

2. **Zoning Amendment Bylaw 8906 (RZ 11-588104)**
(Location: 9000 General Currie Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/8-2

It was moved and seconded

That Zoning Amendment Bylaw 8906 be given second and third readings.

CARRIED

3. **Zoning Amendment Bylaw 8918 (RZ 11-591939)**
(Location: 9091, 9111 and 9131 Beckwith Road; Applicant: Traschet Holdings Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/8-3

It was moved and seconded

That Zoning Amendment Bylaw 8918 be given second and third readings.

CARRIED



**Regular Council Meeting for Public Hearings
Wednesday, September 5, 2012**

4. **Zoning Amendment Bylaw 8925 (RZ 11-590114)**
(Location: 9691 Alberta Road; Applicant: Cotter Architects Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Peter Ng, 6300 Birch Street (Schedule 2)

Submissions from the floor:

None.

PH12/8-4

It was moved and seconded

That Zoning Amendment Bylaw 8925 be given second and third readings.

CARRIED

5. **Zoning Amendment Bylaw 8926 (RZ 11-587764)**
(Location: 9040 and 9060/9080 No. 2 Road; Applicant: Yamamoto Architecture Inc.)

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a potential conflict of interest because he owns property in the area, and left the meeting at 7:13 p.m.

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Harvey Yee, owner of 6008 and 6028 Francis Road, queried about the proposed Public Right of Passage that is on his property as indicated on Attachment 2 of the staff report and commented on the proposed development's elevations, citing concern in regards to privacy.

Also, Mr. Yee queried about the proposed parking and whether the proposed development is consistent with the upcoming 2041 Official Community Plan.



**Regular Council Meeting for Public Hearings
Wednesday, September 5, 2012**

To assist Mr. Yee with his concerns, staff was directed to notify him when the proposed development is scheduled for consideration by the Development Permit Panel.

PH12/8-5

It was moved and seconded

That Zoning Amendment Bylaw 8926 be given second and third readings.

CARRIED

6. Zoning Amendment Bylaw 8929 (RZ 11-596490)

(Location: 8200, 8220, 8280 and 8300 No. 1 Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Mr. Craig referenced his memorandum dated August 29, 2012 regarding the proposed development (attached to and forming part of these Minutes as Schedule 3). He spoke of the various revisions to the proposed development as a result of the concerns cited by residents at the July 17, 2012 Planning Committee meeting. In particular, Mr. Craig stated that staff examined the proposed access location in relation to Pacemore Avenue and responded to concerns regarding the relocation of visitor parking stalls, shadowing impacts to the existing back yards of houses and options to relocate the outdoor amenity space. Also, he stated that Transportation staff reviewed the proposed access location at the north property line and recommended maintaining this access as it is the safest. Mr. Craig noted the design will continue to be refined through the Development Permit process.

Written Submissions:

- (a) Memorandum from Wayne Craig, Program Coordinator – Development, City of Richmond (Schedule 3)



Regular Council Meeting for Public Hearings
Wednesday, September 5, 2012

Submissions from the floor:

Teri Barkwell, 8251 Coldfall Court, stated that she was pleased to see some of the various revisions to the proposed development. Ms. Barkwell cited concern regarding the design of the proposed project and was advised that the Development Permit Panel manages design development concerns. She stated that she was not pleased to see tandem parking along the No. 1 Road frontage as she was concerned with the additional vehicular fumes. Ms. Barkwell further commented on traffic concerns, stating that she was concerned that visitors and residents of the proposed development may utilize the cul-de-sac her home fronts for overflow parking.

Jo Ann Steed, 8311 Coldfall Court, spoke of hedge that is located on the proposed development site and stated that she wished to see the hedge retained in an effort to minimize traffic noise and vehicular fumes.

Staff was directed to advise the speakers of the date when the application is scheduled for consideration at the Development Permit Panel and also monitor the traffic situation in the area. In addition, staff is to advise those who have provided correspondence of the changes made to date.

PH12/8-6

It was moved and seconded

That Zoning Amendment Bylaw 8929 be given second and third readings.

CARRIED

7. **Zoning Amendment Bylaw 8736 (Basic Universal Housing Features)**
(Location: Entire City of Richmond; Applicant: City of Richmond)

Applicant's Comments:

Mr. Craig was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/8-7

It was moved and seconded

That Zoning Amendment Bylaw 8736 be given second and third readings.

CARRIED



**Regular Council Meeting for Public Hearings
Wednesday, September 5, 2012**

PH12/8-8

It was moved and seconded

That Zoning Amendment Bylaw 8736 be adopted.

CARRIED

ADJOURNMENT

PH12/8-9

It was moved and seconded

That the meeting adjourn (7:31p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular Meeting for Public
Hearings of the City of Richmond held on
Wednesday, September 5, 2012.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Gail Johnson)

INTRACORP

BUILDING THE EXTRAORDINARY

August 30, 2012

Schedule 1 to the Minutes of the
Council Meeting for Public
Hearings held on Wednesday,
September 5, 2012.

BY COURIER

To Public Hearing	
Date:	SEPT 5, 2012
Item #	1
Re:	Bylaw 8879

Mayor Malcolm Brodie
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie:

Re: 5440 HOLLYBRIDGE WAY: ZONING AMENDMENT BYLAW 8879 (RZ 09-506904)
PUBLIC HEARING, SEPTEMBER 5th, 2012.

We are pleased to provide for your interest, the enclosed package of coloured drawings and renderings illustrating the development proposal for 5440 Hollybridge Way ("River Park Place"), which will be going to Public Hearing on September 5th, 2012. This information package is supplemental to – and consistent with – the formal Staff report and submission drawings that have been provided for review. We also offer below a brief description of project timeline and overview.

Brief Summary of Project Timeline

Completed To-Date:

January 2012	Rezoning Submission
February – June 2012	Worked with Staff on Functional Road Design and Rezoning Considerations
July 17, 2012	Planning Committee
July 23, 2012	First Reading

Upcoming/Anticipated:

September 5, 2012	Public Hearing
December 10, 2012	Final Adoption

Brief Description of Project

Project & Context

Located in Richmond's emerging Oval Village neighborhood, River Park Place will be an exciting contribution to the ongoing transformation of Richmond's newest waterfront community. In total the project proposes approximately 586 residential units and 38,800 sq. ft. of new retail area. The site is bounded by the new River Road to the north, Hollybridge Way to the west, Gilbert Road to the east and the existing Richmond Winter Club site to the south.

New and proposed mixed-use developments surrounding the site include ASPAC Development's River Green Village to the north, Onni's Ora project to the west, and the Richmond Olympic Oval to the northwest. River Park Place adds to this diversity with a mixture of street-oriented large and medium format retail and diverse housing



CNCL - 39

forms including apartment condominiums and townhouses. Three distinct towers, several mid-rise structures, and ground-oriented townhouses bring architectural variety and interest to the residential components of the project.

Consistent with the City of Richmond's City Centre Area Plan (CCAP), a new internal road – Pearson Way – begins at a new intersection on Hollybridge Way at the southwest corner of the site and extends through the property to connect with the internal road of River Green Village to the north. Pearson Way will subdivide the site into two legal lots. The project is designed to be built in three phases. Lot 1 in the east contains Phase 1 of development, while Lot 2 contains Phase 2 in the centre and Phase 3 in the west.

Massing

Consistent with CCAP recommendations, the three towers are placed to minimize the visual and physical impacts on existing and proposed buildings within the immediate context. Near and distant views are maximized to provide enjoyable views for residents while also keeping "eyes on the street" for enhanced community cohesion. New, existing and proposed towers are staggered from one another and separated by a minimum distance of 24m.

Massing to the south is kept low to maximize sunlight penetration into the podium courtyards. Since the new River Road is relatively wide, shadowing created by the taller structures to the north sidewalk is minimal, even with the proposed 6-storey massing at the street edge. Residential uses on upper floors along the street edge ensure that the wide streetscape is enclosed and scaled to engage the public street.

Access

All major residential lobbies for towers and mid-rises occur near the main street intersections. Townhouses have direct ground-level access for residents. Vehicles will access both parcels from the internal road. Large-vehicle loading will occur at a lay-by located along Pearson Way, and this approach is supported by a Traffic Impact Assessment. On-street parking along this road will be coordinated with the lay-by. Garbage and recycling will be managed within the parking structures and dedicated recycling areas will have localized minimum 6m headroom.

Design Approach

As a development company, Intracorp is committed to executing projects of extraordinary architectural character and distinction. This is exemplified in the company's diverse portfolio of projects in various municipalities, including: Vista Place and Ventana in North Vancouver; Spruce, Stirling House, Jacobsen, and the upcoming MC² in Vancouver; Chancellor Row at UBC; Centrepont, and the upcoming Metroplace and Silver towers in Burnaby.

The overall design approach for River Park Place will continue this legacy of incorporating modern materials such as concrete, masonry, glass, metal and wood in a clean and cohesive architectural identity. Color and material contrasts will be used carefully and purposefully along with the massing strategy, to break down the building volumes into smaller discernible components. Bold color accents will be used to highlight key areas and focal points, adding visual interest and individual personality to the various building forms.

A human-scaled and pedestrian-oriented environment will be achieved by adhering to architectural and landscape design principles that enhance visibility, visual appeal, security, and articulation. Designed to be a landmark development for this neighbourhood, the midrise buildings will create variety in street wall massing at the pedestrian level, while the taller building forms will mark the entrance to the Oval Village shopping district and the City Centre, and will be clearly visible by people approaching Richmond from Sea Island.

Podium Rooftops

The podium rooftops will provide extensive outdoor amenities to all project residents as a green shared space with both private & public areas. Distinctly programmed zones include outdoor dining/BBQ, a social fire-pit, community garden plots, children's play areas, exercise spaces and ornamental planting. The programming of these spaces is intended to complement the indoor amenity areas which open out onto them. Many of the townhouses fronting the internal street will have roof deck access from within the unit. All rooftop residential units will have private patios opening onto the roof space.

Sustainable Design

This project will emphasize sophisticated and efficient design and systems performance. In particular, sustainable building practices will be incorporated into the design of the project, and a measurement standard of LEED® Silver equivalency will be set as a target. Passive solar design will be pursued and expressed in the building design. Slab extensions and balcony locations address each orientation to respond to opportunities for solar shading, while keeping thermal bridging to an acceptable minimum.

Hollybridge Limited Partnership (Intracorp) is pleased to have the opportunity to develop this exciting new project in the City of Richmond. We hope to build on our legacy of contemporary, sophisticated design that stands the test of time, to create a development that will fit well within the high calibre of urban design in this emerging Richmond neighbourhood, while at the same time establishing a unique identity that will add to the variety of built forms in the City Centre.

We look forward to continuing a productive and positive working relationship with City Staff and Council. Please do not hesitate to contact me at 604-801-7023 or djacobson@intracorp.ca, should you have any questions.

Yours truly,

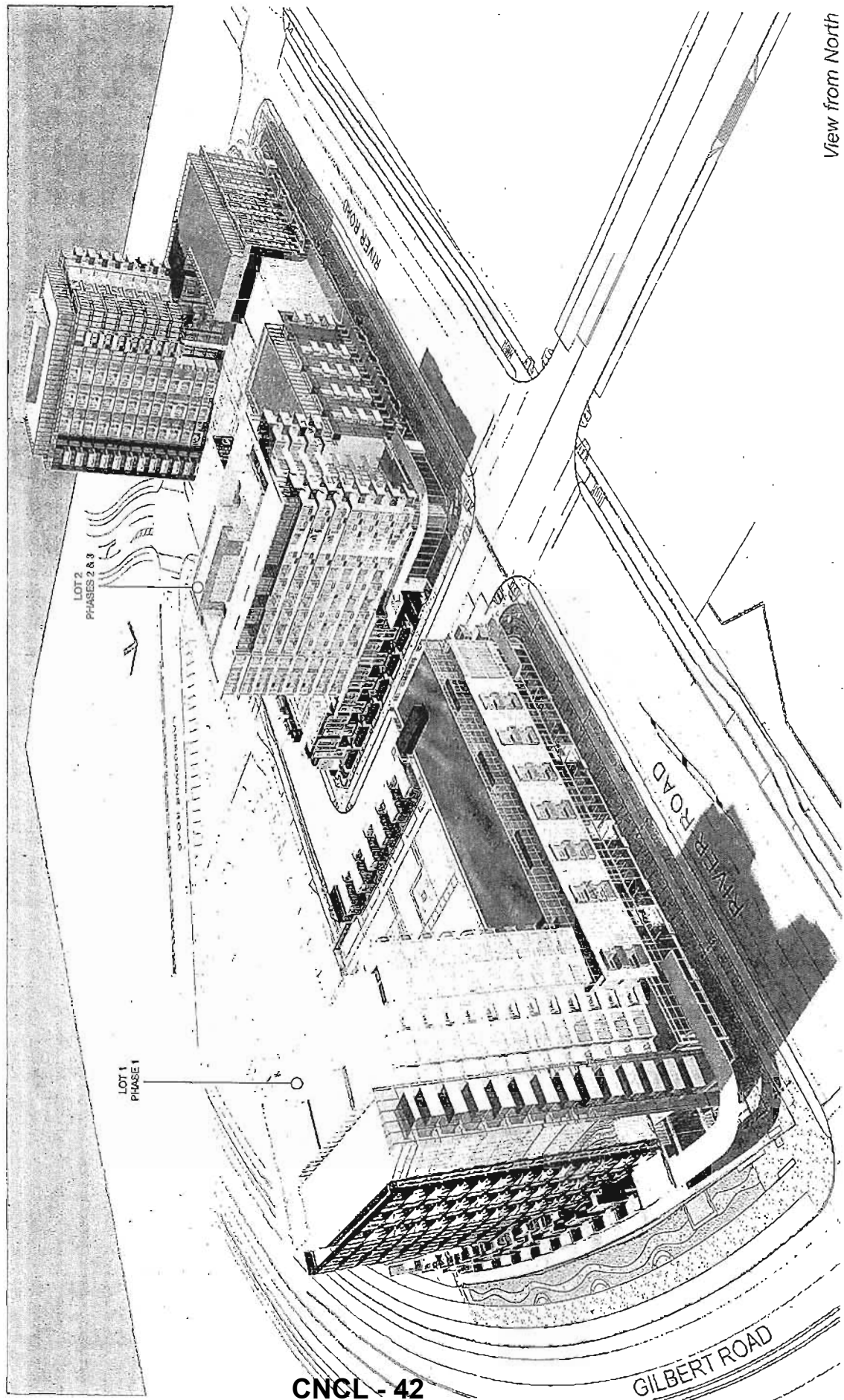
HOLLYBRIDGE LIMITED PARTNERSHIP

for: David Jacobson

David Jacobson
Development Manager

Encl.

Cc. Mayor and Council, City of Richmond
Suzanne Carter-Huffman, Senior Planner, City of Richmond
Maurice Pez, Senior Vice President, Development & Construction, Intracorp



View from North

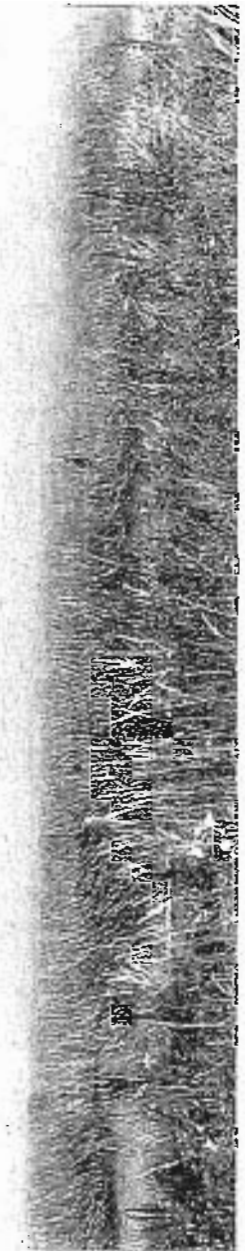
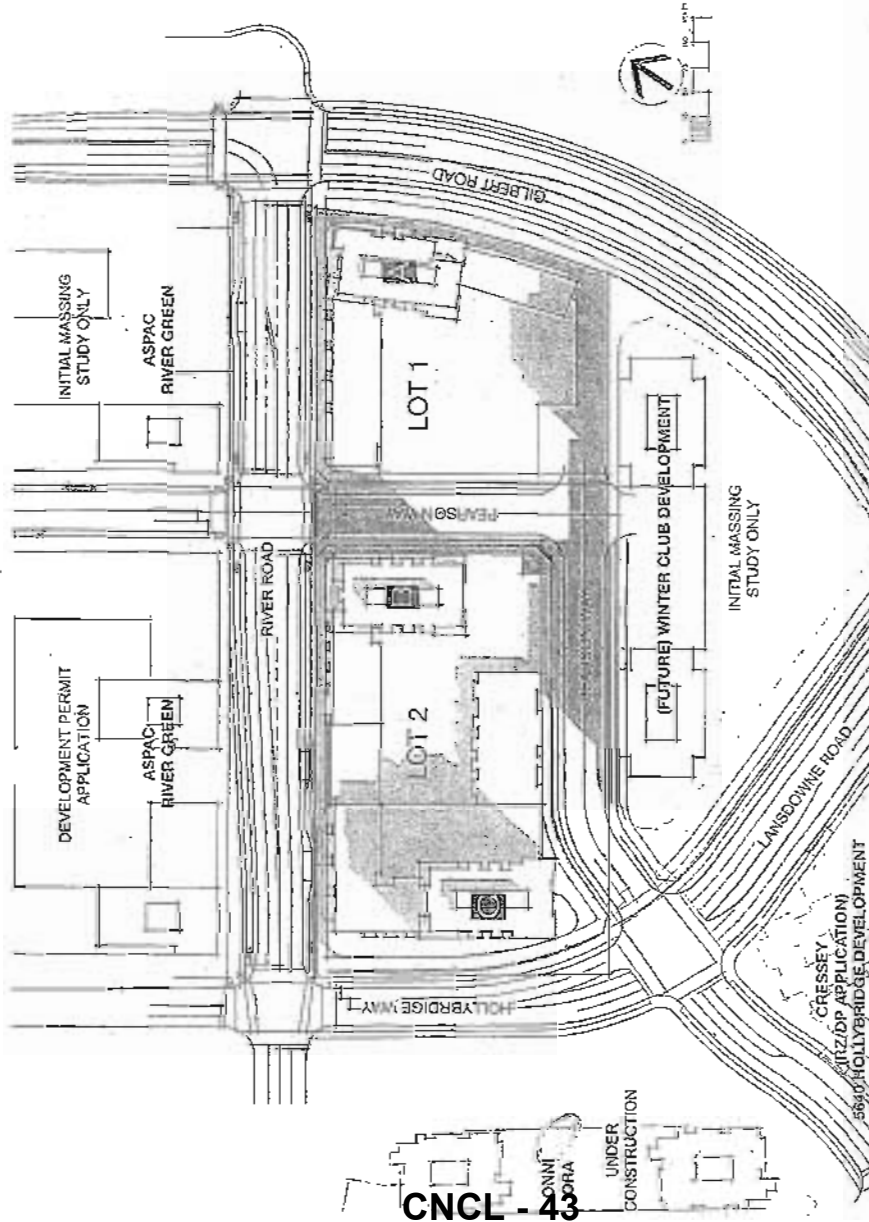
AUGUST 2012
RZ 09-506904

RIVER PARK PLACE

CNCL - 42

With views of the mountains, river, and ocean, River Park Place is the next addition to Richmond's emerging Oval Village neighbourhood. The name "River Park Place" reflects the community's unique character, namely its extensive landscaping, home-inspired amenities, and residential community living. River Park Place will be a welcome addition to the Oval Village neighbourhood.

River Park Place is a sophisticated, modern development located in the heart of the emerging neighbourhood of The Oval Village. Well-built by design and with broad market appeal, River Park Place offers a vibrant urban lifestyle with a wealth of local area amenities, transportation choices, and retail experiences. Integrating leading edge technologies and sustainable building systems, River Park Place is the best of contemporary responsible living.



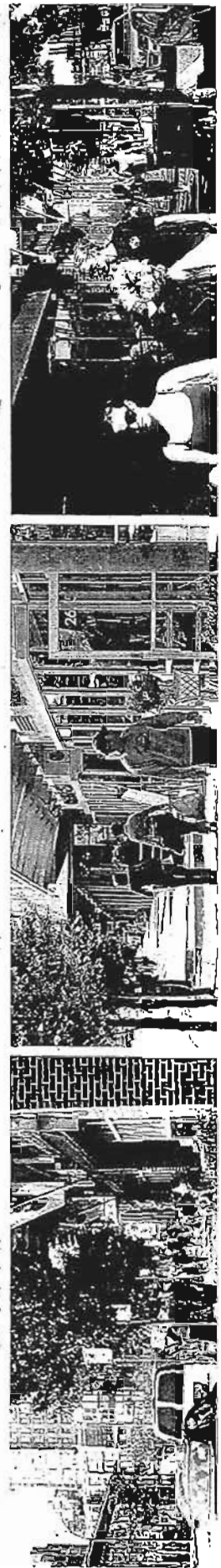
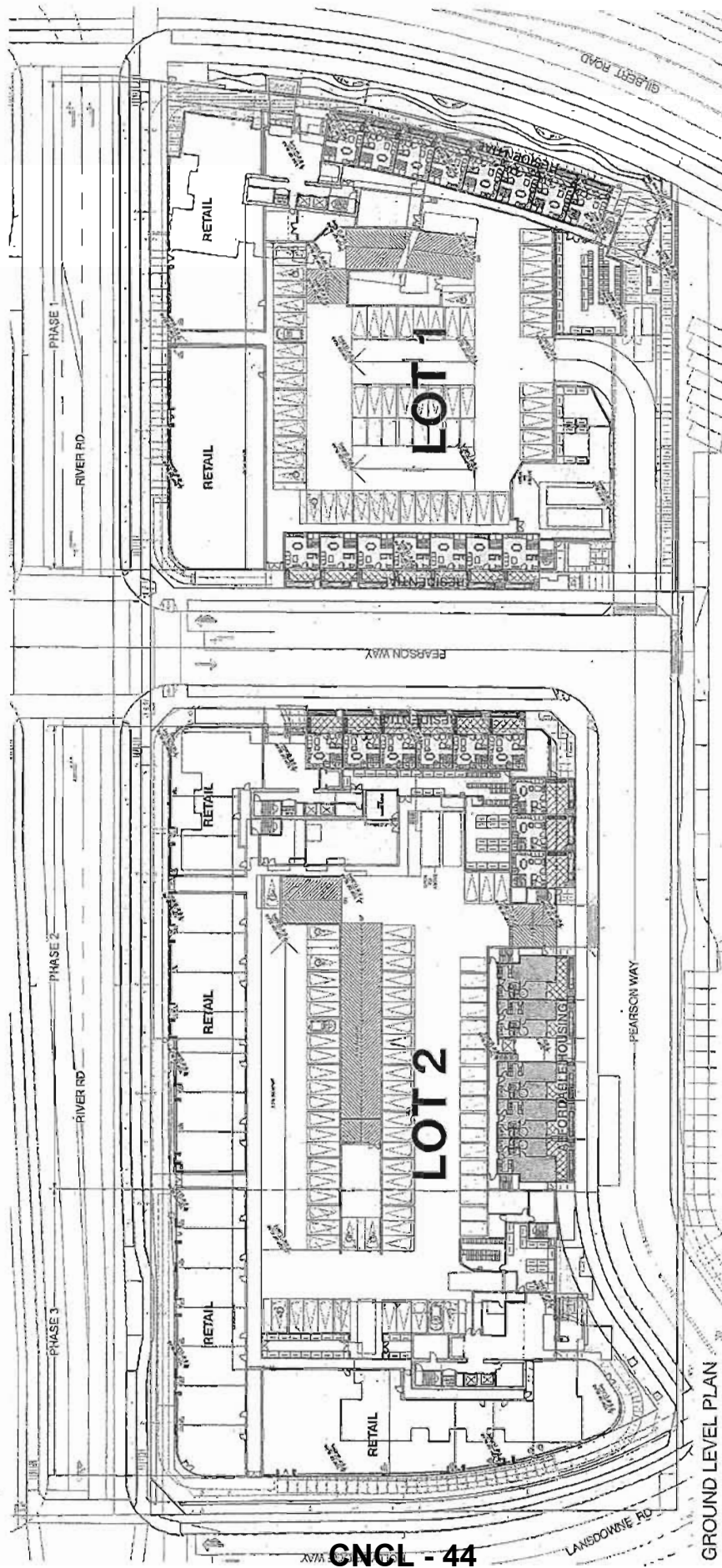
RIVER PARK PLACE

AUGUST 2012
RZ 09-508004

MYA E

INTRACORP

IBI GROUP



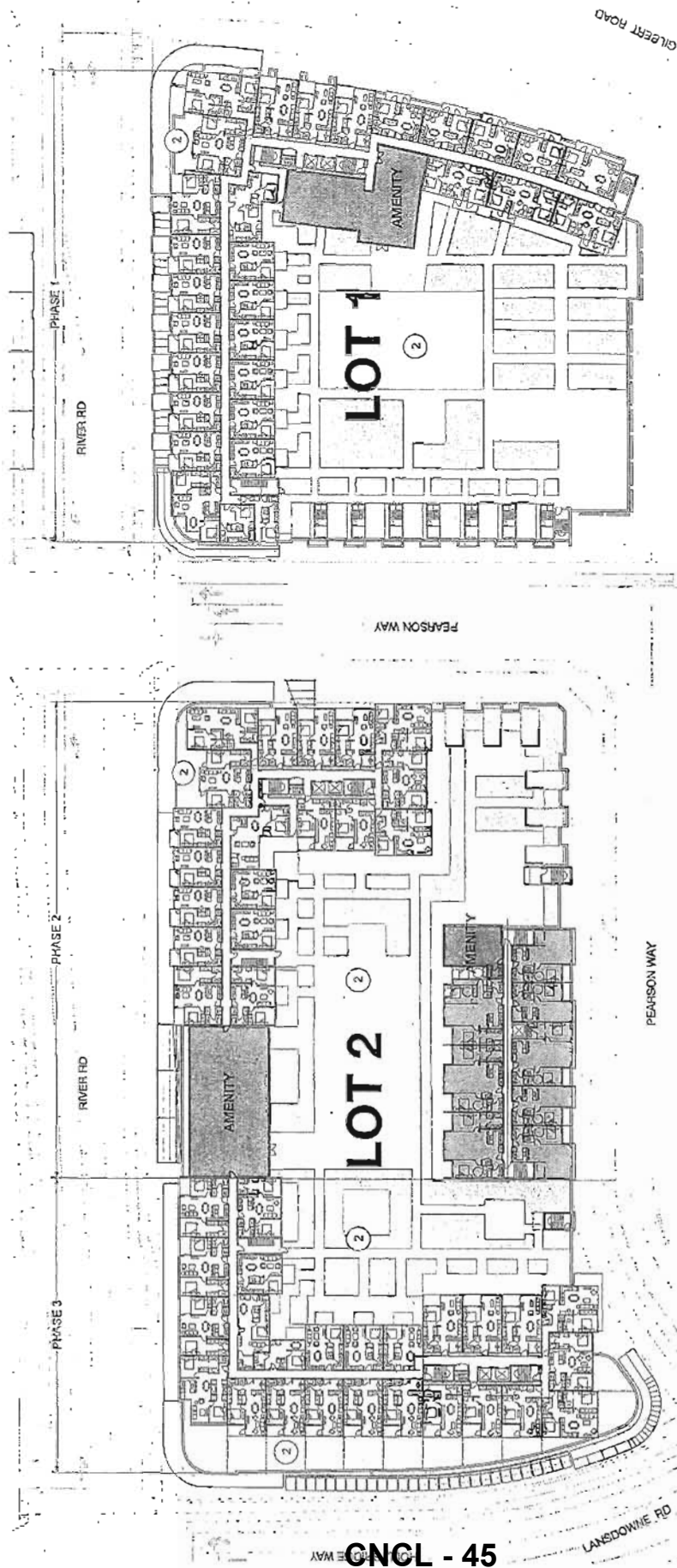
AUGUST 2012
RZ 09-506804

RIVER PARK PLACE

MYA
Lighting Technology Solutions Ltd.

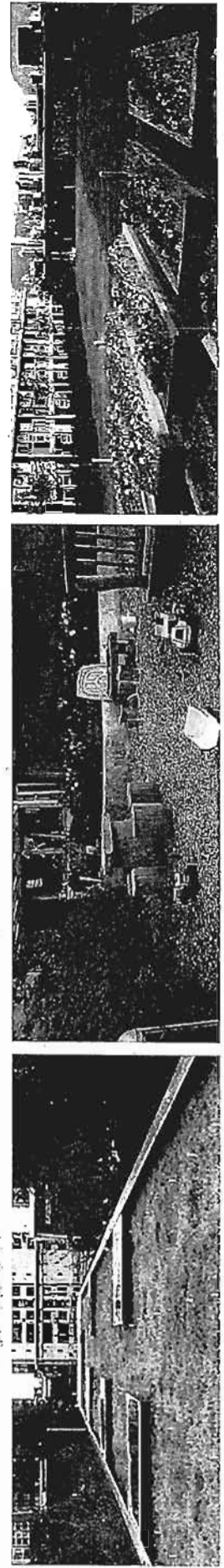
INTRACORP
CONSTRUCTION SERVICES

IBI
GROUP



PODIUM LEVEL PLAN

CNCL - 45



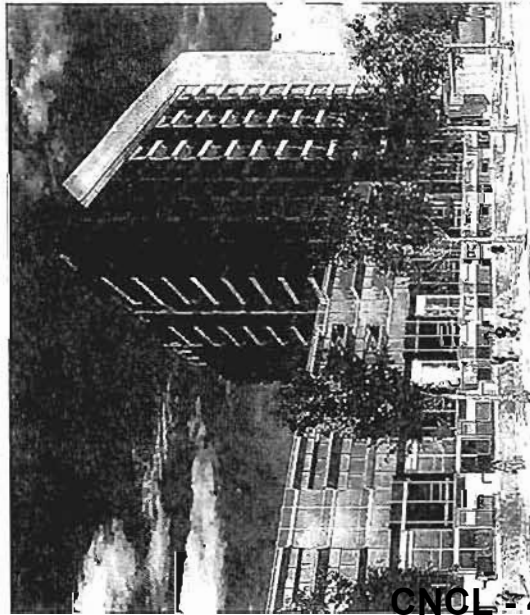
AUGUST 2012
RZ 09-456304

RIVER PARK PLACE

MYAE
ARCHITECTURAL SERVICES, INC.

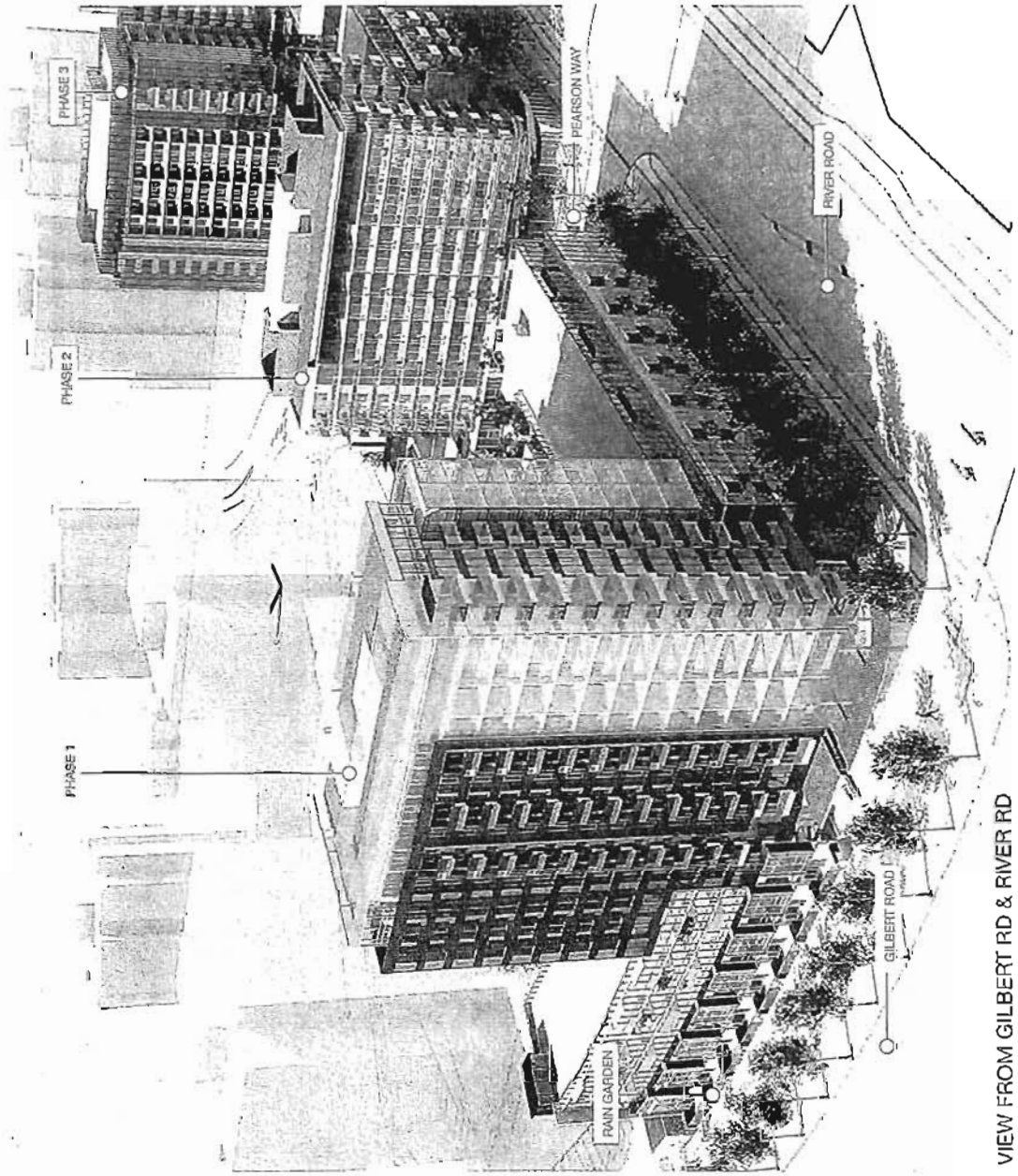
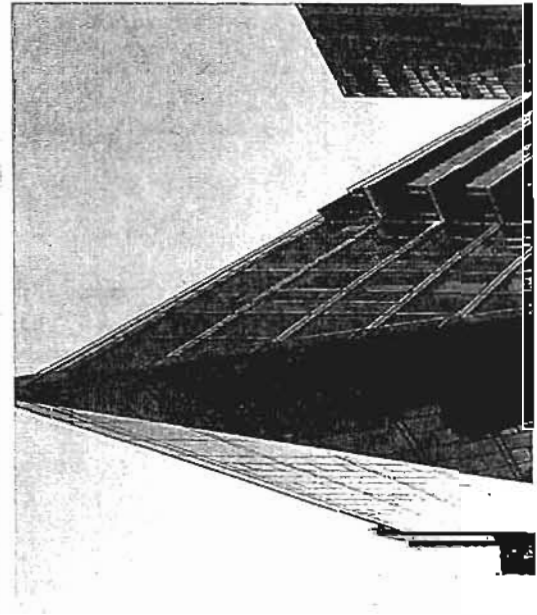
INTRACORP
ARCHITECTURAL SERVICES, INC.

IBI
GROUP



GILBERT RD TOWNHOUSE FRONTAGE

CNCL 46



VIEW FROM GILBERT RD & RIVER RD

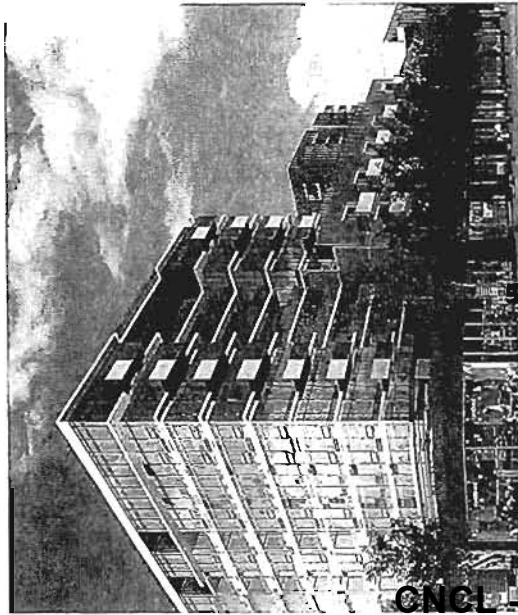
AUGUST 2012
RZ 09-506304

RIVER PARK PLACE

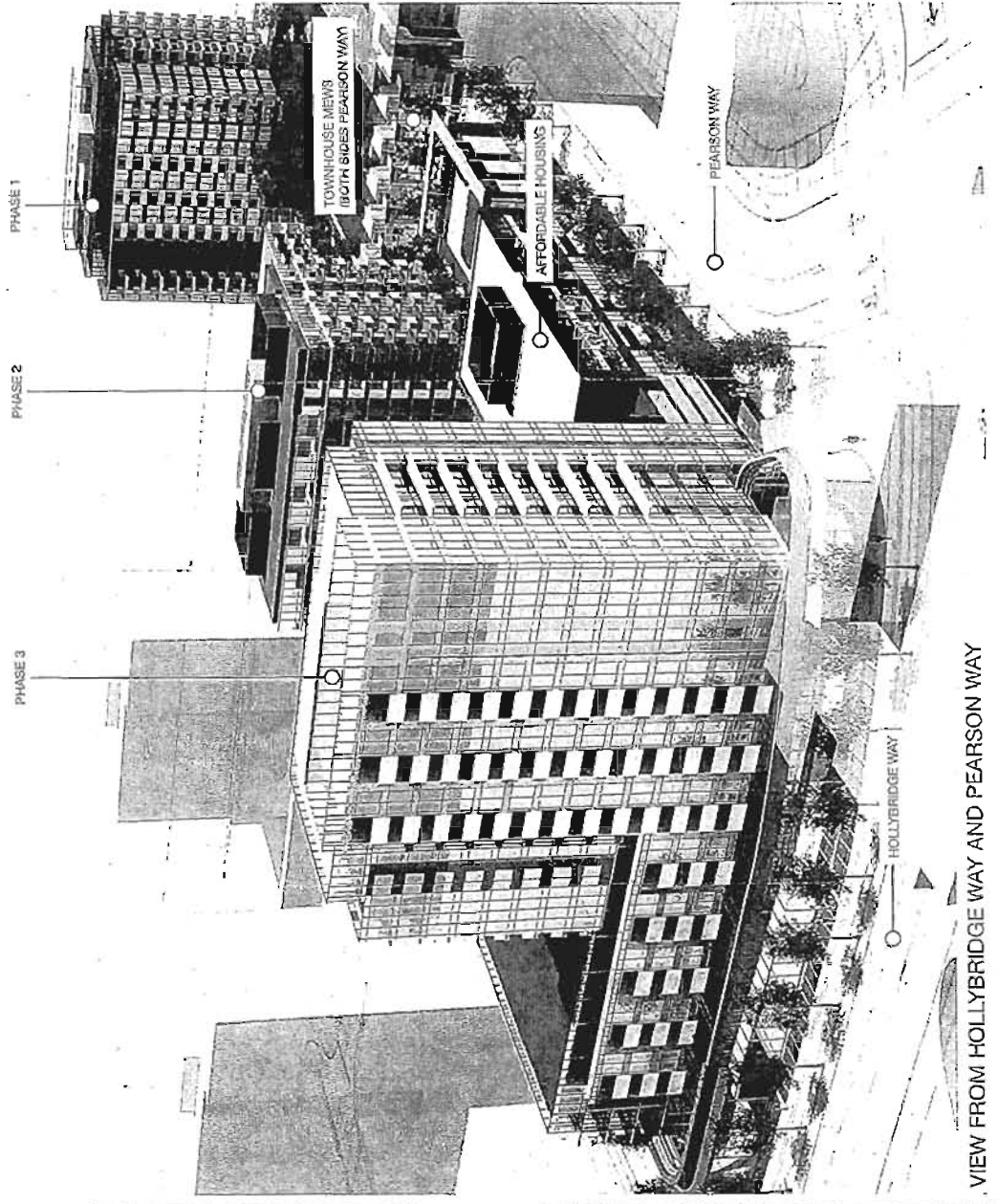
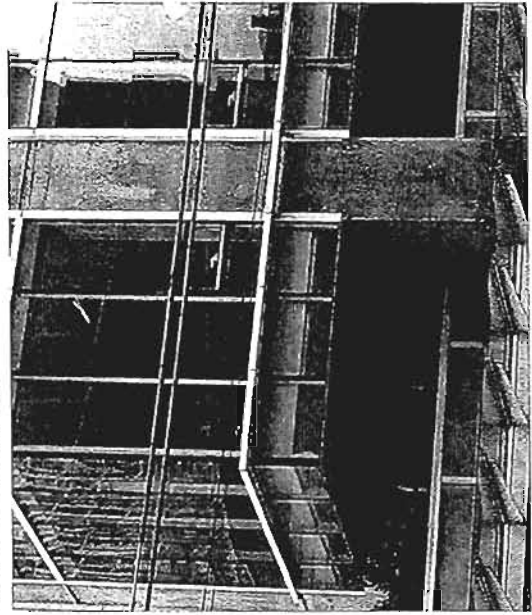
MYNE

INTRACORP

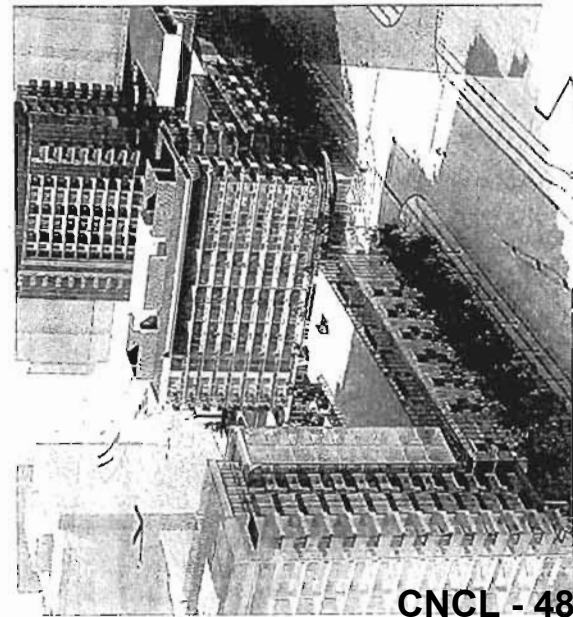




RIVER RD FRONTAGE

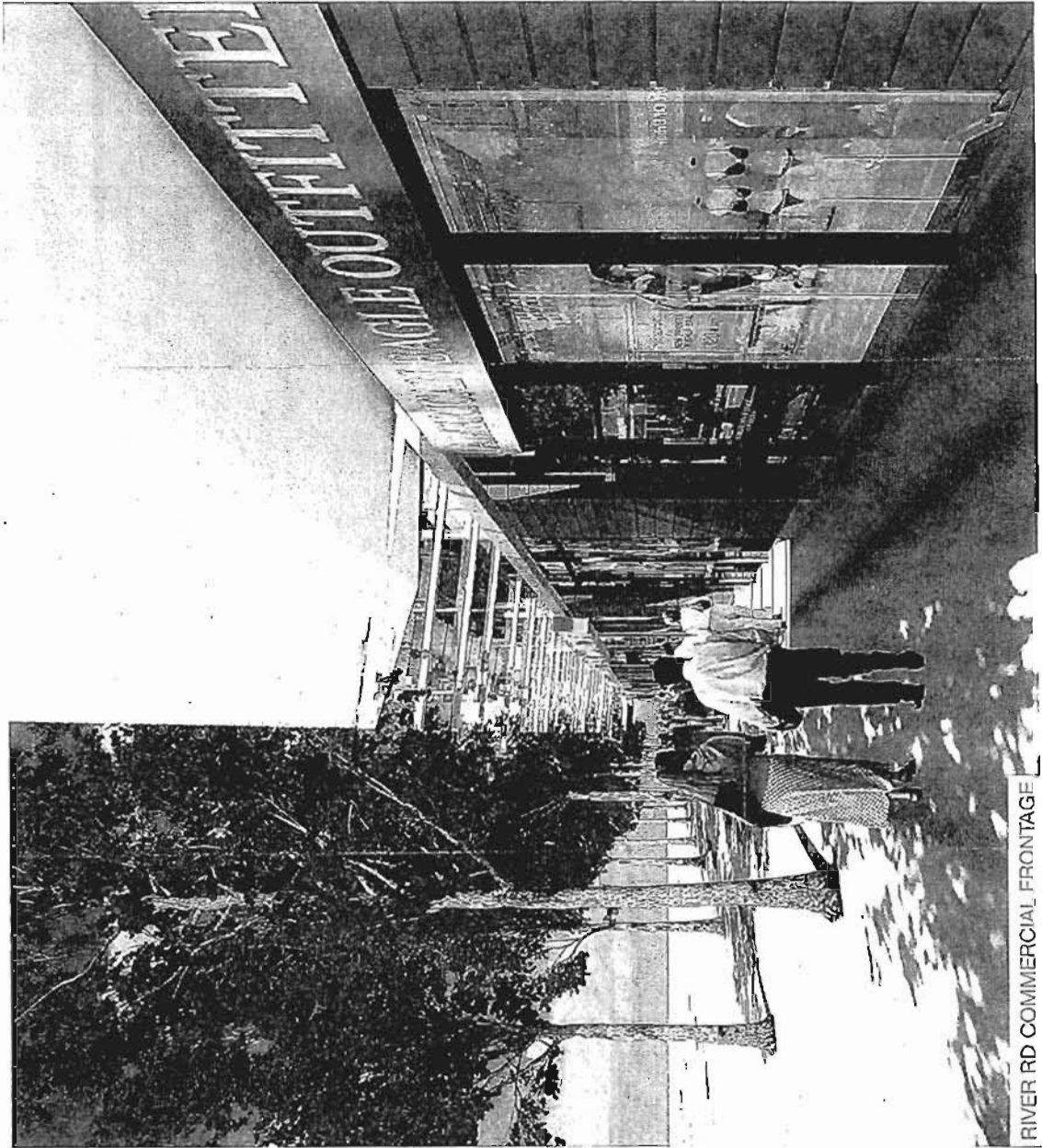


VIEW FROM HOLLYBRIDGE WAY AND PEARSON WAY

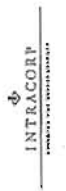
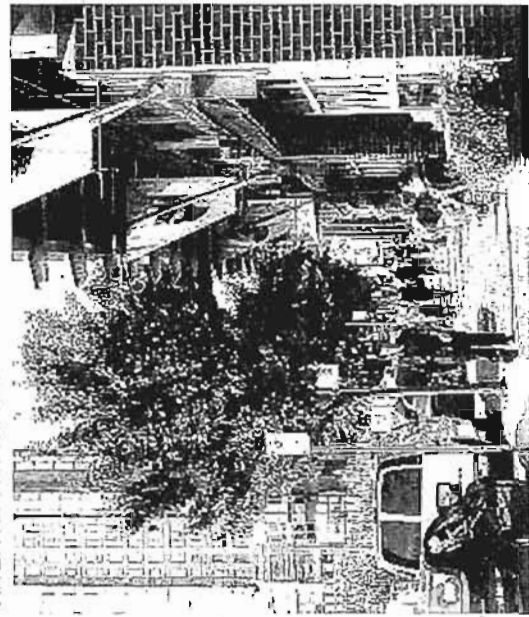


RIVER RD FRONTAGE

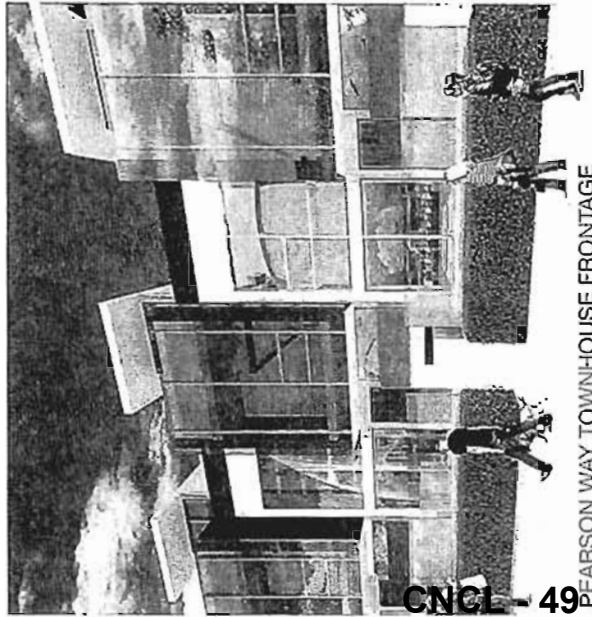
CNCL - 48



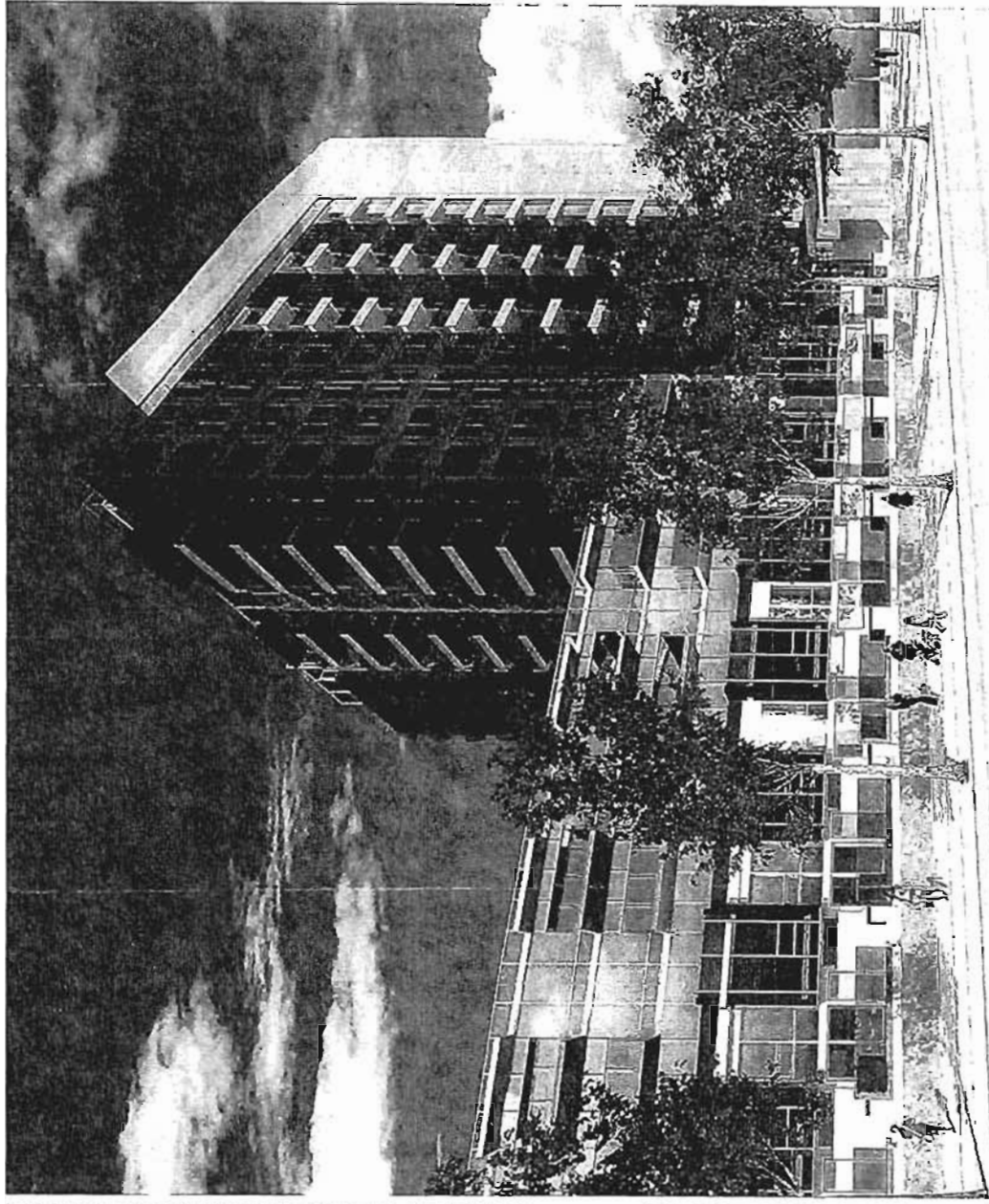
RIVER RD COMMERCIAL FRONTAGE



RIVER PARK PLACE

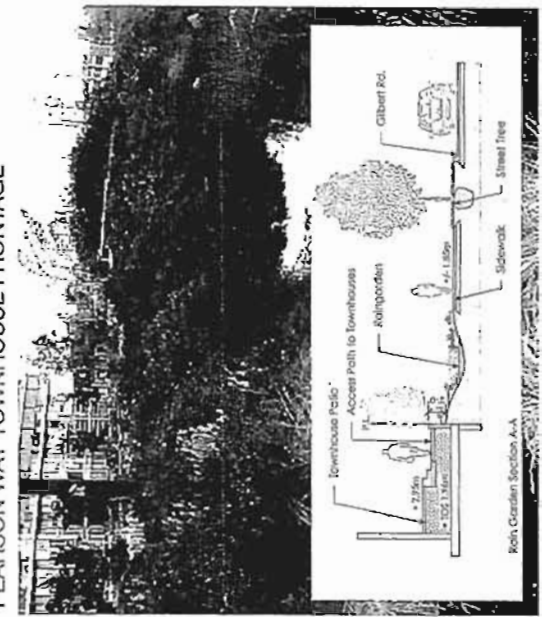


PEARSON WAY TOWNHOUSE FRONTAGE



GILBERT RD TOWNHOUSE FRONTAGE

CNCL - 49



Both Garden Section A-A

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: Tuesday, 28 August 2012 16:16
To: MayorandCouncillors
Subject: Send a Submission Online (response #714)

To Public Hearing
Date: <u>Sept 5, 2012</u>
Item # <u>4</u>
Re: <u>Bylaw 8925</u>

Send a Submission Online (response #714)**Survey Information**

Schedule 2 to the Minutes of the
Council Meeting for Public
Hearings held on Wednesday,
September 5, 2012.

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/28/2012 4:21:19 PM

Survey Response

Your Name:	Peter Ng
Your Address:	20-6300 Birch St., Richmond, BC, V6Y4K3
Subject Property Address OR Bylaw Number:	8925 (RZ 11-590114)
Comments:	<p>Again I am very concerned about traffic around Alberta Rd.;-there are nursery schools, a primary school, a high school and a park near by. Another issue/concern that I have is the parking along the road. Even though you mentioned that the developer is supposed to build two car garage townhouses; but the garages are single file- so people just park out side on the road. Over the last few years the City has approved a lot of building permits around the area - Alberta and Ferndale- too fast and too many. If this Notice of Public Hearing is a kind of formality that you have to go through - and nothing we can do since the area was assigned for high density residential purpose as you mentioned last time. Even if we do not agree but what can we do?</p>





City of Richmond

To Public Hearing
Date: <u>SEPT 5, 2012</u>
Item # <u>6</u>
Re: <u>Bylaw 8929</u>
Planning and Development Department

Schedule 3 to the Minutes of the Council Meeting for Public Hearings held on Wednesday, September 5, 2012.

Memorandum

Planning and Development Department
Policy Planning

To: Mayor and Council

Date: August 29, 2012

From: Wayne Craig
Program Coordinator – Development

File: RZ 11-596490

Re: Townhouse Rezoning Proposal at 8200, 8220, 8280 and 8300 No. 1 Road

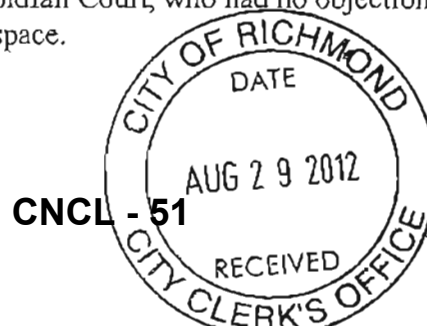
The purpose of this memo responds to Planning Committee's request to staff on July 17, 2012 to provide updates on the proposed 28 unit townhouse development at 8220 to 8300 No. 1 Road prior to the September 5, 2012 Public Hearing.

On July 17, 2012, Planning Committee requested that staff examine the proposed townhouse access location in relation to Pacemore Avenue and also respond to neighbouring resident comments about the relocation of visitor parking stalls, shadowing impacts to the existing rear yards of houses and options to relocate the outdoor amenity area along the rear yard of the townhouse project.

Transportation staff have reviewed the access location proposed at the north property line of the site and recommend this location be maintained instead of an access located directly across from Pacemore Avenue as there is adequate separation between Pacemore Avenue and the proposed access to the north that meets industry guidelines for separation between a cross street and driveway. Locating the driveway as far north along the site frontage as possible reduces the number of conflict points that would otherwise be created by a four-legged un-signalized intersection which is higher than a three-legged intersection. Furthermore, the site access serves only 28 units which generates much less traffic than Pacemore Avenue serving as a collector road to an entire neighbourhood. Introducing a driveway directly across the street will create delays for traffic eastbound on Pacemore Avenue that may now have to yield to development traffic which would have equal priority. Therefore, staff recommend that the existing access location be maintained.

In response to neighbouring resident comments on the proposal, the architect has made the following revisions to the townhouse project (refer to **Attachment 1** for a copy of revised preliminary site plan drawings):

- All visitor parking stalls have been relocated away from the rear yards of existing single-family houses.
- The outdoor amenity area has been relocated to provide a direct rear yard adjacency to neighbouring single-family dwellings along the east property line. Staff reviewed this option with the resident at 8251 Coldfall Court, who had no objections to the proposed relocation of the outdoor amenity space.



Richmond

- Maintaining privacy for existing single-family dwellings to the east and minimizing shadowing of adjacent rear yards is addressed and enhanced with the revised townhouse proposal with the 6 m (20 ft.) rear yard setback for the rear townhouse units along the entire east property line remaining unchanged. The relocated outdoor amenity space results in additional open space and landscaping that can be implemented in the areas next to neighbouring single-family dwellings and results in increased separation from the townhouse units for the portion of the townhouse site that has the greatest lot depth.
- The number of townhouse units remain the same (28 total units) and the total number of visitor parking stalls (6 stalls) is unchanged and in compliance with the zoning bylaw.

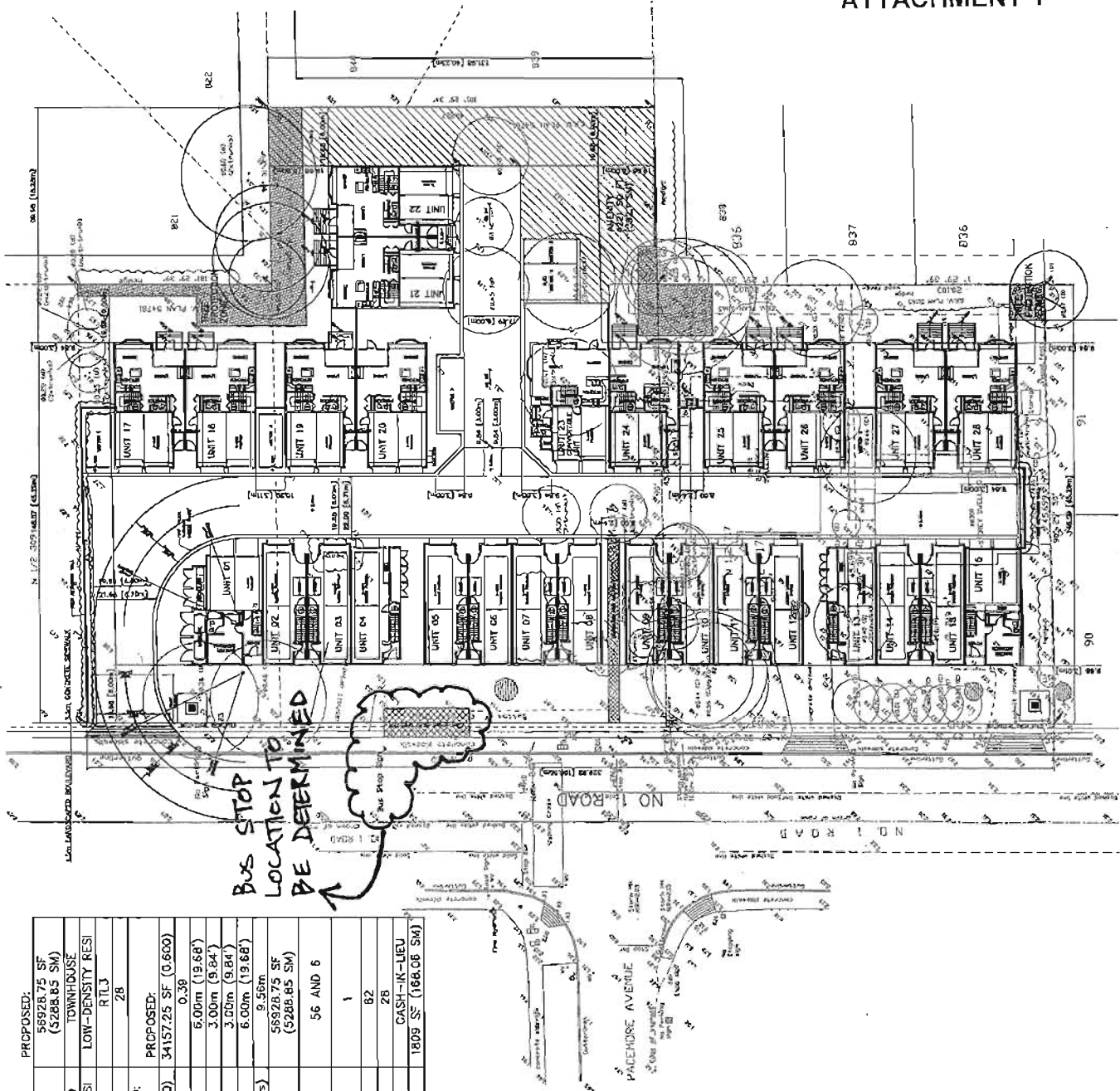
Staff reviewed and supports the existing vehicle access location at the north end of the development site. In response to resident comments on the proposal, the architect has revised visitor parking and outdoor amenity space location and arrangement of townhouse units to address privacy issues and maximize open space separation between single-family and proposed townhouse land uses. City staff will continue to work with the applicant through the Development Permit application process, including review by the City's Advisory Design Panel, to further enhance the design and landscaping of the overall project. Staff support the proposed changes to the townhouse rezoning (as per the attached drawings).



Wayne Craig
Program Coordinator – Development
604-247-4625
wcraig@richmond.ca

pc: Joe Erceg, MCIP, Deputy CAO
Victor Wei, P. Eng., Director, Transportation
Kevin Eng, Planner 1
Sonali Hingorani, Transportation Engineer

ATTACHMENT 1



EXISTING:	57372.58 SF (3,310.09 SM)	55928.75 SF (3,288.85 SM)	PROPOSED:	
	SINGLE DETACHED	TOWNHOUSE		
DCP DESIGNATION:	LOW-DENSITY RESI	LOW-DENSITY RESI		
ZONING:	R31/E	RTL3		
NUMBER OF UNITS:	4	28		
	REQUIRED/ALLOWED: (BASED ON RTL3)		PROPOSED:	
FLOOR AREA RATIO:	34157.25 SF (0.600)	34157.25 SF (0.600)		
LOT COVERAGE:	0.40	0.39		
SETBACK--FRONT YARD:	MIN. 6m	6.00m (19.68')		
SETBACK--SIDE YARD: (NORTH)	MIN. 3m	3.00m (9.84')		
SETBACK--SIDE YARD: (SOUTH)	MIN. 3m	3.00m (9.84')		
SETBACK--REAR YARD:	MIN. 3m	6.00m (19.68')		
HEIGHT: (m)	12.0m (3 Storeys)	9.50m		
LOT SIZE:	57372.58 SF (3,330.09 SM)	55928.75 SF (3,288.85 SM)		
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	55 AND 6	56 AND 6		
OFF-STREET PARKING ACCESSIBLE:	1	1		
OFF-STREET PARKING TOTAL:	52	82		
TANDEM PARKING SPACES:	28	28		
INDOOR AMENITY SPACE:	MIN. 60 SM	CASH-IN-LIEU		
OUTDOOR AMENITY SPACE:	MIN. 168 SM	1809 S' (168.06 SM)		



**MATTHEW CHENG
ARCHITECT INC.**

100-1000 EAST AVENUE
SUITE 100
VICTORIA, BC V8W 2E1
TEL: (250) 383-1111
WWW.MATTHEWCHENGARCHITECT.COM

THIS PLAN IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

PROJECT: 28-UNIT TOWNHOUSE DEVELOPMENT
LOCATION: 8200/8220/8280/8300 NO. 1 ROAD, RICHMOND, BC
DATE: 10/10/2012
DRAWN BY: J. CHENG
CHECKED BY: M. CHENG

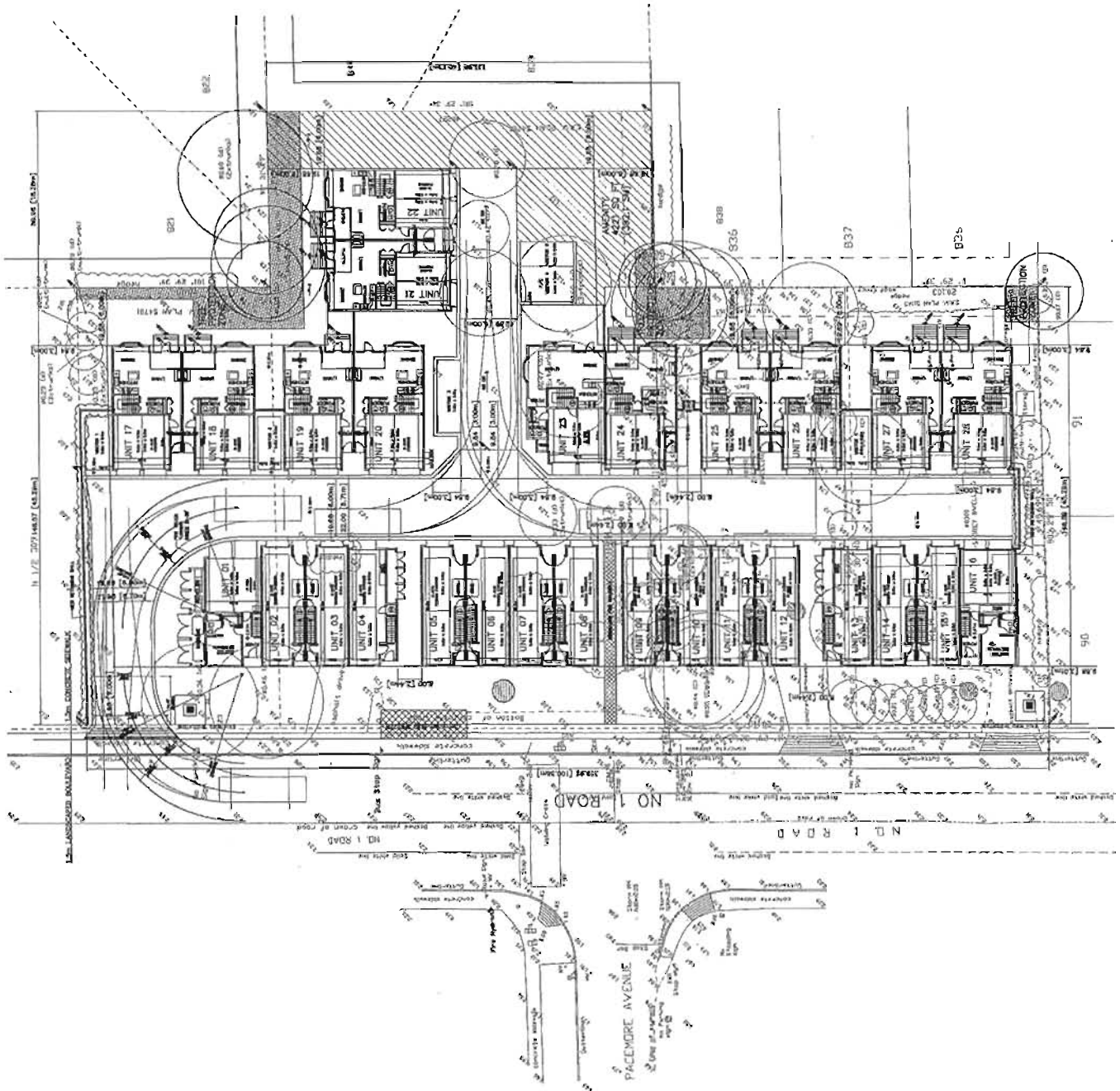
Scale: 1/8" = 1'-0"

Project Title
**28-UNIT TOWNHOUSE
DEVELOPMENT**
8200/8220/
8280/8300
NO. 1 ROAD
RICHMOND, BC

Sheet Title
**PARKING PLAN &
GROUND FLOOR PLAN**

Owner	BC Ferries
Designer	Matthew Cheng Architect Inc.
Scale	1/8" = 1'-0"
Project Number	28-UNIT TOWNHOUSE DEVELOPMENT
Revision	1
Drawn By	J. CHENG
Check By	M. CHENG
Date	10/10/2012

Sheet No.
#1a





MATTHEW CHENG
ARCHITECT INC.

REGISTERED ARCHITECT
BRITISH COLUMBIA
NO. 10000
C.P. 10000

THIS PLAN IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

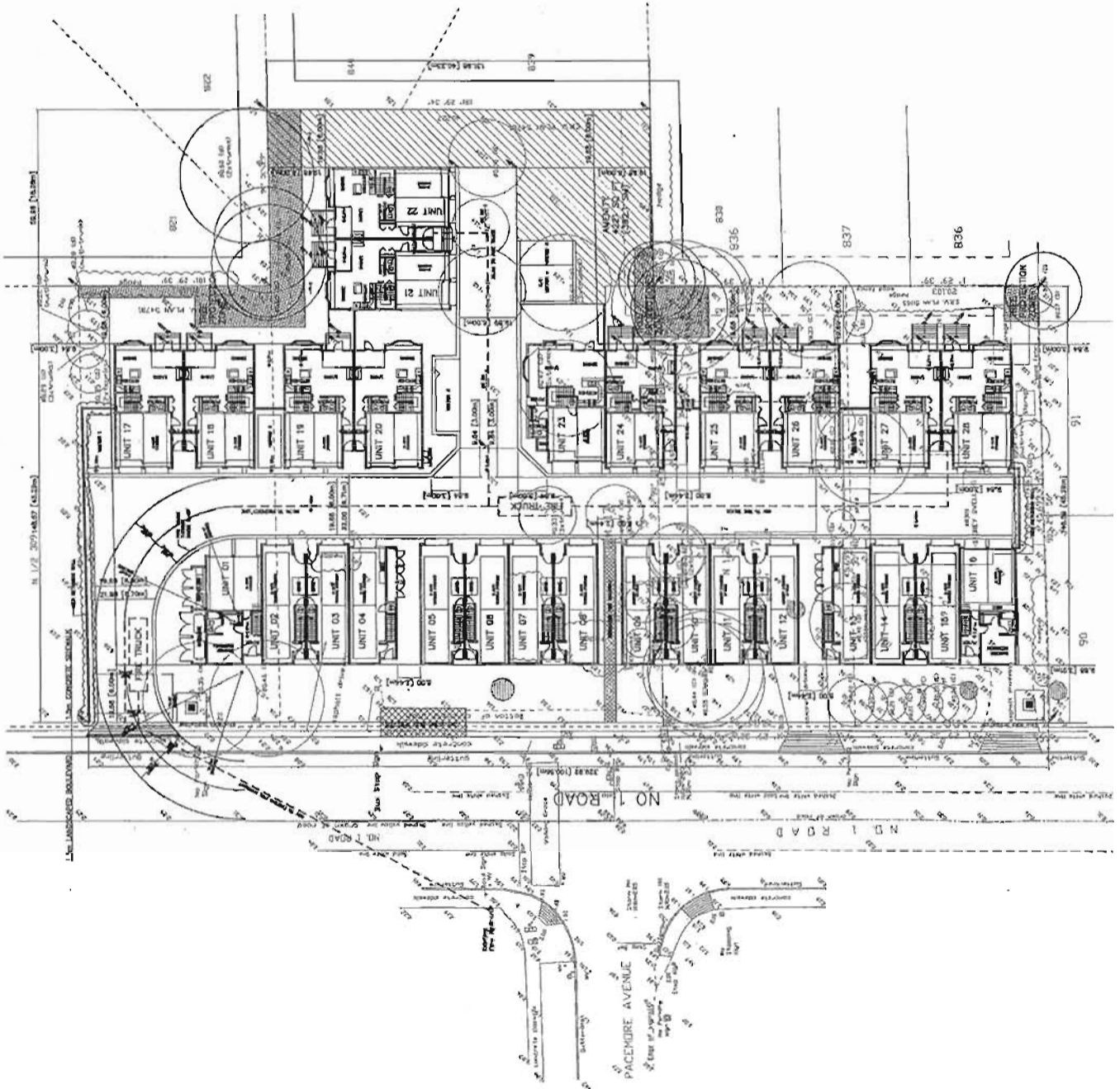
Project No. 28-UNIT TOWNHOUSE DEVELOPMENT
8200/8220/
8280/8300
NO. 1 ROAD
RICHMOND, BC

Project Title
28-UNIT TOWNHOUSE
DEVELOPMENT
8200/8220/
8280/8300
NO. 1 ROAD
RICHMOND, BC

Project Title
FIRE TRUCK ACCESS
PLAN & GROUND
FLOOR PLAN

Drawn	8/2/00
Checked	8/2/00
Scale	1" = 1'-0"
Project Number	28-UNIT TOWNHOUSE DEVELOPMENT
Revision	NO. 1
Project Name	28-UNIT TOWNHOUSE DEVELOPMENT
Project No.	28-UNIT TOWNHOUSE DEVELOPMENT

#1b





MATTHEW CHENG
ARCHITECT INC.

100-10101
VICTORIA, BC V8N 2C1
TEL: (250) 383-1111
WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my firm, this 1st day of January, 2017.

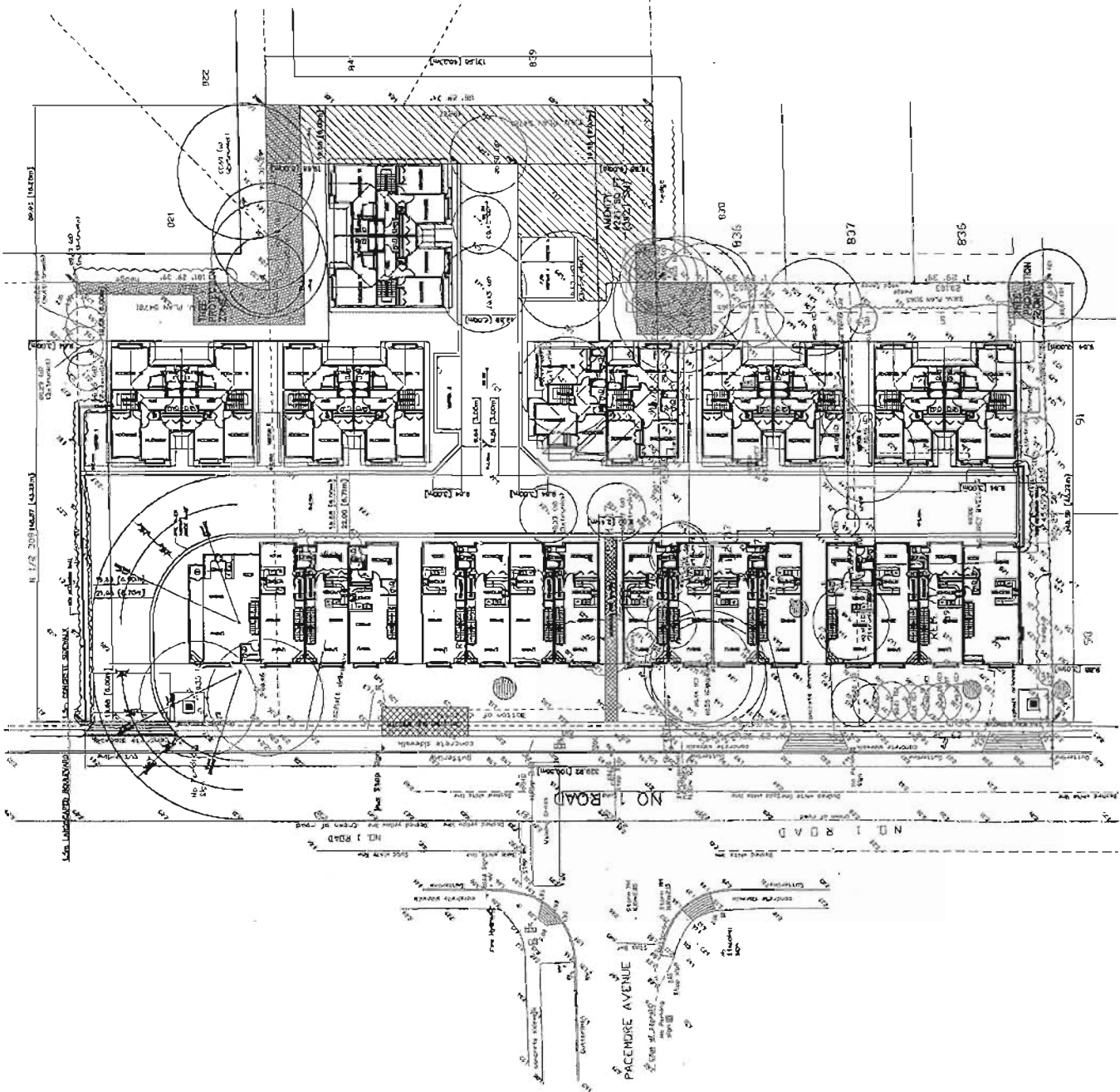
MATTHEW CHENG
ARCHITECT INC.

Comments

Project Title
28-UNIT TOWNHOUSE
DEVELOPMENT
8200/8220/
8280/8300
NO. 1 ROAD
RICHMOND, BC

Sheet Title
SITE PLAN &
MAIN FLOOR PLAN

Drawn by	HC/DB
Checked by	HC/DB
Scale	1/8" = 1'-0"
Project Number	
Revision	
Issue	
File Name	
Page No.	#2





**MATTHEW CHENG
ARCHITECT INC.**

1000 WEST 10TH AVENUE
SUITE 1000
VANCOUVER, BC V6H 1A1
TEL: 604-681-1111 FAX: 604-681-1112
WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

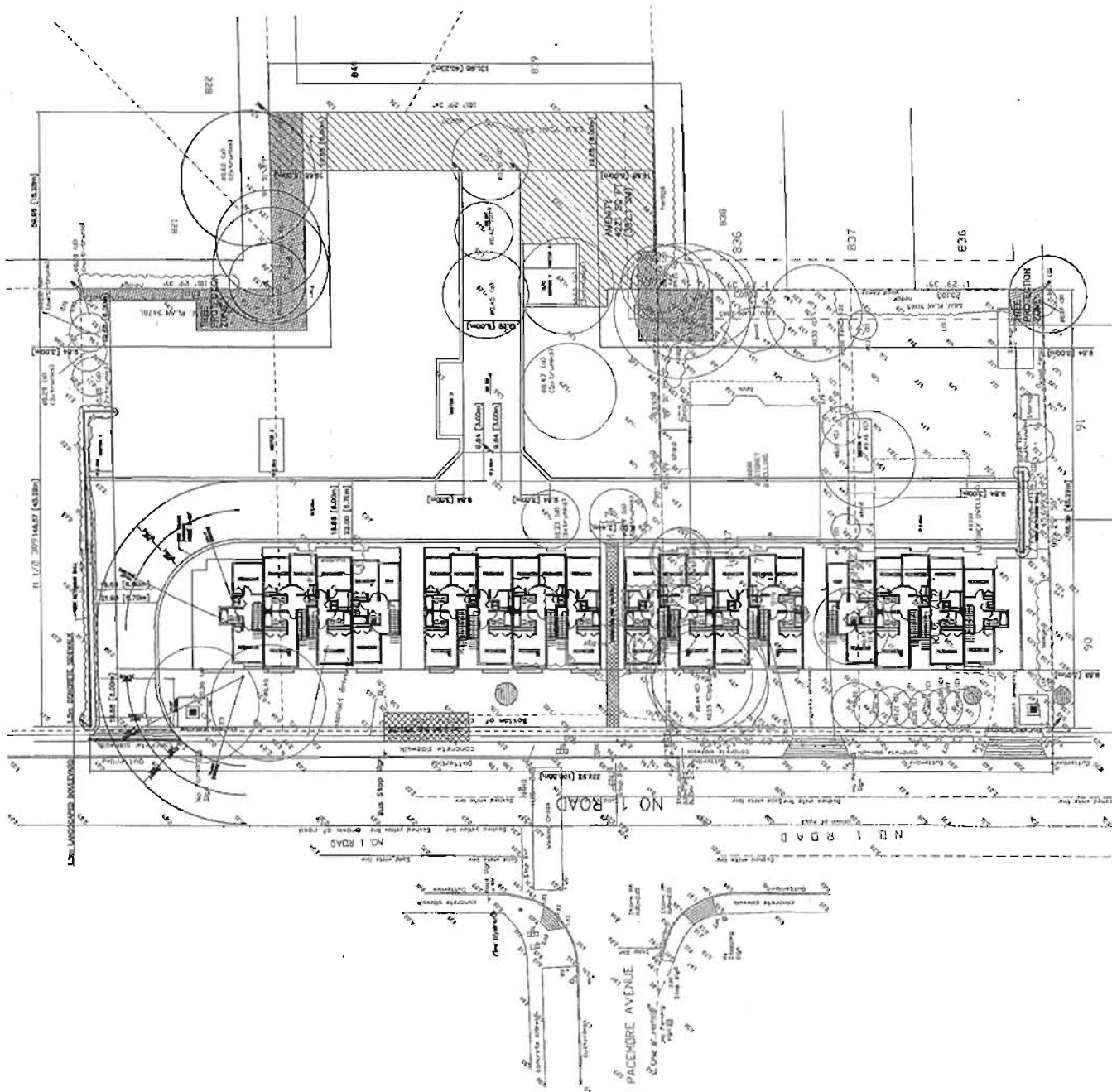
Project Name: 28-UNIT TOWNHOUSE DEVELOPMENT
Project No.: 28-UNIT TOWNHOUSE DEVELOPMENT
Project Date: 2012/08/20
Project Location: NO. 1 ROAD, RICHMOND, BC

Consultant:

Project Title: 28-UNIT TOWNHOUSE DEVELOPMENT
Project No.: 28-UNIT TOWNHOUSE DEVELOPMENT
Project Date: 2012/08/20
Project Location: NO. 1 ROAD, RICHMOND, BC

Project Title: 28-UNIT TOWNHOUSE DEVELOPMENT
Project No.: 28-UNIT TOWNHOUSE DEVELOPMENT
Project Date: 2012/08/20
Project Location: NO. 1 ROAD, RICHMOND, BC

Drawn:	10/20
Checked:	10/20
Scale:	1/4" = 1'-0"
Project Number:	28-UNIT TOWNHOUSE DEVELOPMENT
Revision:	1
Project Name:	28-UNIT TOWNHOUSE DEVELOPMENT
Project Location:	NO. 1 ROAD, RICHMOND, BC
Project Date:	2012/08/20
Project No.:	#3





1-800-368-3333 FAX: 1-800-368-3333
 VANDERBILT, INC. 300 N. 3rd
 Suite 1000 716-240-1234 Fax: 716-240-1235
 Cell: 716-240-1234 E-Mail: info@vanderbilt.com

[illegible]

No Date
 1951
 1952
 1953
 1954
 1955
 1956
 1957
 1958
 1959
 1960
 1961
 1962
 1963
 1964
 1965
 1966
 1967
 1968
 1969
 1970
 1971
 1972
 1973
 1974
 1975
 1976
 1977
 1978
 1979
 1980
 1981
 1982
 1983
 1984
 1985
 1986
 1987
 1988
 1989
 1990
 1991
 1992
 1993
 1994
 1995
 1996
 1997
 1998
 1999
 2000
 2001
 2002
 2003
 2004
 2005
 2006
 2007
 2008
 2009
 2010
 2011
 2012
 2013
 2014
 2015
 2016
 2017
 2018
 2019
 2020
 2021
 2022
 2023
 2024
 2025
 2026
 2027
 2028
 2029
 2030
 2031
 2032
 2033
 2034
 2035
 2036
 2037
 2038
 2039
 2040
 2041
 2042
 2043
 2044
 2045
 2046
 2047
 2048
 2049
 2050
 2051
 2052
 2053
 2054
 2055
 2056
 2057
 2058
 2059
 2060
 2061
 2062
 2063
 2064
 2065
 2066
 2067
 2068
 2069
 2070
 2071
 2072
 2073
 2074
 2075
 2076
 2077
 2078
 2079
 2080
 2081
 2082
 2083
 2084
 2085
 2086
 2087
 2088
 2089
 2090
 2091
 2092
 2093
 2094
 2095
 2096
 2097
 2098
 2099
 2100
 2101
 2102
 2103
 2104
 2105
 2106
 2107
 2108
 2109
 2110
 2111
 2112
 2113
 2114
 2115
 2116
 2117
 2118
 2119
 2120
 2121
 2122
 2123
 2124
 2125
 2126
 2127
 2128
 2129
 2130
 2131
 2132
 2133
 2134
 2135
 2136
 2137
 2138
 2139
 2140
 2141
 2142
 2143
 2144
 2145
 2146
 2147
 2148
 2149
 2150
 2151
 2152
 2153
 2154
 2155
 2156
 2157
 2158
 2159
 2160
 2161
 2162
 2163
 2164
 2165
 2166
 2167
 2168
 2169
 2170
 2171
 2172
 2173
 2174
 2175
 2176
 2177
 2178
 2179
 2180
 2181
 2182
 2183
 2184
 2185
 2186
 2187
 2188
 2189
 2190
 2191
 2192
 2193
 2194
 2195
 2196
 2197
 2198
 2199
 2200
 2201
 2202
 2203
 2204
 2205
 2206
 2207
 2208
 2209
 2210
 2211
 2212
 2213
 2214
 2215
 2216
 2217
 2218
 2219
 2220
 2221
 2222
 2223
 2224
 2225
 2226
 2227
 2228
 2229
 2230
 2231
 2232
 2233
 2234
 2235
 2236
 2237
 2238
 2239
 2240
 2241
 2242
 2243
 2244
 2245
 2246
 2247
 2248
 2249
 2250
 2251
 2252
 2253
 2254
 2255
 2256
 2257
 2258
 2259
 2260
 2261
 2262
 2263
 2264
 2265
 2266
 2267
 2268
 2269
 2270
 2271
 2272
 2273
 2274
 2275
 2276
 2277
 2278
 2279
 2280
 2281
 2282
 2283
 2284
 2285
 2286
 2287
 2288
 2289
 2290
 2291
 2292
 2293
 2294
 2295
 2296
 2297
 2298
 2299
 2300
 2301
 2302
 2303
 2304
 2305
 2306
 2307
 2308
 2309
 2310
 2311
 2312
 2313
 2314
 2315
 2316
 2317
 2318
 2319
 2320
 2321
 2322
 2323
 2324
 2325
 2326
 2327
 2328
 2329
 2330
 2331
 2332
 2333
 2334
 2335
 2336
 2337
 2338
 2339
 2340
 2341
 2342
 2343
 2344
 2345
 2346
 2347
 2348
 2349
 2350
 2351
 2352
 2353
 2354
 2355
 2356
 2357
 2358
 2359
 2360
 2361
 2362
 2363
 2364
 2365
 2366
 2367
 2368
 2369
 2370
 2371
 2372
 2373
 2374
 2375
 2376
 2377
 2378
 2379
 2380
 2381
 2382
 2383
 2384
 2385
 2386
 2387
 2388
 2389
 2390
 2391
 2392
 2393
 2394
 2395
 2396
 2397
 2398
 2399
 2400
 2401
 2402
 2403
 2404

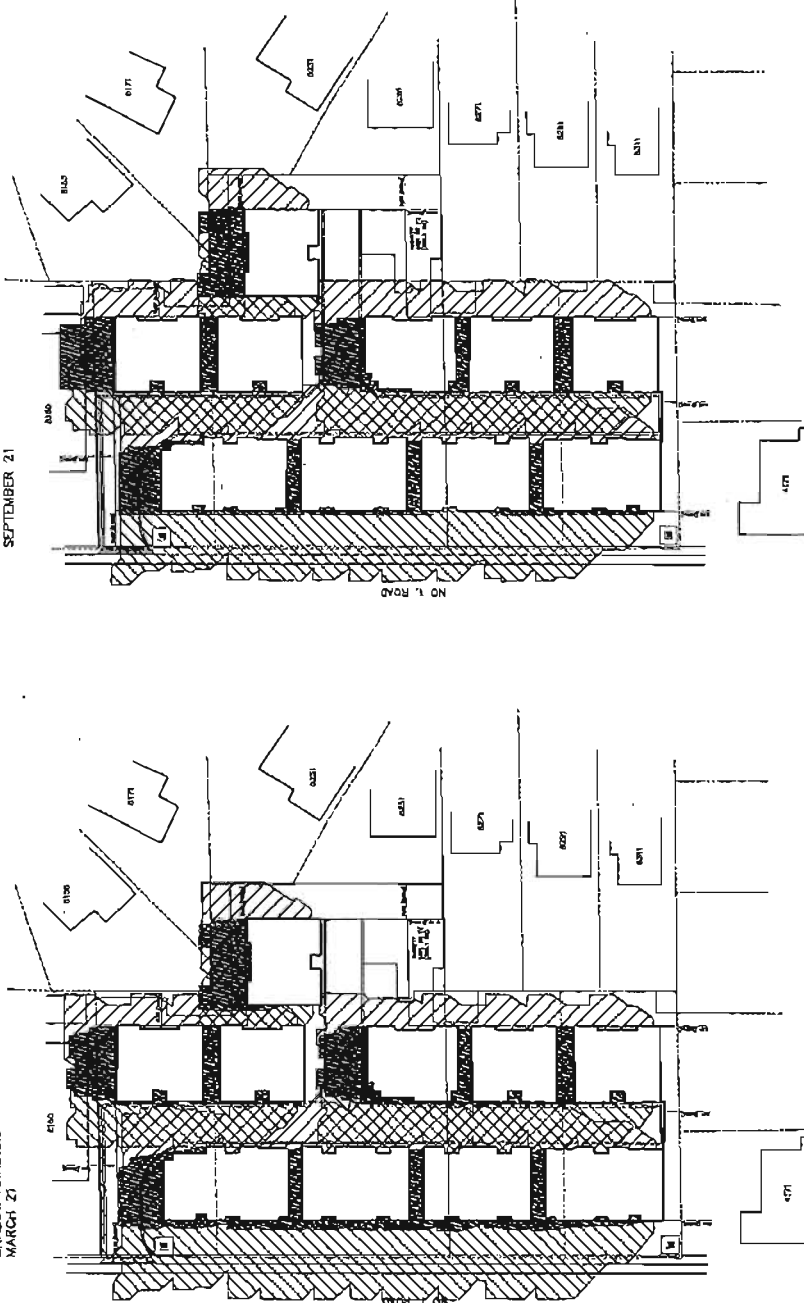
Completed

PROJECT FILE
28-UNIT TOWNHOUSE
DEVELOPMENT
8200/8220/
8280/8300
NO. 1 ROAD
RICHMOND, BC

SHADOW ANALYSIS

Drawers	DO	Comp. No.	#6
Ground	WC	Random Dates	MAR 21, 2012
Seals	$1/20'' = 1'-4''$	Printed Seals	MAR 21, 2012
Project Address			

SHADOW ANALYSIS
MARCH 21



SUN SHADOW AT 10:00 AM

SUN SHADOW AT NOON

SUN SHADOW AT 2:00 PM

Board in Brief

For Metro Vancouver meetings on Friday, July 27, 2012

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

For more information, please contact either:

Bill Morrell, 604-451-6107, Bill.Morrell@metrovancover.org or

Glenn Bohn, 604-451-6697, Glenn.Bohn@metrovancover.org

Greater Vancouver Regional District

Financial Projections for 2013 to 2017

Approved

Five-year financial projections reflect anticipated program budget changes, based on Board-supported initiatives and legislative and operational requirements. Some of the key financial drivers impacting on operations are general inflation and inflation affecting labour costs, along with a need for increased maintenance on our aging water and liquid waste system infrastructure.

Overall, the projections suggest the average household cost for all regional district services would increase by \$11 in 2013, to \$455 per household. That would be a 2.5 per cent increase in costs since 2012. The average regional household is about \$714,000 in assessed value.

2013 Metro Vancouver Programs and Budget Consultation

Received

A staff report outlines how Metro Vancouver has engaged member municipalities and the public while developing next year's programs and budgets. The consultation process so far included six sub-regional Council of Council sessions in early July. Over four days, more than 90 elected officials and 30 municipal staff members participated.

Metro Vancouver Response to the Provincial Carbon Tax Review

Approved

In 2008, the B.C. government began levying a carbon tax on the purchase and use of fossil fuels in the province, such as gasoline, diesel, natural gas, heating fuel, propane and coal. This July, the carbon tax rose to its highest level: \$30 per tonne of greenhouse gas emissions.

The Board approved a motion to send a letter to the B.C. Minister of Finance communicating Metro Vancouver's support for the carbon tax, as approved in the *Integrated Air Quality and Greenhouse Gas Management Plan*. The letter will also request that the Province extend the comment period for 90 days for the carbon tax review to allow local governments to conduct a



more thorough review of the impact of the carbon tax on the region, conduct more stakeholder consultation and request the Province consult with Metro Vancouver and its member municipalities on any significant changes to the carbon tax subsequent to this current consultation period.

**Greater Vancouver Regional District Regional Growth Strategy
Amendment Bylaw No. 1168, 2012**

Approved

Metro Vancouver received a Village of Anmore request to amend the Regional Growth Strategy. This amendment would change the regional land use designation of a proposed middle school site from Rural to Urban and include the site within the Urban Containment Boundary. The amendment would enable the extension of regional sewer services to the proposed School District 43 middle school building site.

The Board adopted Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1168, 2012.

**MFA Borrowing for Member Municipalities – GVRD Security Issuing
Bylaw 1170, 2012**

Approved

The Board authorized a financing agreement, between the GVRD and Municipal Finance Authority of British Columbia, which provides for \$4,441,330 in financing for the Village of Belcarra.

Greater Vancouver Water District

2011 Quality Control Annual Report for GVWD

Received

An annual report provides an assessment of drinking water quality relative to drinking water standards and guidelines. Results from water samples collected from Metro Vancouver's transmission system continued to meet the Guidelines for Canadian Drinking Water Quality. Monitoring programs continue to identify areas of success in terms of maintaining and improving water quality. For example, the Seymour Capilano Filtration Plant has resulted in significant improvements in water quality. Further improvements in water quality are anticipated when the remaining components of the Drinking Water Treatment Program are completed.

Greater Vancouver Sewerage and Drainage District

Interim Strategy for Addressing Sewage Heat Opportunities

Approved

Over the past few years and with increasing frequency, member municipalities and the private sector have expressed interest in using sewage heat from Metro Vancouver sewers for district energy systems. An Interim Strategy enables sewage heat recovery projects that do not impair sewage operations by allowing access to sewage at a nominal charge so that heat can be recovered.

The GVS&DD Board approved the Interim Strategy and directed staff to develop a long-term sewage heat policy framework, as outlined in the report dated June 28, 2012, titled "Interim Strategy for Addressing Sewage Heat Opportunities".

2011 Quality Control Annual Report for GVS&DD

Received

Metro Vancouver's five wastewater treatment plants treated over 440 billion litres of wastewater in 2011. The quantities of suspended solids and biochemical oxygen demand removed were, respectively, about 51,649 tonnes and 48,755 tonnes.

The overall performance of the GVS&DD's five wastewater treatment plants generally met operational certificate requirements. A review of the effluent monitoring program results showed that over 99.8% of the test results met requirements listed in the operational certificates. A Board report and annual report lists the incidents in which requirements were not met, as well as the results of the regional district's biosolids and environmental monitoring programs.

Waste-to-Energy Facility – Feedwater Treatment Plant Upgrade Budget Request

Approved

In order to complete the Feedwater Treatment Plant Upgrade at Metro Vancouver's Waste-to-Facility in Burnaby, the existing floor slab must be replaced. The Board approved an additional \$300,000 in 2012 capital funding.

Future of the Region Sustainability Dialogues and Post-Dialogue Forum: Dematerialization: Transitioning to an Economy Without Waste

Approved

Metro Vancouver hosted sustainability dialogues in Surrey (March 6), Vancouver (March 7), the Central Northeast, (March 27) and the North Shore (March 28), followed by a post-dialogue forum (June 8). The theme: *Dematerialization. Transitioning to an Economy Without Waste* to member municipalities.

The Board approved a recommendation to forward a report about the discussion and public input received to member municipalities and other related agencies for their information and comment.



Finance Committee

Date: Tuesday, September 4, 2012

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Bill McNulty
Councillor Linda McPhail

Absent: Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 5:52 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on Monday, June 4, 2012, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DEPARTMENT

1. **FINANCIAL INFORMATION – 2ND QUARTER JUNE 30, 2012**
(File Ref. No.) (REDMS No. 3599877 v.2)

It was moved and seconded

That the staff report titled Financial Information – 2nd Quarter June 30, 2012 be received for information.

CARRIED

RICHMOND OLYMPIC OVAL CORPORATION

2. **1ST QUARTER 2012 – FINANCIAL INFORMATION FOR THE RICHMOND OLYMPIC OVAL CORPORATION**
(File Ref. No.) (REDMS No. 3629763)

It was moved and seconded

That the report on Financial Information for the Richmond Olympic Oval Corporation for the first quarter ended March 31, 2012 from the Controller of the Richmond Olympic Oval Corporation be received for information.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:53 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Tuesday, September 4, 2012.

Mayor Malcolm D. Brodie
Chair

Shanan Sarbjit Dhaliwal
Executive Assistant
City Clerk's Office



General Purposes Committee

Date: Tuesday, September 4, 2012

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail

Absent: Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, July 16, 2012, be adopted as circulated.

CARRIED

COUNCILLOR LINDA BARNES

1. **AMENDMENTS TO THE RESIDENTIAL TENANCY ACT DISPUTE RESOLUTION PROCESS**
(File Ref. No.:) (REDMS No.)

Councillor Linda Barnes provided background information in connection to the above noted matter, and suggested that an additional motion be made with regard to notifying local MLAs and requesting their support on this issue.

General Purposes Committee
Tuesday, September 4, 2012

It was moved and seconded

- (1) *That Richmond City Council supports the following resolution in principle:*

“WHEREAS the Province of British Columbia has enacted legislation through the Residential Tenancy Act (RTA) to protect tenants from unacceptable living conditions;

AND WHEREAS Part 5 of the RTA outlines a process for resolving disputes that provides the Residential Tenancy Branch (RTB) with the authority to make any order necessary to give effect to the rights, obligations and prohibitions under the RTA, but in order to enforce an RTB order, it must be filed in the Court and enforced as a judgement or an order of the Court;

AND WHEREAS tenants who wish to enforce their rights under the RTA must navigate a complex bureaucratic and legal process and be prepared to spend significant amounts of time and money to engage with the process, creating barriers for tenants to access the RTA, especially tenants with low incomes or other vulnerabilities;

THEREFORE BE IT RESOLVED that the Union of BC municipalities urge the Province of British Columbia, in consultation with municipal governments, to establish minimum occupancy standards for rental properties and to increase the effectiveness and accessibility of the residential tenancy dispute resolution process by amending the Residential Tenancy Act such that the Residential Tenancy Branch enforces their dispute resolution decisions or orders, and does so within a reasonable timeframe.”

- (2) *That a letter indicating Richmond City Council’s support of the resolution be sent to UBCM, local MLAs and the appropriate opposition critics requesting their support and request for immediate action; and*
- (3) *That staff review Richmond’s experience with the Rental Premises Standard of Maintenance Bylaw No. 8159.*

The question on the motion was not called, as discussion ensued about staff’s ability to review the Rental Premises Standard of Maintenance Bylaw No. 8159. Staff advised that the current standards would be reviewed for any changes that may be required. Staff was also requested to provide information on the City’s limitations regarding enforcement of the bylaw.

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

General Purposes Committee

Tuesday, September 4, 2012

2. **LONDON LANDING WATERFRONT PARK PLAN**

(File Ref. No. 06-2345-20-LLAN1) (REDMS No. 3614791 v. 3)

With the aid of a rendering, Mike Redpath, Senior Manager, Parks, accompanied by Yvonne Stich, Park Planner, provided an overview of the proposed park plan.

A discussion then ensued about specific park features as well as the proposed relocation of the dirt bike terrain park. Members of committee requested staff to provide further details and options for the proposed dirt bike terrain park.

It was moved and seconded

That:

- (1) the design concept and program for the London Landing Waterfront Park as described in the staff report titled London Landing Waterfront Park Plan (dated August 10, 2012, from the Senior Manager, Parks) be endorsed;*
- (2) the Operating Budget Impact of \$20,000 for park maintenance of the new London Landing Park be considered in the 5 Year Financial Plan for commencement in 2016; and*
- (3) Staff report back to Council through Committee regarding potential locations and configurations on the dirt bike terrain park prior to public consultation.*

The question on the motion was not called, as Dana Westermarck, Applicant and Developer, briefly spoke about public access to the site and parking.

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

3. **2016 BC SUMMER GAMES – RESPONSE TO REFERRALS**

(File Ref. No.) (REDMS No. 3639772 v.3)

Dave Semple, General Manager, Community Services, accompanied by Ross Sakai, Community Facilities Coordinator, reviewed staff's rationale for the recommendation to decline the opportunity to bid to host the 2016 BC Summer Games, and spoke about the time spent and research work done by members of the Richmond Sports Council in preparation of the draft bid. Mr. Semple also noted that the figures presented in the staff report were conservative.

- A discussion then ensued about:
 - the proposed budget for the Games, including possible revenue and expenses;
 - how securing sponsorship for the event may impact local businesses, and other difficulties associated with sponsorship;

General Purposes Committee

Tuesday, September 4, 2012

- experiences of the municipalities that have previously hosted the Games;
- the need for volunteers to host such an event;
- the need for community support for the Games, including support from the Richmond Sports Council;
- the size and magnitude of the Seniors Games, which the City has hosted previously, in comparison to the BC Summer Games, including a comparison of the budget, transportation, housing, food and volunteer requirements;
- other events of a similar scale that the City has hosted or may be interested in hosting, including non-sports related events;
- how the BC Summer Games are not considered to be the right fit with the City's Sport Hosting Policy; and
- how the BC Summer Games may pose a financial liability for the City.

Jim Lamond, joined by Bob Jackson, Richmond Sports Council, submitted a presentation to the Committee (attached as Schedule 1 and forming part of these minutes) in favour of submitting a bid to host the 2016 BC Summer Games. The delegation spoke about community legacy, economic benefits, infrastructure legacies, and the financial impact that would result from hosting the Games. In conclusion, Mr. Jackson commended City staff for the superb job they did in assisting the Richmond Sports Council in preparing the draft bid.

It was moved and seconded

That:

- (1) *the report titled "2016 BC Summer Games – Response to Referrals" from the Senior Manager, Recreation be received for information;*
- (2) *the City of Richmond decline the opportunity to bid to host the 2016 BC Summer Games as requested by Richmond Sports Council; and*
- (3) *a letter be sent to Richmond Sport Council advising them of the decision and thanking them for their commitment to support hosting of multi-sport events such as the BC Summer Games.*

The question on the motion was not called, as members of committee expressed their views in support of or in opposition to submitting a bid to host the 2016 BC Summer Games.

There was agreement that Parts (1) (2) and (3) of the motion be dealt with separately.

The question on Part (1) of the motion was then called and it was **CARRIED**.

General Purposes Committee
Tuesday, September 4, 2012

The question on Part (2) of the motion was then called, and it was **DEFEATED ON A TIE VOTE** with Cllrs. Halsey-Brandt, Johnston, and McNulty, and McPhail opposed.

The question on Part (3) of the motion was then called, and it was **CARRIED**.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:49 p.m.).

CARRIED

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,
September 4, 2012.

Mayor Malcolm D. Brodie
Chair

Shanan Sarbjit Dhaliwal
Executive Assistant
City Clerk's Office

Presentation to the General Purposes Committee

September 4, 2012

By

JIM LAMOND

8820 Ash Street

Richmond, BC,

At the Parks, Recreation meeting of July 24 2012 a report to the committee regarding the City of Richmond submitting a bid to host the 2016 BC Summer Games on a request by Richmond Sport Council at that time the Staff recommendation was to decline the opportunity for reasons outline in their report. the Committee requested that additional information be provided and a draft bid be prepared

That the BC Summer Games Bid 2016 be referred back to Staff to work with the Richmond Sports Council on a draft Bid that would provide further analysis on the possibility of hosting 2016 BC summer Games Including relationship and cost of the School District also providing cost in general ..

In certain areas we worked very closely with Staff in which schools would be close to sports Facilities

Were athletes would be able to walk to their sports venues we also discussed the sports venues and what was best for the games budget as for the final budget Staff did their budget and we did ours copy enclosed

As for staff recommendation we received the final report late Friday our comments are as follows

ECONOMIC BENEFIT

The BC Games bid book states that the four day BC games brings significant economic to the host community the last Direct spending Impact was measured in Kelowna in July 2008. That study indicated \$2.6 Million of Direct Spending. Our own BC senior games in 2009 economic impact summary was \$ 3.1 Million

COMMUNITY SUPPORT

Most of our summer major sporting events go in the month of July as for BC Games they are usually held the third weekend of July so there should be no problem most of the sponsor of our major events are repeat sponsor..

INFRASTRUCTURE LEGACIES

As the report states the City has most of the Facilities required to host the Games except a beach volleyball Court we have 5 indoor courts on Mitchell island and for the five days it would cost the games \$5.000 dollars.

SUPPORT for CITY PLANS and PRIORITIES

Outside the Midget Hockey Tournament and the Steveston Dragon Boat Festival which are yearly events the rest are a wish list that we are bidding on.

IMPACT on City Budget and OPERATION

The total commitment to the miscellaneous City services, for a total commitment of approximately \$367.000 the project deficit is \$217.000 quite a bit less than the \$275,000 for the senior games as for volunteers and staff stretching our Capacity and will likely reduce the ability to respond to other opportunities that may arise in the period leading up to and during the games I think we can take a lesson from the senior games we had the fireman and police games in Vancouver and Burnaby in 2009 we had the Olympic games in 2010 and we trained over 2,000 volunteers for the O Zone and our Olympics I don't think the people of Richmond will have any problems with 2016 BC summer games

COMMUNITY LEGACY

What is a community legacy every time a athlete leaves our community to represent our province or our country it is a legacy to Richmond we want to be the tournament capital of Canada surely we Can host the BC summer Games It is a good job we did not bid for the Canada Summer Games that is one of the National games we talk about you have to use classroom and feed the athletes the same as the BC summer games.

FINANCIAL IMPACT

As per the report \$217,000 additional Budget relief as based upon the projected budget would the BC summer games come under a Major Event for a sports hosting Grant .

Just remember the BC games are Community Games a quote from one of our papers should Richmond host the BC summer games it shouldn't all boil down to money . Supporting amateur sports isn't about the immediate payoff; it's about the long- term investment that will grow over time perhaps in rare instances developing into a world class athlete but almost always into well-adjusted healthy and happy human beings.

Please find enclosed Sports council estimated city cost Appendix (1)

Comparison of 2009 senior and surrey 2012 summer games Appendix (2)

Operations Manager for 2012 Surrey Games Appendix (3)

Past BC Summer games legacy totals Appendix (4)

Host Communities of the BC summer Games Appendix (5)

Economic Impact Summary of the 2009 Senior games Appendix (6)

Sports Council Budget BC 2016 summer Games Appendix (7)

APPENDIX #1

ESTIMATED CITY COSTS

	<u>City Estimate</u>	<u>Sport Council Estimate</u>
City contrubution to Host Society	\$45,000	\$45,000
Service-in-Kind (Minimum required is \$50,000)		
• 1 full time Operations Manager for 12 months (benefits included)	\$120,000	\$65,000
• 5 Office Assistants - 6 months (benefits included)	\$60,000	\$0
• Office and Admin. Costs (loss of facility rental, power, phones,etc.	\$25,000	\$10,000
• Equipment storage facility (container rental) for 6 months	\$3,000	\$0
• Equipment delivery, set-up, removal (e.g. bleachers, baracades City Stage & tents)	\$25,000	\$20,000
• Misc. city costs, litter, setup, takedown, field lining, custodial services, etc.	\$45,000	\$20,000
• Traffic Control for ceremonies and some events - e.g. Triathlon	\$20,000	\$0
• Net cost of use of City controlled facilities including loss of rental and program income (Oval, rinks, pools,gyms, fields, etc.	\$70,000	\$10,000
• Overnight Security at some venues	\$7,000	\$0
• Capital improvements fo Games facilities (beach volleyball courts)	<u>\$50,000</u>	<u>\$10,000</u>
	\$470,000	\$180,000

APPENDIX #2

Comparison of 2009 Richmond BC Senior Games and 2012 Surrey BC Summer Games

	2009 Richmond BC Senior Games	2012 Surrey BC Summer Games
Athletes	3819	2300
Coaches	n/a	478
Officials	<u>350</u>	<u>397</u>
TOTAL	4,169	3175
Activities	29	20
Administration of Activities - run the event	Richmond	PSO's
Meals	3 box lunches 1 banquet	4 breakfast 4 box lunches 4 suppers
Number to be fed	4,100	3,200
Accommodation	0	3,175
Transportation needs	a few athletes & officials	most athletes & officials
Transportation Costs	\$19,592	Significantly more
Economic Impact to Host Community (STEAM)	\$2.1 M	#2.0 M

APPENDIX 3



OPERATIONS MANAGER **Surrey 2012 BC Summer Games** (10 month contract position commencing November 1st, 2011)

"WE'RE GAME"

The Surrey 2012 BC Summer Games Board of Directors are seeking a dynamic, enthusiastic OPERATIONS MANAGER, adept at leading, organizing and managing an event that will bring together up to 3,800 participants (athletes, coaches, managers, and officials) and 3500 volunteers. The successful candidate must be extremely confident in their ability to develop the Surrey 2012 BC Summer Games into a community event to remember.

The OPERATIONS MANAGER will be required to set up and maintain a well functioning Games office and provide support to the Board of Directors (16) and their 73+ Chairs.

Related Duties

Duties will include: hiring and supervising all Games staff, assisting volunteers in meeting critical deadlines, assisting/monitoring the functioning of various systems and processes, coordinating the dismantling procedure of all Games property, and attending all required meetings. Past experience in event and/or BC Games planning required.

Education & Experience

The successful applicant should possess a minimum post secondary diploma in business, recreation, event management or other related field. A minimum 2 years experience in event planning or working with a not for profit society is also preferred. A combination of education and experience will be considered.

Remuneration is \$3,600 per month plus 10% of salary in lieu of benefits.

Please send resume and covering letter by October 27th, 2011 to:

President, Surrey 2012 BC Summer Games Society
c/o Parks, Recreation & Culture Department
City of Surrey
14245 – 56 Ave, Surrey, BC Canada V3X 3A2

Or Email to summer@surrey2012.ca

The Surrey 2012 BC Summer Games Board of Directors thanks all that apply, however, only those selected for an interview will be contacted.

APPENDIX #4

PAST BC SUMMER GAMES LEGACY TOTALS

<u>Year</u>	<u>Community</u>	<u>Legacy</u>
1996	Trail/Castlegar	\$141,878
1997	Burnaby	\$109,287
1998	Ridge Meadows	\$110,272
2000	Victoria	\$57,424
2002	Nanaimo	\$197,682
2004	Abbotsford	\$174,394
2006	Kamloops	\$101,576
2008	Kelowna	\$77,852
2010	Township of Langley	\$75,320

Derived from profits from souvenir sales, interest on Government grants, and a percentage of the savings from the Host Operating Budget

APPENDIX #5

Host Communities of the BC Summer Games

<u>Community</u>	<u>Years Hosted</u>		
Kelowna	1980	1994	2008
Nanaimo	1985	2002	2014
Penticton	1978	1995	
Maple Ridge	1983	1995	
Burnaby	1984	1997	
Oak Bay/Victoria	1988	2000	
Surrey	1989	2012	
RICHMOND	1979		
Cornox Valley	1981		
Vernon	1982		
Cranbrook	1986		
Delta	1987		
Prince George	1990		
Chilliwack	1993		
Trail/Castlegar	1996		
Abbotsford	2004		
Langley Township	2010		
Kamloops	2006		

Last held in Richmond in 1979 - 33 years ago

Richmond athletes have been participating in other communities for the last 33 years

As a community that takes pride in being a **sport hosting community** isn't our turn to host the BC Summer Games in 2016?



2009 BC Seniors Games

Economic Impact Summary

The 2009 BC Seniors Games in Richmond generated:

- \$3.1 million in economic impact
- 2,915 Richmond hotel room nights
- Direct spending 15 times the City's investment.

Participants

3,817 participants registered for the Games. 831 of those were from the Lower Mainland and 758 from the Fraser Valley, and 2,228 from the rest of the province. This is the largest ever BC Seniors Games, and larger than any previous BC Games event.

	#
Richmond Hotel Guests	1,499
No. of Rooms generated	852
Ave # participants per room	1.76
Ave. nights per guest	3.42
Room nights generated	2,915

Accommodation

Interviews with participants showed:
60% stayed overnight away from home
48% used paid accommodation
Almost all hotel guests stayed in Richmond

At Home	40%
Friends	12%
Richmond Hotel	39%
Other Hotel	1%
RV	7%

Richmond Hotel Impact

The BC Seniors Games generated 2,915 room nights for Richmond hotels.

- 1,500 participants stayed in Richmond hotels
- 852 Richmond hotel rooms
- An average of 3.4 nights each.

Economic Impact

The City of Richmond has calculated the total expenditure and economic impact of the 2009 Seniors Games using an industry-standard economic impact model, STEAM.

This shows the economic impact of the 2009 Seniors Games:

Economic impact in total BC: \$3.1 million
Economic Impact in Richmond: \$2.1 million
Direct expenditure in Richmond: \$1.4 million.

"Direct expenditure" includes visitors and organizing committee expenditure; economic impact calculation also factors in indirect, "knock-on" expenditure, for example purchases and wages paid by hotel or restaurants.

The City of Richmond invested \$50,000 in cash and \$45,000 in in-kind expenditure to support the Games. With \$1.4 million in direct expenditure resulting, these Games generated a return to Richmond 15 times the investment.

Revenue

BC Games Society Grant	600,000	
City funding	45,000	
Souvenir Sales	20,000	
Donations Sponsorship	180,000	\$845,000

EXPENSES

Accommodation	29,630	
Administration	209,477	
Ceremonies	57,567	
Communications	35,278	
Food Service	168,179	
Friend of the Games	24,322	
Medical	4,462	
Promotions	34,800	
Protocol	67,280	
Registration and Results	16,830	
Security	10,478	
Special Events	50,213	
Sport	80,040	
Transportation	72,384	
Total	860,938	\$860,938



Parks, Recreation & Cultural Services Committee

Date: Tuesday, July 24, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair (arrived at 4:05 p.m.)
Councillor Ken Johnston, Vice-Chair
Councillor Linda Barnes
Councillor Evelina Halsey-Brandt
Councillor Bill McNulty
Mayor Malcolm Brodie

Call to Order: The Vice-Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on Tuesday, June 26, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, September 25, 2012 (tentative date) at 4:00 p.m. in the Anderson Room.

COMMUNITY SERVICES DEPARTMENT

1. **CITY OF RICHMOND PUBLIC ART PROGRAM PARTICIPATION IN THE VANCOUVER INTERNATIONAL SCULPTURE BIENNALE 2013-2015**

(File Ref. No. 11-7000-09-20) (REDMS No. 3542961)

Eric Fiss, Public Art Planner, provided background information.

Parks, Recreation & Cultural Services Committee

Tuesday, July 24, 2012

In reply to queries from Committee, Mr. Fiss and Kim Somerville, Manager, Arts Services, advised that (i) all costs associated with the proposed Biennale would be funded through sponsorships; and (ii) staff have had preliminary discussions with the Manager of Sponsorship Development and are examining creating a sponsorship package.

At this point, Councillor Steves entered the meeting (4:05 p.m.) and assumed the Chair.

Discussion ensued and Committee expressed that should the entire \$75,000 fundraising target not be met, that staff report back to Council with the discrepant amount.

It was moved and seconded

- (1) *That the City of Richmond Public Art Program participation in the 2013-2015 Vancouver International Sculpture Biennale, conditional on securing sponsorship funding as outlined in the staff report from the Director, Arts, Culture & Heritage Services dated July 10, 2012, be approved; and*
- (2) *That staff report back for approval of the proposed artists, artworks, locations and funding sponsors before entering into an agreement with the Vancouver Biennale.*

CARRIED

2. **BC SUMMER GAMES BID 2016** (File Ref. No. 11-7400-20-BCGA1) (REDMS No. 3560670 v. 4)

Vern Jacques, Senior Manager, Recreation, provided background information and commented on staff's rationale to not pursue a bid to host the 2016 BC Summer Games. Mr. Jacques made reference to several significant events tentatively scheduled to take place during the time that would be required to plan and organize the 2016 BC Summer Games. He noted that these high profile events would likely require many City resources.

Discussion ensued regarding the City of Surrey's recent experience in hosting the 2012 BC Summer Games and it was noted that the City of Surrey faced many challenges in administering the 2012 BC Summer Games due to a lack of time for planning purposes. In reply to a query from Committee, Mr. Jacques advised that the Surrey School District provided fourteen school facilities for use during the 2012 BC Summer Games.

In response to a question from Committee, Mike Romas, Manager, Sport Hosting, Richmond Olympic Oval, advised that the Sport Hosting Task Force meets regularly to discuss upcoming sport hosting opportunities. He stated that the Task Force is made up of representatives from the City of Richmond, Richmond Sports Council, Richmond Olympic Oval, and Tourism Richmond.

Parks, Recreation & Cultural Services Committee

Tuesday, July 24, 2012

Jim Lamond, Chair, Richmond Sports Council, was opposed to staff's recommendation and stated that he was not aware of staff's position as he believed that staff were drafting a bid to host the 2016 BC Summer Games. Mr. Lamond commented on Richmond's past success with hosting events similar to the BC Summer Games, notably the 2009 BC Seniors Games. He was of the opinion that experience has proven volunteers in the community could make up a large part of the manpower required to host such an event. Also, he noted that there is no certainty that the City would be successful in winning the bid to host the 2016 BC Summer Games.

Bob Jackson, Vice-Chair, Richmond Sports Council, spoke in favour of the City bidding to host the 2016 BC Summer Games. Mr. Jackson read from his submission, attached to and forming part of these Minutes as Schedule 1.

In reply to queries from Committee, Mr. Lamond advised that the Richmond Sports Council is a registered gaming society and that the template applied to administer the 2009 BC Seniors Games could be utilized for the 2016 BC Summer Games.

Discussion ensued regarding a facilities agreement between the City and the Richmond School District. Dave Semple, Co-General Manager, Community Services, provided a brief overview of the facilities agreement and advised that during the months of July and August, the City may only utilize a school facility that is open and operational. This ensures that the School District does not incur any costs associated with the City utilizing their facilities.

In reply to queries from Committee, Mr. Lamond and Mr. Jackson advised that the Richmond Sports Council is (i) prepared to work with City staff to prepare a bid by the September 2012 deadline; and (ii) confident that most of the operations and administration of the 2016 BC Summer Games would be conducted by volunteers.

Peter Mitchell, 6271 Nanika Crescent, Secretary, Richmond Sports Council, spoke in favour of the City bidding to host the 2016 BC Summer Games. Mr. Mitchell read from his submission, attached to and forming part of these Minutes as Schedule 2.

As a result of the discussions, the following motion was introduced:

It was moved and seconded

That the City of Richmond bid to host the 2016 BC Summer Games, and work with the Richmond Sports Council.

The question on the motion was not called as discussion ensued and Committee expressed concern related to costing and staff resources. Also, it was noted that a bid proposal must be submitted by September 10, 2012.

Parks, Recreation & Cultural Services Committee

Tuesday, July 24, 2012

Discussion ensued and Committee queried the circumstances surrounding the City of Surrey hosting the 2012 BC Summer Games. It was mentioned that initially the City of Surrey was to host the 2014 BC Summer Games. Committee expressed that they would like to know more about the City of Surrey's experience hosting the 2012 BC Summer Games. Also, it was noted that further discussions with the School District in regards to facility use are in order. Committee wished to see a draft bid including an analysis presented to Council prior to the September 10, 2012 bid deadline.

As a result of the discussions, the following **referral** was made:

It was moved and seconded

That the BC Summer Games Bid 2016 be referred back to staff to work with the Richmond Sports Council on a draft bid that would:

- (a) provide further analysis on the possibility of hosting the 2016 BC Summer Games, including relationships and costs of the School District;*
- (b) provide costs in general;*
- (c) provide previous hosts' experiences, including the City of Surrey and the municipality who dropped out of hosting the 2012 BC Summer Games;*
- (d) identify potential leadership personnel who would be involved with the Games; and*
- (e) provide input from the Sport Hosting Committee,*

and be brought forward to the September 4, 2012 General Purposes Committee meeting, with a Special Council meeting to follow if necessary.

CARRIED

Opposed: Cllr. McNulty

3. **KWANTLEN FARM SCHOOL INCUBATOR FARMING AT 10640 NO. 5 ROAD**

(File Ref. No. 08-4040-08-01) (REDMS No. 3570740 v. 5)

In reply to a query from the Chair, Serena Lusk, Manager, Parks Programs, advised that six acres have been allocated for incubator farming in Richmond.

Discussion ensued regarding the criteria for the selection of farmers as referenced in Attachment 3 and Committee requested that preference be given to Richmond residents.

Parks, Recreation & Cultural Services Committee

Tuesday, July 24, 2012

It was moved and seconded

- (1) *That approximately 1.5 acres at 10640 No. 5 Road (the Gardens Park), as identified in the staff report titled Kwantlen Farm School Incubator Farming At 10640 No. 5 Road (dated July 4, 2012 from the General Manager, Community Services), be licensed to Kwantlen Polytechnic University for the purposes of Incubator Farming at a rental rate of \$250 per acre per year for a three-year term; and*
- (2) *That staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Chief Administrative Officer and the General Manager, Community Services to negotiate and execute all documentation required to effect the transaction.*

CARRIED

FINANCE & CORPORATE SERVICES DEPARTMENT

4. **COMMUNITY INFRASTRUCTURE IMPROVEMENT FUND GRANTS – GOVERNMENT OF CANADA**

(File Ref. No. 03-1000-03-015) (REDMS No. 3576717 v.8)

In reply to queries from Committee, Amarjeet Rattan, Director, Intergovernmental Relations & Protocol Unit, stated that applications seeking less than \$250,000 in funding per project will receive priority.

Discussion ensued regarding the various amounts being requested for each project and Cathryn Volkerling Carlile, Co-General Manager – Community Services, stated that the proposed projects were selected based on the number of criteria they meet as per the Community Infrastructure Improvement Fund program.

Discussion ensued and it was requested that Richmond MPs receive copies of the submissions for their information.

It was moved and seconded

- (1) *That the following projects be endorsed for submission to the Community Infrastructure Improvement Fund (CIIF) and other eligible grant funding programs:*
 - (a) *Richmond Olympic Experience Project;*
 - (b) *Japanese Benevolent Society Building Rehabilitation and Restoration;*
 - (c) *Britannia Heritage Shipyard Seine Net Loft Rehabilitation and Adaptive Reuse to Exhibit and Open Storage;*
 - (d) *Gateway Theatre Energy Retrofit Project;*
 - (e) *Wireless Access Upgrade to Library and Adjacent City Facilities; and*

Parks, Recreation & Cultural Services Committee

Tuesday, July 24, 2012

- (2) *That letters be sent to Richmond MPs enclosing copies of the submissions for their information.*

CARRIED

5. MANAGER'S REPORT

(i) *Kaisei*

Ms. Lusk stated that the *Kaisei* would be moored at the Britannia Heritage Shipyard.

(ii) *Garden City Lands Public Consultation Process*

Discussion ensued regarding direction to staff related to a public consultation process for the Garden City Lands.

It was moved and seconded

That staff report back on the Garden City Lands public consultation process at the September 25, 2012 Parks, Recreation and Cultural Services Committee.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:50 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation & Cultural Services Committee of the Council of the City of Richmond held on Tuesday, July 24, 2012.

Councillor Harold Steves
Chair

Hanieh Berg
Committee Clerk

Presentation to the Parks, Recreation and Cultural Services Committee

July 24, 2012

By

**Robert (Bob) Jackson
11720 Pintail Drive
Richmond, B.C.**

Schedule 1 to the Minutes of the
Parks, Recreation and Cultural
Services Committee meeting held on
Tuesday, July 24, 2012.

Chairperson Councillor Steves, Your Worship Mayor Brodie and Councillors, I would like to thank you for the opportunity to address the topic of the City of Richmond submitting a bid to Host the 2012 BC Summer Games in July 2016.

As a member of the Richmond Sports Council we were asked a member of the City of Richmond Staff to consider hosting one of the following BC Games:

- 2016 BC Winter Games
- 2016 BC Summer Games
- 2018 BC Winter Games
- 2018 BC Summer Games

In fact when it was not on the Sports Council Agenda at a subsequent meeting we were asked by the Staff Member if we were going to deal with the topic of bidding on a BC Games.

After thoughtful with their membership the sports representatives at the Sports Council Meeting voted with "no dissent" to go ahead and support the bid for the 2016 BC Senior Games.

So I was extremely disappointed when I read the Staff Recommendation to decline the opportunity to bid as a host for the 2016 BC Summer Games. Especially after it was the Staff that asked the Richmond Sports Council to consider supporting a Richmond bid for a future BC Games.

When I read this Staff Report I was really upset how it made the glass look half empty instead of half full. In my opinion they have inflated the costs associated with hosting this multi-sport activity and had very little to say about the positive of the **Economic Impact to the City of Richmond.**

Presentation to the Parks, Recreation and Cultural Services Committee

July 24, 2012

By

**Robert (Bob) Jackson
11720 Pintail Drive
Richmond, B.C.**

Here we are in the last couple of years trying to promote Richmond as a **“Sport Hosting Community”** and Staff the Staff recommendation is to not bid on the 2016 BC Summer Games. City Staff has solicited the support of the Community Sports Members of the Richmond Sports Council to host regional, provincial and national competitions in Richmond. But when a request comes from representatives of the Community Sports it is declined.

One of the areas of inflated costs is in the use of School District #38 (Richmond) Facilities. The Staff report lists rate sheet for renting school facilities such as classrooms, gyms, etc. There is no mention of the RSB & City Joint Use Facilities Contract. It is my understanding that according to the terms of the RSB & City Joint Use Facilities Contract that there is a clause that states if the City were to request the use of many of these school district facilities at least one year in advance for a major event, that the city should be able to obtain these facilities without a rental fee. For years the City has been cutting grass and lining fields for the school district and the trade off is using their facilities free. There could be some costs for a custodian if there are none at the school. I think this could be negotiated for a significant saving from a straight rental fee.

I realize that the BC Games Society expects the Host Society will be able to get the use of busses and school bus drivers from their local school district gratis. It is my understanding that last week in Surrey they only had eight (8) busses from the Surrey School District for that district does not have as many busses as Richmond The Surrey Host Committee also used 4 or 5 buses from the Khalsa Schools and rented the additional needed buses In Richmond I am confident that we will be able to provide transportation at a reasonable cost.

Staff submitted a table of estimated City Costs on pages PRCS 25 & 26. In my appendix – APPENDIX 1 – ESTIMATED CITY COSTS, I have

Presentation to the Parks, Recreation and Cultural Services Committee

July 24, 2012

By

**Robert (Bob) Jackson
11720 Pintail Drive
Richmond, B.C.**

provided an estimate that is significantly less. This comes from our experience in hosting the 2009 BC Senior Games.

Staff calls for an **Operations Manager** for \$120,000. In 2009 we paid between \$50,000 and \$60,000. If one looks at the Sports Administration Positions posted on the latest newsletter of the BC Sports Agency, one will see that a competent sports administrator is paid significantly less. This compensation is in the range of a Manager working for the City of Richmond. I think the Host Society should hire this staff person and it will be significantly less.

5 Office Assistants – This was also recommended for the BC Senior Games but we used Business Education Career Preparation Students from McMath. Our Operations Manager worked with Mrs. Gayle Guest from McMath and it was a “win – win” situation.

Office and Administration Costs – For the Senior Games we used office space in the Minoru Pavilion and this would be ideal for the BC Summer Games.

Equipment Storage Facility – It is my understanding that the BC Summer Games equipment and supplies would be forwarded to Richmond after the 2014 Nanaimo BC Summer Games. Like the BC Senior Games we would store the container(s) in the Richmond Works Yard and then just have to purchase insurance on the contents.

Equipment Delivery, Set-Up, Removal – This depends where the competitions take place. If we host Basketball in schools then we do not need to move a lot of bleachers in the Oval

Misc. City Costs, Litter, Set-Up, Takedown, Field Lining, Custodial Services – Some of this seems to repeat from the above paragraph. There

Presentation to the Parks, Recreation and Cultural Services Committee

July 24, 2012

By

**Robert (Bob) Jackson
11720 Pintail Drive
Richmond, B.C.**

would not need to be a lot of field lining for the soccer fields have permanent lines and the Baseball and Softball Sports line their own fields. Most Custodial Services is a normal day to day cost.

Traffic Control – For the 2009 Richmond BC Senior Games we had qualified volunteers provide this service.

Overnight Security – Again for the overnight security we used volunteers (Richmond Firefighters) to provide this service.

Capital Improvements – Instead of renting Beach Volleyball facilities we think this would be an ideal Legacy from the 2016 BC Summer Games. So an investment of \$10,000 should assist in establishing this type of facility. This is lacking in Richmond and we think that there are a couple of venues that could be used for Beach Volleyball.

When one compares the 2009 Richmond Senior Games to the 2012 Surrey Summer Games (APPENDIX #2 & #3) you will see that there is not a major difference. In some ways the Summer Games are easier for there are fewer competitors, fewer sports, and the sports are administered by the PSO's. The BC Summer Games provide additional challenges for accommodation, food services and transportation. But I am confident if Richmond hosted the 2016 Summer Games a Richmond Host Committee could meet these challenges.

I have also included a list of the Legacy received by communities after hosting the BC Summer Games (APPENDIX #4).

Finally I have listed all the communities that have hosted the BC Summer Games since they commence in 1979. Richmond has only hosted once, in 1979 (APPENDIX #5).

APPENDIX #1

ESTIMATED CITY COSTS

	<u>City Estimate</u>	<u>Sport Council Estimate</u>
City contrubution to Host Society	\$45,000	\$45,000
Service-in-Kind (Minimum required is \$50,000)		
• 1 full time Operations Manager for 12 months (benefits included)	\$120,000	\$65,000
• 5 Office Assistants - 6 months (benefits included)	\$60,000	\$0
• Office and Admin. Costs (loss of facility rental, power, phones, etc.	\$25,000	\$10,000
• Equipment storage facility (container rental) for 6 months	\$3,000	\$0
• Equipment delivery, set-up, removal (e.g. bleachers, baracades City Stage & tents)	\$25,000	\$20,000
• Misc. city costs, litter, setup, takedown, field lining, custodial services, etc.	\$45,000	\$20,000
• Traffic Control for ceremonies and some events - e.g. Triathlon	\$20,000	\$0
• Net cost of use of City controlled facilities including loss of rental and program income (Oval, rinks, pools, gyms, fields, etc.	\$70,000	\$10,000
• Overnight Security at some venues	\$7,000	\$0
• Capital improvements fo Games facilities (beach volleyball courts)	<u>\$50,000</u>	<u>\$10,000</u>
	\$470,000	\$180,000

APPENDIX #2

Comparison

of

2009 Richmond BC Senior Games

and

2012 Surrey BC Summer Games

	2009 Richmond BC Senior Games	2012 Surrey BC Summer Games
Athletes	3819	2300
Coaches	n/a	478
Officials	<u>350</u>	<u>397</u>
TOTAL	4,169	3175
Activities	29	20
Administration of Activities - run the event	Richmond	PSO's
Meals	3 box lunches 1 banquet	4 breakfast 4 box lunches 4 suppers
Number to be fed	4,100	3,200
Accommodation	0	3,175
Transportation needs	a few athletes & officials	most athletes & officials
Transportation Costs	\$19,592	Significantly more
Economic Impact to Host Community (STEAM)	\$2.1 M	#2.0 M

#3

VIEW ALL SITES Visit SHAWCONNECT.CA [shaw connect home](http://shawconnect.com)

Global News Canada | World | Money | Health | Sports | Entertainment | Weather | Video | Global National

GlobalTV.com RSS Contests

Shaw Media Sites

Global BC

Home Video Weather Events Traffic Programs Personalities Schedule Contests

Search Global News network GO

BC Summer Games wrap up in Surrey

Global News : Sunday, July 22, 2012 5:07 PM

Recommend One person recommends this. Be the first of your friends.



RELATED



Special site: BC Summer Games

Thousands came out for the closing ceremonies of the 2012 BC Summer Games in Surrey today.

This is the 28th year of the games.

Over 2,300 athletes from all over B.C. competed in this year's games. They were joined by 478 coaches and 323 officials. Over 3,200 volunteers were involved this year.

The youngest athlete is nine years old, competing in canoe and kayak. The oldest able-bodied athlete is 19 years old in equestrian. The average age of the athletes is 14 years old.

The BC Summer Games are expected to inject over \$2 million into the local economy. The games bring together more athletes than even the Commonwealth Games.

Results for all the athletes who competed are available [here](#).

© Global News. A division of Shaw Media Inc., 2012.

Tools: Print Share: Recommend 3

Local News : Choose a Station

LATEST VIDEO



Vancouver's top food carts pulled into the Global BC parking lot Tuesday morning to serve up some of their most popular dishes to Steve and Sophie.

Tue, Jul 24: Morning News Update 5:30 AM

[More Video](#)

TOP STORIES



Johnsons Landing search to resume tomorrow
The search for victims of the Johnsons Landing landslide will resume t...



Gas-and-gash killer Darnell Pratt released from jail after troubling parole history
A man who dragged a gas-station attendant to his death during a 2005

g...

Doctors' class action on patient fees could cost B.C. \$100M

CNCL - 95

APPENDIX #4

PAST BC SUMMER GAMES LEGACY TOTALS

<u>Year</u>	<u>Community</u>	<u>Legacy</u>
1996	Trail/Castlegar	\$141,878
1997	Burnaby	\$109,287
1998	Ridge Meadows	\$110,272
2000	Victoria	\$57,424
2002	Nanaimo	\$197,682
2004	Abbotsford	\$174,394
2006	Kamloops	\$101,576
2008	Kelowna	\$77,852
2010	Township of Langley	\$75,320

Derived from profits from souvenir sales, interest on Government grants, and a percentage of the savings from the Host Operating Budget

APPENDIX #5

Host Communities of the BC Summer Games

<u>Community</u>	<u>Years Hosted</u>		
Kelowna	1980	1994	2008
Nanaimo	1985	2002	2014
Penticton	1978	1995	
Maple Ridge	1983	1995	
Burnaby	1984	1997	
Oak Bay/Victoria	1988	2000	
Surrey	1989	2012	
RICHMOND	1979		
Comox Valley	1981		
Vernon	1982		
Cranbrook	1986		
Delta	1987		
Prince George	1990		
Chilliwack	1993		
Trail/Castlegar	1996		
Abbotsford	2004		
Langley Township	2010		
Kamloops	2006		

Last held in Richmond in 1979 - 33 years ago

Richmond athletes have been participating in other communities for the last 33 years

As a community that takes pride in being a **sport hosting community** isn't our turn to host the BC Summer Games in 2016?

Notes Regarding a 2016 Richmond BC Summer Games Bid

Schedule 2 to the Minutes of the
Parks, Recreation and Cultural
Services Committee meeting held on
Tuesday, July 24, 2012.

City of Richmond staff do not currently recommend the 2016 BC Summer Games bid. The 2009 BC Seniors Games bid was not initially supported by Richmond staff either.

School District 38 and the City of Richmond Council supported our successful bid. Despite our games being held at the bottom of the 2009 recession, and though our sponsorships were sought after the locally held 2010 Olympics and the 2009 FireFighters Games had a years head start fundraising, we were still able to collect sufficient sponsorships for our 2009 BC Seniors Games to be financially successful.

The 2009 Richmond BC Seniors Games had over 3800 competitors, the most ever, in 29 sports, the most ever offered, and showcased Richmond and the new Olympic Oval and offered an opportunity to work out its bugs and train volunteers a year before the Olympics. The BC Summer Games have 1000 less athletes in ¼ less sports.

Many of the Richmond staff concerns provided about competing bid opportunities are for events in periods well away from this bid, and these Games can be held across Richmond without requiring use of the Olympic Oval. The 2016 BC Summer Games will not conflict with potential Tall Ships bids for 2014 or 2017.

Additionally, the City review assumes transportation cost of moving participants, coaches, and officials, when typically they can be can be stationed at schools at and near the sports venues chosen, and meals moved to them much more easily. This will significantly lower transportation costs from those quoted by staff.

Our 2009 Games bid and Games used only Richmond hotels. The BC Summer Games occurs at a period of higher hotel occupancy but athletes are housed in schools. The local hotels and restaurants receive their benefit from athletes parents visits. Since the 2009 Games, the River Rock and the Westin Wall Centre have opened almost 400 additional rooms, and should we fill all the local hotels we could expand to nearby hotels in south Vancouver and Delta. We also offered local Bed & Breakfasts in 2009, and created a 100 unit RV Park for the 2009 Games which we could provide again.

The 2009 BC Seniors Games bid and games developed a strong Games bid package of information for future Games which now only requires minor updating of new resources for this 2016 Summer Games bid. With Richmond Staff input, Sports Council can easily complete an excellent 2016 BC Summer Games bid within the next month in time for Richmond approval and submission.

Peter Mitchell 6271 Nanika Crescent, Richmond 604 277 8882 petermitchell@shaw.ca



Planning Committee

Date: Wednesday, September 5, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Chak Au
Councillor Linda Barnes

Absent: Councillor Evelina Halsey-Brandt, Vice-Chair
Councillor Harold Steves

Also Present: Councillor Linda McPhail

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, July 17, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, September 18, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. APPLICATION BY PRITPAL SINGH RANDHAWA FOR REZONING AT 10180 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)
(File Ref. No. 12-8060-20-8930, RZ 12-610058) (REDMS No. 3602857)

It was moved and seconded

That Bylaw No. 8930, for the rezoning of 10180 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

Planning Committee
Wednesday, September 5, 2012

2. APPLICATION BY ANWER KAMAL FOR REZONING AT 10471 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH)

(File Ref. No. 12-8060-20-8931, RZ 12-610097) (REDMS No. 3606033)

In response to a query Wayne Craig, Program Coordinator-Development, advised that staff has not received any inquiries from area residents with regard to the recently created compact lots zoned "Coach Houses (RCH)" adjacent to the large lot to the south of the subject site that is zoned "Single-Detached (RS1/E)".

The Chair remarked that he is hearing from residents about coach house development, and queried whether the guidelines staff are drafting for them in Edgemere can be applied to arterial roads.

In response Joe Erceg, General Manager, Planning and Development, advised that as part of the draft Official Community Plan (OCP) process staff could look at applying all or some of the proposed coach house guidelines along arterial roads. He added that there are not many sites left in the City that are consistent with the policies that apply to coach house development along arterial roads.

It was moved and seconded

That Bylaw No. 8931, for the rezoning of 10471 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.

CARRIED

3. APPLICATION BY JOSEPH YANG FOR REZONING AT 7451 AND 7491 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)

(File Ref. No. 12-8060-20-8934, RZ 09-496160) (REDMS No. 3156215)

It was moved and seconded

That Bylaw No. 8934, for the rezoning of 7451 and 7491 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.

CARRIED

4. HOUSING AGREEMENT (ONNI 7731 ALDERBRIDGE HOLDING CORP. AND ONNI 7771 ALDERBRIDGE HOLDING CORP.) BYLAW 8936 – TO SECURE AFFORDABLE HOUSING UNITS LOCATED IN 7731 AND 7771 ALDERBRIDGE WAY

(File Ref. No.) (REDMS No. 3617448)

In response to a query Mr. Craig advised that the developer retains ownership of the affordable housing units, but if the units are sold in the distant future, the units would have to be sold in lots as per the Housing Agreement, not individually.

Planning Committee
Wednesday, September 5, 2012

It was moved and seconded

That Bylaw No. 8936 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8936 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application 11-585209.

CARRIED

5. MANAGER'S REPORTS

(a) New Planner

Mr. Erceg introduced Barry Konkin, Planner 2, as a new member of the Planning and Development Department. Mr. Konkin will be involved in heritage planning issues in the City.

(b) Official Community Plan

Terry Crowe, Manager, Policy Planning, advised that staff are finalizing the Official Community Plan (OCP) and that it would be on the Planning Committee agenda of Tuesday, September 18, 2012.

A brief discussion ensued between Committee and Mr. Crowe, and it was mentioned that the OCP would cover improved Environmentally Sensitive Areas policies and guidelines.

(c) Ling Yen Mountain Temple

Mr. Erceg advised that he and Mr. Craig had recently met with representatives of the Ling Yen Mountain Temple, No. 5 Road, and learned that the Temple plans to submit a new application to the City.

Discussion ensued between staff and Committee, and especially on: (i) when Committee is likely to see the application; (ii) staff's advice to Temple representatives regarding comprehensive public consultation; (iii) the sensitive subject of the height restriction in the Temple's neighbourhood; (iv) any agriculture program the Temple may propose for its backlands; and (v) Council wants to see the application before the developer consults with the public.

Planning Committee
Wednesday, September 5, 2012

(d) Arterial Road Townhouse Development Applications in Single-Family Neighbourhoods

In response to the Chair's concern that single-family neighbourhoods in the City are being saturated with arterial road townhouse developments, Mr. Erceg advised that the draft OCP contains clarifying policies.

In response to a query from Committee, Mr. Erceg advised that staff can examine servicing in single-family neighbourhoods, as servicing applies to the development of new homes with larger footprints than the footprints of pre-existing smaller homes.

(e) Land Use Contracts

The Chair queried whether staff, with input from Council, could prepare a position paper to take to the Provincial Government requesting that changes be made to the Land Use Contracts that exist in various parts of the City.

Discussion ensued among Mr. Erceg, Holger Burke, Development Coordinator, and Committee, and advice was provided that Provincial staff is aware of Richmond's Land Use Contract situation. In addition Provincial staff are recommending, in a briefing paper presented to the Deputy Minister of the Ministry of Community, Sport and Cultural Development, that the Province review the Land Use Contract issue as it applies throughout the Province. Mr. Burke advised that the completion of any review would not occur before late 2013, and he added that if the review gets stalled, it is at that point that Committee could consider lobbying the Province.

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 Planning Committee of the Council of the City of Richmond held on Wednesday, September 5, 2012.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk



City of Richmond

Memorandum Community Services Department Community Social Development

To GP- Sept. 4 2012

To: Mayor and Councillors
From: Dena Kae Beno
Affordable Housing Coordinator
Date: August 27, 2012
File:
Re: **Background Information - B.C. Residential Tenancy Act/Branch and a Standards of Maintenance Comparison**

At the request of Councillor Barnes, I am providing you with background information about ACORN Canada's request for municipal support of a Union of British Columbia Municipalities (UBCM) resolution calling for strengthened Residential Tenancy Act (RTA) policies and enforcement provisions.

Background Information

ACORN Canada is an independent, national organization representing the voices of low to moderate income households across Canada. The organization was formed in 2004 and is comprised of 30,000 members with 20 neighbourhood chapters in 7 Canadian cities. It strives to address issues that adversely impact lower income households and advocate for long-term social and economic change.

Recently, ACORN Canada sent the City of Richmond correspondence requesting support from local municipalities to bring forward a UBCM resolution call for amendments to British Columbia's Residential Tenancy Act policies, dispute resolution process, and enforcement provisions (**Attachment 1**).

The purpose of ACORN's request is to also advocate for support for BC municipalities to effectively address conditions related to unhealthy rental buildings, by imposing Provincial minimum standards of maintenance requirements, including but not limited to:

- mould,
- lack of heat and water,
- repair deficiencies,
- sub-standard living conditions, and
- adequate policies and resources to enforce RTA policy requirements.

An assessment of Acorn's position and related information with the current City of Richmond Standards of Maintenance Bylaw

On December 11, 2006, the City of Richmond adopted Rental Premises Standards of Maintenance Bylaw No. 8159. When comparing the City's Bylaw with ACORN Canada's Standard of Maintenance recommendations, the Bylaw includes standard requirements for the continuous provision of services and utilities in rental buildings (i.e. water, heat and light); however, the current Bylaw doesn't include provisions to address mould, repair deficiencies, and sub-standard living conditions.

Draft wording of the UBCM Resolution

A draft Union of British Columbia Municipalities (UBCM) resolution is included as **Attachment 2**.

Please contact me if you have any questions or require additional information.



Dena Kae Beno
Affordable Housing Coordinator
Community Social Development
Community Services Department
(604) 247-4946

DKB:dbk

Att. 2

pc: SMT
John Foster, MCIP, Manager, Community Social Development
Terry Crowe, Manager, Policy Planning
Wayne G. Mercer, Manager, Community Bylaws



Dear Councillor,

ACORN Canada is actively advocating for better laws and enforcement to ensure that every British Columbian has a Healthy Home in which to live. As a part of this we are writing city councillors across the province to provide them an opportunity to take the lead on this initiative in their respective municipalities

We are an organization of working people who understand the problems of precarious housing through our lived experience. A majority of our membership in the lower mainland live in market rental housing, and much of the affordable rental stock is rife with deficiencies that negatively affect the health and wellness of our families. From mold, to lack of heat in the winter, these deficiencies are fixable for our landlords but we have little recourse should they refuse to invest in their properties. Due to the toothless Residential Tenancy Act and the massive regulatory hole left by municipalities who lack minimum requirements of standards of maintenance – tenants in cities across BC have nowhere to turn to ensure that they have healthy rental housing.

Attached is an open letter that we have sent to the Minister Responsible for Housing, Rich Coleman, outlining the significant flaws we have found in the Residential Tenancy Act. We are awaiting confirmation of a meeting with the Minister, but to date he has refused to meet with ACORN Canada.

Also attached is a resolution that will be put forth at the UBCM conference in Victoria this September. Spearheaded by the work of ACORN Canada, the City of Surrey Councillor Judy Villeneuve drafted this call for the province to empower BC municipalities so that they can more effectively address this pertinent issue of unhealthy rental buildings within their respective cities.

ACORN Canada is asking councillors and mayors across BC to support tenants in your cities by doing the following:

1. Follow the lead taken by the City of Surrey and begin to explore ways in which your city can pass a standard of maintenance by-law.
2. Pass a resolution through your council calling on the relevant ministries in the Province of BC to:
 - a. Give more resources and power to fully enforce comprehensive standards of maintenance laws.
 - b. Perform a policy review on the Residential Tenancy Act

If you have any questions or would like to learn more about our Healthy Homes Campaign please contact John Anderson at our office – 778 385 4385 or bcacornva@acorncanada.org

Thanks,

Sue Collard, Preeti Misra and Dave Tate
BC ACORN's Elected Board Reps.

RES. R12-1058

**AMENDMENTS TO THE RESIDENTIAL TENANCY ACT DISPUTE RESOLUTION
PROCESS**

WHEREAS the Province of British Columbia has enacted legislation through the Residential Tenancy Act (RTA) to protect tenants from unacceptable living conditions;

AND WHEREAS Part 5 of the RTA outlines a process for resolving disputes that provides the Residential Tenancy Branch (RTB) with the authority to make any order necessary to give effect to the rights, obligations and prohibitions under the RTA, but in order to enforce an RTB order, it must be filed in the Court and enforced as a judgment or an order of the Court;

AND WHEREAS tenants who wish to enforce their rights under the RTA must navigate a complex bureaucratic and legal process and be prepared to spend significant amounts of time and money to engage with the process, creating barriers for tenants to access the RTA, especially tenants with low incomes or other vulnerabilities;

THEREFORE BE IT RESOLVED that the Union of BC municipalities urge the Province of British Columbia to increase the effectiveness and accessibility of the residential tenancy dispute resolution process by amending the RTA such that the RTB enforces their dispute resolution decisions or orders, and does so within a reasonable timeframe.

ON MOTION, was ENDORSED by Surrey Mayor and Council on May 7, 2012.



Honourable Rich Coleman
Minister Responsible for Housing
Room 128, Parliament Buildings
Victoria, BC V8V 1X4

July 19, 2012

Dear Minister Coleman,

It is clear that the current dispute-based system of residential tenancy law is completely ineffective in ensuring tenants live in Healthy Homes. As the Minister Responsible for Housing, we are writing to ask that you take immediate steps

1. To address the inability of current residential tenancy law and provincial enforcement mechanisms to deal with the deliberate and systemic failure by private landlords of multi-unit residential properties to abide by their legal obligations to inspect, maintain and repair;
2. To address the failure of the Province to ensure that tenants not only live in Healthy Homes but have the right to live in Healthy Homes without fear of coercion, intimidation, harassment or abuse; and
3. To initiate a Provincial investigation into and audit of the conditions of buildings and welfare of tenants in buildings owned by derelict landlords, including investigating their residential tenancy businesses.

As you are aware, the situation at 12975 106 Ave, Surrey BC offers an extreme example of the failures of current residential tenancy law. The owners of this apartment building, a building inhabited by ordinary working people, are landlords with a large portfolio of properties throughout BC.

In October 2007, one of their buildings, an East Vancouver property similar to the one in Surrey, suffered a catastrophic roof collapse after years of neglect including chronic leaking. All of the tenants were evacuated, losing their homes, personal belongings, neighbours and community.

Despite the events in East Vancouver, the owners continued in exactly the same path in Surrey. When issues regarding the roof, multiple leaking suites and other water ingress issues were brought to their attention in 2008-2009, they ignored the problems, ordered patch repairs, and promptly rotated new tenants into suites without properly addressing the repair issues.

Today, the owners show no signs of changing course, despite multiple proceedings and the levying of \$115,000 in administrative penalties. Nor have the owners been required to pay this fine. Recently, they made their fifth attempt to evict the one tenant who is speaking out about conditions at the building.

There has still been no comprehensive assessment of water ingress issues or of the extent of structural decay to the residential property at 12975 106 Avenue. The level of risk to tenants remains unknown, the extent of needed repairs remains unknown and there are no timelines established for any repairs that might be necessary to address these unknown risks.



Similar issues have come to light regarding one of their New Westminster properties, where, if reports are true, the same systemic failure to address repair issues and pattern of repeated patch work has persisted for years. Over the past decade other residential buildings held by the same owners have had publicized problems, including properties on East Hastings and on Wall Street, both in Vancouver. The large number of properties involved suggests that these actions are far from accidental and form part of a systemic pattern of behaviour.

The current system clearly allows landlords to profit from deliberate strategies of neglect that are inherently abusive of tenants. There are many ACORN members who live on fixed incomes or disability pensions. They do not have the resources to move, and many do not have the resources to dispute the conditions that persist in their suites and buildings.

As our case indicates, disputing does not guarantee repairs even when they are ordered. The Surrey apartment building continues to leak, the administrative penalties have not been paid and little has changed for tenants in the building in the two and a half years of ongoing dispute. The dispute system fails tenants when and where they need it most because the RTB does not have the power to ensure repairs get done.

It is clear to us that steps need to be taken immediately. Real measures need to be taken now to address the risks being faced by tenants today in buildings that have been deliberately allowed to decay. Real measures need to be taken now to prevent further abuse including the implementation of effective, proactive enforcement mechanisms that are capable of identifying and stopping systemic neglect and deliberate disinvestment by landlords. Real measures need to be taken now before more people suffer as a result of neglect, exploitation, indifference, and political unwillingness to take action.

It is our considered opinion that both amendments to the *Residential Tenancy Act* and changes to Residential Tenancy Branch operations, policy and procedure are needed in order to address the systemic problems highlighted by our case, but endured by many ACORN members and other tenants.

Amendments to the *Residential Tenancy Act*

- We strongly suggest that provincial minimums for standards of maintenance be incorporated into the Act.
- We suggest that provincial minimums for standards of maintenance be coupled with statutory fines for landlords who allow standards of maintenance deficiencies to persist, with fines required by the Act at particular points. These fines should not be negotiable.
- We suggest introducing a reciprocal deadline for landlords to do repairs (similar to deadline for tenants to pay rent).
- We suggest introducing a provision protecting tenants against retaliatory eviction.
- We suggest further development of the administrative penalties provisions in the Act, based on a number of concerns outlined below.



- The investigative powers in the Act are not very well defined. We suggest that these be developed further in order to provide for the operations of a new investigative unit within the RTB (see below). This investigative unit should have the powers necessary to investigate systemic neglect and deliberate disinvestment by landlords. The function and purpose of this investigative unit should be clearly set out in the Act, so as to provide guidance as to when the Branch should initiate an investigation on its own initiative, including investigations where there is no order that has been breached.
- There is not enough guidance in the legislation as to when it would be appropriate for the RTB to offer a settlement and/or negotiate away an administrative penalty that has been levied, or as to whether this is intended to be used as an enforcement mechanism.
- Currently, the Act does not provide standing in the complaint process to a person who has brought forward a complaint that has been accepted for investigation.

Residential Tenancy Branch Operations – Investigative Unit

- The Residential Tenancy Branch needs an investigative unit dedicated to effective and proactive enforcement of administrative penalties. The Residential Tenancy Branch is currently under-resourced and under-staffed, and lacks the capacity to make effective use of the administrative penalty provisions in the Act. Prior to our case, the Branch had never opened an investigation under the administrative penalties provisions in the Act.
- The new investigative unit should have the staff, resources and training necessary to function effectively. Staffing and resourcing this investigative unit should not come at the expense of other Branch operations. New and additional resources are needed for the Branch to fulfill its mandate under the Act.
- The capacity of the Branch to recognize and address systemic neglect by landlords is undeveloped. The new investigative unit should keep records of complaints against landlords for repair issues, and document and track systemic neglect by landlords. Monitoring of problematic landlords should automatically trigger an investigation at a certain point. The investigative unit should have the authority to inspect a residential property and make findings regarding compliance with the Act.

Residential Tenancy Branch Operations – Dispute Resolution Proceedings

- The capacity of the Branch to address complex issues such as those raised in our case is limited. The Branch currently does not have an effective protocol for scheduling longer and/or in-person hearings regarding complicated issues. We have had a number of different hearings before the Branch regarding this building. These hearings involved extensive photographic and affidavit evidence and detailed legal submissions. On each occasion, we were adjourned multiple times as a result of the inadequate time set aside for hearing the case. This has had a real impact on the tenant and her family, as she has had to miss a day of work for each adjournment.



- The number of RTB offices should be increased and the RTB should be provided with more resources to deal with an increasing caseload. More trained Information Officers should be available to provide initial guidance to tenants as to how to initiate and prepare for dispute resolution.

Residential Tenancy Branch Policy and Practice

- Section 65(1)(a) of the Act allows a Dispute Resolution Officer to order a tenant to pay rent to the Branch in trust as a result of landlord failure to perform repairs and maintenance or to provide services and facilities. However, the Branch has adopted a policy that precludes Dispute Resolution Officers from making this type of order. This should be changed so that tenants may direct their rent to the Branch where the landlord has been found to be in non-compliance with statutory obligations for repair and maintenance.

As a final note, we would suggest that the number of amendments and revisions our experiences have led us to believe are needed is indicative of significant problems with a dispute-based model. Perhaps it is time to think outside this model in our attempts to ensure that tenants can live in buildings that are not allowed to decay to the point they are uninhabitable or pose serious threats to tenants' well-being.

Within a dispute-based model enforcement mechanisms are time-consuming, unwieldy, and invariably favour those with the most resources, and neither the Province nor the municipalities have shown any significant interest in enforcement despite the fact they have the capacity to do so and despite the fact that such actions may be warranted. When the systems that are in place fail so spectacularly to ensure even a minimum reciprocity in results, it is clearly time for a change.

Thank you for your attention to this serious issue affecting tenants around the Province.

Sincerely,

Susan Collard
Tenant at 12975 106 Ave, Surrey
Chair of Whalley/City Centre Chapter of ACORN Canada

cc. Bruce Ralston, Member of the Legislative Assembly for Surrey-Whalley
cc. Joe Transolini, Housing Critic for the BC NDP
cc. Andrew Sakamoto, Executive Director, TRAC

AMENDMENTS TO THE RESIDENTIAL TENANCY ACT DISPUTE RESOLUTION PROCESS

WHEREAS the Province of British Columbia has enacted legislation through the Residential Tenancy Act (RTA) to protect tenants from unacceptable living conditions;

AND WHEREAS Part 5 of the RTA outlines a process for resolving disputes that provides the Residential Tenancy Branch (RTB) with the authority to make any order necessary to give effect to the rights, obligations and prohibitions under the RTA, but in order to enforce an RTB order, it must be filed in the Court and enforced as a judgement or an order of the Court;

AND WHEREAS tenants who wish to enforce their rights under the RTA must navigate a complex bureaucratic and legal process and be prepared to spend significant amounts of time and money to engage with the process, creating barriers for tenants to access the RTA, especially tenants with low incomes or other vulnerabilities;

THEREFORE BE IT RESOLVED that the Union of BC municipalities urge the Province of British Columbia, in consultation with municipal governments, to establish minimum occupancy standards for rental properties and to increase the effectiveness and accessibility of the residential tenancy dispute resolution process by amending the RTA such that the RTB enforces their dispute resolution decisions or orders, and does so within a reasonable timeframe.



City of Richmond

Report to Committee

To CIP - Sept 4 2012

To: General Purposes Committee

Date: August 10, 2012

From: Mike Redpath
Senior Manager, Parks

File: 06-2345-20-LLAN1/Vol
01

Re: London Landing Waterfront Park Plan

Staff Recommendation

That:

1. The design concept and program for the London Landing Waterfront Park as described in the report titled "London Landing Waterfront Park Plan" (dated August 10, 2012, from the Senior Manager, Parks) be endorsed.
2. The Operating Budget Impact of \$20,000 for park maintenance of the new London Landing Park be considered in the 5 Year Financial Plan for commencement in 2016.

Mike Redpath
Senior Manager, Parks
(604-247-4942)

Att. 1

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Finance Division	<input checked="" type="checkbox"/>		
Engineering	<input checked="" type="checkbox"/>		
Sustainability	<input checked="" type="checkbox"/>		
Development Applications	<input checked="" type="checkbox"/>		
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO (Deputy)	INITIALS:

Staff Report

Origin

Oris Development (Kawaki) Corp. (the Applicant) has applied to the City for an OCP Amendment to the London/Princess sub-Area Plan. As part of the land use redesignation process and associated rezoning for the subject lands, the Applicant is responsible for the design and development of a new waterfront park and the relocation and development of a new Dirt Bike Terrain Park at another site in the city. At the Public Hearing on February 20th, 2012, Council requested that staff conduct an Open House for further public review and input on the proposed park plan. This Open House was held outside on June 13, 2012 at the No. 2 Road Pier.

The proposed London Landing Park Plan is being presented for endorsement prior to the Oris Development rezoning adoption report which Development Applications is targeting to present to Council in September 2012. This report is being presented to the General Purposes Committee prior to the September 25th Parks, Recreation and Cultural Service Committee meeting to prevent delay of the proposed rezoning to late October. The purpose of this report is to summarize the public input and present the park plan for Council endorsement (**Attachment 1**).

Finding of Fact

London/Princess is one of the eight waterfront neighbourhood nodes identified in the Steveston Area Plan within the Official Community Plan (OCP). The Area Plan encourages a mix of uses aimed to achieve an integrated waterfront, enhance the mixed-use commercial nature of the Steveston Village, ensure a mixture of housing types and tenures, and provide a variety of open space and recreation opportunities.

The London Landing area at the south end of No. 2 Road has been under study for many years. The City owns a number of lots and Oris Development (Kawaki) Corp. owns the former Kawaki fish and roe processing plant.

To ensure a comprehensive development of the City-owned lands at 13100, 13120, 13140, 13160 and 13200 No. 2 Road, and the privately-owned Kawaki industrial site at 6160 London Road, Council, in 2008, endorsed undertaking a coordinated development approach to this waterfront node.

The City of Richmond and the Applicant have worked together to ensure that urban design, parks, liveability and complete community objectives envisioned in the OCP and the Steveston Area Plan are being met.

The development of a unique, dynamic, and high quality waterfront park is the key to meeting these objectives.

Analysis

Park and Open Space Design Considerations

London Landing Waterfront Park will be a new 1.55 acre City owned park. A series of principles and objectives were identified early in the park planning process that helped guide and inform both the site planning and the park design:

- Promote our island city legacy
- Respect and build upon the context of the river, riparian edge, dike and site history
- Create a unique identity and experience along the Steveston Greenway waterfront recognizing that this is a destination and staging area as well as a neighbourhood park space
- Provide maximum public access to the waterfront for both cyclists and pedestrians
- Design the No. 2 Road right-of-way to accommodate safe and legible circulation for pedestrians and cyclists as part of Steveston Greenways
- Balance a naturalized riverfront character with an urban aesthetic
- Landscape the whole public realm to read as one seamless open space with a similar character and feel
- Create a variety of social gathering spaces for individual and group uses
- Provide a range of amenities, attractions and interpretive features
- Maintain view corridors along No. 2 Road and Dyke Road

Proposed Park and Open Space Development Design Concept

The concept and design features of the proposed park and open spaces responds to the 'seen and unseen' of this historically rich London Landing site at the foot of No. 2 Road. The river, riparian edge, the No. 2 Road Pier and other industrial artefacts are all integrated into the design. The dike setback from the river's edge has provided a unique opportunity to create a softer and more natural edge to the waterfront.

The intimate scale of the space and the interface between active industrial uses to the west (Steveston Harbour Authority lands), the London Landing village to the north, and the beautiful long stretch of natural woodlot, beaches and marshes to the east make this a very unique waterfront park.

Highlights of the Park Plan presented in Attachment 1 include:

- A. Intertidal Wier Garden Area** - The intent is to reconstruct portions of the disintegrating timber and steel boat ways adjacent to No. 2 Road Pier to remind visitors of the historic boat work uses in London Landing. The upland portion will be designed as a set of weirs that collect storm water. These weirs will be planted with intertidal native species adding ecological value and interest to the waterfront edge. A metal grate bridge over the weir will connect the pier to a small wooden observation deck with seating.

- B. **The Central Lawn** - This is a manicured grass lawn area that will allow a mix of casual and formal programming for the neighbourhood. The lawn is lower than the dike which helps to create a separation from the main pedestrian and cycling corridor.
- C. **Buoys Lawn Feature** - A playful element that also reflects the working river will be constructed out of a combination of orange buoys and two small in-ground bouncing mats. The buoys can be used as seating and potentially will be lit at night attracting people to the water's edge.
- D. **London Landing Ferry Plaza** – A small gathering area containing a variety of seating opportunities is located at the end of the No. 2 Road right-of-way and south of the building. This will contain large individual timber benches and a stepped seating terrace with a climbable boat feature interpreting the Nakada Boatworks. A set of stairs allows for direct access down to the waterfront trail and central lawn area.
- E. **Dike Promenade and Circulation** - The dike realignment immediately adjacent to the building edge also serves as the main promenade through the site linking No. 2 Road to the South Dyke trails. Planting beds, a variety of informal and formal public seating along the edge and a proposed restaurant with outdoor seating will provide animation to the main promenade. A north-south right-of-way (the 'laneway') through the building site provides public access and a view corridor from London Road. Along the water's edge a narrow path edged by taller grasses allows for a more informal and natural experience of the river.
- F. **Site Furnishing and Planting** – A simple palette of materials for surfacing, planting and site furnishings repeated throughout the development site reflects a maritime heritage and helps create a seamless transition between private ownership and the public open spaces. Plants are massed to create more of a natural effect and the majority of the proposed plants within the 30 meter environmentally sensitive area setback are native species. One single oak tree will be planted adjacent to the viewing deck to symbolize the oak wood that was used to build the ribs and planks used on fishing boats.

In addition, the existing dike requires upgrading and relocation to provide full dike protection of the new development. The proposed new alignment of the dike (south and west of the building) will be integrated into the waterfront park and the No. 2 Road right-of-way. The design and landscaping of the park on top of this dike will accommodate the functional needs of dike access and maintenance while also providing interesting and attractive public spaces.

Open House Meeting

On Wednesday, June 13, 2012 City staff held a public open house on the No. 2 Road Pier from 5-7 pm. Approximately 25 people attended and the comments overall were very favorable with a focus on "when is it going to be constructed". People spoke about how much they liked the area and what it has to offer and wanted to make sure that access to the waterfront and the informal 'feel' of the area were maintained.

Dirt Bike Terrain Relocation

The developer is responsible for the relocation and development of a new Bike Terrain Park. Introducing this type of activity into an existing park and meeting a number of criteria such as distance and buffering from residential uses, safety zones and room to expand, ultimately

restricts the choices of potential locations. It has been determined that Garden City Park is the ideal location for a new bike park and the design is underway. Bike terrain features will also be considered as a potential programming element in the plan for the Railway Corridor Greenway/Linear Park.

Next Steps

Upon approval of the Park Plan by Council, staff will continue to work with the developer's consultants to finalize detailed design for the Servicing Agreement. FREMP approval and approval from the Provincial Inspector of Dikes will be required before the park can be constructed. Minor adjustments and refinements to the plan may occur during the Servicing Agreement process to ensure that these requirements are addressed and coordinated with the park plan. The park is anticipated to be completed by the summer of 2014.

Financial Impact

The total cost of the park development is approximately \$484,000 excluding the cost of relocation and development of the Bike Terrain Park in another park. The costs associated with the Bike Terrain will be secured through a Letter of Credit. Dike upgrades which run under the park are also not considered part of the park development costs and are being dealt with separately.

The Applicant is fully responsible for the cost of implementing the park plan as presented in this report. The developer will be entitled to Park Development DCC credits up to approximately \$217,871 towards this construction cost.

The Operating Budget Impact (OBI) for the park is estimated to be \$20,000 per year. The OBI reflects the new assets in the park including the planting, observation deck and hard surface areas. Upon completion of park construction, the developer will be responsible for park maintenance for one year. The OBI will be submitted as part of the 5 Year Financial Plan (2013-2017). OBI funding to maintain the site is not required for consideration until 2016.

Conclusion

The proposed London Landing Waterfront Park at the foot of No. 2 Road will be a new destination along the Steveston Greenways and will serve both the neighbourhood as well as city-wide residents. It will have a unique identity that reflects the boat building history of the site while respecting the environmental qualities of the river and riparian edge. The multiple seating and gathering opportunities as well as the adjacent commercial uses that include a potential restaurant will create a dynamic and animated waterfront experience.



Yvonne Stich
Park Planner
(604-233-3310)

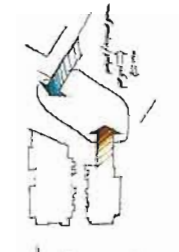
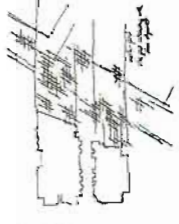
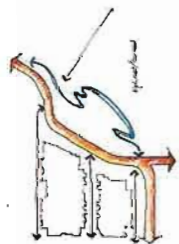
YS:ys

Site History

The 'Kawaki' site gets its name from the Kawaki fish and rice processing plant, a business that has closed but the logo of which is visible on site today. As for Kawaki, fish and fishing have remained central to all business and settlements that have come and gone on site. According to archeologists Dr. Leonard Ham and K. T. Carlson, the earliest known settlements on the Kawaki site were First Nations fishing encampments from 3,000 years ago. Following 19th C. European exploration of the area and the establishment of European 'Mudlatters' farms, the first Japanese migrants arrived in the area in 1877, establishing boat works and working along side Chinese, European, and native people in fish canneries. The Canadian Pacific cannery was

established at the foot of No. 2 road in 1893, processing fish until it was destroyed by fire in 1924. During that time fishing and the processing of fish was such a successful enterprise that twice all fishing operations were halted due to overfishing of Fraser River fish. In 1926 the Japanese-owned, fish processing, packing, and distribution River Fish Co. Ltd. Cooperative and General Store opened for business on site. Shin and Mas Nakade's grandfather also established Nakade Boat works at Garry Point. These and other Japanese-owned businesses were shut down in 1942 when 2,600 Japanese residents of Stoverson were evacuated inland. The Nakades spent three years in Grand Forks followed by several years in Toronto before returning to re-establish

the Nakade Boat works in 1951, this time at the foot of No. 2 road. For thirty plus years, the Nakade brothers applied the knowledge passed onto them from their grandfather and father, hand building more than 100, 40-foot wooden fishing boats. From imported oak, gumwood, and iron bark, they steamed and bent ribs and planks, forming and nailing the hull indoors. Then, they pulled the boats along steel ways to paint and varnish them outdoors where they dried before being pulled again along ways to be launched into the river. In the winter, the boats were pulled up the ways, jacked up on blocks, and stored on wooden decks until the next fishing season.



CNCL - 118

High Road | Low Road

- Provide for dyke access per regulatory dyking authority requirements with opportunities for expansion.
- Develop hierarchy of pathways that emphasize various volumes and types of movement (pedestrians vs. bikes).
- Integrate intertidal trail at the water's edge as a 'low road' and quieter route of travel.

Intertidal

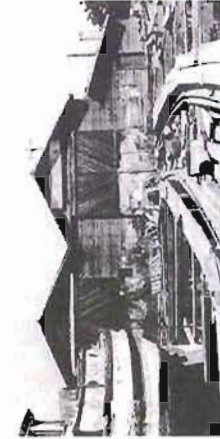
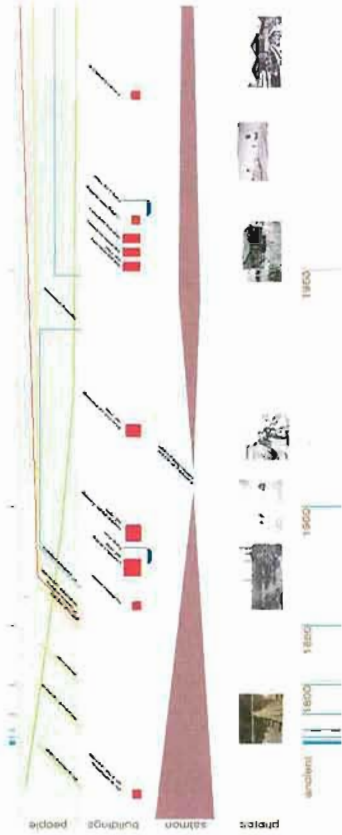
- Integrate free form landscape patterning that recreates the shifting edges of water and land at the river's edge
- Use terrain to guide the movement of pedestrians through the site.
- Align dyke and adjacent uses to allow the park site to be an intertidal zone, allowing periodic inundation.

Mesh | Grid

- Develop paving patterns on the site to respond to the platting and the river's edge
- Contrast the two grids at key intersections on the site
- Consider net and mesh motifs as a patterning or casting opportunity to create interest in a standard paved surface.

Push | Pull

- Distinct push and pull at park edges designed to frame the space from the land and water sides.
- Push from water side to re-create the ways slip and bring water's edge into the site
- Develop a land promontory for overlook and definition to the community plaza space



KAWAKI WATERFRONT PARK

Richmond hapa

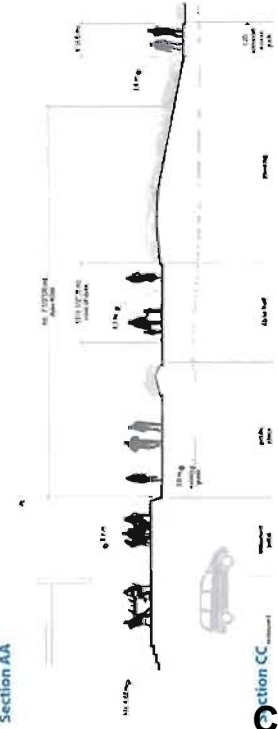
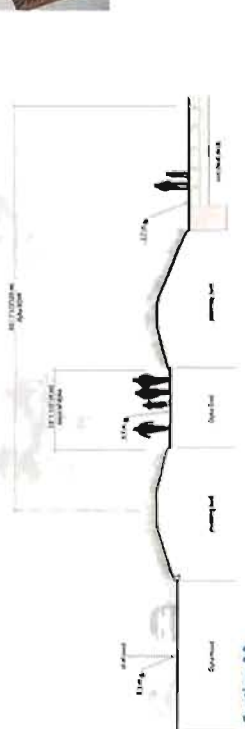
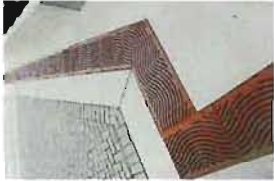
Attachment 1

Site Plan

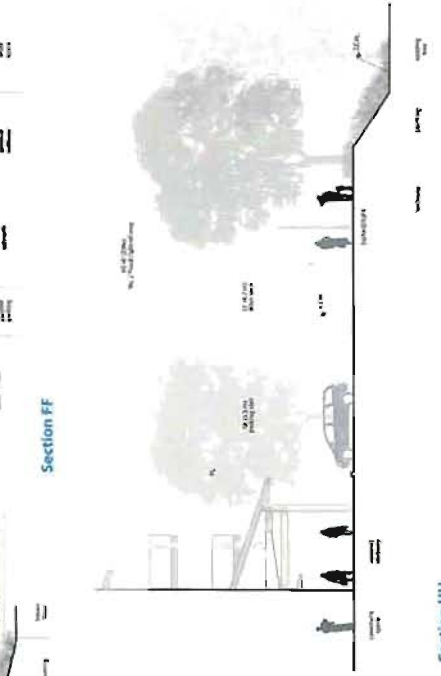
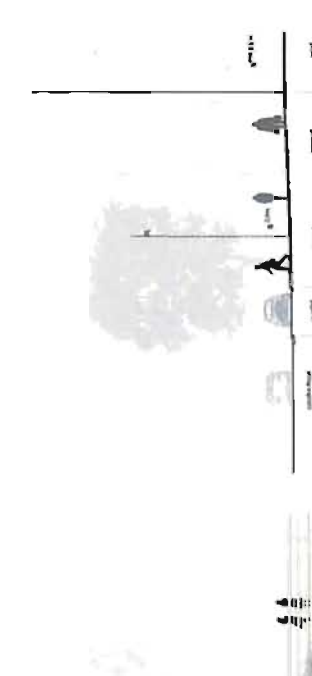
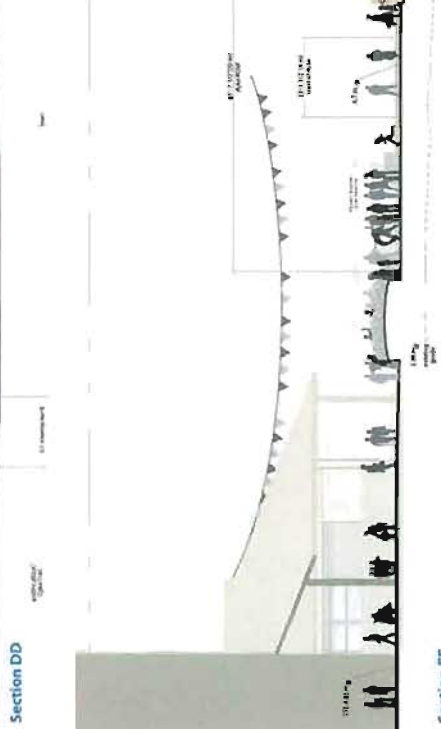
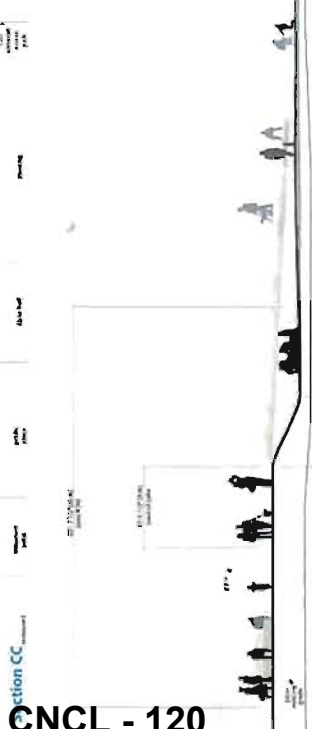


CNCL - 119

Site Sections

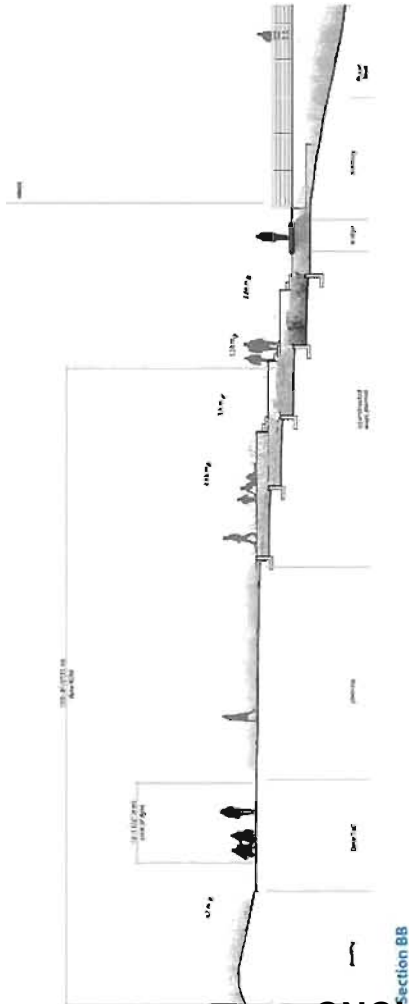


CNCL - 120

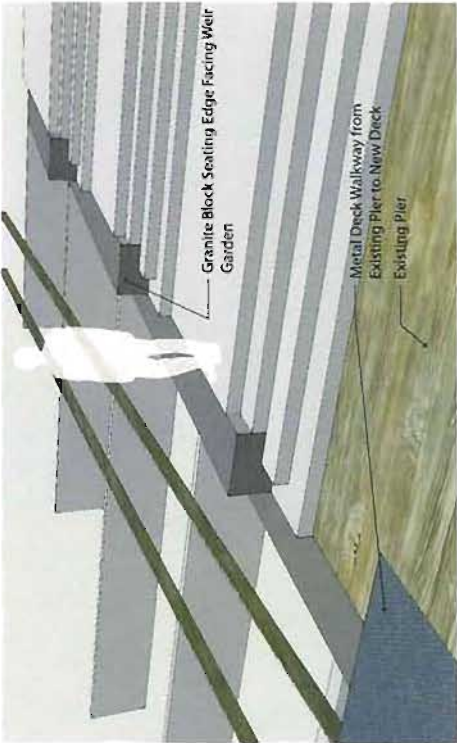
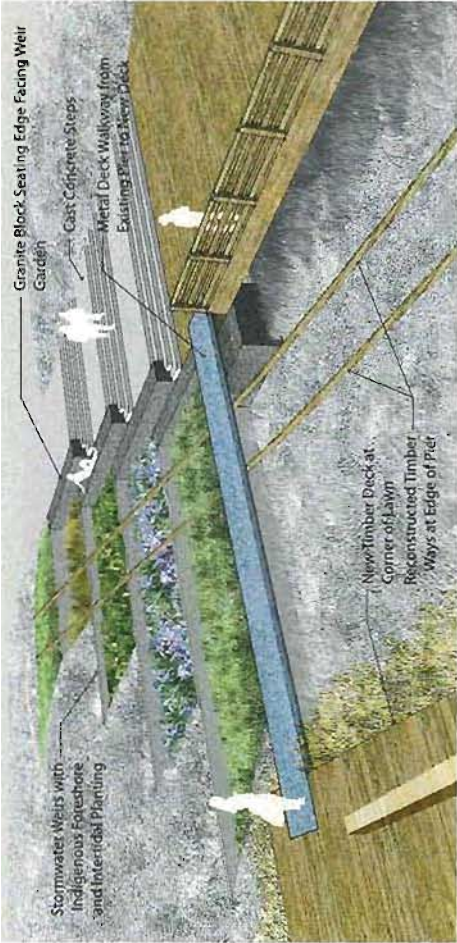


Section HH

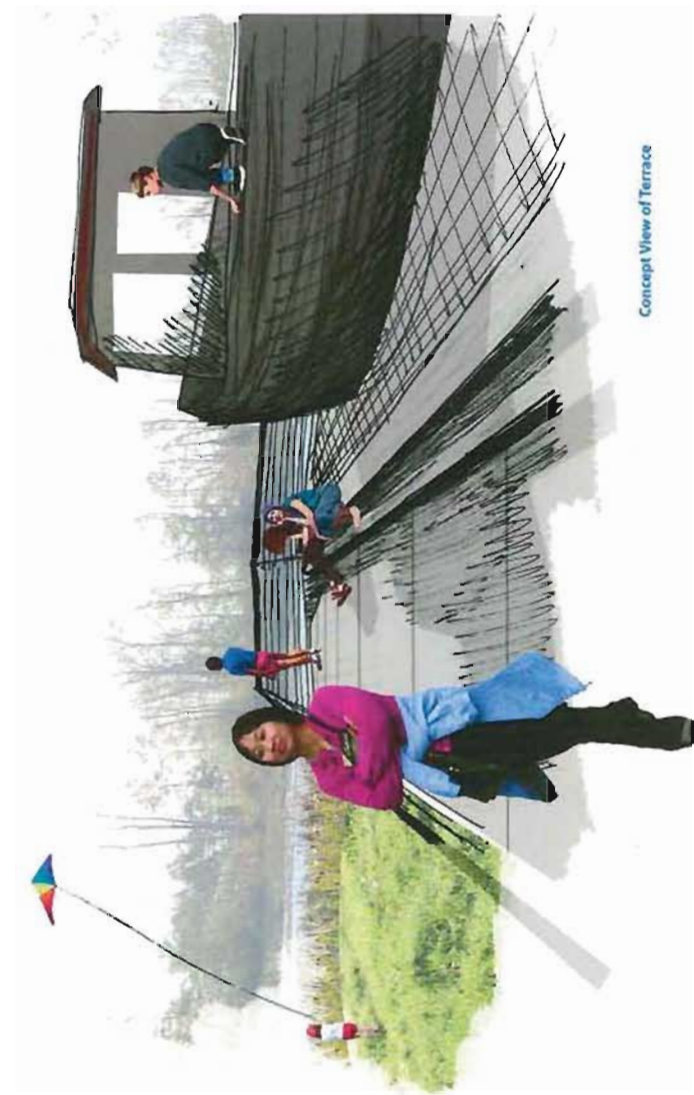
Intertidal Weir Garden



CNCL - 121



Nakade Boatworks Terrace



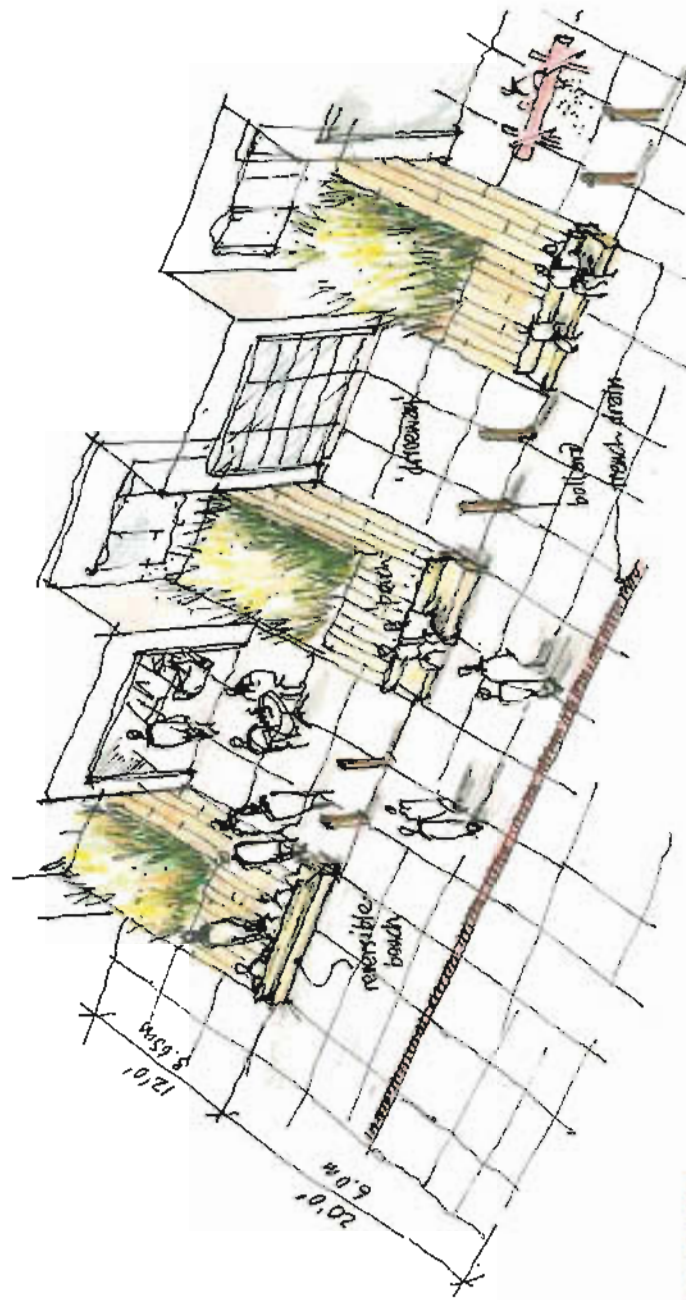
Concept View of Terrace

Bouncing Mat Buoy Feature



Concept View of Play Feature

Laneway Landscape Concept



- 6.0m public right-of-way with 2.75 to 3.65m semi-private space for live work studio
- Impress the idea of the retired lane, laneway aisle with driveways, working lane
- Simple materials reflecting maritime heritage of the site, steel and wood, concrete paver
- Mass and minimal planting
- Edge of public walkway: loosely defined by seating edges that are reversible, run of bollards
- Avoid traditional patio screens, raised planters, gates etc.





City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

From: Joe Erceg
General Manager, Planning and Development

Re: Application by Pritpal Singh Randhawa for Rezoning at 10180 Williams Road
from Single Detached (RS1/E) to Compact Single Detached (RC2)

To: Planning Comm. Sept. 5, 2012

Date: August 13, 2012

File: RZ 12-610058

Staff Recommendation

That Bylaw No. 8930, for the rezoning of 10180 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Joe Erceg
General Manager, Planning and Development

CL:rg
Att.

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

Staff Report

Origin

Pritpal Singh Randhawa has applied to the City of Richmond for permission to rezone 10180 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit a subdivision to create two (2) lots, with vehicle access to the rear lane (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The subject property is located on the south side of Williams Road, between No. 4 Road and Aquila Road. In recent years, the south side of this block of Williams Road has undergone considerable redevelopment to smaller lots through rezoning and subdivision.

To the north of the subject site, directly across Williams Road, are two (2) dwellings that are currently under construction on lots recently zoned “Compact Single Detached (RC2)”;

To the east and west, are older character dwellings on a large lot zoned “Single Detached (RS1/E)”;

To the south, directly across the rear lane, are dwellings on large lots zoned “Single Detached (RS1/E)”;

Related Policies & Studies

Official Community Plan (OCP) Designation

There is no Area Plan for this neighbourhood. The OCP’s Generalized Land Use Map designation for this property is “Neighbourhood Residential”, and the Specific Land Use Map designation is “Low-Density Residential”. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

These Policies permit rezoning and subdivision along this section of Williams Road where there is an existing operational rear lane. This redevelopment proposal is consistent with these Policies.

Lot Size Policy 5443

The subject property is located within the area covered by Lot Size Policy 5443 (adopted by Council in 1990; amended in 2006). This policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with “Compact Single Detached (RC2)” or “Coach

House (RCH)" provided there is access to an operational rear lane (**Attachment 3**). This redevelopment proposal would allow for the creation of two (2) lots, each approximately 10 m wide and 336 m² in area, which is consistent with the Lot Size Policy.

Affordable Housing Strategy

Richmond Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the City's Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to rezoning adoption, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e. \$4,340)

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

Numerous similar applications to rezone and subdivide properties to smaller lot sizes have been approved in recent years on both sides of this block of Williams Road, between No. 4 Road and Aquila Road. Other lots on the south side of this block have redevelopment potential under the Arterial Road Redevelopment Policy and the existing Lots Size Policy.

Trees & Landscaping

A tree survey submitted by the applicant shows the location of three (3) bylaw-sized trees on the subject property, one (1) bylaw-sized tree on the adjacent property to the west (10160 Williams Rd), and two (2) street trees in the boulevard on City-owned property (**Attachment 4**).

A Certified Arborist's Report was submitted by the applicant, which identified tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal.

The Report recommends retention of the bylaw-sized tree on the adjacent property to the west (Tree # 2), and to prune encroaching roots at the shared property line prior to raising the grade of the subject site. The Report recommends removal of the three (3) bylaw-sized trees on the subject site due to previous topping, poor structure and condition (Trees # 1, 3, and 4).

The City's Tree Preservation Coordinator and City's Parks Arborist have reviewed the Arborist's Report and conducted Visual Tree Assessments (VTAs).

The City's Tree Preservation Coordinator concurs with the Arborist's recommendations for the removal of the three (3) on-site trees based on their fair to poor condition as a result of previous topping due to hydro line clearance (Trees # 1, 3, and 4). The on-site trees are not good candidates for retention and should be removed and replaced. Concurrence is also given for the retention of the neighbouring Tree # 2 as recommended by the Arborist.

The City's Parks Arborist recommends that the two (2) street trees in the boulevard on City-owned property should be retained and protected prior to demolition and construction on the subject site.

The Tree Retention Plan is reflected in **Attachment 4**.

Tree Protection Fencing for the off-site Tree # 2 and the two (2) street trees in the boulevard on City-owned property must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Contract with a Certified Arborist to supervise on-site works such as excavation and pruning of encroaching roots at the shared west property line prior to raising the grade on the subject site, as recommended. The Contract must include the proposed number of monitoring inspections at specified stages of construction, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of six (6) replacement trees are required to be planted and maintained on the future lots, with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	8 cm		4 m
2	10 cm		5.5 m

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the Landscape Architect, including installation costs). The Landscape Plan must be consistent with the guidelines of the Arterial Road Redevelopment Policy and must include the required six (6) replacement trees. The Landscaping Security is required to ensure that the replacement trees will be planted and maintained, and that the front yards of the future lots will be enhanced.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to Williams Road is not permitted in accordance with Bylaw No. 7222. Vehicular access to the site at development stage will be from the existing rear lane only.

Subdivision

At Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge for future lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs including the cost of closing the existing driveway crossing on Williams Road.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is an infill development proposal on an arterial road with vehicle access to and from the existing operational rear lane. The potential exists for other lots on this side of Williams Road to redevelop consistent with these policies.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies contained within the OCP, and is consistent with Lot Size Policy 5443, which allows rezoning and subdivision to "Compact Single Detached (RC2)". This rezoning application is consistent with the established pattern of redevelopment in the neighbourhood.

The list of rezoning considerations is included at **Attachment 5**, which has been agreed to by the applicant (signed concurrence on file).

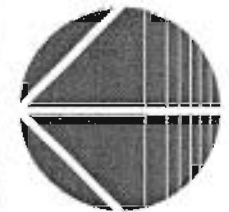
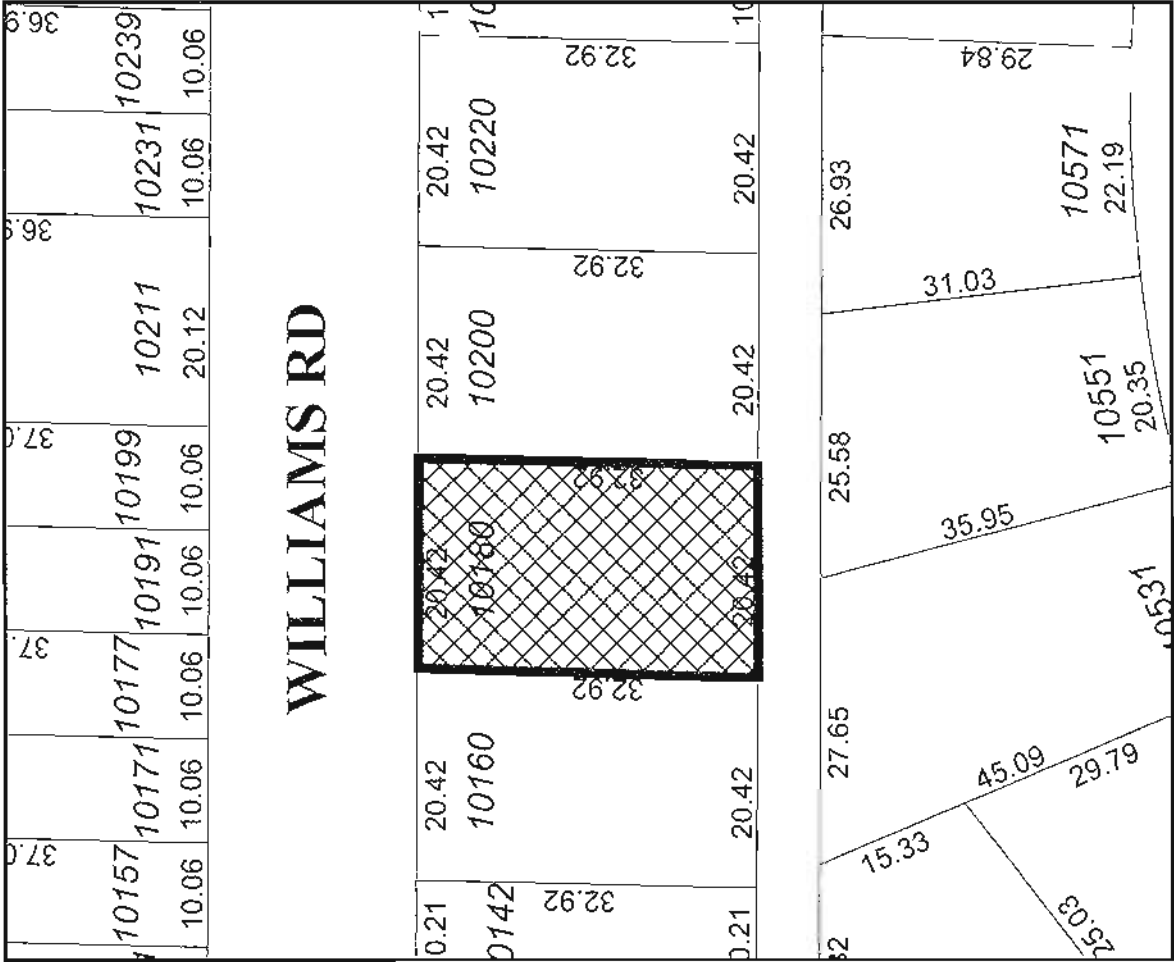
On this basis, staff recommends support for the application.



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:rg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Lot Size Policy 5443
Attachment 4: Tree Retention Plan
Attachment 5: Rezoning Considerations Concurrence



RZ 12-610058

Original Date: 05/23/12

Revision Date:

Note: Dimensions are in METRES



RZ 12-610058

CNCL - 132

Original Date: 05/23/12

Amended Date:

Note: Dimensions are in METRES



RZ 12-610058

Attachment 2

Address: 10180 Williams Road

Applicant: Pritpal Singh Randhawa

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Pritpal Singh Randhawa Sukhpreet Kaur Randhawa Varinderjit Kaur Padda	To be determined
Site Size (m²):	672 m ² (7,234 ft ²)	Two (2) lots, each approximately 336 m ² (3,617 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map designation – "Neighbourhood Residential" Specific Land Use Map designation – "Low-Density Residential" 	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5443 permits rezoning and subdivision of lots along the south side of this section of Williams Road to "Compact Single Detached (RC2)" or "Coach House (RCH)".	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit rezoning and subdivision to smaller lots along the south side of this section of Williams Road due to the existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	336 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

**City of Richmond****Policy Manual**

Page 1 of 2

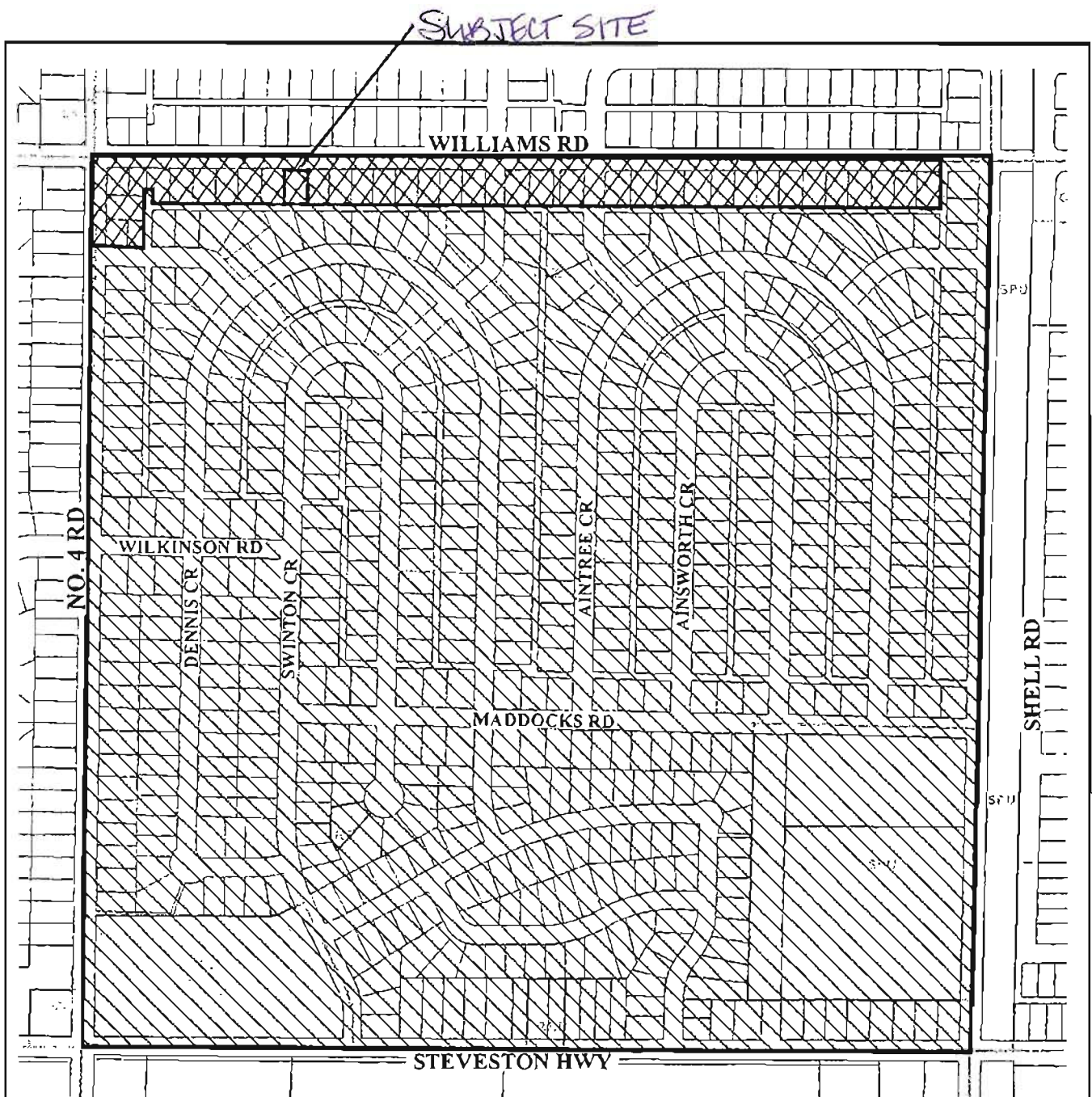
Adopted by Council: December 17, 1990
Amended by Council: December 18, 2006**POLICY 5443**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6**POLICY 5443:**

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by **Steveston Highway, Shell Road, No. 4 Road and Williams Road**:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:
 - a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.



Subdivision permitted as per **R1/E**.



Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



Policy 5443
Section 35, 4-6

Adopted Date: 12/17/90

Amended Date: 12/18/06

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 27 BLOCK 1
SECTIONS 26 AND 35 BLOCK 4 NORTH RANGE WEST
NEW WESTMINSTER DISTRICT PLAN 18549**

#10180 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D 000-658-073

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



WILLIAMS ROAD

Crown of Road

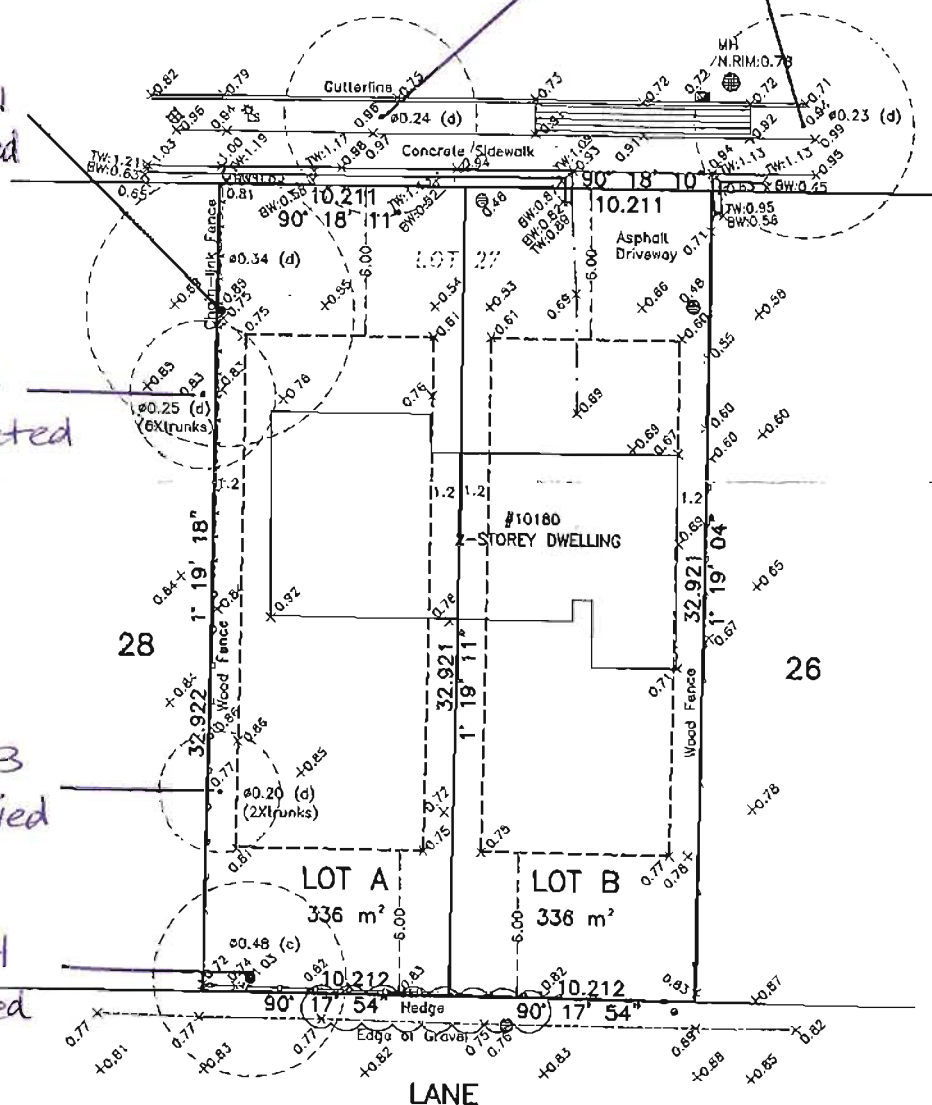
Street trees to
be retained &
protected

Tree#1
to be
removed

Tree#2
to be
protected

Tree#3
to be
removed

Tree#4
to be
removed



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4846
FB-203 P37-38
Drawn By: TH

LEGEND:

- (d) denotes deciduous
- ⊙ denotes power pole
- ⊕ denotes round catch basin
- ⊙ denotes manhole
- ⊕ denotes catch basin
- ⊙ denotes inspection chamber
- ⊕ denotes fire hydrant
- CO denotes cleanout
- LS denotes lamp standard
- TW denotes top of retaining wall
- BW denotes bottom of retaining wall

NOTE:

Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #191,
Control Monument 02H2453
Located at S edge traffic island
@ Riverside Dr & Featherstone Way
Elevation = 1.664 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
APRIL 20th, 2012

CNCL - 136

DWG No. 4846-TOPO



Address: 10180 Williams Road

File No.: RZ12-610058

Prior to final adoption of Zoning Amendment Bylaw 8930 , the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies 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 six (6) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	8 cm		4 m
2	10 cm		5.5 m

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

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of on-site works such as excavation and pruning of encroaching roots of Tree # 2 (located at 10160 Williams Rd) along the shared west property line prior to raising the grade of the subject site, as recommended. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,340) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Subdivision stage*, the applicant is required to:

- pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge for future lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs including the cost of closing the existing driveway crossing on Williams Road.

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

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8930 (RZ 12-610058)
10180 Williams 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 **COMPACT SINGLE DETACHED (RC2)**.

P.I.D. 000-658-073

Lot 27 Block 1 Sections 26 and 35 Block 4 North Range 6 West New Westminster District
Plan 18549

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8930”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Joe Erceg, MCIP
General Manager, Planning and Development
Re: Application by Anwer Kamal for Rezoning at 10471 No. 1 Road from Single Detached (RS1/E) to Coach Houses (RCH)

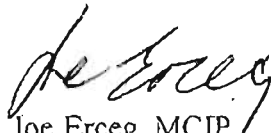
To: Planning Comm. Sept. 5, 2012

Date: August 8, 2012

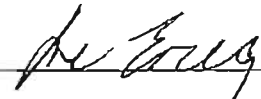
File: RZ 12-610097

Staff Recommendation

That Bylaw No. 8931, for the rezoning of 10471 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.


Joe Erceg, MCIP
General Manager, Planning and Development

CL:rg
Att.

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

Staff Report

Origin

Anwer Kamal has applied to the City of Richmond for permission to rezone 10471 No. 1 Road from “Single Detached (RS1/E)” to “Coach Houses (RC2)”, to permit a subdivision to create two (2) lots, each with a principal dwelling and coach house above a garage, with vehicle access to the rear lane (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The subject property is located on the west side of No. 1 Road, between Springfield Drive and Shuswap Avenue, in the Steveston Planning Area. In recent years, the west side of this block of No. 1 Road has undergone some redevelopment to smaller lots through rezoning and subdivision.

To the north of the subject site is an existing non-conforming duplex on a large lot zoned “Single Detached (RS1/E);

To the east, across No. 1 Road, are older character dwellings on medium-sized lots under Land Use Contract 148;

To the south, is an older character dwelling on a large lot zoned “Single Detached (RS1/E), with recently created compact lots zoned “Coach Houses (RCH)” beyond that;

To the west, across the rear lane, are older character dwellings on large lots zoned “Single Detached (RS1/E)” fronting Sorrel Drive.

Related Policies & Studies

Official Community Plan (OCP) Designation

The subject property is located within the Steveston Planning Area. The Generalized Land Use Map designation for this site is “Neighbourhood Residential”. The Steveston Area Plan Land Use Map designation for this site is “Single-Family. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

These Policies permit rezoning and subdivision along this section of No. 1 Road due to the existing operational rear lane. This redevelopment proposal is consistent with these Policies.

Lot Size Policy

The subject property is not located within an area covered by a Lot Size Policy.

Affordable Housing Strategy

Richmond Affordable Housing Strategy requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the City's Affordable Housing Reserve Fund for single-family rezoning applications.

This rezoning application to permit a subdivision to create two (2) lots, each with a principal dwelling and accessory coach house above a garage, conforms to the Affordable Housing Strategy.

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff CommentsBackground

Two (2) similar applications to rezone and subdivide properties to smaller lot sizes with coach houses have been approved in recent years on the west side of this block of No. 1 Road. Other lots on this side of the block have redevelopment potential under the Arterial Road Redevelopment Policy due to the existing operational rear lane.

Trees & Landscaping

A Certified Arborist's Report submitted by the applicant shows the location of 10 bylaw-sized trees and one (1) undersized tree on the subject property, and one (1) bylaw-sized tree shared with the adjacent property to the north (Tree A at 10451/10453 No. 1 Road). The Report identified tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal.

The Report recommends removal of three (3) bylaw-sized trees from the subject property based on their poor condition, severe structural impairments and limited remaining lifespan (Trees # 376, 379, and 385). Also recommended, is the removal of seven (7) poor-rated trees on-site and one (1) off-site Tree A due to conflict with the proposed building construction. The undersized Holly tree is also proposed to be removed from the site due to its existing condition as an understory tree and its location within the limited side yard of the future lots.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment (VTA). He concurs with the Arborist's recommendations for removal of a total of 10 bylaw-sized trees from the subject property. All of these trees are in poor condition, have been historically topped and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union and co-dominant stems with inclusions. These are not good candidates for retention and should be removed and replaced. In addition, the existing lot grade is approximately 1 m below the highest crown of the road and any required grade changes to meet the required flood construction level would further limit the viability of these trees.

The City's Tree Preservation Coordinator also concurs with removal of the off-site Tree A on the adjacent property to the north (10451/10453 No. 1 Road) due to its existing poor condition and conflict with proposed construction. Prior to removal, the applicant must obtain written authorization from the adjacent property owners with whom the tree is shared, and obtain a valid tree removal permit. Written authorization has been obtained by the applicant and is on file.

The Tree Retention Plan is included as **Attachment 4**.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), a total of 20 replacement trees are required. Due to the small size of the future lots and the limited space available to accommodate replacement trees, the applicant has agreed to planting and maintaining a total of six (6) replacement trees [three (3) per lot], and to providing a voluntary contribution of \$7,000 to the City's Tree Compensation Fund in-lieu of planting the balance of required replacement trees on-site (14 x \$500). Based on the size requirements for replacement trees in the City's Tree Protection Bylaw, the following sizes are required for the six (6) replacement trees:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	11 cm		6 m
2	10 cm		5.5 m
2	9 cm		5 m

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the Landscape Architect, including installation costs). The Landscape Plan must be consistent with the guidelines of the Arterial Road Redevelopment Policy and must include the required six (6) replacement trees. The Landscaping Security is required to ensure that the replacement trees will be planted and maintained, and that the front yards of the future lots will be enhanced.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to No. 1 Road is not permitted in accordance with Bylaw No. 7222. Vehicular access to the site at development stage will be from the existing rear lane only.

Subdivision

At Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge for future lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is an infill development proposal on an arterial road with vehicle access to and from the existing operational rear lane. The potential exists for other lots on the west side of this block on No. 1 Road to redevelop consistent with these policies.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies contained within the OCP. This rezoning application is consistent with the pattern of redevelopment that has recently begun in the neighbourhood.

The list of rezoning considerations is included as **Attachment 5**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.



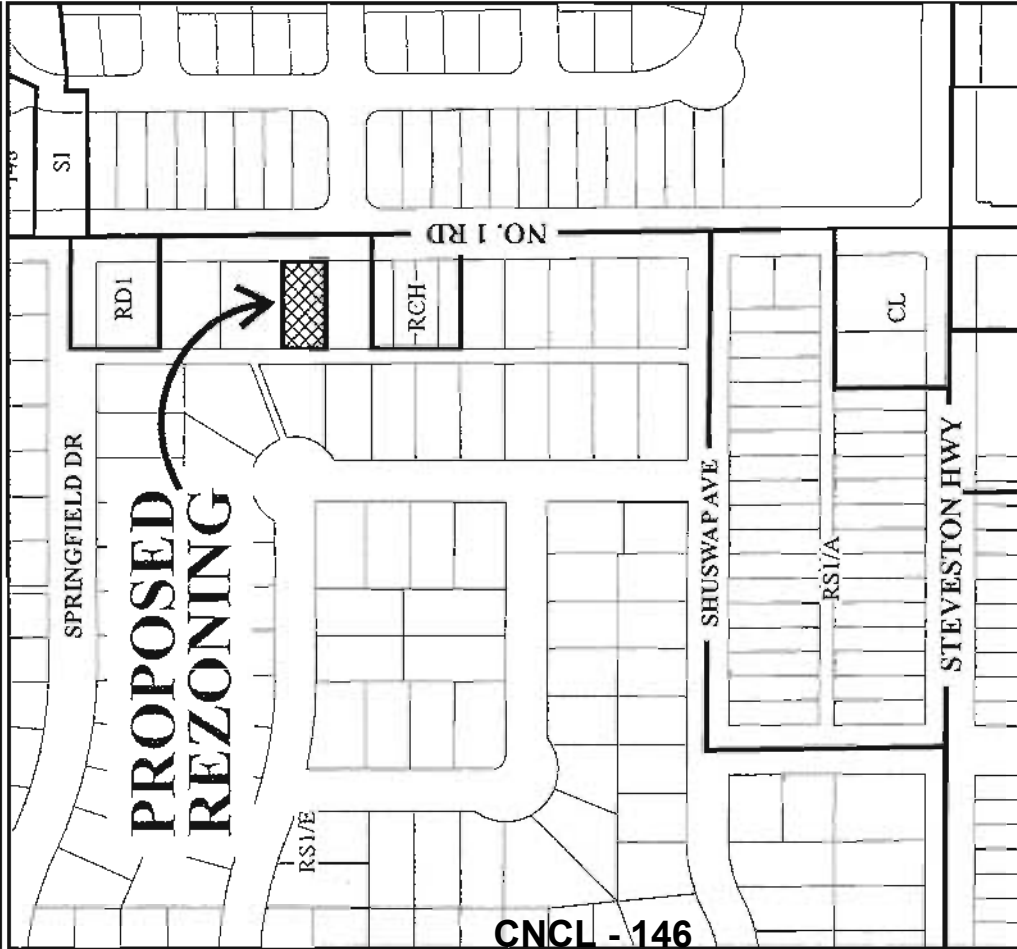
Cynthia Lussier
Planning Technician
(604-276-4108)

CL:rg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Tree Retention Plan
Attachment 4: Rezoning Considerations Concurrence



City of Richmond



35.97	25.36	36.13	18.29	36.24	18.29	10471	18.29	10491	36.33	36.39	36.45	36.51	9.18	9.14	9.15	9.15	9.21	10517	10515	10511	18.29	10491	10471	25.36	10451	25.36	35.97
27.43	27.71	18.59	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29
12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	

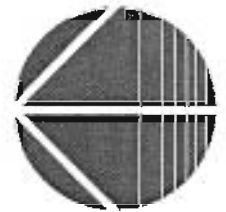
NO. 1 RD

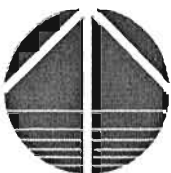
Original Date: 05/29/12

Revision Date:

Note: Dimensions are in METRES

RZ 12-610097





RZ 12-610097

CNCL - 147

Original Date: 05/29/12

Amended Date:

Note: Dimensions are in METRES



RZ 12-610097

Attachment 2

Address: 10471 No. 1 Road

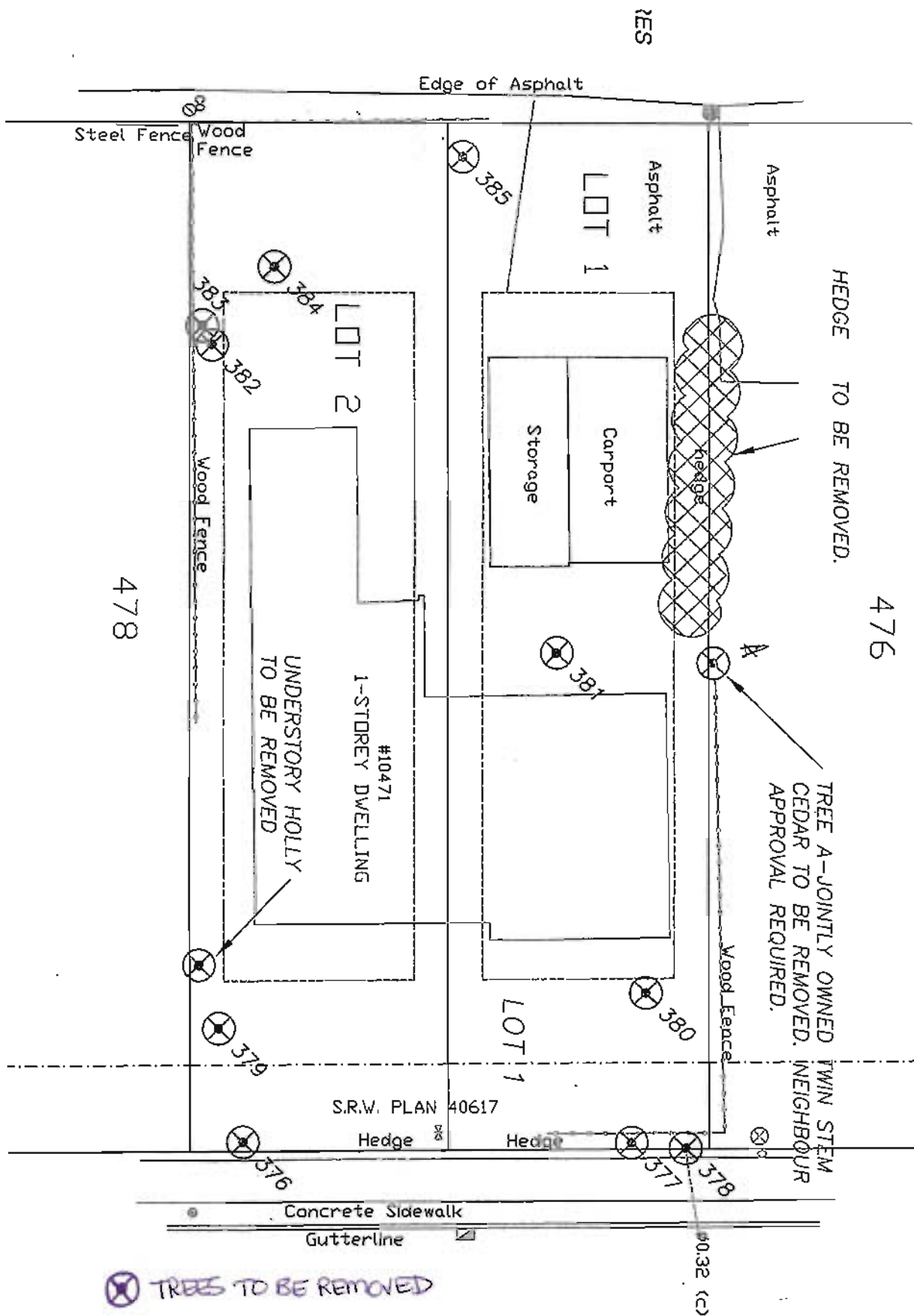
Applicant: Anwer Kamal

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Anwer Kamal	To be determined
Site Size (m ²):	662 m ² (7,126 ft ²)	Two (2) lots, each approximately 331 m ² (3,563 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH)
Number of Units:	1	2
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit rezoning and subdivision to smaller lots along the west side of this section of No. 1 Road due to the existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m ²	Two (2) lots, each 331 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	<ul style="list-style-type: none"> Principal dwelling - max. 2.5 storeys Accessory building containing the coach house – max. 2 storeys or 7.4 m, whichever is less 	<ul style="list-style-type: none"> Principal dwelling - max. 2.5 storeys Accessory building containing the coach house – max. 2 storeys or 7.4 m, whichever is less 	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.





Address: 10471 No. 1 Road

File No.: RZ 12-610097

Prior to final adoption of Zoning Amendment Bylaw 8931, the applicant is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies 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 six (6) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree		Minimum Height of Coniferous Tree
2	11 cm	or	6 m
2	10 cm		5.5 m
2	9 cm		5 m

2. City acceptance of the developer's offer to voluntarily contribute \$7,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the balance of required replacement trees on-site.
3. Registration of a flood indemnity covenant on title.

At Subdivision stage*, the applicant is required to:

- pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge for future lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

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.

[Signed original on file]

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 8931 (RZ 12-610097)
10471 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 **COACH HOUSES (RCH)**.

P.I.D. 003-953-505

Lot 477 Section 34 Block 4 North Range 7 West New Westminster District Plan 40616

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8931**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

To: Planning Comm. Sept. 5, 2012
Date: August 7, 2012

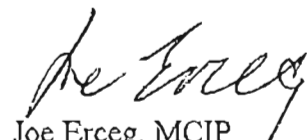
From: Joe Erceg, MCIP
General Manager, Planning & Development

File: RZ 09-496160

Re: **Application by Joseph Yang for Rezoning at 7451 and 7491 Bridge Street from Single Detached (RS1/F) to Single Detached (ZS14) – South McLennan (City Centre)**

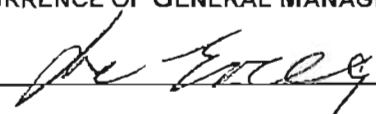
Staff Recommendation

That Bylaw No. 8934, for the rezoning of 7451 and 7491 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.



Joe Erceg, MCIP
General Manager, Planning & Development

EL:rg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Joseph Yang has applied to rezone 7451 and 7491 Bridge Street (**Attachment 1**) from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" in order to permit a seven (7) lot single-family subdivision fronting onto Breden Avenue, connecting Bridge Street to Armstrong Street along the southern edge of the subject site (**Attachment 2**).

The development will dedicate lands to facilitate the completion of this section of Breden Avenue and extend Armstrong Street.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: Existing single-family home on a lot zoned "Single Detached (RS1/F)" at 7411 Bridge Street.

To the South: Across Breden Avenue, seven (7) recently development single-family lots zoned "Single Detached (ZS14) – South McLennan (City Centre)".

To the East: Across Bridge Street, existing single-family homes on lots zoned "Single Detached (RS1/F)".

To the West: Existing single-family homes on lots zoned "Single Detached (RS1/F)" fronting Ash Street.

Related Policies & Studies

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan, Schedule 2.10D of the Official Community Plan (OCP). The Land Use Map in the McLennan South Sub-Area Plan (**Attachment 4**) designates the subject property for "Residential, Historic Single-Family," which allows for medium sized lots (e.g. 11.3 m frontage and 320 m² min area) with access from new roads, a maximum density of 0.55 F.A.R., and a maximum height of two and a half storeys.

Affordable Housing

The Richmond Affordable Housing Strategy requires a secondary suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicants are proposing to provide a legal secondary suite on four (4) of the seven (7) future lots at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the Strategy, the applicants are required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to be granted until the

secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning. This agreement will be discharged from Title on the three (3) lots where the secondary suites are not required by the Affordable Housing Strategy after the requirements are satisfied, at the initiation of the applicant.

Should the applicants change their mind about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00 per square foot of total building area of the single detached developments (i.e. \$15,388.75).

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 meters above the highest crown of the adjacent road. A Flood Indemnity Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Transportation and Site Access

The proposal includes land dedication from both the southern and western edges of the subject site to facilitate the road network in accordance with the Area Plan. The land requirement to complete the ultimate urban standard of Breden Avenue is 7 m along the entire southern edge of the subject site, combined with a further 9 m off the western edge of the property to extend the existing Armstrong Street. In addition to these dedications, 4 m by 4 m corner cuts are required at the corners of Breden Avenue where it intersects Bridge Street and Armstrong Street (**Attachment 2**). Vehicular access to the individual lots is proposed to be from Breden Avenue. Confirmation on the exact location of the driveways will be done as part of the upcoming servicing agreement.

Frontage Improvements

Prior to final adoption, the developer is required to enter into a standard Servicing Agreement for the design and construction of the following upgrades on the frontages; works include, but are not limited to:

Bridge Street: completion of the road widening with curb & gutter, a 3.85 m treed boulevard, Type 1 decorative luminaire lighting (spec L12.5), and a utility boulevard with a 1.5 m sidewalk 0.3 m off the property line;

Breden Avenue: completion of the 8.5 m wide road with curb & gutter, a 2.05 m grass & treed boulevard, Type 1 decorative luminaire lighting (spec L12.5), and a 1.5 m sidewalk 1 m from the new property line; and

Armstrong Street: construction of a functioning half road including 4.85 m of asphalt, a 2 m grass & treed boulevard, and a 1.5 m sidewalk at the property line.

Site Servicing

An independent review of servicing requirements (sanitary and storm) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that storm upgrades to the existing system are required to support the proposed development. As part of the Servicing Agreement, the developer is required to design and construct the storm upgrades along Bridge Street as identified in the capacity analysis (please see **Attachment 5** for details).

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 58 bylaw-sized trees were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist Report and concurred with the Arborist's recommendations to preserve eight (8) trees and remove 50 bylaw-sized trees (see below for a Tree Summary Table and **Attachment 6** for a Tree Preservation Plan).

Tree Summary Table

Location of Bylaw-Sized Trees	Number of Trees	Number of Trees To be Retained	Number of Trees To be Removed	Comments
On-Site	38	0	38	13 European Birch (ranging in size from 20 cm to 45 cm cal) are in various stages of decline due to Bronze Birch Borer infestation and should be removed. 25 trees are in poor condition and should be removed due to structural defects as a result of previous topping, inclusions, severe lean, visible decline, low live crown ratio (dying) or are standing dead trees.
On Existing City Boulevard	2	0	2	A 90 cm cal English Oak tree is noted in Fair/Good condition, but is located at the proposed road intersection. Parks concurred with the proposed removal; \$8,450 compensation is required. A 20 cm cal English Oak tree is noted in very poor condition as it has been previously topped. Parks concurred with the proposed removal; no compensation is required.

Location of Bylaw-Sized Trees	Number of Trees	Number of Trees To be Retained	Number of Trees To be Removed	Comments
Within Proposed Road Dedication Area	12	1	11	Trees located within the road dedication area are to be removed. Compensation for trees within the road dedication area is not being sought as Armstrong Street and Breden Avenue are identified in the Area Plan. It is noted a 20 cm cal Western Red Cedar is in good condition and is located within the proposed city boulevard along Breden Avenue; tree protection should be specified at a minimum distance of 1.5 m out from the base of the tree.
On Adjacent Properties	6	6	0	Tree protection fencing on site around the driplines of all trees to be retained on the neighbouring properties will be required. It is noted that one neighbouring tree located along the west property line is dead and thus no tree protection fencing for that tree is required.
Total	58	8	50	

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 76 replacement trees are required for the removal of 38 bylaw sized trees on site. Based on the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees to be removed	dbh	# of replacement trees required	Min. calliper of deciduous tree	or	Min. height of coniferous tree
14	20-30 cm	28	6 cm		3.5 m
16	31-40 cm	32	8 cm		4.0 m
4	41-50 cm	8	9 cm		5.0 m
2	51-60 cm	4	10 cm		5.5 m
1	60 cm +	2	11 cm		6.0 m

Due to the configurations of the future lots and building footprints, it is expected that only 28 replacement trees can be planted on site. This works out to be an average of four (4) replacement trees per lot. The applicant has agreed to provide a voluntary contribution of \$24,000 to the City's Tree Compensation Fund in-lieu of planting the remaining 48 replacement trees. To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$14,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Should the applicant wish to begin site preparation work after Third Reading of the rezoning bylaw, but prior to Final Adoption of the rezoning bylaw, the

applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit the landscape security and tree compensation cash-in-lieu (i.e. \$38,000) to ensure the replacement planting will be provided.

The applicant has agreed to retain a Western Red Cedar (tree #76) on the proposed city boulevard along Breden Avenue. Frontage improvements along Breden Avenue will be designed to meander around this protected tree. The applicant has also agreed to protect five (5) trees on the adjacent property to the north (7411 Bridge Street) and one (1) tree on the adjacent to the west (7520 Ash Street). In order to ensure that the protected off-site trees will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to final adoption of the rezoning bylaw.

Subdivision

At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The applicant will also be required to provide underground hydro, telephone, and cable service connections for each lot.

Analysis

The proposal to develop single-family homes is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes (**Attachment 4**). The Sub-Area Plan permits the 11.3 m wide lots which front an east-west road, and a minimum 13 m wide for corner lots. The proposal also meets the minimum lot area requirements as per the Sub-Area Plan.

Financial Impact

None.

Conclusion

The proposed rezoning for the seven (7) lot subdivision meets the requirements of the OCP (McLennan South Sub-Area Plan) as well as the zoning requirements set out in the Single Detached (ZS14) – South McLennan (City Centre). The proposed road configuration is consistent with the Area Plan. On this basis, staff recommend that rezoning application be approved.



Edwin Lee
Planner I
(604-276-4121)

EL:rg

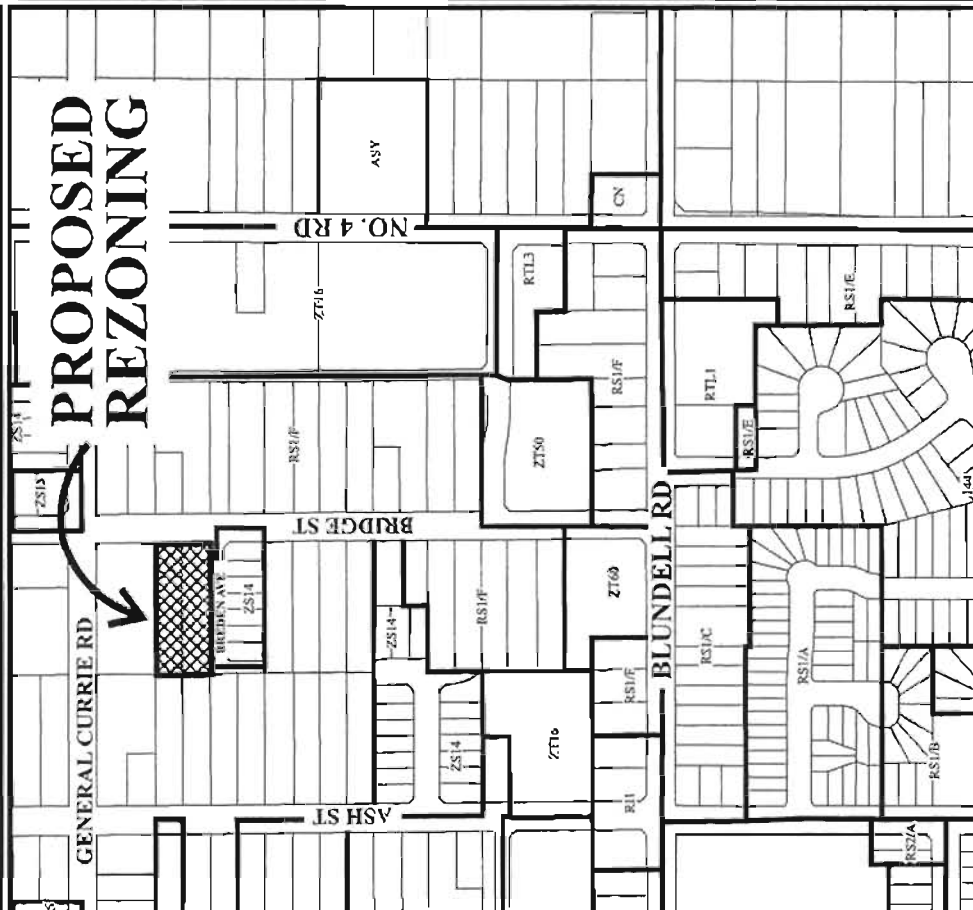
- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Land Use Map
- Attachment 5: Conditional Rezoning Requirements
- Attachment 6: Tree Protection Plan

RZ 09-496160

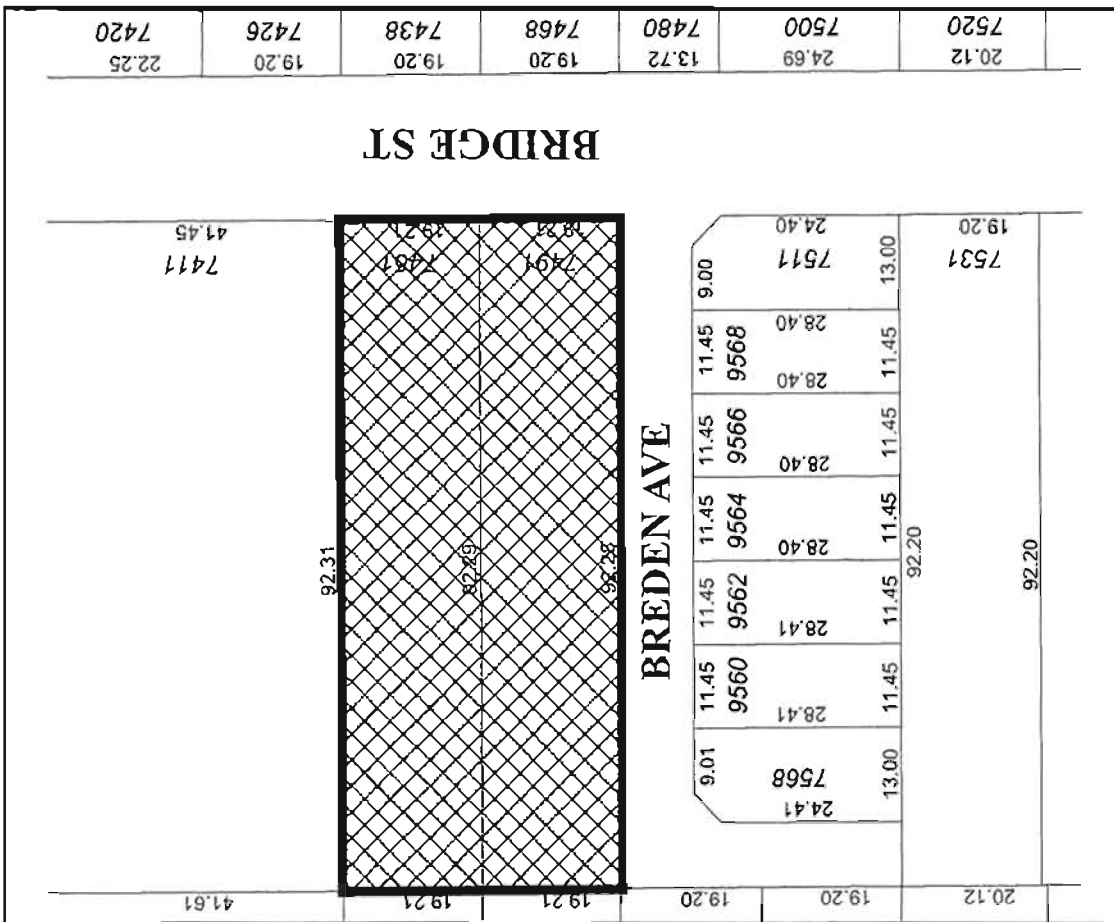


City of Richmond

PROPOSED REZONING



CNCL - 160





RZ 09-496160

Original Date: 10/23/09

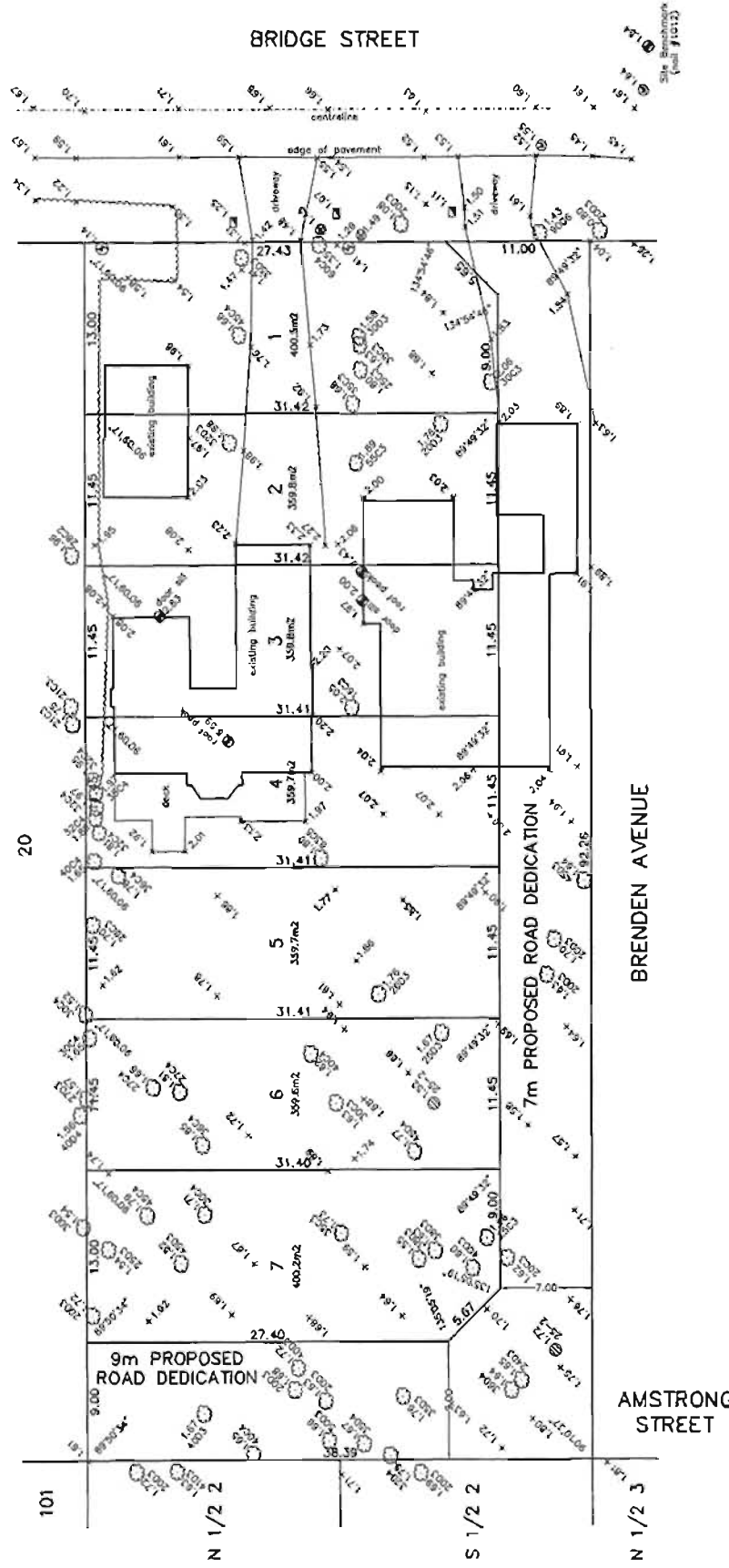
Amended Date: 08/08/12

Note: Dimensions are in METRES

SURVEY PLAN OF PROPOSED SUBDIVISION OF LOTS 78 AND 79
SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST
NEW WESTMINSTER DISTRICT, PLAN 47295



SCALE 1 : 250
5 2.5 0 5 10
All distances are in metres.



NOTES.

- Lot dimensions are derived from field survey.
- Elevations are based on the Metro Vancouver Datum and are derived from HPS monument #190 (9441624) situated at the intersection of N.W.S. Road and Granville Avenue. Elevation is 2.000 m.
- All trees and stumps have been plotted as required by the City of Richmond.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.

- ⊕ denotes hydro pole.
- ⊗ denotes catch basin.
- ⊙ denotes manhole.
- ⊕ denotes inspection chamber.
- ⊕ denotes tree stump.
- ⊕-10 height (m).
- ⊕-10 diameter (cm).
- ⊕ denotes tree.
- ⊕-10 curb line radius (m).
- ⊕-10 C=concentric.
- ⊕-10 D=disconcentric.
- ⊕-10 diameter (m).

CIVIC ADDRESS
7451 & 7491 BRIDGE STREET
RICHMOND, B.C.

ZONING:

BRENDEN AVE. DEDICATION REVISED
DATED THIS 27TH DAY OF APR., 2011
CERTIFIED CORRECT.
DATED THIS 24TH DAY OF AUG., 2009

MULLAWAN KOESOBMA B.C.L.S.

LOUIS NGAN LAND SURVEYING
4938 VICTORIA DRIVE
VANCOUVER, B.C. V5P 3T6
(604) 327-1535

PID: 004-238-486 (Lot 78)
003-532-836 (Lot 79)
FILE: RBR-7451TP



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 09-496160

Attachment 3

Address: 7451 and 7491 Bridge Street

Applicant: Joseph Yang

Planning Area(s): City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Owner:	Tsung-Hua Yang, Su-Chen Susan Wu Yang, Kuo Fu Yang	No Change
Site Size (m ²): (by applicant)	3,540.0 m ²	2,599.3 m ² The gross site area is reduced by: <ul style="list-style-type: none"> 7.0 m wide dedicated right-of-way (Breden Avenue) along the site's south edge for road, complete with a 4m x 4m corner cut at Bridge Street; and 9.0m wide dedicated right-of-way (Armstrong Street) along the site's east edge for road, complete with a 4m x 4m corner cut at Breden Avenue.
Land Uses:	Single-family residential	No change
OCP Designation:	Residential	No change
Area Plan Designation:	Residential, "Historic Single-Family" 2 1/2 storeys max. - 0.55 base FAR	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Single Detached (ZS14) – South McLennan (City Centre)
Number of Units:	2 single-family dwellings	7 single-family dwellings

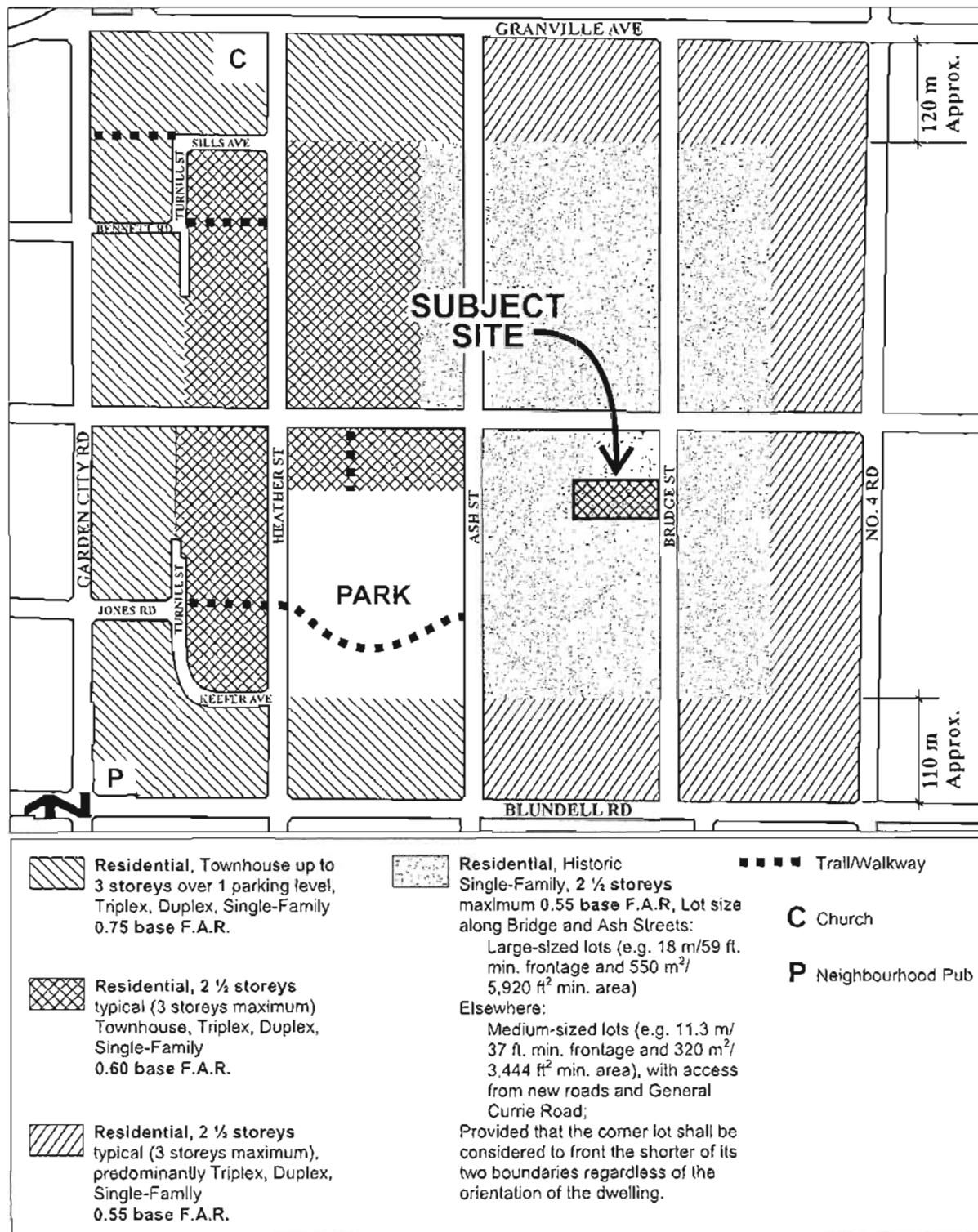
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Exterior Side Yards (m):	Min. 4.0 m	Min. 4.0 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (area)	Min. 320.0 m ²	range from 359.8 m ² to 400.5 m ²	none
Lot Size (width)	11.3 m 13.0 m at corner lot	5 lots at 11.45 m 2 corner lots at 13.0 m	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

City of Richmond

Land Use Map



Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

Conditional Rezoning Requirements

7451 and 7491 Bridge Street RZ 09-496160

Prior to final adoption of Zoning Amendment Bylaw 8934, the developer is required to complete the following requirements:

1. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on four (4) of the seven (7) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicants change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$15,388.75) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Registration of a Flood Indemnity Covenant on title.
4. 7.0m road dedication along the entire south property line (Breden Avenue) and 9.0m road dedication along the entire west property line (Armstrong Street) with 4m x 4m corner cuts at both southern intersections.
5. Enter into the City's standard Servicing Agreement*. Works include, but may not be limited to, the design and construction of:

Bridge Street: per the capacity analysis results, upgrade the storm sewer to 600mm from Breden to General Currie. Frontage works include, completing the road widening c/w curb & gutter, a 3.85m treed boulevard, Type 1 decorative luminaire lighting (spec L12.5), and utility boulevard with a 1.5m sidewalk 0.3m off the property line.

Breden Avenue: complete 8.5m wide road, c/w curb & gutter, a 2.05m grass & treed boulevard with Type 1 decorative luminaire lighting (spec L12.5), a 1.5m sidewalk 1m from the new property line (this corridor for the single family service connections). Frontage improvements along Breden Avenue will be designed to meander around the protected Western Red Cedar on the proposed city boulevard.

Armstrong Street: construct a functioning half road including 4.85m of asphalt, a 2m grass & treed boulevard and a 1.5m sidewalk at the property line.

Note: Design to include water, storm and sanitary service connections for each lot. All works at developer's sole cost.

6. City acceptance of the developer's offer to voluntarily contribute \$8,450 to the City's Tree Compensation Fund for the compensation of city tree removal.
7. City acceptance of the developer's offer to voluntarily contribute \$24,000 to the City's Tree Compensation Fund for the planting of 48 replacement trees within the City.
8. Submission of a Landscaping Security to the City of Richmond in the amount of \$14,000 (\$500/tree) for the planting and maintenance of 28 replacement trees (in a mix of coniferous and deciduous trees) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Or	Minimum Height of Coniferous Trees
14	8 cm		4.0 m
8	9 cm		5.0 m
4	10 cm		5.5 m
2	11 cm		6.0 m

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

Should the applicant wish to begin site preparation work after Third Reading of the rezoning bylaw, but prior to Final Adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security (i.e. \$38,000) to ensure the replacement planting will be provided.

9. 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 on site, on adjacent properties to the north (7411 Bridge Street) and west (7520 Ash Street), and on city boulevard. 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.

Prior to approval of Subdivision, the applicant is required to do the following:

1. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fee.

Note: Servicing costs to be determined via the Servicing Agreement.

2. Provide Underground Hydro, Tel., and Cable service connections for each lot.

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

1. Provision of a construction parking and traffic management plan to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on

Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570
(<http://www.richmond.ca/services/ttp/special.htm>).

* Note: This requires a separate application.

Signed

Date

CATHERINE MACDONALD INC.
1398 Pawley Road
North Vancouver, BC
V7R 1C3
604.904.0002
catherine@catherinemacdonald.ca

ISSUED: 27 APRIL 2011

Original associated REPORT Issue: 7 January 2011

SCALE: 1:300m

11" x 17" SHEET @ 100%



DO NOT SCALE PLAN.

REFER TO DIMENSIONS, DIMENSION TREE PROTECTION BARRIERS AS SHOWN AND BUILD AS PER CITY TREE BYLAW.

FENCING AND SIGNAGE EXAMPLES ARE ATTACHED TO PDF ARBORIST REPORT AND ARE AVAILABLE ON CITY WEBSITE.

NO ENTRY OF ANY KIND SHALL OCCUR WITHIN THE TPZ. THIS INCLUDES PEOPLE, MATERIALS OR EQUIPMENT STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING.

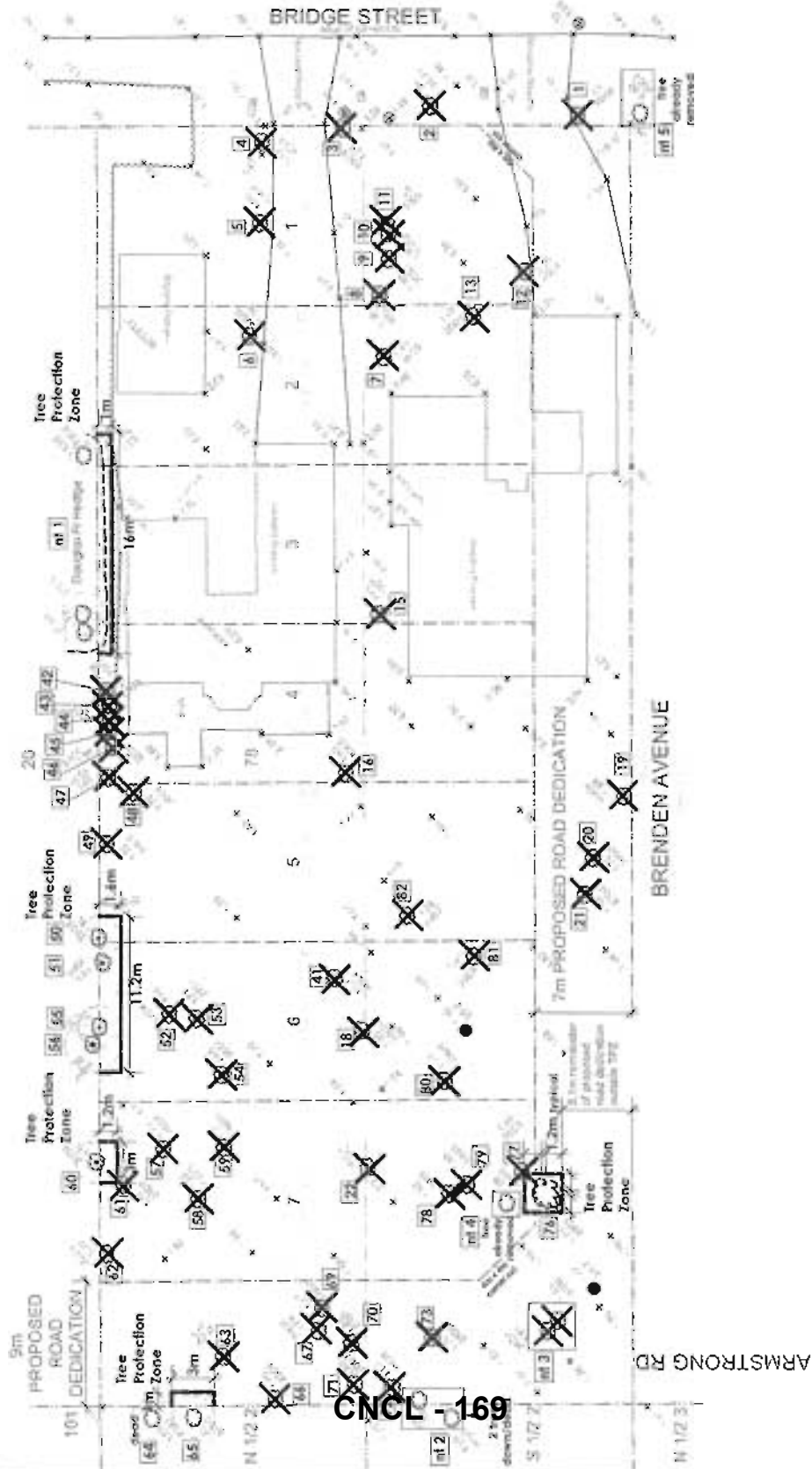
REFER TO ARBORIST REPORT.

CONSULT PROJECT ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.

ALL LANDSCAPE/TREE WORK TO CONFORM TO THE BC LANDSCAPE STANDARD (7TH EDITION) AS A MINIMUM. ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE.

X DENOTES TREE RECOMMENDED FOR REMOVAL.
SEE ARBORIST REPORT.
NO TREES TO BE REMOVED WITHOUT CITY PERMIT.

TREE PROTECTION PLAN
7451 & 7491 Bridge St
Richmond, BC



CNCL - 169



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8934 (RZ 09-496160)
7451 and 7491 Bridge Street**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)**.

P.I.D. 004-238-486

Lot 78 Section 15 Block 4 North Range 6 West New Westminster District Plan 47295

and

P.I.D. 003-532-836

Lot 79 Section 15 Block 4 North Range 6 West New Westminster District Plan 47295

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8934”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>EL</i>
APPROVED by Director or Solicitor <i>HL</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Cathryn Volkering Carlile
General Manager, Community Services

To: Planning Comm. Sept. 5, 2012
Date: August 14, 2012

File: 99-Community
Services/2012-Vol 01

Re: Housing Agreement (Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp.) Bylaw 8936 – to Secure Affordable Housing Units located in 7731 and 7771 Alderbridge Way.

Staff Recommendation

That Bylaw No. 8936 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8936 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application 11-585209.

Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)

Att. 3

REPORT CONCURRENCE			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law		<input checked="" type="checkbox"/>	
Development Applications		<input checked="" type="checkbox"/>	
REVIEWED BY SMT SUBCOMMITTEE	INITIALS:	REVIEWED BY CAO (Deputy)	INITIALS:

Staff Report

Origin

The purpose of this report is to recommend Council adoption of a Housing Agreement Bylaw (Bylaw No. 8936, **Attachment 1**) to secure 40 affordable housing units in a proposed development at 7731 and 7771 Alderbridge Way (**Attachment 3**).

The report and bylaw are consistent with Council's adopted term goal:

Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.

Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp. have applied to rezone 7731 and 7771 Alderbridge Way from Industrial Retail (IR1) to High Density Low Rise Apartments (RAH2). The development will consist of approximately 660 units in 4 six storey wood frame buildings over two concrete parking structures, which includes 40 affordable housing rental units.

This application was considered at the May 22, 2012 and June 18, 2012 Public Hearings. The development proposal includes the provision of 30,930 ft² or 38 affordable housing units. Execution of the Housing Agreement is a rezoning consideration of the Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp. application.

Since the Public Hearings, the applicant's architect refined the design and has agreed to provide 30,931 ft² or 40 affordable housing units in perpetuity secured by a Housing Agreement and Housing Covenant. They consist of: 12 one-bedroom and 28 two-bedroom units located in three of the development's four buildings.

The affordable housing units will have a total combined habitable area of at least 5% of the residential floor area ratio (FAR) permitted (minimum 30,931 ft² combined habitable area) to be provided in the assigned buildings planned to be developed in Phase 1, 3 and 4 as follows:

Location	1 Bedroom	2 Bedroom	Total
Building 1, Phase 1	4	5	9
Building 3, Phase 3	0	8	8
Building 4, Phase 4	8	15	23
Overall Total	12	28	40

The *Local Government Act*, Section 905, states that a local government may, by bylaw, enter into a Housing Agreement to secure affordable housing units. The proposed Housing Agreement Bylaw for the subject Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp. Development (Bylaw 8936) is presented in **Attachment 1**. It is recommended that the Bylaw be introduced and given first, second, and third readings. Following adoption of the Bylaw, the City will be able to execute the Housing Agreement and arrange for notice of the agreement to be filed in the Land Title Office.

Analysis

As noted, the subject rezoning application involves the development of 40 affordable residential apartment units, including: 12 one-bedroom units and 28 two-bedroom units located in three of the four buildings.

The applicant has agreed to register notice of the Housing Agreement on title to secure the 40 affordable rental units. The Housing Agreement restricts the annual household incomes for eligible occupants and specifies that the units must be made available at low end market rates in perpetuity. The agreement also includes provisions for annual adjustment of the maximum annual household incomes and the rental rates. The applicant has agreed to the terms and conditions of the attached Housing Agreement (**Attachment 2**).

Financial Impact

Administration of this Housing Agreement will be covered by existing City resources. Should the owner breach the Housing Agreement, additional resources may be required which would be funded through the Affordable Housing Reserve Funds.

Conclusion

In accordance with the Local Government Act (Section 905), adoption of Bylaw No. 8936 is required to permit the City to enter into a Housing Agreement to secure 40 low end market rental units that are proposed in association with Rezoning Application 11-585209.

It is thus recommended that first, second, and third reading be given to Bylaw No. 8936.



Dena Kae Beno
Affordable Housing Coordinator
(604-247-4946)

DKB:db

Attachment 1	Housing Agreement Bylaw 8936 - 7731 and 7771 Alderbridge Way	REDMS #3617808
Attachment 2	Schedule A and Housing Agreement	REDMS #TBD
Attachment 3	Property Map 7731 and 7771 Alderbridge Way	REDMS#3621147

Bylaw 8936

The Council of the City of Richmond enacts as follows:

- PID: 000-806-943 Lot 96 Section 5 Block 4 North Range 6 West
NWD Plan 39888

-
-
-

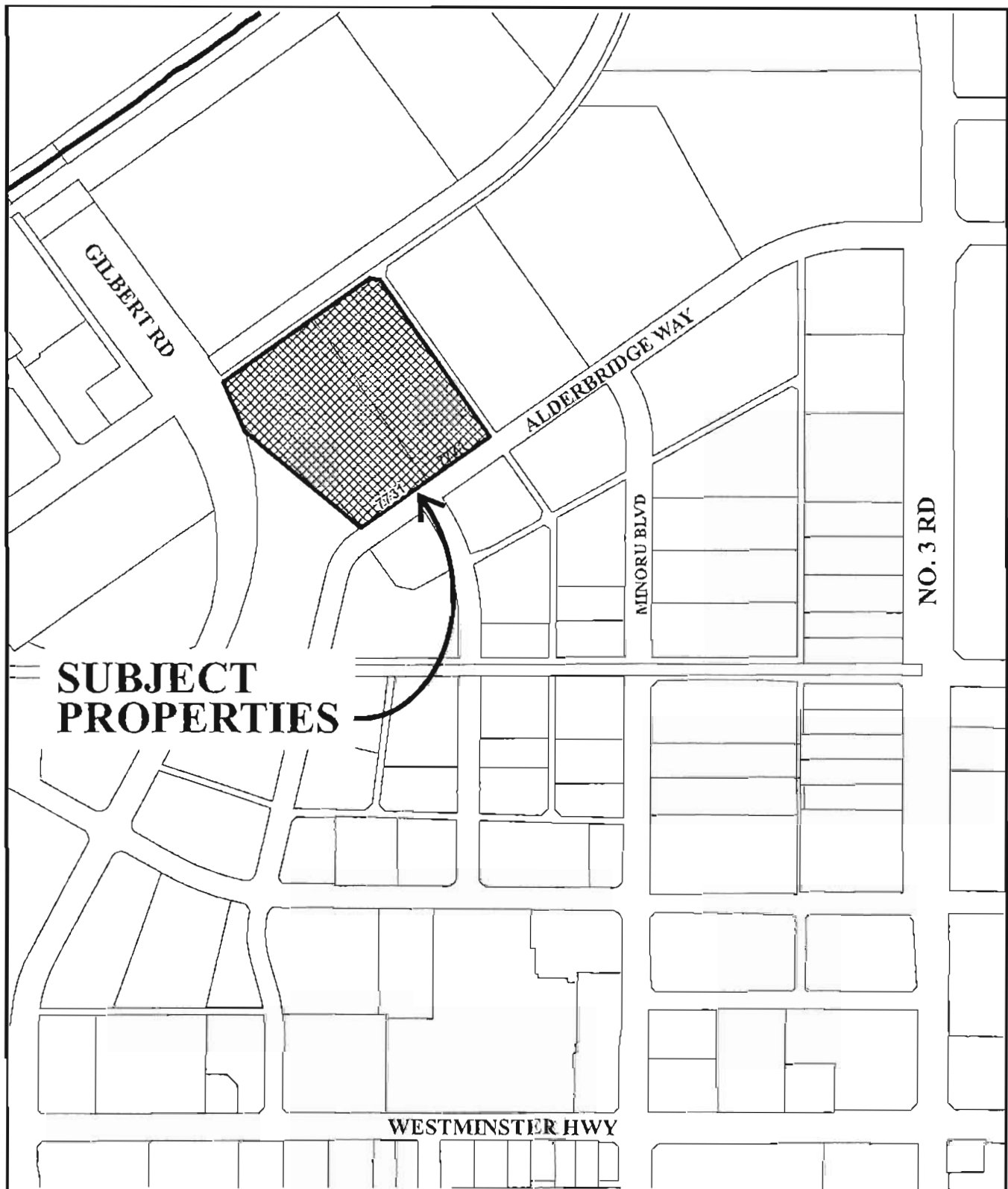
CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

CORPORATE OFFICER

Schedule A

To Housing Agreement (Onni 7731 Alderbridge Corp. and Onni 7771 Alderbridge Corp.) Bylaw
No. 8936

HOUSING AGREEMENT BETWEEN ONNI 7731 ALDERBRIDGE CORP. AND ONNI 7771
ALDERBRIDGE CORP. AND CITY OF RICHMOND IN RELATION TO 7731 AND 7771
ALDERBRIDGE WAY



**SUBJECT
PROPERTIES**



7731 & 7771 Alderbridge Way

Original Date: 08/14/12

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Bylaw 8936

Housing Agreement (7731 and 7771 Alderbridge Way) Bylaw No. 8936

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the land legally described as:

PID: 000-859-958 Lot 89 Section 5 Block 4 North Range 6 West
NWD Plan 38045

PID: 000-806-943 Lot 96 Section 5 Block 4 North Range 6 West
NWD Plan 39888

2. This Bylaw is cited as "**Housing Agreement (7731 And 7771 Alderbridge Way) Bylaw No. 8936**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the ____ day of ____, 2012.

BETWEEN:

ONNI 7731 ALDERBRIDGE HOLDING CORP.
(Inc. No. 908696),
and ONNI 7771 ALDERBRIDGE HOLDING CORP.
(Inc. No. BC253860)

companies duly incorporated under the laws of the Province of British Columbia and having their registered office at 300 – 550 Robson Street
Vancouver, B.C. V6B 2B7

(the “Owner” as more fully defined in section 1.1 of this Agreement)

AND:

CITY OF RICHMOND,
a municipal corporation pursuant to the *Local Government Act* and
having its offices at 6911 No. 3 Road, Richmond, British
Columbia, V6Y 2C1

(the “City” as more fully defined in section 1.1 of this Agreement)

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the registered owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement,

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (b) **"Affordable Housing Strategy"** means the Richmond Affordable Housing Strategy dated May 9, 2007, and approved by Richmond City Council on May 28, 2007, as amended as of the date of this Agreement, and as may be further amended by the City from time to time in its sole discretion;
- (c) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **"City"** means the City of Richmond;
- (e) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (f) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (g) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (h) **"Eligible Tenant"** means a Family having a cumulative annual income of:
 - (i) in respect to a one bedroom unit, \$37,000 or less; or

- (ii) in respect to a two bedroom unit, \$45,500 or less,

provided that, commencing July 1, 2013, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (i) "Family" means:

- (i) a person;
- (ii) two or more persons related by blood, marriage or adoption; or
- (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption

- (j) "Housing Covenant" means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on ____ day of _____, 2012, under number _____;

- (k) "*Interpretation Act*" means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

- (l) "*Land Title Act*" means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

- (m) "Lands" means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:

PID: 000-806-943

Lot 96, Section 5 Block 4 North Range 6 West New Westminster District Plan 39888 (referred to individually as "Lot 96")

and

PID: 000-859-958

Lot 89 Section 5 Block 4 North Range 6 West New Westminster District Plan 38045 (referred to individually as Lot "89")

- (n) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (o) **"LTO"** means the New Westminster Land Title Office or its successor;
- (p) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (q) **"Permitted Rent"** means no greater than:
 - (i) \$925.00 a month for a one bedroom unit; and
 - (ii) \$1,137.00 a month for a two bedroom unit,

provided that, commencing July 1, 2013, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (r) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (s) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (t) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (u) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Lund Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;

- (v) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (w) **"Tenant"** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2 USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be

occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant.

- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

ARTICLE 3

DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Affordable Housing Units.
- 3.3 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
 - (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities,

property or similar tax; provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;

- (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(g) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.3(f)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(g) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.3(f)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and

- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

- 3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
 - (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata

lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation.

- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 **Housing Agreement**

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and

- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

7.2 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.3 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.4 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

- (b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.5 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement; and/or
- (b) the exercise by the City of any of its rights under this Agreement or an enactment.

7.6 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.7 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

7.8 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or

- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.9 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.10 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.11 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.12 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.13 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.14 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.15 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.16 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.17 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.18 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours

specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.19 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.20 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.21 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.22 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

**ONNI 7771 ALDERBRIDGE HOLDING CORP.
INC. NO. BC253860**

by its authorized signatory(ies):

Per: _____
Name: _____

Per: _____
Name: _____

**ONNI 7731 ALDERBRIDGE HOLDING CORP.
INC. NO. 908696**

by its authorized signatory(ies):

Per: _____
Name: _____

Per: _____
Name: _____

CITY OF RICHMOND
by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

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

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A
)	HOUSING AGREEMENT WITH
PROVINCE OF BRITISH COLUMBIA)	THE CITY OF RICHMOND
)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from _____ to _____ the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]

4. The rent charged each month for the Affordable Housing Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$ _____ per month;
 - (b) the rent on the date of this statutory declaration: \$ _____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$ _____.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

DECLARANT

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and Onni 7731 Alderbridge Holding Corp., Inc. No. 908696 and Onni 7771 Alderbridge Holding Corp, Inc. No. BC253860 (together, the "Owner") in respect to the lands and premises legally known and described as:

PID: 000-806-943

Lot 96 Section 5 Block 4 North Range 6 West New Westminster District Plan 39888
(referred to individually as "Lot 96")

and

PID: 000-859-958

Lot 89 Section 5 Block 5 North Range 6 West New Westminster District Plan 38045
(referred to individually as "Lot 89")

(together, the "Lands")

THE BANK OF NOVA SCOTIA (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers BB1958612 and BB1958613 as against Lot 96 and is also the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers BB1958614 and BB1958615 as against Lot 89, respectively ("the Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder), hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

BANK OF NOVA SCOTIA

by its authorized signatory(ies):

Per: _____
Name:

Per: _____
Name:

**CANADIAN
RED CROSS**

LOWER MAINLAND REGION
3400 LAKE CITY WAY
BURNABY, BC
CANADA V5A 4Y2
T : (604) 709-6600
F : (604) 709-6675
redcross.ca

August 13, 2012

Mayor Malcolm Brodie & Council
The City Clerk's Office
City of Richmond
6911 No. 3 Rd.
Richmond, BC V6Y 2C1

Via Fax: 604-278-5139, Attention: City Clerk

Dear Mayor Brodie & Council:

I respectfully request an opportunity to appear before you to thank you for support provided to the Canadian Red Cross in the past year, and to very briefly describe the services we provide the citizens of Richmond.

From our service centre at 2931 Olafsen Ave. we support and provide relief to the people of Richmond, the Lower Mainland, and are part of the larger provincial, national, and international Red Cross Movement.

The Canadian Red Cross receives significant and meaningful support from the people of Richmond, and if there is an opportunity at a future meeting to thank you in person, I would be very happy to do so.

I am available to appear at your convenience.

Respectfully,

Christopher Libby
Regional Manager
Lower Mainland, BC
Canadian Red Cross





**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8791 (RZ 10-552527)
6780 No. 4 Road**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation on the East Richmond McLennan Sub Area Plan Land Use Map in Schedule 2.13A of Official Community Plan Bylaw No. 7100 thereof the following area and by designating it "Agriculture, Institutional and Public".

P.I.D. 026-483-734

Lot 1 Section 11 Block 4 North Range 6 West New Westminster District Plan BCP 20081

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8791".

FIRST READING

JUL 25 2011

PUBLIC HEARING

SEP 07 2011

SECOND READING

SEP 07 2011

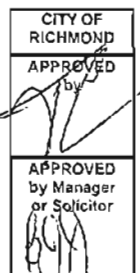
THIRD READING

SEP 07 2011

DEVELOPMENT REQUIREMENTS SATISFIED

AUG 30 2012

ADOPTED



MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 8792 (RZ 10-552527)
6780 NO. 4 ROAD

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

1. Richmond Zoning and Development Bylaw 8500 is amended by inserting Section 21.8 thereof the following:

“21.8 Congregate Housing and Child Care – McLennan (ZR8)

21.8.1 PURPOSE

The **zone** provides for **congregate housing** and **child care** with an accessory **residential security/operator unit**.

21.8.2 PERMITTED USES

- **Child care**
- **Congregate housing**

~~21.8.3 SECONDARY USES~~

- **Residential security/operator unit**

21.8.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.60.

21.8.5 PERMITTED LOT COVERAGE

1. The maximum **lot coverage** is 40%.

21.8.6 YARDS & SETBACKS

1. The minimum **road setback** is 3 m.
2. The minimum **setback** to the north **property line** is 5 m.
3. The minimum **setback** to the east **property line** is 9 m.

21.8.7 PERMITTED HEIGHTS

1. The maximum **height** for **buildings, structures and accessory buildings** is 12.5 m.

21.8.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum lot area is 2,400 m².

21.8.9 LANDSCAPING & SCREENING

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

21.8.10 ON-SITE PARKING & LOADING

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

21.8.8 OTHER REGULATIONS

1. **Child care** is limited to a maximum of 37 children.
 2. **Congregate housing** is limited to a maximum of 10 people
 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0, apply.”
2. 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 **CONGREGATE HOUSING AND CHILD CARE - MCLENNAN (ZR8)**.

P.I.D. 026-483-734

Lot 1 Section 11 Block 4 North Range 6 West New Westminster District Plan BCP 20081

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8792**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

JUL 25 2011

SEP 07 2011

SEP 07 2011

SEP 07 2011

AUG 30 2012



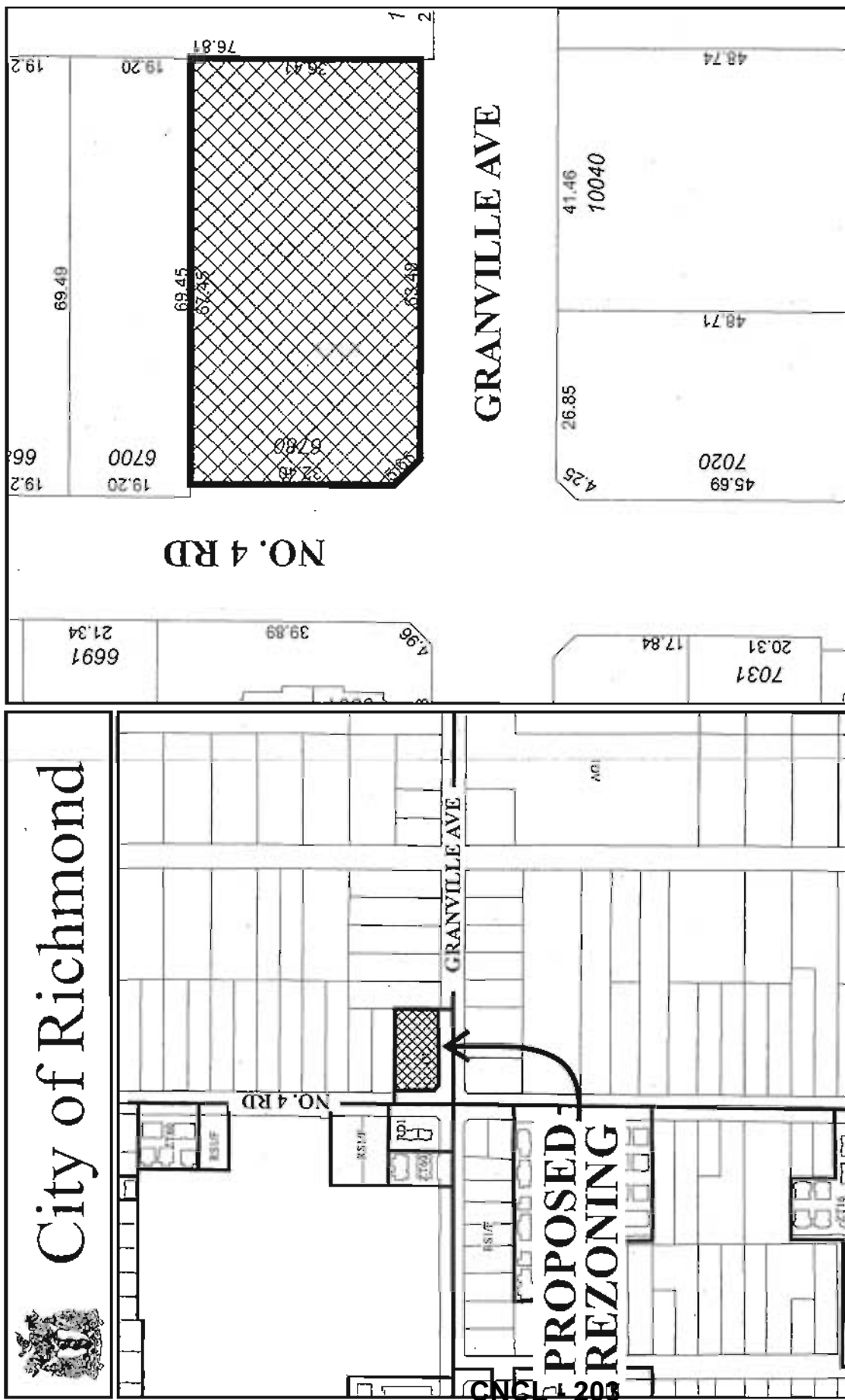


RZ 10-552527

Original Date: 11/17/10

Revision Date:

Note: Dimensions are in METRES





City of Richmond

Bylaw 8825

Richmond Zoning Bylaw 8500 Amendment Bylaw 8825 (RZ 11-582830) 4820 GARRY STREET

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

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

P.I.D. 004-041-682

Lot 57 Section 2 Block 3 North Range 7 West New Westminster District Plan 31520

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8825".

FIRST READING

MAY 28 2012

A PUBLIC HEARING WAS HELD ON

JUN 18 2012

SECOND READING

JUN 18 2012

THIRD READING

JUN 18 2012

OTHER REQUIREMENTS SATISFIED

AUG 30 2012

ADOPTED

CITY OF RICHMOND
APPROVED by
HB
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond

PROPOSED REZONING



CNCL - 206

LEEWARD GATE				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			
39.62				39.62				39.62			
11471				11471				11480			



City of Richmond

Bylaw 8895

Richmond Zoning Bylaw 8500 Amendment Bylaw 8895 (RZ 10-522194) 11340 WILLIAMS 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 **COMPACT SINGLE DETACHED (RC2)**.

P.I.D. 004-255-275

Lot 39 Section 36 Block 4 North Range 6 West New Westminster District Plan 25908

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8895".

FIRST READING

MAY 14 2012

A PUBLIC HEARING WAS HELD ON

JUN 18 2012

SECOND READING

JUN 18 2012

THIRD READING

JUN 18 2012

OTHER REQUIREMENTS SATISFIED

AUG 28 2012

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



PROPOSED REZONING



Note: Dimensions are in METRES

RZ 10-522194



Development Permit Panel

Wednesday, July 25, 2012

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Dave Semple, Chair
John Irving, Director of Engineering
Victor Wei, Director of Transportation

The meeting was called to order at 3:33 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, July 11, 2012, be adopted.

CARRIED

2. GENERAL COMPLIANCE – REQUEST BY GBL ARCHITECTS LTD. FOR A GENERAL COMPLIANCE RULING AT 9388 ODLIN ROAD (FORMERLY 9340, 9360 AND 9400 ODLIN ROAD)

(File Ref. No.: DP 09-453125) (REDMS No. 3542964)

APPLICANT: GBL Architects Ltd.

PROPERTY LOCATION: 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road)

INTENT:

That the attached plans involving changes to the building elevations be considered in General Compliance with Development Permit (DP 09-453125).

Applicant's Comments

Tom Bell, Principle, GBL Architects, accompanied by Paul Goodwin, Associate, GBL Architects, advised that the proposed changes to the apartment complex project, that was approved by Council on April 26, 2011, were a matter of doing a more modernized version, one more in keeping with Concord's quality. Mr. Bell stated that all changes are additive, and that the intent of the changes was to "raise the bar" thereby making it a better building. He then provided the following details:

CNCL - 209

- there are no changes to the site plan, floor plans, the balcony locations, parking provisions, or the window locations;
- only exterior changes are proposed;
- a proposed change is to limit brick to the facades of the lower two floors, for reasons of enhancement;
- the addition of more brick accentuates the corners, as well as the courtyard section;
- a flat roof will replace the originally designed shallow slop hip roof;
- despite the proposed changes to the exterior, the building would “read” the same way as it did before the redesign, to any pedestrian standing at ground level looking up;
- decks and private areas, parts of the public realm, will undergo no changes, except for the addition of a fountain in the courtyard to enhance that area; and
- originally Hardi-plank was the material of choice, but that has been changed to Hardi-panel.

Mr. Bell concluded his remarks by saying that, except for the exterior changes he listed, 99% of the project remains unchanged.

Staff Comments

Wayne Craig, Program Coordinator – Development, stated that there is no down-grade in quality as a result of the proposed exterior changes to the apartment complex.

Panel Discussion

In reply to queries, Mr. Bell advised that: (i) a public pedestrian walkway runs east-west, from one end of the subject site to the other end; and (ii) with the removal of the hip roof, the highest point of the building is now lower than the highest point in the previous iteration.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

There was general agreement that the proposed changes to the project’s exterior modernizes the appearance of the apartment complex, and that the design is a better fit with the character of the West Cambie/Alexandra neighbourhood.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the building elevations be considered in General Compliance with Development Permit (DP 09-453125).

CARRIED

3. Development Permit DP 12-601582

(File Ref. No.: DP 12-601582) (REDMS No. 3552687)

APPLICANT: Brook Pooni Associates Inc.

PROPERTY LOCATION: 8311 Lansdowne Road

INTENT OF PERMIT:

To permit exterior alterations to the Lansdowne Centre at 8311 Lansdowne Road which would permit a Target store at the former Zellers store location on a site zoned Auto-Oriented Commercial (CA).

Applicant's Comments

Laurie Schmidt, Associate, Brook Pooni Associates Inc., advised that his firm represents the Target store. He stated that he was under the impression that staff would make a presentation on the application for renovations of the Commercial-Retail Unit (CRU) currently occupied by Zellers in the Lansdowne Centre mall, and that had he been advised that he was to make the presentation, he would have made preparations to do so. Mr. Schmidt then offered to respond to the Panel's queries.

Staff Comments

Mr. Craig advised that the alterations proposed by the Target store are interior and exterior renovations, and that through an agreement with the limited company that owns the Lansdowne Centre property, the applicant will install: (i) a north-south sidewalk from Lansdowne Road to the store entry; and (ii) a north-south sidewalk, along the Kwantlen Street boulevard.

Panel Discussion

A comment was made that for future meetings of the Development Permit Panel, applicants must be advised by staff that a presentation is required and expected. Discussion ensued among Panel members, Mr. Craig and Mr. Schmidt, and in particular on:

- the 32 existing accessible parking spaces were a pre-existing condition at the Lansdowne Centre and Target's mandate is to either maintain or relocate the stalls to be nearer the store entries; staff advised that the applicant will be asked to improve upon the number of existing accessible parking spaces;
- the number of parking stalls the applicant is converting to small car spaces meets the bylaw requirement;
- Target's mandate is to provide a clean, modern façade and this informs and dictates the proposed exterior cladding;
- the existing, strong brick cladding will be retained around the base of the structure, with changes to the cladding occurring in and around the store's entries, and along the parapet;
- existing cladding materials along the top half of the building will be completely replaced with EIFS panels, a smooth finish stucco material, in Target's corporate colours of red and white.
- mindful of the long facades, the design includes vertical swirls to produce a random pattern to break up the facades;
- the predominant colour of the facades is tan, with red featured near the roofline;
- the store does not take on a character that divorces it from the remainder of the mall, and Target's corporate colour scheme blends well with the overall character of the mall; and
- signage for the applicant is governed by the City's sign bylaw, and the applicant has met all signage requirements outlined in the bylaw.

Correspondence

None.

Gallery Comments

Edith Cheng, 5068 Kwantlen Street, inquired about the length of the renovation period, and then asked if it would be a noisy renovation.

Mr. Schmidt advised that: (i) the applicant and the landlord had agreed to a short renovation period, or a "quick turn around"; (ii) much of the work would be interior; (iii) the addition of panels along the store's two facades would occur within a two-or-three month period; (iv) the exterior work would be done during daytime hours; and (v) the exterior work would be executed according to the City's requirements detailed in the noise bylaw.

Panel Discussion

There was general agreement that for all future meetings applicants must be advised by staff that a presentation is required and expected.

Development Permit Panel
Wednesday, July 25, 2012

It was noted that the alterations to the exterior and interior of the CRU are not extensive. It was also noted that the north-south sidewalks to be installed by the applicant, one within the parking lot connecting the south entry of the Target store with the existing sidewalk along the south side of the parking lot, and the second located along the Kwantlen Street boulevard, are a benefit.

Mr. Wei reiterated that staff and the applicant should look further at an increase in accessible parking spaces.

Panel Decision

It was moved and seconded

That a Development Permit be issued for exterior alterations to the Lansdowne Centre at 8311 Lansdowne Road which would permit a Target store at the former Zellers store location on a site zoned Auto-Oriented Commercial (CA).

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, August 8, 2012 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, August 22, 2012.

CARRIED

5. Date Of Next Meeting: Wednesday, August 22, 2012

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:00 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, July 25, 2012.

Dave Semple
Chair

Sheila Johnston
Committee Clerk



Development Permit Panel

Wednesday, August 22, 2012

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
John Irving, Director of Engineering
Victor Wei, Director of Transportation

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, July 25, 2012, be adopted.

CARRIED

2. Development Permit 10-541227

(File Ref. No.: DP 10-541227)(REDMS No. 3486820)

APPLICANT: Gagan Deep Chadha and Rajat Bedi

PROPERTY LOCATION: 9551 No. 3 Road (formerly 9511/9531 and 9551 No. 3 Road)

INTENT OF PERMIT:

1. Permit the construction of 14 townhouse units at 9551 No. 3 Road (formerly 9511/9531 and 9551 No. 3 Road) on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) increase the maximum lot coverage for buildings from 40% to 42%;
 - b) reduce the minimum landscape structure setback to a Public Rights of Passage Right of Way from 2.0 m to 0.0 m for a trellis located at the southeast corner of the site; and
 - c) allow a total of 16 tandem parking spaces in eight (8) townhouse units.

Applicant's Comments

Wilson Chang, of Wilson Chang Architect, provided the following details regarding the proposed 14 townhouse units on No. 3 Road on a site that is currently vacant:

- the purpose of the proposed project is to achieve a solution to balance the busyness of No. 3 Road with the quieter residential neighbourhood at the rear of the subject site;
- units facing east onto No. 3 Road feature brick, and metal bay windows, with brick carried around the side of the units;
- units facing existing single-family homes to the west are smaller in scale than those facing No. 3 Road, and they feature green yard spaces; and
- the sidewalk along No. 3 Road connects to the outdoor amenity area at the northwest corner of the site, thereby acting as a buffer between noisy No. 3 Road and the rear units.

Panel Discussion

In response to a query from the Chair, Mr. Chang advised that the green space adjacent to the outdoor amenity area is an unused area, with grass and a tree, and is not a park. The opportunity exists to locate the proposal's outdoor amenity space between the unused green space and the existing lane in order to provide better supervision for those using both the green space and the outdoor amenity area.

Discussion ensued, and Denitsa Dimitrova, Landscape Architect, provided the following further information in response to queries:

- the outdoor amenity area includes two separate parts: (i) a playground for toddlers and pre-schoolers with a "home sweet home" theme, that includes a small red house, a car, and a table with four chairs, as well as a bench, and plants 42 inches in height; and (ii) an area for the mailbox kiosk, bicycle racks and an open area to encourage social activities;
- a landscaped strip as well as a fence will separate the outdoor amenity area from the existing east-west lane; and
- five trees on site were identified for removal due to poor condition, and will be replaced with ten trees.

Discussion then centered on the request to reduce the minimum landscape structure setback to the Public Rights of Passage Right of Way (ROW) from 2.0 metres to 0.0 metres, for a trellis located at the southeast corner of the site, and the Panel queried why the applicant was requesting the elimination of the setback.

Mr. Chang advised that a transformer is located at the back of the subject site, and that the proposed trellis would provide visual interest at the transformer location.

Discussion took place regarding whether the applicant could respect the current setback, and Mr. Chang advised that it would be possible to do so, except that the fence line would not be aligned with the site to the south of the subject site, if the request for the variance was not granted.

Wayne Craig, Program Coordinator – Development, advised that through the rezoning process for the subject site, there was an additional two metre ROW to accommodate the future relocation of the sidewalk, and that staff was satisfied with the proposed location of the trellis.

Further discussion ensued and Mr. Chang stated that if the trellis was moved back from its proposed location, it could act as a screen for the transformer.

The Chair encouraged the architect to re-design the trellis and in this way effectively define the walkway, while at the same time screen the transformer.

Discussion then turned to access to the site, and in response to a query Mr. Craig advised that:

- there is access to the subject site off the existing rear lane;
- Transportation Department staff have reviewed the access components of the proposed project, as well as traffic management along No. 3 Road;
- the lane established along the north side of the subject site provides vehicular access to Broadmoor Boulevard and only pedestrian access to No. 3 Road; and
- there is no current, or planned, vehicular access from No. 3 Road.

Staff Comments

Mr. Craig advised that: (i) the project includes one convertible unit; and (ii) the request to increase the maximum lot coverage for buildings, from 40% to 42%, is a function of the additional road dedication, provided at the rezoning process stage.

Gallery Comments

None.

Correspondence

Mr. Craig noted that a letter received from Earnest Kokotailo, Bates Road (attached to these Minutes as Schedule 1) objected to: (i) increased vehicular traffic; (ii) the request to reduce the setback to the Public Rights of Passage ROW; (iii) the erection of a block of townhouse units; and (iv) the request to increase lot coverage.

The Chair stated that the mandate of the Development Permit Panel is to deal with form and character issues, and that the question of the use of the site for townhouse units is a matter of zoning and is not dealt with by the Panel

Mr. Craig advised that Edwin Lee, Planner, responded to a letter from Richard Matiachuk, #22-8111 Saunders Road (attached to these Minutes as Schedule 2) and that, as a result of the discussion with the correspondent, Mr. Matiachuk has a better understanding of the proposed project, and the requested variances.

Panel Discussion

There was general support for the project. The Chair stated that if the request to reduce the minimum landscape structure setback from 2.0 metres to 0.0 metres is not necessary, he was disinclined to proceed with the variance.

In response to a query from the Chair, staff advised that a motion be introduced to have staff work with the applicant on the design of the trellis, before the project went to a future Council meeting.

Panel Decisions

It was moved and seconded

1. *That the request to vary the provision of Richmond Zoning Bylaw 8500, to reduce the minimum landscape structure setback to a Public Rights of Passage Right of Way from 2.0 metres to 0.0 metres for a trellis located at the southeast corner of the site, be deleted from DP 10-541227; and*
2. *That a redesign of the proposed trellis element be undertaken by the applicant, with the assistance of staff, before DP 10-541227, is forwarded to a future meeting of City Council.*

CARRIED

It was moved and seconded

That after a redesign of the proposed trellis element is undertaken by the applicant, with the assistance of staff, a Development Permit be issued which would:

1. *Permit the construction of 14 townhouse units at 9551 No. 3 Road (formerly 9511/9531 and 9551 No. 3 Road) on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *increase the maximum lot coverage for buildings from 40% to 42%; and*
 - b) *allow a total of 16 tandem parking spaces in eight (8) townhouse units.*

CARRIED

Development Permit Panel
Wednesday, August 22, 2012

3. Development Permit 11-587896

(File Ref. No.: DP 11-587896)(REDMS No. 3649715)

APPLICANT: Oval 8 Holdings Ltd.-Parcel 12

PROPERTY LOCATION: 6622 Pearson Way

INTENT OF PERMIT:

1. Permit the construction of multi-residential development consisting of two (2) high-rise towers blocks and townhouses with a total square footage of 29,772.3 m² (320,467 ft²), which includes a total of 268 dwellings and 2,531.5 m² (27,249 ft²) of street fronting commercial space at 6622 Pearson Way on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum allowable canopy projection onto the required road setback, along the commercial frontages on Hollybridge Way, Pearson Way and River Road from 2.0 m to 2.3 m ; and
 - b) Increase the maximum allowable canopy encroachment onto the required road setback at the corner of River Road and Hollybridge Way from 2.0 m to 3.0 m.

Applicant's Comments

Martin Bruckner, Architect, IBI/HB Architects, addressed the Panel regarding the proposed development at 6622 Pearson Way of a multi-residential development, consisting of two high-rise towers and townhouse units, and street fronting commercial space in the Oval Village.

Mr. Bruckner provided the following details:

- the subject site is bounded by streets on four sides; there are no lanes; the west tower is opposite the Olympic Oval; and the large floor plate of the proposed project makes it more compatible with the size of the adjacent Olympic Oval;
- the architectural character of the proposed structures is different from that of other Richmond buildings due to the location and the nature of the Oval 8 Holdings project, which is a four phase plan taking place between 2011 and 2016;
- the stepping down characteristics of the west tower allow for adequate separation between residential buildings to be constructed at a later phase at 6611 Pearson Way;
- the entire ground floor area along the new River Road, at the south side of the subject site, is for commercial retail units; plans call for small, not large, stores;
- an 'indent' in the south side facade provides sunlight;
- there is a four-storey street wall composed of two levels of two-storey townhouse units, along three sides of the subject site;

- the parking podium is invisible; there is a parking entrance off Hollybridge Road for commercial parking, with a second parking entrance off Pearson Way for residential parking;
- the main, formal access to the two towers is the driveway into the interior courtyard, with each tower also having a secondary access;
- materials include glass, spandrel glass, window walls, and a frameless curtain wall;
- the 15-storey tower, at the corner of Hollybridge Way and the new River Road, is a signature corner that has been designed to establish a landmark architectural detail; it wraps up and over the top of the tower, and expresses itself with faceted pieces; at grade there is a 'jewel box' type of store with transparent walls that helps to create an attractive public realm; and
- there is access to the dike from the proposed project via a greenway.

Panel Discussion

In response to the Chair's request to describe the amenity area, Mr. Bruckner advised that:

- the two-storey upper level townhouse units have indoor amenity spaces that extent onto semi-private outdoor patios/decks that create a transition area;
- indoor amenity space for residents is on Level 2 and Level 3, and includes meeting rooms; outdoor amenity space in the form of courtyards and green roof areas for residents is provided at a variety of levels; and
- near the main entrance, on Level 2, is an indoor swimming pool.

At the request of the Chair, Mr. Bruckner used boards to illustrate the overall design of the subject site, and in response to a query regarding views for residents Mr. Bruckner advised that units in the east tower have a view and that units on the west side have a partial view.

In response to a further query, Mr. Bruckner advised that there are a total of four accessible units, and that the layout of these units can be adjusted if needed. In addition, one of the bathrooms in each unit in the proposed project is provided with blocking in the walls, to allow for future installation of grab bars.

The Panel raised a question regarding the curb line on the east side of Hollybridge Way, as the street tapers in the northbound lane. Advice was provided that the tapering accommodates for larger vehicles going southbound to negotiate left turns on Hollybridge Way.

In response to a query regarding whether or not drivers would park their vehicles on the east side of Hollybridge Way, Mr. Craig stated that staff would examine the situation.

Further queries were made and discussion ensued. The following advice was provided:

- retail and commercial units face Hollybridge Way, and there is no provision for access doors to these units from Pearson Way;

- the request to increase the maximum allowable canopy projection onto the required road setback along the commercial frontage is less about natural light, and more about weather protection; the flat canopies are transparent, with glass framed with metal, thereby allowing the maximum amount of natural light through;
- the parking levels are designed to provide convenience for people to walk between the subject site and the Olympic Oval, as all commercial parking is on the same level; in addition, when pedestrians exit the parkade they walk up only a few steps to access the dike;
- there are 66 off-street parking spaces in the shared visitor/commercial component;
- there is no intention to fence off the plaza area on the south side of the project facing River Road, although it is a privately managed space; and
- a Public Rights Right-of-Way will be secured so the public can access the plaza area on the south side of the project.

Staff Comments

Mr. Craig advised that the development will be designed to connect to a future District Energy Unit. He stated that the buildings have been designed acoustically and mechanically for interior comfort regarding noise levels and thermal environmental conditions.

Mr. Craig added that staff is pleased with the linkage of private outdoor space to provide for access to the dike parkland.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

There was general agreement that the attractive project connects well to the Oval Village neighbourhood, and that staff and the applicant have undertaken a lot of work.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of multi-residential development consisting of two (2) high-rise towers blocks and townhouses with a total square footage of 29,772.3 m² (320,467 ft²), which includes a total of 268 dwellings and 2,531.5 m² (27,249 ft²) of street fronting commercial space at 6622 Pearson Way on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *Increase the maximum allowable canopy projection onto the required road setback, along the commercial frontages on Hollybridge Way, Pearson Way and River Road from 2.0 m to 2.3 m ; and*
 - b) *Increase the maximum allowable canopy encroachment onto the required road setback at the corner of River Road and Hollybridge Way from 2.0 m to 3.0 m.*

CARRIED

4. **Development Permit 11-588094** (File Ref. No.: DP 11-588094)(REDMS No. 3545447)

APPLICANT: Centro Terrawest Development Ltd.

PROPERTY LOCATION: 6011 and 6031 No. 1 Road

INTENT OF PERMIT:

Permit the construction of a four-storey mixed-use building consisting of approximately 704 m² of commercial space and 36 dwelling units at 6011 and 6031 No. 1 Road on a site zoned Commercial Mixed-Use (ZMU21) – Terra Nova.

Applicant's Comments

Rob Whetter, Architect, Cotter Architects, addressed the Panel regarding the proposed development of a four-storey, mixed-use building consisting of 700 square meters of at-grade commercial space, and approximately 36 apartment units above, on No. 1 Road at Westminster Highway.

The following details were provided:

- to the west and to the south of the subject site are townhouse unit developments; to the north, across Westminster Highway, is the Terra Nova Shopping Centre;
- due to adjacencies of surrounding buildings, the proposed development has been "pushed up" to the north-east corner of the subject site, thereby providing for increased separation between the proposed building and existing residences in the area;

Development Permit Panel
Wednesday, August 22, 2012

- a taller building height at the corner of No. 1 Road and Westminster Highway provides a landmark gateway into the Terra Nova neighbourhood;
- a parking lot that serves both residential and retail needs is accessed from Westminster Highway;
- an access from No. 1 Road to a secured parking lot serves only the residential units;
- there are two levels of parking; the lower parking level is partially buried; the outdoor amenity space provides partial screening to the upper parking level; and a berm provides a transition between the lower and upper parking levels;
- above the retail units, the building steps back 1.5 metres to the residential units above;
- the architectural character is “contemporary west coast”, with heavier cladding materials on the ground level, and lighter cladding material applied on the upper levels; vertical appearance is emphasized on the proposed building’s corners;
- the proposed retail units are close to the street, to enhance the pedestrian experience; there is extensive weather protection on the south side of the subject site, and as part of the existing pedestrian walkway on the east side;
- along the east side of the subject site, the existing fence will be removed, the pedestrian walkway will be widened, and the berm will be created;
- there is one accessible parking space provided for residents, and another provided for visitors to the residential units and/or the retail component; and
- existing neighbouring cherry trees will be retained, with additional landscape elements added to screen the parkade and line the adjacent walkway.

Mark Synan, Landscape Architect, Van Der Zalm & Associates Inc., provided the following information:

- the berm is located by the parkade wall;
- for protection, trees on site will be fenced during the construction phase;
- the amenity area is fully accessible, and is an open deck for social functions, and it includes seating spaces and a small play space;
- permeable pavers are introduced into the upper parking area, and this level is screened and softened by a trellis with climbing vines; and
- the sidewalk is treated with granite edging, and old country stone pavers to reflect local character.

Panel Discussion

Discussion ensued among the Panel and the architects, and the following advice was provided:

- the west-facing outdoor amenity area will be cooled by the presence of Boston Ivy climbing on the trellis, as well as some trees, and other colourful shading materials;

- residents have access to the semi-secured outdoor amenity area, and a ramp provides wheelchair access;
- to differentiate the residential levels from the retail unit level, brick extends around the base of the retail units to the guardrail height, with the decks of the residential units providing a distinct delineation;
- the residential units are recessed, with their balconies becoming deck space, and this provides weather protection for pedestrians on No. 1 Road and Westminster Highway sidewalks;
- further weather protection for pedestrians is provided by timber and glass canopies at featured areas, as well as by low canvas awnings for the bays in between the canopies; different coloured bricks express the rhythm of these canopy features;
- it is expected that there will be between four and six small scale retailers on site; and
- the vehicular access for the commercial component is from Westminster Highway, while pedestrians have two access options: (i) an open-air staircase, and (ii) a walkway beside the driveway.

Staff Comments

Mr. Craig advised that the building has been designed acoustically regarding the impact of aircraft noise. He added that there is provision for electrical vehicle plug-ins for 20% of the residential parking.

Gallery Comments

John Tsang, 6111 No. 1 Road, listed the following concerns he had regarding the proposed development: (i) the impact it might have on the nature park in the Terra Nova neighbourhood; (ii) the increase in density in the area due to the addition of approximately 36 housing units in the proposed building; (iii) the potential for increased traffic at an intersection that is already heavily used; (iv) the potential for traffic and/or pedestrian accidents at the intersection of No. 1 Road and Westminster Highway; and (v) the impact on the privacy of the adjacent residents.

A resident of 6111 No. 1 Road expressed her concern that there was not enough space between her townhouse unit and the proposed development. She stated that she was concerned about an increase in: (i) noise; (ii) pollution; and (iii) the smell of gas. She added that she thought the proposed four-storey building was too high for her neighbourhood.

In response the Chair reiterated that the mandate of the Development Permit Panel is to deal with form and character issues, and that questions of density and height is a matter of zoning and is not dealt with by the Panel.

The Chair advised that traffic in the area was addressed by the Transportation Department and that additional traffic was taken into account.

In response to queries based on comments from the delegates, Mr. Whetter and Mr. Synan advised that:

- the proposed residential units are set back from the property lines by 12 metres, and this exceeds the three metre distance required by the Zoning Bylaw;
- the 12 metre setback allows for more privacy, as well as for more natural light, for adjacent residents; and
- to enhance privacy for adjacent residents, the landscape scheme includes: (i) a trellis, with evergreen climbing plants, around the edge of the parking surface; and (ii) native trees and a small area with evergreen and deciduous shrubs that will mature in time.

In response to a query from the Chair, Mr. Craig advised that the concerns expressed by the two speakers were considered and addressed at a Public Hearing held on April 16, 2012.

Correspondence

John Tsang, 6111 No. 1 Road (Schedule 3)

Panel Discussion

The Chair noted that the concerns raised at the April 16, 2012 Public Hearing were factored into the design of the proposed project. There was general agreement that the project was a good one, and it was noted that no variances were requested as part of the application.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a four-storey mixed-use building consisting of approximately 704 m² of commercial space and 36 dwelling units at 6011 and 6031 No. 1 Road on a site zoned Commercial Mixed-Use (ZMU21) – Terra Nova.

CARRIED

5. Development Permit 11-592270

(File Ref. No.: DP 11-592270)(REDMS No. 3545519)

APPLICANT: Westmark Developments Ltd.

PROPERTY LOCATION: 9691, 9711 and 9731 Blundell Road

INTENT OF PERMIT:

1. Permit the construction of a 25-unit townhouse development at 9691, 9711 and 9731 Blundell Road on a site zoned Town Housing (ZT60) – North McLennan (City Centre); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum front yard setback from 6 m to a range of 4.5 m to 6 m; and
 - b) permit tandem parking for 15 of the 25 townhouse units (30 tandem parking spaces).

Applicant's Comments

Taizo Yamamoto, Yamamoto Architects Inc., provided the following information regarding the proposed 25-unit townhouse development on Blundell Road near No. 4 Road:

- a lot south of the proposed development, on Keefer Avenue, provides cross-access through the subject site in order to facilitate future redevelopment of the corner properties, so there is no vehicular access to the subject site from Blundell Avenue; in the future there will be complete local traffic through three developed sites;
- the design has responded to the immediate context, with two-storey units on either side of the central drive aisle entry;
- large trees are to be retained along the east property line, to enhance privacy between the proposed townhouse units and existing single-family homes to the east of the subject site;
- the width of the rear of the subject site provides for extra depth of rear unit yards, and additional natural light;
- the streetscape along Blundell Road consists of street fronting townhouses with pedestrian-oriented front entries, individual gated front yards, and a communal pedestrian entry to the development;
- the buildings surround a central outdoor amenity space, one that gets a lot of sun exposure and has a sense of openness; it includes a play area, as well as a lawn area for flexible play;
- the internal drive aisle is not straight, but swings to the north to facilitate: (i) the retention of a tree; and (ii) future development to the east;
- the architectural style is gabled, heritage, or “country-estate”, with an emphasis on individual units designed to break down the massing;
- the end units alternate with beige-coloured bays in between;
- materials change from the end bay to the middle bay, with an emphasis on different unit types to provide separate identity to individual units; and

- proposed materials include Hardi-plank, Hardi-shingles and some vinyl applied to the upper levels; there is painted wood trim, brackets, and some brick.

Keith Ross, Landscape Architect, provided the following details regarding the landscape scheme:

- the main pedestrian access is on Blundell Road, and leads to the central outdoor amenity area where there is: (i) a seating area; (ii) decorative paving; and (iii) a variety of shrubs, hedging, and five trees;
- there are large existing trees along the east property line, and special attention was paid in order to preserve them; and
- there are nine trees to be retained along the west property line.

Mr. Yamamoto advised that with no vehicular access from Blundell Avenue, there will be a substantial sign at the entry point, as well as a sign on Blundell Road, with an area map to identify how to get to the site by vehicle.

Panel Discussion

With regard to the location of the enclosed garbage and recycling structure across from the central amenity area, and how safe it would be when the doors of the enclosure swing outward, Mr. Yamamoto advised that the planned swinging doors could be replaced with sliding doors to provide more space, and more safety, between the road and the enclosed structure.

The Chair requested that staff work with the applicant to address this issue.

A brief discussion took place with regard to the north-south pedestrian walkway through the site, leading to Blundell Road, and whether its width was adequate for the occasion when two strollers would have to pass, or when wheelchairs would be used on the walkway.

Mr. Yamamoto advised that it would be possible to widen the walkway, but at the expense of some landscaping elements.

Further discussion took place, after which the Panel suggested that the applicant make minor revisions to widen at least a portion of the pedestrian walkway to 1.5 metres.

Staff Comments

Mr. Craig had no comments.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair noted the integration of the outdoor amenity space. He then requested that the applicant make minor revisions to widen the pedestrian walkway and redesign the garbage/recycling structure doors before referring the project to Council.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 25-unit townhouse development at 9691, 9711 and 9731 Blundell Road on a site zoned Town Housing (ZT60) – North McLennan (City Centre); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum front yard setback from 6 m to a range of 4.5 m to 6 m; and*
 - b) *permit tandem parking for 15 of the 25 townhouse units (30 tandem parking spaces).*

CARRIED

6. Development Permit 12-598474

(File Ref. No.: DP 12-598474)(REDMS No. 3561413)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9100, 9120 and 9140 No. 3 Road

INTENT OF PERMIT:

1. Permit the construction of 18 townhouse units at 9100, 9120 and 9140 No. 3 Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the front yard setback from 6.0 m to 5.05 m on the ground floor and 4.75 m on the second floor of the two (2) northernmost units of Building No. 1; and
 - b) allow a total of 16 tandem parking spaces in eight (8) townhouse units.

Applicant's Comments

Taizo Yamamoto, Yamamoto Architects Inc. provided the following details regarding the proposed development of 18 townhouse units on No. 3 Road, near Francis Road, on a site that is currently vacant:

- after public input from neighbours residing in single-family dwellings to the east and south of the subject site, the design went through several iterations, and the scheme was reduced by one unit;
- three-storey units face No. 3 Road, and the end units, at the north and south ends, are stepped down to two stories;
- the outdoor amenity space sits at the entry of the subject site with a short pedestrian linkage, thereby: (i) reducing the number of residential units facing south; (ii) increasing setbacks along the south property line; and (iii) allowing for the increase in size of the planted buffer along the south property line;
- the No. 3 Road frontage is designed to create a rhythm of entries, entry gates, and porches;
- the shallow pitch roof of each unit relates well to the area's single-family home's roof pitches;
- the integrated paving area at the location of the outdoor amenity area increases the appearance of the area's size;
- the materials include some Hardie-plank siding, with some masonry features along the base of the buildings;
- two onsite undersized trees will be relocated and stored offsite during the construction phase, and will be transplanted, to the left of the driveaisle, when construction is complete;
- one of the sustainability features is foam sealing in the garage areas for an efficient envelope; and
- the proposed development includes one convertible unit, with all other units having accessibility features that allow for aging-in-place to be incorporated.

The Chair noted that as a result of concerns expressed by neighbours to the south of the subject site, raised at the April 16, 2012 Public Hearing, the architect had revised the design scheme.

Keith Ross, Landscape Architect, provided the following details regarding the landscape scheme:

- a low metal picket fence will demarcate private space on the No. 3 Road frontage, and will be enhanced by mixed shrubs;
- a pedestrian access is proposed for the north end of the subject site;
- the outdoor amenity area will feature a small play area, as well as a small lawn;
- mailboxes, supported by a paving pattern, are also a feature of the outdoor amenity area;
- to enhance privacy, an existing hedge along the south property line will be retained, and a trellis will be added to a landscape buffer adjacent to the back yard of the single-family home to the south; and

- along the east property line is a statutory right-of-way, some trees will be retained on this property line, and infill hedging will be added to support what is already there.

Staff Comments

Mr. Craig commended the applicant's work with neighbours and the resulting new design scheme.

Panel Discussion

In response to queries, Mr. Yamamoto and Mr. Craig provided the following advice:

- the location of the electrical panel kiosk that separates the two buildings fronting No. 3 Road respects the scale of the adjacent single-family homes; and
- the drive aisle along the south property line is subject to legal conditions.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

There was general agreement regarding the merits of the project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 18 townhouse units at 9100, 9120 and 9140 No. 3 Road on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the front yard setback from 6.0 m to 5.05 m on the ground floor and 4.75 m on the second floor of the two (2) northernmost units of Building No. 1; and*
 - b) *allow a total of 16 tandem parking spaces in eight (8) townhouse units.*

CARRIED

7. Development Permit 12-599057

(File Ref. No.: DP 12-599057)(REDMS No. 3538883)

APPLICANT: Townline Gardens Inc.

PROPERTY LOCATION: 10820 No. 5 Road

INTENT OF PERMIT:

Permit the construction of a 5-storey mixed-use commercial and residential building (Building 'D') located at 10820 No. 5 Road, which is in Phase 2 of 'The Gardens' a master planned development on a site zoned Commercial Mixed Use (ZMU18) – The Gardens (Shellmont).

Applicant's Comments

Tiffany Duzita, Development Manager, Townline Group of Companies, provided the following background information regarding "The Gardens", a four-phase master planned development at No. 5 Road and Steveston Highway:

- Phase 1 is under construction and the development permit is requested for Phase 2, or, Building D;
- all streetscapes are being put in and include both the public realm and the streetscape of the proposed development's internal roadway;
- after some design mediations to Building D's fifth floor, there are now nine affordable housing units included in the design scheme;
- there is a larger indoor amenity space, including a gym, an exercise room, and meeting rooms, to be shared among residents of the entire development; secured access to the amenity space is through common corridors; and
- there is no outdoor amenity space related to Building D, but direct links from the building, provided as part of the development's road network, will allow residents to access outdoor amenity space and the outdoor public plaza, on the subject site.

Alan Johnson, Architect, DA Architects and Planners, provided the following information:

- Building D is a five-storey, mixed-use commercial and residential building, and is only one component of a comprehensive development at the former site of Fantasy Gardens;
- there is an internal east-west village street, with a modest number of retail units at ground level; there is a surface parking lot;
- the influences on Building D are the City-planned park at the north end of the site, the on-site daycare component, and Steveston Highway to the south of the site;
- there is the potential for a large commercial retail unit with some exposure onto No. 5 Road;

- the building's residential units are oriented to the north, for park views, and in response to the smaller scale residential development on the west side of No. 5 Road, the building steps away from the street on the top, or fifth, floor; large scale terraces are another feature;
- the architectural character is "townhouse-like", with a main, two-storey lobby; Building D is just one of a series of unique buildings on the subject site; individual "townhouse-like" expression mitigates the perceived length of the project;
- facade materials include brick along the base of the commercial frontage, with concrete, metal panels and glazing; and
- a prominent, glassy corner element, of concrete construction, flies out in slabs to make an arresting visual presentation.

Darryl Tyacke, Landscape Architect, Eckford Tyacke and Associates, provided the following details:

- the interior courtyard is designed as a continuation of the courtyard treatment in Phase 1, with similar plant elements, the same paving material, and the same furnishings, to provide cohesiveness to the phases;
- along the street frontages each of the townhouse-like units have staired access down a small grade to the street, and have brick cladding to create rhythm at the street level;
- a low retaining wall wraps around the subject site, allowing the grade to be banked up to hide most of the parkade wall; a green, multi-seasonal imprint is around the building; and
- the east and west corners will each have an arbour, and a wall featuring the name and address signage for the building.

Panel Discussion

In response to a request, Mr. Tyacke described the pedestrian experience on the subject site and noted that the site's entry was set up during Phase 1. There are wide sidewalks, raised crosswalks, decorative paving, a series of ramps to the commercial level, pedestrian plazas and water features and a landscape design that enhances the pedestrian experience.

Staff Comments

Mr. Craig noted that five of the nine affordable housing units in Building D are two-bedroom units, while the other four units each have one bedroom.

Panel Discussion

In response to a query from the Chair regarding the provision of an outdoor amenity space and the public park, Mr. Johnson advised that there is a private outdoor amenity space included in the building constructed during Phase 1, and for Building D the smaller commercial footprint invites people into the public realm, one that is designed for residents and visitors alike.

Mr. Craig added that the City plans to work on the public park construction so that limited access is achieved in 2015, and full access achieved by 2017.

In response to a further query, Mr. Craig advised that Phase 3 of the project will trigger the need for daycare spaces, and the play area affiliated with it.

In response to a final query, Ms. Duzita confirmed that a grocery store, a stand-alone restaurant, and a series of commercial rental units, are all part of the master plan for "The Gardens".

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a 5-storey mixed-use commercial and residential building (Building 'D') located at 10820 No. 5 Road, which is in Phase 2 of 'The Gardens' a master planned development on a site zoned Commercial Mixed Use (ZMU18) – The Gardens (Shellmont).

CARRIED

8. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, September 12, 2012 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, September 26, 2012.

CARRIED

9. Date of Next Meeting: Wednesday, September 26, 2012

Development Permit Panel
Wednesday, August 22, 2012

10. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:29 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, August 22, 2012.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk

August 13, 2012

City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

**Schedule 1 to the Minutes of
the Development Permit
Panel Meeting of Wednesday,
August 22, 2012.**

To Development Permit Panel	
Date:	August 22, 2012
Item #	2
Re:	DP-10-541227

Re: Notice of Application for Development Permit – DP 10-541227
Applicant: Gaqan Dep Chadha and Rajat Bedi

As a resident, home owner and taxpayer adjacent to this proposed development I am opposed to erecting yet another block of townhouses. The neighbourhood is crowded with vehicular traffic already! Crowding more people and cars into the area is a bad and offensive idea. More traffic, more noise, more garbage on the streets, more vandalism – the list goes on and on.

I am particularly opposed to reduction of the minimum landscape structure setback to the Public Right of Way from 2.0 m to 0.0 m. A lot of us residents living in the neighbourhood use this passage way frequently, both in the day time and at night.

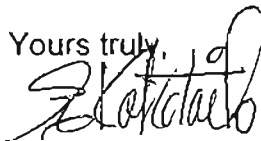
Having no set back is the same as walking through a tunnel or walled passage – neither pleasant nor safe!

Why should this developer be allowed to build right to the property line with zero set back? – Can I do the same thing? How about the rest of my neighbours? – can we all build right up to the edge of our property lines, with no set back or consideration for others living in the neighbourhood? Would you like this happening next to where you live?

I thought the purpose of implementing zoning bylaws was to keep construction under control and in accordance with agreed upon and established guidelines. City council members must remember that they are voted into a position of trust by the local residents and should respect the views of the people who placed trust in them to not allow such activities so that only the developer prospers.

THIS IS SIMPLY UNACCEPTABLE!

Yours truly,



Earnest Kokotailo

Resident, Homeowner and Taxpayer



From: Richard Matiachuk [richard.matiachuk@gmail.com]
Sent: Tuesday, 21 August 2012 15:31
To: Johnston, Sheila
Subject: DP 10-541227

To Development Permit Panel	
Date:	<u>AUG. 22, 2012</u>
Item #	<u>2</u>
Re:	<u>10-541227</u>

Dear Panel Members:

Thank you for the opportunity to respond to the Notice of Application for a development permit (DP 10-541227) with regard to varying the provisions of the Richmond Zoning Bylaw 8500 specifically at 9551 No. 3 Road.

I encourage development in Richmond.

In this case however, I am **not in favour of either:** a) increasing the maximum lot coverage for buildings from 40% to 42% **or b)** reducing the minimum landscape structure setback to a Public Rights of Passage Right of Way

I feel the bylaw of 40% lot coverage allows for adequate lot development while still maintaining open space (potential green space in the community). **And I am against** any loss of Right of Way (pathways) from interior neighbourhoods to the major roads / public transit access as well as the loss of potential open space in the community. Development is important but not at the expense of existing open space or public access ways.

Thanks again for the opportunity to have input on the development of the city of Richmond.

If you have any questions please feel free to contact me.

Sincerely

Richard Matiachuk
Owner/resident #22-8111 Saunders Road
604.836.9855

**Schedule 2 to the Minutes of
the Development Permit
Panel Meeting of Wednesday,
August 22, 2012.**



CNCL - 236

**Schedule 3 to the Minutes of
the Development Permit
Panel Meeting of Wednesday,
August 22, 2012.**

The content refers to an opposition to Centro Terawest Development Ltd.'s application for development permit DP 11-588094:-

At 6011 & 6031, No. 1 Road, Richmond, B.C. for a four-storey, mixed-use commercial and residential project and 36 dwelling units on zoning (ZMU21) – Terra Nova.

To: Richmond Development Permit Panel

This application, given the size, scale and significant permanent alteration on this piece of land is a big challenge to the Terra Nova neighbourhood in which we have an expanding nature park.

The percentage of increase in population density is so intensified that originally it contained a 2-storey grocery store and a 2-storey duplex.

During heavy traffic hours, this site is on a busy key route for south bound traffic coming from the east on Westminster Hwy as well as north from River Road. It is also a key route for north bound traffic for drivers from the south going to Richmond City-centre and exiting into Vancouver via No. 2 Road as well as shoppers heading for the Terra Nova Shopping Mall.

The site is at the cross-section of No.1 Road & Westminster Hwy and I believe it is a black-spot for accidents as there were pedestrians injured by motor vehicles at this intersection on and off. This increase in the traffic from the proposed development would only aggravate to the safety for pedestrian and putting them into much more dangerous pedestrian crossings given the fact there would be more customers going to the proposed commercial shops as well as visitors and residence from the much bigger size 36 units development.

The privacy of the adjacent neighbours would be infringed as the new residences on the 4th floor of the new development could easily look over onto the neighbouring town-houses which are relatively lower in height.

As a matter of facts, I oppose to the above high density population development.

Sincerely,

John A Tsang.

A resident from the next door at Salisbury Lane at 6111 & 6179, No. 1 Road, Richmond.





To: Richmond City Council
From: Dave Semple
Chair, Development Permit Panel
Date: September 4, 2012
File: 01-0100-20-DPER1
Re: Development Permit Panel Meetings held on July 25, 2012 and April 11, 2012

Staff Recommendation

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

- i) a Development Permit (DP 12-601582) for the property at 8311 Lansdowne Road; and
- ii) a Development Permit (DP 11-589490) for the property at 6780 No. 4 Road
(now 10019 Granville Avenue);

be endorsed, and the Permits so issued.

Dave Semple
Chair, Development Permit Panel Chair

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on July 25, 2012 and April 11, 2012.

DP 12-601582 – BROOK POONI ASSOCIATES INC. – 8311 LANSDOWNE ROAD
(July 25, 2012)

The Panel considered a Development Permit application to permit exterior alterations to the Lansdowne Centre to accommodate a Target store at the former Zellers store location on a site zoned “Auto-Oriented Commercial (CA)”. No variances are included in the proposal.

The applicant, Mr. Laurie Schmidt, Associate, of Brook Pooni Associates Inc., advised that his firm represents the Target store and offered to respond to the Panel’s queries.

Staff supported the Development Permit application. Staff advised that the alterations proposed by the Target store are interior and exterior renovations, and, that through an agreement with the owner of the Lansdowne Centre property, the applicant will install: (i) a north-south sidewalk from Lansdowne Road to the store entry; and (ii) a north-south sidewalk, along the Kwantlen Street boulevard.

In response to Panel queries, the following information was provided by staff and Mr. Schmidt:

- There are 32 existing accessible parking spaces at the Lansdowne Centre; Target will maintain or relocate the spaces to be nearer the store entries, and staff recommend increasing the number of spaces.
- The number of parking stalls the applicant is converting to small car spaces meets the bylaw requirement.
- Target’s mandate is to provide a clean, modern façade and this informs and dictates the proposed exterior cladding.
- The existing, strong brick cladding will be retained around the base of the structure, with changes to the cladding occurring in and around the store’s entries, and along the parapet.
- Existing cladding materials along the top half of the building will be completely replaced with EIFS panels, a smooth finish stucco material; in Target’s corporate colours of red and white.
- Mindful of the long facades, the design includes vertical swirls to produce a random pattern to break up the facades.
- The predominant colour of the facades is tan, with red featured near the roofline.
- The store does not take on a character that divorces it from the remainder of the mall, and Target’s corporate colour scheme blends well with the overall character of the mall.
- Signage for the applicant is governed by the City’s Sign Bylaw, and the applicant has met all signage requirements outlined in the bylaw.

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

Ms. Edith Cheng, Kwantlen Street resident, addressed the Panel with inquiries regarding the length of the renovation period, and whether it would be a noisy renovation.

In response, Mr. Schmidt advised that:

- The applicant and the landlord had agreed to a short renovation period.
- Much of the work would be interior.
- The addition of panels along the store's two (2) facades would occur within a three-month period.
- The exterior work would be done during daytime hours.
- The work would be executed according to the City's requirements detailed in the Noise Bylaw.

It was noted by the Panel that the alterations to the exterior and interior of the CRU are not extensive. It was also noted that the proposed new sidewalks are a benefit.

The Panel recommended investigating opportunities to increase accessible parking.

Subsequent to the Panel meeting, the applicant revised the parking plan and added four (4) new accessible parking spaces; two (2) near the Kwantlen store entrance and two (2) near the Lansdowne store entrance.

The Panel recommends the Permit be issued.

DP 11-589490 – TRIPLE A PLANNING CONSULTANTS – 6780 NO. 4 ROAD
(NOW 10019 GRANVILLE AVENUE)
(April 11, 2012)

The Panel considered a Development Permit application to permit the construction of a 10-bed congregate housing and 37 space child care facility with an accessory residential caretaker dwelling unit on a site zoned "Congregate Housing and Child Care – McLennan (ZR8)". A variance is included in the proposal for a reduced road setback for a corner element of the building.

The architect, Mr. Joe Minten, Principal, of JM Architecture Inc., and the applicant, Mr. Amin Alidina, provided a brief presentation of the project located at the corner of No. 4 Road and Granville Avenue, including:

- The scale, materials, form and architectural character are residential to conform with the surrounding neighbourhood.
- The single-storey daycare has a 'modernist' design and includes an outdoor play area.
- The entire project is fully accessible, with the primary vehicle access through Granville Avenue.
- The roof colour is light to enhance the overall design.
- The tower element at the corner provides the anchor for the structure.
- The garbage enclosure has been pulled away from the adjacent property.
- Vancouver Coastal Health approves of the two (2) distinct uses within the same development.
- The two (2) outdoor spaces, one (1) for the congregate housing component and another for the child care facility, are segregated from each other.

In response to Panel queries, Mr. Minten and Mr. Alidina advised:

- The amenity area provided for the congregate housing component allows residents to have an outdoor walking area.
- A noise study was commissioned, and that if aircraft noise is a concern, noise attenuation could be incorporated with exterior wall upgrades and the installation of thicker windowpanes.

Staff supported the Development Permit application and the requested variance. Staff advised:

- The subject site is located in the Agricultural Land Reserve (ALR), but is exempt from ALR requirements because of its small size and that it pre-dates the ALR.
- The subject site is located outside the City's sanitary sewer boundary and therefore, not serviced by the City. The applicant had agreed to create and maintain an on-site sewage disposal system, and should be commended for his perseverance in proceeding with his vision for the unique building with the combined uses.
- The proposed structure is smaller than a single-family residence on the site could be.
- The applicant had done a tremendous job regarding the architecture, the layout and the proposed innovative uses.

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

Mr. Lu, resident of the Granville Avenue/No. 4 Road neighbourhood, posed commercial zoning queries to the Panel. The Chair advised Mr. Lu to speak with members of the Planning Department, and stated that the Development Permit Panel dealt only with form and character issues, not zoning matters.

The Panel commented that the project was innovative, with an interesting design, and commended the applicant for addressing adjacency issues.

The Panel recommends the Permit be issued.



City of Richmond

Report to Council

To: Richmond City Council

Date: September 5, 2012

From: Joe Erceg, MCIP
Chair, Development Permit Panel

File: 01-0100-20-DPER1

Re: Development Permit Panel Meeting held on May 30, 2012

Staff Recommendation

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

- i) a Development Variance Permit (DV 12-603451) for the property at 11000 Twigg Place (formerly part of 11060 and 11200 Twigg Place)

be endorsed, and the Permit so issued.


Joe Erceg, MCIP
Chair, Development Permit Panel Chair

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on May 30, 2012.

DV 12-603451 – BRITISH COLUMBIA MARINE EMPLOYERS ASSOCIATION
– 11000 TWIGG PLACE (FORMERLY PART OF 11060 AND 11200 TWIGG PLACE)
(May 30, 2012)

The Panel considered a Development Variance Permit application to increase the maximum height for accessory structures from 20.0 m to 50.0 m on a site zoned “Industrial (I)”.

Mr. Brian Dagneault, Daniel Dagneault Planning Consultants, and Mr. John Beckett, Vice-President of Training, Safety and Recruitment, for B.C. Maritime Employers Association (BCMEA), provided a brief presentation of the proposal, including:

- The height variance is requested for two (2) steel cranes at the western side of the subject site; a pedestal crane with a working height of 43 m and a second crane with a reach of 50 m.
- BCMEA’s key role is to ensure a well trained workforce, training workers in a safe and controlled environment to safely move goods and containers off and on freighters and ships.
- BCMEA is consolidating its training on one site to achieve efficiencies and the Mitchell Island site is preferred due to its central geographic location and its flat and undeveloped nature.

In response to Panel queries, the delegates advised:

- Some practical aspects, such as riparian rights and log and barge storage, would create impediments to the idea of landscaping treatment on the south side of the subject site, the side that faces a proposed residential development across the Fraser River.
- The site is hard surfaced right up to the river’s edge and no training activity occurs on the river.

Staff supports the requested Development Variance Permit application. Staff advised that the proposed training use for shoreline operators for the major ports in B.C. would have a minimal impact on the existing landscape elements, that the applicant’s use is an interim one, and that the applicant was not asked to contribute to the dyke.

In response to Panel queries, staff advised:

- No dyke right-of-way exists on Mitchell Island.
- The configuration of the two (2) proposed cranes would not prevent the City from locating a dyke there, and that despite the proposed training activities on the subject site, there would still be access to the site from the foreshore.
- Before the application went before Council, staff and the applicant would discuss the idea of a landscaping scheme along the south side of the site.

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

The Panel agreed that the proposed use of the site was a good one for Mitchell Island.

Subsequent to the Panel meeting, the applicant reviewed landscaping opportunities and revised the proposal to include planting along the shoreline at the south edge of the site. Native shrub materials will be planted and will spread to increase the planting area over time. The planting locations were chosen to not interfere with the intended site activities.

The Panel recommends the Permit be issued.

